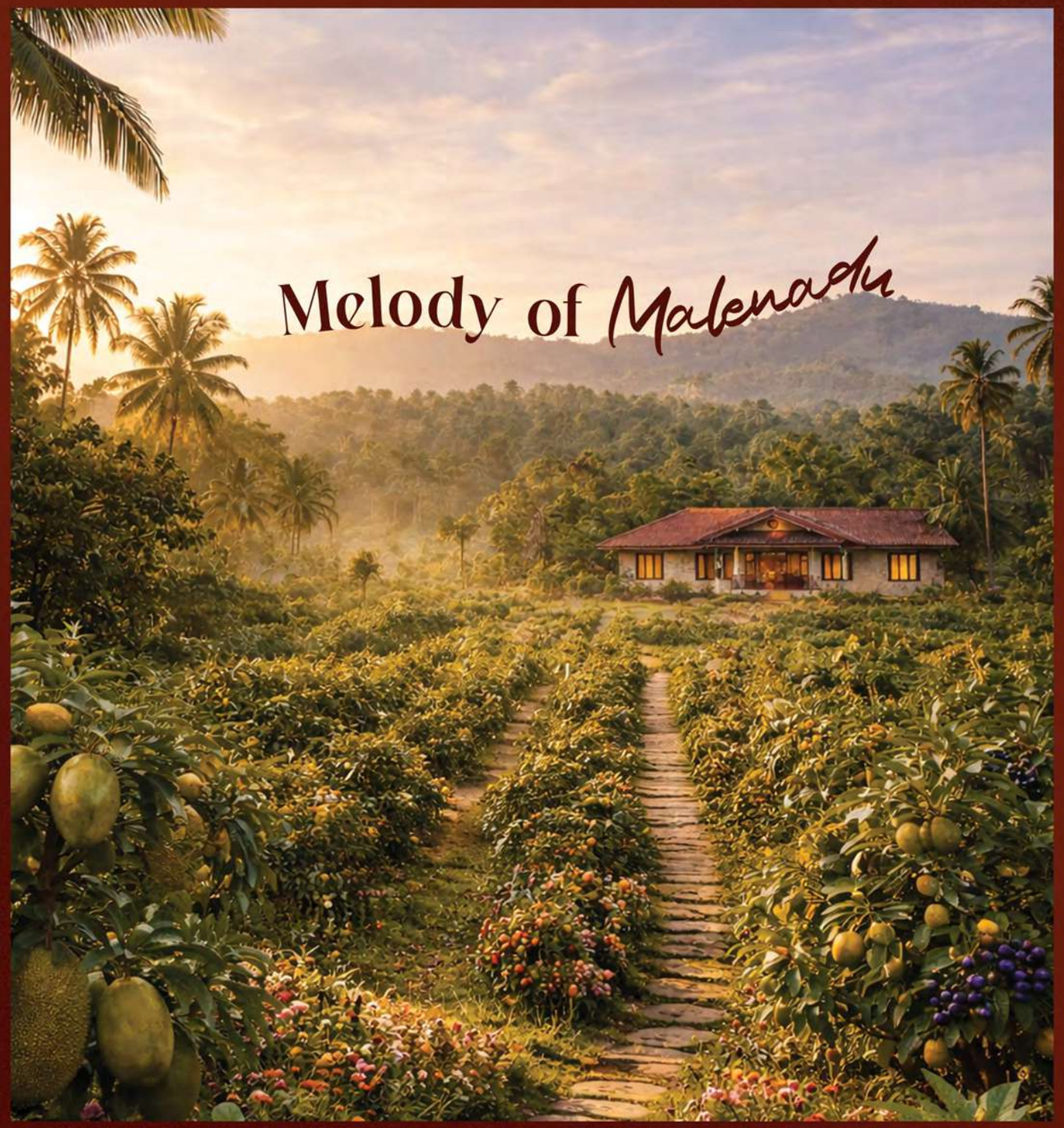


Add: M/s.ABS FARMS
3rd floor, No.11, rathna Vilas road, basavanagudi,
Bengaluru – 560004.

Email : sales@absfarms.co.in
Web : www.absfarms.co.in

Mobile : +91 80502 23233 & 80502 63233

All images and visuals are artistic representations for illustrative purposes only. Specifications, layouts, plantation varieties, and amenities are subject to change as per site conditions and approvals. Buyers are advised to verify all details independently before purchase.

Design & Creative: JKDesign.co

Swaraa

MELODY OF MALENADU



Some places don't make noise,
they whisper.

They slow your breath, soften your thoughts, and remind you who you were before life became hurried.

Swaraa
MELODY OF MALENADU

Tucked away in Kanakapura's green calm, where to the soil holds stories, this land isn't just owned it's felt.

12 acres of nature, heritage, and quiet joy, built not for weekends, but for a life well-lived.

Why *Invest* in abs farms

- Clear marketable titles
- Theme based managed farms
- Property value appreciation
- Dedicated on-ground farming team
- Lifetime Clubhouse Membership
- Passive income

Farm *Management*

You own the land.
We take care of everything else.

From planting and irrigation to daily care and harvesting, our experts manage your farmland like it's their own. Your land stays healthy, productive, and protected growing steadily over time while you enjoy complete peace of mind.





About *Abs farms*

ABS Farms is a purpose-driven land development and Theme based managed farms™ company dedicated to creating sustainable, legally secure, and thoughtfully planned farm communities.

Founded in 2009, with a legacy of 15+ successfully handed-over projects, our journey has been built on trust and on time delivery with quality construction.

We believe land is not just an asset—it is a living system. Every project we create thoughtfully blends nature, infrastructure, and professional farm management to deliver worry-free ownership and long-term value.

From land identification and legal diligence to infrastructure development, plantation, and ongoing farm care, ABS Farms takes complete responsibility so you can enjoy the rewards of farmland ownership without the daily effort.

Our *Journey*



ABS Farms was founded with a simple belief: farmland ownership should be secure, transparent, and fulfilling.

Over the years, we've refined our process, strengthened our expertise, and built communities that respect land, people, and time.

Each project reflects our journey growing responsibly, designing thoughtfully, and delivering trust consistently.



At ಶ್ವರಾಗ
MELODY OF MALENADU

the land doesn't speak in words it sings.
A Theme Based Managed Farms™, where
Malenadu's rhythm shapes every tree,
pathway, and breath of air.

While nature sets the mood, experts
quietly care for the land, day after day.

You arrive not to manage, but to belong.
And over time, the land grows into value,
into meaning, into a life well-lived.

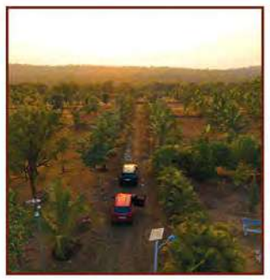


Swaraa

MELODY OF MALENADU

Theme-Based Managed Farms™







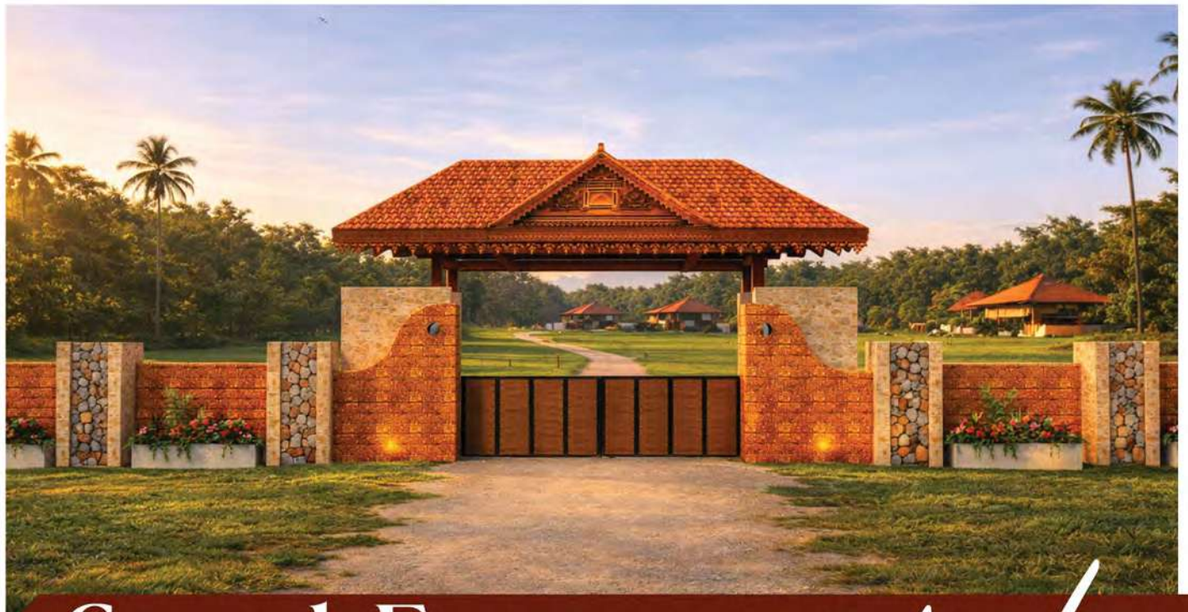




Starting Plot Size:
5.25 Guntas
(5,717 sq. ft.)

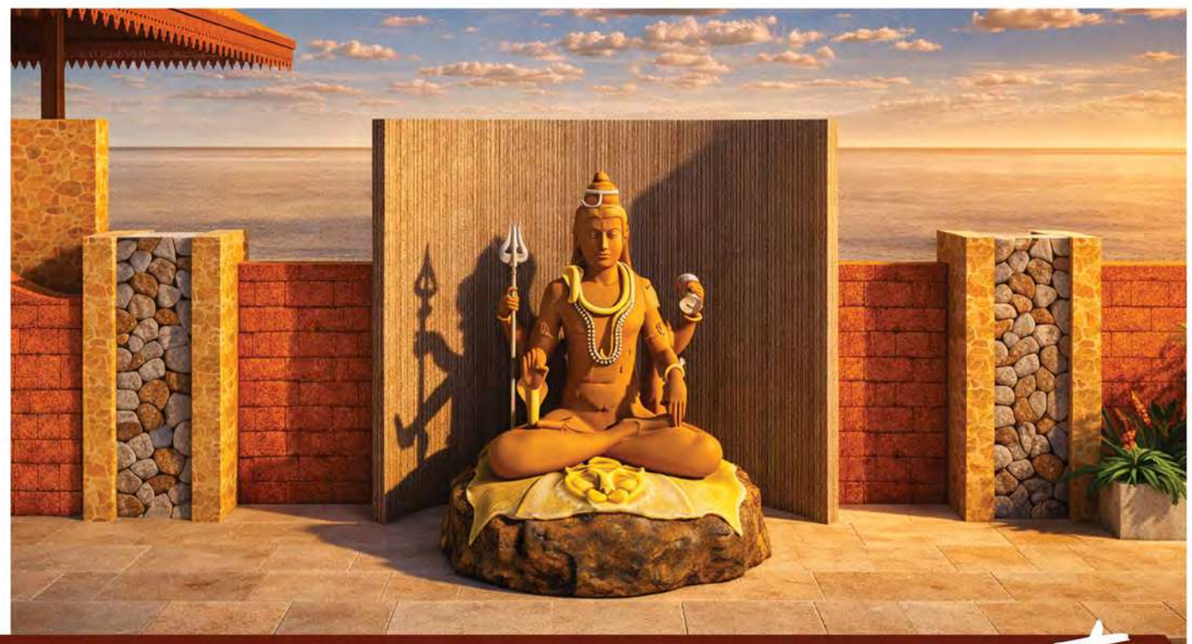
SWARAA is inspired by the quiet rhythm of the Malenadu region where land breathes, time slows down, and nature sets the pace of life. This is not just a farm project.It is a thoughtfully curated landscape where hills, trees, water, architecture, and human presence come together in harmony.

Every element at SWARAA is designed to echo the melody of Malenadu earthy materials, native plantations, heritage farms, and open green spaces that feel timeless and grounding. Here, farming is professionally managed, ownership is effortless, and living feels deeply connected to nature.



Grand Entrance *arch*

A Malenadu-inspired gateway that marks more than an entry it marks a shift in pace. Crafted with earthy materials and heritage forms, it welcomes you into a community rooted in calm, culture, and conscious living.



Lord Shiva *monument*

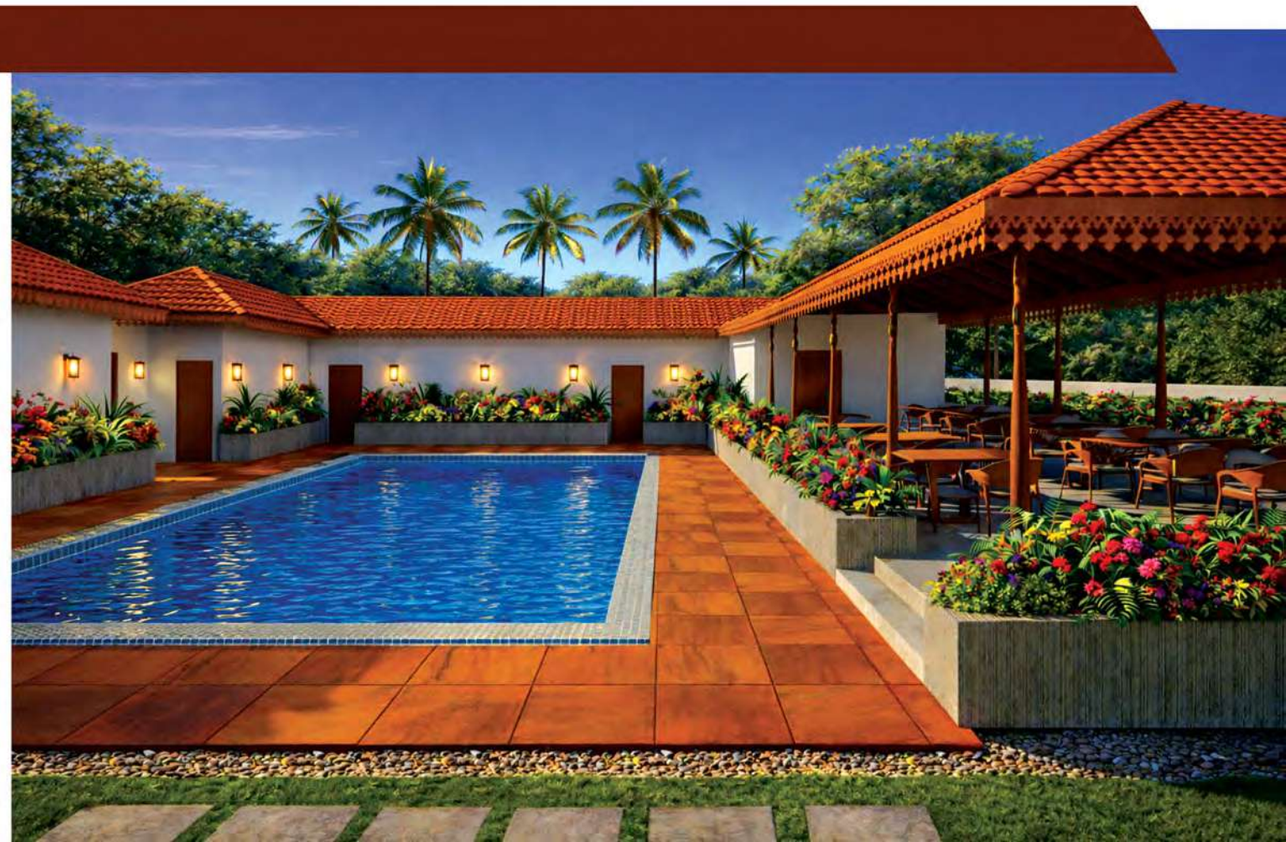
A serene symbol of balance, stillness, and inner strength at the heart of SWARAA. Set within nature, it anchors the community in harmony, mindfulness, and purposeful living.

Clubhouse & *Amenities*

- Clubhouse
- Swimming pool
- Indoor games arena
- Children's play area
- Landscaped garden
- Live kitchen & Dining area
- Bonfire pit
- Gazebo
- Meditation & yoga pavilion
- Maintained by skilled farmers
- Drip Irrigation
- Grand entrance arch
- 24X7 security
- Designer stone compound walls
- Designer street lights
- Water pond
- Managed by Agronomist
- CCTV Access
- 20 Varieties of plants
- Bio-Fencing
- Prakriti/retreat cottages
- 24X7 Water supply







Malenadu Style *Farm House*



Inspired by tradition. Designed for today.

The Malenadu style farmhouse architecture draws from regional heritage sloping roofs, earthy materials, natural ventilation, and open spaces that connect indoors with outdoors.

A home that breathes with nature and ages gracefully with time.





Green Wealth Estate

Swaraa Plantations hosts a diverse mix of timber, fruit, medicinal, and ornamental varieties including Burma Teak, Coconut, Mahogany, Mango Alphonso, Jackfruit, Avocado, Guava, Pomegranate, Banana, Papaya, Amla, Lemon, Jamun, Dragon Fruit, Litchi, Cashew, Neem, Royal Palm, and more.

This curated plantation blends high-value crops with landscape aesthetics to create a sustainable, income-generating green ecosystem in a professionally managed Malenadu-style estate.

Master *Plan*

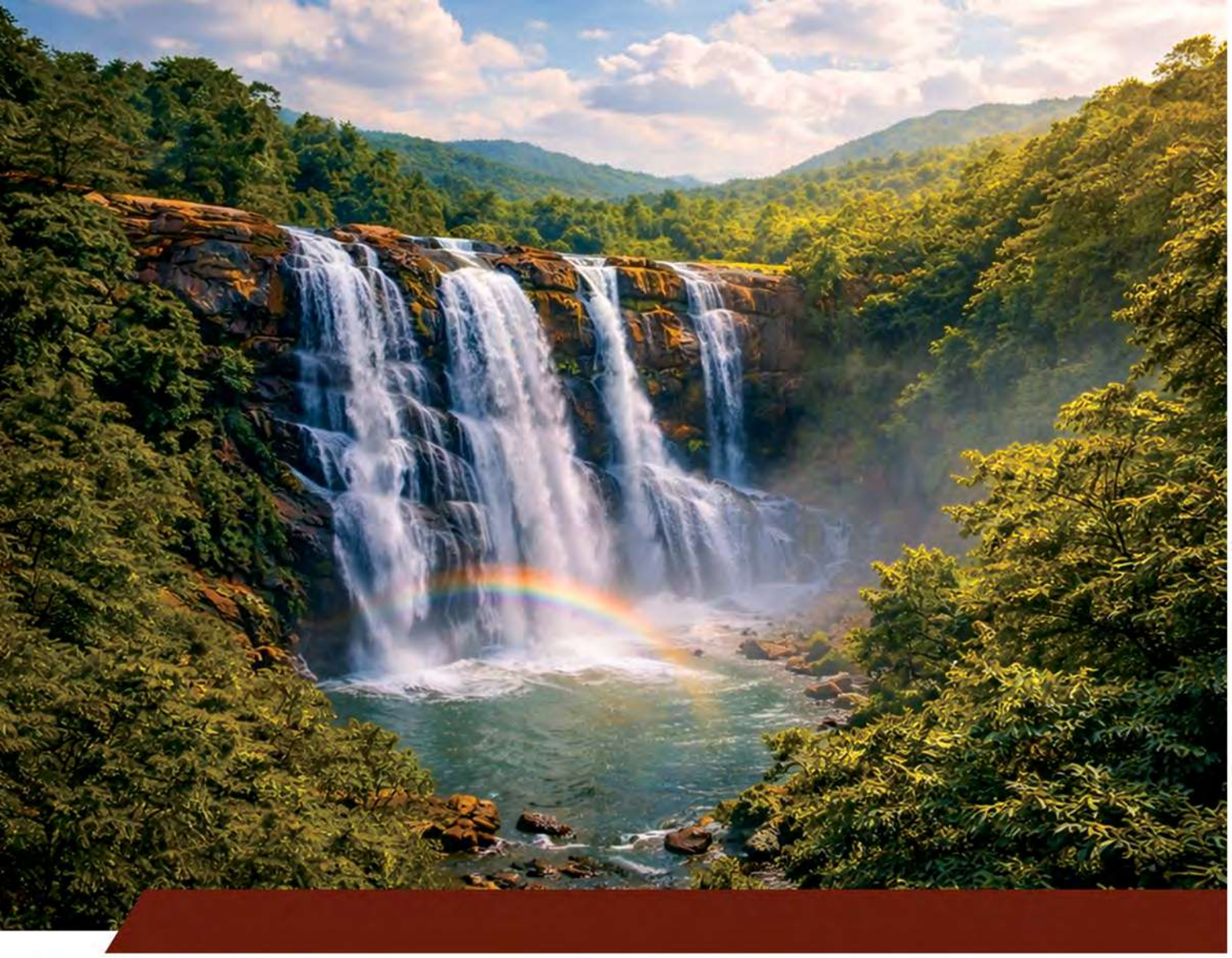


Thoughtfully Planned *Infrastructure*

20ft main road & 15ft internal roads

East & West facing plots

Every detail balances functionality with farm-life authenticity.



Nature & *Waterfalls*

Nature & Waterfalls
- Mekedatu Gorge View Point: 52 km
- Chunchi Falls : 44 km
- Sangama Falls: 44 km
- Muthathi Forest Range: 7.2 km

Temple Cultural Sites
- Uddhara Anjaneya Swamy Temple: 83 km
- Kabbalamma Temple: 23 km
- Janapada Loka: 47 km

Trekking & Hills
- Kabbaladurga / Kabbalamma Temple: 23 km
- Bilikal Rangaswamy Betta: 59 km
- Achalu Betta & Muneshwara hills: 28 km

Popular Stop Overs on Kanakapura Road
- Pyramid Valley: 59 km
- Art of Living International Centre: 73 km
- Thattekere Lake: 68 km

Adventure & Wildlife
- Nature Adventure Camp: 38 km
- Kaveri Wildlife Sanctuary: 64 km

Swaraa
MELODY OF MALENADU

Experience the land, the air, and the calm for yourself. Our team would be happy to guide you through SWARAA by ABS Farms. Schedule your visit today!



Scan for Location