



*Yours, truly*

YOURS™

**HILLSIDE**

NILGIRIS



A wide-angle landscape photograph of a mountain valley. In the foreground, a rocky hillside with sparse green vegetation slopes down towards a river. The river flows through a deep, narrow gorge, surrounded by dense, lush green forest. The middle ground shows more forested mountain slopes leading to a deep valley. In the background, several layers of mountain ranges are visible, each progressively more hazy and blue-toned, creating a sense of depth and vastness. The sky is a pale, clear blue.

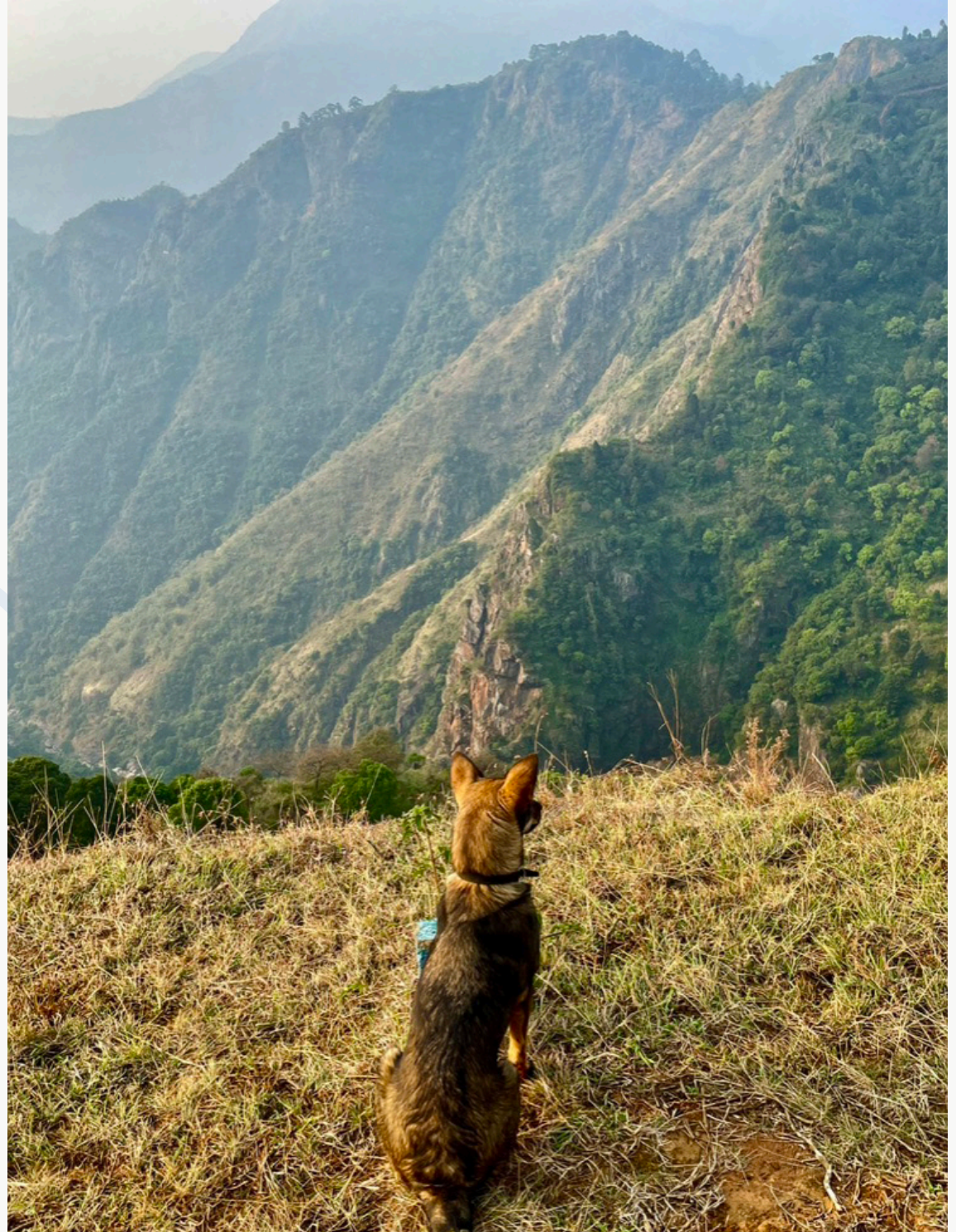
Your new address in  
the *mountains*



The Western Ghats are a hundred and fifty million years old. They have borne witness to most of the planet's natural history, if not all of it.

Waterfalls, streams, patches of sholas, or natural forests, are all a part of the charm of your new second home in the Nilgiris.

The Blue Mountains, or Nilgiris, are so named for the blooming of the Neelakurinji once every twelve years. As some of the highest mountains in southern India, they have usually served as a summer retreat. However, with towns like Ooty and Coonoor nearby, as well as golf courses and hiking trails, Hillside at Nilgiris is a perfect family home all year round.





# Life at YOURS™

At Hillside, you have the unique opportunity to watch life on your tea estate unfold over your morning cuppa, and if you're lucky, it may just be time for the elusive blue flowers to bloom as well.

Over slow weekday mornings, wake up with the local birdlife and step out for a stroll at your own pace. On weekends, invite friends over for lunch on the outdoor deck with an infinity view of the hills as far as the eye can see. Here, the lines between nature and living aren't just blurred—they cease to exist.

Experience life in the mountains, in true YOURS™ style.





An aerial photograph of a hillside covered in dense green forest. In the foreground, a paved road curves through the trees. Along the road, there are several buildings with light-colored, gabled roofs, likely villas. A white car and a silver van are parked near one of the buildings. In the background, the terrain rises into rolling hills with more forest and some cleared areas. The overall scene is lush and scenic.

The *hills* welcome you home





## About YOURS™

YOURS™ is a fractional ownership venture where you co-own a luxury home across curated locations, picked by our team.

Each property is owned by a special purpose vehicle and this SPV can be owned by up to eight co-owners.

Each share in your second home allows you to use the property for an eighth of the time, or 45 days in a year. You have the flexibility to manage your stay using our proprietary mobile app.

A flagship concept launched in India, YOURS™ is a smart way to invest in a second home.



Rendered images, for your reference. Actual property details may differ from these renders.

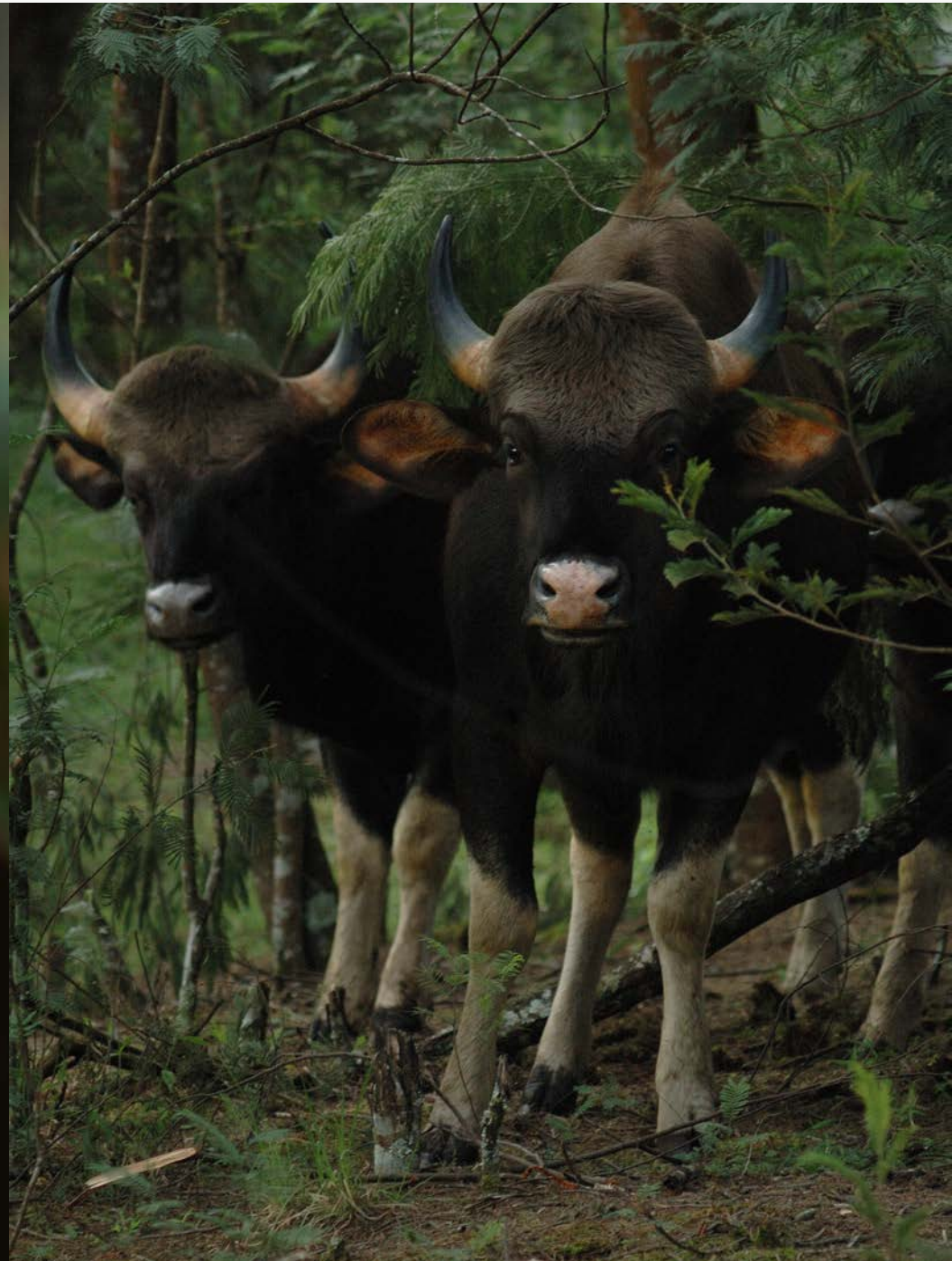




Reference images of adjacent villas



See a new  
*perspective* at  
YOURS™  
Hillside





# The Concept Behind Hillside

Hillside at Nilgiris is the perfect place for those who enjoy a view from up above. Lush green landscapes and rolling hills of tea estates paint your views from your new home in different hues every season.

The modern minimalist design of this home ensures that your time spent indoors is also about the great outdoors, and the many possibilities the world outside provides. Say 'hello' from your living room to the bison that roam the estate and nearby hills, or grab a cup of tea by your reading nook during the monsoon season.

When the world outside has been invited in, seasons are but trivial.



### Villa Specifications:

The luxury house has four spacious bedrooms and 4 bathrooms.

The dry and wet kitchens come with every piece of equipment you might need to cook and serve a comprehensive meal.

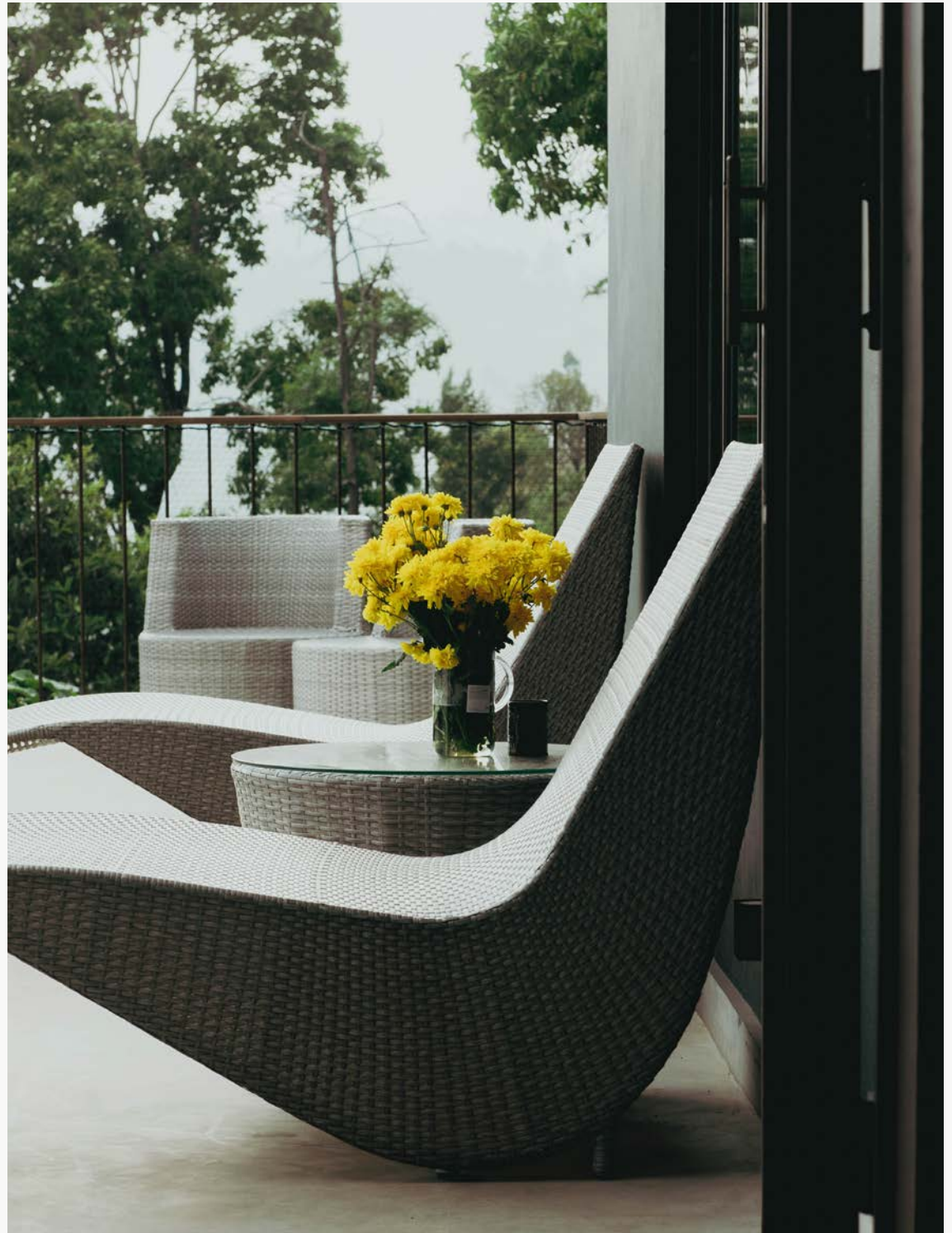
All bed and bath linen, bath products, and other items of everyday use are available and replenished just before your visit, by YOURS™

Daily housekeeping and concierge facilities are provided. Help and A private chef is available on request.

Plot Size - 9146.76 Sq Ft



Reference images of adjacent villas





Interiors that warm your heart

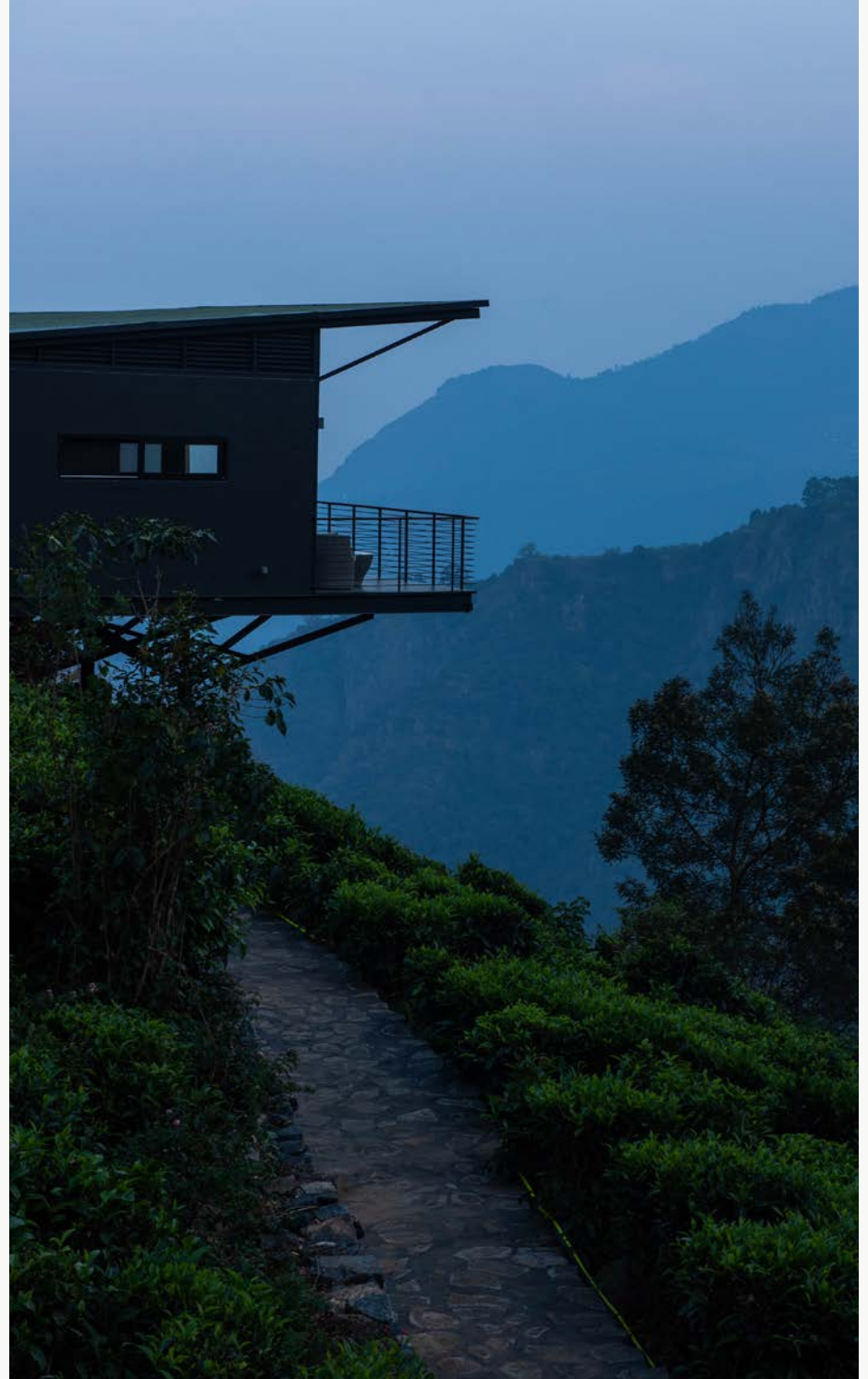






Reference images of adjacent villas





Rendered images, for your reference. Actual property details may differ from these renders.



# Things To Do Around Hillside

YOURS™ Hillside is an outdoor lover's paradise and is situated in an easy-to-access, yet quiet and secluded, location. Property is located in between Coonoor and Ooty

## Some dining options near the property:

- Place to bee – 26kms
- Café Diem – 32.4kms
- Le Café – 25.2kms
- Kings Cliff – 27kms
- The Culinarium – 26.6kms
- La Belle Vie – 28kms
- Shinkows – 25.1kms
- The Tandoor Hut – 27kms
- Bagaicha – 27.8kms
- Open Kitchen – 27.2kms
- Tea County Restaurant – 46.8kms

## Convenience stores and markets:

- Modern stores – 24.7kms
- Kingstar chocolates – 24.5kms
- Mila Homemade chocolates – 29.8kms
- The Green shop – 26.4kms
- Acres wild – 27.7kms

## Golf Clubs:

- Ooty Golf Club – 28.8kms
- Wellington Gymkhana Club – 29.2kms

## Places you might enjoy:

- The Nilgiri Mountain Railway
- Sim's Park – 28.2kms
- Dolphin's Nose – 29.1kms
- Lamb Rock – 32.3kms
- Chamraj Tea Estate – 24.1kms
- Botanical Garden & Rose Garden – 24kms
- Ooty Lake - 23.8kms
- Doddabetta peak & Tea Factory – 24.3kms
- Pykara Falls & Lake – 47.3kms
- Kamaraj Sagar Dam – 34.7kms
- Elk Hill and Lord Murugan Temple – 24.2kms
- Tribal Museum – 17.3kms
- St. Stephen's Church – 25.2kms

The property is a 90km drive from the Coimbatore Airport, and is a pleasant 300km drive from Bengaluru. Ooty and Coonoor are a pleasant 25km drive away.

## Medical care:

- Nankem Hospital – 26.4kms
- Sagayamatha Hospital – 25.9kms
- Dhanam Hospital – 26kms
- Lawrence School Hospital – 19.8kms
- Sanhita Hospital – 25.6kms







Pine Forest Ooty

Katagiri

Le Cafe  
Ooty Lake

Modern Stores/  
Moddy's Chocolates  
Doddabetta Peak

Kattabettu

Melkavatty

Ketty

The Culinarium

Cafe diem

Silambu

Sims Park

Balacola

Adikaratti

Kattery Park

Avilanj

Thangadu

Pakkasuran  
Peak View Point

Annamalai  
Muriugan Temple

YOURS™  
Hillside

Manjoor

Baralikaadu  
ECO Tourism

Bikketti

Mulli View Point

Melkudah



# Seamlessly *yours*, from day one

Unique, curated **listings** vetted and reviewed by an expert team.

A panel of hospitality experts, real estate partners, legal associates.

100% clear and transparent **paperwork** both for the properties and for the ownership.

Every property **managed to exacting standards** by us.

The **flexibility to buy and sell** your share whenever you wish to.

App-based, **transparent property booking** and availability when you wish to stay.



# The team that is now *yours*



**Shравan Gupta**  
CEO

Shравan built and ran the Travel Tours group up until its acquisition in 2017 by Flight Centre Australia. The combined business was ranked the second-largest travel enterprise in India. Shравan is a tech aficionado and an avid traveller.



**Sudeep Chandran**  
COO

Sudeep founded Terrafirma Developers & Promoters in 1998 and Construction Associates in 2002, which has structured large property transactions for MNCs and institutions. His experience includes managing and execution of over 200 high-tech real estate projects, and he oversees the development and upgradation of all YOURS properties.



**Naresh Nagaraj**  
CFO

Naresh is a highly accomplished professional with over 20 years of experience in finance, accounting, and administration functions. He oversees the legal aspects of buying and selling a YOURS home.



**Shalini Gupta**  
Head of Design

Shalini is the creative force behind YOURS™. With over 20 years of experience in project management, she works closely with architects and marketing consultants in taking the brand's ethos forward.

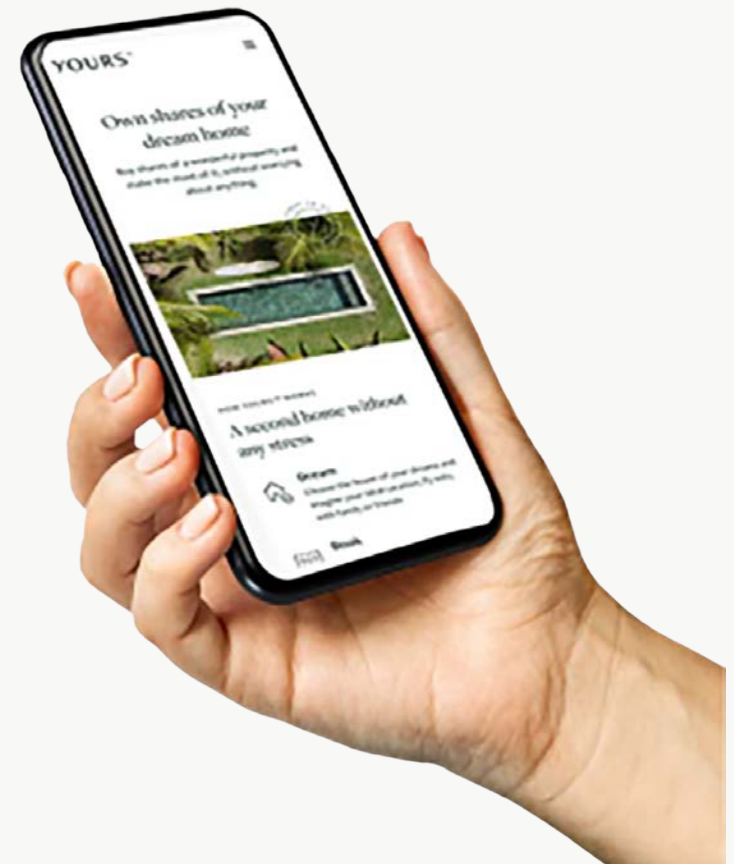


# We like making things *easy* for you

The YOURS™ mobile app helps you manage your second home, even when you're away from it.

Use the mobile app to book your stay, raise special requests with your home's dedicated concierge, manage maintenance requests, and more.

Through the app, the process of booking your stay is completely transparent and allows for democratic access, so every co-owner enjoys the home during various days of the year.





# Is Hillside your new second home?

Please reach out to us for more information.  
[reachus@yours.house](mailto:reachus@yours.house)

YOURS™ Hillside will be ready for you to experience  
from August 2023.

Bookings are now open.

Please visit [www.yours.house](http://www.yours.house) to see the pricing  
information and other details.

# YOURS™

[WWW.YOURS.HOUSE](http://WWW.YOURS.HOUSE)

