



Esshava
Luxury Farm Plots

— Fortune One —





A GRAND WELCOME TO ESSHA VANA

The striking asymmetrical sloped roof at EsshaVana's entrance blends modern design with nature, creating a warm and inviting welcome.

Seamlessly rising from the ground, it symbolizes harmony between earth and architecture, setting the tone for a tranquil and elegant living experience.



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ABOUT US

At Fortune One, we create spaces designed to inspire and enhance lifestyles. Committed to quality, innovation, and customer satisfaction, our projects blend modern design with natural surroundings.

Our vision is to deliver developments that set benchmarks of excellence and provide lasting value. From luxury plotted developments to premium residences, every Fortune One project reflects thoughtful planning, sustainability, and precision.

We don't just build properties; we craft communities where dreams flourish, driven by your trust to redefine modern living.

FORTUNE ONE ESSHA VANA

Luxury Farm Plots in Hesarghatta

Spread across 4 acres in the serene landscapes of Hesarghatta, Fortune One Essha Vana offers just 18 premium farm plots, starting from 6,000 sq. ft. Located opposite the 356-acre Hesarghatta Grasslands, with the 1,000-acre Hesarghatta Forest and the 1,356-acre Hesarghatta Lakebed nearby, this exclusive development is perfect for those seeking a peaceful retreat amidst nature's finest surroundings.

Designed for privacy and tranquility, Essha Vana seamlessly blends luxury and nature. Whether you're looking for a weekend getaway, a farmhouse, or a long-term investment, this is your chance to own a piece of unspoiled beauty within the 5,010-acre Greater Hesarghatta Conservation Reserve. Limited plots available secure yours today!







HAVANA

The Heart of Community Living

At Fortune One EshaVana, the Havana Clubhouse is designed as a serene retreat where nature and community come together. With sloped roofs and open spaces, it seamlessly blends with the lush surroundings, creating shaded areas where families can relax and children can play under tree canopies—reviving the charm of nature-filled childhoods.



8000 SQ FT
LUXURY
CLUB HOUSE



RESTUARANTS
&
CAFE'S

Beyond relaxation, Havana offers thoughtfully designed recreation spaces, including yoga decks, basketball courts, and cricket nets, all set within greenery. Whether unwinding in peaceful corners or engaging in outdoor activities, Havana is more than a clubhouse—it's a sanctuary for wellness and togetherness.



BBQ AREA



SWIMMING POOL
&
GYMNASIUM



PLAY MORE

Discover a lively community where play takes center stage, fostering connections and enhancing well-being with every shared experience. Refresh, connect, and celebrate each day as a joyful journey in this vibrant sanctuary.

- » Swimming Pool
- » Kids' Play Area
- » Cricket Practice Nets
- » Yoga Lawn
- » Barbecue Area
- » Kid's Pool
- » Basketball Area
- » Tower House



Cricket Practice Nets



Kid's Pool



Swimming Pool



Barbecue Area

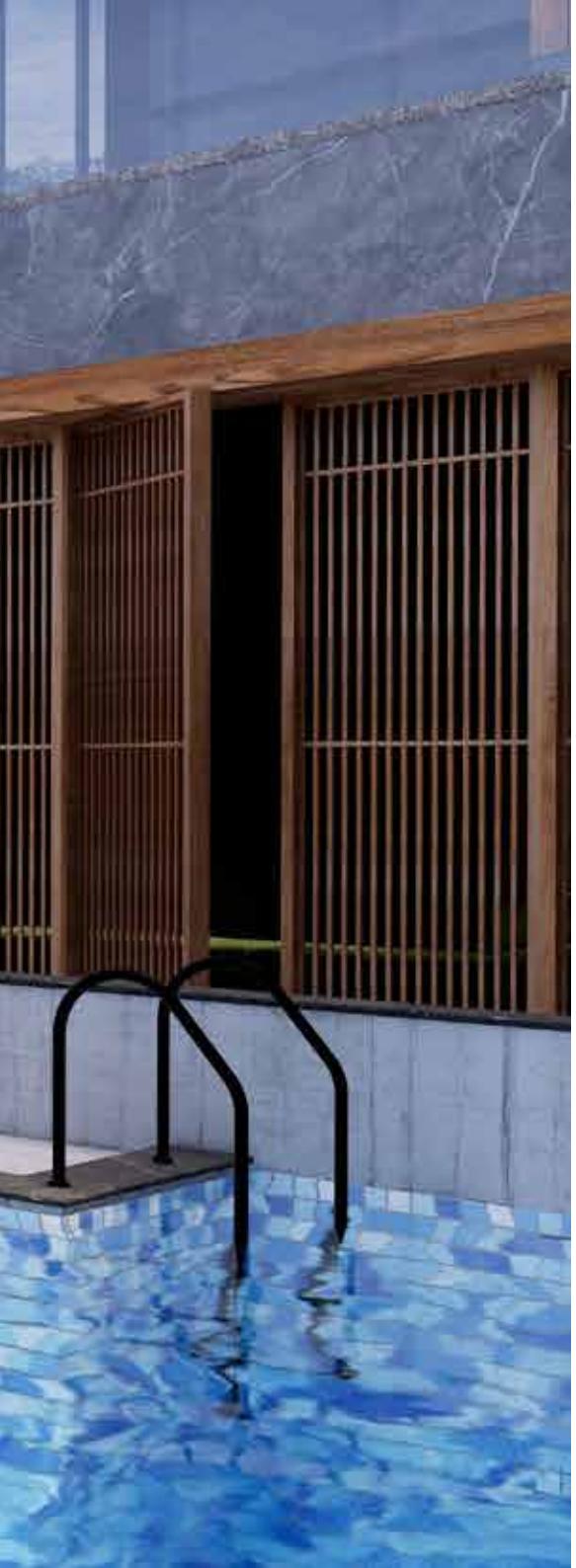


Yoga Lawn



Basketball Area

















NATURE-INSPIRED FARMHOUSES AT ESSHAVANA

Designed to blend seamlessly with nature, the farmhouses at EsshaVana feature earth-hugging sloped structures, inviting the landscape into your living space. Thoughtfully designed open courtyards, lush green pockets, and large windows ensure abundant natural light, ventilation, and a tranquil ambiance.

With front and backyard gardens flourishing with native plants, these homes offer the experience of living within a forest canopy, where every sunrise feels refreshing and every evening is wrapped in serenity. A perfect retreat for those who seek peace, space, and a deep connection with nature.





BIODIVERSITY AT HESARAGHATTA GRASSLANDS



Lilac Silverline Butterfly –
Rediscovered in 2012 after nearly 100
years, this rare butterfly highlights the
rich, overlooked biodiversity of the
region.

Lesser Florican – A globally endangered
bird, found only in India, was accidentally
sighted in 2012 after a century-long
absence.



Onitis Visthara Beetle – A newly discovered beetle species, first documented from Hesaraghatta Grasslands in 2023, showcasing its ecological significance.



Slender Loris – This nocturnal primate thrives in the wooded habitats, playing a crucial role in maintaining the ecosystem balance.



Peacock – Occasionally spotted in these lands, the peacock serves as a reminder of the grassland's role as a habitat for apex predators.



THE MASTER PLAN

“Essha Vana” offers luxury farm plots nestled in nature’s embrace, surrounded by lush forests, serene grasslands, and a tranquil lake. It’s a sanctuary of fresh air and sustainable elegance, right in the heart of oxygen.

PLOT No.	AREA (sqft)
PLOT 1	8728 sqft
PLOT 2	9400 sqft
PLOT 3	6060 sqft
PLOT 4	6069 sqft
PLOT 5	6059 sqft
PLOT 6	6061 sqft
PLOT 7	6057 sqft
PLOT 8	7970 sqft
PLOT 9	6610 sqft
PLOT 10	6293 sqft
PLOT 11	6253 sqft
PLOT 12	6217 sqft
PLOT 13	6186 sqft
PLOT 14	6159 sqft
PLOT 15	6130 sqft
PLOT 16	6108 sqft
PLOT 17	6085 sqft
PLOT 18	6066 sqft
TOTAL PLOT AREA	1,18,211 sqft
CLUB HOUSE	15220 sqft
TOTAL AREA	1,33,431 sqft

MASTER PLAN







WHY INVEST IN HESARAGHATTA?

Hesaraghatta is rapidly emerging as one of Bengaluru's most promising investment hotspots, offering a rare blend of nature, connectivity, and growth potential. With major infrastructure projects, close proximity to key business hubs, and EshaVana's prime location opposite the lush Hesaraghatta Grasslands, this area presents a unique opportunity for investors and homebuyers. The region promises excellent connectivity, world-class amenities, and a sustainable, eco-friendly lifestyle, making it the perfect choice for those seeking both tranquility and growth in a fast-developing corridor.





Prime Location with Excellent Connectivity**:
15 km from STRR, 10 km from Namma Metro,
and easy access to major highways and metro
stations.



Close to Kempegowda International Airport**:
Only 38 km (approx. 50 minutes) for quick and
convenient travel.



Thriving Business & Industrial Hubs**: Major
tech parks, textile hubs, and the Aerospace &
Defense SEZ ensure high growth potential.



Eco-Friendly Living**: Surrounded by
Hesaraghatta Grasslands and Lakebed, offering
stunning views and enhancing air quality.



Bren Raceway (20 km)**: A world-class FIA
Grade 2 racetrack, creating jobs and boosting
the local economy.





THE ROADS

Eco-Friendly Roads & Pathways in Harmony with Nature

At Fortune One EshaVana, both the roads and pathways are thoughtfully designed using laterite stone and Cota stone a sustainable and locally sourced material known for its durability and earthy charm. The porous nature of laterite enhances water permeability, ensuring natural drainage, preventing waterlogging, and reducing heat retention—creating a cooler, more comfortable environment.

The roads are carefully laid to provide seamless connectivity while preserving the natural landscape,



ensuring a smooth yet eco-friendly travel experience within the community. Its rich, rustic tones blend beautifully with the lush surroundings, reinforcing the project's deep connection to nature. By integrating sustainable materials in both roads and pathways, EshaVana offers a retreat where modern comfort meets timeless natural beauty.



Avenue Plantation

Both sides of the road are designed to host larger trees to provide not only aesthetic appeal but also enhanced privacy.



Vehicular Movement

-5.75-meter-wide concrete driveway accommodating two-way vehicular movement.



Three-Tiered Landscape

Artfully crafted landscape blending tall and low shrubs along with a tree, bringing the beauty of nature outside every plot.



Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.









Seamless Walkways

Designed to ensure seamless and uninterrupted walking experiences by minimizing level differences.



Chamber-Free Driveways

All chambers are thoughtfully tucked below the walkways or landscape areas.



Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

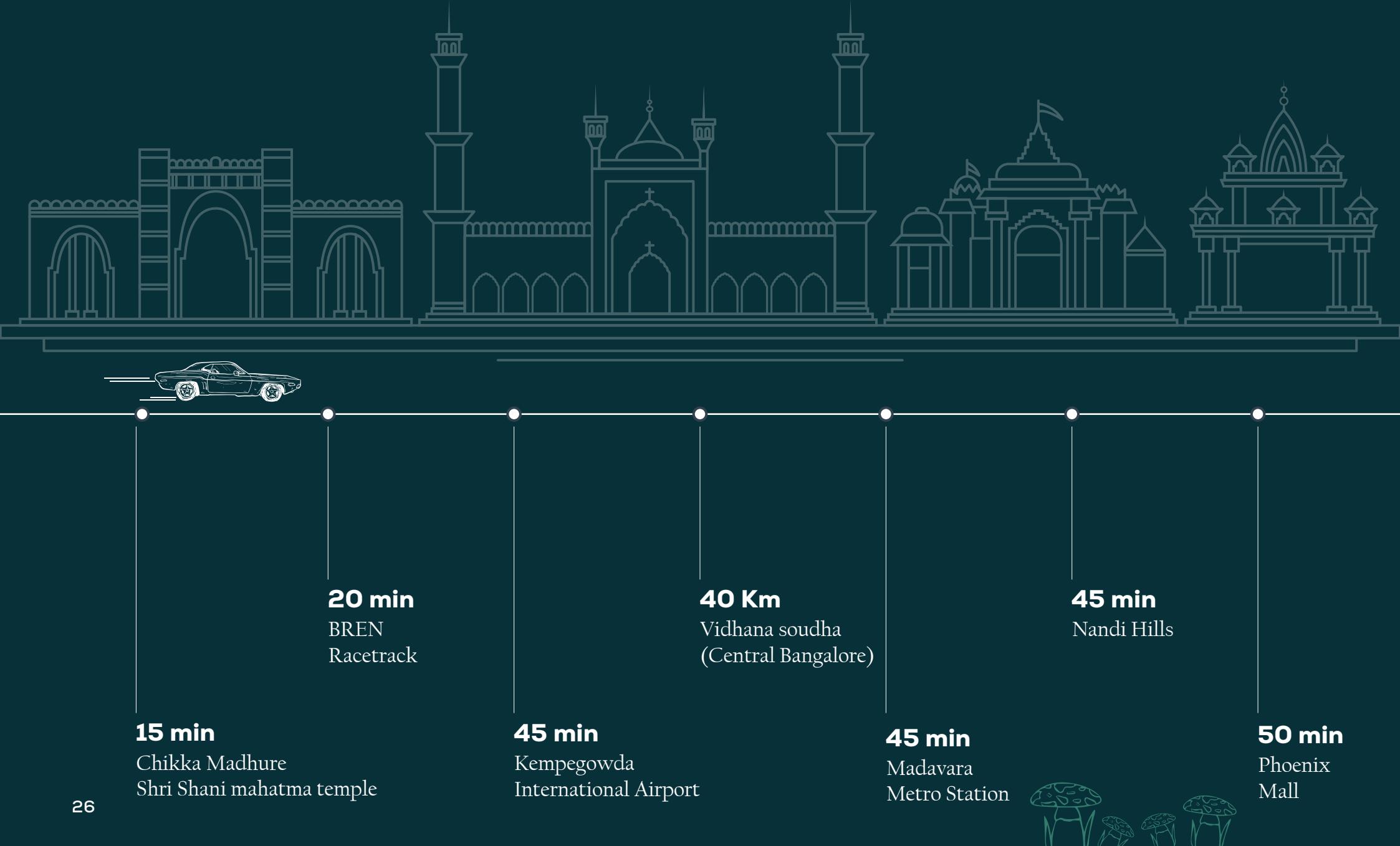


Drip Irrigation

A well-planned irrigation system for hassle-free landscape maintenance.



UNLOCK EASY ACCESS AND CONNECTIVITY



Fortune One _____



Esha Vana

Luxury Farm Plots





Fortune one Essha Vana

Sy No. 285/300,Kodihalli Village,
Junnasandra, Hesaraghatta,
Bengaluru, Karnataka 560088

Corporate Office :

Fortune one buildco pvt Ltd
1st.floor, kfc building Billor's Pladium, 19/3, Cunningham Rd, Bengaluru, Karnataka 560052

Website: fortuneone.in

Contact: +91 7996000533

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