

FINE Acers®

DOLCE
RESORT BY WYNDHAM®
UDAIPUR KODIYAT

Luxury that rewards you!



*Own a piece of
paradise*

**NESTLED IN THE ARAVALLI
KODIYAT, UDAIPUR**



DOLCE
RESORT BY WYNDHAM®
UDAIPUR KODIYAT

Dolce Hotels and Resorts by Wyndham is an upper-upscale brand known for redefining luxury through meaningful experiences and inspiring environments. It creates spaces where people connect, collaborate and celebrate life's moments.

With over 45 years of global experience and an established presence across the United States, Canada and Europe, the brand now brings its global legacy to India, offering a new dimension of world-class hospitality. Guided by a vision to craft environments that bring people together, Dolce goes beyond traditional hospitality, building communities, experiences and lasting value. Its mission is rooted in delighting guests, empowering associates, rewarding owners and serving as a role model in its community.

By blending sophistication with comfort and global standards with local charm, Dolce ensures every stay is a memorable journey. With its commitment to excellence, the brand sets a new benchmark for meaningful luxury and timeless experiences in India.



A heaven of tranquility

Introducing a new era of living "Dolce Hotels and Resorts by Wyndham, Udaipur" an exclusive luxury resort and branded residences nestled in the tranquil hills overlooking the majestic Sajjangarh, also known as the Monsoon Palace. This exquisite development offers a blend of unparalleled luxury and natural beauty.

The resort boasts meticulously designed residences that redefine opulent living, featuring spacious layouts, premium finishes and state-of-the-art technology. Guests and residents alike can indulge in a range of world-class amenities, including a rejuvenating spa, infinity pools, gourmet restaurants and a fully equipped fitness center.

With a commitment to exceptional service and attention to detail, "Dolce Hotels and Resorts by Wyndham, Udaipur" offers a lifestyle of unparalleled luxury and sophistication, making it the perfect retreat for those seeking an extraordinary experience in Udaipur.



A sense of location **KODIYAT**

Rural, hilly Kodiyat, also known as Sajjangarh, is the site of the renowned Monsoon Palace (or Sajjan Garh). Perched on a peak with panoramic views over the city and its lakes, the ornate, white marble structure, with turrets, arches, and stone latticework balconies, date from 1884.

Kodiyat have famous modern 5-Star Resorts like Taj Aravali (500 mtr away from our site), Ananta Resort (1.5 km Away from our site.)

- Transportation and other infrastructure to Kodiyat are already of travel class as a travel hub of Udaipur for last many years.
- The Site has plains, Hills, River, Slopes, Treks and forest all of which are required for a best resort property.
- The site is on Kodiyat Main Road & night view of Sajjangarh is visible from the site.
- Site is 33 km from Udaipur Airport which is half an hour drive, 13 Km from Udaipur Railway Station which is a 15 minutes drive. Only 8 km from Surajpole, 55 km from Nathdwara, 32 km from Eklingji and 85 km from Kumbhalgarh.
- Clean Air, Ample water, Natural land scape make this site a perfect resort site in Udaipur.



Unveiling city of Lakes **UDAIPUR**

Legends whisper through the very air of Udaipur. Also known as the "City of Lakes" or the "Venice of the East," is a stunning destination nestled in the Aravalli Hills of Rajasthan, India.

For centuries, these stories have been reflected in the still waters of Lake Pichola, where majestic palaces like the City Palace stand guard. Each intricate carving whispers of a bygone era, while Jag Mandir, a marble jewel, seems to emerge from the lake itself, holding secrets of royal love and intrigue.

Beyond the grandeur, vibrant life spills into bustling bazaars overflowing with colorful textiles and handcrafted treasures.

Udaipur isn't just a city; it's a living legend.



HOSPITALITY POTENTIAL OF

Udaipur



Tourism

- Udaipur is a popular tourist destination renowned for leisure stays, heritage tours, and romantic getaways.
- Udaipur is one of the India's top wedding destinations attracting families from around the world.
- Udaipur enjoys a steady stream of visitors throughout the year providing a strong base for the hospitality industry.

Development

- The government of Rajasthan has launched various initiatives to promote Udaipur as a major tourist destination on global platforms.
- Udaipur has witnessed a significant rise in luxury hotels and resorts that caters to the high-end experiences from affluent domestic and international tourists.
- The Rajasthan government's inclusion of Udaipur in the Smart Cities Mission has led to the implementation of smart solutions for efficient urban management, improving infrastructure, and enhancing the overall quality of life for residents and visitors alike.

Hospitality

- The hospitality sector in Udaipur is well-equipped to provide exceptional service, catering to the evolving needs of tourists.
- Udaipur offers a variety of accommodation from luxurious palaces and heritage hotels to budget-friendly guesthouses and homestays, tourists have ample choices.
- Occupancy rates remain healthy above 70% year-round, showcasing consistent tourist flow.

Facts

- Every year, over 6 million tourists flocked to the city, and it's estimated to generate over Rs. 10,000 crore annually.
- The luxury segment is experiencing a particular surge, with several new five-star properties opening recently.
- Recognizing this potential, the government actively encourages hospitality sector along with MICE tourism. This strategic development strengthens Udaipur's position as a well-rounded tourist destination.

Date collected by independent agencies. Fine Acers & its associates have not independently verified the same & do not own responsibility for the authenticity of the date

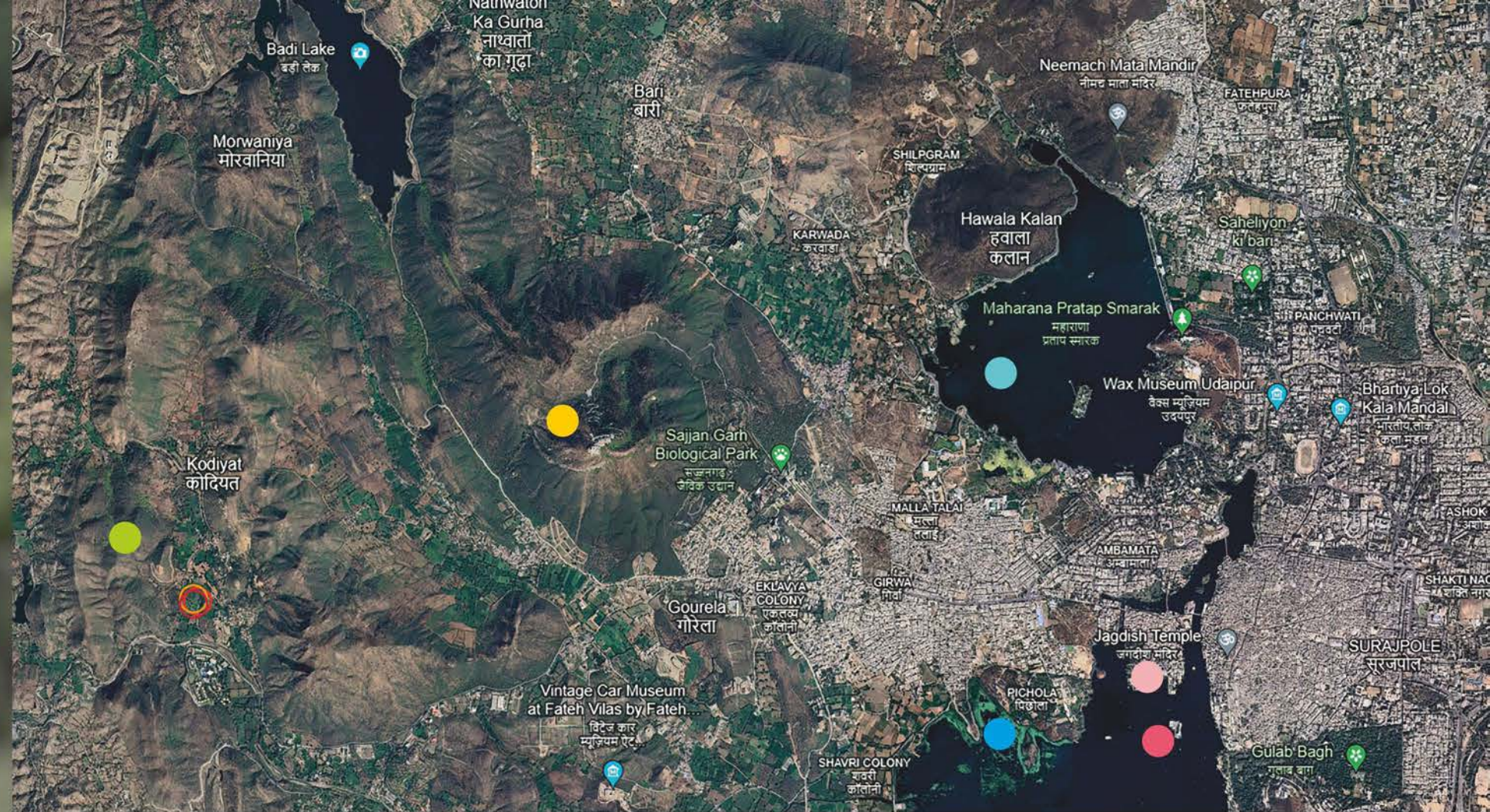


A WORLD ICON FOR
Destination Weddings

Udaipur is regarded as a global icon for destination weddings since it is a city that personifies class, romance, and eternal beauty. This graceful city's astounding array of palaces, lakes, and gardens makes it a sought-after location for weddings.








Udaipur has become well-known as one of the world's premier wedding destinations, attracting lots of celebrities and couples looking for a fantasy atmosphere. Udaipur has played host to some of the most lavish and magnificent weddings in history, involving politicians, business moguls, and stars from Hollywood and Bollywood.

Udaipur is the ideal destination for couples looking to begin their lives together in an extravagant and magnificent setting because of its alluring charm and rich cultural heritage.



REGIONAL CONTEXT

The Kodiyat is situated in the outskirts of Udaipur is renowned for its picturesque landscapes, serene lakes, and rich cultural heritage. The place is a fusion of history and hospitality offers visitors a unique opportunity to immerse themselves in royal grandeur while surrounded by the breathtaking beauty of the Aravalli terrain.

-  Dolce Udaipur
-  Sajjangarh Monsoon Palace
-  Fateh Sagar Lake
-  Amerai Ghat
-  Lake Pichola
-  Jag Mandir Island Palace
-  Aravalli Ranges

KEY DISTANCES





**STEP INTO A REALM of
LUXURY VILLAS AND
BRANDED RESIDENCES**

offering a royal retreat with
world-class facilities and a level of
luxury that redefines opulence



Accommodation

The upcoming Dolce Udaipur features approx 450 units, with a range of luxurious accommodation options and exclusive branded residences. Each room and suite is designed to provide a haven of comfort and style, featuring modern amenities and breathtaking views of the surrounding landscape.

The branded residences are the epitome of luxury living, offering discerning individuals the opportunity to own a piece of our resort lifestyle.

LEGENDS:

- STUDIO UNIT
- 1 BHK VILLA
- 2 BHK VILLA
- PRESIDENTIAL VILLA



A glimpse of interior splendor

Each space is thoughtfully curated to provide a sense of comfort and sophistication, with meticulous attention to detail evident in every corner. Rich textures, plush furnishings, and warm tones create a welcoming ambiance, while contemporary touches add a sense of freshness and style. Natural light filters through large windows, offering picturesque views of the surrounding landscape.

Every element, from the furniture to the artwork, is carefully selected to enhance the overall aesthetic and ensure a truly luxurious experience.



Where every moment is cherished and lived



ELEGANT EXCLUSIVITY

BANQUETS

Celebrate your special moments amidst the serene beauty of the Aravalli's, providing a stunning backdrop at the resort's luxurious banquet. Whether you're planning a dreamy destination wedding or a productive corporate event, our venue offers the perfect blend of sophistication and natural charm.

Our dedicated team ensures that every detail is meticulously arranged, from exquisite decor to delectable cuisine, ensuring an unforgettable experience for you and your guests. Enjoy the breathtaking views and personalized service as you create memories that will last a lifetime.

AQUA LEISURE

SWIMMING POOLS

Dive into a world of aquatic bliss at the resort's Aqua Leisure facilities. Our sprawling pools, along with relaxing jacuzzis, offer the perfect escape for guests of all ages.

Unwind on a plush lounge chair and soak up the sun, or indulge with refreshing poolside service. Enjoy the splash with your family or simply unwind by the water, our aqua leisure options cater to every mood. With attentive service and a range of amenities, our Aqua Leisure area promises a refreshing and rejuvenating experience for everyone.





YOUR SANCTUARY AWAITS LOUNGE

Unwind in the resort's luxurious lounge, a haven designed for ultimate relaxation. Deep, plush sofas invite you to sink in, while the calming ambience soothes your soul. Sip on expertly crafted cocktails or savor a steaming cup of locally roasted coffee.

Whether you yearn for a quiet corner with a good book by the fireplace or a vibrant space for socializing with new friends, the lounge caters to your every desire.

NATURE'S EMBRACE GARDEN / PARKS

Step out from the lounge and immerse yourself in a world of tranquility. Lush, meticulously maintained gardens offer a visual feast for the senses. Vibrant blooms explode with color, while cascading waterfalls and babbling brooks create a symphony of soothing sounds.

Wander along winding paths, find a secluded spot for quiet meditation, or gather with loved ones for an intimate picnic under the shade of majestic trees. Breathe in the fresh air and let the beauty of nature rejuvenate your spirit.

A HUMMING HUB CAFÉ / BAR

For a casual and delightful experience, head to the resort's cafe/bar. This vibrant space is your go-to for light bites and refreshing beverages throughout the day.

Savor gourmet coffee creations alongside handcrafted smoothies or indulge in a selection of healthy snacks and delectable pastries. As the sun dips lower, the cafe/bar transforms into a lively hub. Mingle with fellow guests over live music or unwind with a perfectly mixed nightcap under the twinkling night sky.

GOURMET HEAVEN RESTAURANTS

Embark on a culinary adventure at the resort's exquisite restaurants. Talented chefs weave their magic, transforming fresh, local ingredients into innovative and mouth-watering dishes.

From international flavors to regional specialties, the restaurants offer a delectable journey for your palate. Pair your meal with the perfect selection from our extensive wine list, boasting local and global vintages.



WELL BEING SPA & NATURAL THERAPY

Experience the epitome of relaxation at the spa and wellness center. Designed to rejuvenate your senses, the spa offers a range of natural therapies amidst tranquil surroundings. From traditional massages to holistic treatments, skilled therapists ensure a blissful experience. Indulge in outdoor spa pavilions, set amidst lush gardens and soothing water features, for a truly immersive relaxation.

Whether seeking tranquility after a day of adventure or simply wishing to pamper oneself, the spa provides the perfect escape.

RECHARGE & ENJOY ADVENTURE & CLUB HOUSE

Embark on a journey of leisure and adventure at the resort's recreational activities and clubhouse. Discover a myriad of options to suit every taste, from exhilarating outdoor adventures like trekking, camping, zipline, etc. to relaxing indoor pursuits like yoga, bonfire, etc. Dive into sparkling swimming pools or challenge yourself at the state-of-the-art fitness center.

For those seeking adventure, explore the surrounding area with guided tours and excursions. After a day of excitement, unwind at the clubhouse, where you can enjoy a game of billiards, cinema or a book. A stay filled with fun awaits.



**FINE ACERS
IS A LEADING
REAL ESTATE
DEVELOPER
SPECIALIZES
IN CREATING
LUXURIOUS
5-STAR
RESORT
PROPERTY.**

FINE Acers®

We are the pioneers of the sale-lease-back model for luxury resort properties, with a growing presence across India's most coveted destinations.

Our unique proposition allows individuals to invest in our properties and enjoy exclusive benefits such as one destination wedding at the property, assured returns on their investment, and complimentary holidays at the property.

At Fine Acers, we believe in delivering exceptional quality and unmatched hospitality. Our resorts are strategically located in some of the most scenic and popular destinations, making them ideal for luxurious getaways with unique cultural experience. Our investment options are designed to provide investors with an opportunity to earn returns while also enjoying the benefits of owning a luxurious vacation property.

From the regal charm of Jaipur and the romantic lakeside vistas of Udaipur, to the wild beauty of Jawai and the timeless spirituality of Pushkar; from the mist-shrouded hills of The Aam in Sakleshpur and the "Scotland of India" in Coorg, to the coastal elegance of Goa, our portfolio offers unparalleled luxury and investment potential alongside steady ROI.

We are now ready to expand our footprint to global destinations, offering the same blend of luxury and returns.

Get in touch :

FINE Acers®
Holidays & Resorts Pvt. Ltd.

JAIPUR (HO)
**1st, 2nd & 3rd Floor, Fine Acers Tower, DCM,
Ajmer Road, Jaipur, Rajasthan (India)**

+ 91 93516 55155 | contact@fineacers.com

DUBAI

Office No. 3, JW Marriott Marquis,
Business Bay, Dubai (UAE)

JODHPUR

401, Sanskriti Tower, Main Chopasni
Road, Bombay Motors Circle, Jodhpur,
Rajasthan (India)

MANGALORE

Shop No. S3-S4, 2nd Floor,
New Berry Enclave, Kapikad, Bejai,
Mangalore, Karnataka (India)

MUMBAI

B 314A, Kanakia Wall Street,
Andheri - Kurla Road, Chakala, Andheri East,
Mumbai, Maharashtra (India)

SINGAPORE

Fine Acers Pte Ltd
79 Anson Rd #21-01 Singapore 079906

WYNDHAM
HOTELS & RESORTS

REGISTRY
COLLECTION HOTELS

WYNDHAM GRAND

DOLCE
HOTELS AND RESORTS

esplendor.

DAZZLER

WYNDHAM

waterwalk
EXTENDED STAY

VIENNA HOUSE

TRYP
BY WYNDHAM

TM
TRADEMARK
COLLECTION BY WYNDHAM

Alltra
ALL-INCLUSIVE

LAQUINTA

WINGATE
BY WYNDHAM

WYNDHAM
GARDEN

Hawthorn
EXTENDED STAY

★★★
AmericInn

BAYMONT

RAMADA

RAMADA
encore

MICROTEL
BY WYNDHAM

Days Inn

Super 8

Howard Johnson

Travelodge

WYNDHAM
REWARDS

www.fineacers.com

"Developed by Fine Acers in partnership with Wyndham Hotels & Resorts."

Disclaimer - The Interested Party acknowledges and agrees that Wyndham Hotels & Resorts, LLC, Wyndham Hotel Asia Pacific Co. Limited, and each of their respective affiliates (collectively, "Wyndham") are not the seller, developer, promoter, broker, or marketer of the Property and have no responsibility or liability for any sales materials, statements, representations, warranties, or other information provided in connection with the offering or sale of the Property. The Interested Party confirms that no statement, representation, or assurance made or allegedly made by Wyndham has been relied upon in deciding to proceed with the purchase of any interest in the Property. The Interested Party further agrees that Wyndham shall have no liability whatsoever arising out of or in connection with the purchase, marketing, sale, ownership, or use of the Property, all of which are the sole responsibility of the Developer.

This brochure is purely conceptual and do not constitute a legally binding offer. Some images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specification, elevations and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different rooms. Soft Furniture, furniture and gadgets are not part of the offering. Some images are an artistic conceptualization and does not purport to replicate the exact products.