



COFFEE PRINCE

PROJECT BY:



**MOTHER
PROPERTIES**

THE NAME YOU CAN TRUST

GREEN IS THE NEW GOLD

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**NATURE
IS THE
NEW LUXURY!**



Project Snapshot

COFFEE PRINCE offers a unique opportunity to own titled farmlands nestled in the picturesque landscapes of Sakleshpur. This project is ideal for those seeking a blend of natural beauty and modern living, wrapped in the charm of the **Western Ghats**.

Developed by **Mother Properties**, this **35+ acres** managed farmland project is designed for **premium home-buyers and investors**. With diverse plot sizes and crops, residents can enjoy a fulfilling lifestyle amidst scenic surroundings, fostering a deep connection to nature and a sustainable future.



Project



COFFEE PRINCE by Mother Properties is a premier farmland project.

Developer



Mother Properties is known for excellence in real estate development.

Location



The project is located in the beautiful Sakleshpur region of the Western Ghats.

Plot Sizes



Offering various plot sizes to suit different preferences and investment goals.

A Heartfelt Welcome from Our Director **Suresh Robert**

I'm Suresh Robert, Founder and Director of **Mother Properties** and **Happy Club**.

With over 23 years of experience in both the *real estate* and *tourism industries*, I've had the privilege of helping numerous families and investors find their dream homes, create profitable property portfolios, and explore unique travel experiences that connect people with nature and culture. At Mother Properties, our mission has always been to deliver trust, transparency, and value in every project we undertake. Over the years, we've built a strong foundation of credibility by combining professional expertise with a personal touch that our clients can rely on.

We are dedicated to providing exceptional results and an enjoyable ownership experience.



Now, we are expanding our vision through an exciting new initiative **Managed Farmlands - Coffee Prince**.

This concept brings together my experience in real estate and tourism, creating an opportunity for individuals to own a piece of nature, enjoy sustainable living, and benefit from *long-term investment growth* all within a well-managed, eco-friendly, and secure environment.

Our aim is to blend the best of **nature, lifestyle, and investment** into one seamless experience where your property not only appreciates in value but also becomes a space for relaxation, recreation, and connection.

Through Happy Club, we also promote eco-tourism, wellness retreats, and community experiences that allow people to unwind, rejuvenate, and celebrate life amidst nature.

Thank you for being part of our journey with Mother Properties & Happy Club where every investment grows with care, and every experience brings you closer to nature.

Why Managed Farmlands

Managed farmlands offer a unique opportunity for premium investors to engage with nature while ensuring a sustainable income. Enjoy the perfect blend of luxury and agriculture, creating an ideal weekend retreat or a promising investment avenue in the rich Western Ghats.

Investing in managed farmlands not only safeguards your wealth but also contributes to eco-friendly practices. These properties offer a chance to cultivate organic crops, experience serene weekend living, and foster a sense of community among like-minded individuals who value sustainability and heritage. It's an opportunity to grow your legacy.

Key Features

- ✓ Sustainable Living
- ✓ Investment Growth
- ✓ Community Engagement
- ✓ Eco-Friendly Practices



EXPLORE THE LAND OF COFFEE, SPICE, AND LUSH GREENS!

SAKLESHPURA

Estate Highlights

Coffee Prince offers a unique lifestyle experience in the *Western Ghats*, combining premium farmland ownership with rich biodiversity. This estate is designed for those who appreciate nature while investing in a sustainable and productive environment that promises a rewarding lifestyle and potential returns.

With meticulously **curated infrastructure** and a focus on low-impact living, **Coffee Prince** provides a haven for both relaxation and productivity. Residents can enjoy **breathtaking views** and the benefits of organic farming, ensuring a lifestyle that supports well-being and environmental stewardship amidst the serene landscape of Sakleshpur.



Titles

Titled land ensures **secure ownership** for all buyers.

Plot Sizes

A range of plot sizes, starting from just **6,000 sqft**, accommodates to the diverse needs and preferences of investors.

Road Connectivity

Well-developed road access provides convenient connectivity, just a **4-hour drive** from Bangalore.

Water/Power

Sustainable water and **power solutions** are integrated for efficient living.

Sustainable Agriculture

We prioritize sustainable agriculture by integrating **coffee** with intercropped **pepper** and cultivating **arecanut** over the long term.

Farming Model

At **Coffee Prince**, we prioritize sustainable agricultural practices that feature primary crops such as **coffee**, while also incorporating intercropping of **pepper** and long-term cultivation of **arecanut**. This approach fosters a balanced ecosystem that boosts both yield and soil health.

This diverse farming model offers both **immediate** and **long-term benefits**. Coffee provides a **quick return**, while intercropped pepper enhances **productivity** and **diversity**. Areca nut trees, established for the long haul, ensure that your **investment continues to grow** over time.



GROWING PROSPERITY THROUGH NATURE'S HARMONY



Sustainable Growth

Eco-friendly model ensuring soil fertility and water balance.



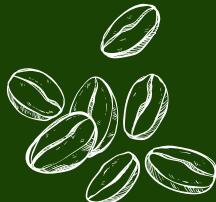
Dual Income

Earn from both plantation yield and future eco-tourism potential.



Long-Term Value

Farmland value appreciates 30–60% as crops mature and land develops.



Coffee builds your medium-term cash flow.

Pepper enhances your annual income.

Areca nut secures your long-term wealth.

Together, they make your land work for you profitably and sustainably.



Resort Option

At Mother Properties, we transcend traditional farmland; we craft vibrant living, earning, and leisure experiences.

Our Resort Model

Our Resort Model harmoniously integrates high-end hospitality with nature-inspired living, presenting investors with the opportunity to own a villa within a managed resort community, enveloped by verdant plantations.

This distinctive concept unites luxury, sustainability, and income potential, ensuring that your property serves not only as a getaway but also as a flourishing business venture.



How It Works

Our **central eco-resort** will serve as the heart of the estate, featuring **hospitality facilities, club amenities, and curated nature experiences**.

Surrounding this resort are premium farmland plots, where investors can:

- Build their own private villa or holiday home, and
- Choose to include it in the **resort-managed rental program**.

Through this model, you enjoy personal ownership with professional management and **earn from guest stays, tourism, and appreciation**.

Dual-Benefit Investment

- ✓ Vacation Home Privileges
- ✓ Guaranteed Rental Income
- ✓ Assured ROI

Your villa isn't just a home it's part of a thriving resort ecosystem that blends **comfort, community, and consistent income**.

Project Layout



*CONCEPTUAL LAYOUT DIMENSIONS AND PROPORTIONS ARE INDICATIVE, NOT TO SCALE.

AMENITIES

Cottages

Indoor/ Outdoor Games

Swimming Pool

Nature Trails

Play Area

Plantation Tour

& MANY MORE

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*Between the
hills and the
mist lies a
promise
of **peace**,
of **purpose**,
of **growth**.*

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EXPERIENCE THE BEAUTY OF COFFEE PRINCE SITE VISIT

Join us for a guided tour of our stunning managed farmlands, where you can explore the lush landscapes, meet our team, and envision your future investment.

Contact Us for More Info



Contact Information



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