

140 ACRES MANGO ORCHARD & LAKE
PROPERTY ON BANGALORE – CHENNAI SUPER
EXPRESSWAY & INDUSTRIAL CORRIDOR

SINGLE FENCED PLOT | CLEAR TITLES | SINGLE OWNER |

This 140 Acre land parcel is situated in Kolar District, 2.5 Hours Drive From Bangalore on Mulbagal – KGF Road, 14 Km from current Bangalore-Chennai National Highway and 3 Km From upcoming Bangalore – Chennai Super Expressway (70th Km Highway Exit). Property is adjacent to 150 Acres Bangaru Tirupati Devasthanam complex.

Key Property Details

- Single Owner Property With Clear General Titles
- Property In Free Zone For Easy Conversion
- Property Is Single Piece & Rectangular Shaped
- Property Is Road Facing On Three Sides i.e. (3Kms) East, West & North
- Close Proximity To Narsapura Industrial Estate & Proposed KGF Industrial Area.(apple phones & Honda)
- Property Frontage is 1 Km Facing State Highway Leading To Bangalore -Chennai Expressway Within 4 Km
- Property Fully Fenced With 20 Year Old Silver Oak Trees and 10 Feet Deep Trench On The Outer Periphery Of Property.
- 10 Acre Lake In The Centre Of Property
- Abundant Water With 8 Borewells With 20 HP Pump Sets With Remote Access, Each Yeilding 15000 Litres/Hour
- 1 Km From Bethamangala Palar Dam As The Crow Flies
- Property Is Fully Drip Irrigated With All Under Ground Pipelines
- 90 Acres Of Property Is Cultivated With 15-20 Year Old Mango Trees, Approx 6000 Trees (Mallika & Alphonso Varieties) Giving Annual Returns between 1.5 and 2 Crores
- 1 Manager Quarters
- 1 Labour Quarters
- Natural Wildlife Inside Property With 200-250 Deers,100-150 Peacocks, 2500-3000 Fish, Innumerable Rabits etc.
- 6 Acres Of Tanks Used For Pisceculture Which Also Doubles Up As Rainwater Harvesting Tanks.

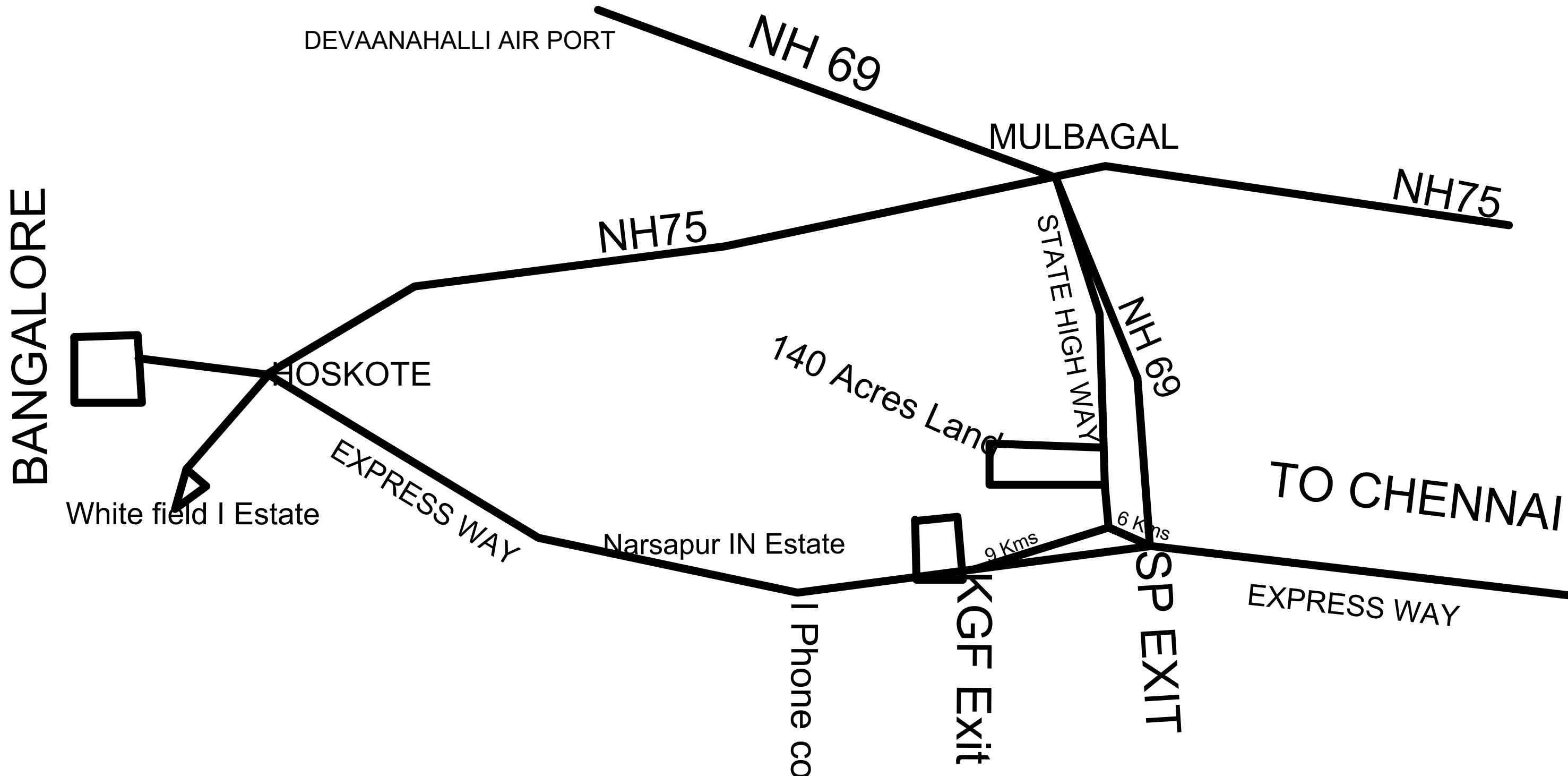
Places Easily Accessible From Property

- Bangaru Tirupati Devasthanam – 500 Meters
- Avani Betta & Temple – 10 Km
- Zion Hills Golf County – 30 Km
- Narsapura Industrial Area – 40 Km
- Vemagal Industrial Area – 55 Km
- Wistron (Apple iPhone Factory) – 40 Km
- Honda Factory – 40 Km
- Kempe Gowda International Airport – 90 Km
- White feild Information Technology Hub – 70 Km

Property Ideally Suited For

- Builders/Developers Interested In Developing Managed Farmland Projects With Ready Mango Orchards
- Farm House Purpose For VVIP's & Celebrities With Close Proximity to Bangalore as well as Chennai
- 18 Hole Championship Golf Course
- Hospitality Resorts & Retreats
- Educational Trusts
- International Level Race Track
- Factories
- Logistics Parks
- Investors Looking To Park and Expect Higher Returns In The Coming 2-3 Years

Road Sketch





Area

544795.3548

sq_meters

Click on the map to know the details



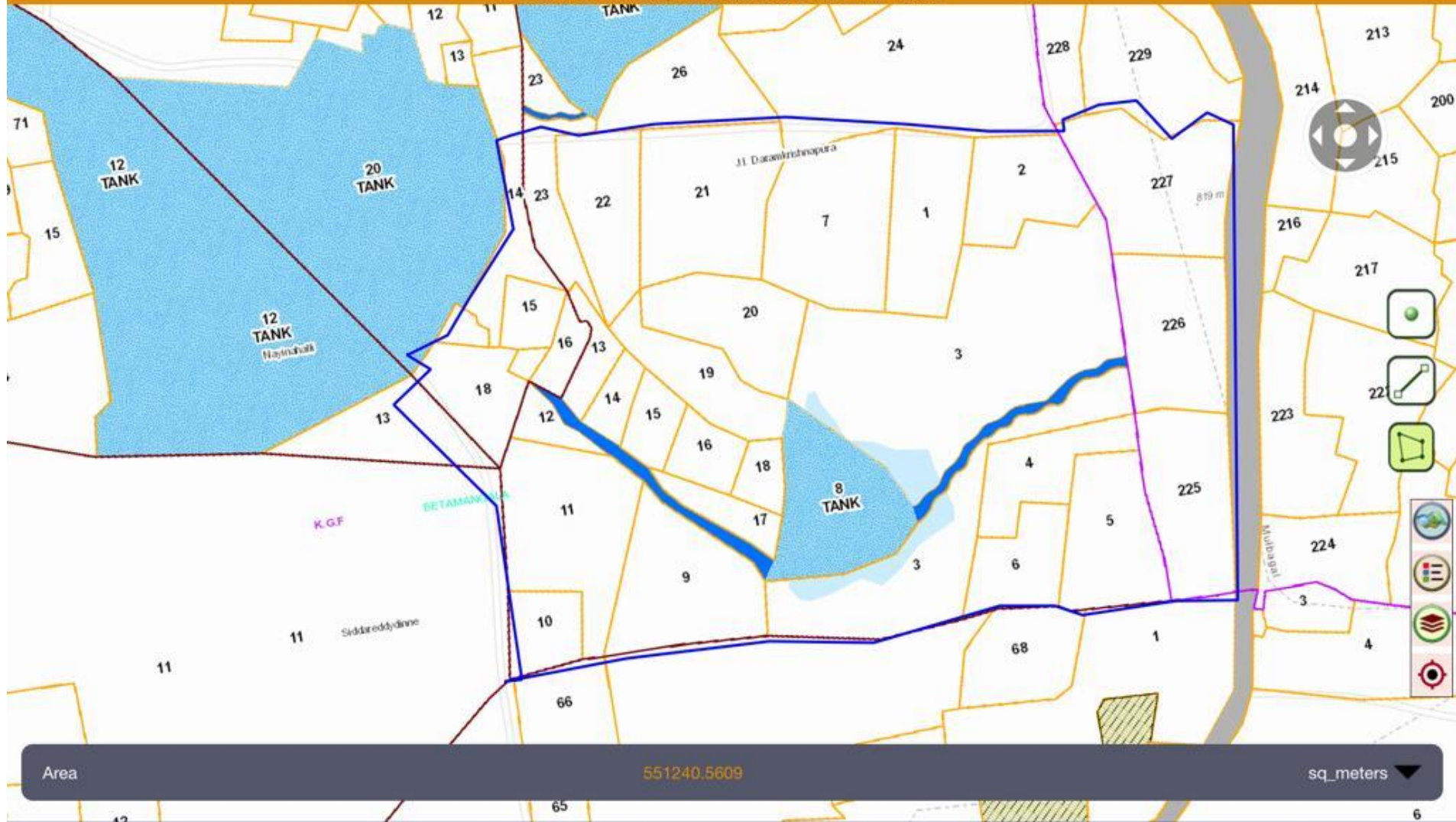
Measurement Tools



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RECTANGULAR PIECE OF LAND IS DEMARKATED BY BLUE LINE ON DISHANK

12.932417071436468 N,77.5734883268155 E 2021-11-26 18:54:31



Area

551240.5609

sq_meters

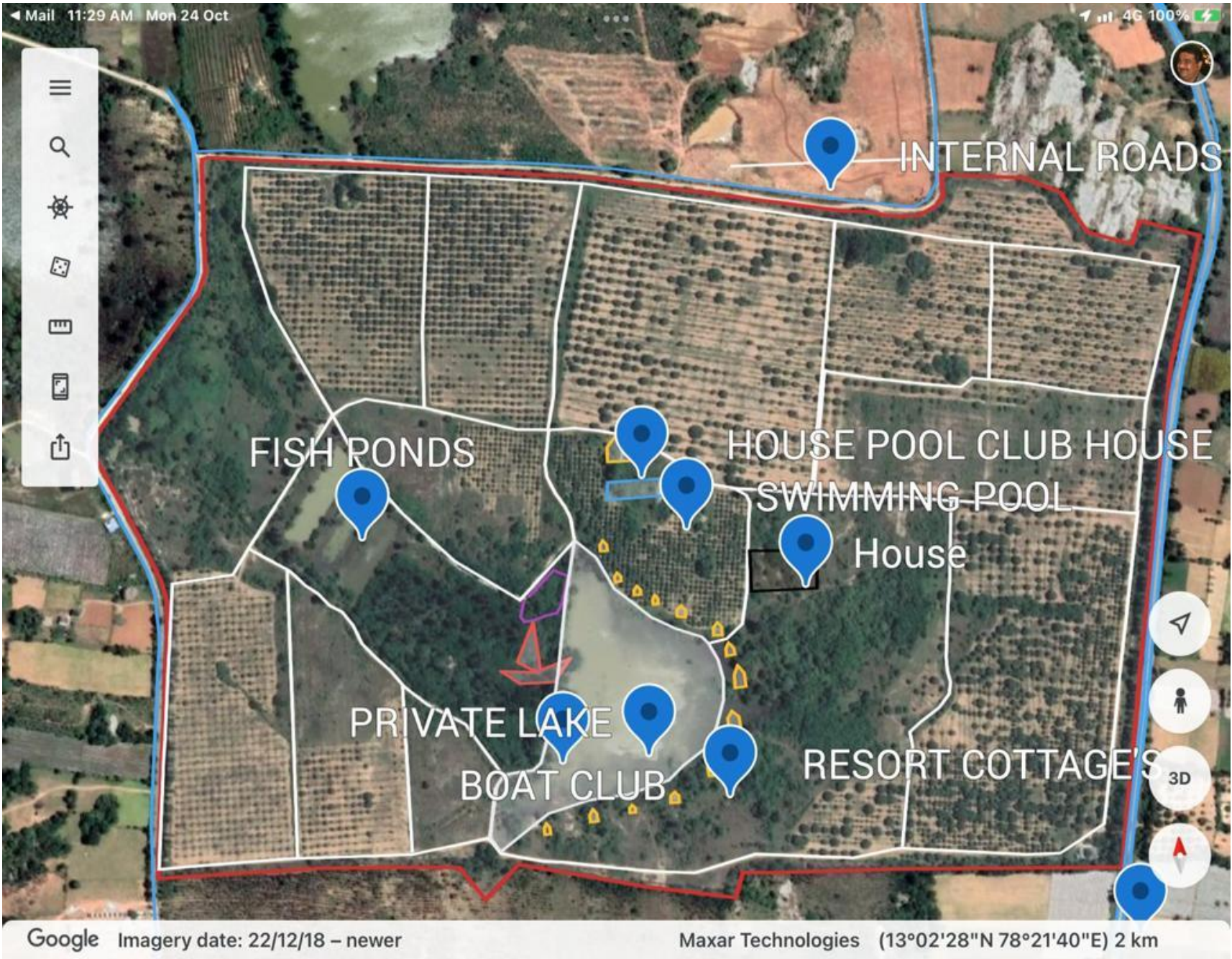
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PROPOSED LAYOUT for CONSTRUCTION of Resort with lake in the centre and Boating Facility. **Internal roads already existing are marked in white.**





























