

UDAIPUR

the art of inspiration

FACT SHEET



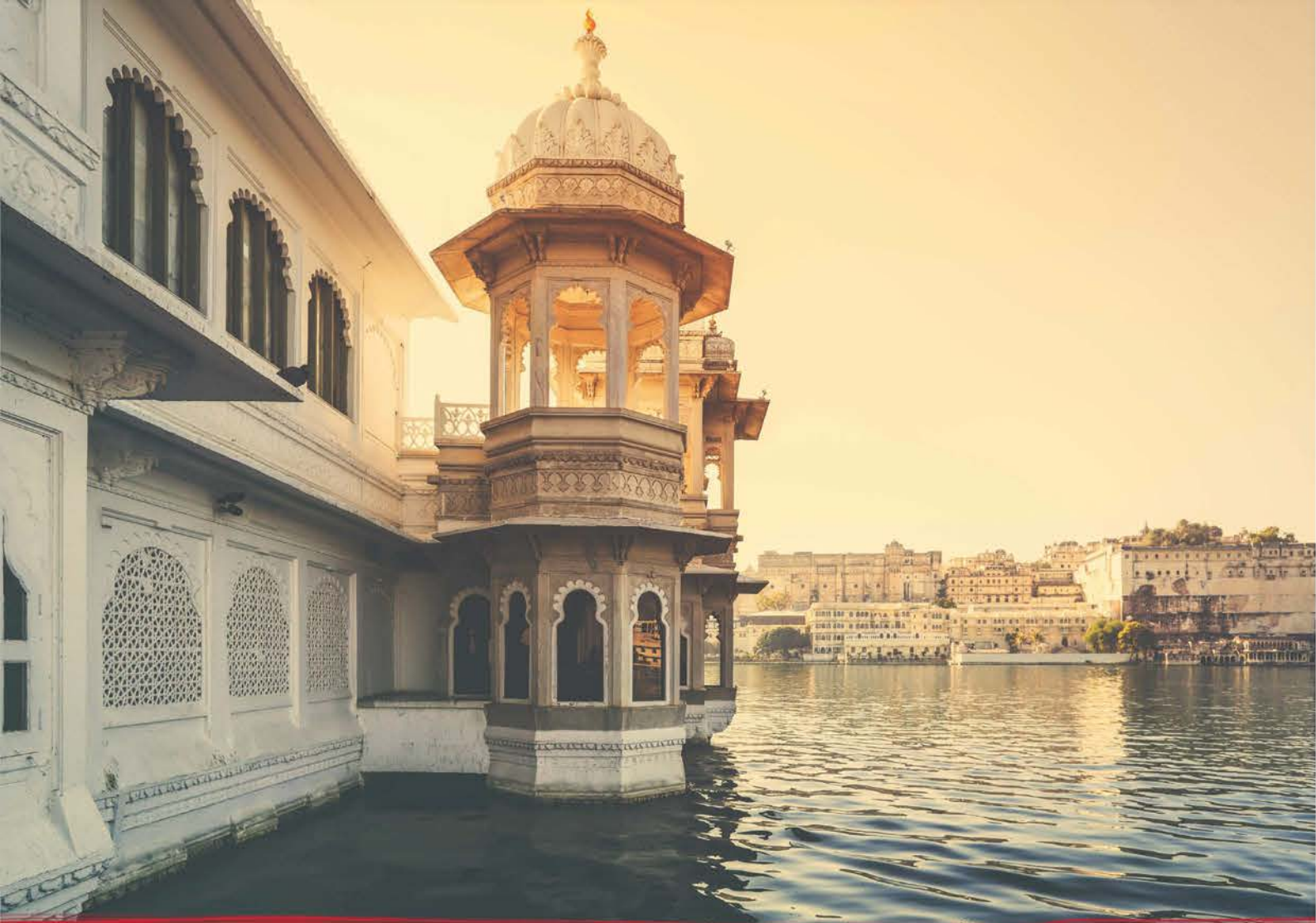
NESTLED IN THE ARAVALLI KODIYAT, UDAIPUR

*Own a piece of
paradise*

Dolce Hotels & Resorts by Wyndham is a distinctive brand redefining exclusivity through experiences that inspire and connect. With a curated collection of unique destinations, Dolce distinguishes itself through thoughtful design, exceptional dining, premium facilities, and attentive service.

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 by Wyndham 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 by Wyndham ensures every stay is a memorable journey. With its commitment to excellence, the brand sets a new benchmark for meaningful indulgence and timeless experiences in India.



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.

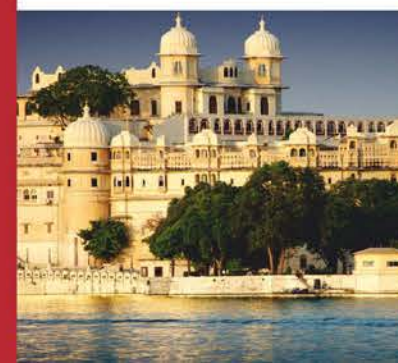
Hospitality

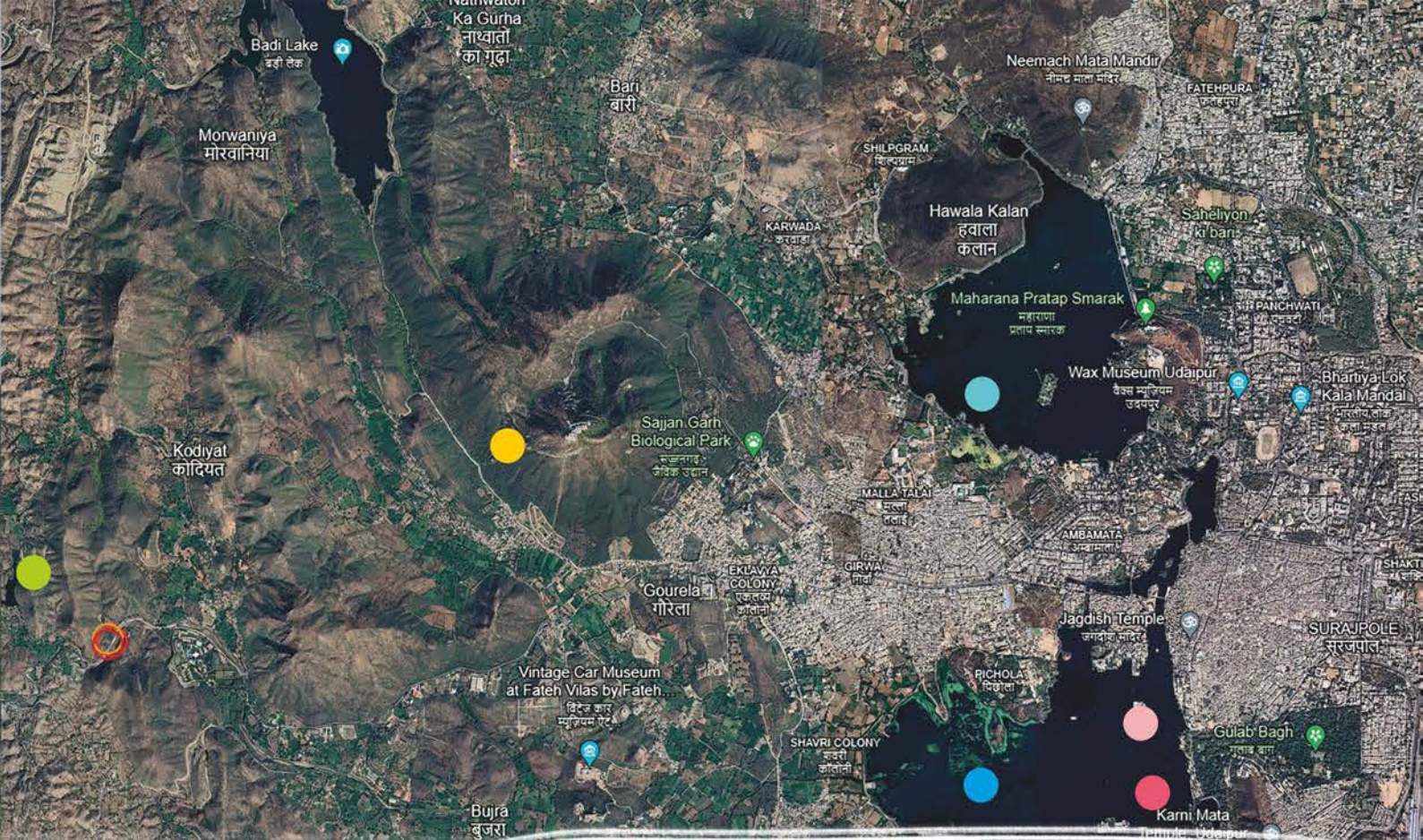
- The hospitality sector in Udaipur is well-equipped to provide exceptional service, catering to the evolving needs of tourists.
- Udaipur offers a variety of accommodation from luxurious palaces and heritage hotels to budget-friendly guesthouses and homestays, tourists have ample choices.
- Occupancy 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 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.

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







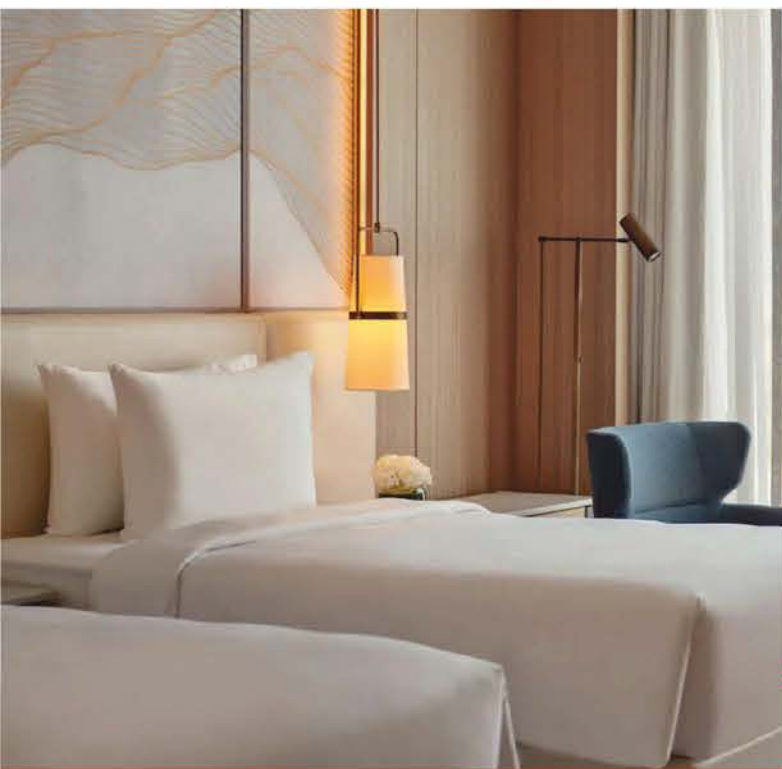
Accommodation

Dolce Udaipur offers 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
- JUNIOR SUIT (Cluster of 4)
- 2 BHK INDEPENDENT VILLA
- PRESIDENTIAL VILLA



GROUND FLOOR

STUDIO UNIT

Typical Floor Plan | Area: 700 sq. ft.



GROUND & FIRST FLOOR



JUNIOR SUIT (CLUSTER OF 4)

Typical Floor Plan | Area: 850 sq. ft.
Land Area: 400 Sq. Yards (Approx)



GROUND FLOOR



FIRST FLOOR



2 BHK INDEPENDENT VILLA

Typical Floor Plan | Area: 1550 sq. ft.
Land Area: 300 Sq. Yards (Approx)



PRESIDENTIAL VILLA

Typical Floor Plan | Area: 3350 sq. ft.
Land Area: 450-500 Sq. Yards (Approx)



Innovative activities and services



GYMNASIUM



CAFÉ/BAR



BANQUET



MICE ZONE



SWIMMING POOL



RESTAURANTS



SPA



NATURAL
THERAPY



INDOOR GAMES



LOUNGE



LAWN



GARDEN



MEDITATION &
YOGA DECK



CLUB HOUSE



KIDS PLAY
AREA



JOGGING &
CYCLING TRACKS

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