



Palli Developers

*We build with passion*



**LET YOUR  
GOLDEN  
TIME BEGIN**

**Palli Developers**

*in association with*

**Team Theme Developers**

**SANDAL GARDEN**

LUXURY PLOTS @ NAGAVALA, MYSURU



class is timeless...



.....

“True elegance & style remain valuable & appreciated for ever, regardless of changing trends or times.”

.....

## **SANDAL GARDEN**

**Palli Developers**

&

**Team Theme Developers**

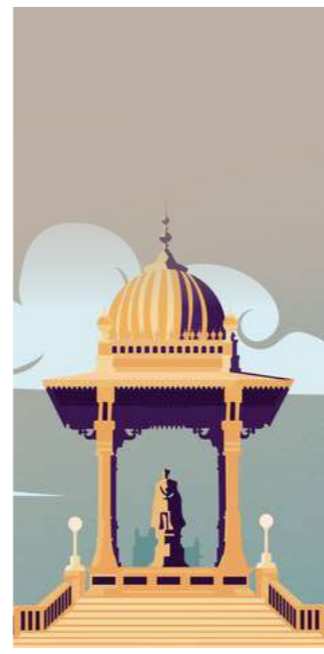
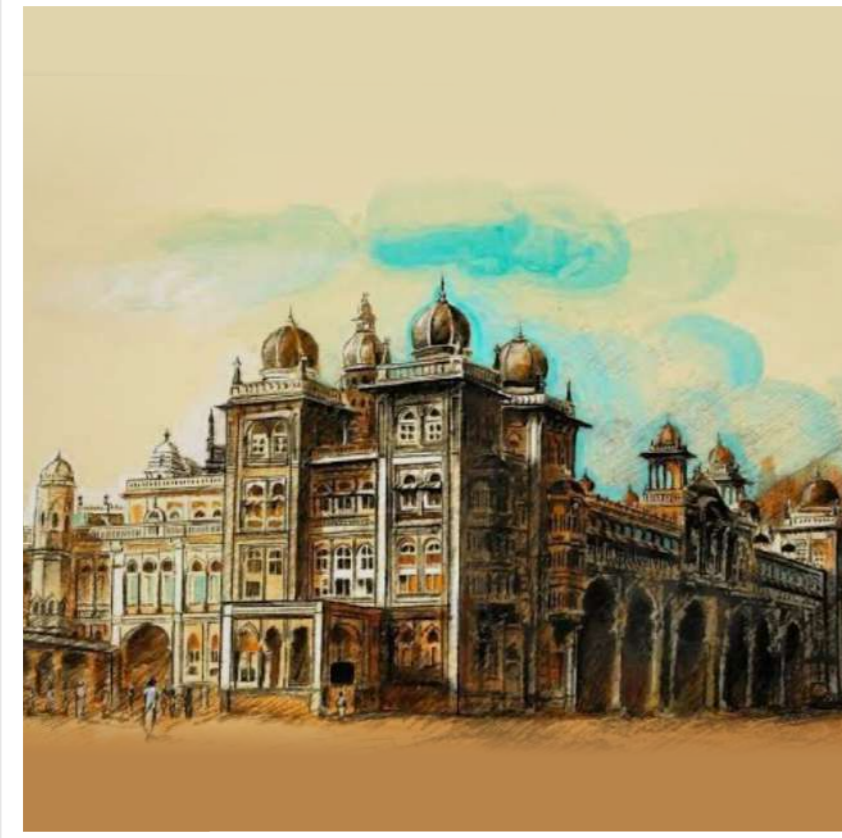
Luxury Plots @ Nagavala, Mysuru.

“SANDAL GARDEN” is a “Nature Inspired” eco-living project known for life !

As you step into this idyllic heaven, you'll be greeted by a sense of calm & serenity that permits every corner of Sandal Garden.

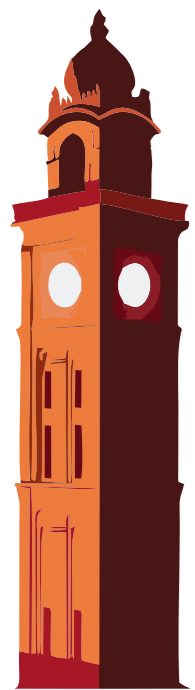
# Why a person should buy land in Mysore ?

Here is the reasons



✓ Unique Privilege

**M**ysore, a city steeped in rich history & cultural heritage, pleasant climate, is one of India's most sought after tourist destination. Its breath taking palaces, sacred temples, vibrant markets & booming IT sector make it an ideal location for investing land & it will become truly a unique privilege.





Palli Developers

We build with passion

# MASTER PLAN



MUDA / MDA Approved

### LEGEND

- 1. Entrance Portal with 24/7 Security
- 2. Landscape Entrance
- 3. Civic Amenity Site (CA Site)
- 4. Forestation Theme Park-I (Tree Court)
- 5. Water Body
- 6. Forestation Theme Park-II (Senior Citizen Park)
- 7. Sewage Treatment Plant (STP)
- 8. Proposed Overhead Tank to ensure 24/7 Water Supply



### SITE DETAILS

East		42
West		50
North		07
South		14
North - West		08
South - East		05
North - East		06
South - West		06

Location	Nagawala, Mysuru
Land Area	8 Acres
Type of Units	Premium & Luxury Plots
Total Units	138



Palli Developers

We build with passion

# Location Map



## Location Highlights

- It's in a prime location which explains the higher price point.
- The best of land appreciation, in the years to come.
- Surrounded by lush greenery, this spot is a heaven for nature lovers.
- Strategically situated, this spot connects you to Coorg, Kushalnagara, Nagarhole National Park & numerous other attractions.



Scan for Location



Palli Developers

We build with passion

# Neighbourhood

a spot where a lot is happening.....



- Mysore is emerging as a promising city, right after Bangalore, with numerous upcoming projects on the horizon, poised to drive growth & development in region.
- It is a prime junction, linking Hill Stations, National Parks, Cities & Temples, offering a unique blend of Nature, Culture, & Spirituality.

## Great Residence Demand Great Neighbourhood



### Convenient Travel

- Suburb Bus Stand - 17 kms
- Railway Station - 15 kms
- Mysore Palace - 17 kms
- Mysore Airport - 29 kms



### Growth Drivers

- Infosys - 9.6 kms
- Wipro - 11 kms
- JK tyres - 15 kms
- Sap Labs India Pvt. Ltd. - 15.37 kms
- Excel Soft Technologist Pvt. Ltd. - 7 kms
- Oracle India Pvt. Ltd. - 12.5 kms
- ITC Ltd. - 3 kms
- Triton Valves - 6.5 kms
- My Office Space - 12.2 kms



### Entertainment & Parks

- GRS Fantasy Park - 15 kms
- Snow World - 15 kms
- PVR - 13.8 kms
- Mysore Vision Cinema's - 15 kms
- Inox - 18.7 kms
- DRC - 12 kms



### Shopping

- Reliance Mart - 9 kms
- BM Habitat Mall - 12 kms
- Vishal Mega Mart - 15.5 kms
- Garuda Mall - 13.8 kms
- Mall of Mysore - 18.7 kms
- Nexus Mall - 19 kms
- Decathlon - 13.8 kms



### Educational Institutions

- University of Mysore - 16.3 kms
- Farooq Medical Academy - 2 kms
- Mysore Medical College - 16 kms
- Excel Public School - 6.4 kms
- St. Joseph Public School - 4.7 kms
- National Public School - 12 kms
- Vidyavardhaka Engg. College - 12 kms
- JC Engineering College - 13 kms
- NIE College - 20 kms
- Acharya Vidyakula - 6 kms
- Vidyashram College - 13 kms
- Sapient College - 14.7 kms



### Hospitals

- NJ Hospital - 6 kms
- Avant BKG Hospital - 13 kms
- Kangaroo Care Hospital - 12 kms
- Apollo Hospital - 16 kms
- Manipal Hospital - 19 kms
- Clearmedi Hospital - 14 kms



### Restaurants

- Ashirwad Grand - 4.7 kms
- Hotel Lee Ruchi - 10.8 kms
- Annapurna RRR Hotel - 11 kms
- Silent Shores - 7.8 kms
- Southern Star Hotel - 15 kms
- Hotel Metropole - 15 kms



### Sports

- Proposed International Cricket Stadium - 4 kms
- Gold Gym - 12 kms
- Health City - 17 kms



Palli Developers

We build with passion



## Class Amenities with Exclusive Luxury Features



Prime Location : Nagawala, Mysuru  
Mysuru - Hunsuru NH 275 Road



Underground Power Lines with  
Feeder Pillars



Prime Junction for Multiple Cities,  
National Parks & Heritage Temple



Elegant Solar & Electric  
Street lights



138 luxury villa plots spread across  
a 08 acres gated community



Forest Themed Park



Just 13 kms from Mysuru - Hunsuru  
Ring Road Highway Junction



Closed Drain for Hygiene, Aesthetics &  
Comfort Reason



MUDA / MDA Approved Project



Best Concrete Road



Greater Value for Investment



Ready-to-build plug-n-play plots with  
all essentials like underground EB,  
water supply & drainage system



Post-purchase guidance  
for easy villa construction



Clear Title



Break Even Maintenance Charges



Limited Units with more Open Space & Greenery



Palli Developers

We build with passion

# WHY PLOTS ARE BETTER THAN APARTMENTS ?

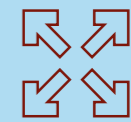
There are plenty of reasons why you should invest in a plot. Foremost being plots give you the option to design your dream home from scratch. Just the way you want it. Also, the freedom, space and independent lifestyle a plot gives you is truly matchless. Here we give you few reasons why plots always make a wiser choice to live or to invest.



Freedom to build your own dream home



Complete ownership



Maximum carpet area



Faster appreciation



Khata name transfer



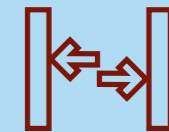
Complete Privacy



Home Gardening



No Waiting Time



No Wall Sharing



Ample Car Parking



No Floor Rise Charges



Total control over build quality



Palli Developers

*We build with passion*


# Palli Developers & Team Theme Developers

# 437, 3rd Floor, Maanya Arcade, Vijaya Bank Circle,  
Vishwamanava Double Road, Kuvempunagar, Mysore - 570 023.

 **0821-3551296**

 **9 632 633 634 | 9 742 055 560 | 9 008 299 372**

 [projects@pallidevelopers.com](mailto:projects@pallidevelopers.com)

 [www.pallidevelopers.in](http://www.pallidevelopers.in)

SANDALGARDEN SANDALGARDEN SANDALGARDEN SANDALGARDEN SANDALGARDEN