



JSR DEVANTARA

THE PLANTATION LUXURY COLLECTION

THE *Creation Of* Earth

Crafted by nature. Curated for generations.

SAKLESHPUR • KARNATAKA



JSR DEVANTARA

THE PLANTATION LUXURY COLLECTION

WHERE HISTORY STILL BREATHES

In the quiet presence of centuries past,
Devantara offers cultivated land and private villas
for those who value legacy over spectacle.

SAKLESHPUR • KARNATAKA



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4.5
BILLION YEARS AGO

BEFORE FORESTS.
BEFORE OCEANS.
BEFORE LIFE.

Earth was born from fire.
A molten sphere floating through the cosmos.

No oceans. No forests. No life.
Only energy. Only possibility.

EVERY JOURNEY HAS A BEGINNING.
OURS BEGAN BILLIONS OF YEARS AGO.

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WATER

THE FIRST GIFT OF EARTH.



For millions of years,
Earth cooled.
Clouds formed.
Rain fell.
Oceans emerged.
Life began its first breath.

Water became
the foundation
of everything.



NURTURING LIFE. SUSTAINING EARTH.

SAKLESHPUR • KARNATAKA





WHEN
EARTH
LEARNED TO
BREATHE

Forests appeared.
The planet transformed.
Trees became Earth's lungs.
Roots shaped the soil.
Life flourished.

NATURE CREATED BALANCE.
LIFE FOUND ITS RHYTHM.

DEVANTARA
A RETURN TO OUR ORIGINS.

THE WESTERN GHATS

A Living Legacy
Older Than the Himalayas



Older than the Himalayas.



Home to extraordinary biodiversity.



A landscape that continues
to nurture life.

A UNESCO World Heritage hotspot and
a cradle of life, sustaining millions for centuries.

ANCIENT. ENDURING. EXTRAORDINARY.



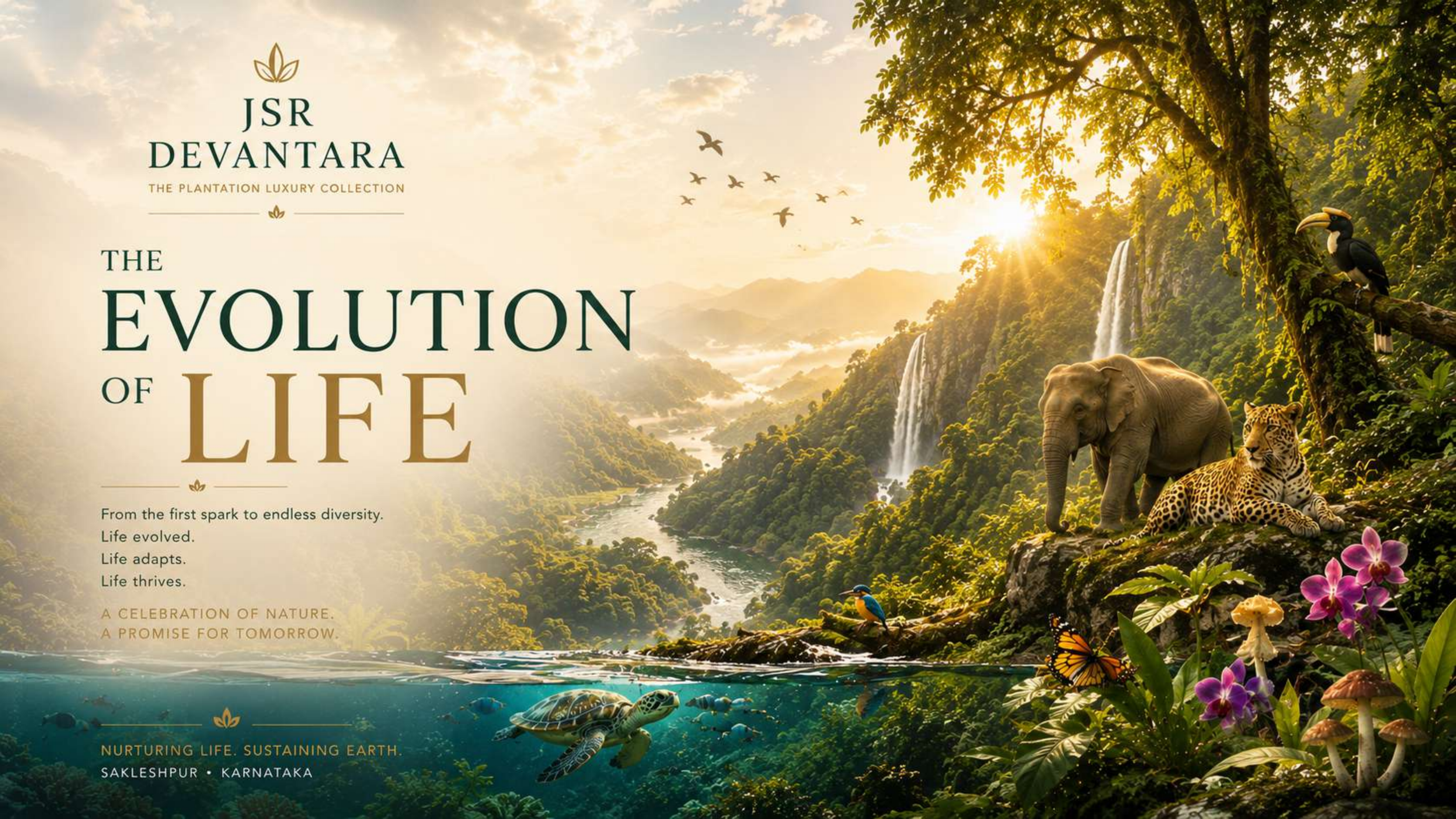
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THE PLANTATION LUXURY COLLECTION

THE EVOLUTION OF LIFE

From the first spark to endless diversity.
Life evolved.
Life adapts.
Life thrives.

A CELEBRATION OF NATURE.
A PROMISE FOR TOMORROW.

NURTURING LIFE. SUSTAINING EARTH.
SAKLESHPUR • KARNATAKA



THE FIRST PARTNERSHIP

(HUMANITY & NATURE)



Not owners.
Not conquerors.
But partners.



We learned patience.
We embraced seasons.
We nurtured the land
as it nurtured us.



From this partnership,
plantations were born.
Sustaining life.
Enriching generations.

RESPECT. HARMONY. HERITAGE.
THE VALUES THAT INSPIRE DEVANTARA.



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DEVANTARA

THE PLANTATION LUXURY COLLECTION



COFFEE
THE SOUL



Shade-grown excellence.
Nurtured by mist and time.



PEPPER
THE CLIMBER



From the forest floor to the tallest heights,
pepper grows with grace and quiet strength.



ARECANUT
THE GUARDIAN



Guardian of the soil, keeper of the balance,
provider for generations.



ROOTED IN NATURE. DESIGNED FOR GROWTH.



SAKLESHPUR • KARNATAKA

THE MODERN WORLD

ROOTED IN NATURE.
READY FOR TOMORROW.

—  —
In the pursuit of more,
we lost what mattered.

The city grew.
But nature faded.

—  —
THE CHOICE IS CLEAR.
THE FUTURE IS NATURAL.

THE CITY

WORLD MOVED AWAY
FROM NATURE

THE RETURN

TODAY THE WORLD
IS COMING BACK



TO NATURE.

Rediscover
what's real.



TO ROOTS.

Rebuild what
truly matters.



TO REAL LIVING.

Embrace balance.
Live with purpose.

A new way of living.
In harmony with nature.
For generations to come.

SLOWER DAYS. DEEPER CONNECTIONS.
LASTING MEMORIES.
THIS IS LIFE AT DEVANTARA.



DEVANTARA

AERIAL MASTERPLAN

An expanse of nature. A vision of harmony.
Where coffee, pepper and arecanut thrive together,
so does a life in perfect balance.



LUXURY VILLAS
Immersed in nature



CURATED EXPERIENCES
Rooted in wellbeing



SUSTAINABLE LIVING
For generations



A LEGACY ASSET
For the future



PLANTATION LIVING
Wake up to nature.
Live with purpose.



WELLNESS & TRANQUILITY
Breathe deeper.
Live better.



AUTHENTIC EXPERIENCES
From bean to brew.
From farm to table.



BUILT FOR GENERATIONS
A legacy of nature.
A future of value.



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THE PLANTATION LUXURY COLLECTION

EXPERIENCE

LIVE. CONNECT. BELONG.

Where every moment is rooted in nature
and elevated by thoughtful living.



NATURE



WELLBEING



CONNECTION



HARMONY





LEGACY

The Earth Gave Us Forests.
We Built Devantara.



ROOTED
IN NATURE



CRAFTED FOR
GENERATIONS



SUSTAINABLE
BY CHOICE



A LEGACY
OF LIFE

AMENITIES

Thoughtfully curated for a life in harmony.



WELLNESS

- 🌿 Meditation Hall
- 🌿 Yoga Pavilion
- 🌿 Forest Bathing Trail
- 🌿 Wellness Grove



RECREATION

- 🌿 Infinity Pool
- 🌿 Pickleball Court
- 🌿 Kids Nature Park
- 🌿 Cycling Trails



PLANTATION EXPERIENCES

- 🌿 Estate Coffee Journey
- 🌿 Plantation Discovery Trail
- 🌿 Herbal Garden
- 🌿 Butterfly Garden



COMMUNITY & LEGACY

- 🌿 Clubhouse
- 🌿 70+ Club Access
- 🌿 Community Courtyard
- 🌿 Bonfire & Stargazing Deck
- 🌿 Amphitheatre



SIGNATURE EXPERIENCES

CURATED BY NATURE. CRAFTED FOR YOU.



1. ESTATE COFFEE JOURNEY

From bean to brew.
A sensory experience that
connects you to our
land, our people and
our passion.



2. FOREST BATHING TRAIL

Step into the silence
of the forest. Breathe in
nature's purest energy
and let it restore
your mind, body
and soul.



3. SUNRISE VIEWING DECK

Witness the first light
over the Western Ghats.
A daily reminder that
every sunrise brings
new possibilities.



4. STARGAZING & BONFIRE DECK

As the night unfolds,
connect with stories,
warmth and endless
stars in the lap of
nature.



WHY INVEST IN DEVANTARA?

*Where Nature, Lifestyle &
Wealth Creation Meet.*



HIGH APPRECIATION POTENTIAL

Near the Sakleshpur growth
corridor with increasing demand
for managed plantation
communities.



ATTRACTIVE ENTRY PRICING

Investor pricing significantly
below launch pricing,
creating immediate value.



ASSURED EXIT FRAMEWORK

Structured asset management
and exit support designed for
long-term confidence.

INVESTMENT SNAPSHOT

LAUNCH PRICE

₹1,100

PER SQ.FT.

INVESTOR PRICE

₹699

PER SQ.FT.

IMMEDIATE ADVANTAGE

57%

GAIN

PROJECTED INVESTMENT OUTCOME

100% PAYMENT

	INVESTMENT	₹69.9 L
	POTENTIAL PROFIT	₹50.1 L
	ROI	72%
	ANNUAL RETURN	24%

50% PAYMENT

	INVESTMENT	₹46.25 L
	POTENTIAL PROFIT	₹27.5 L
	ROI	59%
	ANNUAL RETURN	20%

ROOTED IN NATURE. DESIGNED FOR GROWTH.

SAKLESHPUR • KARNATAKA



OWN A SLICE OF SAKLESHPUR

WHERE NATURE BECOMES YOUR LIFESTYLE.

6000 SQ FT
PLANTATION ESTATE
Space. Serenity. Sustainability.

A rare plantation estate crafted for those
who seek privacy, purity and prosperity.
A perfect blend of nature, luxury and
long-term value.



PLANTATION LIVING

Live amidst lush
greenery



SECURE & PRIVATE

Gated community
with 24/7 security



LUXURY AMENITIES

Modern comforts in
a natural setting

ROOTED IN NATURE.
DESIGNED FOR GENERATIONS.
A LEGACY YOU CAN LIVE IN.



JUST 4 HOURS FROM BANGALORE.

A WORLD AWAY FROM THE ORDINARY.

Leave the city behind and arrive at a destination where mist-covered hills, coffee plantations and the timeless beauty of the Western Ghats redefine luxury living.

 DEVANTARA, BALLUPETE – SAKLESHHUR

	BANGALORE	 220 km  4–4.5 Hours
	HASSAN	 35 km 45 Minutes
	CHIKMAGALUR	 55 km 1 Hour
	MANGALORE	 130 km 2.5 Hours
	MYSORE	 180 km 3 Hours

“Close Enough For A Weekend.
Far Enough To *Find Yourself.*”

DEVANTARA

— THE PLANTATION LUXURY COLLECTION —

BALLUPETE • SAKLESHPUR



LUXURY
VILLAS



PRIVATE
PLANTATIONS



WELLNESS
AMENITIES



70+ CLUBS
ACROSS INDIA*



SECURE &
GATED COMMUNITY



A LEGACY THAT
GROWS WITH YOU

WHY THIS LOCATION?

- ✓ Located in the heart of the UNESCO recognized Western Ghats
- ✓ Surrounded by Coffee, Pepper & Arecanut Plantations
- ✓ Pleasant climate throughout the year
- ✓ Excellent highway connectivity from Bangalore
- ✓ Close to waterfalls, trekking trails and nature escapes
- ✓ A perfect weekend retreat and long-term legacy investment

CONTACT US

We'd love to hear from you.

SAKLESHPUR

The Heart of Nature in the Western Ghats



3 HRS DRIVE

From Sakleshpur to
Bengaluru & Mysore
Year-round cool climate



SCENIC VIEW OF WESTERN GHATS

Surrounded by coffee
Estate and Waterfall



SUPERB CONNECTIVITY

National Highways, Trains



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VISIT OUR WEBSITE

www.jsr.properties



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