


Older
than the
Himalayan Range -
Western Ghats
awaits to
embrace you....

Laughter
in the Rain

A decorative background featuring a stylized, light teal leaf pattern on a darker teal background. The leaves are arranged in a branching, upward-sloping manner, with detailed vein structures.

Aspiration
for the
connoisseur
within you....

About Bespoke:

We at Bespoke, are focussed in developing more boutique projects with a high degree of interaction from the point of acquisition of land parcels, conceptualization of the design and timely execution of the projects with the best of the construction materials, with this we have ventured to develop a premium residential project in Sakleshpur District with utmost flair and opulence.



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The Property:

The heavily wooded property engulfed by the towering forest trees with coffee Arabica & Robusta as understorey cover is a haven on Earth. Be it the day light filtering through the trees or the mist that floats around wanting to hold them is a sight to behold.

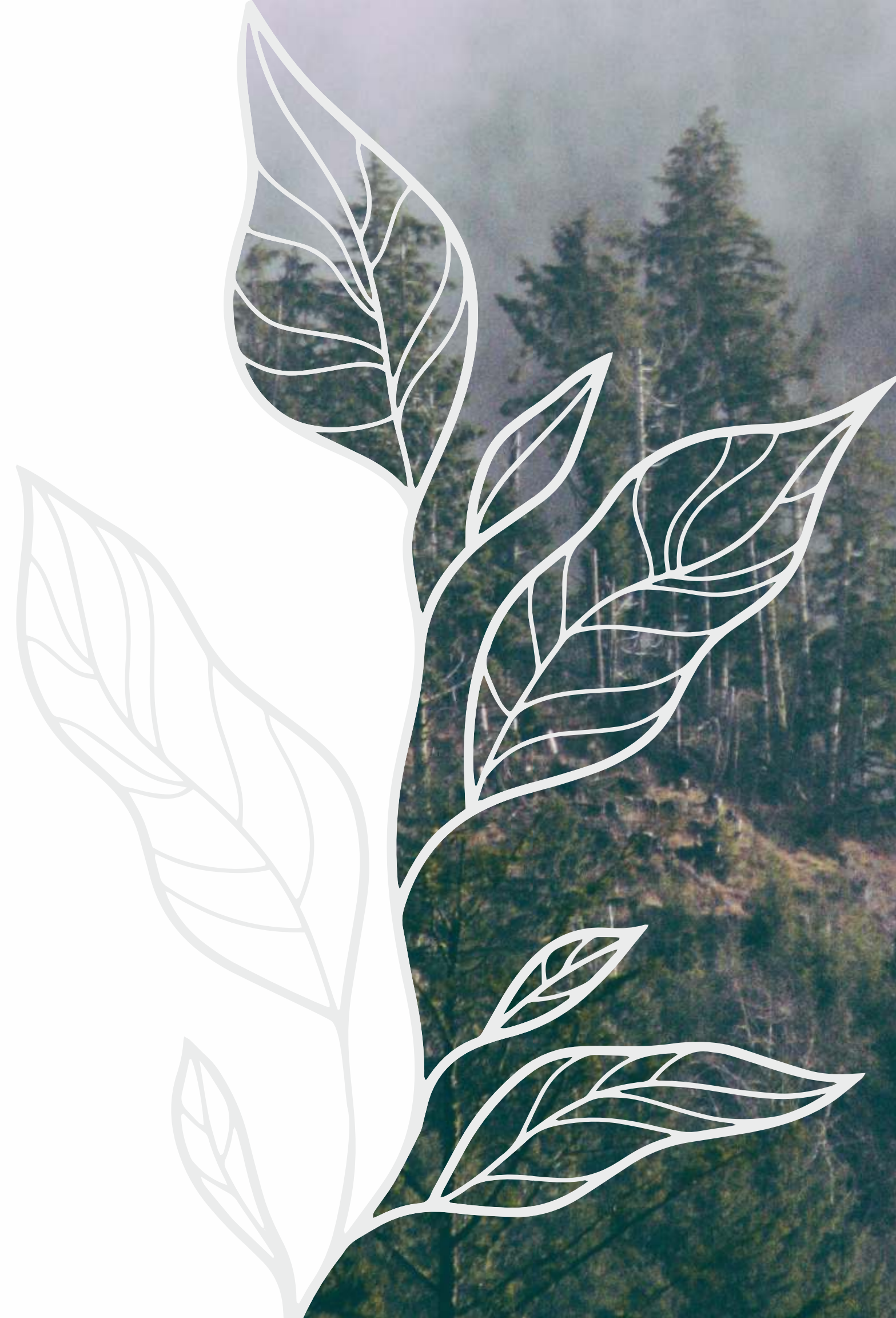
The sprawling 22 acres property is situated in Ballupet, 14 kilometres from the town of Sakleshpur. Grecian-themed arches, contemplative footpaths, and evergreen foliage surround these farm plots designed for luxury abodes way away from home.

Designed with the protective nature of the Western Ghats in mind, Laughter in the Rain uses the forest's pristine opulence of Silver Oak, Mango, Acacia, and Jackfruit trees to create your estate in the glades.

86 spaciouly crafted farm plots ranging between 5,500 sq. ft. to 18,000 sq. ft. have been demarcated retaining the natural contour and topography of the plantation with gradual sloping cuts in line with the original water channels of the land. Naturally occurring bio-pools have been consciously designed to collect precious rainwater, and replenish the grounds.

To ensure comfort and serene views lush foliage of the indigenous Teak, Jamun, and Cashew trees have been landscaped to create spacious private spaces across the property.

"Laughter in the rain" is the perfect luxury getaway for the family with discerning taste.



A decorative background featuring a repeating pattern of stylized teal leaves and branches, creating a natural and organic feel.

Getting There:

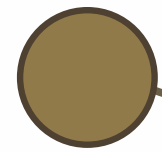
Hidden securely away in the lush forests of the Western Ghats (Sahyadri) is an ancient paradise waiting for you.

Older than the Himalayan range, for eons the Sahyadri has stood proud against India's western coastline, protecting inlands from harsh sea winds and creating nourishing monsoon rains for the rich Deccan plateau. This UNESCO World Heritage site also hosts an outstanding array of flora and fauna and is a refuge for many creatures that are found nowhere else on the planet. At over 1000 feet above sea level, the climate is refreshingly cool all year round and can get a touch frosty during the winter months.

At the base of these majestic hills lies the not-so-sleepy town of Sakleshpur, a thriving economic center dotted with majestic temples, ancient forts, and bubbling streams, all intertwined by trekking trails designed for all skill levels. The economy of this town runs on coffee and spice plantations, creating misty green coverage for as far as the eye can see. Situated 220 kilometres from Bangalore (150 km from Mysore and 130 km from Mangalore), the surreal beauty of Sakleshpur makes for an excellent gateway between the bustling metro cities, and your life amongst the clouds.

At its higher peaks, the Sahyadri feels experiences intense cold in the winter months. But nestled away at the base, Laughter in the Rain experiences a tropical climate with an average temperature of 24 °C with a high touch of humidity. *malesuada fames ac turpis egestas.*

Mangalore



Dharmasthala

Kukke Subramanya

Sakleshpur

Madikeri

Chikkamagaluru



Somwarpet

Kushalnagar

Hunsur

Nagarahole
Tiger Reserve

Bandipur

Hassan

Kunigal

Mandya

Mysuru

Tumakuru

Nelamangala

Ramanagara

Kanakapura

Bengaluru

Bengaluru	: 207 Kms.	Hassan	: 28 Kms.
Mysore	: 136 Kms.	Chikkamagaluru	: 56 Kms.
Mangalore	: 141 Kms.	Madikeri	: 90 Kms.



Habitation:

The Sahyadri is home to a multitude of rare creatures, of land,

water, and sky. Centuries of interaction between the 139 species of mammals, 508 species of birds, and 102 species of freshwater fish have helped grow the rainforest into what it is today. Nearly 325 critically endangered species take refuge in the Western Ghats, the most famous being the Bengal tiger and the Asian elephant.

Along with the endangered purple frog, you will find a wide range of molluscs and annelids peacefully living in the crystal-clear streams which flow through the hills. Bird-watchers will love spotting the secretive Malabar gray hornbill and beautiful Malabar parakeet high up in the foliage, or one of the 334 species of butterflies, lower down among the flowering bushes.

Dozens of wildlife sanctuaries and national parks can be found across the hills, serving as wildlife corridors for unique and vulnerable big cats such as the Black Panther, Leopard, and Malabar large-spotted Civet. The extremely rare Dhole or 'Whistling Dog', calls the Sahyadri home too.

Most of these magnificent creatures are found only in the Western Ghats, and nowhere else on the planet.

Geography:

Also known as the Great escarpment of India, the Sahyadri runs parallel to the Arabian Sea for 1600 km, 30 to 50 km inland from India's western shores. They extend from the Satpura Range in the north, go south past Goa, through Karnataka, and into Kerala, with its highest peak being Anaimudi - topping at 2695 meters above sea level. The high-lying evergreen forest ecosystem of these hills greatly influences India's monsoon weather patterns, presenting one of the best examples of the monsoon system on the planet.

Life-sustaining water bodies such as the Tungabhadra, the Krishna, and the Godavari all have their origin point in the Sahyadri, before draining into the Bay of Bengal. These water bodies feed the tropical wet evergreen forests and montane grasslands of the region, which contain numerous medicinal plants and important genetic resources such as the wild relatives of grains, fruit, and spices.

Master Plan:



Plan here is for representation only.
*Not to scale



Signage Pillar:

Signage Pillar: The gates to your abode lie just 300 meters off NH-75.

A grand pillar signals your entrance to the property. Floral silver motifs engraved on natural slate stone cover the pillar, with 'Laughter in the rain' wrought in an antique finish and front-lit with warm white light, making it an unmistakable landmark for visiting guests.

A diverse interplay between flowering and ever-green plants surrounds the sign, creating the illusion of the pillar emerging from a cheerful meadow. Vibrantly hued Heliconia, Salvia splendens, Angelonia, and Melampodium plants surround a fishing pond quietly hidden away near the base of the signage.



Entrance Arch:

A 12m wide tri-coloured paved driveway leads you down to the entrance portal, which is flanked on either side by sandstone-clad security kiosks. Intricate metalwork adorns the cast-iron gate, while 24/7 CCTV cameras keep you notified of approaching guests.

You may notice a gossamer-winged or swallow-tailed butterfly flit by as you drive in because we've placed an array of evergreen host plants along the driveway, which create a pollinating haven for the indigenous butterfly species.



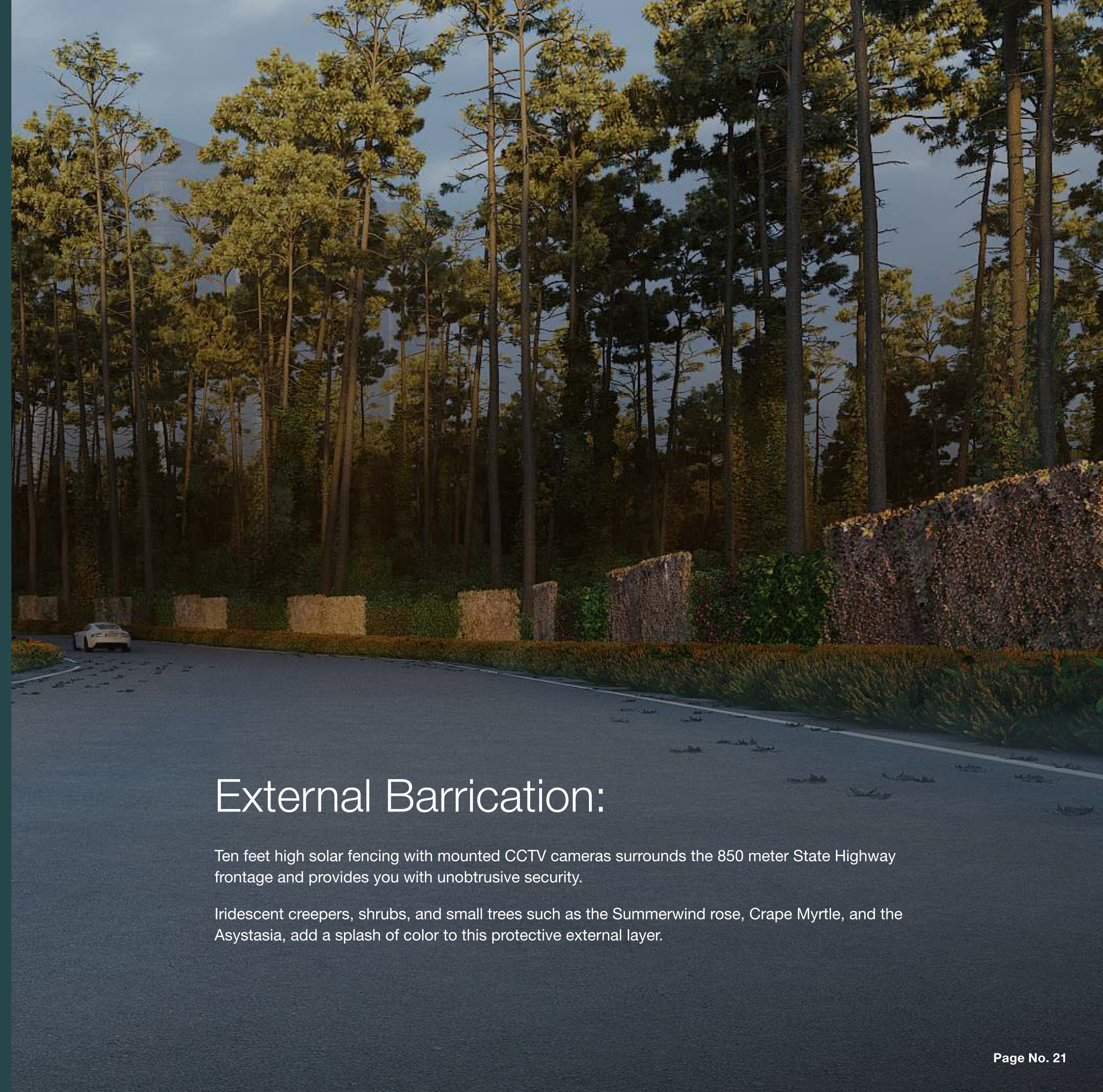
Vehicular Housing:

To keep noise and air pollution levels at near-zero levels, external vehicles will not be permitted beyond the dedicated parking facility. Instead, chauffeured E-vehicles, by cycles may be used to traverse the majestic estate and can be quickly accessed from the dedicated alighting points.

Comfortable stays for your drivers, electric charging points, and car cleaning facilities have all been provided at the parking facility. The easy cars will also take you to the estate's Clubhouse for you to experience its many amenities, catering to the tastes of the whole family.

Let the
immortal serenity
of the rolling hills
bring you home.

UNESCO
world heritage
site,
considered one among
36 bio-diversity
hot spots in the world.



External Barricade:

Ten feet high solar fencing with mounted CCTV cameras surrounds the 850 meter State Highway frontage and provides you with unobtrusive security.

Iridescent creepers, shrubs, and small trees such as the Summerwind rose, Crape Myrtle, and the Asystasia, add a splash of color to this protective external layer.



Classical Theme:

The classical style of architecture evokes emotions of grandeur within comfort. The foundations of this style are built on symmetry and order, but you will also feel a welcoming revival of the ideals and values of the ancient world. The light layer of mist in the air adds an atmospheric touch to the high arches, majestic pillars, and muted tones of the architecture.

Coupled with the aesthetic landscaping, you will feel as though you have stepped into a page of grecian or roman history. You will find that our interpretation of the classical style uses spacious designs which retain the wide-open feel of the high western ghats, but will also give your homes a look as timeless as the Sahyadri itself.



Trails:

Four hike trails have been plotted across the plantation, catering to the needs of the whole family. The butterfly trail marks your entrance to the property. Flowering hosts such as Marigolds, Petunia, and Hibiscus provide nectar to brightly-hued indigenous species such as blue-bottle and swordtails. This trail is an example of how natural ecological relationships are maintained across the plantation.

Winter trail and Summer trails - The varying climate of the ghats provides residents the opportunity to experience all that India's flora has to offer. Take a stroll down the 6m wide summer trail, and experience the beauty of lilies, peonies, and plumerias, and during sweater weather, you will see asters, carnations, and dahlias guiding your trail.

Perennial shrubs such as ixora, peri winkles, aallamandas and jasmine will maintain the visual beauty of the trails, all year long.

The contemplative walks are specially designed to calm the mind. Balinese statues, floating footpaths, and meditative benches line this serene pathway and provide tranquil getaways for yoga and prayer sessions.

Concept Homes



Concept Homes



Plot Specifications:

The following details will give you a clear picture of your plot and the surrounding area:



Internal Roads: A well planned internal roadway system with 6M wide roads will take you from the entrance to your personal plantation. The rustic tri coloured paved road winds itself across the property and makes for an enchanting drive with stunning views.

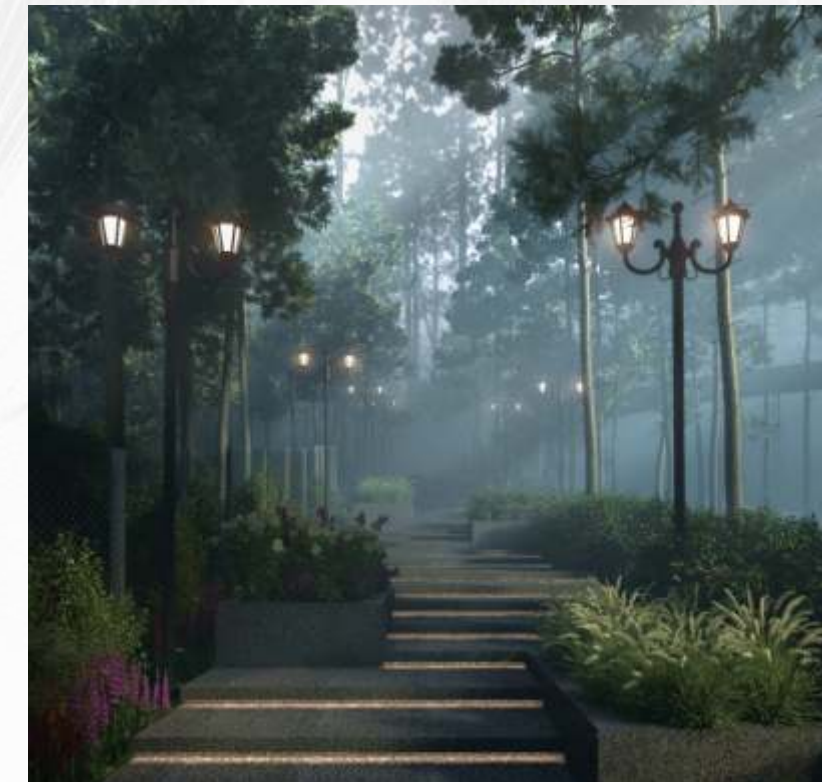
Footpath: Stroll through the estate on the sunny footpaths and enjoy the scent of the overhanging flowers. The footpaths have been clearly distinguished from the vehicle zone in exotic ashen coloured pavers.

Street Lamps: In keeping with the historical feel and classic style of architecture, ornate street lamps illuminate all footpaths with a warm white light. These European styled lamps bring old world charm to the trails, but are quite modern in their build.

European Themed Benches: The stunning beauty of the property will make frequent walks irresistible. Ergonomic and aesthetically pleasing benches have been placed at intervals across all footpaths, to provide a pause whenever desired.

Gates: A 10 foot wide gate and standalone natural stone cladded walls welcome you into your private plot. Ornate numbering in an ebony black finish will help you identify your bespoke plantation.

Aesthetics: Ancient Balinese sculptures, bubbling fountains and Grecian columns create a dreamlike private wonderland high up in the hills.



Plot Fencing: Creepers such as morning glory, alamanda, flamevine and bleeding heart provide privacy between plots, at a height of 7 feet, and with ever evolving seasonal vibrancy. They create a natural fence, of the English cottage style and give your plot a vibrant uniqueness all year round.

Landscaping: The ecological domain has been tenderly engineered to make every square metre of the estate a spectacular sight to behold.

Security: Relax in the clean forest atmosphere, and in the pleasant company of your near and dear ones, devoid of any worry. Your security is painstakingly guarded with 24/7 mounted CCTV cameras, 10 foot tall solar fencing and a highly trained team of roving security personnel.

Storm Water Drains: The heavy monsoon showers of the ghats bring nourishment for all of South India, and will help your private plantation bloom extravagantly. Storm water drains ensure the water flows only where it is intended to.

Rainwater Harvesting: The estate's classical style of architecture thrives on living in harmony with nature. A rain water harvesting system naturally replenishes the groundwater reserves, and also fills in the scenic bio-pond on the property.

Electricity: Underground concealed cables for power transmission provide modern convenience within the wild forests of the ghats. Your high-end digital. Curate your plantation with luxury outdoor lights and make the space your own. Each plot has been provided with its own electrical back up of upto 3 KVA per plot. devices will function perfectly at the estate.



Clubhouse:

The elegant architectural detailing has been applied here in the simple yet high arches, and the iconic fluted columns, capitals and pediments. The series of arched entrances, lush landscaping and the ceremonial entrance fountain create an alightment area perfect for a grand entrance. The large gazebo serves as a waiting lounge for guests, where they may wait comfortably to board the Easy cars. alesuada fames ac turpis egestas.



Indoor Amenities:



Grand Entrance Reception:

Double Ceiling height artistic brilliance reception waits to welcome you.

Business Centre:

A sound-proof conference room, as well as all the modern amenities of a corporate office occupy a large space within the clubhouse, so you will never have to leave your luxury estate to attend a meeting.

Art Gallery:

World's first Silver, Brass, Copper art museum dedicated to Mr. Dinesh Magar showcasing the rich Swarovski studded paintings along the high ceilings. This is yet another peaceful space for the art connoisseur.

Spa Area:

Relax and rejuvenate at the luxury spa. Choose from a wide variety of treatments to pamper and indulge yourself within any of the Spa rooms, the Sauna, Jacuzzi, Steam room, or massage rooms.



Gold Class Theatre:

Sink into the leather recliners and watch the latest blockbuster with your friends and family.

Lounge Area:

Elegant upholstery, warm lighting and thick carpets in the lounge area make it the perfect place to curl up with a nice book, or share a quiet conversation.

Temperature Controlled Pool:

The humidity and extreme rainfall of hills will not impact your daily swim in this enclosed temperature-controlled pool.

Serviced Suites:

Nine large luxury suites can be booked at any time for visiting guests to enjoy your estate with you.





Two Themed Restaurants:

Experience fine-dining in the misty mountains. Choose between contemporary or classic flavours themed restaurants.

Coffee Shop:

An all-day coffee shop serves you a wide variety of coffee and tea. Choose from award winning international blends, or locally sourced roasts grown in the Sahyadri itself.



Cards Room:

A large table with ample seating, muted lighting and a crisp card decks makes for an enjoyable evening of cards.

Outdoor Seating Area:

Host a gathering under the stairs, or enjoy the pristine weather in this beautifully designed outdoor space.

Indoor Games:

Children of all ages can find stimulation and entertainment in the indoor games area, by using the crèche, snooker table, or table tennis areas.

Gaming Area:

Choose from a large selection of games available for Play Station and Xbox. Multiple consoles ensure you'll never have to share a controller.



Gymnasium:

World-class equipment, and a personal trainer will ensure you never miss a workout.

Reading Zone:

A well-stocked bookshelf will indulge your fill of mystery, thriller and romance stories while you curl up in this chic and exquisite reading space.

Medical Store:

Quick access to all your simple pharmaceutical needs.





Party Lawn:

Host lavish gatherings for 300 special guests on this beautifully manicured lawn. Provisions for DJ console, live food counters, designer tents have been made, while your guests can also over-look the bio-pond and English-style garden.

Kids Play Area:

A baby-gym for the tiny-tots to learn through play. Built from premium grade plastic and metal, this colourful and alluring space will keep your young ones joyfully engaged, while breathing in the crisp mountain air.

Pet Park:

An idyllic location for your four-legged friends. Nutrient-enriched treats, pet sanitation and ample room to run around in make this a happy place for pet-parents and animals alike.

Barbecue Area:

Revel in the smoky flavours of a delectable outdoor barbecue, with a curated menu designed by our in-house chef.

Fish Pond:

Koi fish swim among fresh water reeds and ferns, creating a Zen spot that is said to bring luck and good fortune to all who share the space.





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