



SKYFALL

Kodaikanal, Tamil Nadu

4-8 GUESTS

2-3 BEDROOMS

2-3 BATHS

Stunning skylscapes meet pristine Palani Hills to bring you a cinematic experience from your edge-of-the-mountain villa.



Groups of friends, three couples or large families will love this self-contained, fully equipped, private villa far away from the crowds



Skyfall is one of the most spectacularly located homes in the Palani Hills, set on the edge of a mountain, hidden away from the bustle of downtown Kodaikanal. Enjoy wrap-around views of lush green mountains and the spellbinding Perumal Peak, with none of the speckled Kodaikanal development to hinder the picture. If you can pull yourself away from the scenery, then within, you will find a truly charming holiday villa fully-loaded with everything that makes for a perfect vacation in the hills. Make time for gazing at a star-filled sky or at the twinkling lights of the plains below.

OVERVIEW

Skyfall is one of the most spectacularly located homes in Kodaikanal, set on the edge of a mountain ridge, framing the iconic Perumal Peak from every vantage point. Stunning sky and rising clouds meet the pristine northern range of the Palani Hills to bring you a constantly changing cinematic landscape experience.

Set within a secure, private hillside estate and located just 20 minutes north-east of the Kodaikanal Lake, Skyfall literally feels like "the last house standing". Your drive through a warren of homes, takes you along a seemingly precipitous road, with beautiful terraced farms and deep valleys on either side. The end of the road leads you into a gated estate with just 3 homes set well apart from each other. Skyfall is at the end of the estate, and you can be guaranteed that there is nothing but sky & mountain before you.

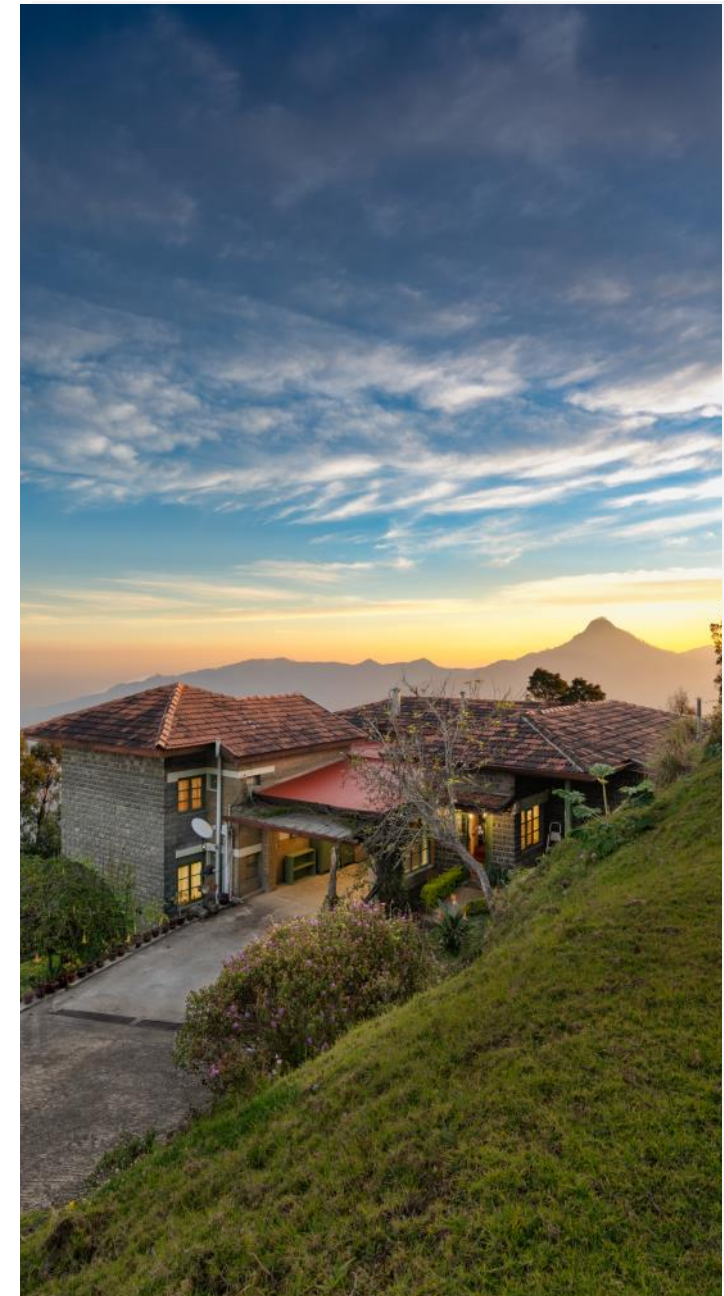
Built about 10 years ago by a family who moved to Kodaikanal, Skyfall was designed by Bangalore-based Biome Environmental Solutions, known for their focus on the convergence of ecology, architecture and water. The house merges with the steep gradient of the land and has been positioned in such a way that all the spaces take advantage of the jaw-dropping views. By using mud-blocks made with soil that was excavated on-site, Skyfall stays warm in the winter and cool in the summer sun. Sloping roofs and comprehensive rainwater harvesting ensures that the villa has never had to buy or exploit water.

Designed on three levels, Skyfall's upper level has the approach driveway leading to a covered garage and entrance to the house. A mud room and foyer leads

east to an open-plan space comprising a modern island kitchen, a dining area and a bar area - the perfect way to bond and relax over cooking, drinking and dining. French doors open-up to the house's most popular gathering area — the expansive covered balcony. Drink in the ever-changing panoramic views of Perumal Peak and the farm-filled plains of Palani and its hill-temple, with nothing to hinder the view. A passage way leads off from the foyer past a small study nook to the upper bedroom and ensuite bathroom. The bedroom has a loft which can sleep two young children.

Off the foyer, a wooden staircase leads down to the lower level comprising the lower bedroom with its ensuite bathroom and large windows that frame the same beautiful views. On your right is a comfortable living room that is kept warm with a roaring Franklin woodstove. Behind the living room is a media room perfect for movie nights. The living room leads to its own covered sit-out and to a two level lawn - the lower lawn with the villa's 3rd bedroom accessed from the garden and an upper large terraced lawn that is ideal for picnic lunches or bonfire dinners.

Skyfall is meant for family bonding or for close friends. The open-plan kitchen & dining encourages you to cook and dine together. The house does come with a daily housekeeper cum cook. Kodaikanal can be a challenge to get around during the busy season with tourists, traffic and noise. But Skyfall can be the perfect antidote to it. A beautiful vacation home in the mountain wilderness far from the madding crowds but just 15-20 minutes from the lake makes for the best of both worlds.



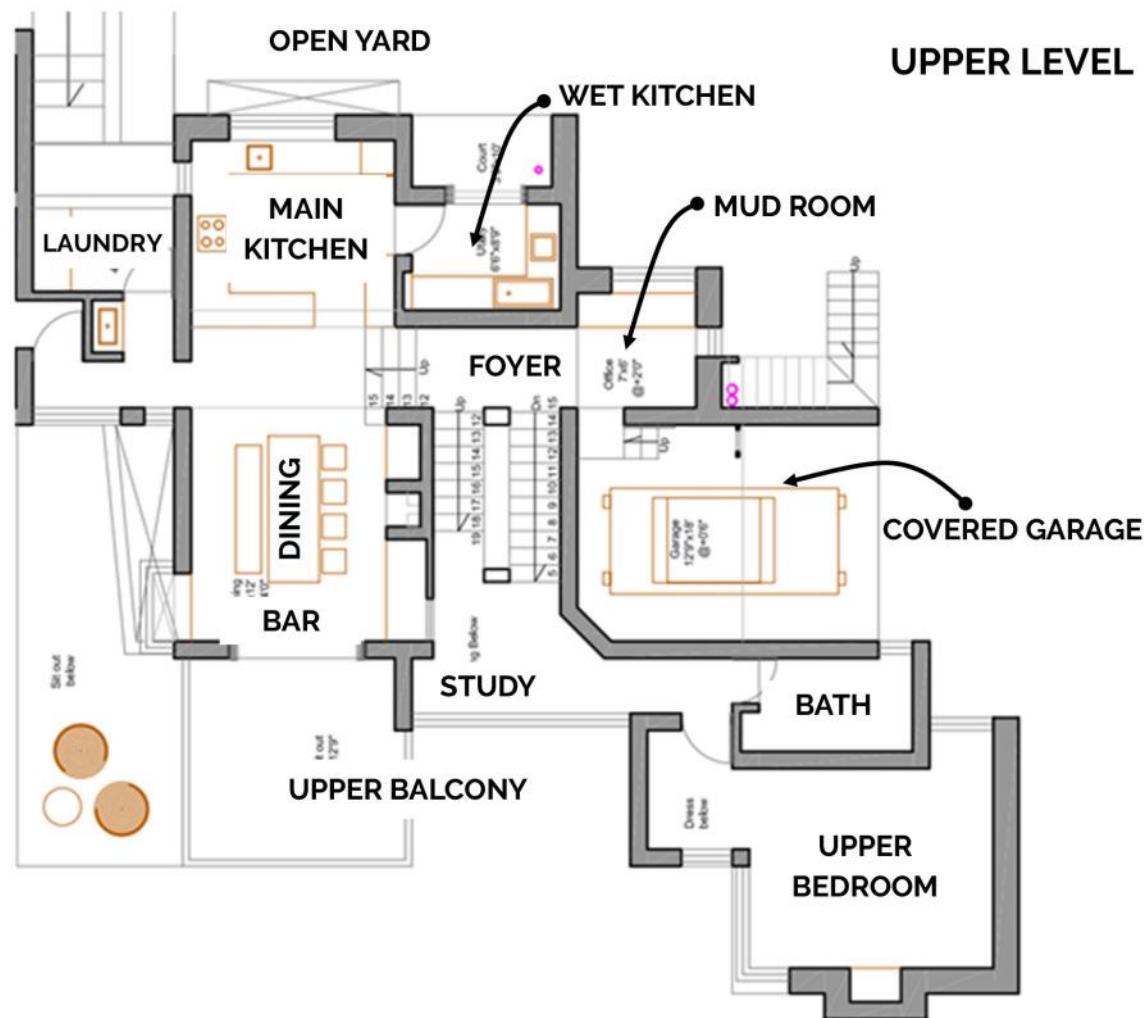
GROUNDS

- Skyfall is located within a private gated mountain-side estate, about 20 minutes from the Kodaikanal lake. A common use road leads past two other houses, set well-apart, to Skyfall which is at the end. A concrete sloped driveway leads you to the single-car covered garage and front of the house with open parking for 1 more car, and clear parking for 2-3 cars on the common-use road above.
- There is a **two level lawn** for gatherings. One is on the lowest level of the building and is accessible from the driveway via steps or through the lower level sit-out. A larger upper lawn area is adjacent to the lower sit-out for larger groups. Outdoor furniture, a large garden umbrella, and external outdoor speakers are available. The lawn is perfect for **bonfires** (a bonfire pit is in place) available. A Weber BBQ grill is available in the Storage Room. Firewood and charcoal available at an extra charge.
- Behind the kitchen is an **open backyard** with a long granite-topped table. This is suitable for sun-drying linen, clothes or kitchen utensils.
- The villa's **3rd bedroom with ensuite bathroom** is adjacent to the lower lawn and accessed from the garden.
- A **common use toilet** is accessible at the top of the driveway for visiting staff.



UPPER LEVEL

- **Two entrances to the mud room** at the upper level—one conveniently via the garage (for those rainy days) and one regular externally. The **mud room** has hooks for umbrellas, coats and keys, a shoe cupboard and a little bench to take off and put on your footwear. The **foyer** leads off to the open plan kitchen and dining area, a staircase leading down to the lower level, and a passageway to the upper bedroom.
- The **upper bedroom** with ensuite bathroom comprises a Queen Bed, plenty of wardrobe space (so unpack), portable room heater, and a loft that sleeps an additional two young children or one adult. Beautiful views of Perumal Peak are framed by the large vertical windows that face the bed. What better way to wake up than to a wow view!
- Leading from the foyer, are a large open plan kitchen, dining area and a bar which leads to the upper balcony. The **main kitchen** is a home cook's dream - large with wraparound counters, a high counter, and an island in the centre. Its fully equipped with a coffee machine, microwave, three-gas burner, hob, toaster, oven-grill, UV water purifier, two-bowl washbasin, piped hot water and large refrigerator. There are oodles of storage and cookware, glassware and flatware to cook up almost any meal. A **smaller wet kitchen** with its own counters, wash basin, 4-burner gas stove and storage racks is designed for the heavier Indian cooking. The villa cook





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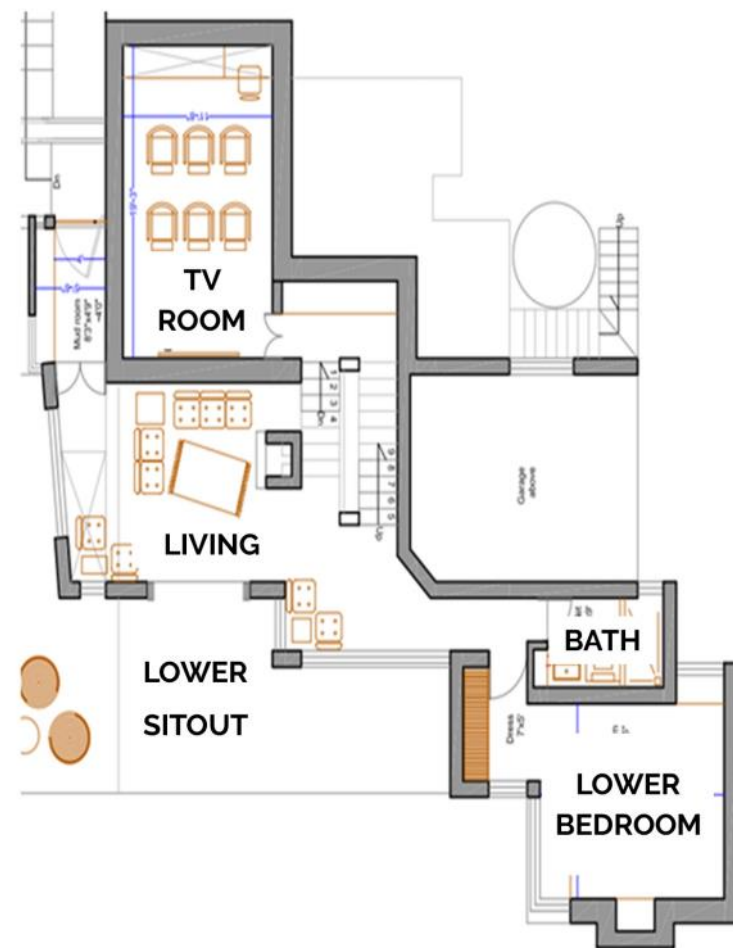


UPPER LEVEL

- The **dining area and bar** separate the main kitchen from the covered balcony. A rectangular dining table with bench-style seating for six makes for casual, communal dining. Behind the dining table, the flue pipe of the living room Franklin woodstove brings radiating warmth to the dining room when its lit-up. Next to it is a cosy bar cabinet set up to welcome your BYOB and two single seaters that invite you to an intimate drink.
- Large foldable French doors open to the **upper balcony and the skylscapes outside**. The covered balcony has a 4-seater round table with extra chairs for larger groups. On the open-air extension, there are two low-slung cane chairs for that cup of coffee & book to take in some warm sunshine.
- The **study nook** leading to the upper bedroom has art collected from the homeowner's travel and life in the Orient. An antique wooden bookcase is filled with books on a variety of subjects. In the corner by a large set of glass-paned windows is a flat-topped writing desk and chair, for you to catch up on work.
- Next to the dining area is the **powder washbasin and laundry room**. The laundry room has a front loading washing machine and dryer. An ironing station and steam iron are provided.

LOWER LEVEL

- Stairs lead from the foyer lead down to the lower level which contains one bedroom, the living room and sit-out, and the media room. **The lower bedroom** to the left of the staircase has a Queen Bed, floor-to-ceiling windows with views of the lawn, trees, and Perumal Peak. Bedside tables and heating included. There is a plenty of wardrobe storage, and an ensuite bathroom.
- **The Media Room** has comfortable seating with Wi-Fi, flatscreen 4K Android TV with Netflix and other OTT channels built in. All you have to do is login and catch up on your favourite shows. There is Tata Sky too. For music, there is an audio system with external Bluetooth, and an acoustic guitar for bonfire nights. A Franklin woodstove in the corner will warm up the room instantly, when lit up.
- **The Living Room** has a comfortable 3-seater sofa, two single-seaters, and a rocking chair. Coffee table books on Kodaikanal, antique chests and soft lamps make this a lovely space. There is a nook with a cabinet full of rare old books. A Franklin woodstove really makes the room toasty!
- French doors lead to a **lower sit-out** with a picnic table and two benches. Superb views!



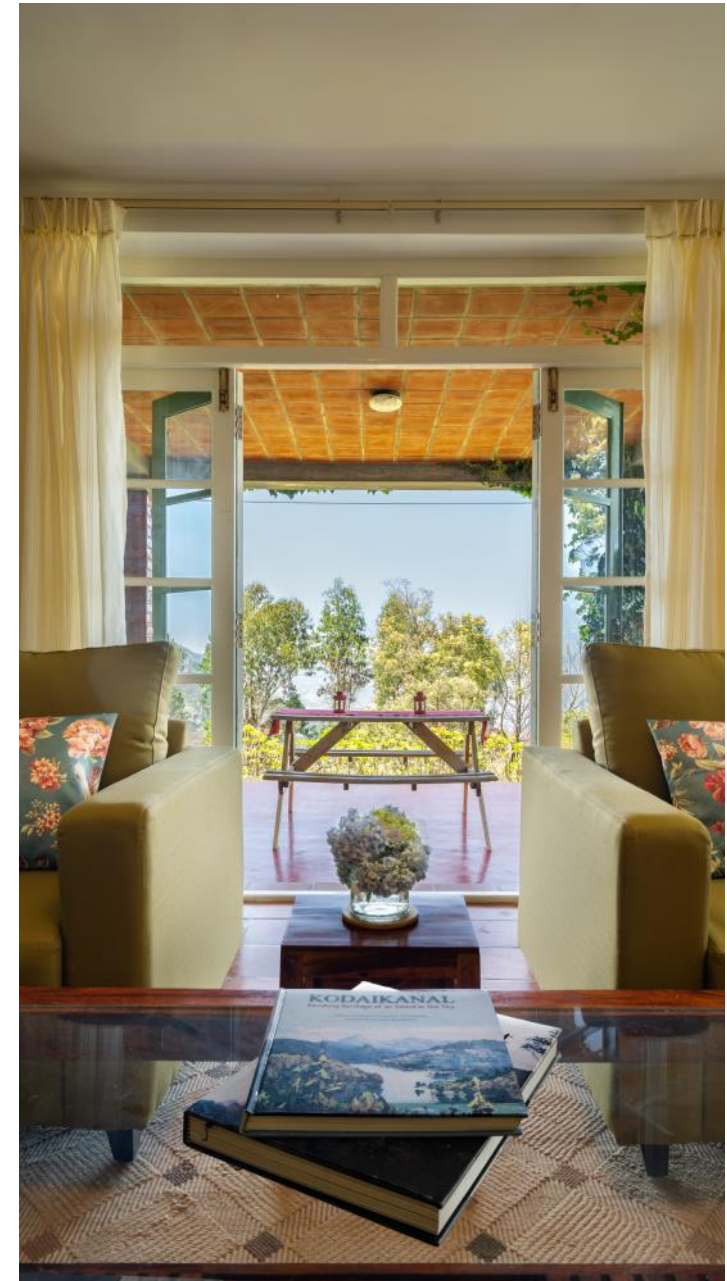


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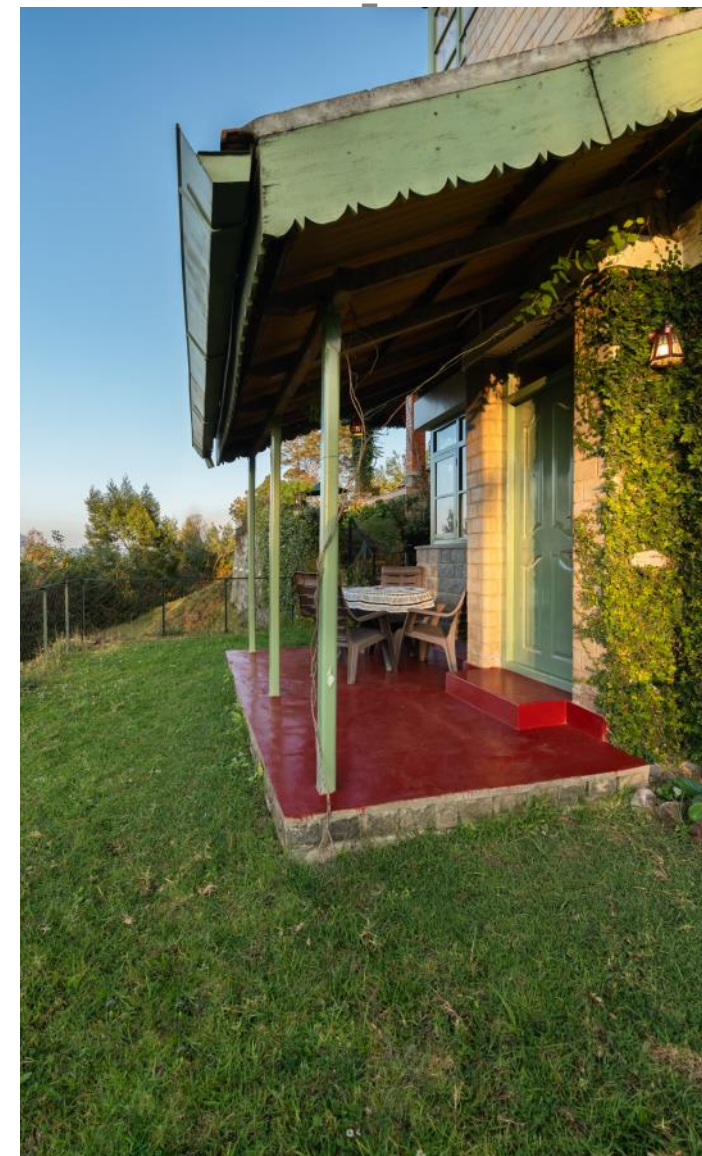
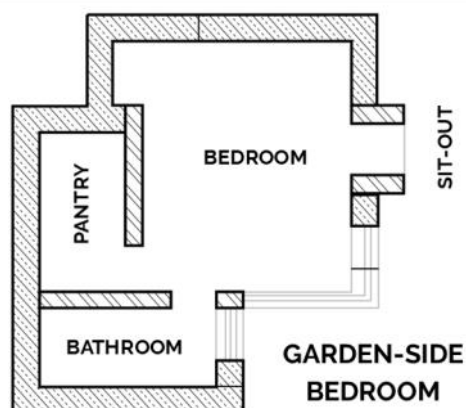
LUXUNLOCK 
private villa experiences



3000 SQ FEET INDOORS 0.75 ACRE OUTDOORS

LOWER GARDEN

- The **lower garden** leads to the **Third Bedroom or the Gardenside Bedroom**. This bedroom is part of the villa and located below the upper two bedrooms, except that it is accessed from the garden. The room has beautiful **twin antique beds** joined together to form a double. A large thick carpet warms up the room, in addition to the portable room heater.
- There is a **small pantry** with a tea/coffee station, and its own small **LED TV with Tata Sky**. A wireless router gives you **internet access**. The ensuite **contemporary-styled bathroom** has its own hot water supply. There is a little **private sit-out** with chairs and a table - your own exclusive space for a morning coffee while you bring in the day.



NEARBY ATTRACTIONS

- Poombarai (scenic drive, terraced villages, temple) 40-50 minutes
- Mannavanur (scenic drive, sheep & rabbit farms, picnics) 60-70 minutes
- Palani (temple on the rock) 2 hours
- Dindigul (fort, cigars, and flower market) 2.5 hours
- Madurai (temples, street food, architecture) 3 hours
- Closest Railhead: Kodai Road Station 2 hours
- Closest Airport: Madurai 3 hours

TRAVELLING WITH LUXUNLOCK

Each LuxUnlock Villa Experience includes the professional Travel Planning of our 25-year luxury parent company, Milesworth Journeys, and supported by our LUX Concierge. We work closely with you to develop a Trip Itinerary that reflects your personal interests. From the moment you book a LUX Villa until you return home, you have continuous access to our curated circle of tour guides and domain experts and a host of wonderful, authentic, and unique experiences.

HOW TO SPEND YOUR TIME

- Experiment with time lapse photography from the comfort of the upper balcony. With the moving sky and clouds and beautiful sunrises and sunsets, you will want to capture the moments, so you can impress your friends.
- The in-house telescope brings the Palani temple, and even the twinkling lights of Salem closer to you on clear days and nights. With no light pollution, the sky is lit-up for star gazing.
- Early morning walks around the Kodaikanal Lake and meet local residents and city-slickers. A cup of masala chai at one of the lakeside shops is the perfect midway stop.
- Take a wooden row boat and explore all five "fingers" of the Kodai Lake. Hire a boatman and learn how to row.
- Go on nature walks and learn about Kodai's unique flora and fauna. There are several half and full-day guided hikes ranging from easy to challenging.
- Visit artisanal food producers - from organic coffee estate tours, cheese factory visits, vegetable farms, permaculture, and learning to bake bread.
- Play badminton, billiards or a round of golf at one of the local Clubs.
- Explore the bazaar & the Sunday Farmers Market
- Go on scenic self-drives with a picnic hamper or just light a bonfire at home or enjoy a good BBQ.



VILLA INSIGHTS

- Skyfall is largely a self-catering luxury villa, but there is a full-time housekeeper cum cook available from 0900-1600 hrs, except on holidays and Sundays. Should you need extra hours, laundry assistance, or cooking services, charges will apply, subject to availability of the housekeeper. In addition, your dedicated LuxUnlock Location Manager is available on-call or WA for any assistance.
- Electricity supply by the government is both erratic and of poor quality throughout the year in Kodaikanal. Do not expect frequent power cuts throughout the day. The house comes with an automatic partial-back up inverter and batteries that runs most lights and electrical points throughout the house, except for the heavy loads. Wi-Fi is uninterrupted.
- Water is highly scarce in Kodaikanal and the house does not have a municipal water connection. It depends upon rainwater storage and a rarely used borewell. Water is pumped to the overhead tanks automatically and nothing needs to be done. Please use water prudently.
- Heating is available in all rooms with portable heaters in all three rooms. There are two Franklin woodstoves - in the Living Room and Media Room. Please ask your LUX Concierge to show you how to light them or refer to the Villa App. Both bedrooms share a hot water geyser. There is a hot water geyser for the powder wash basin and main kitchen and one for the wet kitchen.
- Access to the washing machine & dryer is restricted to the housekeeper. Please handover your laundry and she will have it done. Charges for washing and folding only. Ironing facility is for self-use. Clothes are sun-dried in the back yard.
- There are two kitchens - a main western-style kitchen for light cooking and western food, and one adjacent wet kitchen for heavy Indian cooking. Please do comply with this to avoid Indian cooking vapours from spreading through the house.
- Staff accommodation is not available on the premises unless staff are part of the guest list and staying in one of the three rooms. In addition, there is a common use toilet at the top of the driveway for external staff. Should your staff need own accommodation, it is available close-by.
- Kodaikanal has a major human animal conflict problem with Indian bison. Due to habitat destruction and lack of predators, bison numbers have increased and they often are found in residential and public areas, and occasionally in our estate. Please be careful when walking. Increasingly, monkeys have also become a menace and be careful as they do raid indoor spaces looking for food.
- The location of the house makes it feel like it's hours away from civilization during your first few trips in and out of town. Once you are familiar with the route, you will realise you are only 20 minutes from the Lake!



INCLUDED IN THE VILLA

HEAT 03 room heaters, 02 Franklin woodstoves

ELECTRICITY and automatic but partial UPS / Inverter back-up for Wi-Fi, most lights and 5A electrical points

FIREWOOD starter firewood supply for all Franklin woodstoves inside the house;

COOKING GAS;

WATER main water supply and UV drinking water

INTERNET complimentary Wi-Fi broadband access

SATELLITE TV Tata Sky

DAILY CLEANING daily room cleaning, bathroom cleaning, bed making; light house cleaning; 0900-1600

FINAL CLEANING; LINEN CHANGE weekly bed & bath linen changing;

WELCOME DINNER courtesy of LUX, Indian meal, excluding beverages; for minimum 5-night stays only.

BASIC SUPPLIES basic supplies are available free such as detergent, shower gel, shampoo, liquid soap, toilet paper;

STARTER FOOD SUPPLIES such as sugar, salt, tea, coffee, milk, basic spices & cooking oil

PARKING for up to 3 cars.

AVAILABLE AT THE VILLA

LUXUNLOCK CONCIERGE SERVICE for welcome and farewell, villa orientation and 24x7 phone assistance.

STAFF ACCOMMODATION available only as part of the regular guest list and using one of three bedrooms; external staff accommodation available near property at your own cost

ADDITIONAL SERVICES assisted laundry service at Rs 500 per wash-load

BREAKFAST; LUNCH; DINNER; MEALS Cook is available for wholesome South Indian Tamil cooking at Rs 500-900 service fees per meal; cost of food extra; 24 hours notice needed

FIREWOOD & BONFIRES Extra firewood for Franklin Stoves available at Rs 600 per refill for all stoves together; firewood for bonfires available at Rs 1250 per session; Charcoal for Weber BBQ available at Rs 300 per session

GRATUITIES (TIPS) housekeeper to be paid at Rs 500-1200 per day of stay.

LUXUNLOCK CONCIERGE SERVICE such as Advance Provisioning of the kitchen at Rs 600; shopping for basic provisions during your stay at Rs 600; arranging trips and experiences available at an extra charge

EV CHARGER now available at the villa.

