

**LOCATION HIGHLIGHTS**

- ⊖ TB Cross : 10min
- ⊖ STRR : 10min
- ⊖ Gauribidanur Highway : 5min
- ⊖ GITAM Engg. College : 25min
- ⊖ International Airport : 25min
- ⊖ Bangalore City : 40min
- ⊖ Gati Subramanya : 15 min

Scan for Site Location



**DC**

**ESTATE'S & DEVELOPERS**



**DC**

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**Villa | Villa Plots | Apartment | Farmlands | Construction**

Manjaly Edifice, No. 703, 3rd Cross, 1st Block, HRBR Layout,  
Kalyan Nagar, Bangalore-560043.

admin@dcestatesanddevelopers.com | www.dcestatesanddevelopers.com

**Savya Saachi.C**  
+91 9591988857

**Devaraj Gowda**  
+91 8553839747



**i zone valley**



**DC**

**ESTATE'S & DEVELOPERS**



Welcome to the I Zone valley farm & resorts project developed by DC ESTATE'S & DEVELOPERS. In the first phase, we are offering 50 acres of resort farm land with world class amenities such as membership card to our club house, restaurant, indoor games, outdoor games and conventional hall, wellness center, ayurvedic spa, photo shoot zone and destination marriage hall along with tennis court, you can also have weekend villaging cottages a nature swimming pool and extra benefits such as an amphitheater, fire camp zone, fishing, cycling track kids play area, mud games, rain dance floor, water games, and 24/7 security with CCTV surveillance.

## Project Highlights

- Own forest with high value trees.
- Full scale farm house for regular/weekend home.
- Fruit plants for regular income.
- Medicinal and herbal plants.
- Carbon neutrality certification.
- Organically grown vegetables in greenhouse.
- Desi Cow for milk.
- Fishing Jetty.
- Cycling & walking tracks.
- Yoga and meditation centre.
- Open air gym and swimming pool.
- Club house with indoor / outdoor games.
- Dedicated area for your own kitchen garden.
- Golf Training Academy.

### Land dimensions - 5.5G & 10G

Plantation- Sandalwood, Mahogany, Rose wood, Melia dubia, Guava, pomegranate, Lemon trees and medicinal plants

## Economic Benefits

1<sup>st</sup> Year

Buyers will receive regular income from the livestock farming and the cottage rental, providing a stable return on investment from the beginning.

2-3<sup>rd</sup> Year

As the fruit and medicinal plant cultivation begins to yield, buyers can expect to see a steady increase in their returns, providing long-term economic benefits.

7<sup>th</sup> Year

The growth and sale of high-value trees like Malabar Neem, mahogany, teak, and silver wood provide buyers with significant long-term income potential, increasing the overall value of their investment.

12<sup>th</sup> Year onwards

Buyers will benefit from the harvest and sale of valuable timber trees like Agarwood, sandalwood, and others, providing substantial returns on their investment and securing their financial future.

“Secure your future and enjoy your golden years with peace of mind by investing in highly grown trees”

## Invest in your own private paradise

- The advantage of tax benefits, such as deductions for expenses related to the upkeep and maintenance of the property.
- Use the resort as a personal vacation home or rent it out to generate passive income.

## Amenities



CLUB HOUSE



RESTAURANT



NATURE SWIMMING POOL



CONVENTIONAL HALL



WELLNESS CENTER



AYURVEDIC SPA



PHOTO SHOOT ZONE



MARRIAGE DESTINATION HALL



INDOOR / OUTDOOR GAMES



FIRE CAMP ZONE



FISHING JETTY



KIDS PLAY AREA



CYCLING TRACK



MUD GAMES



RAIN DANCE



24/7 SECURITY WITH CCTV



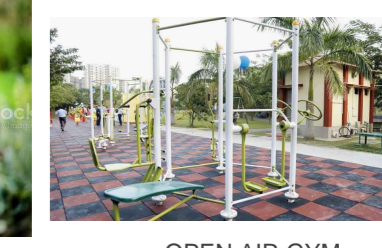
MEDITATION CENTER



OPEN AIR GYM



FRUITS PLANTS



OPEN AIR GYM



KIDS PLAY AREA



FRUITS PLANTS



GOLF TRAINING ACADEMY



MEDICINAL PLANTS