

FINE Acers®

The  
**F**ame®  
RESORTS

– SAKLESHPUR –

A SANCTUARY OF SOULFUL LUXURY  
NOW YOURS TO OWN



# Grand, Green & Gorgeous.

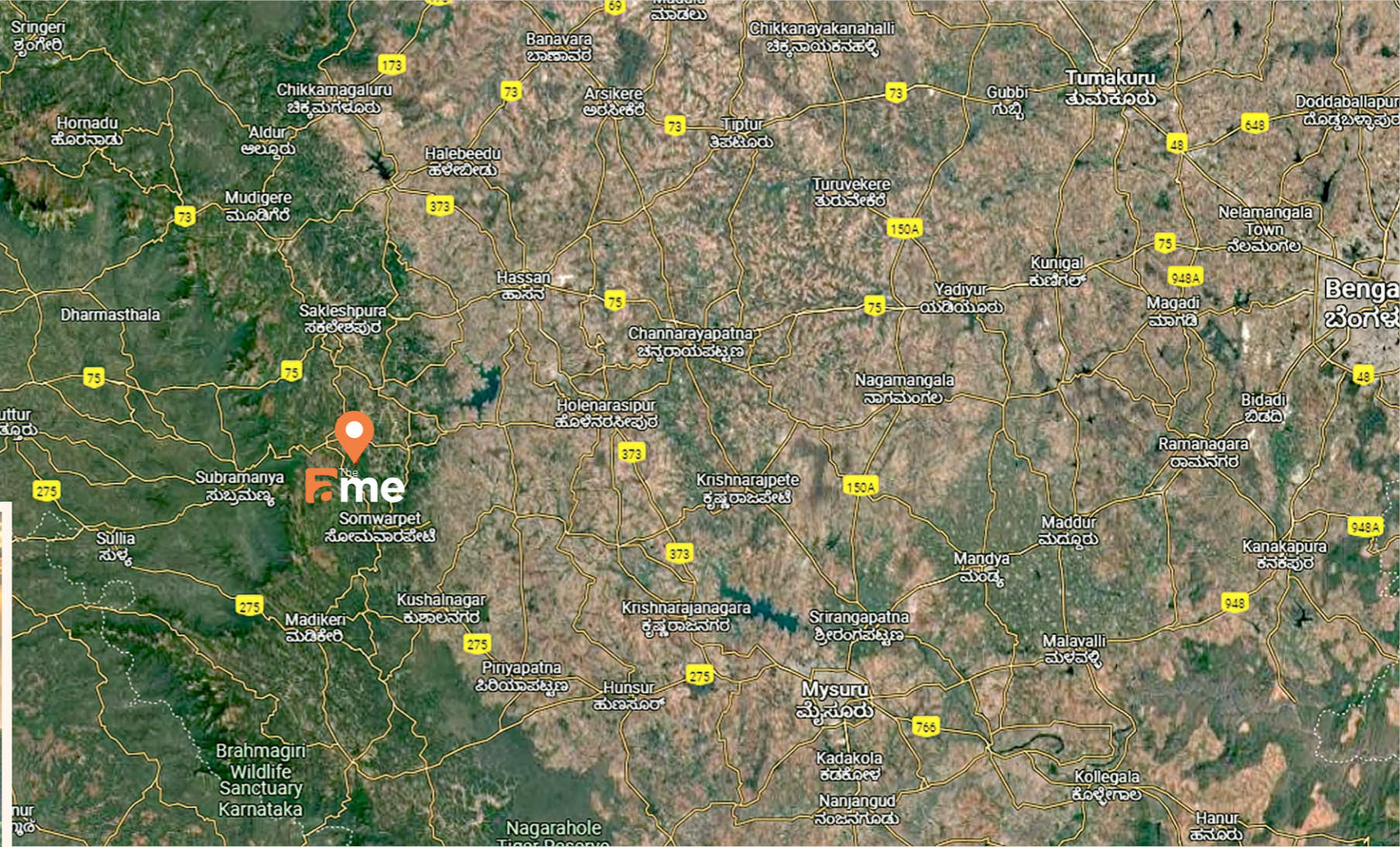
**The  
Ame**<sup>®</sup>  
RESORTS  
- SAKLESHPUR -

## *A Luxury Escape with Rewarding Returns*

The Ame situated amidst the misty hills and coffee-scented air of Sakleshpur, is an upcoming luxury resort that redefines the meaning of escape. Thoughtfully designed to harmonize with nature, it blends elegance with the raw beauty of the Western Ghats. From panoramic views and curated experiences to private villas and serene landscapes, every detail is crafted for both indulgence and long-term value. More than just a retreat, The Ame invites you to own a piece of paradise and presents a rare investment opportunity-offering luxury resort ownership with the potential for steady income and capital appreciation.



The Switzerland of Karnataka  
**SAKLESHIPUR**



## LOCATION

### Sakleshpur, Karnataka

Tucked away in the lush Western Ghats of Karnataka, Sakleshpur - often referred to as the "Switzerland of Karnataka" - is a serene hill station celebrated for its cool climate, rolling green hills and expansive coffee estates. Known for its misty mornings and rich biodiversity, it offers a perfect escape from the rush of city life. Whether it's trekking through forest trails, discovering hidden waterfalls or simply soaking in nature's calm, Sakleshpur promises a refreshing blend of peace and adventure. With rising interest from both travelers and investors, it's fast becoming a destination where beauty meets opportunity.

#### Key Distances

Coorg: 50 km

Mangalore: 140 km

Bangalore: 220 km

#### Climate:

**Summer** (March to May): 25°C to 30°C (Pleasant)

**Monsoon** (June to September): 18°C to 22°C (Cool with rainfall)

**Winter** (October to February): 12°C to 18°C (Chilly)

#### Places of Attraction

- **Manjarabad Fort:** Star-shaped fort with panoramic views.
- **Agni Gudda:** Ideal trekking spot with stunning views.
- **Hoysala Temples:** Ancient temples showcasing intricate architecture.
- **Bisle Ghat:** Dense forests and scenic views.
- **Jenkal & Srepura Waterfalls:** Serene waterfalls, best in monsoon.
- **Coffee Plantations:** Explore the famous coffee estates and enjoy fresh brews.



## Where Every Key Unlocks A World of Luxury



The Ame retreat is a harmonious blend of nature and indulgence, offering an exceptional hospitality experience. With **100 keys** comprising thoughtfully designed studio and duplex villas, the property promises a perfect mix of privacy, comfort and elegance. World-class amenities—from wellness and spa facilities to fine dining and curated experiences—all set amidst lush greenery and calm surroundings. This resort redefines luxury lifestyle the warmth of personalized service and unmatched convenience.



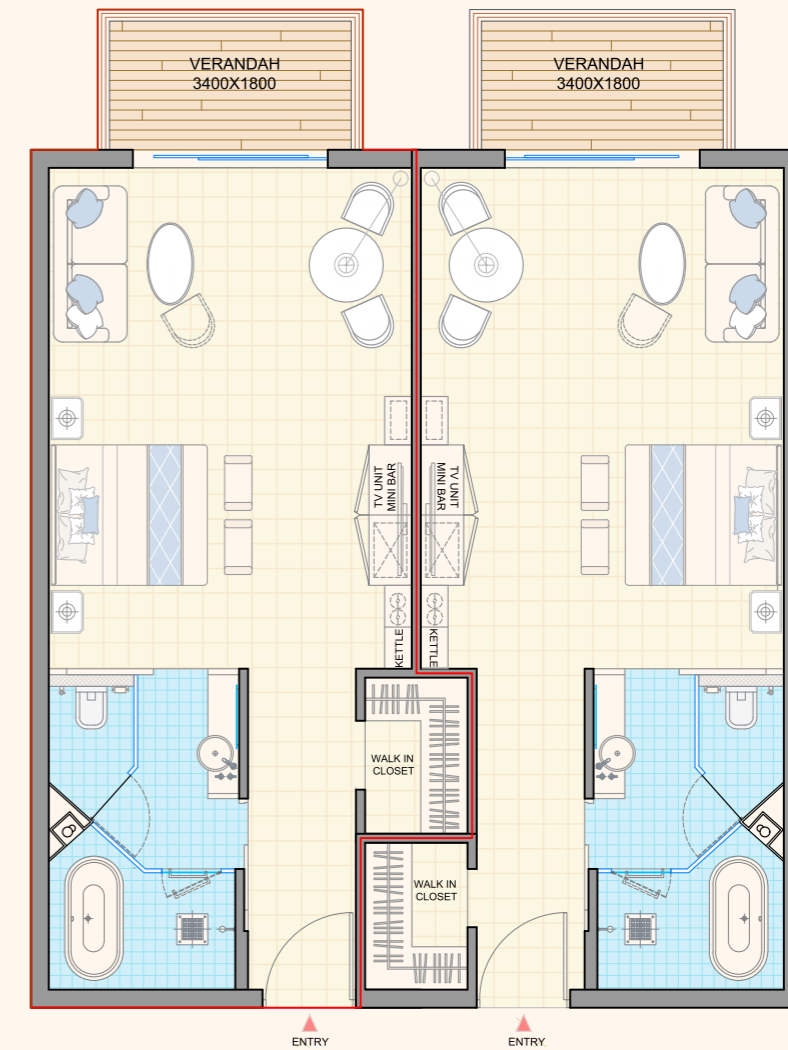
Typical Floor Plan:  
Area - 800 sq.ft. (Approx)

## ACCOMMODATION

### Studio Unit

The studio units at the resort are thoughtfully designed to offer a contemporary and cozy living experience, with spacious layouts and modern amenities. Perfect for those seeking comfort and convenience, these units provide an ideal sanctuary for relaxation and stays.

#This layout plan is for reference purposes only and may not reflect the final design or dimensions.



Typical Floor Plan:  
Area - 1400 sq.ft. (Approx)

## 1 - BHK Villa

Thoughtfully designed for indulgence and comfort, this villa features spacious bedrooms, panoramic views of lush landscapes. Enjoy tranquil escape or vibrant celebrations, this villa seamlessly blends modern elegance and functionality.



#This layout plan is for reference purposes only and may not reflect the final design or dimensions.



## 30 DAYS FOUNDER INVESTOR PAYMENT PLAN

Villa Type	—	Studio	1 - BHK Villa
Investment Value	Original Price	INR 85 Lakh	INR 1.25 Cr.
No. of Units	—	1 Unit	1 Unit
Upfront Discount	Pre Launch	INR 30 Lakh	INR 40 Lakh
ROI	Annual ROI	9%	9%
Net Plan Value	Net Off Discount	INR 55 Lakh	INR 85 Lakh
Benefits	Complimentary Wedding & 20+5 International Staycation		

## 36 MONTHS PAYMENT PLAN

Villa Type	Studio	1 - BHK Villa
	<b>85 Lakh</b>	<b>1.25 Cr.</b>
On Agreement	9,50,000	12,50,000
Quarterly Instalment-1	9,50,000	12,50,000
Quarterly Instalment-2	9,50,000	12,50,000
Quarterly Instalment-3	9,50,000	12,50,000
Quarterly Instalment-4	9,50,000	12,50,000
Quarterly Instalment-5	3,50,000	6,25,000
Quarterly Instalment-6	3,50,000	6,25,000
Quarterly Instalment-7	3,50,000	6,25,000
Quarterly Instalment-8	3,50,000	6,25,000
Quarterly Instalment-9	3,50,000	6,25,000
Quarterly Instalment-10	3,50,000	6,25,000
Quarterly Instalment-11	3,50,000	6,25,000
Quarterly Instalment-12	3,50,000	6,25,000
On Possession	9,50,000	12,50,000
<b>Total</b>	<b>85 Lakh</b>	<b>1.25 Cr.</b>

Note: All the applicable taxes extra.



## Luxury & Leisure Amenities

The Ame provides plethora of experiences that relaxes and nurture mind, body and soul.

### WELLNESS

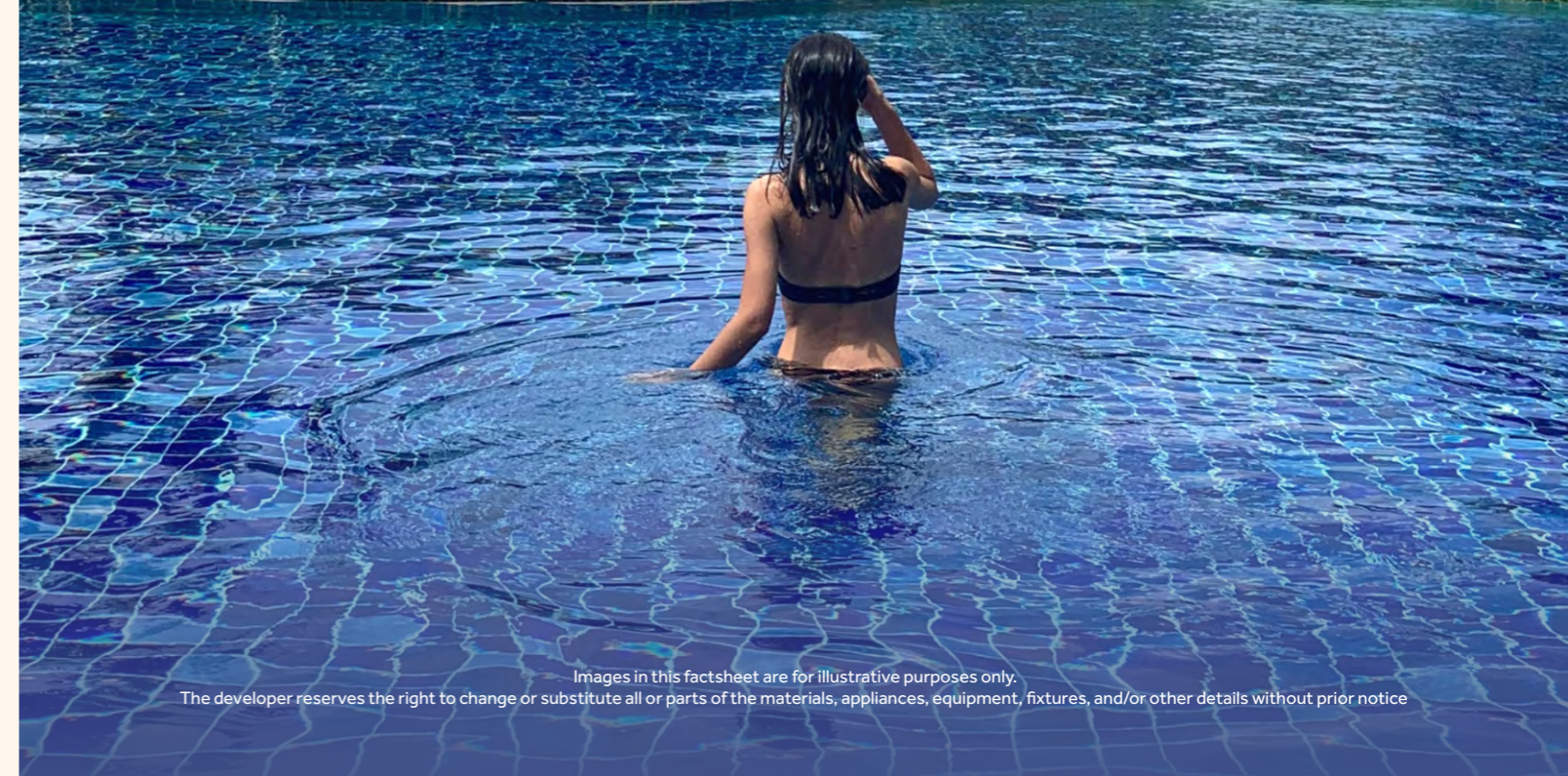
- Spa & Natural Therapy
- Meditation Area
- Yoga Room
- Reflexology Track
- Sauna & Steam Room
- Fitness center

### RELAXATION

- Swimming Pool
- Sunbasking Zone
- Campfire Site
- Lobby & Lounge
- Walking & Jogging Trails

### ADVENTURE

- Trekking
- Rock Climbing
- Camping
- Cycling and Etc.



The  
**Fme**<sup>®</sup>  
RESORTS

By **FINE Acers**<sup>®</sup>

[www.theameresorts.com](http://www.theameresorts.com)