



Mystical Sojourn

INVEST IN NATURE'S LUXURY.
REAP HIGH YIELDS.

THE SOJOURN



Let the wilderness energize you. We drew inspiration from the rawness of nature to shape our designs. Nature is wild and we borrowed the wilderness.

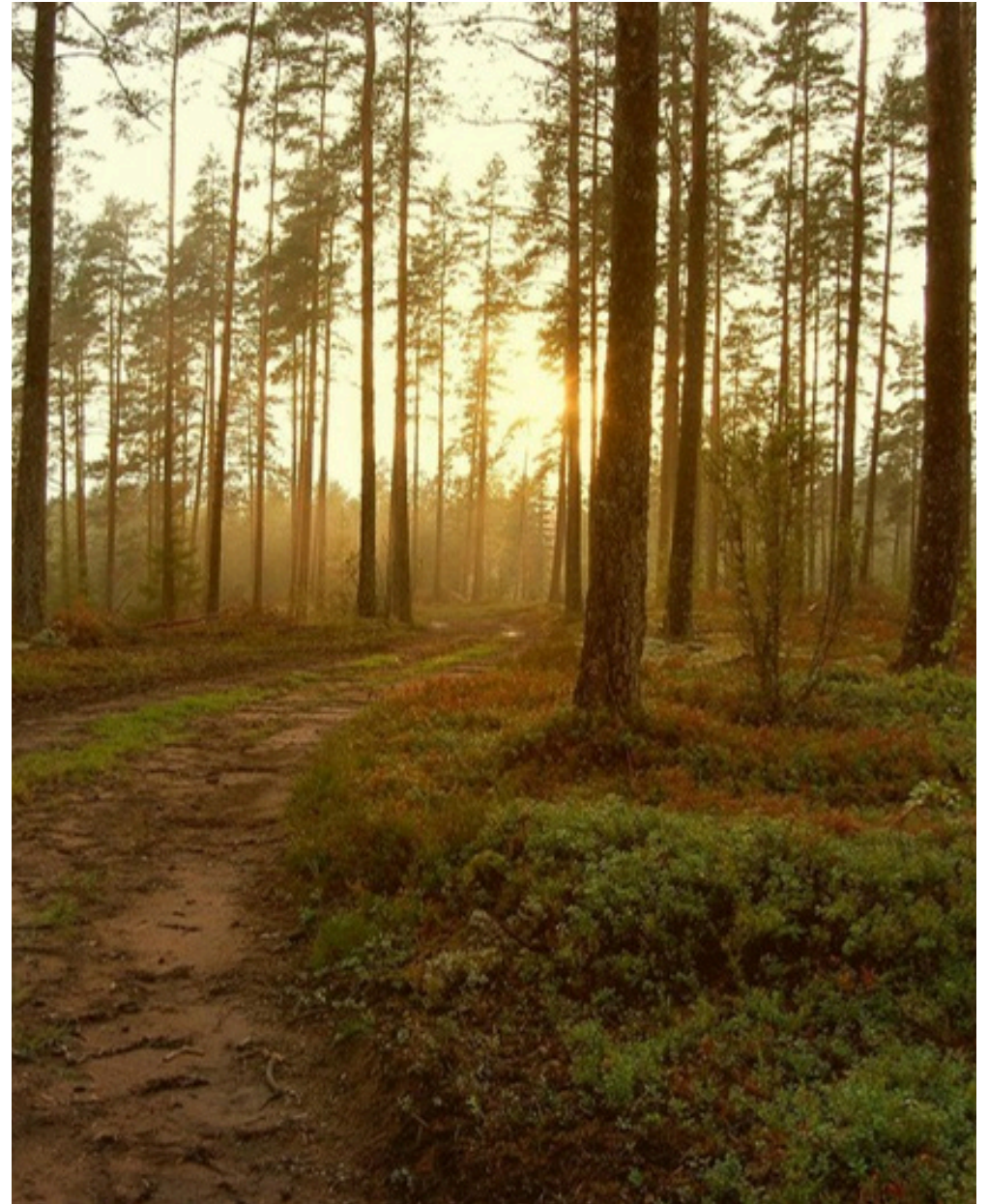
Discover Mystical Soujourn - a boutique eco-resort development nestled in the tea laced hills of Kuttikanam, Idukki . Designed with nature as muse and profit as purpose, this is where conscious luxury meets solid investment.

9

LEVELS OF
LUXURY
VILLAMENTS

1

INFINITY
POOL &
CLUBHOUSE



Why Kuttikanam ?



Cool Climate. Strategic Growth. Cinematic Beauty.

- Elevation: 3,500 ft above sea level — cool and misty all year round
- Surrounded by tea & spice plantations
- Excellent road connectivity via NH183 (soon 4-lane)
- 40 km from upcoming Sabarimala Greenfield Airport
- Close to tourist hotspots: Vagamon (25 km), Thekkady (35 km), Parunthumpara, Pine Forest

Nestled in the most cherished retreat of the British Raj and the Travancore royalty, Kuttikanam is now a favorite filming location for South Indian and Bollywood movies. Its breathtaking scenic beauty, serene atmosphere, and easy accessibility makes it a magnet for tourists who return time and again to savor its bliss.

P R O J E C T O V E R V I E W

15 Designer Villaments

- 2-Bedroom +1-Bedroom interconnected options
- Designed using terrain mirroring – blending seamlessly into natural contours
- Green roofs, native vegetation, and minimal land disruption
-

Premium Clubhouse Amenities

- Infinity pool with tea valley views
- Tea plantations view restaurant & café
- Landscaped gardens, reception lounge, activity zone.

Live better in villas
that give you more
than what you expect.

A RETREAT
FROM
BUSTLE

A REASON TO INVEST

Hospitality-Backed ROI

- Professionally managed short-term rentals
- Daily rental income with high occupancy potential
- Free lifetime stay days for investors
- Complimentary breakfast during your visits

Property Appreciation

- Rising tourist traffic + upcoming airport = strong upside
- Limited inventory = exclusivity & scarcity value

Stress-Free Ownership

- End-to-end management: housekeeping, landscaping, security
- Transparent reporting & investor dashboard

Your capital, your vacation home, your passive income stream — all in one.

The investors will benefit immense ROI from its hospitality besides its appreciating property value .

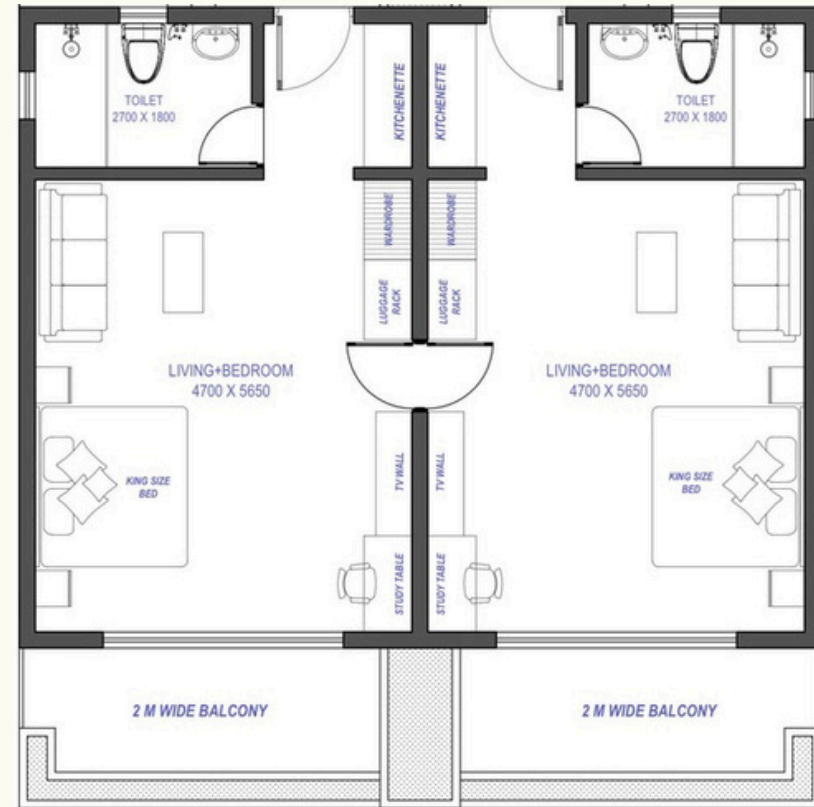


The Concept

Terrain Mirroring an architectural approach that uses the land's natural contours and strategically placing buildings to appear as an extension of the landscape. This method blurs the line between architecture and nature. The design flows — creating harmony rather than disruption.



TWO BEDROOM LAYOUT
3 UNITS



CONNECTING ONE BEDROOM LAYOUT
6 UNITS

THE SOJOURN

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Images are for illustrative purposes.



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HOLIDAY HOME

Introducing Rosa Mystic Developers' signature project, located on Parunthumpara Main Road.

Our villaments offer the perfect getaway for buyers seeking the serenity of Kuttikanam.

The villaments will be professionally managed by a property management company, ensuring:

- High ROI through daily rentals.
- Lifetime free access for a number of days for the investors at The Sojourn
- Complimentary breakfast for investors during their stays.
- Comprehensive upkeep, including landscaping, housekeeping, security, and more.



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ABOUT THE DEVELOPERS

Rosa Mystica

KOCHUTHOMMEN
ASSOCIATES

**Paraclete Builders &
Developers**

The back bone of the project “The Sojourn” is its exceptional team and more than a year of planning working with Award winning architectural firm Kochuthommen Associates, guided by concepts from Ameliore studios, and technical help from Paraclete builders who have done projects like Orange County.

With over a combined experience of 50 + years, The Sojourn is already breaking conventional narratives of how a resort should look with its unique proposition.

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