



PREMIUM FARMLAND · LEPAKSHI

Where land becomes a *masterpiece.*

A gated farmland estate at Kallur
Village, where every plot is painted into
the land.

120

ACRE ESTATE

400+

VILLA PLOTS

₹700

PER SQ.FT

A blank canvas, *waiting for you.*

Canvas is a premium farmland estate at Kallur Village, Lepakshi — a place where the land is the medium and the life you build on it is the art. Open skies, red-earth ground and the quiet of the Rayalaseema plains, held within a planned, gated layout.

Every plot is drawn to be lived on — surveyed, titled and ready. What you paint here is entirely your composition.



One estate, *drawn to scale.*

A master-planned, gated community on the Lepakshi plateau — laid out for farm villas, and built around a resort-grade clubhouse.

120

ACRES

MASTER-PLANNED
COMMUNITY

400+

BALINESE-THEMED VILLA
PLOTS

05

ACRES

CLUBHOUSE & RESORT

01

GATED COMMUNITY

*Five centuries ago, Lepakshi painted its ceilings. Today, the land invites you to **paint yours.***

Frames from *the estate*.



— § 04 — THE VILLA

A home, *painted into the land.*

Balinese-themed farm villas drawn for the plateau — deep pitched roofs, courtyards open to the sky, and living rooms that run straight out into the garden.

LANGUAGE

Balinese · courtyard

DRAWING

Villa plan

BUILD SUPPORT

On request

Built for *open living*.



Renders are indicative. The villa plan is on the microsite, and with our sales desk.

Rooms that *hold the light.*



Plot sizes, villa configurations and build packages are available from our sales desk.

— § 07 — RESORT & CLUBHOUSE

Five acres, *kept for everyone.*

A resort-grade clubhouse at the heart of the layout — pavilions, lantern-lit gardens, lounges and a pool, wrapped in timber, thatch and stone.

SPREAD

Five acres

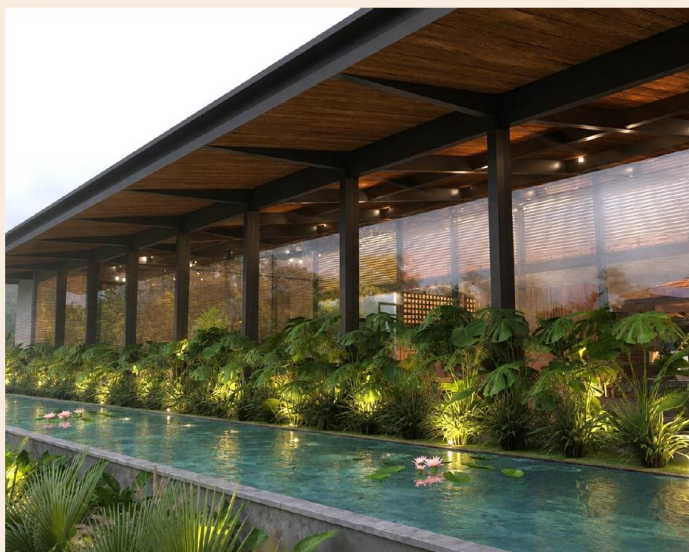
THEME

Balinese resort

WITHIN

The gated estate

Timber, thatch *and* lamplight.



Thirty-one frames of the resort and clubhouse are on the microsite.

Gardens that *run all evening.*



Renders are artistic impressions, indicative and not representations of fact.

Held by a town *famous for its art.*

Lepakshi sits on the open plateau of the Sri Sathya Sai district, just across the Karnataka border — a town the art world knows well.

THE MURALS

India's ceiling.

Veerabhadra Temple holds frescoes in ochre and indigo — the reason Lepakshi is on every art historian's map.

THE NANDI

One rock.

A monolithic Nandi carved from a single granite boulder — among the largest of its kind anywhere.

THE PILLAR

It hangs.

The famous floating pillar rests barely off the ground — a five-century engineering riddle.

THE BELT

Fast-growing.

A weekend and investment corridor north of Bengaluru, off the Bengaluru-Hyderabad highway.

Every comfort, *quietly placed.*

A.01 Gated Community	A.02 Clubhouse
A.03 Swimming Pool	A.04 Landscaped Avenues
A.05 Children's Play Area	A.06 Rainwater Harvesting
A.07 24/7 Security	A.08 CCTV Surveillance
A.09 Wide Internal Roads	A.10 Solar Street Lighting

Provisions are delivered in phases alongside the layout. Ask our sales desk for the current schedule.

Land with a *long horizon*.

01 / CORRIDOR

The right belt

North of Bengaluru along NH-44 toward Hindupur — an actively developing weekend and investment corridor across the state line.

02 / TOURISM

A cultural draw

Framed by the Lepakshi temple complex and its murals — steady heritage footfall that keeps the region on the map.

03 / CLEAN TITLE

Ready to hold

Surveyed, titled plots within a planned gated layout — a straightforward asset to own and hand on.

Figures and timelines are indicative. Land is a long-horizon asset; returns are not guaranteed.

Surveyed, titled, *yours.*

PLOT SCHEDULE — SURVEY NO. 92

LOCATION	Kallur • Lepakshi
ESTATE SIZE	120 acres
TOTAL PLOTS	400+ villa plots
FROM BENGALURU	~120 km • ~2.5 hrs
OFF NH-44	~15 km

GUIDE PRICE

₹700 / sq.ft

Planned, titled farmland plots at Kallur, Lepakshi — ready to hold and ready to build on.

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

An easy drive *from the city.*

~120 km

FROM BENGALURU

~15 km

TO HINDUPUR

NEARBY

Veerabhadra Temple

Monolithic Nandi

Hindupur Town

Penukonda Fort

CONNECTIVITY

NH-44 · ~15 km

Hindupur Railway Stn

Kempegowda Intl · ~110 km

Bengaluru-Hyderabad belt



OPEN IN GOOGLE MAPS

SURVEY NO. 92 · KALLUR · LEPAKSHI

— \$ 15 — ENQUIRE

Begin your *canvas*.

SALES DESK

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DEVELOPER

Delight Eco Farms · Tree Walk Developers

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