



Coffee Bliss

PREMIUM AGRI FARMLAND

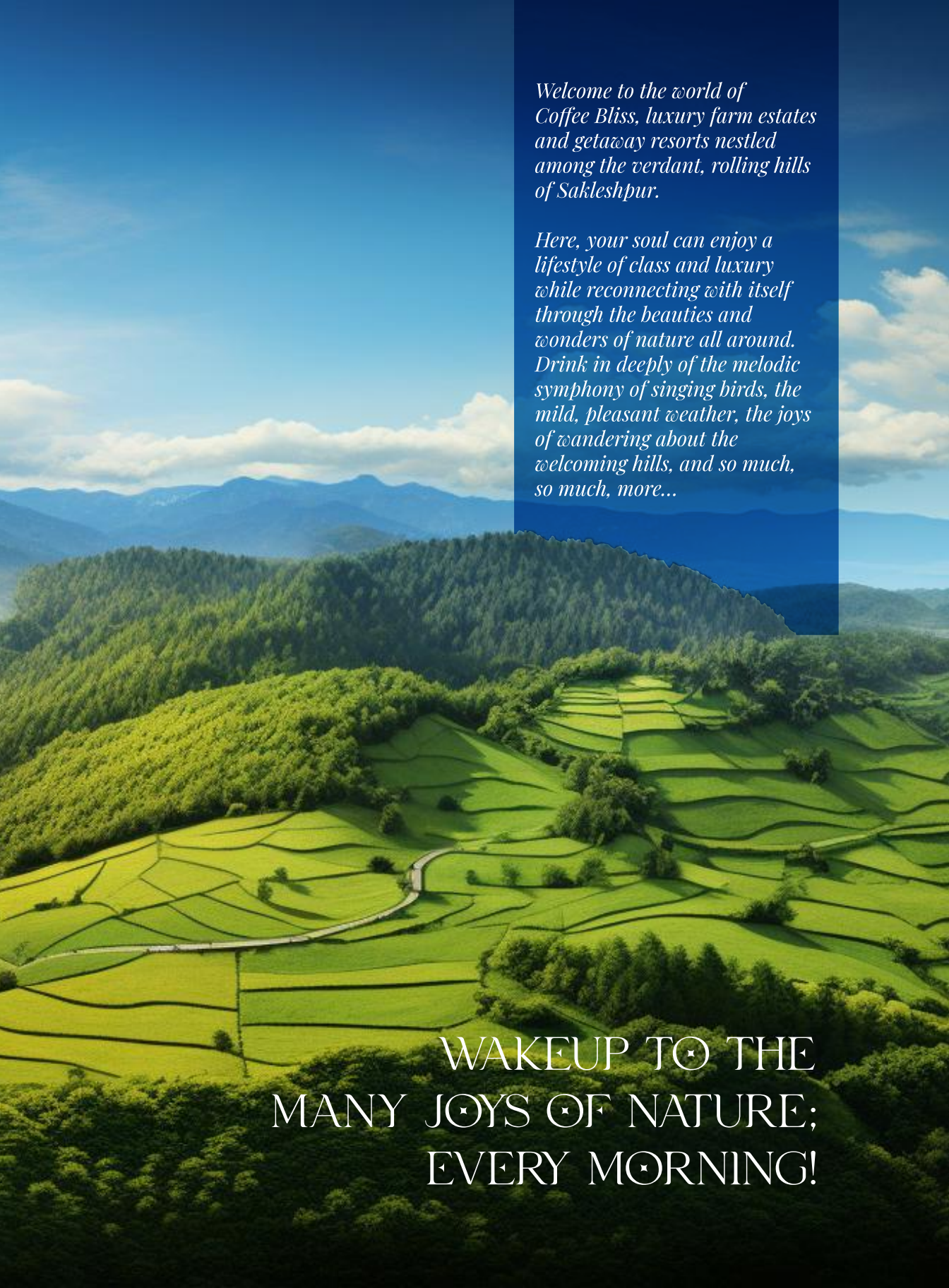
KENDANAMANE, SAKLESHPUR





*For a retreat from the stress,
chaos, and complexity of
modern-day living, there's no
better sanctuary to rejuvenate
than in the soothing embrace of
lush green and serene
landscapes.*





*Welcome to the world of
Coffee Bliss, luxury farm estates
and getaway resorts nestled
among the verdant, rolling hills
of Sakleshpur.*

*Here, your soul can enjoy a
lifestyle of class and luxury
while reconnecting with itself
through the beauties and
wonders of nature all around.
Drink in deeply of the melodic
symphony of singing birds, the
mild, pleasant weather, the joys
of wandering about the
welcoming hills, and so much,
so much, more...*
























WAKEUP TO THE
MANY JOYS OF NATURE;
EVERY MORNING!



WHERE HEAVEN KISSES THE EARTH

Sakleshpura, nestled in the Western Ghats of Karnataka, is known for lush green landscapes, rolling hills, and a moderate climate that is just perfect for coffee and spice plantations. Listed among the few bio-diversity hotspots left in the world, it is home to several unique plant and animal species.



| | | | | | | |
|---|---|---|---|------------|---------|---|
|  |  |  |  | Mangaluru | 98 kms |  |
|  |  |  |  | Mysuru | 120 Kms |  |
|  |  |  |  | Bangaluru | 196 kms |  |
|  |  |  |  | Shivamogga | 109 Km | |
|  |  |  |  | Waynad | 135 Km | |

GETTING TO PARADISE

Sakleshpur's dense forests, mist-covered hills, beautiful trekking paths, and stunning views has made it an enchanting eco-tourism destination for travellers seeking to experience peace and tranquillity amidst the great outdoors.

The closest airport in Mangalore is less than 130 kms away, and the region has good road and rail onnectivity to several major cities all around.





VERDANT NATURE: A GIFT FOR THE SOUL

Even a brief holiday spent in the lap of nature is immensely satisfying to the soul. Imagine your children's enjoyment in getting their hands dirty in the soil, imagine overseeing the work of farm laborers, and at season's end imagine the reward of seeing your family's dreams for the estate flourish and bear fruit.



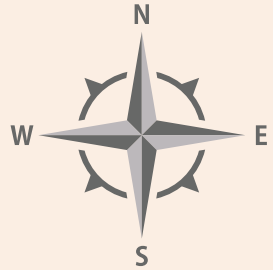
GIVING BACK TO THE EARTH; AND THE FUTURE

Caring for and nurturing the soil is not only an enduring delight and gift for the soul; it also preserves the region's natural resources for future generations to cherish and enjoy.



THE BLISS OF THE ESTATE LIFESTYLE

Our sustainable lifestyle farming project that is proposed to be certified by the Indian Green Building Council, is spread across 16.24 acres of natural forest land, with 30 fertile plantation plots starting from 10,000 sq. ft. to choose from. The layout also features flowing streams, natural ponds, and a royal 52100 sq. ft. clubhouse equipped with all the amenities needed to live a luxurious estate lifestyle.



Stunning, harmonious, luxurious: an architectural wonder

We've envisioned Coffee Bliss as a holistic environment where agriculture, sustainability, and aesthetics coexist in harmony. The architecture brings that vision to life through a 'form follows function' concept.

All the community spaces are nestled within a lush natural setting, offering a unique and immersive experience, allowing guests to stay as close to nature as possible while enjoying the comforts of luxury spaces.

Stunning



Sloping roofs evoke tradition while adding depth and dimension to the silhouettes



Natural stone finish materials exude a timeless and luxurious feel



Structural design replicates the forms found in nature



Dining areas overlook natural streams



Harmonious



Incorporation of natural elements blur the boundaries between indoors and outdoors



Cottages have balconies on either side that overlook water bodies and serene farmland.



Meditation center is located at the highest contour, offering seclusion, tranquility as well as a visual connection with the farmland.



Quality of indoor air is ensured through proper ventilation and low emission materials, air purifiers, and CO2 sensors



Only native plants are used for landscaping

Sustainable



Energy efficiency features include solar power generation, efficient lighting and HVAC systems, and insulation and passive design techniques.



Green corridors and hedgerows connect different parts of the farm, reducing the need for concrete roads



Energy-efficient clubhouse and resorts utilizes passive solar design, rainwater harvesting, and renewable energy sources



The design of the community spaces that do not interrupt the natural contours of the landscapes



Minimized disturbance to natural topography and green cover promotes biodiversity



Construction maintains focus on locally sourced, recycled, or renewable materials, and endeavors to reduce waste.



FITTED OUT FOR FULFILLMENT

Living in a farm does not mean sacrificing the luxurious lifestyle your family is accustomed to in the city. The 52100 sq. ft. Coffee Bliss clubhouse features every luxury you can dream of, for yourself and your children. From swimming and boating to lakeside dining, gyming to games, an amphitheatre and children's play areas, Coffee Bliss has got it all.

EXPERIENCE THE FARM, LIVE THE DREAM

The Coffee Bliss clubhouse has been planned with all the amenities needed for the community to enjoy an engaging social life with neighbors and friends.



Open Amphitheater



Fully equipped Gym



Bonfire Area



Ample Car Parking



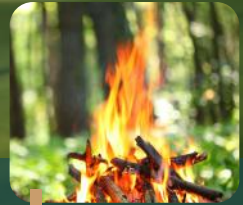
Banquet Lawn



Mini Golf Course



Indoor Games



Bonfire Zone



Swimming Pool



Lakeside Dining



Eco Workstations



Kitchen with Trained Staff



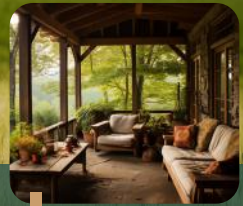
Spa



12 Resort Cottages



Children's Play Zone



Guest Cottages



Kayaking Pond



*Tennis/
Badminton Court*



Decorative Gardens



Orchards and Vineyards

A dirt path winds through a lush forest. Sunlight filters through the trees, creating a warm, golden glow. The path is covered in fallen leaves and leads into the distance. The trees are tall and thin, with dense foliage. The overall atmosphere is peaceful and serene.

BUILT FOR BLISS

Each managed farmland can house a spacious, tastefully designed 4 & 3 BHK eco-friendly villa option, harmoniously blending into the lush landscape. With integrated private swimming pools, solar powered electrical outlets, and an electric buggy in the garage for getting around the farm, our villas are luxuriously fitted out for a blissful farm life.

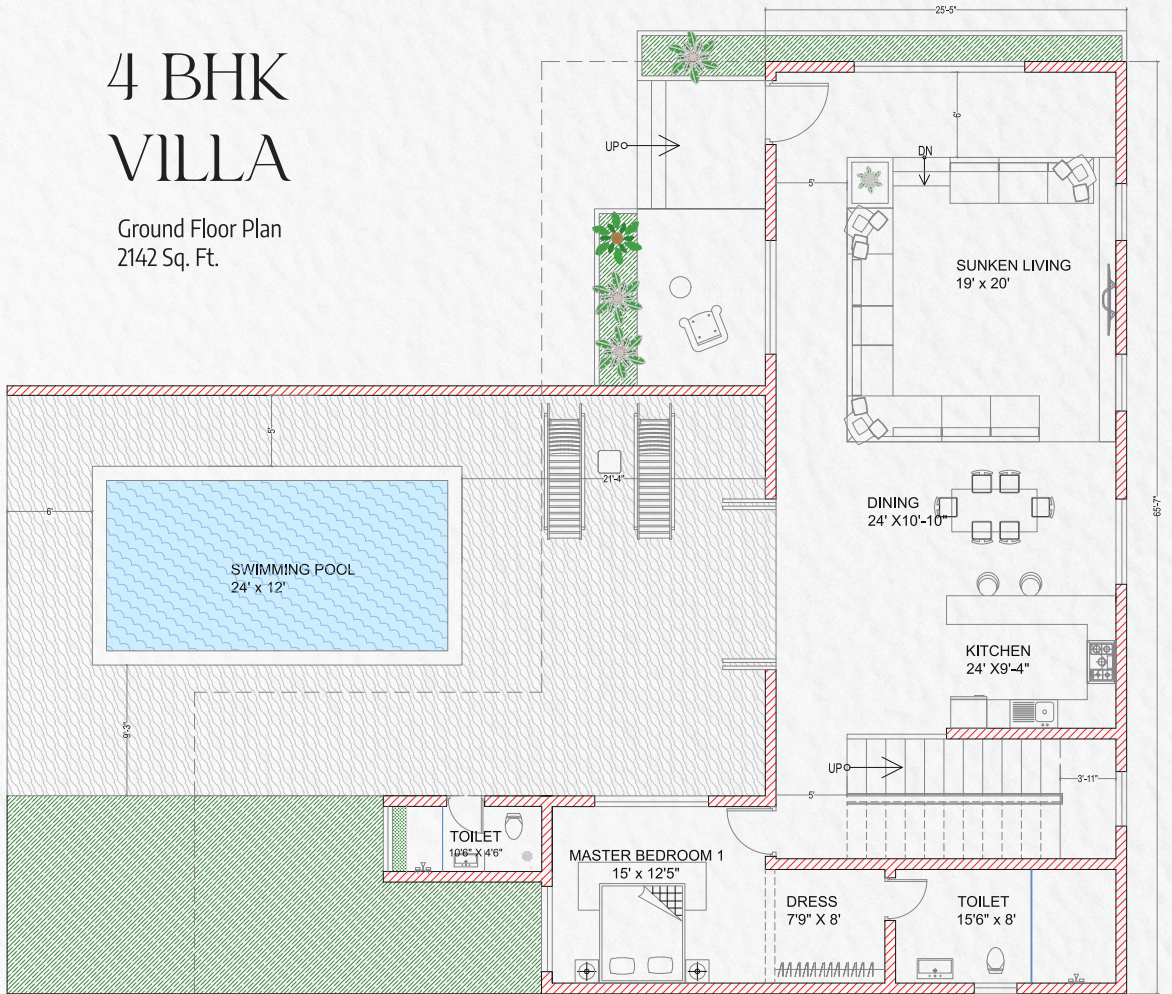
4 BHK VILLA



Bring your larger family and friends along for good times, laughter, and many memorable events!

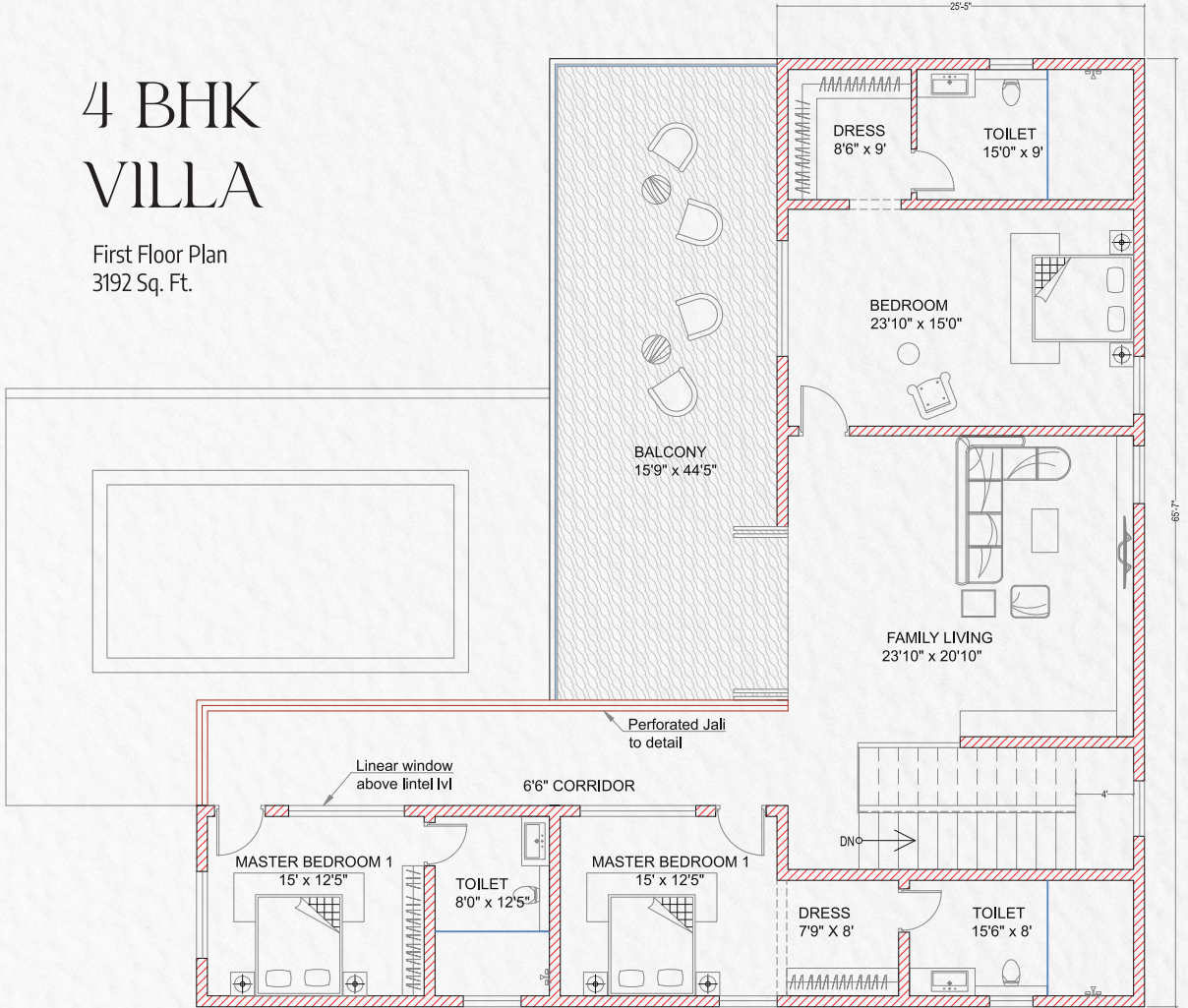
4 BHK VILLA

Ground Floor Plan
2142 Sq. Ft.



4 BHK VILLA

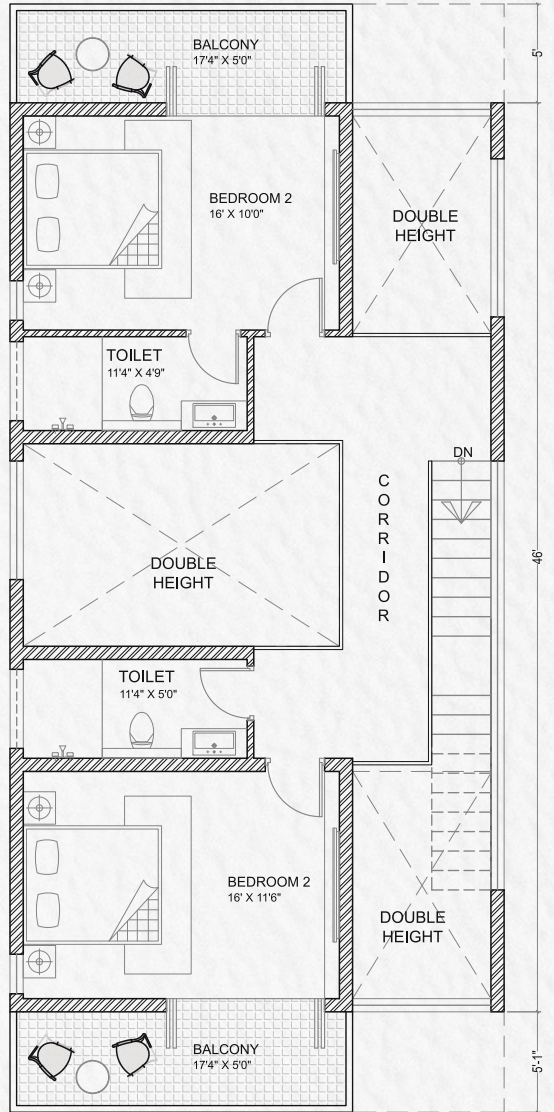
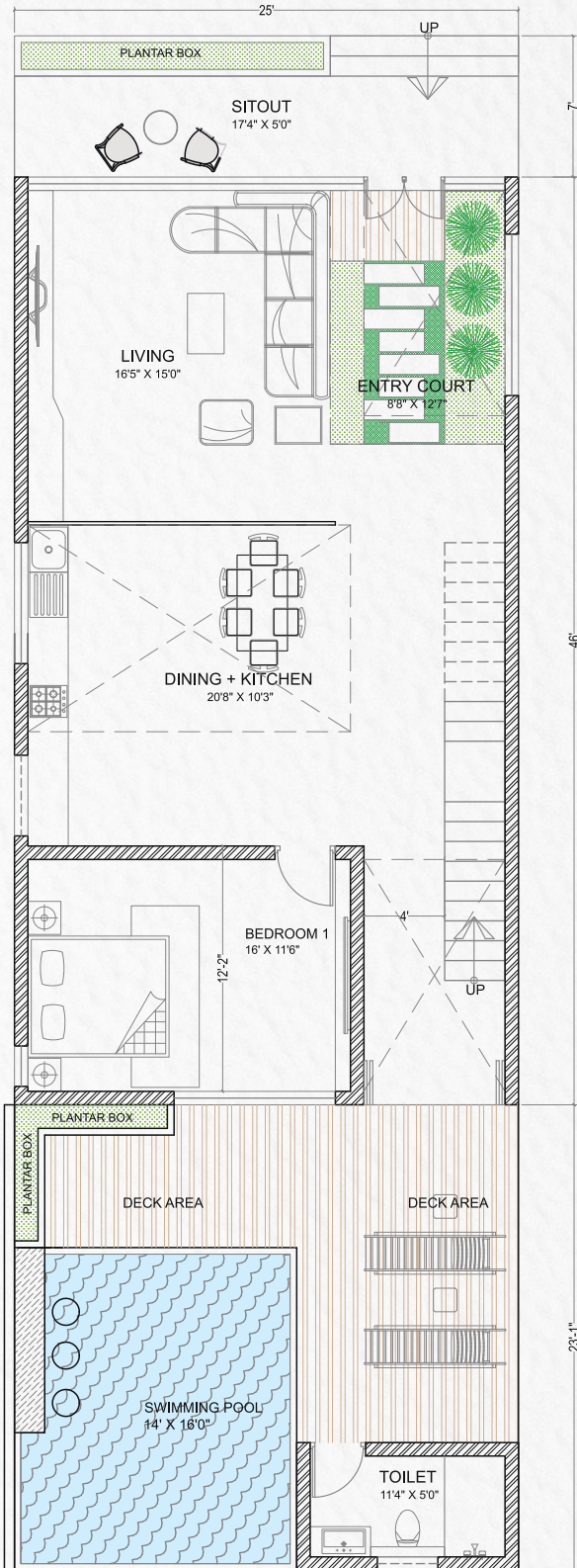
First Floor Plan
3192 Sq. Ft.



3 BHK VILLA



Perfectly designed for a family getaway, in the great outdoors. Get your children started early with the joys and delights of an alternative lifestyle.



3 BHK VILLA

CLUB HOUSE

*Exclusive Members Only Clubhouse:
An exotic clubhouse nestled amidst
lush tropical foliage, adorned with
opulent decor, where the rhythmic
beats of world music invite a diverse
community to unwind and connect.*







GYM FACILITIES

A serene oasis where nature's grandeur meets state-of-the-art fitness, inviting a great workout session amidst whispering trees and the songs of wild birds. Forging a profound connection between fitness and the great outdoors.



FINE DINING INDULGENCE

A luxurious haven of gourmet indulgence, seamlessly blending lavish indoor elegance with alfresco charm, enveloped by the lush embrace of nature's beauty, where every meal becomes an exquisite journey for the senses.







NATURE INSIDE AND OUT

Co-existing with nature has never been easy. For a break you could head out for treks, drives, and great views. Or you could just enjoy a dip in the sparkling streams and ponds within the community, all amidst the expansive coffee plantations.

SERENE YET SECURE

Feel secure even while exploring the wild and mysterious corners of the plantation, with 24/7 CCTV coverage and solar-powered electric fencing.



*24/7
Gunman
Security*



*Solar Fenced
Semi
Compound
Wall*



*Carbon and
pollution
free zone*

WHAT YOU SOW, GROWS.

*What you invest in mother nature,
mother nature always gives back. You
can expect to reap constant dividends
through the sale of your coffee or
spices harvests. You could also choose
to grow vegetables and fruits for your
personal consumption.*





WHERE
YOU GROW,
YOU REAP.

Coffee Bliss is not only an investment for your soul. With the rising demand for second homes and holiday rentals, land and property values in Sakleshpur are on a steady rise. An early investment in Coffee Bliss today is quite likely to yield you substantial returns tomorrow.



THE ALTERNATIVE LIFESTYLE OF CHOICE, FOR THE FOLKS WHO HAVE ARRIVED IN LIFE

Perhaps you're not into farming yourself. Perhaps you're just looking for a vacation home, or an appreciating investment for the future. Whatever your dream - whether it be a managed plantation, a managed property, or a weekend getaway - our expert, experienced team is always on the plantation to support your vision and make it a reality.

SHARE YOUR BLISS

When not enjoying your weekends and getaways in your farmhouse villa, you could let it out as a fully-equipped homestay to the Coffee Bliss Association. The association will solicit stays from hikers, tourists, and explorers, and accordingly proportion the profits with the property owners.





Bandaje Falls



Charmadi Ghat View Point



Abbi Falls



Donigal Small Falls



Aluvalli Falls

NH 75



Kaginahare State Forest

Yedakumari Railway Station



Bisle State Forest



Bisle Ghat View Point



Pushpagir Wild Life Sactuary



Talakaveri Wild Life Sactuary



Kadamakkal Reserve Forest





Waterhole Dam



Hassan



TK Falls



Sakleshpur

NH 75



Manjarabad Fort



Abhigandi Falls



Hethur Gudda View Point



Gorur Hemavathi Reservoir



Kaveri Nisargadhama Reserve

PLACES OF INTEREST IN AND AROUND SAKLESHPUR

ABOUT US

Coffee Bliss is an alternative lifestyle-focused project offering a vibrant, managed ecosystem for the affluent class to experience a comfortable, luxurious life in the lap of lush nature. With a collective experience of over 5 decades, our partners coming from diverse backgrounds take great pride in bringing you a best-in-segment, world-class experience. Come, join us in this magnificent journey.



Dr. CK Vijaya Kumar has dedicated over 35 years of his life to the betterment of society through a diverse portfolio of educational institutions and healthcare infrastructure.

He is the Founder Chairman of the prestigious Sridevi group of Institutions and Managing Director of Sridevi Hospital, and has played pivotal healthcare leadership roles across Karnataka such as visiting consultant at the Adichunchanagiri Hospitals and Research Centre and at the Bahubali Children Hospital in Sravanabelagola. As a leader in the education sector, he has also established and overseen the growth of a network of educational institutions providing quality learning opportunities to students from all walks of life.



Shashidhara S, BCA, MBA, LLB, has been part of the Banking & Financial Services industry for over 13 years with long stints in Kotak Securities and Aditya Birla Money, and holds financial certifications from AMFI & NISM. An expert in sound investments, an added advantage is his passion for law.

Shashidhara holds Directorship roles in Trade Smart Consultants and Artharashi Business Ventures LLP, while also maintaining an active interest in social ventures. He is a Founder Secretary of Adamya Foundation (R), an Environment awareness NGO, and is a Secretary of the NSS Educational Trust (R), an institute working towards the spread of legal awareness.



Joy Amal has had a distinguished career spanning over two decades in the Construction and Real Estate sector. With deep interests in sustainability, he has played pivotal roles in large-scale renewable energy initiatives such as the Adani Group's land acquisition project for solar power generation and has a stellar track record in developing certified organic managed farms.

Joy is also committed to nurturing young minds through providing them state-of-the-art educational facilities, as exemplified by his intense involvement in the construction and development of St. Francis School, and other institutions, and his commitment to ensure they become centers of academic excellence.

OUR PARTNERS



JMD MARKETING & DEVELOPMENT

JMD is a dynamic and results-driven marketing & development agency dedicated to helping businesses of all sizes achieve their branding, marketing, and sales goals.

Founded and led by a team of experienced professionals, the agency is committed to delivering innovative solutions tailored to each client's unique needs. In simple words, JMD is a new kid on the block with great minds having superlative business development vision and versatile experience of decades.



DSA ARCHITECTS

DSA (Design Studio Architects) enhance the richness of human activities with designs that are based on sharp observation and analysis of the ways people live, work, and relax. DSA designs integrate adaptability to ensure they evolve to provide long-term enjoyment.

DSA has stamped this unique hallmark on several expansive and prestigious projects such as the RG Convention Hall, the RG Hotel Royal, and the Malnand P.U. Residential College Campus in Chennarayapatna.







CONNECT WITH US

Reimagining your life has never been this easy – we've worked and planned hard to make the dream of Coffee Bliss a reality. Come take a break from your busy schedule to visit us, and experience how rejuvenating a luxurious alternative lifestyle amidst lush flora and fauna can really be.



Coffee Bliss

PREMIUM AGRI FARMLAND

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