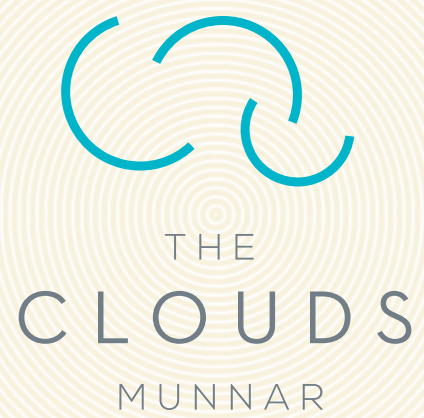
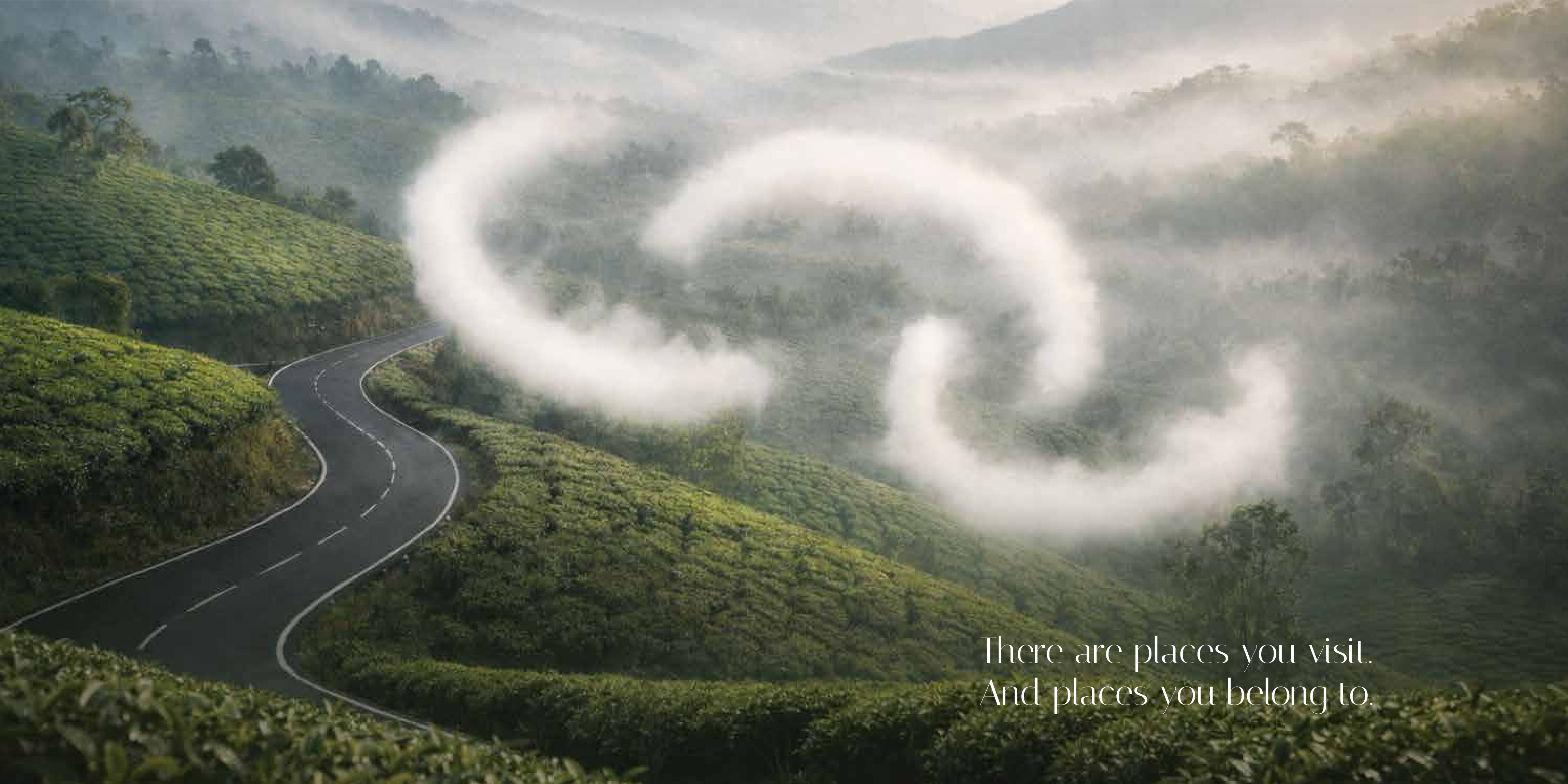




Rare by Nature. Reserved for Few.



There are places you visit.
And places you belong to.



Munnar, the land of tea, mist,
mountains and serenity.

Dwell high in the Western Ghats

Munnar bordered by the majestic Western Ghats, surrounded by rolling hills, dotted with tea plantations, is one of the most sought after destination worldwide. Munnar hides in its fold sights that are travellers' marvel. This is an eternal spirited land where clouds drift through valleys and time slows down. A perfect landscape defined by stillness, space and serenity.



This Cloud is a star

The Clouds Retreat

LUXURY VILLAS

This is not just living,
it is belonging.
Where mornings begin with mist,
Afternoons flow into stillness,
And evenings return to quiet luxury.

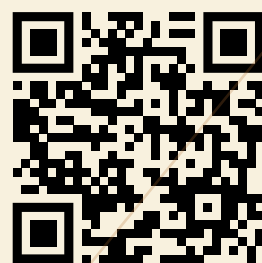


Location

Anappara viewpoint, Rajakkad, Munnar
X39F+CM, Kerala 685563, India.

9.969536731364508
77.07431076329473

The Clouds Retreat is located at Rajakkad, and is sprawled across 6.89 acres of lush green land with incredible vistas over the Western Ghats.



Connected. Accessible. Pristine.

Located 2.5 hours away from Kochi International Airport and connected to the Kochi - Madurai National Highway 85 and 15 minutes away from the Munnar town, The Clouds Retreat is located atop the tallest Anappara Peak, with pristine views over the Gap Road, Ponmudi Dam and the vistas of Western Ghats.

A modern, single-story house with large glass windows and a flat roof is nestled on a hillside. The house is illuminated from within, showing a dining area with a table and chairs. In the foreground, a man and a woman are sitting on a stone platform, facing a fire pit with a warm fire. The woman is wearing a knit hat and a long coat. Two mugs of coffee sit on the platform between them. In the background, a swimming pool reflects the lights from the house. To the left, a small waterfall cascades over rocks. The surrounding landscape is lush with greenery and ferns, and the sky is filled with soft, golden light from the setting or rising sun.

Your Private Hill Retreat

A space to pause, recharge, and return, while your asset continues to perform.



Designed for comfort,
connection, and calm.

Every detail curated for effortless living.

- Open living spaces with natural light
- Seamless indoor-outdoor transitions
- Private pools and outdoor lounges
- Thoughtfully designed shared spaces



Flavoured by nature

All Day Dining

The retreat features a thoughtfully designed restaurant and a terrace lounge that connects to the pool, with expansive views over the Munnar vista. The terrace lounge transforms into a cozy fireplace in the evenings, offering an open air setting with scenic views and an elevated ambience. The restaurant, featuring a wine cellar, serves International and Local cuisines, round the clock.



Crafted spaces,
meaningful pauses.

The Glass House - Cigar Lounge & Library

The retreat presents an exquisitely designed Rooftop Lounge, conceived for exclusive dining and leisure experience, where architecture and atmosphere come together in perfect harmony. At its heart lies a mindfully designed library seamlessly complemented by an elegant terrace lounge that elevates the entire setting into a realm of refined indulgence. The terrace, with its open-air charm and sweeping scenic vistas, transforms effortlessly into a vibrant social haven—an inviting space where evenings come alive with curated gatherings and understated celebration.



Retreat into refined comfort

Infinity Pool & Terrace

Where indulgence meets thoughtful living, every space at the retreat is designed to enrich both quiet moments and joyful connections. The infinity pool stretches seamlessly into the horizon, mirroring the mist-kissed hills and endless skies beyond. Here, a gentle swim becomes a meditative experience—sunrises glow softly over the water, while evenings invite you to unwind in tranquil luxury, surrounded by nature's calming embrace.



Silence designed

Spa & Wellness

Step into a sanctuary where time slows, senses awaken, and every touch is aimed to restore your inner balance. The Spa & Wellness at the retreat is not merely a space—it is an experience designed to harmonize body, mind, and soul amidst the quiet poetry of nature. Overlooking endless stretches of lush greenery, each therapy unfolds in an atmosphere of serene privacy, where the outside world gently fades away.



Kids haven

Kids Club

A world they happily engage in. It is conceived to make kids reflect their mirth and enhance their growth.

Kids would be on the lap of green nature here while their parents engage at the Spa or do the community activities. In addition, this area would absolutely be a place for infotainment for the younger ones.



Reflecting the ethos of Kerala

Every element of The Clouds Retreat, reflects a deep connection to place, culture, and environment of Kerala. From the construction, to the aesthetics, from interior to artefacts.







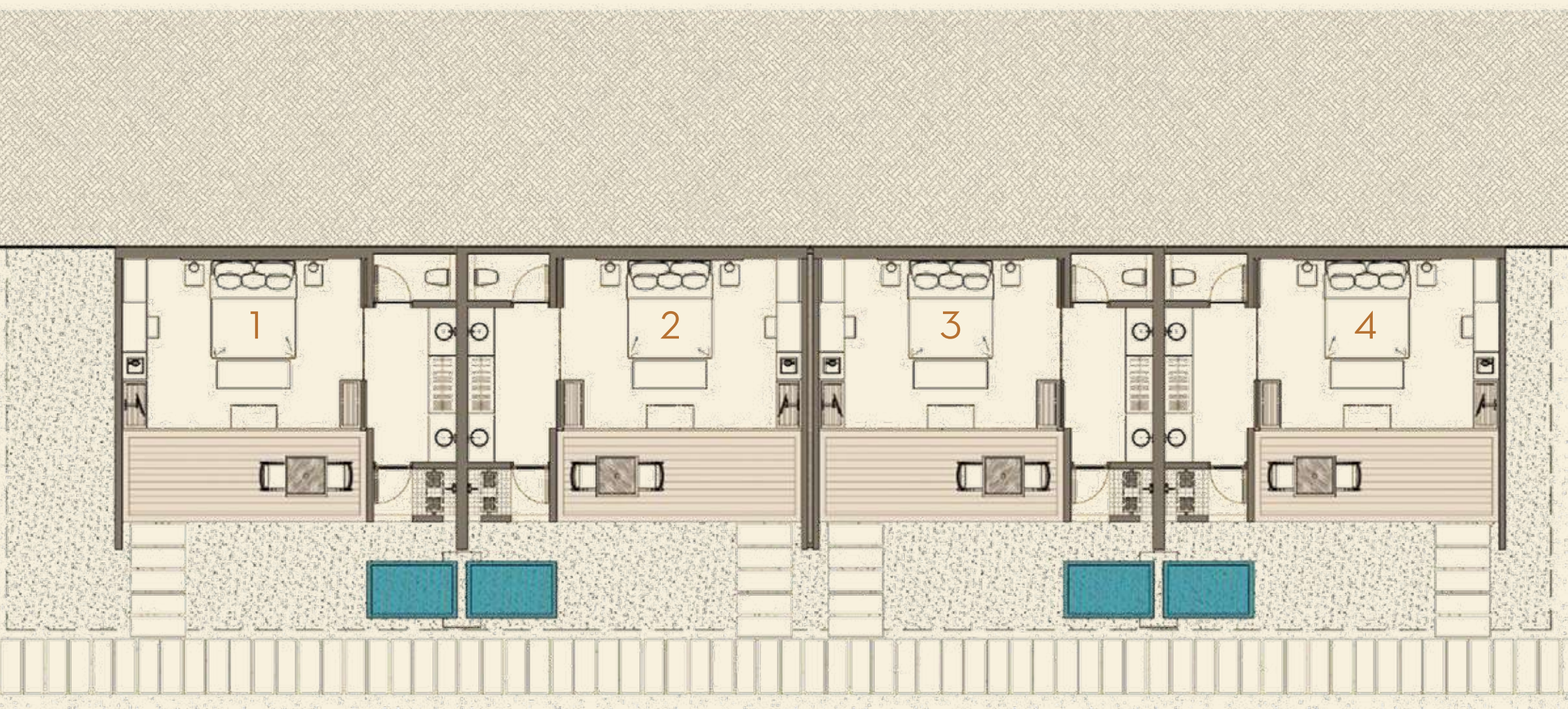
Master Plan

40 Villas & 12 Branded Bungalows
5.85 Acres of Land

- All Day Dining
- Pool Bar & Café
- Glass House: Cigar Lounge & Library
- Tea & Spice Rooms
- Terrace Café & Shisha Lounge
- Wellness & Longevity Spa
- Kids Club, Petting Zoo, Game room
- Amphitheatre & Meeting Rooms
- Temperature controlled rooms

- Sunrise
- Bungalow sunset
- Gap road view
- Poomala reservoir
- Western ghats
- Branded Bungalows
- 1 BHK Villas
- 2 BHK Villas
- Luxury Rooms with Jacuzzi





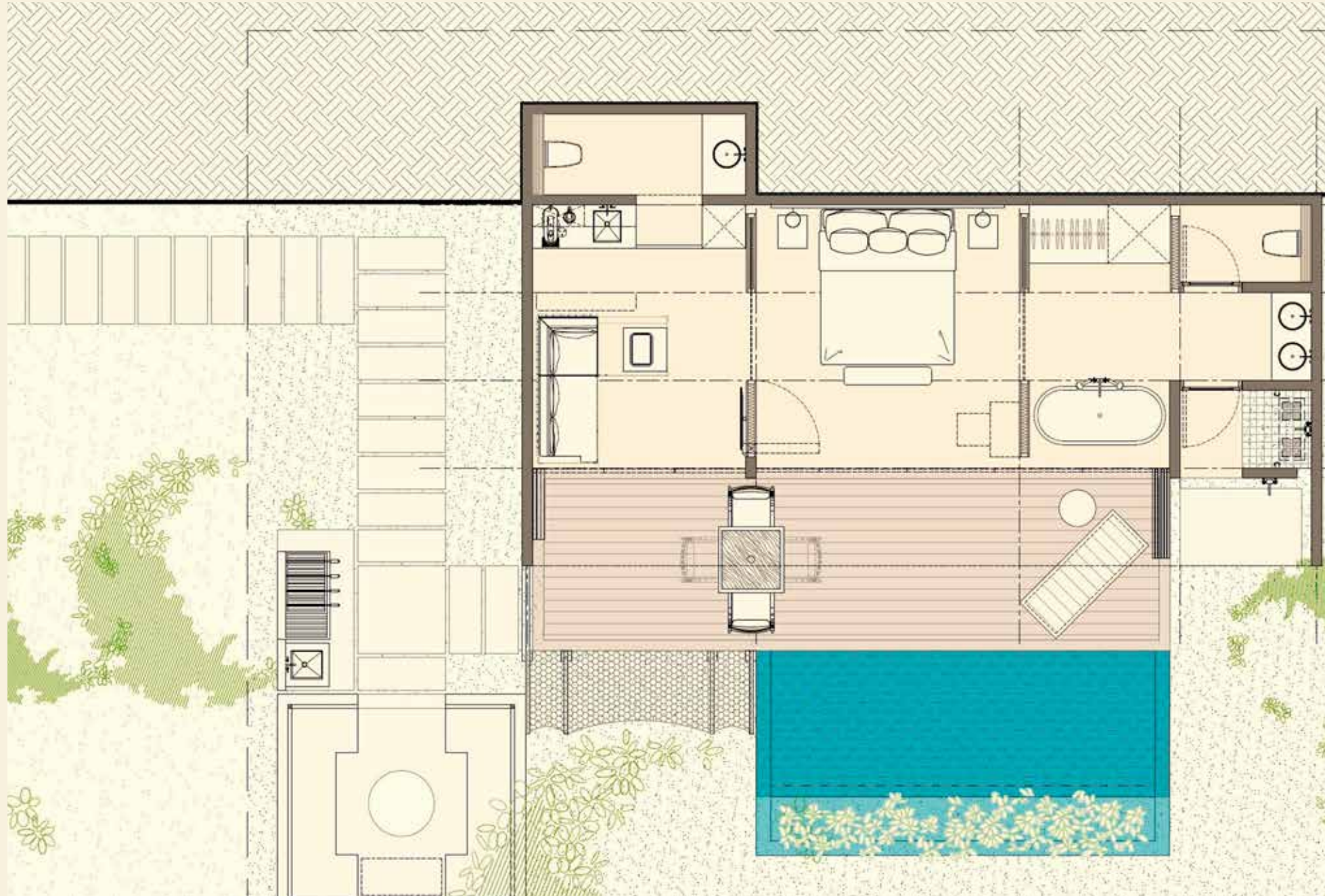
Luxury Rooms with Jacuzzi

Rooms with Jacuzzi & Terrace

12 Units starting 650 sqft each

- Jacuzzi
- Rain showers
- Smart Television with sound system
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Private Terrace & Barbecue area
- Temperature controlled rooms





One Bedroom Pool Villas (Sunset & Sunrise Views)

One bedroom and Living room

21 Units, 1100 sqft each

- Private Pool & Terrace area
- Living Room with powder room
- Temperature controlled rooms
- Outdoor Gazebo with fire place, private Barbecue area and pantry
- Rain showers
- Smart Television with sound system.
- In-room pantry with Tea/Coffee machine, icrowave, refrigerator and dishwasher
- Couple's Hammock
- Temperature controlled rooms







Two Bedroom Pool Villas (Sunrise Views)

Two bedrooms and a Living room

6 Units, 1650 sqft each

- Private Pool & Terrace area
- Living Room with powder room
- Family Majlis with Private Barbecue area and pantry
- Rain showers
- Smart Television and Sound system
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Couple's Hammock
- Temperature controlled rooms







The Royal Villa (Five Bedrooms)

Five Bedrooms, Living room and Ensuite Spa

1 Unit, 5300 sqft

- Private Pool & Terrace area
- Living Room with powder room
- Outdoor Gazebo with fire place, private
- Barbecue area and pantry
- Rain showers & Bathtubs
- Smart Television and Sound System
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Maids room with private toilet
- Ensuite Spa
- Temperature controlled rooms



The Clouds Reserve
BRANDED

BUNGALOWS

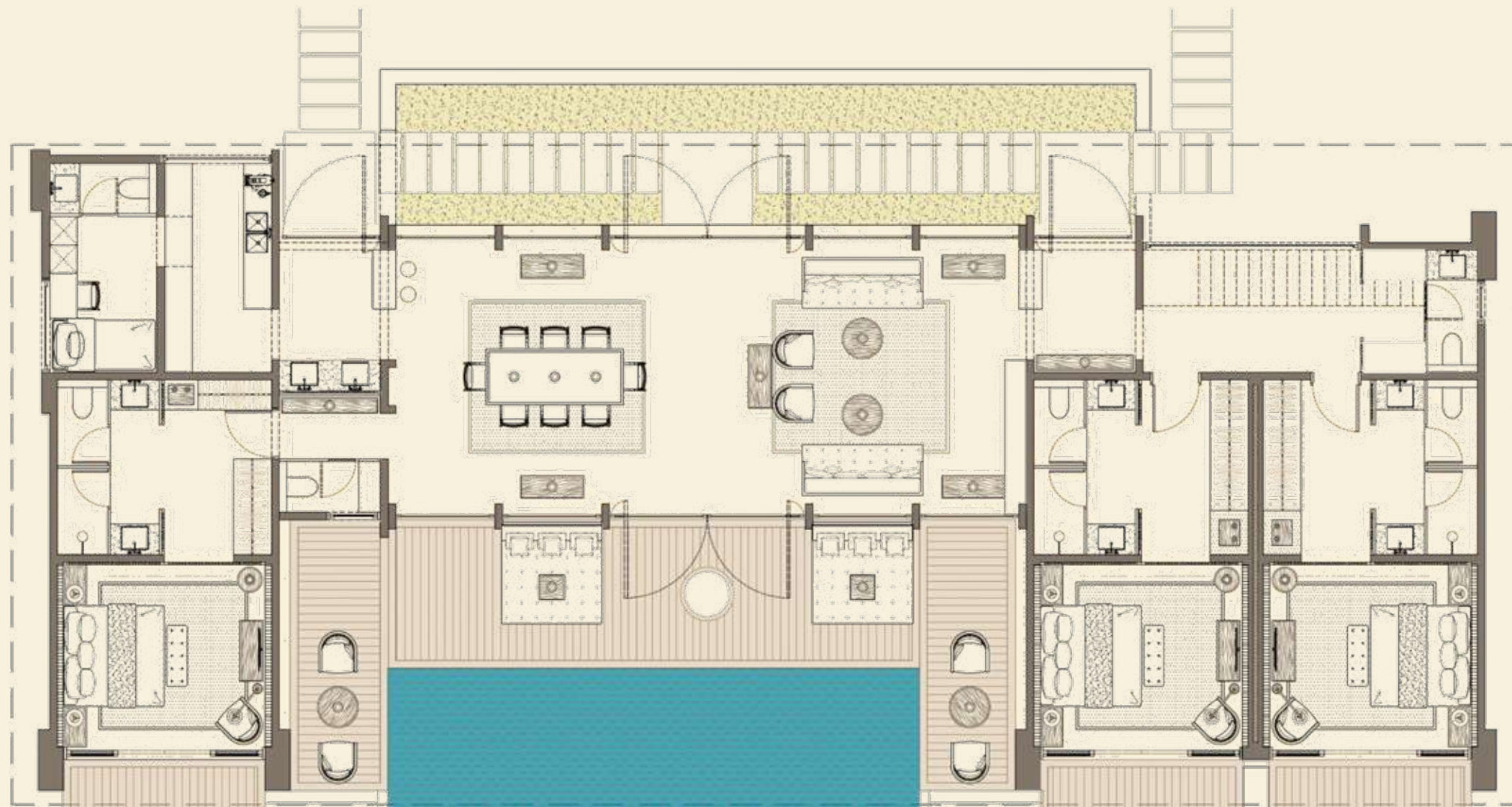


Live among the most prestigious and sought after community
South India's first branded residences, curated for the discerned, who seek
scale, privacy, and distinction.

Own the expansive layouts, private pool, and fully customisable interiors,
creating a residence that reflects your personal lifestyle and taste.

An exclusive reserve, for the privileged ones.

** Upon Invitation Only



The Clouds Reserve 03 Bedroom Bungalows (Ground floor only)

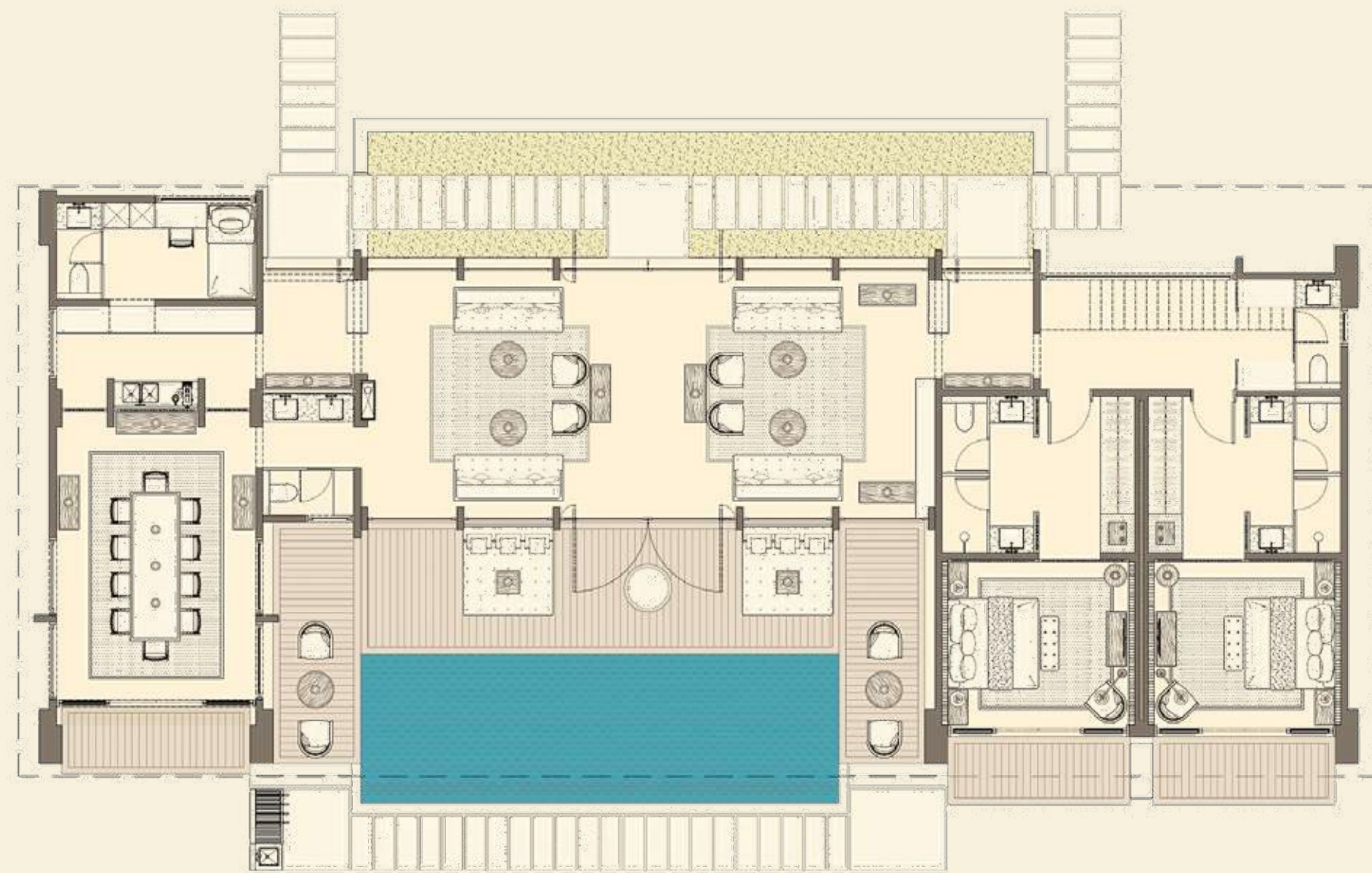
Three Bedrooms, Living room, Maids room

6 Units, 3750 sqft each, 10 Cents of Land

- Private Pool & Terrace area
- Living Room with powder room
- Outdoor Gazebo with fire place, private Barbecue area and pantry
- Rain showers & Bathtubs
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Maids room with private toilet
- Temperature controlled rooms



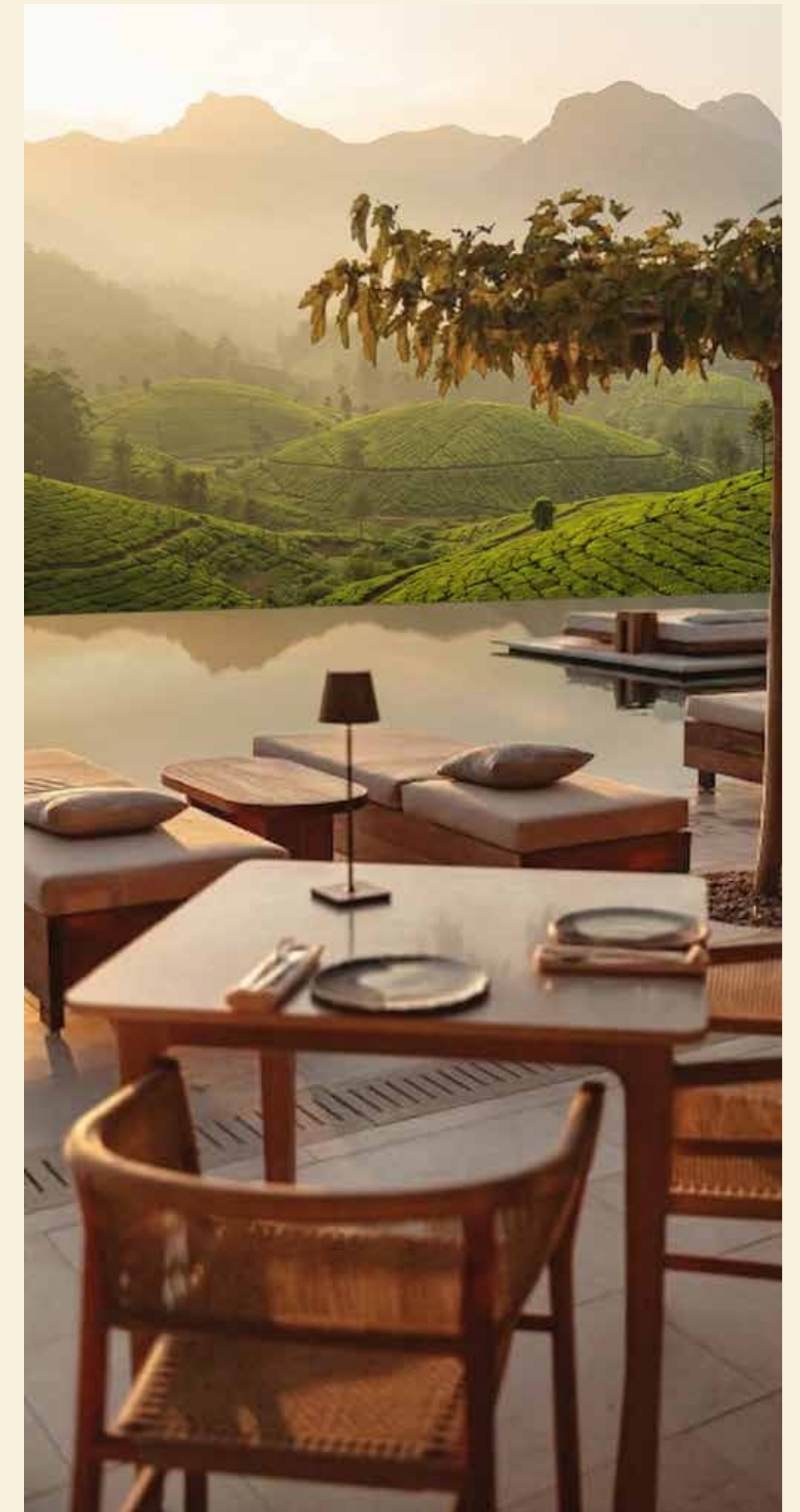




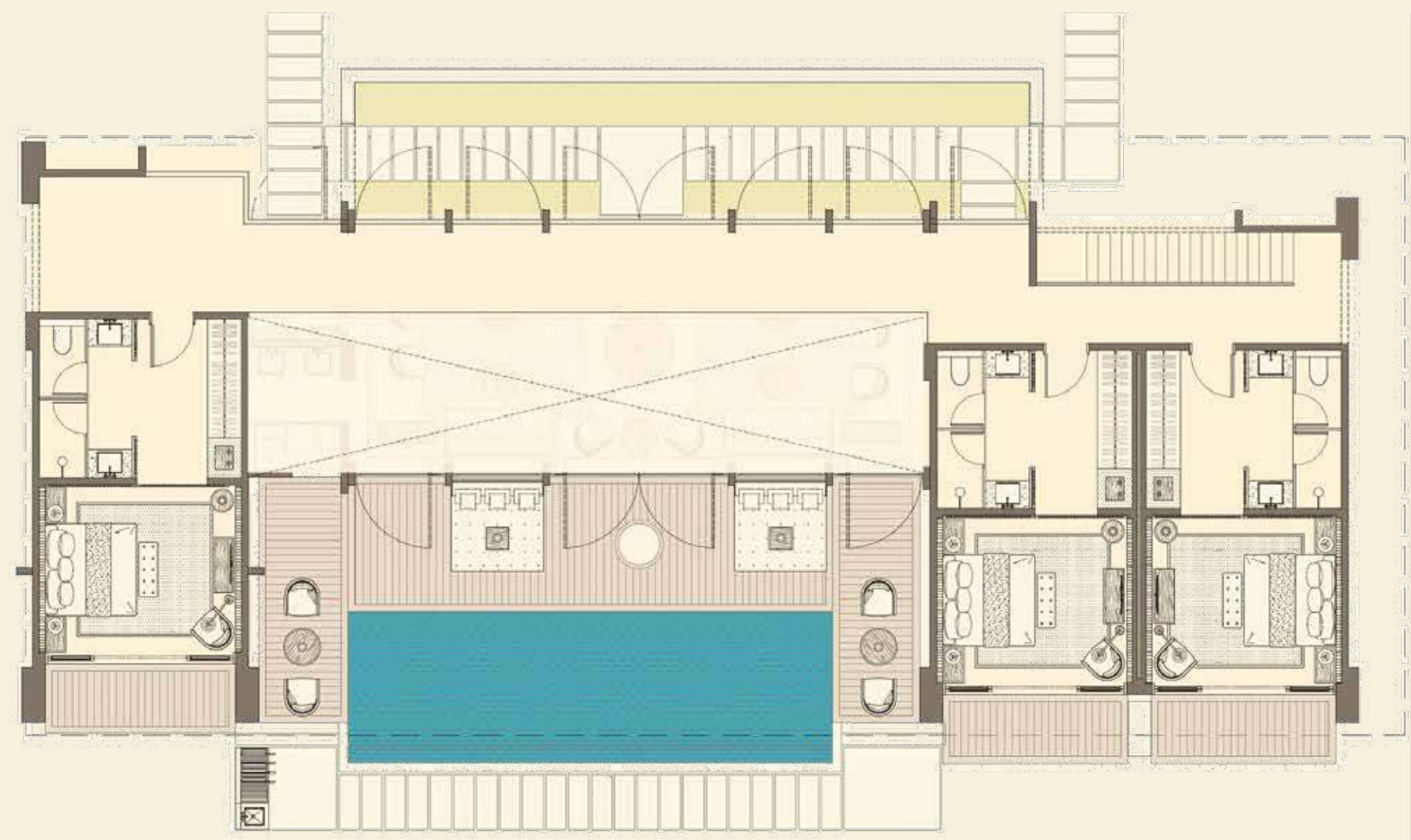
The Clouds Reserve 04 Bedroom Bungalows (Ground Floor + First Floor)

Four Bedrooms, Living room, Maids room
6 Units, 6000 sqft each, 10 Cents of Land

- Private Pool & Terrace area
- Living Room with powder room
- Outdoor Gazebo with fire place, private Barbecue area and pantry
- Rain showers & Bathtubs
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Maids room with private toilet
- Temperature controlled rooms







The Clouds Reserve Five Bedroom Bungalows (First Floor Plan)

Five Bedrooms, Living room, Maids room
1 Unit, 6750 sqft each, 10 Cents of Land

- Private Pool & Terrace area
- Living Room with powder room
- Outdoor Gazebo with fire place, private Barbecue area and pantry
- Rain showers & Bathtubs
- In-room pantry with Tea/Coffee machine, microwave, refrigerator and dishwasher
- Maids room with private toilet
- Temperature controlled rooms





Defined by tradition,
designed by masters

At The Clouds Munnar, a new benchmark of refined living is unveiled through South India's first-ever collection of branded, high-end bungalows where elegance, exclusivity, and global sophistication come together in perfect harmony. Each residence is a private sanctuary of luxury and class with a host of international fine-living amenities designed for the discerning few. Crafted for those who appreciate the art of living well, these bungalows offer complete freedom to curate personal spaces, allowing homeowners to reflect their own style and prestige. Surrounded by the serene beauty of mist-laden hills, this is not just a home, it is a statement of class, a world of bespoke luxury, and a rare lifestyle.



The Clouds Retreat A 'hillvesment'

A perfect place and time
for a lifetime's investment.

An asset managed by an International Hotel
Operator, with centralised rental pool, transparent
income distribution and a hassle-free ownership
experience.

This is not just a second home. It is a managed
asset, that yields for generations.



A rare opportunity
in a rare destination

Designed for those who value
both experience and investment.

Join the elite circle of our villa owner's and avail the
benefits of investing in Munnar.

- One of India's most sought-after hill destinations
- Limited supply of luxury and International hotel brands
- Strong and growing tourism demand
- Fully managed branded residences
- High potential for long-term appreciation

Own. Stay. Earn.

Effortless ownership.
Meaningful returns.

The Clouds Retreat is a new way of owning luxury. South India's first and finest branded concept. Own a fully serviced private villa within a professionally managed resort. Stay whenever you choose. And when you're away, your residence continues to generate income through curated hospitality operations by an International Hotel Operator.

PRIVATE INVESTOR
CIRCLE



Be part of an elite community with exclusive privileges like Private Concierge, Free Holidays and Discount benefits, Curated Dining and Spa experiences, access to Invite only events & many more

A RARE
OPPORTUNITY



Enjoy family holidays for free while the asset yield returns on other days. An investment for generations where your asset works, while you don't!

SMART WEALTH ASSET



Your asset is managed and maintained by an international hotel operator. Enjoy high value appreciation in future with buy back offers and easy exit plans.

TECH-ENABLED
SEAMLESS LIVING



The Clouds Owner's App that provides live, transparent investment dashboard with net income earned, booking tool for owner's benefits, private digital community and many more

PRIVATE, EXCLUSIVE
& LIMITED



A limited collection of fully serviced luxury villas within a professionally managed resort. An asset that performs, Crafted for a discerning few



HYATT™

The Clouds Retreat is India's first Destination By Hyatt resort

A proud member of Hyatt hotels, a leading global hospitality brand. Partnering with Hyatt means gaining over six decades of unmatched hospitality expertise, high-value topline revenue, enhanced guest experience and world class hospitality operations.

Hyatt Hotels & Resorts, a multinational hospitality company that manages and franchises luxury and business hotels, resorts, and vacation properties across the globe. Hyatt has more than 1350 hotels and all-inclusive properties in 69 countries, across North America, South America, Europe, Asia, Africa and Australia.



VALLEY MIST
VENTURES PVT. LTD

A Different Way to Build in Nature

Valley Mist Ventures begins with a simple belief that land already holds its own intelligence. Development, then, is not an act of imposition, but of listening. Founded by globally experienced entrepreneurs, the company focuses on creating nature-led destinations that balance lifestyle, design, and investment value.

Guided by the **EWAA** philosophy - **Environment, Wellness, Agriculture, and Adventure**, each project emerges from its surroundings rather than sitting apart from them. Landscapes shape decisions, climate informs design, and time becomes an essential collaborator.

The result is not just hospitality, but environments that feel calm, immersive, and quietly enduring. Places that invite people to slow down, return often, and experience nature without interruption.

Contemporary Architecture, Rooted in Place

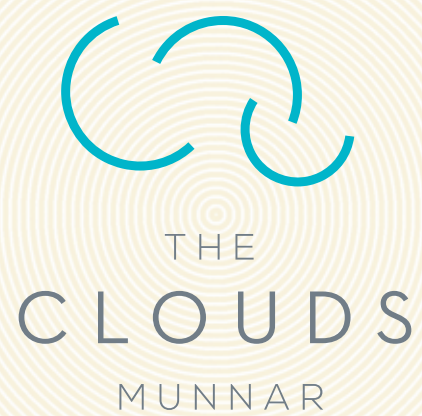
At Valley Mist, architecture is conceived as a continuation of the landscape. Clean lines frame views, natural materials soften edges, and open spaces allow light, air, and terrain to remain present in everyday living.

Each destination is designed with restraint, balancing aesthetic clarity with operational intelligence and long-term value. Scale is intentional, density is measured, and every detail supports a sense of effortless belonging. Through this approach, Valley Mist creates destinations that feel distinctive without excess contemporary expression, grounded in place, and built to remain relevant over time.

A share in nature's abundance.

Terrain of Tranquility





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