

An aerial photograph of a tropical resort. A winding river flows through the center, surrounded by lush green trees. On the left bank, there is a long row of buildings with thatched roofs. In the middle of the river, there is a small island with several thatched-roof huts. To the right, a boat is visible on the water. The overall scene is a lush, green, and scenic environment.

A Unique Real Estate Investment Opportunity.

Rudra Wellness Retreat

Welcome to our self-sustained 25-acre village, where enchanting aesthetic villas, a holiday retreat, diverse lifestyle options, and community empowerment initiatives converge to offer unparalleled investment opportunities. Experience a truly unique investment opportunity unlike any other.

Rudra Wellness Retreat is a transformative endeavor, seamlessly blending unparalleled wellness experiences with spiritual rejuvenation, all while uplifting and empowering the surrounding community.

48 of Fully Furnished Exclusive Aesthetic Villas to Own or Earn | 27-room Holiday Retreat | Plethora of Lifestyle, Wellness, and Recreational Avenues



Own and Earn at Rudra Wellness Retreat

48 of Fully Furnished Exclusive Aesthetic Villas

Your villa acts as both your holiday home and a retreat villa that generates ROI when not occupied by you. We manage your property, renting out your villa to ensure your investment generates optimal returns.

Villa Options

- 13 -

3 Bedroom Villas with Private Pool (33 to 40 Perch) | 2542 Sqft

- 21

2 Bedroom Villas (24 Perch) with living & kitchen | 1725 Sqft

- 14 -

1 Bedroom Villas (20 Perch) with living & kitchen | 1383 Sqft



1 Bedroom Villas (20 Perch) with Access to Common Pool -
1383 Sqft





- 2 Bedroom Villas (24 Perch) with Access to Common Pool -
1725 Sqft





- 3 Bedroom Villas (33 to 40 Perch) with Private Pool -
2542 Sqft





Exclusive Fully Furnished Villas to Own or Earn

Lifestyle and Wellness Features

- "Aarogya" In-house Medical Center
- Shuttle Services within the Property
- Helipad and Air-lift Facility
- Separate Villa Entrance for Owners
- Renewable Power Sources (Solar) and Zero-Electricity Cost
- Organic Vegetarian Restaurant
- Easy Access to Groceries and Fresh Produce from Our Own Farm
- Meditation, Yoga Centers, and Spa
- Lush Nakshatra Garden Featuring 27 Sacred Trees
- Close Proximity to Valaichenai Hospital and Batticaloa International Airport





The Triad of Experience

A Holistic Oasis: Embracing Relaxation & Rejuvenation, Empowering Communities, and Journey to Spiritual Enlightenment

Whether you seek physical rejuvenation, mental clarity, or spiritual enlightenment, Rudra Wellness Resort provides a tranquil oasis where the beauty of nature, unparalleled lifestyle options, and community initiatives nurture the body, mind, and soul.



SOUL

Adhiguru Peedam



MIND

Ambal Foundation and Community Engagement
/ Empowerment and Volunteering

BODY

Angai Wellness Spa | Mudivili Yoga
Center | Annam Restaurant

A lush, tropical landscape featuring a traditional thatched-roof hut nestled among large, leafy trees. In the foreground, a pond is filled with water lilies in various colors, including purple, pink, and white. The scene is bathed in soft, golden light, suggesting a peaceful morning or late afternoon. The overall atmosphere is one of tranquility and natural beauty.

BODY . MIND . SOUL

The Triad of Experience - Body

Mudivili Yoga Center | Angai Wellness Spa | Saivam Organic Restaurant

The Triad of Experience – Body

1. Holiday Resort

The epitome of rustic charm, our resort offers a diverse range of accommodations, from enchanting Open Roof Stargaze Villas to spacious Twin Villas and Charming Villas and Rooms. Guests enjoy a tranquil stay connected with nature, guided excursions to connect with cosmic energy, yogic experiences, magical meditation sessions, and more

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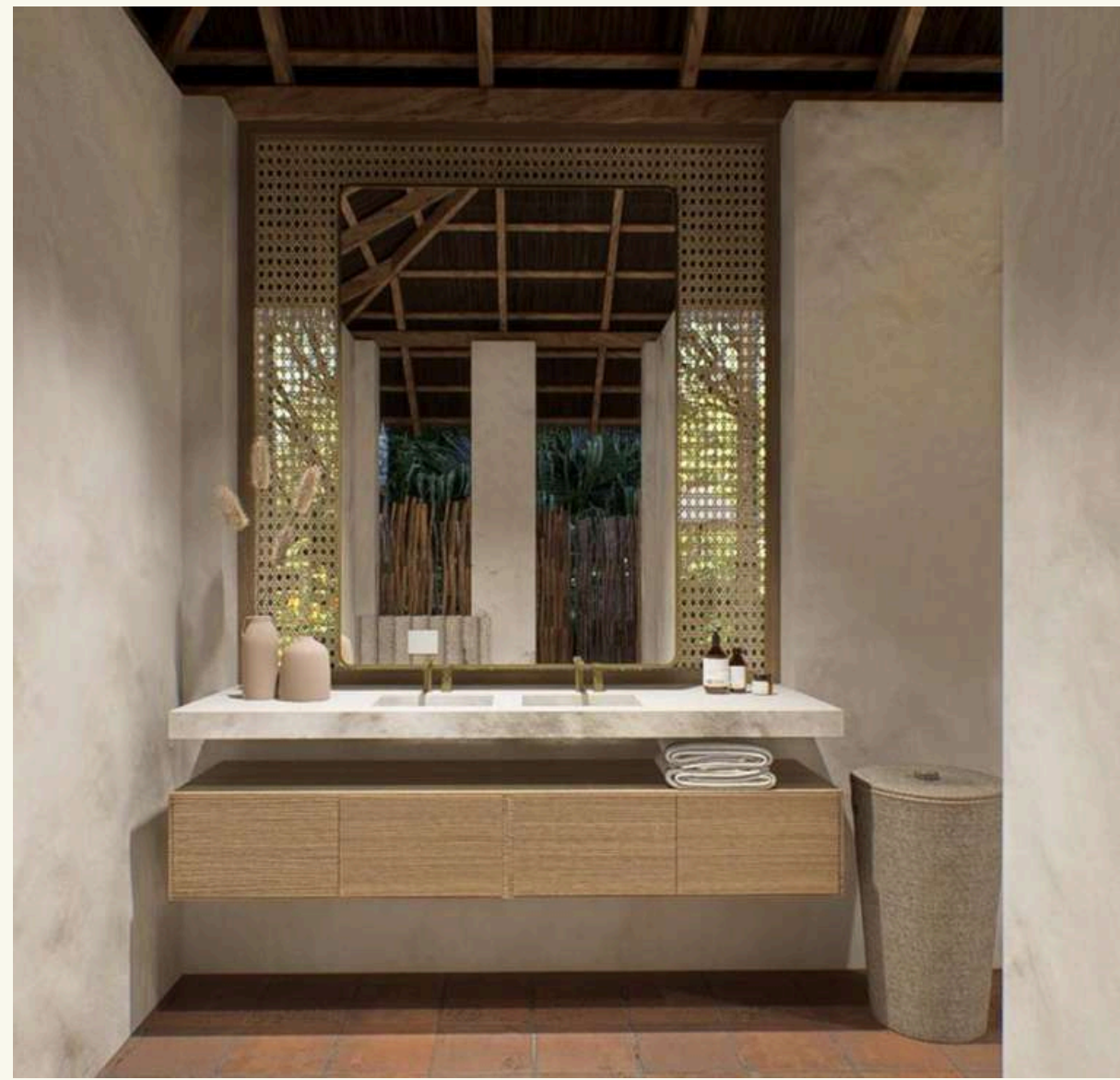
2. Hostel

For those seeking simple accommodation and a deeper connection with nature, our hostel provides 12 spaces each for gents and ladies. Ideal for individuals who love spending time immersed in natural surroundings and cosmic energy, this hostel offers a serene and uncomplicated retreat. For ownership or rental, Rudra Wellness Resort also welcomes guests seeking a holiday retreat, long-term stay, self-discovery stay or retirement featuring an array of Diverse Accommodation

3. Retirement Sanctuary

For those seeking a peaceful retirement away from the busy hustle and bustle, our Retirement Sanctuary offers 20 bed spaces. Nestled in a serene environment, this sanctuary provides a tranquil and comfortable retreat, perfect for enjoying your golden years in harmony with nature. In addition to the 44 Aesthetic Villas available for ownership or rental, Rudra Wellness Resort also welcomes guests seeking a holiday retreat, long-term stay, self-discovery stay or retirement featuring an array of Diverse Accommodation





Our accommodations range from opulent rooms to more simple, yet comfortable options, ensuring a delightful experience for every guest.

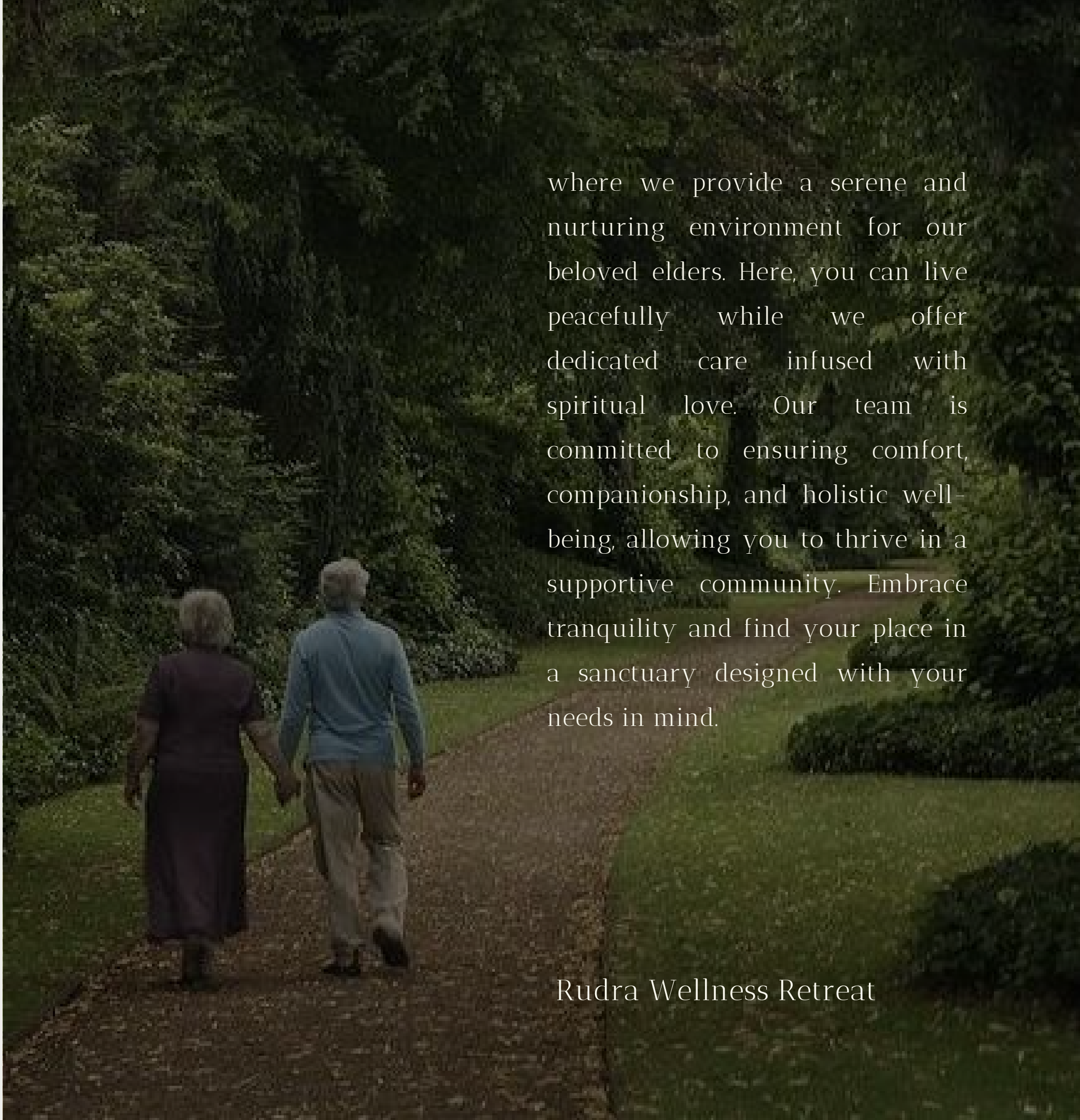


Vanam Luxury Rooms . Entrance Lobby & Saivam Restuarant

Orumai



Our hostel is perfect for backpackers seeking an authentic, nature-centered, and transformative experience.



where we provide a serene and nurturing environment for our beloved elders. Here, you can live peacefully while we offer dedicated care infused with spiritual love. Our team is committed to ensuring comfort, companionship, and holistic well-being, allowing you to thrive in a supportive community. Embrace tranquility and find your place in a sanctuary designed with your needs in mind.

Rudra Wellness Retreat

The Triad of Experience - Body

1. Mudivili Yoga Center – Surrounded by serene pond, the Mudivili Yoga Center provides a tranquil setting for guided yoga sessions. Led by seasoned instructors, these sessions offer a holistic approach to wellness, fostering inner peace and physical vitality amidst the soothing sounds of nature.
2. Angai Wellness Spa - Nestled amidst lush greenery, our spa boasts eight enchanting cabanas, each offering a serene sanctuary for rejuvenation and relaxation. From invigorating massages to soothing treatments, our skilled therapists provide personalized experiences tailored to enhance your well-being.
3. Saivam Organic Restaurant - Indulge in a culinary journey at Saivam Restaurant, where every dish is a celebration of fresh, organic ingredients harvested straight from our in-house garden. Our menu showcases a delightful array of vegetarian delicacies, expertly crafted with locally sourced, seasonal produce.

Surrounded by azure waters, lush greenery, and the vast expanse of the unpolluted open blue sky, Rudra Wellness Resort offers a sanctuary where villa owners and guests can embark on a profound journey of rejuvenation, self-discovery, and transformation through our Lifestyle, Wellness, & Recreation Avenues.



Angai

holistic treatments designed to nurture
the body, mind, and spirit.





Saivam

where every meal is a celebration of fresh, organic ingredients! Our culinary journey focuses on vibrant vegetarian dishes crafted from locally sourced produce. We take pride in creating a wholesome dining experience for our in-house guests, blending traditional flavors.



The Triad of Experience – Mind

Empowering Communities and Enriching Knowledge

By investing in or staying at Rudra Wellness Resort, you directly contribute to the empowerment of local communities and the enrichment of knowledge. The revenue generated supports the Ambaal Foundation's initiatives:

- Education Center for the community kids on AI, Technology, and English Language
- Women Entrepreneurs Empowerment Initiative
- Small Business Empowerment in the Community
- Replantation Projects



we are committed to making a positive impact on our community by providing education facilities for underprivileged families and ensuring a safe environment for children. We believe that every child deserves access to quality education, and Mind.

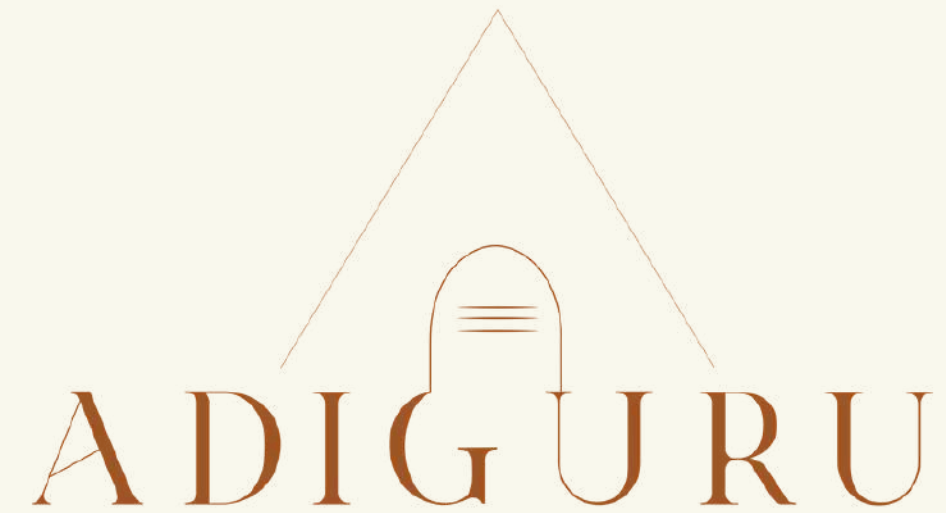
Our retreat not only focuses on wellness but also supports initiatives that promote learning and Knowledge for the youth.



Small Business Empowerment in the Community

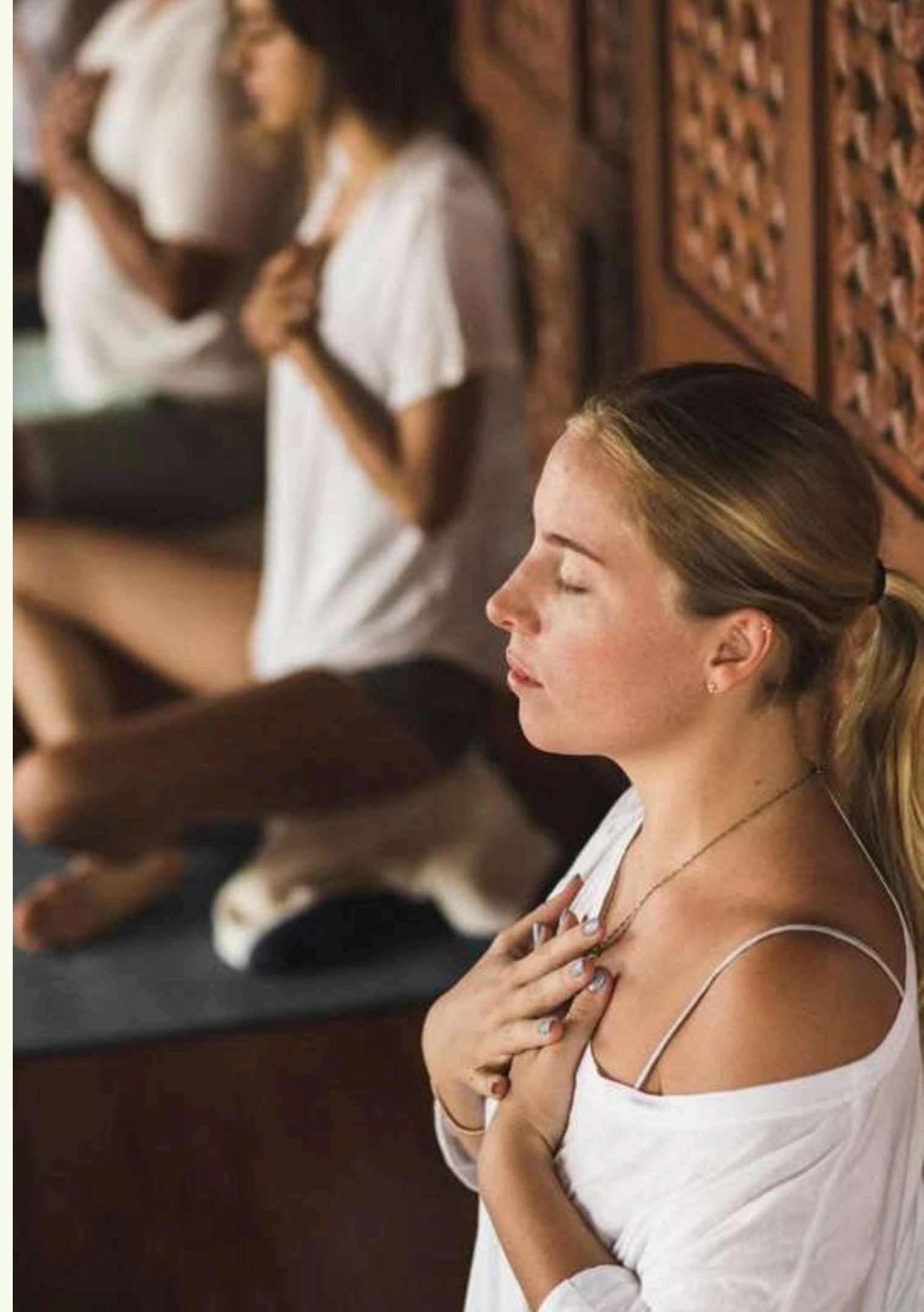
The Triad of Experience - Soul

Journey to Spiritual Enlightenment



Adiguru Peedam

Experience the magnificence of the pyramid meditation center, adorned with a towering granite Siva Linga—a symbol of divine energy and spiritual enlightenment. Our guided meditation sessions will help you unleash cosmic energy and embark on a soul-touching journey.



"I am grounded, I am centered, I am at peace. With each breath, I draw in harmony and light, Surrounded by love and guided by wisdom."



Adiguru

A truly heavenly experience where meditation and prayer
harmonize with the soothing sounds of nature.



Beyond Investment: Uniting Profit with Purpose

Immerse yourself in a distinctive investment opportunity that transcends mere financial gains. Investing in Rudra Wellness Retreat resonates with your desire for empowerment! Not only does it promise profitability, but it also fosters significant contributions to community development and individual well-being. Your investment extends beyond mere profits, integrating you into a purpose-driven endeavor with a broader impact.

Initiatives Supported by Your Investment:

- Students will be enrolled in language and AI courses each month.
- Women entrepreneurs will receive guidance and support.
- "Man Valam Kaappom" (protecting the own soil) initiative to enhance the local community livelihood in the most sustainable way.
- 10 million trees will be planted by the end of 2030.

Your investment becomes the fuel to empower these initiatives!

The Layout of the Project



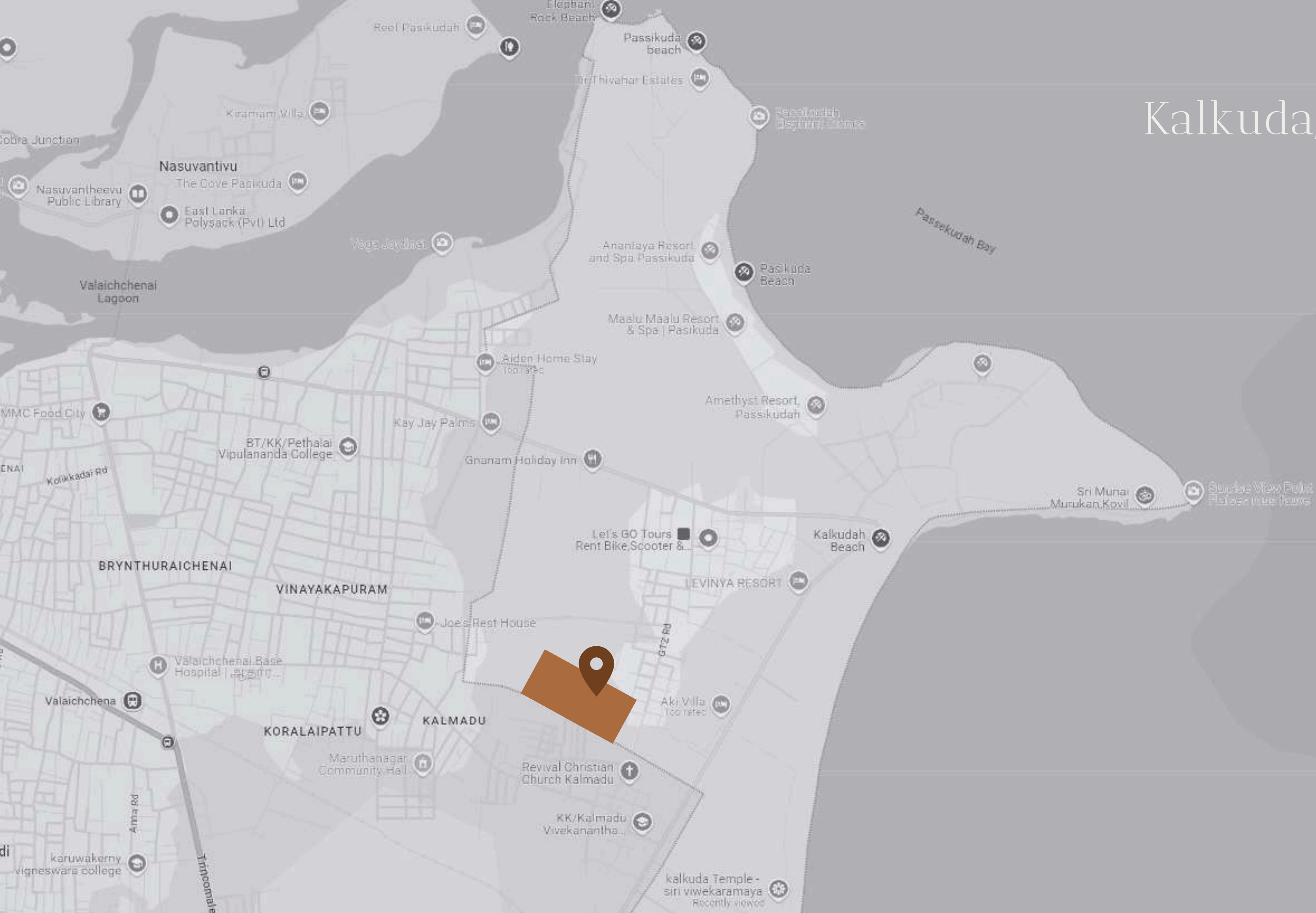
Location

Nestled amidst the pristine beauty of Kalkudah, Sri Lanka, Rudra Wellness Resort invites guests to embark on a transformative journey where harmony prevails. Located along the idyllic coastal line of Eastern Sri Lanka, just 35 kilometers northwest of Batticaloa in the Batticaloa District.

- Colombo | 216 km
- Katunayake | 220 km
- Pasikuda bay | 2.5 Km
- Valaichenai Base Hospital | 6 Km
- Wildlife – 15 km
- Batticaloa International Airport | 33 Km
- Trincomalee | 122 km
- Arugambay | 145 Km



Kalkuda, Sri Lanka



Project Milestones

From March, 2025

Year 1 Site Analysis & Landscape Design

Q1: Site Analysis & Landscape Design

- Conduct a site analysis to assess topography, soil quality, and climate suitability for planting.
- Engage with landscape architects and horticulturists to create a master plan for the retreat's landscaping.

Q2: Soil Preparation & Infrastructure Setup

- Conduct soil testing and enrichment (compost, organic fertilizers) to ensure optimal growth conditions.
- Begin leveling and grading the land to prepare for planting and hardscaping.

Q3: Pathway and Feature Area Preparation

- Define and mark the layout for pathways, communal areas, and water features (such as ponds or fountains).
- Plant hardy groundcovers and grass species to establish early green spaces near the entrance and public areas.

Year 2 Vertical Construction and Key Amenities

Q1: Vertical Progress

- Finish the structural framework of the hotel, yoga center, and hostel.
- Begin construction on the pyramid and villas.

Q2: Hotel & Yoga Center Completion (Phase 1)

- Focus on hotel interiors (lobbies, guest rooms, restaurant).
- Finalize external structures of the Yoga Center.

Q3: Villas & Retirement Sanctuary Construction

- Begin detailed work on the investment villas and Retirement Sanctuary.
- Landscaping preparation begins around completed buildings.

Q4: Pyramid & Restaurant Completion

- Complete pyramid structure and external finishing.
- Finalize interior work for the restaurant and yoga center.

Year 3 Finishing, Interiors, and Landscaping

Q1: Interior Design & Fitting (Hotel, Yoga, Hostel)

- Install furnishings, lighting, and fixtures in hotel and yoga center.
- Hostel interiors and common areas completion.

Q2: Exterior Design

- Finalize designs and installations for recreational spaces (gardens, outdoor seating).

Q3: Pyramid & Retirement Sanctuary Interiors

- Focus on the sacred pyramid interior design and spiritual elements.
- Begin Retirement Sanctuary interior fittings and specialized facilities.

Q4: Testing and Commissioning (Hotel, Yoga, Hostel)

- Conduct final checks for hotel, hostel, and yoga center.
- Complete inspections and operational testing for key systems (HVAC, plumbing, etc.).

Year 4 Launch Preparation & Phased Opening

Q1: Marketing & Branding Launch

- Launch marketing campaigns for the retreat, investment villas, and wellness services.
- Prepare final touches on interiors, art installations, and guest amenities.

Q2: Phased Opening (Hotel, Yoga, Restaurant)

- Soft opening for the hotel, yoga center, and restaurant to test operations.
- Host pre-launch events for potential investors and stakeholders.

Q3: Full Resort Launch & Grand Opening

- Grand opening of the full Rudra Wellness Retreat (hotel, hostel, yoga center, pyramid, villas, Retirement Sanctuary).
- Establish full operational routines and wellness programs

To March, 2029

Diverse Investment Opportunities for Every Lifestyle

- Retirement Oasis: Escape the chaos of the urban jungle and plan your retirement in a serene oasis.
- Seasoned Real Estate Investment: Explore the best ROI options in a tropical paradise like Sri Lanka, bustling with tourism and located on the eastern coast, a region ripe with potential growth in tourism.
- Family Retreat: Provide a nurturing environment for your kids and experience peaceful village life by investing in a secluded farmhouse retreat surrounded by nature.
- Passive Income Source: For professionals seeking passive income, let your villa be managed on your behalf, earning you passive income while you focus on other pursuits.
- Self-discovery Path: Embark on a journey of self-discovery and spiritual transformation amidst nature's embrace.

The Visionary Developers of Rudra Wellness Resort



Excello Developers | Excellence in Every Dimension

Excello Developers specializes in delivering comprehensive real estate solutions, encompassing innovative architecture, high-quality construction, and elegant interior design. We offer prime land sales, expert property management, and strategic branding services, ensuring each project achieves its highest potential. Our commitment to excellence and sustainability sets us apart in creating spaces that inspire and endure.

Rudra Wellness Retreat

by

Excello Developers & Excello Ventures

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rudra

W E L L N E S S R E T R E A T



Where Body, Mind, and Soul Converge

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