

The Harmony

Wayanad

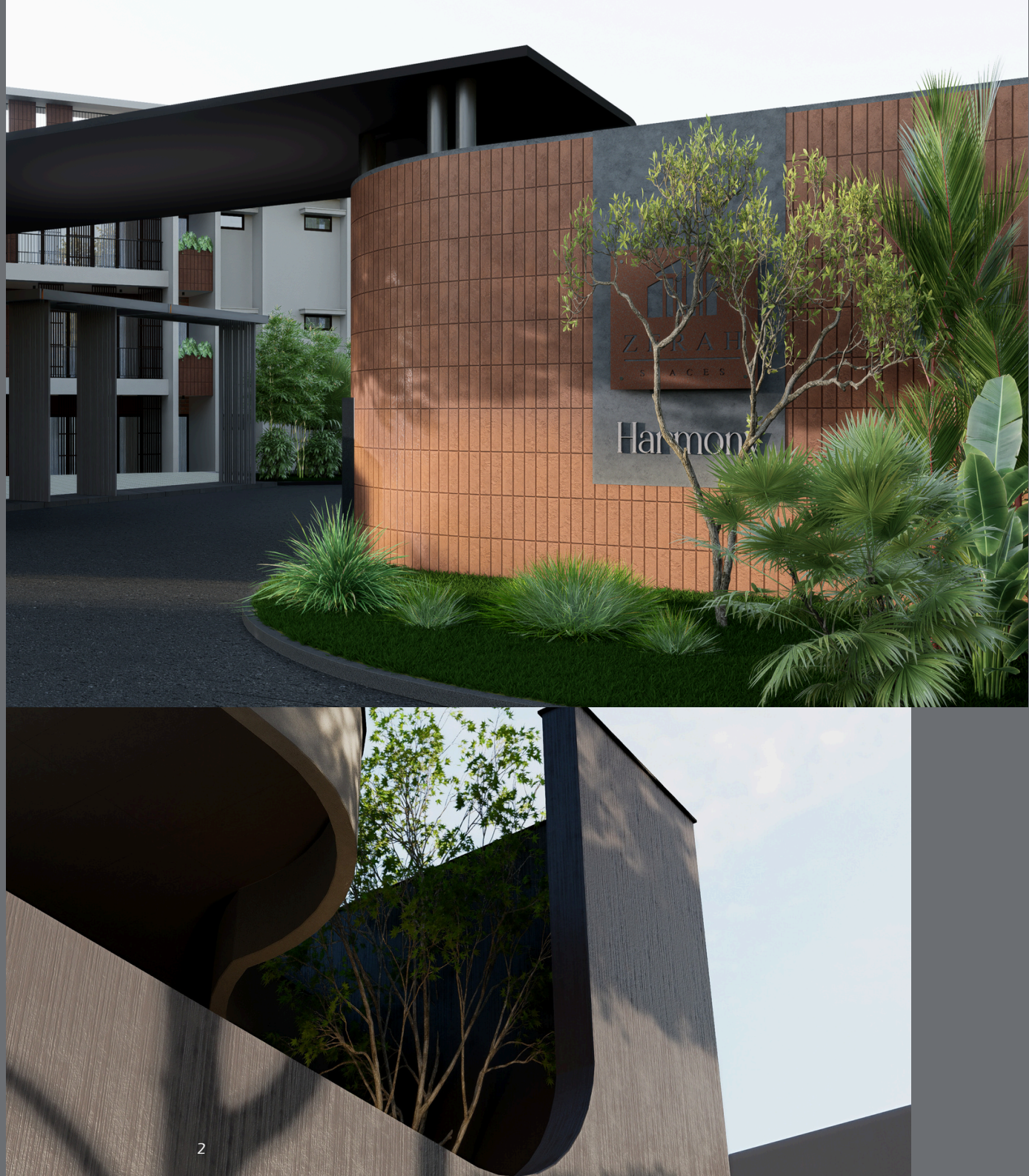


ZERAH SKYMART
DEVELOPERS



The Harmony

Imagine beginning your day in the comfort of your private villa, an architectural marvel tucked among Wayanad's misty hills. At Kolagappara, every morning greets you with peace and every evening wraps you in starlight. All this, just a scenic drive away from Bangalore, Mysore, Ooty, Calicut, Kannur and Malappuram.





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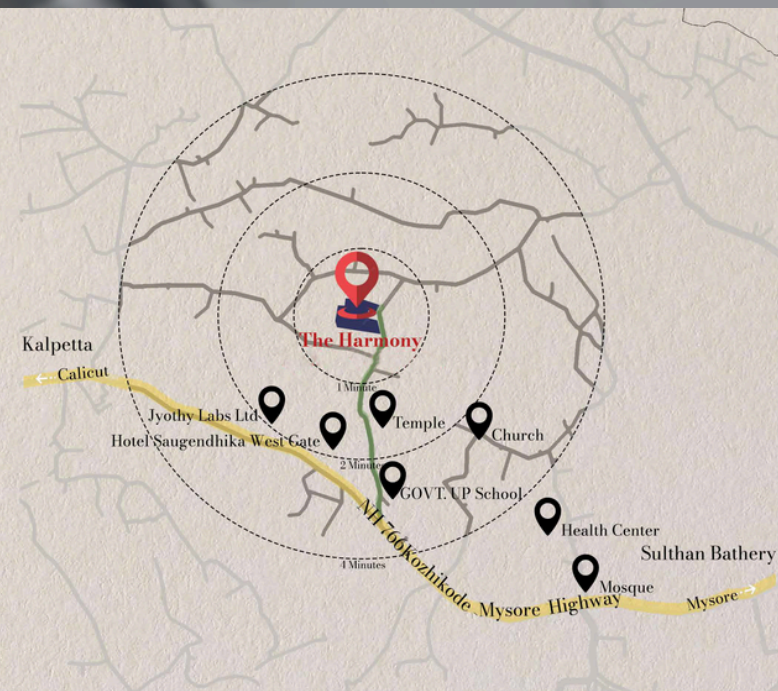
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Location

Tucked away in the lush embrace of Wayanad, The Harmony offers the rare privilege of seclusion without isolation. Perfectly positioned near the tri-junction of Kerala, Karnataka, and Tamil Nadu, it places you at the crossroads of culture, connectivity, and nature.



Getting to The Harmony is a scenic experience in itself. As you drive through Wayanad's lush hills, a gentle turn at Kolagappara UP School Road brings you just 800 meters off the main road, leading you straight to your peaceful retreat.



The Harmony's Signature Elements

01. Wayanad's First of Its Kind Gated Community

The Harmony - Wayanad's first of its kind gated enclave, where privacy, nature and refined living comes together. Thoughtfully designed spaces, top-tier amenities and a sense of security make this more than just a home—it's a lifestyle re-imagined.

02. A Destination Lifestyle Within the Community

Set in a prime tourist destination, The Harmony offers everything residents need within the community, allowing them to enjoy a resort like lifestyle without ever leaving home.

03. Lush Landscapes, World-Class Amenities & Serene Parks

The Harmony emphasizes community interaction, with beautifully landscaped parks, serene courtyards and vibrant gathering zones designed to foster joy, relaxation and social connection — all seamlessly integrated with world-class amenities.

04. Wide Circulation Roads

Every road within the community is designed with ample width to ensure smooth navigation for vehicles, prioritizing comfort and safety.

Why We Chose Wayanad for The Harmony

Wayanad is a hidden gem, a place where mist-covered mountains, cascading waterfalls and rich biodiversity come together. It's an ideal location for a vacation home or permanent residence a serene getaway with easy access to Bangalore, Ooty and Calicut. The nearby towns of Sulthan Bathery and Kalpetta ensure you're never far from everyday comforts.

Owning a villa at The Harmony is more than a lifestyle upgrade, it's a smart investment. Premium properties in Wayanad are in high demand. A sought after travel destination, Wayanad has strong potential for both rising property values and consistent income-generating opportunities. The Harmony delivers an elevated living experience, making it not just a desirable home, but also an investment with long-term vision.

Local Attractions

Krishnagiri Cricket Stadium – 3 km

Meenangadi – 6 km

Jain Temple – 6 km

Sulthan Bathery – 7 km

Phantom Rock – 8 km

Edakkal Caves – 10 km

Karapuzha Dam – 11 km

Kalpetta – 19 km

Muthanga Wildlife Sanctuary – 21 km

Meppadi – 23 km

Pookode Lake – 30 km

Kuruva Island – 31 km

Chekadi Village – 32 km

Lakkidi Viewpoint – 35 km

Banasura Dam – 36 km

Chembra Peak – 37 km

Meenmutty Waterfalls – 38 km

Soochipara Waterfalls – 38 km

Tholpetty Wildlife Sanctuary – 51 km



Amenities @ The Harmony

The Harmony Club sets a new benchmark in Wayanad, offering the most comprehensive range of amenities ever seen in a villa project in the region. Designed for both vibrant days and elegant nights, it promises residents an unmatched lifestyle in one of Kerala's most sought-after destinations.

GYMNASIUM

GAMES ROOM

BANQUET HALL

SWIMMING POOL

GUEST SERVICE LOUNGE

CAFE

LIBRARY

KIDS POOL

EVENT SPACE

BADMINTON COURT

KIDS PARK

BONFIRE SPACE

MEDITATION DECK

OPEN AIR THEATRE

REFLEXOLOGY PATHWAY

ELEVATOR

WORK SPACES

READING NOOK

STAR GAZING DECK

BASKETBALL HALF COURT

DIGITAL GUEST MANAGEMENT

24 X 7 SECURITY SERVICES

ELECTRIC VEHICLE CHARGING STATION

SUSTAINABLE WATER MANAGEMENT

LANDSCAPED BOULEVARDS

EFFICIENT WATER STORAGE FACILITY

SOLAR POWERED COMMON AREA

AMBIENT LANDSCAPE LIGHTING

PEDESTRIAN/ROAD SAFETY AID

CHAUFFEUR'S ACCOMMODATION

UNIVERSALLY ACCESSIBLE CLUB HOUSE

ON CALL DOCTOR FACILITY

SECURED GUEST PARKING

TREE HOUSE

CCTV SURVEILLANCE

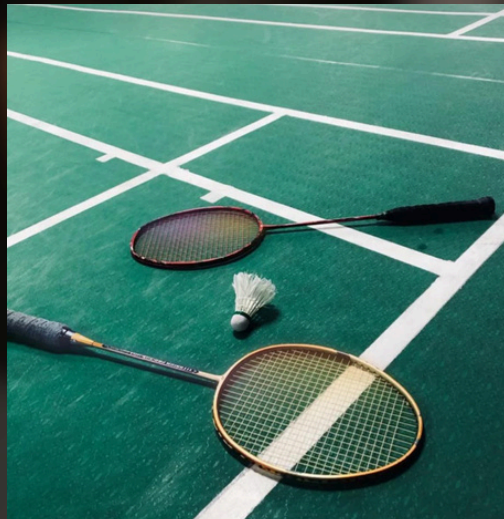
SMART HOMES



The Harmony Club

The placement of each amenity within the project was a creative journey we truly enjoyed. Every corner reflects thoughtful planning.

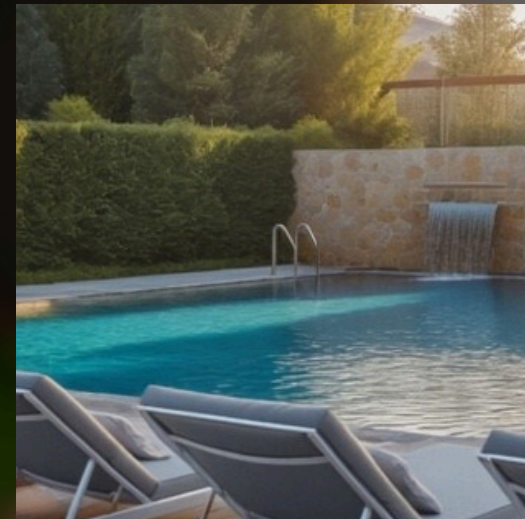
Each Amenity, Placed with Purpose and Passion



Exclusive Badminton Court



Tree House with Panoramic Views



A Celestial Swimming Pool

Amenities Curated for Wellness – Mind, Body and Community

Wide Internal Roads



Open Air Theatre



Gymnasium



Kids Park



Banquet Hall

Aerial View



Location - Kolagappara, Sulthan Bathery, Wayanad , Kerala

Development Summary

Land Extent : 4.23 acres

Total Plot Area : 9425 sqm (233 cents)

Number Of Villas : 45 Villas

Recreational Area : 1786 sqm (44.14 cents)

Internal Road Area : 4591 sqm (110 cents)

Number Of Apartments : 12 Apartments

Master Plan



Villa Collection



Mountain Vista

Mountain Vista offers contemporary villas designed to harmonize with the surrounding landscape and capture breathtaking views. Experience modern living through crafted forms and thoughtfully articulated architectural elements.

Villa A
Villa B

Villa C
Villa D

Villa E
Villa F



Villa Collection

Tropical Bliss

Tropical Bliss invites you into a world where verdant landscapes and crafted architecture merge. These villas are placed along the perfect contours to maximize the experience of tropical elements.

Villa F	Villament
Villa G	Apartment

Villa A

A sleek modern villa with minimalist elegance, featuring expansive balconies that frame panoramic mountain views blending luxury with nature



Ground Floor

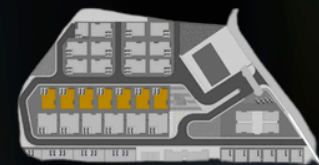


Plots (23 - 29)	-	3.5 bhk
Plot numbers 24 to 29	-	6.15 cents
Plot number 23	-	9.32 cents

First Floor



Ground Floor Area	-	1442.3 sq.ft.
First Floor Area	-	1061 sq.ft
Total Area	-	2503.6 sq.ft



Villa B

A true masterpiece of modern living, this villa combines world class architecture with luxurious design. It offers a harmonious integration of indoor and outdoor spaces, with a private courtyard and pool that elevate the experience to unmatched comfort and refinement.



Ground Floor

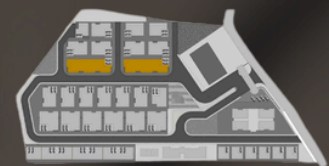


First Floor



Plots (30&31, 36&37) - 4.5 bhk
Plot Area - 10.9 cents

Ground Floor Area - 1695 sq.ft
First Floor Area - 1616 sq.ft
Total Area - 3311 sq.ft



Villa C

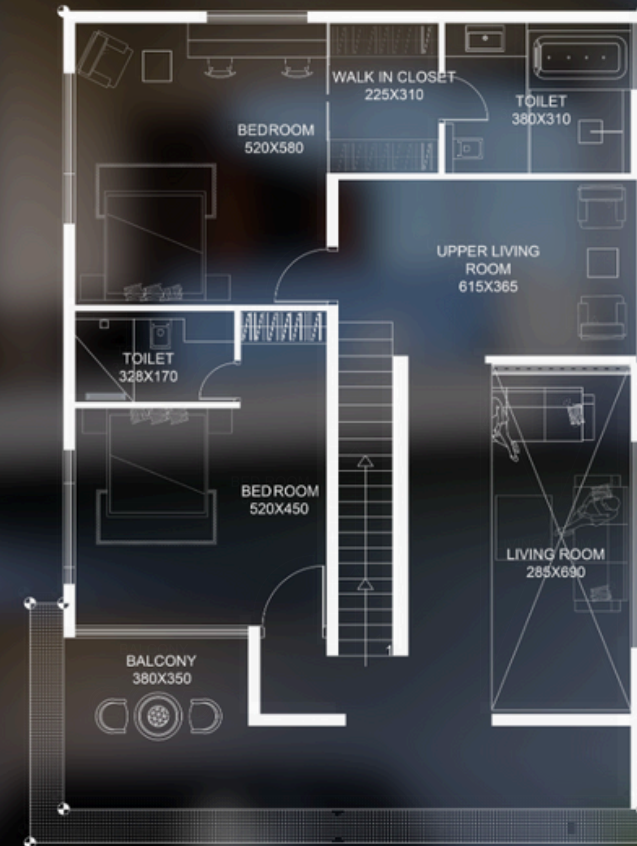
This modern 4BHK villa demands attention with its bold architectural and meticulous design, unfolding across two spacious levels that redefine luxury living. Perfect for families seeking a spacious luxury home without sacrificing function.





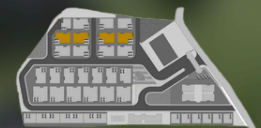
Ground Floor

Plots (32, 33, 38, 39) - 4 bhk
Plot Area - 6 cents



First Floor

Ground Floor Area - 1615.6 sq.ft
First Floor Area - 1432.6 sq.ft
Total Area - 3600 sq.ft

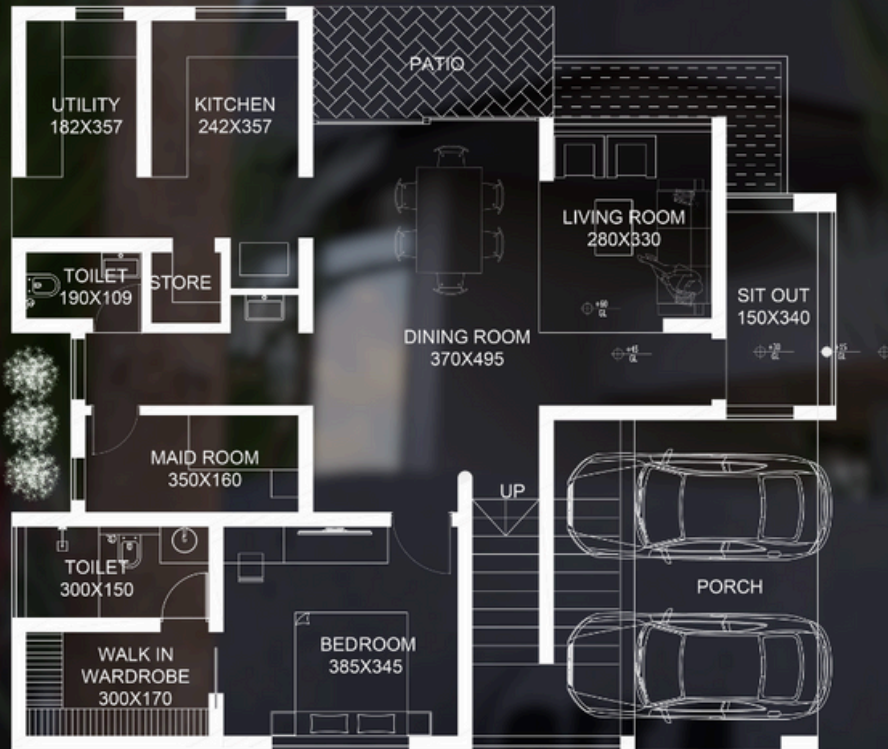


Villa D

This Signature Villa is perched at the community's peak, offering a panoramic view of lush coffee plantations and expansive parks. This second-largest villa type is designed to deliver unmatched comfort, spaciousness and a deep connection to the nature

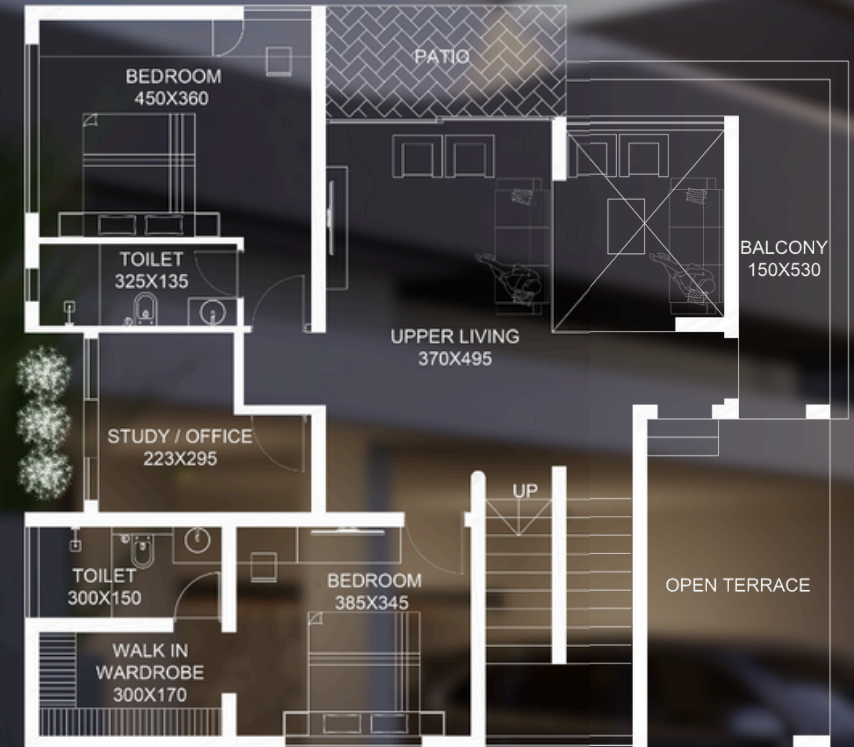


Ground Floor

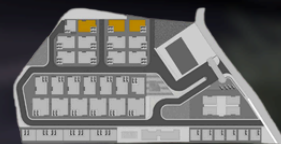


Plots (35, 40, 41) - 3.5 bhk
Plot Area - 5.55 cents

First Floor



Ground Floor Area - 1609.2 sq.ft
First Floor Area - 1209.8 sq.ft
Total Area - 2819 sq.ft



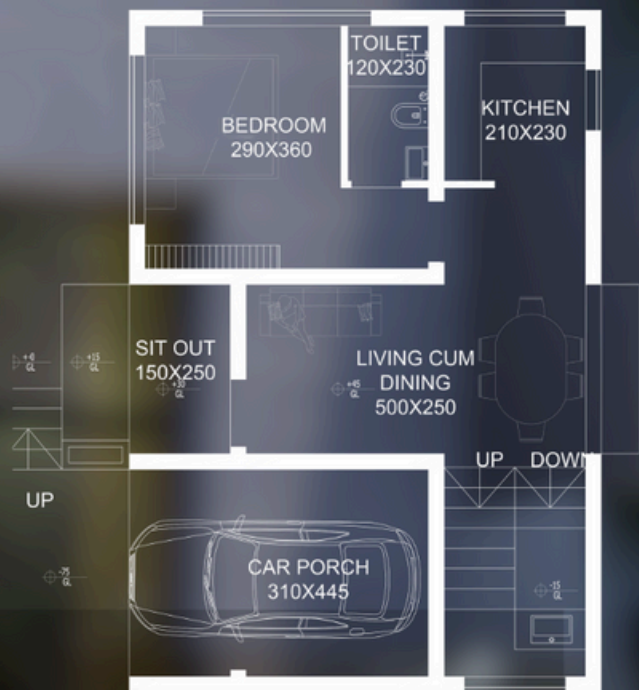
Charming and compact, this villa offers sweeping views of coffee plantations and Kolagappara vistas, bringing you closer to nature in a thoughtfully crafted home.

Villa E





Ground Floor



Mezzanine floor



First Floor

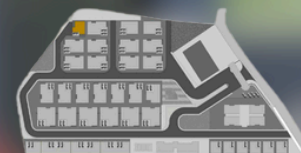


Plots (34)

Plot Area

- 2 bhk
- 3.09 cents

Ground Floor Area - 783.6 sq.ft
 First Floor Area - 485.4 sq.ft
 Total Area - 1445.5 sq.ft

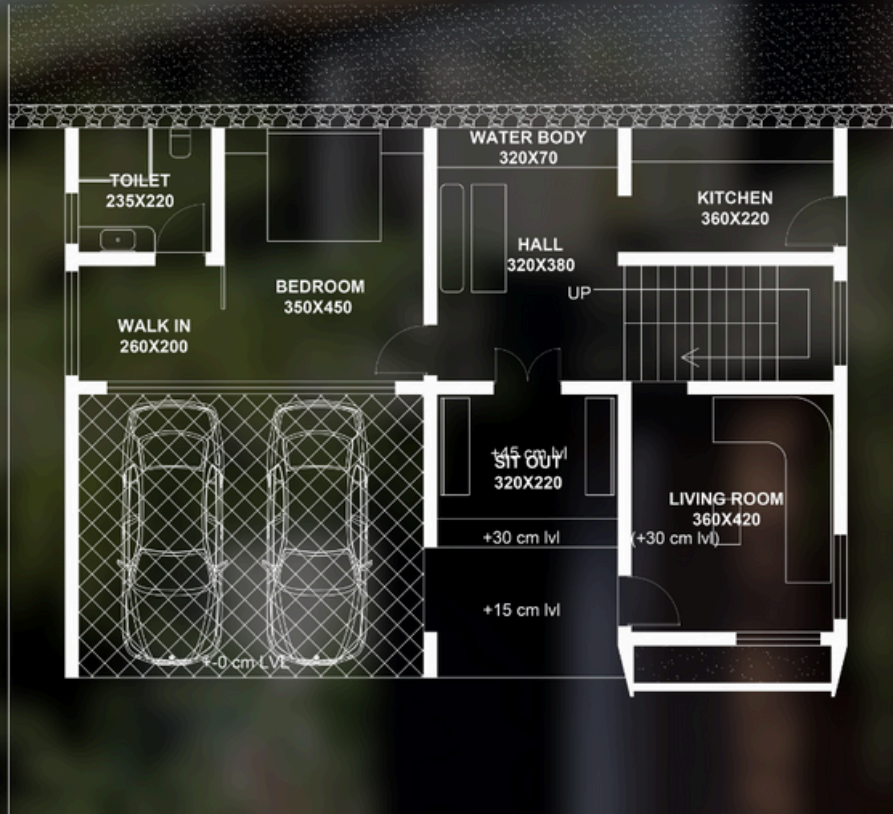


Villa F

An exceptional residence surrounded by nature, with a vast open terrace embracing the lush wilderness and a private courtyard connecting the outdoors. This home elevates the experience of ultimate comfort where luxury meets tranquility.



Ground Floor

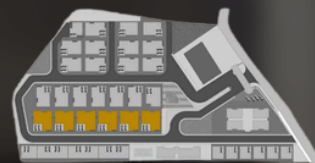


Plots (15 - 20)	- 3 bhk
Plot 15 Area	- 9.35 cents
Plots 16-19 Area	- 7.35 cents
Plot 20 Area	- 8.86 cents

First Floor



Ground Floor Area	- 1417 sq.ft
First Floor Area	- 1246 sq.ft
Total Area	- 2663 sq.ft



Villa G

Step into a lavish 3 BHK villa designed for those who seek both tranquility and connection. Ideally located close to the community clubhouse makes the Tropical Bliss special.



Ground Floor

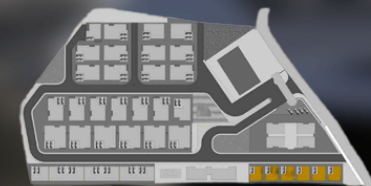


Plots (9 - 14) - 3 bhk
 Plot Area - 3.09 cents

Basement Floor



Ground Floor Area - 832 sq.ft
 First Floor Area - 673 sq.ft
 Total Area - 1505 sq.ft

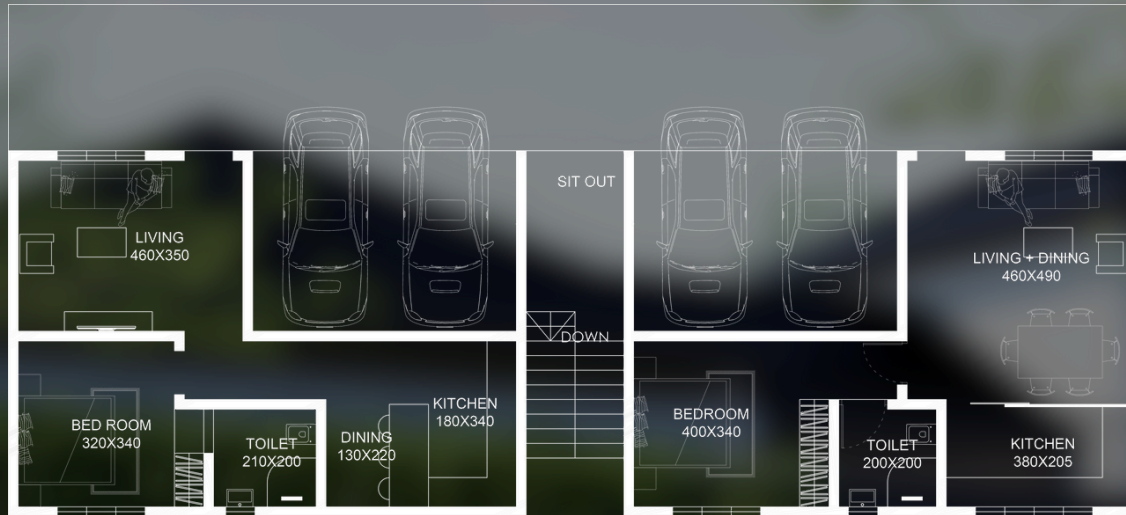


Villament

Part of the exclusive Tropical Bliss collection, this 1 BHK villament blends the warmth of community living with the charm of a private retreat. Nestled amidst plantations it offers a sense of intimacy and unique character.



Ground Floor

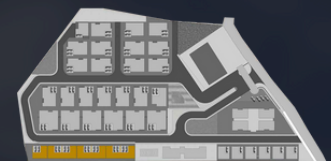


Basement Floor



Plots (1 - 8) - 1 bhk
Plot Area - 3.53 cents

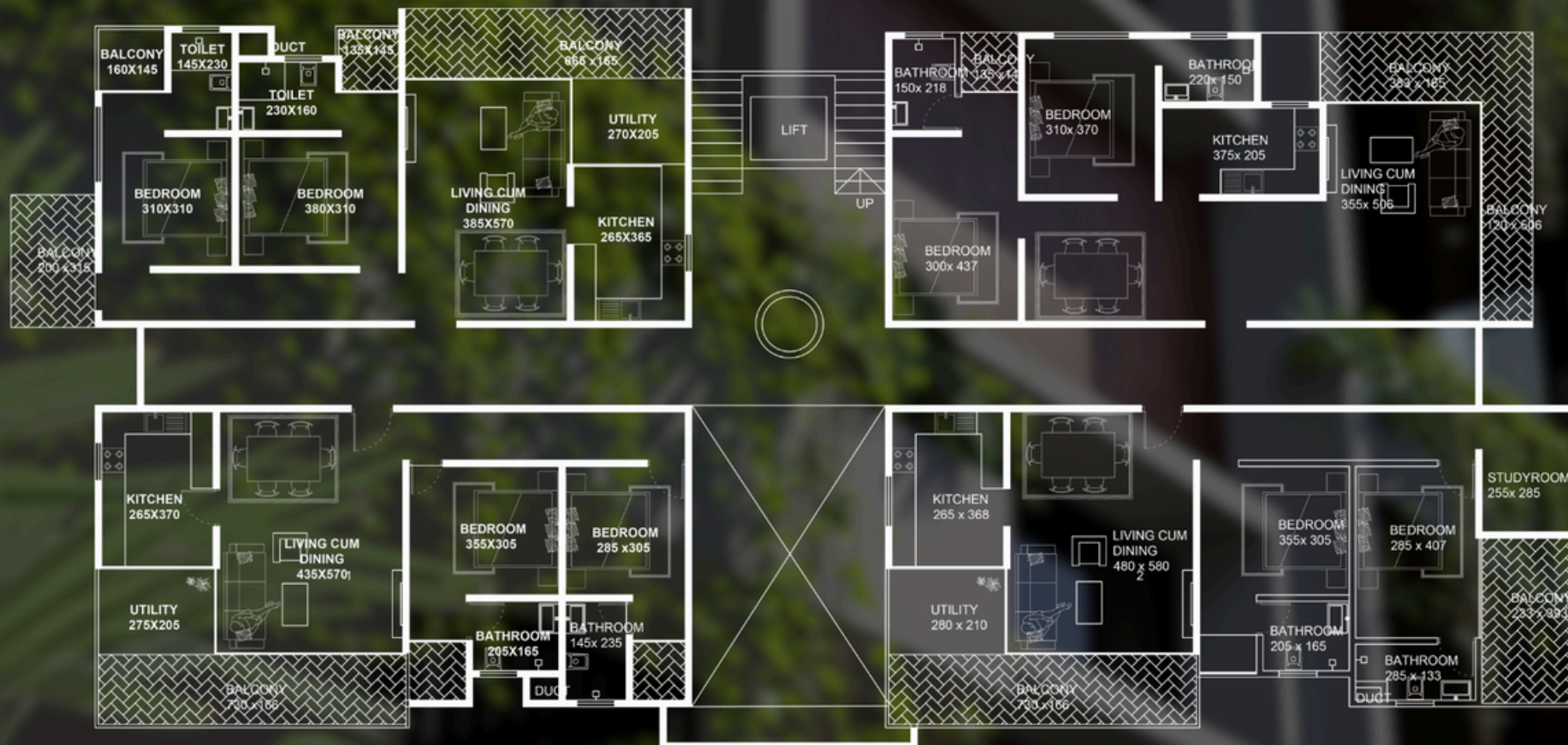
Type 1 - 929.35 sq.ft
Type 2 - 780.99 sq.ft



Apartment



Experience modern living in a beautifully crafted apartment designed for comfort and style with strong investment potential. Own a premium apartment in Harmony that blends modern living in a gated community offering all the amenities of ultra luxury villa.

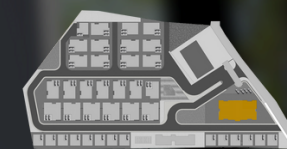


Type 1 - 1119 sq.ft

Type 2 - 1286 sq.ft

Type 3 - 1156 sq.ft

Type 4 - 1176 sq.ft



Gallery

The interiors of the villa project are designed and open for customization. Presented below are previews from our concept designs, offering a glimpse into the envisioned living experience.





Every detail tells a story





Your Space, Your Story Begins Here

Disclaimer:

This brochure is for informational purposes only and not a legal offer. Images and details are illustrative and subject to change. Actual designs, finishes, and features may vary. Furniture and decor shown are not part of the offering. Please verify all details independently before making a purchase. Amenities will be available post-completion and sufficient occupancy. The company is not liable for any loss arising from reliance on this brochure.



ZERAH SKY MART
DEVELOPERS

At The Harmony, every villa is a personal retreat with a vision for elevated living with curated interiors, where thoughtful architecture meets lifestyle and comfort.

Whether you're seeking a serene living, a smart investment, or a destination to grow memories, The Harmony is crafted to inspire living and built to last.

Get in Touch With Us

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