

HILL STATION PROPERTY BUYING GUIDE

An Ultimate Guide for Hill Property Buyers
Guidelines, Statistics, Tips, Trends and Check Lists

FREE E-BOOK

The background of the entire page is a scenic landscape photograph. It shows a lush green hillside with a prominent, jagged rock formation in the center. The sky is filled with soft, white clouds, and there's a misty or hazy atmosphere around the base of the hills. The overall color palette is dominated by various shades of green and soft blues.



CONTENTS

Note from Hills & Wills	3
Definition of Hill Station	4
Why to Live in Hill Station	5
5 Reasons to Buy Hill Station Property	6
Similar Altitude but Dissimilar Characteristics	7
Did you Know	8
South Indian Hill Stations Statistics	9
Vacation Home Market Unknown Facts	10
How to Choose a Hill Station	11
How to Select a Hill Property	12
Property in Hill Station Vs Plains	13
Trends in Hill Stations	14
Wooden House Unknown Facts	15
Hill Property Camouflage Cost Factors	16
Due Diligence Check List	17
Why Hills & Wills	18
Hill Services at a Glance	19
Gateway to Hill Dream	20





NOTE FROM HILLS & WILLS

Desire of a human being keeps changing along with their age like Toffees, Toys, Cycle, Motor Bike, Overseas study, Job ...

After owning a home and a luxury car, interestingly it becomes a common dream of almost everyone to buy a hill station property with picturesque view, magical climate, landscaped lawn, multihued garden, fire place, etc ...

Why, because It is the social status trend today with many benefits.

Today, the traditional online sources gives a feel of buying a hill property is so easy but it is actually NOT. They help only in a part of the property buying process by just displaying a list of property available for sale and don't guide about

How to choose the hill station?
What if the listed property doesn't meet my dream?
How to choose a property at hill?...

Even the adjacent properties are not alike and hence the property rate differs drastically and adjudging a property value is tough. Buying a property in hill is definitely not that easy as in plains.

Understanding the difficulties Hills & Wills brought this E book out of its experience with a vision to assist buyers by providing answer to most of the questions with statistics, tips and check lists.

Use this Free E-book and find the road map to buy your dream property in hill stations at ease.

The background of the entire page is a lush, green hillside. In the foreground and middle ground, there are numerous terraced tea fields that follow the contours of the hills. Several traditional wooden buildings with dark roofs are scattered across the slopes. The overall atmosphere is peaceful and scenic, typical of a hill station.

Magical and dynamic climate
Crystal clear Streams and Brooks
Flower bed Streets
Chill and fragrant Breeze
Picturesque view through windows
Lively Trees
Evergreen Lawns
Multihued Gardens
Flora and Fauna at sight
Calm Lakes
Dew on leaves
Happy Birds and butterflies
Cloud and mist passing through home

IT IS THE DEFINITION OF A HILL STATION...





WHY TO LIVE IN HILL STATION

- ☑ Hill Station is a hill town located at an altitude of 3000 to 8000 feet above mean sea level.
- ☑ Waning and waxing between 5°C to 25°C - Never sweat or tired.
- ☑ No Traffic, No Industry, No Pollution - Best 'Air Quality Index' in the world.
- ☑ A sunny day transforms into a rainy or misty day in few minutes - Heavenly life.
- ☑ Cash crop Plantation, Horticulture, Forestry, Tourism, etc - Evergreen business opportunities.
- ☑ You will eat well, sleep well and live healthy amidst nature - Dream life.
- ☑ A perfect place for Living, Retirement, Stress relief, Investment, Social distancing ...

5

REASONS TO BUY PROPERTY IN HILL STATION



SUMMER HOME

Summer home at hill station is becoming essential rather than luxurious because the peak summer temperature in city is ever increasing.



SOCIAL DISTANCING

Social distancing is the new dimension of real estate after COVID 19 and it is naturally high in hill stations due to less population density.



SOCIAL STATUS

Status Symbol keeps on change time to time and owning a bejeweled hill station property is the present trend.



STRESS BUSTER

Trend of Short vacation at hill station to relax among professionals are escalating due ever growing stress in job and city life.



BEST INVESTMENT

As per statistics demand for properties in hill station is increasing sharply whereas it has limited space and can't be expanded like cities.

SIMILAR ALTITUDE BUT DISSIMILAR CHARACTERISTICS

North Indian Hill Station

Snow fall is the common
Fog is common phenomenon
Heavy and White winter rain
Winter day temperature drops to single digit
Winter minimum temperature fall to sub-zero
Inclement weather disturbs traffic and life
Pleasant in summer and hard to live in winter

South Indian Hill Station

Hardy witness Snow
Fog is a rare occurrence
Moderate rain
Winter day temperature remains double digit
Winter minimum remain in single digits
Free from adverse weather conditions

Pleasant throughout the year
Ideal hill stations

DID YOU KNOW



It could be the future everywhere



TAMIL NADU		KERALA		KARNATAKA		ANDHRA	
Ooty	7350 ft	Anamudi	8842 ft	Kudremukh	6214 ft		
Kolukkumalai	7090 ft	Malampuzha	6066 ft				
Kodaikanal	6998 ft						Above 6000 ft
Ketti Valley	6900 ft						
Coonoor	6070 ft						
Kotagiri	6060 ft						
Sirumalai	5200 ft	Munnar	5026 ft				Above 5000 ft
Yercaud	4970 ft			Nandi Hills	4849 ft	Horsley Hills	4230 ft
Meghamalai	4921 ft			Gangamoola	4783 ft		Above 4000 ft
Valparai	4500 ft			Kemmangundi	4705 ft		
Kalli Hills	4300 ft			Kodachadri	4406 ft		
Pachaimalai Hills	3900 ft	Vagamon	3900 ft	B R Hills	3937 ft	Nallamala Hills	3608 ft
Javadi Hills	3800 ft	Idukki	3900 ft	Madikeri	3773 ft	Thirumal	3202 ft
Yelagiri	3645 ft	Ponmudi	3600 ft	Chikmagalur	3580 ft	Lambasingi	3000 ft
Gudalur	3517 ft			Male Mahadeshwara			Above 3000 ft
Manjolai	3350 ft			Hills	3000 ft		
Sathuragiri	3264 ft			Coorg	3000 ft		
Kalrayan Hills	3000 ft						
		Sultan bathery	2976 ft	Agumbe	2700 ft		Above 2000 ft
		Lakkidi	2296 ft				
		Vythiri	2296 ft				
Topslip	800 ft	Thekkady	1341 ft	Shimoga	1867 ft		Below 2000 ft

*Hillstations dealt by Hills & Wills

VACATION HOME MARKET

UNKNOWN FACTS



There is demand for second homes in naturally ambient locations



4-7 hours of drive destinations are in greatest demand for Second home



Holiday home buyer in India is usually in the age bracket of 35-45



Second homes market in India is growing at a rate of 10-12% per annum



Almost 21% of all real estate transactions made in India is at Vacation homes



Middle and top management segments hail Indian holiday homes



In America almost 25% of the population has a second or a weekend home



COORG

VELAGIRI

OOTY

YERCAUD

NILGIRIS

(Coonoor, Gudalur, Kotagiri)

KOLLI HILLS

VALPARAI

KODAIKANAL

MUNNAR

COURTALLAM

HOW TO CHOOSE A HILL STATION

PURPOSE

Summer home, Investment,
Agriculture, Education,
Settlement, Social Status,
Business, Social Distance

CLIMATE

Coldest, Misty, Comfortable
Chillness, Rainy, Drizzly

REACH

Nearest, Anywhere in South
India, Shortest travel on Hill,
Adventurous travel

PLANTATION

Vegetation, Floriculture,
Horticulture, Cash crops - Tea,
Coffee, Pepper, Cardamom

INFRASTRUCTURE

Health Care, Education,
Entertainment, Connectivity

HABITATION

Big hill Town, Village,
Tiny Village, Rural hill

YOUR DREAM
HILL PROPERTY



www.hillsandwills.com



HOW TO SELECT A HILL PROPERTY

Hill station properties are as unique as
"FINGER PRINTS"

Even adjacent properties are not alike both
Geographically and Commercially



www.hillsandwills.com

HILL PROPERTY BUYING CHECK LIST

- ✔ View
- ✔ Climate
- ✔ Terrain Gradient
- ✔ Soil Condition
- ✔ Retement requirement
- ✔ Water source
- ✔ Access to Site
- ✔ Habitation Around
- ✔ Wild Life Nearby
- ✔ Locality Infrastructure
- ✔ Growth Prospects

PROPERTY IN HILL STATIONS VS PLAINS



1

PROPERTY CATEGORY

Farm houses, Estates and View based House or Villa or Plot are unique to hill stations. Unlike city, Apartments are rare in hill stations due to stringent height restrictions to avoid land sliding probabilities.



2

PROPERTY RATE

Despite of various advantages, hill station property rates are lower than at cities. But it is highly volatile and even adjacent property rate will vary drastically due to different view, terrain, gradient, access, etc.



3

STATUTORY NORMS

Hill Construction norms calls for increased land extent, more open space, fewer floors, less built up area, minimum distance from forest, etc. It has special land classification like land slide zone - Stringent than plains to keep the ecology intact.

A large, open-plan living and dining area with a stone fireplace, wooden beams, and a dining table. The room features a high ceiling with exposed wooden trusses and beams. A large stone fireplace is on the left, with a leather sofa in front of it. A wooden dining table with chairs is on the right. A wooden cart with baskets is in the foreground. The floor is made of light-colored wood. The walls are painted in a warm, reddish-brown color. Large windows provide a view of the outdoors. The overall atmosphere is warm and rustic.

TRENDS IN HILL STATION



www.hillsandwills.com

WOODEN HOUSE UNKNOWN FACTS

FACT
NO.1

Wooden house living space will be cool during summer and warm during winter.

FACT
NO.2

Wooden house can serve for 100-150 years with proper approach

FACT
NO.3

Over 5000 types of different woods to choose

FACT
NO.4

Some varieties of wood are highly water resistant

FACT
NO.5

Houses made of wood showed the greatest resistance to earthquakes

FACT
NO.6

100 m² wooden house are constructed within 7 days in developed countries

FACT
NO.7

Look of wood can sooth one's mind and relax the nervous system

OTHER TRENDS



TREE HOUSE



LOG CABIN



BAMBOO HOUSE

HILL PROPERTY CAMOUFLAGE COST FACTORS

Revetment is a unique requirement of hill construction for soil stability and its cost depends on the slope gradient involved - Select a hill property keeping this hidden cost in mind.

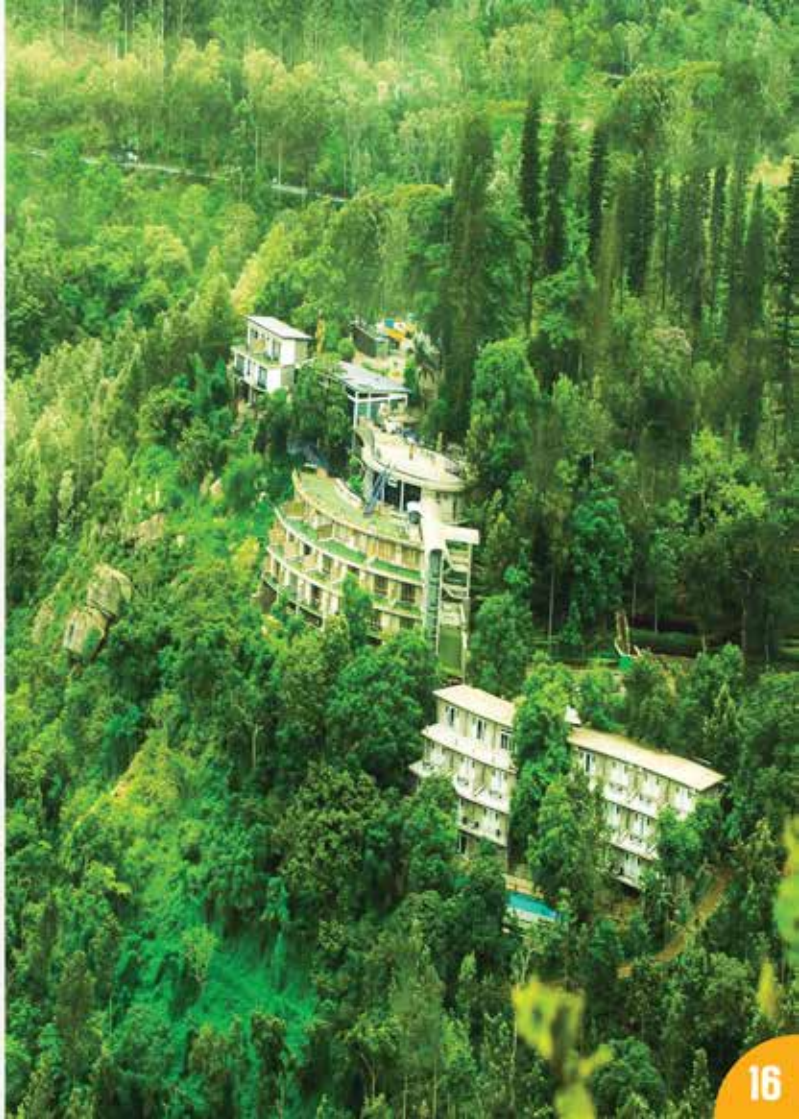
Landscaping and access way development, both in and out of the boundary is required in constructing a hill property since the topography will not be flat.

Hillside Construction Cost is about Rs.1000 per sq ft expensive than at plains due to construction material transportation to hills, labour wastage due to weather, etc

Hill Property Management requires at least a caretaker and a gardener since it is used by owners only during summer and vacations - Don't overlook this recurring cost.

Hill Property Maintenance cost and frequency of civil maintenance required is higher than that at plains, because of its exposure to challenging weather.

Hill Property Tax and Insurance will be an additional recurring expense for a second home buyer - To be taken into account during buy decision.



DUE DILIGENCE CHECK LIST

1

Visit the hill property physically and check the site conditions

2

Check with neighbors about wild life nearby, soil erosion, etc

3

Check the specific hill laws pertaining to land purchase eligibility

4

Use local lawyer not only for legal opinion but document verification

5

Measure the land and ensure the boundaries in the presence of neighbors

6

Adjudge the seller genuineness from the quickness in providing documents

7

If you are an NRI, check the NRI laws about your eligibility to buy the property

8

If you are buying an estate of larger extent, check the Land Ceiling Act

THE TOUGHEST TASK IN HILL PROPERTY BUYING AND THE NEED FOR A HILL SPECIALTY REALTOR

Hill station properties are as unique as "QR Code" and even adjacent properties are not alike and price varies. Hence property rate researched through online can just be a reference and a property worthiness should be adjudge based on view, terrain, gradient, plantation, etc

WHY HILLS & WILLS

Person to person their dream about a property in hill station varies, it may be view from the property or amenities like lawn, garden, fireplace, etc.

The major questions in front of the hill property buyers

- Properties listed in online sources not matching to my dream, what to do?
- Who will assist in the property buying process at hills?
- Who will support after buying the property at hills?

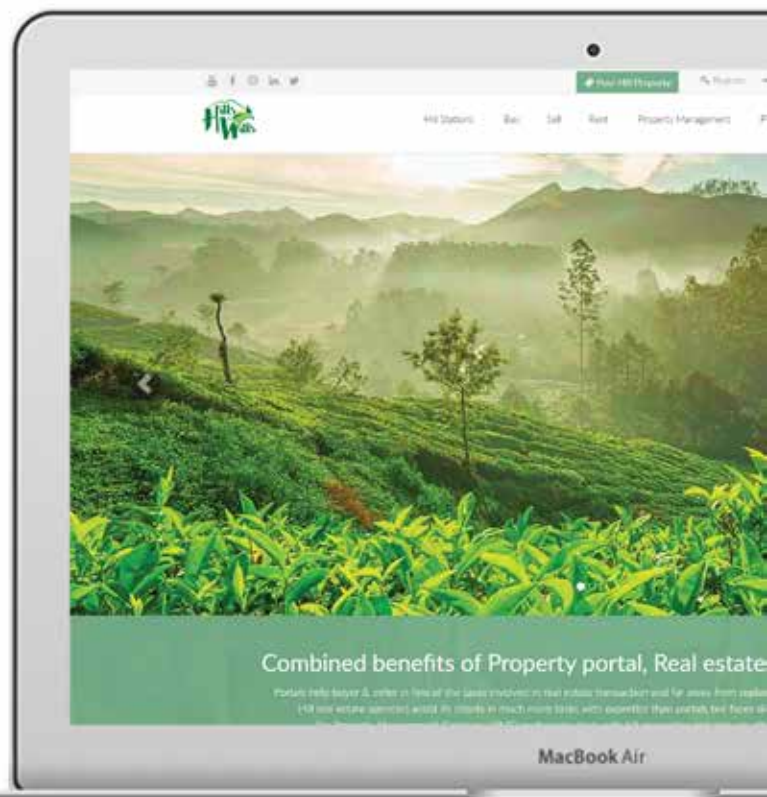
HILLS & WILLS

Not only lists hill station properties, it also source matching property to a buyer hill dream

Hill Realty Advisory assists from selecting a hill station and till buying a property

Provides needy property management services in specific hill station

Exclusive, Extensive and Comprehensive Hill Station Real Estate Services



www.hillsandwills.com

HILL SERVICES AT A GLANCE



**PROPERTY
BUYING**



**PROPERTY
SELLING**



**CONSTRUCTION
SUPPORT**



**RENTAL
ASSISTANCE**



**PROPERTY
RENOVATION**



**PROPERTY
MONITORING**



**HILL REALTY
ADVISORY**



**NRI
SERVICES**

GATEWAY TO HILL DREAM

For queries related to hill real estate,
property buying and selling in hill station

HILLS & WILLS REAL ESTATE PRIVATE LIMITED

CORPORATE OFFICE

The Executive Zone,
Shakti Towers -I,
766, AnnaSalai,
Chennai 600002.

REGIONAL OFFICE

- 📍 Kodaikanal
- 📍 Nilgiris
- 📍 Courtallam

Phone: +91 9 500 800 900

Email: info@hillsandwills.com

Website: www.hillsandwills.com

