



ECO-WELLNESS RETREAT · WESTERN GHATS

Where the forest holds you *gently*.

Vaulted brick, rammed earth and a spring-fed lake, set deep in the wet green of the Ghats.

30

ACRE ESTATE

72

FARMLAND PLOTS

₹600

PER SQ.FT

A retreat that *rises from the land.*

Ayana is built the way the forest wants it built — catenary brick vaults that curve like the hills, walls of rammed earth and local stone, thatch that breathes with the monsoon. Nothing towers over the canopy; everything settles beneath it.

Three worlds share one estate: a café that grows out of the earth, a wellness centre of open-court therapy pavilions, and forest cottages around a quiet zen garden — all held by a spring-fed lake.



One estate, *read at a glance.*

Twenty-five acres of working coffee and pepper, and everything the estate needs to hold you for a weekend or a lifetime.

30

ACRES · COFFEE & PEPPER

72

FARMLAND PLOTS

01

WELLNESS CENTRE &
CLUBHOUSE

01

SPRING-FED LAKE

*There are places you visit. And places that
change the way you breathe.*

Frames from *the estate*.



§ 04 — WORLD ONE

A café that *grows from the earth.*

The first room of the estate. A vaulted brick shell wraps an indoor court around a living tree, spills into outdoor seating, and steps down toward the pool.

SITE

14,944 sq.ft

WATER

Pool + baby pool

SEATING

Indoor court + terrace

AND

Bar · sports · play

A wellness centre *across four acres.*

Dedicated therapy rooms, consultation suites and treatment pavilions threaded by a loop corridor, each opening to a private green court. A reception, a yoga deck and a ghat that walks you down to the water.



SPREAD

Four acres

PRACTICE

Yoga deck · ghat

— § 06 — WORLD THREE

Cottages to *disappear into.*

Five private cottages along a winding path and a sculpted zen garden. Each holds a bedroom that opens to the forest, a pantry, a walk-in wardrobe and an open-to-sky bathroom framed in rammed earth and stone.

COUNT

05 cottages

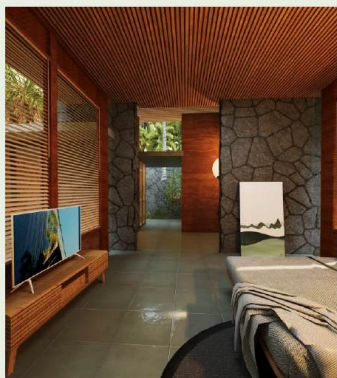
EACH

~1,164 sq.ft

BATH

Open-to-sky, planted

Held between *earth and stone.*



Rammed earth, local stone and rough brick — surfaces that stay cool to the hand through the day.

Rooms that *open outward.*



Renders are indicative. The cottage floor plan is on the microsite, and with our estate advisor.

Every comfort, *quietly placed.*

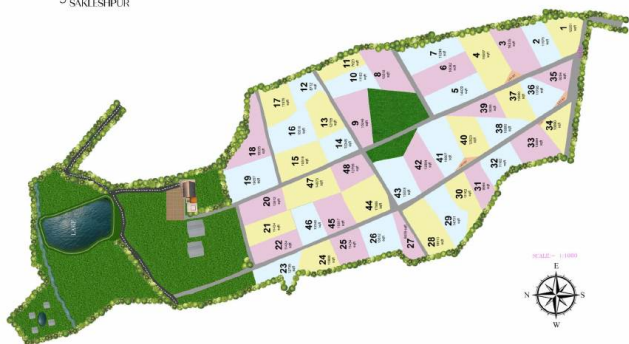
A.01 Wellness Centre	A.02 Café & Bar
A.03 Swimming Pool	A.04 Yoga Deck
A.05 Spring-fed Lake	A.06 Rainwater Harvesting
A.07 24/7 Security	A.08 Zen Garden
A.09 Landscaped Courts	A.10 Solar Fencing

Provisions are delivered in phases alongside the estate. Ask our advisor for the current schedule.

The estate, *zone by plot.*

Ayana
SAKLESHPUR

MASTER PLAN



Indicative master plan. Live plot availability, dimensions and current status are maintained by our sales desk — ask for the latest release.

Premium plots, *best positioned.*

PLOT SCHEDULE

PLOT SIZES 7,623 – 19,057 sq.ft

TOTAL PLOTS 72

ESTATE SIZE 30 acres

PLANTATION Coffee & pepper

FROM BENGALURU ~ 4.5 hours

GUIDE PRICE

₹600 / sq.ft

Best-positioned plots — nearest the café, the wellness centre and the estate's finest views.

* Guide price per sq.ft., indicative and subject to availability at the time of booking. Speak with our sales desk for the current price list and payment plans.

Deep in the *Malnad belt*.

~900 m

ABOVE SEA LEVEL

~4.5 hrs

FROM BENGALURU

NEARBY

Mallalli Falls

Manjarabad Fort

Jenukallu Gudda

Bisle Ghat View

HERITAGE

Belur Temple

Halebidu

Coffee Plantations

Western Ghats



OPEN IN GOOGLE MAPS

SAKLESHPUR BELT · KARNATAKA

— § 13 — ENQUIRE

Come and *breathe a while.*

ESTATE ADVISOR

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RETREAT

Ayana · Western Ghats, Karnataka

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