



ZERAH SKYMART
DEVELOPERS

The
Harmony

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Seek Serenity
Find Luxury

01

YOUR PLACE IN PARADISE: THE HARMONY BY ZERAH SKYMART

Imagine waking up in your own private villa, embraced by the lush, misty mountains of Wayanad. Every morning, the beauty of Kolagappara greets you— with the gentle glow of the misty mountains, and every evening that fades into a starlit night over the rolling hills, a space that feels worlds away yet is just a short drive from Calicut and Bangalore. At The Harmony, you'll find a rare blend of luxury and tranquility, where each villa is designed as a haven.

Here, life moves at nature's pace, offering the perfect escape from city life and a lasting investment in your future.

With 31 exclusive villas and 26 villaments The Harmony provides a sanctuary that's both peaceful and vibrant. Imagine days spent unwinding in a luxurious clubhouse, taking refreshing dips in the pool, soaking up the warm sun, and enjoying quality time with loved ones at the kids' play area. Every element is crafted to make each day a memorable experience—an invitation to truly unwind.

Why Choose Wayanad?

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 and Calicut. If you're looking for a lifestyle that combines nature with luxury, The Harmony is where you belong.

Welcome home. Welcome to The Harmony by Zerah Skymart.

02

WHERE WE ARE!

05



● NH 766	800M
● Krishnagiri Cricket Stadium	3 KM
● Meenangadi	6 KM
● Sulthan Bathery	7 KM
● Edakkal Caves	10 KM
● Karapuzha Dam	11 KM
● Kalpetta	19 KM
● Muthanga Wildlife Sanctuary	21 KM
● Meppadi	23 KM
● Banasura Dam	36 KM
● Soochipara waterfalls	38 KM
● Lakkidi Viewpoint	35 KM
● Kuruva Island	34 KM
● Chembra Peak	37 KM
● Chekadi Village	32 KM
● Pookode Lake	32 KM
● Meenmutty Waterfalls	38 KM
● Tholpetty Wildlife Sanctuary	51KM
● Kabini	103 KM
● Phantom Rock	8 KM
● Jain Temple	6 KM

06



KANNUR



KANNUR AIRPORT



MYSORE

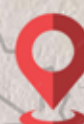
MYSORE AIRPORT



BANGALORE



BANGALORE AIRPORT



The Harmony
by Zerah Skymart



OOTY



CALICUT



CALICUT AIRPORT



COIMBATORE



COIMBATORE AIRPORT

03

LOCATION

**: KOLAGAPPARA, SULTHAN BATHERY,
WAYANAD, KERALA, INDIA
PIN CODE : 673519**

TOTAL LAND AREA

: 4.23 acres

TOTAL PLOT AREA

: 9425 SQM (233 CENTS)

TOTAL RECREATIONAL AREA

: 1786 SQM (44.14 CENTS)

TOTAL DRIVE-WAY AREA

: 4591 SQM (110 CENTS)

NO. OF VILLAS

: 31 VILLAS

NO. OF VILLAMENTS

: 26 VILLAMENTS



AERIAL VIEW

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MASTER PLAN

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AMENITIES

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ENTRANCE PLAZA

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WIDE ROADS

CLUBHOUSE

At The Harmony's clubhouse, luxury and community come together in perfect harmony. Whether you're sipping coffee in the cozy café, getting lost in a book in the quiet library, or staying active in the fully-equipped gym, every space is designed to refresh your mind and body. For work or play, you'll find everything you need—be it productive workstations, versatile event halls, or indoor games. Here, every mood has a space to match, making it more than just a clubhouse—it's a lifestyle



CAFETERIA



BANQUET HALL



CLUBHOUSE

Ground floor Area 236.2 Sq. M (2542.4 Sq.Ft.)
First floor Area 170.9 Sq. M (1839.5 Sq.Ft.)
Total Area 407.1 Sq. M (4381.9 Sq.Ft.)
Plot Area 626.5 Sq. M (15.48 Cents)



GROUND FLOOR



FIRST FLOOR

KIDS PARK- Where play knows no limits

Discover the wonder of the kids' park at The Harmony by Zerah Spaces, where every corner sparks joy and adventure. Surrounded by lush greenery, the park features a range of safe, exciting play equipment designed to encourage physical activity and imaginative play. It's not just a park—it's a place where childhood dreams soar, and memories are made. Here, your children can explore, grow, and create endless moments of joy in a magical, secure environment

RECREATION SPACE

Imagine a space where both relaxation and activity come together seamlessly. At The Harmony, the recreation(al) area is designed to rejuvenate your body and spirit. Whether you're enjoying a stroll through the lush gardens, indulging in outdoor sports, or engaging in a fitness routine, this vibrant space fosters well-being and a sense of community. It's where joy meets wellness—creating the perfect atmosphere for you to unwind, recharge, and connect with those around you.



SWIMMING POOL

Picture yourself stepping into your own serene retreat, where the world fades away as you dip into a pristine pool surrounded by lush, vibrant greenery. This isn't just a pool—it's your personal haven for peace, sun-soaked afternoons or intimate gatherings. Whether you're looking to socialize with friends or enjoy a quiet moment of solitude, this tranquil aquatic haven brings luxury and comfort together, creating the ideal setting for both relaxation and rejuvenation. Discover the true meaning of serenity right at your doorstep.



COMMODIOUS PARKING SPACE

At The Harmony, parking is made effortless with generous, dedicated spaces designed to keep your vehicles secure and easily accessible. Whether you're coming home after a long day or hosting friends, you'll always have a spot that offers convenience and peace of mind. It's the little things that make life simpler, and with our spacious parking, you can focus on what truly matters.





VIEWING DECK

CLUB HOUSE AMENITIES

Lounge	Banquet hall	Cafe
Library	Work spaces	Gymnasium
Indoor games	Culture Clubs	Lift

LANDSCAPE AMENITIES

Swimming Pool	Kids Pool	Park
Reflexology Pathway	Meditation Deck	Viewing Deck
Badminton court	Kids Park	Barbecue
Basketball Half court	Open Air Theatre	Bonfire

GENERAL AMENITIES

Gated Community	24 X 7 Security Services	CCTV Surveillance
Grand Entrance With Security Cabin	Electric Vehicle Charging Stations	Visitor Management System
Parking Area For Visitors	Universally Accessible Amenities	Waste Management
Well Lit Streets With Ambient Landscape Lighting	Smart Homes	Fully Equipped Club House
On-call Doctors Facility	Help Desk	Solar Energy
Underground Water Sump For Individual Units	Wide Roads	Road Safety Aid
Chauffeur's Accommodation		



MOUNTAIN VISTA

TROPICAL BLISS

Discover Your
Harmony
With Nature

VILLA TYPES

MOUNTAIN
VISTA

Villa Type A

Villa Type B

Villa Type C

Villa Type D

Villa Type E

TROPICAL
BLISS

Villa Type F

Villa Type G

Villament 1

Villament 2

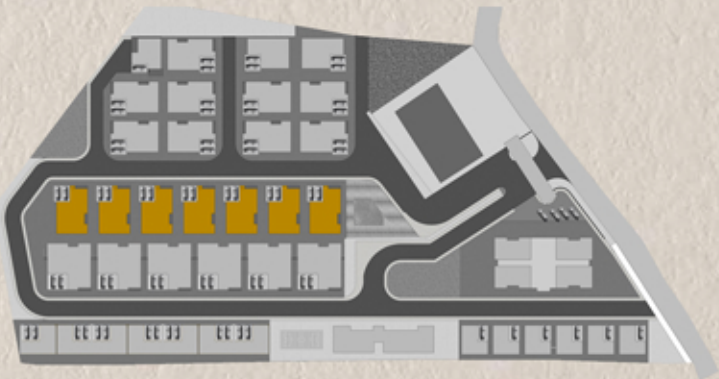


D 101

VILLA TYPE A

VILLA TYPE A (23-29) 3.5BHK

Ground Floor Area	134 Sq. M (1442.3 Sq.Ft.)
First Floor Area	98.6 Sq. M (1061 Sq.Ft.)
Total Area	232.6 Sq. M (2503.6 Sq.Ft.)
Plot no. 24-29 Area	248.83 Sq. M (6.15 Cents)
Plot no. 23 Area	377.29 Sq. M (9.32 Cents)



All dimensions are in centimetres. Dimensions may vary slightly during construction.
Toilet dimensions are including tile finish. Furnitures and fixtures are representative only.



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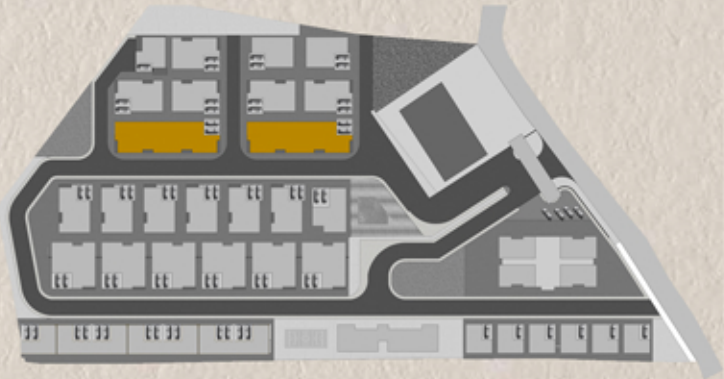


D 116

VILLA TYPE B (30 & 31, 36 & 37) 4.5 BHK

Ultra Premium Villa with Swimming pool

Ground Floor Area	157.4 Sq. M (1695 Sq.Ft.)
First Floor Area	150.1 Sq. M (1616 Sq.Ft.)
Total Area	307.5 Sq. M (3311 Sq.Ft.)
Plot Area	441.3 Sq. M (10.9 Cents)



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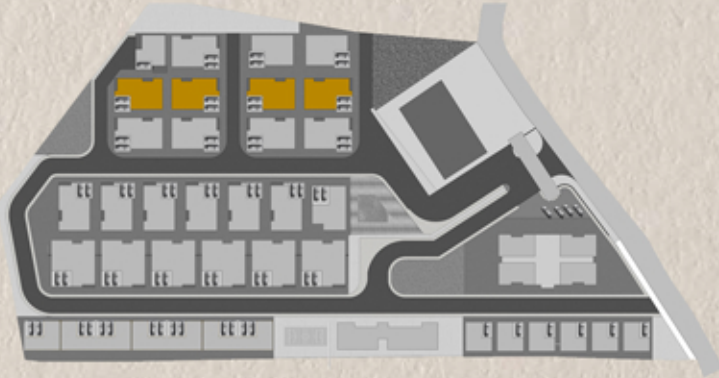




VILLA TYPE C

VILLA TYPE C (32, 33, 38, 39) 4 BHK

Ground Floor Area	150.1 Sq. M (1615.6 Sq.Ft.)
First Floor Area	133.1 Sq. M (1432.6 Sq.Ft.)
Total Area	283.2 Sq. M (3600.3 Sq.Ft.)
Plot Area	243 Sq. M (6 Cents)



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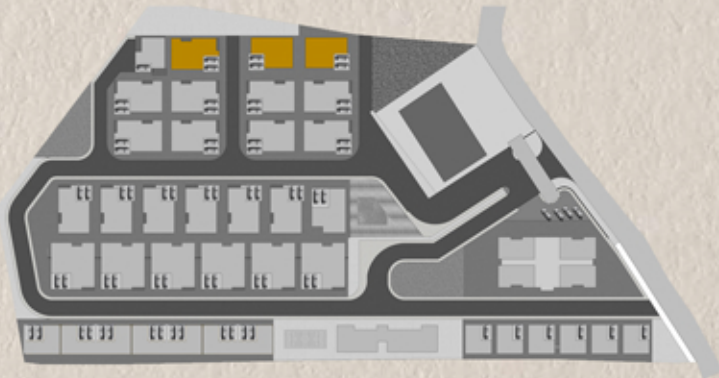
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VILLA TYPE D

VILLA TYPE D (35, 40, 41) 3.5 BHK

Ground Floor Area	149.50 Sq. M (1609.2 Sq.Ft.)
First Floor Area	112.40 Sq. M (1209.8 Sq.Ft.)
Total Area	261.90 Sq. M (2819 Sq.Ft.)
Plot Area (35, 40)	225.00 Sq. M (5.56 Cents)
Plot Area (41)	256.05 Sq. M (6.32 Cents)



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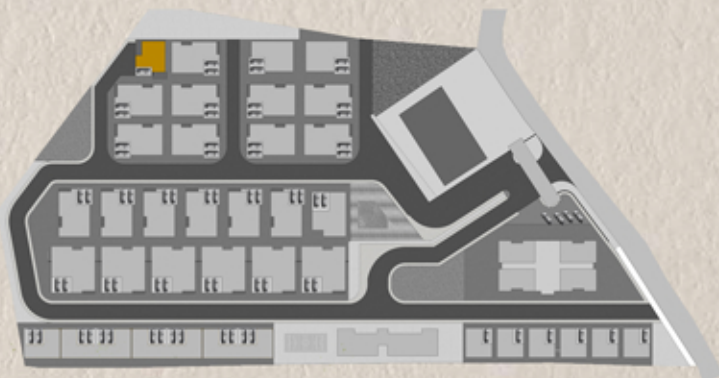




VILLA TYPE E

VILLA TYPE E (34) 2 BHK

Car Porch Area	16.4 sq. M (176.5 sqft)
Ground Floor + Mezanine Area	72.8 Sq. M (783.6 Sq.Ft.)
First Floor Area	45.1 Sq. M (485.4 Sq.Ft.)
Total Area	134.3 Sq. M (1445.5 Sq.Ft.)
Plot Area	125.0 Sq. M (3.09 Cents)



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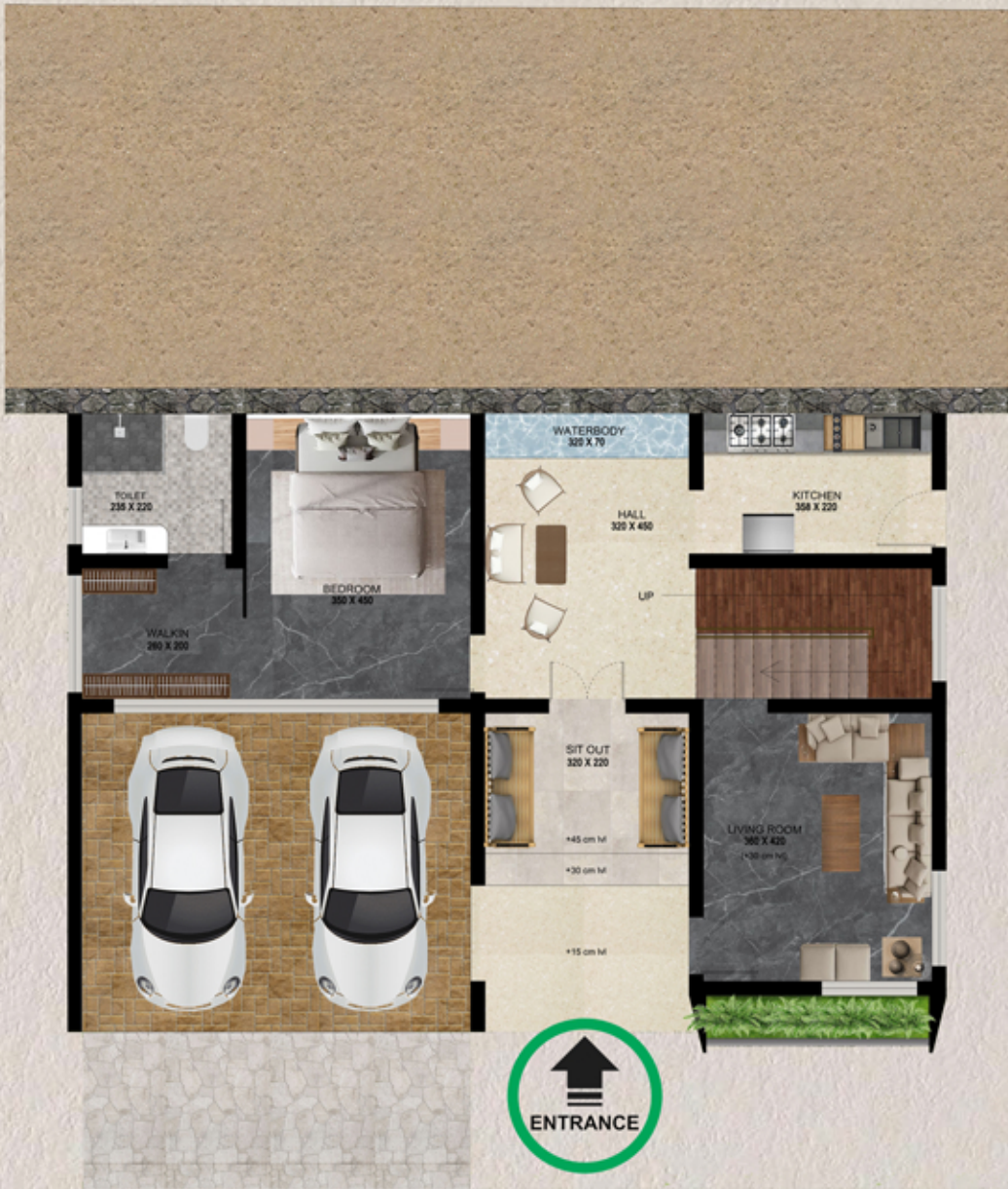
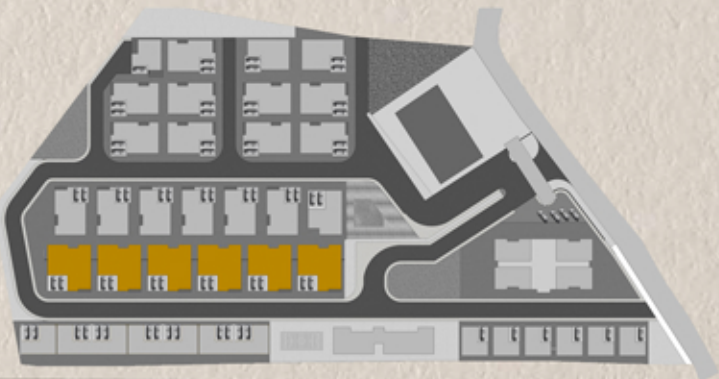
VILLA TYPE F

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VILLA TYPE F (15-20) 3 BHK

Ground floor Area	131.6 Sq. M (1417 Sq.Ft.)
First floor Area	115.7 Sq. M (1246 Sq.Ft.)
Total Area	247.3 Sq. M (2663 Sq.Ft.)
Plot Area (15)	378.61 Sq.M (9.35 Cents)
Plot Area (16-19)	297.56 Sq.M (7.35 Cents)
Plot Area (20)	358.88 Sq.M (8.86 Cents)



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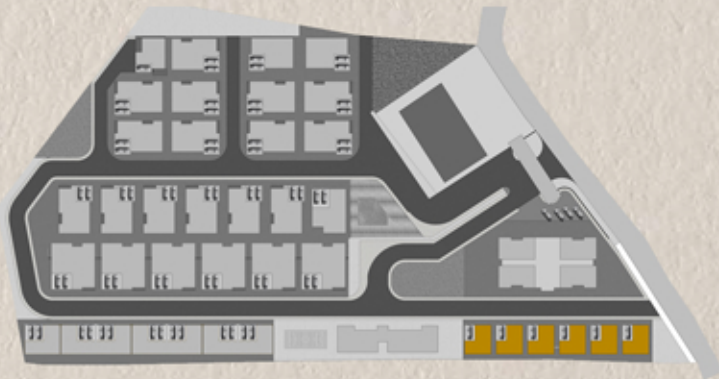




VILLA TYPE G

VILLA TYPE G (9-14) 3BHK

Ground Floor Area	77.2 Sq. M (832 Sq.Ft.)
Basement Floor Area	62.5 Sq. M (673 Sq.Ft.)
Total Area	139.7 Sq. M (1505 Sq.Ft.)
Plot Area	125 Sq. M (3.09 Cents)



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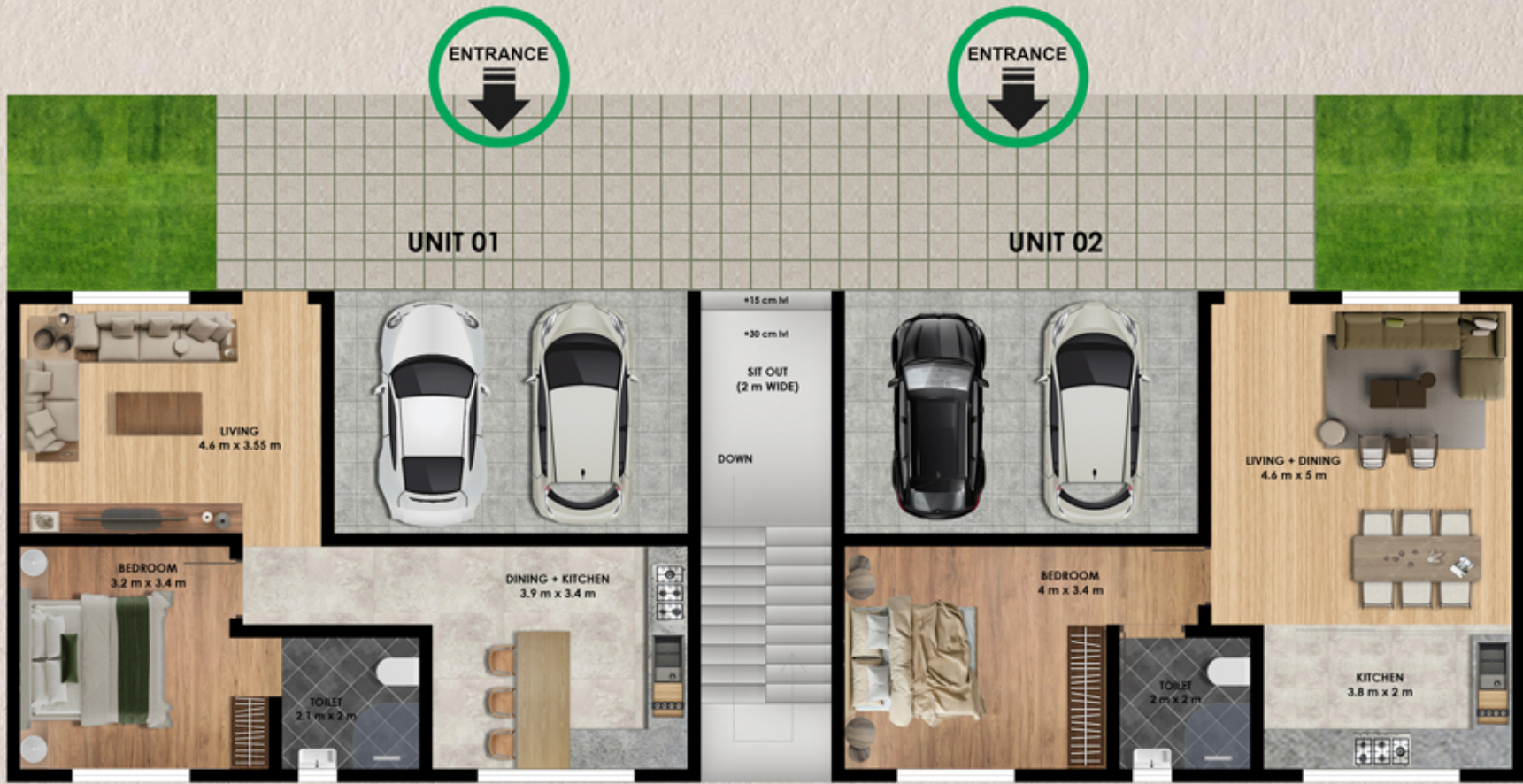
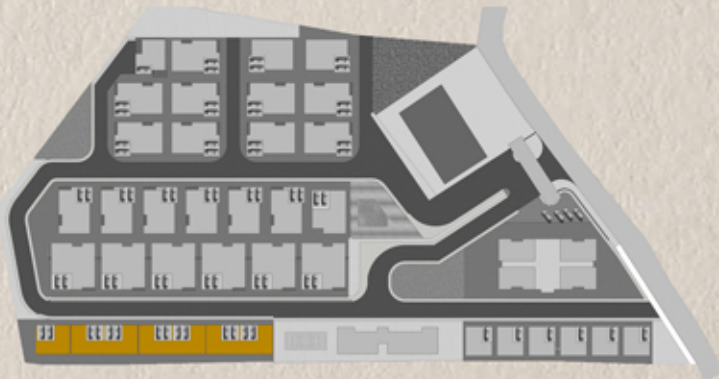




VILLAMENT TYPE 1

VILLAMENT TYPE 1 (1-8) 1 BHK

Ground Floor Area	86.34 Sq. M (929.35 Sq.Ft.)
Basement Floor Area	72.55 Sq. M (780.99 Sq.Ft.)
Plot Area	142.86 Sq. M (3.53 Cents)



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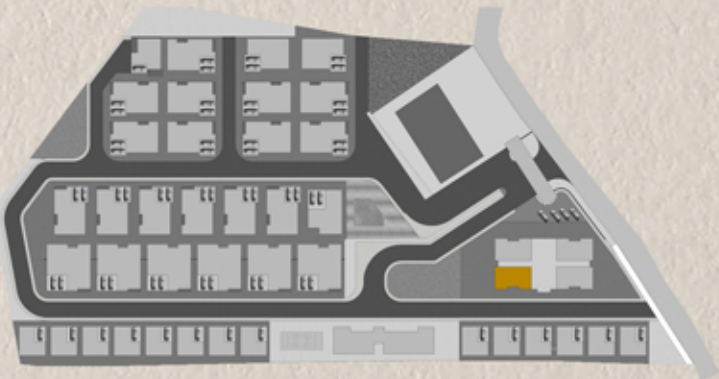
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VILLAMENT TYPE A

Built-up Area 104 Sq.M (1119.45 Sq.Ft.)

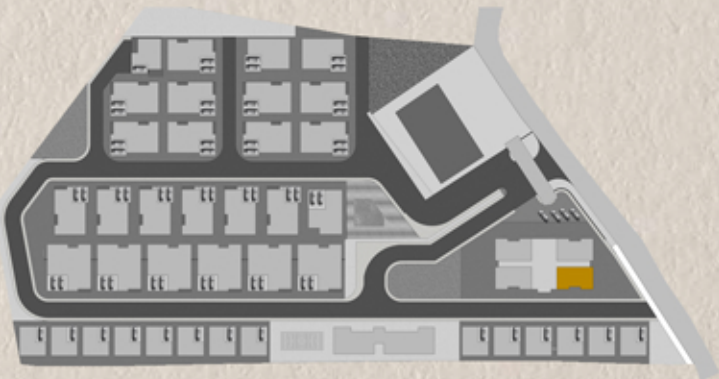


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VILLAMENT TYPE B

Built-up Area 119.5 Sq. M (1286.2 Sq.Ft.)

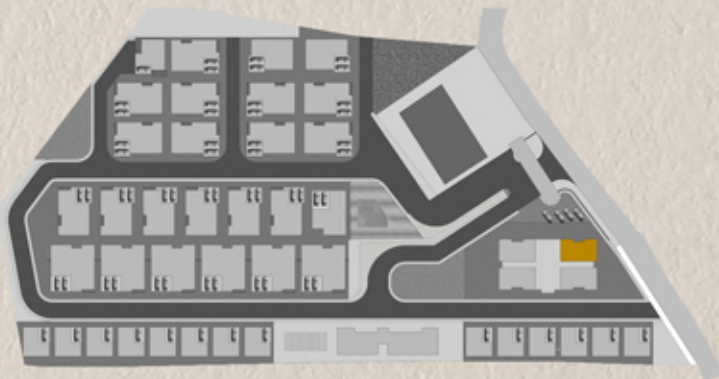


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VILLAMENT TYPE C

Built-up Area 107.4 Sq.M (1156 Sq.Ft.)

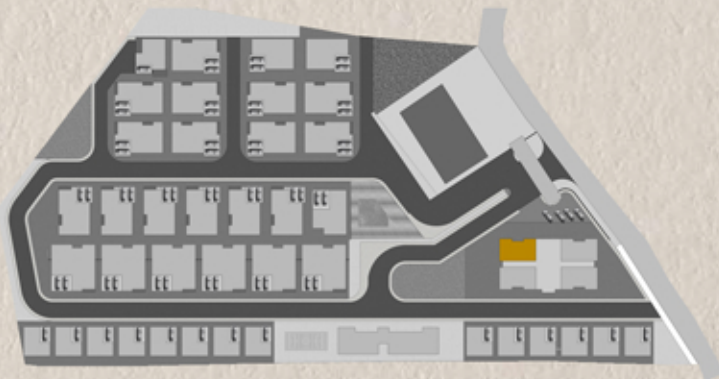


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VILLAMENT TYPE D

Built-up Area 109.3 Sq. M (1176.4 Sq.Ft.)



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INTERIORS

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BEDROOM

Step into a bedroom that's more than just a space—it's a sanctuary crafted with style and care. At The Harmony, each bedroom embodies luxurious simplicity, where every detail speaks to quality and comfort. The thoughtfully chosen materials, soothing color palettes, and polished flooring create a serene atmosphere, making each space feel like a retreat within your home. Here, every inch reflects quality and taste.

Whether you're resting, working, or simply enjoying the view, this is a space that feels like it belongs to you. Isn't it time you felt truly at home?

BATHROOM

Set foot into a bathroom that feels like a private spa, thoughtfully designed to bring warmth, comfort, and a sense of peace to your everyday moments. From the high-end fixtures to the tranquil finishes, each element invites you to unwind in style. Whether it's a refreshing morning shower or a soothing soak in a luxurious bathtub, every moment here is about treating yourself. These bathrooms aren't just functional—they're your personal retreat, where every visit feels like a small escape.



KITCHEN

At The Harmony by Zerah Spaces, the kitchen is more than just a place to cook—it's an experience. Designed for those who appreciate the art of fine dining at home, each kitchen blends cutting-edge appliances with timeless elegance. Thoughtfully planned for both beauty and practicality, it's a space that invites you to explore your culinary creativity. Whether you're hosting a dinner party or enjoying a quiet meal, this is a kitchen where every moment feels like a celebration.



LIVING

Our living rooms are designed to be the heart of your home—spacious, airy, and full of natural light. With expansive views of the surrounding beauty, these rooms invite the outdoors in, creating the perfect setting for a tryst with nature. Every detail, from the comfortable seating to the refined finishes, is crafted to enhance your experience. Whether you're spending quality time with family or hosting friends, the living space at The Harmony is where memories are made and life is celebrated.



DINING

Celebrate special moments in a room that invites warmth and elegance. Whether it's a quiet dinner for two or a lively family gathering, The Harmony's dining areas offer the perfect atmosphere where every meal feels like an occasion. The elegant ambiance sets the stage for cherished memories, turning every meal into a moment to savor. Here, dining isn't just about food; it's about enjoying life's special moments in style.



BALCONY

Step outside to your private balcony and be enveloped by panoramic views that bring nature to your doorstep. Whether you're savoring your morning coffee or unwinding with a sunset, these serene outdoor spaces offer the perfect backdrop for every moment. It's not just a balcony; it's an extension of your home where tranquility and beauty come together, creating a peaceful retreat to enjoy day after day.



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