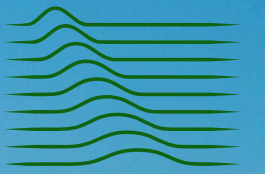


Strategic Partner



Project by



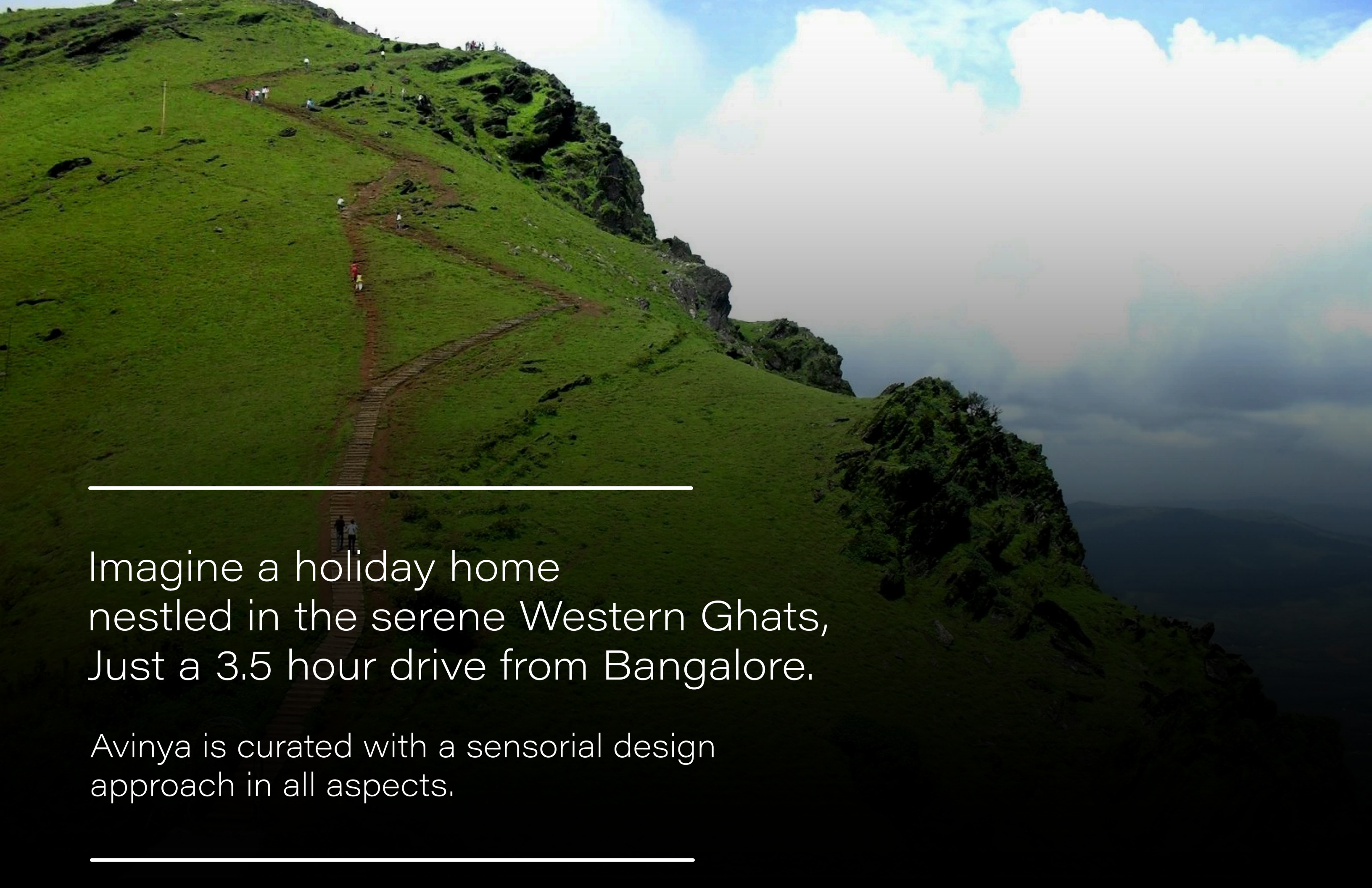
**NINTH
MILE**

avinya

SAKLESHPUR



avinya
Curated Country Villas
SAKLESHPUR



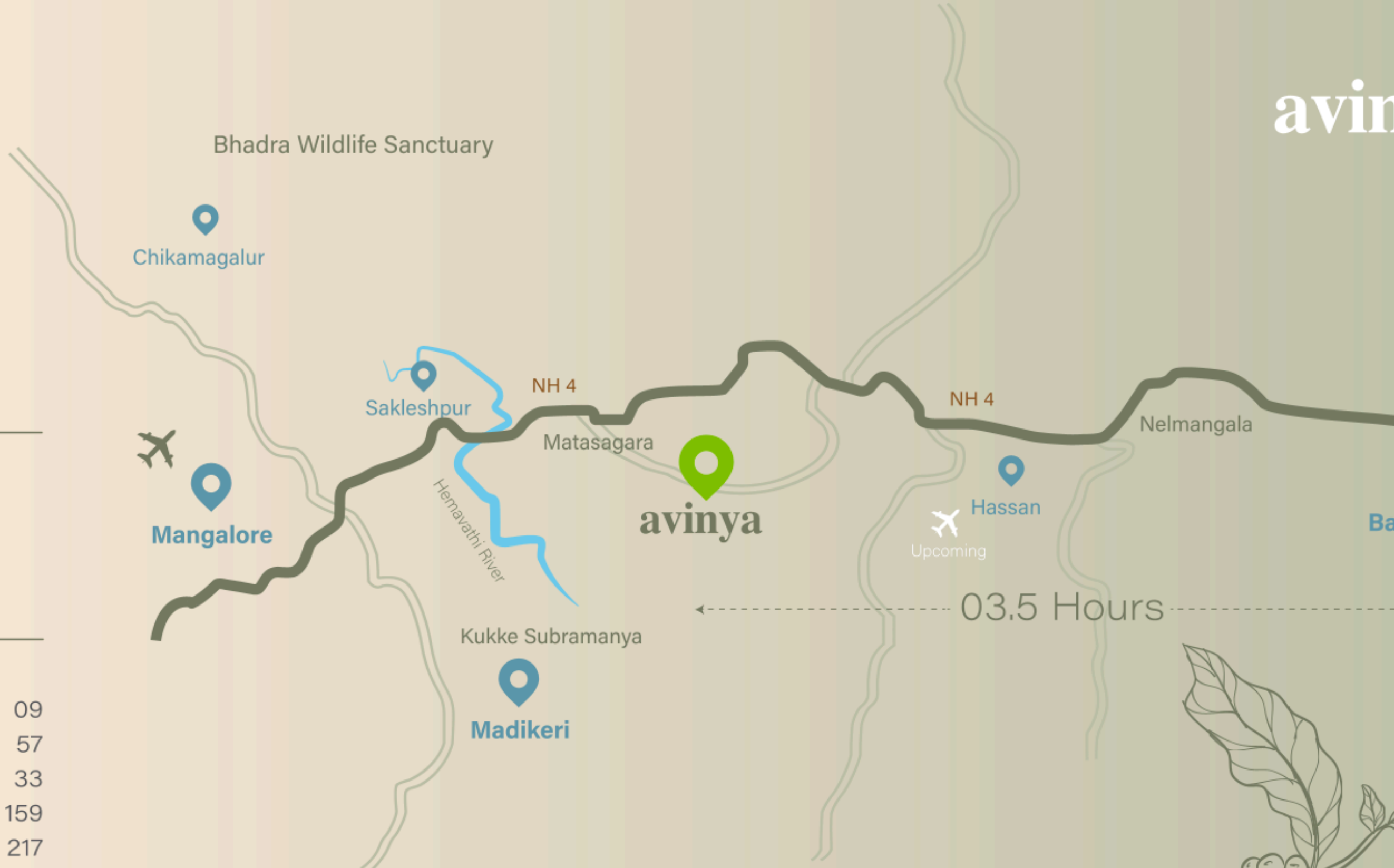
Imagine a holiday home
nestled in the serene Western Ghats,
Just a 3.5 hour drive from Bangalore.

Avinya is curated with a sensorial design
approach in all aspects.

Key Distances

In Kms

Sakleshpur Town	09
Mudigere Town	57
Hassan	33
Mysore	159
Bangalore	217
Mangalore	141
Belur	55
Halebedu	50
Chikamagalur	55



SCAN FOR LOCATION



avinya

10

Acres

52

Villas

2400 - 6000

Square Feet

An exclusive community of like-minded people who understand the importance of spending time in nature, away from the hustle and bustle of city life.

ecology

The magnificent Western Ghats are every nature lover's dream come true. Rich and unique in the most biodiverse flora and fauna, you'll be spoilt for choice with endless treks, beautiful waterfalls, and peaks to conquer.



Bhadra Wildlife Sanctuary
Pushpagiri Wildlife Sanctuary



Bisle View Point
Yagachi Water Park



Kumaraparvatha
Jenkal Gudda
Ettina Bhuja



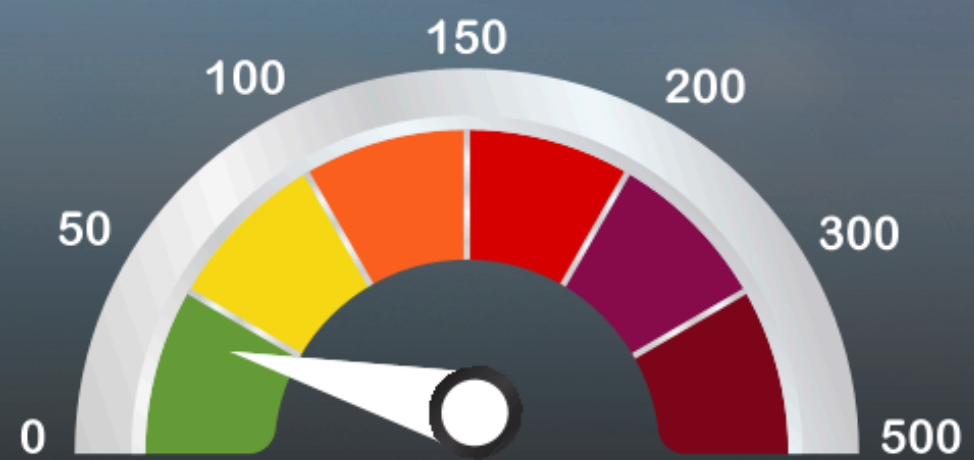
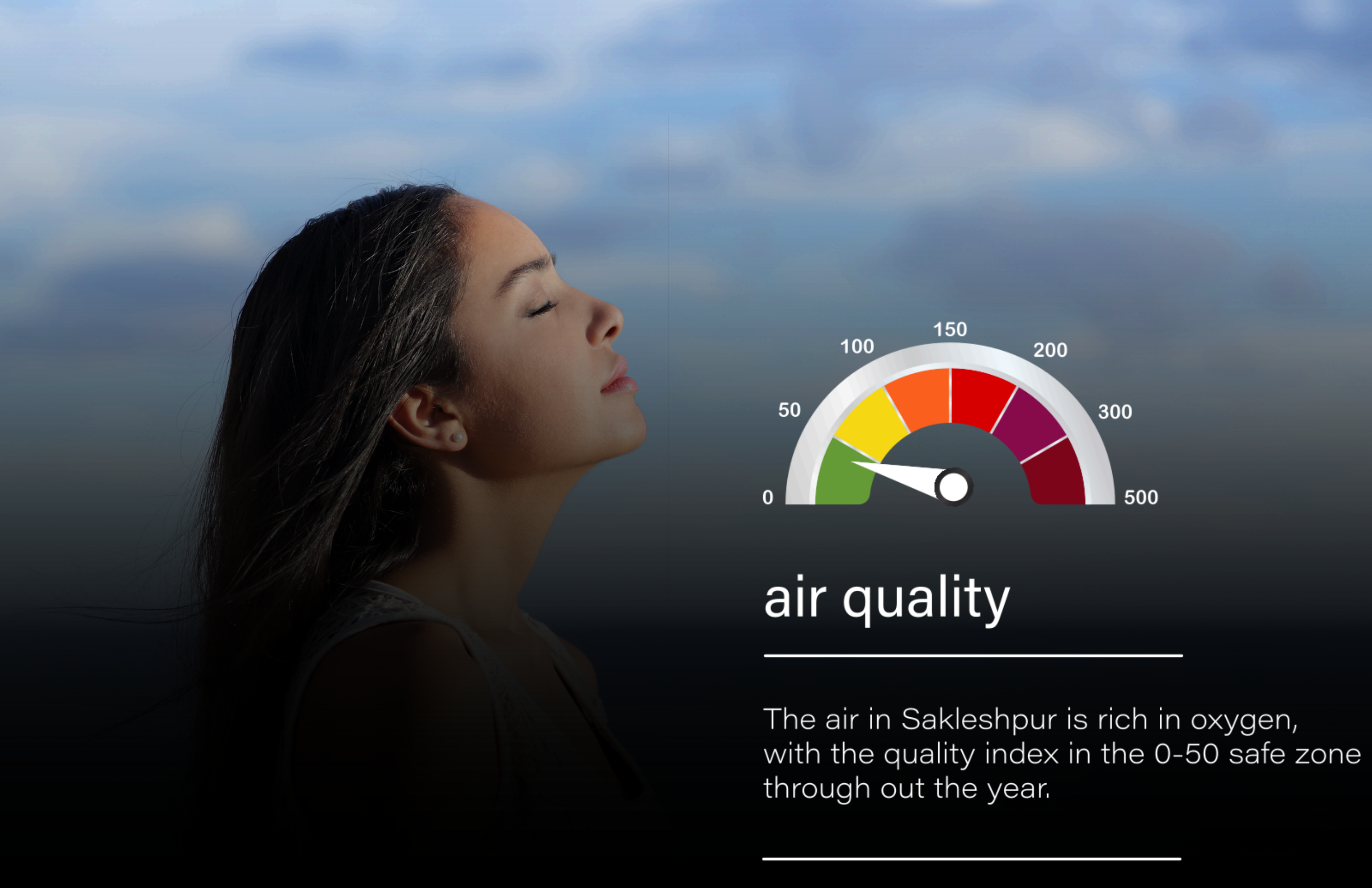
heritage

Sakleshpur is also in close proximity to historical gems such as the Manjarabad Fort, as well as some of India's oldest temples, in Belur and Halebidu, from the Hoysala kingdom era.



water surplus zone

Sakleshpur receives over 2,000 mm of average annual rain, making it one of the safest water surplus zones in India.



air quality

The air in Sakleshpur is rich in oxygen, with the quality index in the 0-50 safe zone through out the year.

A woman with dark hair tied back, wearing a yellow t-shirt and a black apron, is shown in profile, focused on harvesting a ripe red pepper from a lush green plant. The setting is a hydroponic greenhouse, with rows of similar plants visible in the background. The lighting is soft and natural, highlighting the vibrant green of the leaves and the bright red of the pepper. The overall atmosphere is one of diligent agricultural work.

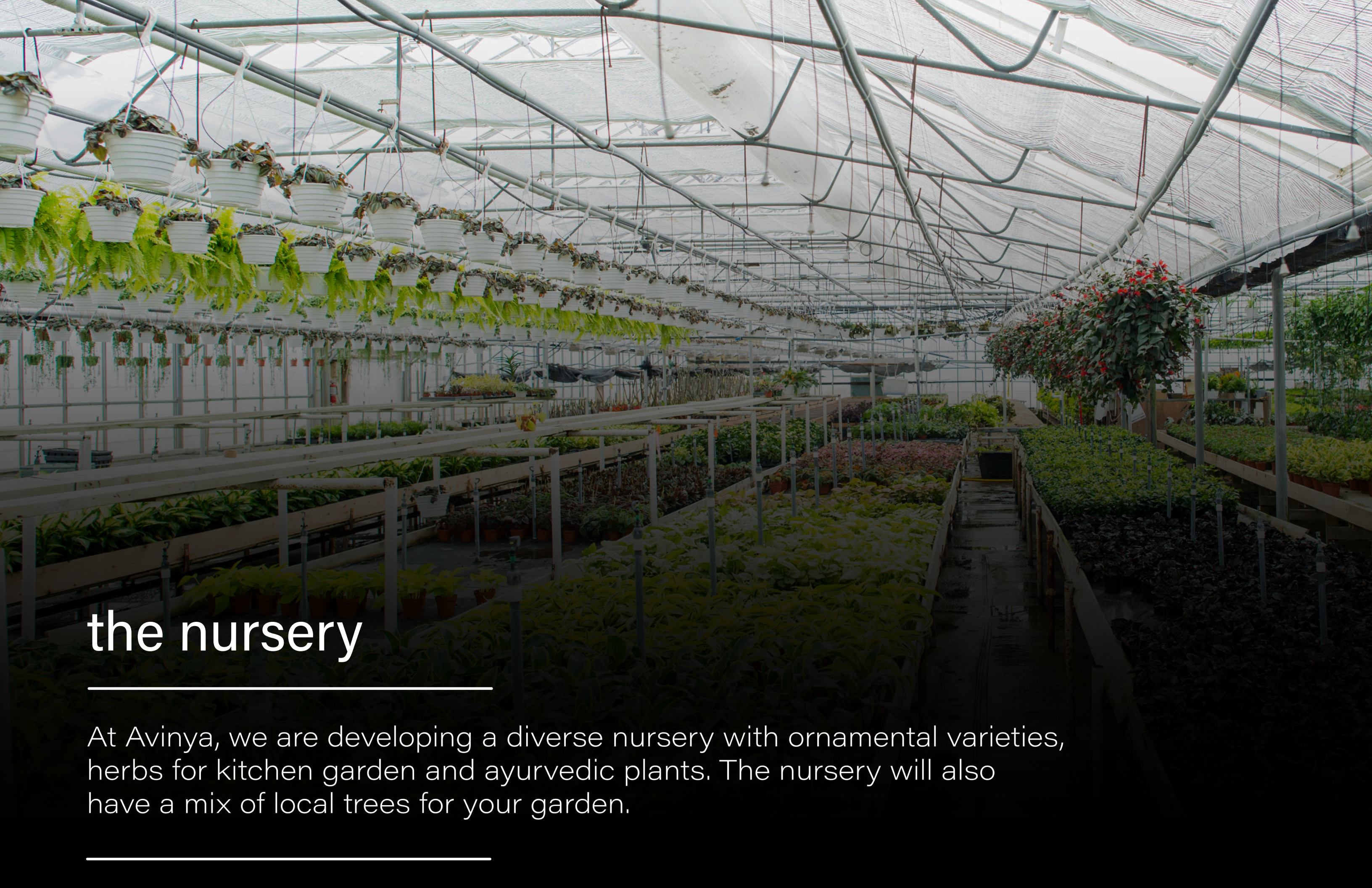
farming opportunity

If you're harbouring dreams of becoming a part-time farmer, Avinya has the land and horticultural expert to help you set up a hydroponic farm. Before long, you can be feasting on herbs, greens, and other micro ingredients that you've grown yourself.



bee keeping

Bees are known to be nature's number one pollinators, and hence integral to the health and diversity of the environment. At Avinya, we are creating a dedicated bee keeping zone. You will have fresh honey, and the joy of being a green soldier.



the nursery

At Avinya, we are developing a diverse nursery with ornamental varieties, herbs for kitchen garden and ayurvedic plants. The nursery will also have a mix of local trees for your garden.

avinya

PEPPER
VILLA



avinya

PEPPER
VILLA



avinya



PEPPER VILLA

avinya



SPECIFICATIONS

Flooring

Rustic flooring provided as standard in Living & Dining areas

Laminated Wooden flooring in all Bedrooms-
Vitrified tiles in Toilets

Balcony – 1"X1" Rustic Looking Antiskid tile

Doors & Windows

All doors will be solid paneled doors.

Toilet doors will be solid paneled with water resistant paint on one side.

First Quality UPVC sliding windows.

Toilets

Ceramic tile dado upto 7 ft. Granite counter in master bedroom and ledge in others.

1"X1" Antiskid flooring in all the bathrooms.

Sanitary ware of Kohler/Roca/Jaquar or equivalent

CP fittings of Jaguar / Grohe or equivalent

Paintings

Acrylic Emulsion for internal surfaces.

Exterior Emulsion for outer surfaces.

French polish for main door and synthetic enamel for others

Kitchen

Granite counter with stainless steel sink with drain board

2 ft height ceramic Dado above the counter

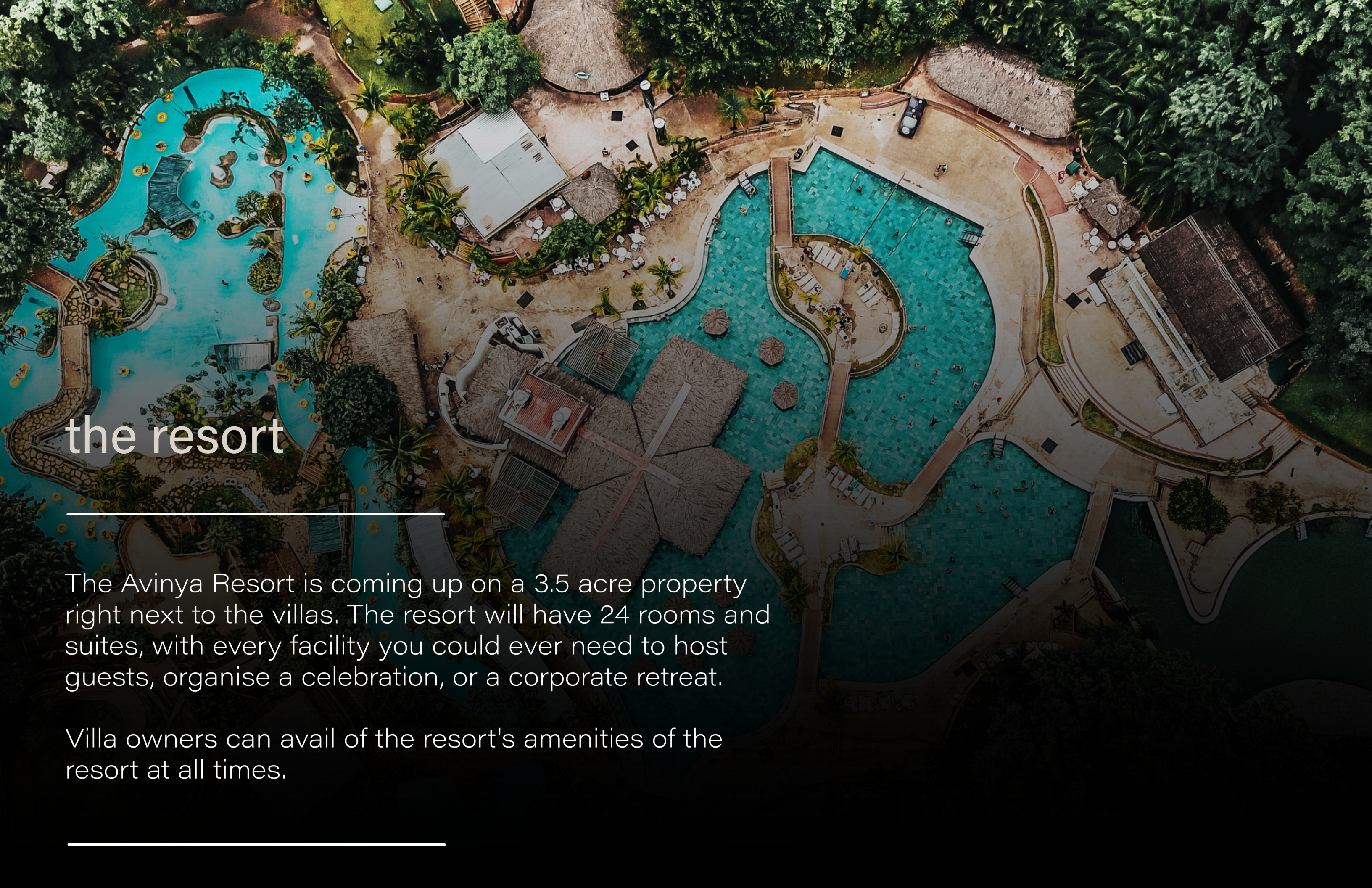
Electrical

Modular switches, power points to accommodate AC bedrooms.

Modular switches of Schneider/ABB/Legrand or equivalent

TV/Telephone

Provision provided in Living Room & all bedrooms.



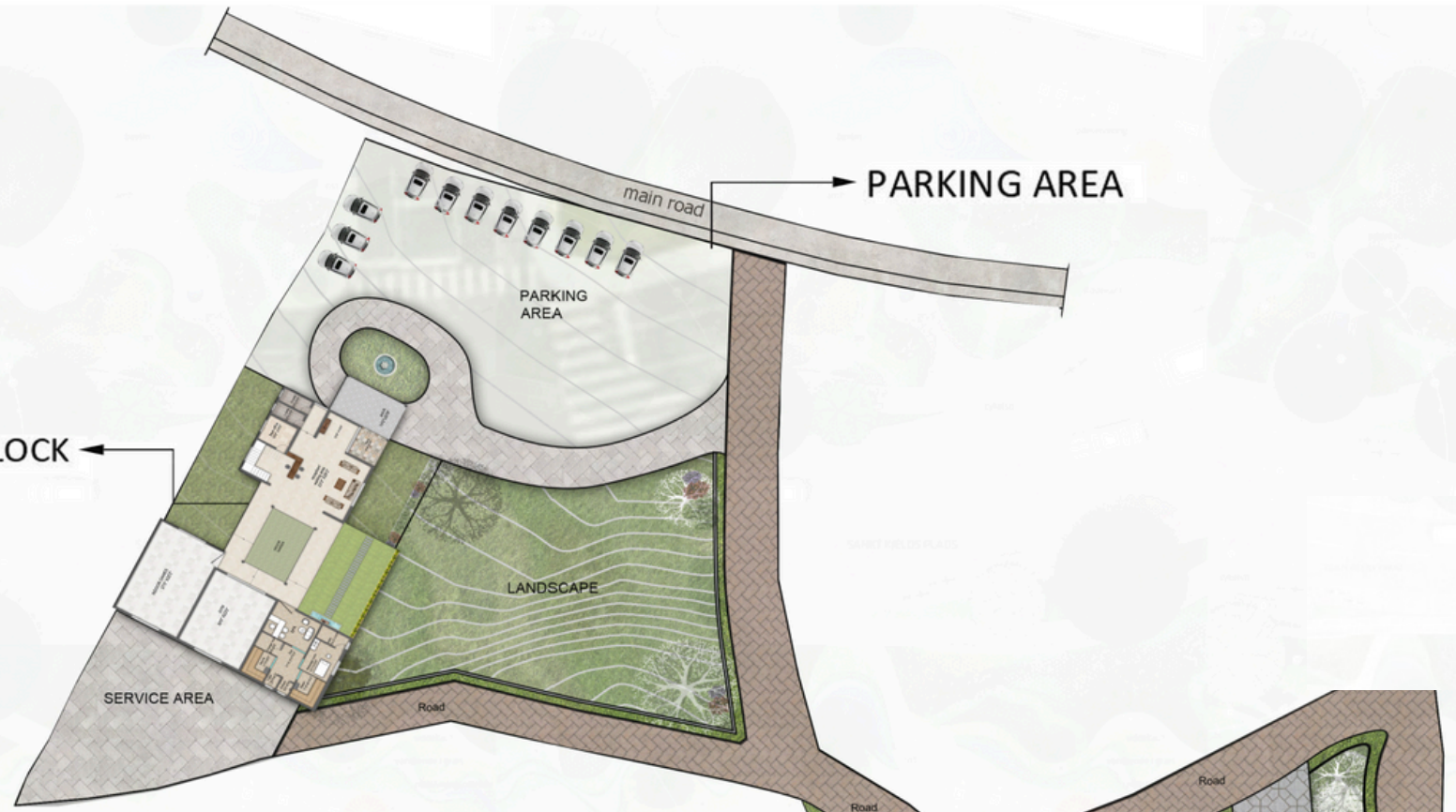
the resort

The Avinya Resort is coming up on a 3.5 acre property right next to the villas. The resort will have 24 rooms and suites, with every facility you could ever need to host guests, organise a celebration, or a corporate retreat.

Villa owners can avail of the resort's amenities of the resort at all times.

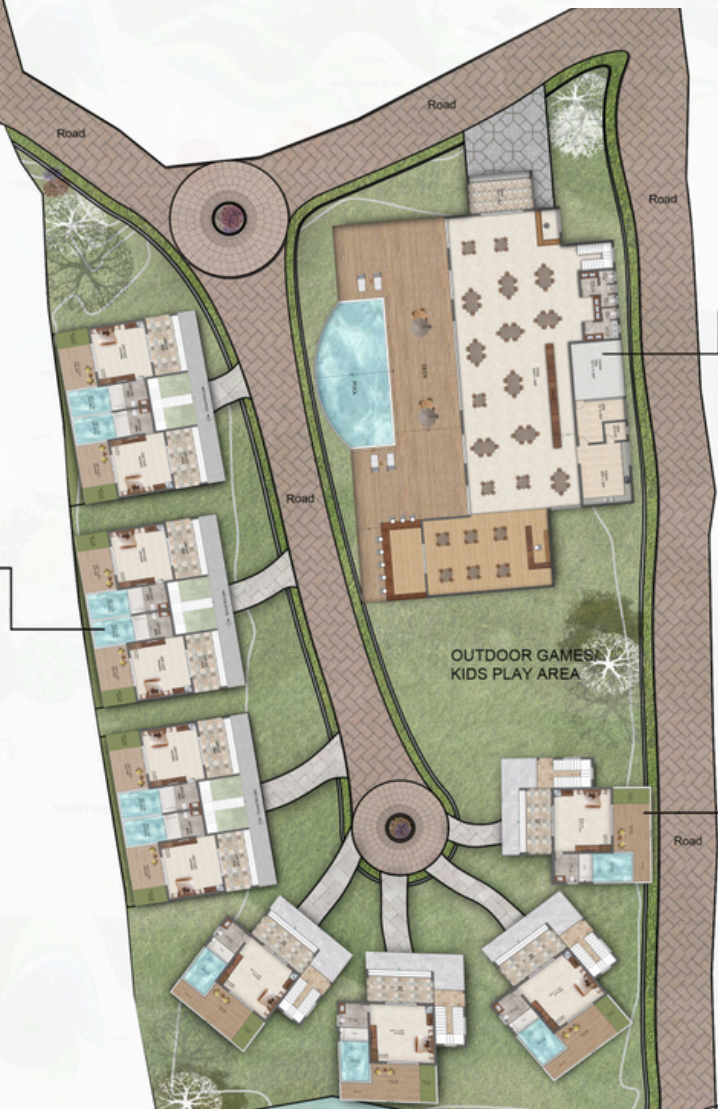
MAIN BLOCK

PARKING AREA



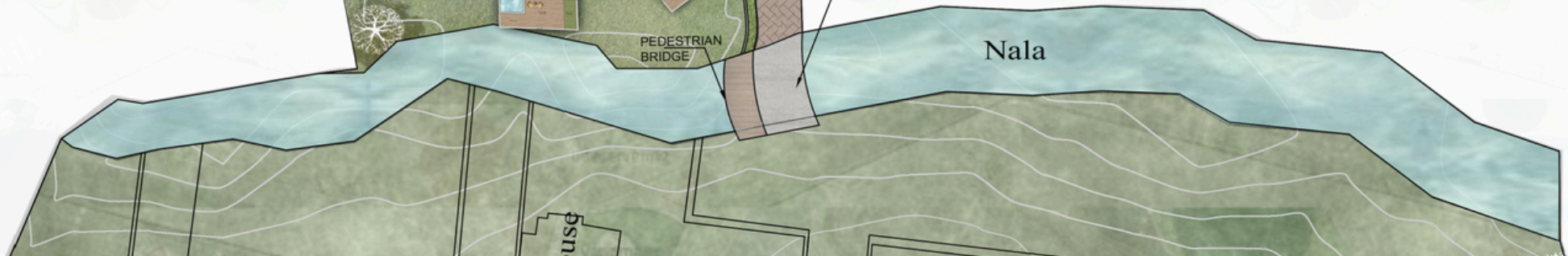
TYPE 1 COTTAGE (3 no's)

DINING BLOCK



TYPE 2 COTTAGE (4 no's)

VEHICULAR AND PEDESTRIAN BRIDGE CONCEPT TO CROSS NALA







avinya



avinya



avinya

TYPE 1- COTTAGE



TYPE 2- COTTAGE



AMENITIES

Swimming Pool

Gymnasium / Health Club

Indoor Games and Sports

Restaurant

Spa

Travel Desk

Coffee Shop (with local
planters' produce)

Rooms & Suites

Multi-purpose Hall

a multi-fold investment


With Hassan set to get its own airport soon, the neighbouring districts including Sakleshpur will see a swift appreciation in property prices.

Owning a villa at Avinya offers you the chance to benefit from property price appreciation and rental income when you're not using the villa. The Avinya team will manage your villa rentals, ensuring the highest standards are maintained.

STRATEGIC PARTNER



Contact us

 7411091999
9663595969

 www.thanvirealty.in

 info@thanvirealty.in

THANVI REALTY

#32, 2nd floor MIG2B, 6th Cross,
KHB Colony, Gandhinagar International, Airport Road,
Yelahanka, Bengaluru, Karnataka 560064

IN ASSOCIATION WITH



**NINTH
MILE**

Disclaimer

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the developers. The details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers and/or competent authorities. Illustration in this brochure are artistic impressions only