

MANAGED FOREST ESTATE · WESTERN GHATS

A forest *worth* *waking* up to.

150 acres of coffee, cardamom &
pepper on a misty haven — 400+
surveyed plots, 12 km before
Sakleshpur.

150

ACRE ESTATE

400+

SURVEYED PLOTS

₹899

PER SQ.FT

Where mornings *begin in mist.*

Spread across 150 acres of wooded paradise, Whistling Woods is framed by towering forest trees and living plantations of coffee, cardamom and pepper. Daylight filters through the canopy; mist settles at dawn.

Located at Ballupet — 12 km before Sakleshpur — it offers meticulously surveyed layouts, tranquil footpaths and evergreen foliage. A retreat built to escape the ordinary.

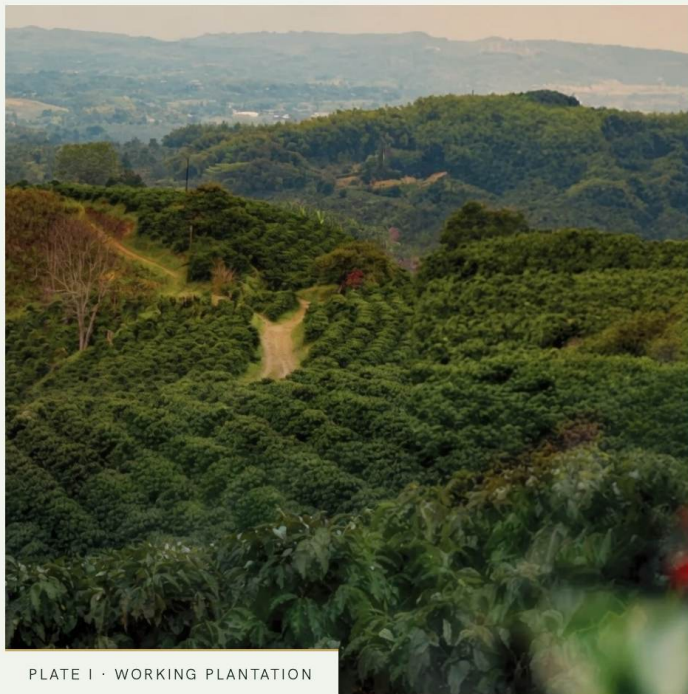


PLATE I · WORKING PLANTATION

A working forest, *held in trust.*

Open land, living plantations and refined ownership — brought together to offer something increasingly rare: room to breathe.

150

ACRE FOREST ESTATE

400+

SURVEYED PLOTS

25,000+

TREES ON THE ESTATE

2.5L+

COFFEE PLANTS

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

Deep red loam that *gives back*.

At ~900 m in Karnataka's Malnad belt, this is not raw land waiting for landscaping — it is a mature Western Ghats ecosystem with its own water, soil and light.

TEMPERATURE 18–28°C

ANNUAL RAINFALL 2,500–4,000 mm

PREVAILING WIND SW & W

ELEVATION ~900 m ASL

MORNINGS Mist

Decades of leaf-litter have built well-drained lateritic soil, rich in organic carbon. It already carries a working plantation — and rewards almost anything planted beside it.

Coffee	Cardamom	Pepper	Silver Oak	Jackfruit
Avocado	Nutmeg	Cinnamon	Clove	Arecanut
Vanilla				

Frames from *the forest*.



— § 05 — THE VILLA

A home, *held by the forest.*

A private retreat, a holiday villa or an eco-stay — the freedom to build, immersed in the forest. We don't shape the land to the house; we shape the house to the land.

DESIGN LANGUAGE

Courtyard · Malnad

DRAWINGS

Floor & roof plan

BUILD SUPPORT

On request

Villa renders, floor plan and roof plan are available in full on the microsite, and with our estate advisor.

Built to *sit quietly*.



A courtyard plan that flows around the trees rather than clearing them — deep verandahs on the west, morning rooms facing east.

Verandahs, *and long light.*



Renders are indicative. Floor plan and roof plan are on the microsite, and with our estate advisor.

Indulge in *endless* adventure.

A.01 Club Membership	A.02 Equipped Gym
A.03 Swimming Pool	A.04 Club House
A.05 CCTV Surveillance	A.06 Rainwater Harvesting
A.07 24/7 Security	A.08 Children's Play Area
A.09 Landscaped Gardens	A.10 Solar Fencing

Estate provisions are delivered in phases alongside the layout. Ask our advisor for the current handover schedule.

An asset that *grows with time*.

01 / SCARCITY

Rare by design

A 150-acre forest-based managed farmland with only 400+ plots — privacy that doesn't return to the market.

02 / TOURISM

A rising belt

Framed by Mallalli Falls, Jenukallu Gudda, Manjarabad Fort and Bisle Ghat — strong pull for retreats and rental alike.

03 / MANAGED

Owned, not chored

Plantation support and maintenance handled for you — hold the land, skip the full-time labour of a farm.

TRADITIONAL RESIDENTIAL PLOT

6–8%

Indicative 10-yr ROI
Limited lifestyle

WHISTLING WOODS FARMLAND

12–15%

Indicative 10-yr ROI
High lifestyle value

* Figures indicative, compared against traditional residential real estate over a 10-year horizon. Not a guarantee of return.

Surveyed, water-ready, *yours.*

PLOT SCHEDULE — SURVEY NO. 135

PLOT SIZES 6000 sq.ft onwards

TOTAL PLOTS 400+ exclusive

ESTATE SIZE 150 acres

TO SAKLESHPUR TOWN 12 km

FROM BENGALURU ~ 4.5 hours

GUIDE PRICE

₹899 / sq.ft

Overall investment from **₹54 Lakhs onwards** — a luxury managed-farmland holding in Sakleshpur.

* 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.

The layout, *plate by plot.*



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

Gateway to the *Western Ghats*.

12 km ~4.5 hrs

TO SAKLESHPUR

FROM BENGALURU

NEARBY

Mallalli Falls

Jenukallu Gudda

Manjarabad Fort

Bisle Ghat View

TEMPLES

Belur

Halebidu

Dharmasthala

Kukke Subramanya



OPEN IN GOOGLE MAPS

SURVEY NO. 135 · HOSAGADDE · BALLUPET

The estate, *in motion*.

Tap any card to watch on YouTube.

01

ESTATE FILM

WHISTLING WOODS · BALLUPET



02

AERIAL WALKTHROUGH

ACROSS THE 150 ACRES



03

TESTIMONIAL 01

IN AN OWNER'S WORDS



04

TESTIMONIAL 02

IN AN OWNER'S WORDS



— § 14 — ENQUIRE

Own a piece of a *living* forest.

SALES DESK

+91 99000 72033

SITE

Survey No. 135, Hosagadde Village, Ballupet, Sakleshpur Taluk,
Hassan District, Karnataka

WHISTLINGWOODSATBALUPET.IN

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