



**Imagine  
a Home  
here**

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## Marketing Bureau

Swarnagiri  
Naraganhalli,  
en route to Hirekolale Lake,  
Chikkamagaluru

## City Office

Leelaa Ventures Pvt. Ltd.  
#81, 1st Floor, 5th Main Road,  
Ganganagar, Bangalore,  
Karnataka - 560 032

Disclaimer: This brochure is conceptual in nature and is by no means a legal offering. The promoters have the right to change, alter or add any specifications mentioned herein.

## Proximity

Bus Station – 4 km  
Railway Station – 6 km  
Bengaluru - 251 km  
Mangalore – 155 km



### Healthcare

Nearest Hospital – 3 km

### Nature Retreats

Kallathigiri Falls – 52 km  
Manikyadhara Falls – 34 km  
Mullayanagiri – 1.5 km  
Kemmangundi – 62 km  
Kudremukh – 85 km

### Religious Towns

Belur – 25 km  
Belavadi – 29 km  
Halebidu – 30 km  
Amritapura – 67 km  
Sringeri – 90 km  
Kalasa – 92 km  
Horanadu – 100 km

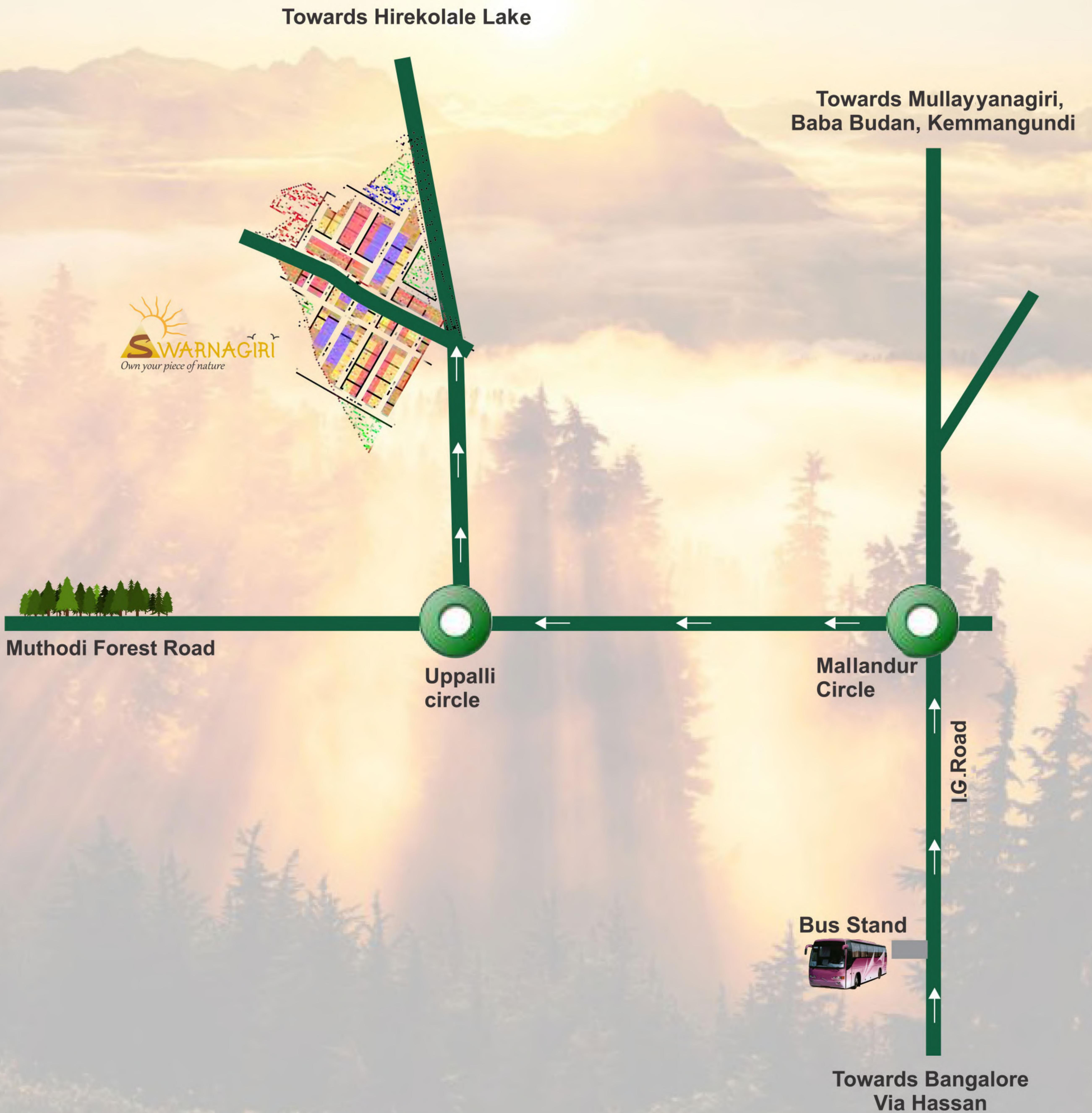
### Clubs & Resorts

Chikkamagaluru Club – 5 km  
Kadur Club – 5 km  
Golf Club – 6 km  
Catholic Club – 5 km  
The Taj Gateway – 10 km  
The Serai – 12 km  
Java Rain Resort – 4 km  
Trivik – 12 km

### Educational Institutions

Model English School – 1 km  
Adichunchanagiri Institute of Technology – 7 km  
Sai Angles School – 11 km  
Amber Valley Residential School – 9 km  
Nurture International School – 9 km

# Location Map





## Live next to a World Class Club

Swarnagiri is located adjacent to an approved plot where a World Class Club that is spread over 60,000 sq. ft. is being built. The aesthetically designed club is dedicated to the elite few who love to indulge in a luxurious lifestyle and houses numerous indoor and outdoor amenities.

## Amenities

Luxury Suites | Ample Car Parking | Food Courts & Lounge Bar | Conference Hall  
Indoor Badminton Court | Swimming Pool & Kids PlayPool  
Outdoor Tennis Courts | Fully Equipped Gymnasium | Yoga & Meditation Enclosure  
Spa & Beauty Saloon | Children's Play Area |

## A residential layout like never before

Apart from the unparalleled advantage of being close to the nature, Swarnagiri also offers a taste of enhanced luxury and complements your lifestyle with its state-of-the-art infrastructure and specifications.

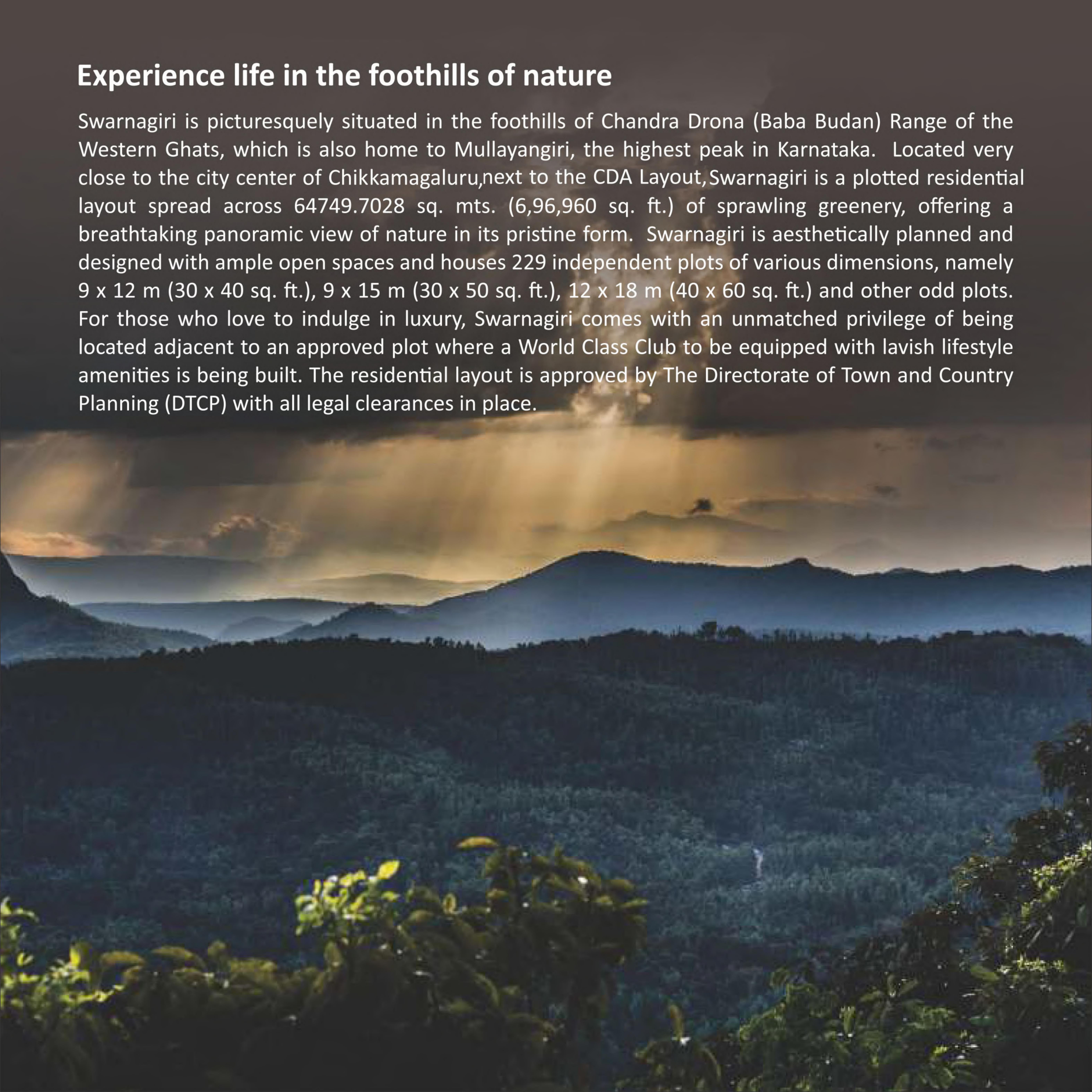
### Layout Specifications

- Innovatively Designed Layout
- Landscaped Areas with Ample Lung Space
- 9 and 12 Meters Wide Asphalted Road of 50 mm Thickness



## **Experience life in the foothills of nature**

Swarnagiri is picturesquely situated in the foothills of Chandra Drona (Baba Budan) Range of the Western Ghats, which is also home to Mullayangiri, the highest peak in Karnataka. Located very close to the city center of Chikkamagaluru, next to the CDA Layout, Swarnagiri is a plotted residential layout spread across 64749.7028 sq. mts. (6,96,960 sq. ft.) of sprawling greenery, offering a breathtaking panoramic view of nature in its pristine form. Swarnagiri is aesthetically planned and designed with ample open spaces and houses 229 independent plots of various dimensions, namely 9 x 12 m (30 x 40 sq. ft.), 9 x 15 m (30 x 50 sq. ft.), 12 x 18 m (40 x 60 sq. ft.) and other odd plots. For those who love to indulge in luxury, Swarnagiri comes with an unmatched privilege of being located adjacent to an approved plot where a World Class Club to be equipped with lavish lifestyle amenities is being built. The residential layout is approved by The Directorate of Town and Country Planning (DTCP) with all legal clearances in place.



## Chikkamagaluru Fresh air forever

A coffee connoisseur's muse, a photographer's paradise, the land that introduced coffee to India and home to the tallest peak in Karnataka are some of the many synonyms that would describe the beauty of Chikkamagaluru. Located 250 KMs away from Bengaluru, Chikkamagaluru is charmingly settled in the foothills of the Western Ghats, away from the pollution and chaos of urban living. Considered as a tourist paradise, Chikkamagaluru is surrounded by hill stations and blanketed by favorable weather throughout the year.

### Advantage Chikkamagaluru

- Salubrious weather throughout the year
- Located very close to Kemmangundi, Kudremukh, Mullayangiri, Manikyadhara and Hebbe Falls
- Close proximity to renowned temple towns of Sringeri, Horanadu and Kalasa
- Excellent connectivity through Rail and Road

## Technical Specifications - First time in Chikkamagaluru

- Underground Power Supply through Separate Concrete Duct with LT/HT Cables
- Aesthetically Designed Street Lighting with LED Lights
- Uninterrupted Water Supply through UPVC Pipes and Fittings with Storage Capacity of about 2,00,000 Lakh Liters
- Sanitary and Sewage Lines fitted with Non-Corrosive PE Chambers/Manholes and Foam Core Pipes
- Sewage Treatment Plant – Treated Water for all Green Bodies
- Closed Concrete Storm Water Drains with Pavers and Kerb Stones
- Paved Footpaths and Tree Lined Avenues
- Provision for Piped Gas Supply
- Rain Water Harvesting
- Solar Lighting for Common Areas





## Designer Villas on Request

To give you the best living experience possible, we have also tied up with leading architects from the country to help you build and customize your home that reflects your identity. Our team of architects are adept at understanding your needs and desires and translating them into living spaces that are aesthetic, functional and filled with memories to last a lifetime.

## Own your weekend getaway

Apart from being an excellent investment to reap and an ideal place to live, Swarnagiri will also double up as a perfect weekend getaway for the urban dwellers. On top of owning your own weekend getaway, Swarnagiri also offers a unique opportunity to earn lucrative returns by building a villa, home or a cottage in your owned plot, which can be personalized for your stays or rented out to other tourists for “home stay” purposes.





## Leelaa Ventures

Leelaa Ventures is an all-encompassing real estate development company offering turnkey solutions from conception, planning, sanction and finance to construction. Leelaa Ventures is built on the core philosophy of integrity, ingenuity and innovation and aspires to create functional living spaces that will serve as a benchmark for future developments.

Leelaa Ventures is spearheaded by Ms. Leela K Murthy, a dynamic personality with over four decades of unmatched experience in various service sectors including hospitality and trading.



# Master Plan

