

*A villion
Farms*

LUXURY LIVING AMIDST NATURE

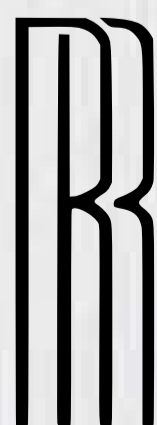
PROJECT
BROCHURE

STEP INTO A WORLD OF SERENE LUXURY

*Where luxury, functionality & nature converge seamlessly
with peerless quality & elegance*



INDIA'S
LARGEST LUXURY
FARMHOUSE
PROJECT



RANKA RAJ

PROJECT SIZE

207
ACRES

TOTAL UNITS

190
UNITS

EACH UNIT SIZE

APPROX

01
ACRE

Avillion
Farms

2 & 3 BHK VASTU COMPLIANT
LUXURY FARMHOUSES

(4 DESIGN OPTIONS)



SHOT AT SITE

Location with Proximities

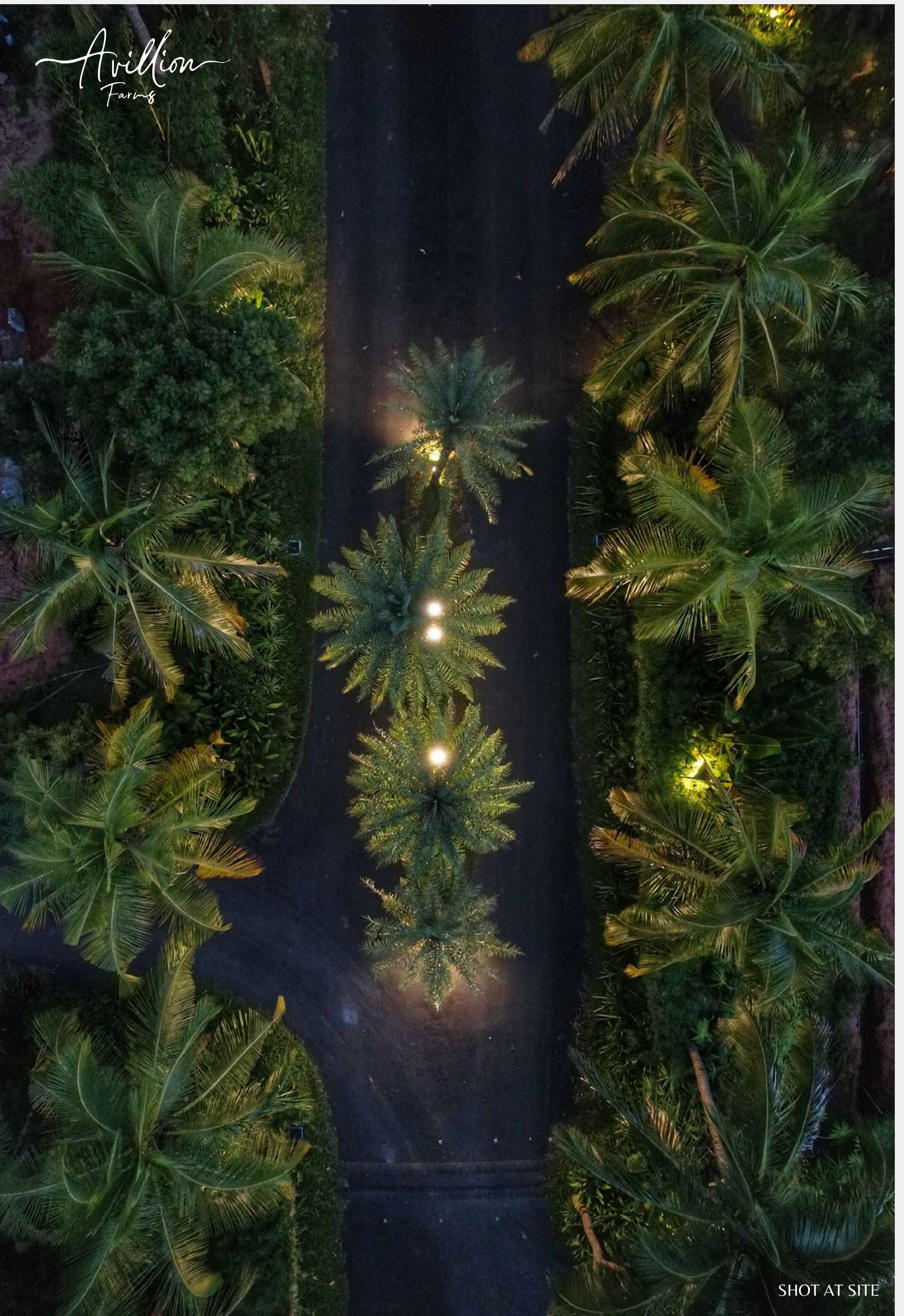


North Bangalore, Thondebhavi,
Doddaballapura, Karnataka

[View us on map](#)

[**AVILLION FARMS**](#)

[Click Above](#)



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Proximities From Avillion Farms To...

- 📍 Isha Foundation - 28.7 Km
- 📍 Ghati Subramanya - 17.4 km
- 📍 Foothills of Nandi Hills - 39 Km
- 📍 Bangalore International Airport - 48.9 km
- 📍 Vidhana Soudha (Central Bangalore) - 64.8 km
- 📍 Skandagiri Hills - 30 km



MASTER PLAN



Bringing the best of serenity on a expanse
of 207 acres of LUSH GREEN LANDSCAPE

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● EPITOME OF LUXURY ●

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WHAT IS AVILLION FARMS?

Avillion Farms, a prestigious award-winning managed luxury farmhouse project by Ranka Raj Venture, stands as India's largest luxury farmhouse project, redefining the essence of opulent living amidst nature.

Envisioned as an unparalleled sanctuary, it boasts a sprawling expanse of carefully curated luxury farmhouses, each a masterpiece in itself, boasting a unique design concept that blends modern aesthetics with nature.

Embracing the magnificence of the outdoors, residents are invited to experience a transformative lifestyle that celebrates both ecological sensitivity and lavish comfort.



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LIMITED TO
190 UNITS ONLY

Exclusivity becomes a
defining trait of this
flourishing community

WHAT IS THE CONCEPT OF AVILLION FARMS?

Avillion Farms offers an exceptional concept that merges luxury with nature. Each buyer will have their own approx one-acre managed farmland complemented by a luxury farmhouse with a range of premium amenities and features.

Embracing the beauty of nature, each of the farmland unit boasts:

1. Aesthetic Entrance Gate (6 design options)
2. Sustainable Pathway
3. Gazebo (5 design options)
4. 2&3 BHK Luxury Farmhouse (4 design options)
5. High Ceiling with Open Floor Plans
6. Vastu Compliant
7. Outdoor Firepit
8. Green Compound
9. Ornamental Plants, Fruit & vegetable bearing plants & trees
10. Leisure Lawn Space
11. Landscape Lighting
12. Open Layout with Deck Area
13. Drip Irrigation System
14. Sprinkler System
15. Overhead Tanks
16. 24/7 Security & Surveillance
17. Uninterrupted Electricity & Water Supply
18. 30ft Tar Road connectivity
19. Designated Car Parking
20. Access to 50+ World Class Amenities



• ENTRANCE •
GATES •

Arvillion Farms



SHOT AT SITE



SHOT AT SITE



SHOT AT SITE



SHOT AT SITE



SHOT AT SITE



● G A Z E B O S ●

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SHOT AT SITE



SHOT AT SITE





SHOT AT SITE

NATURE'S FASCINATING SYMMETRY

Natures art work that creates harmony & balance



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LUXURY FARMHOUSES

Experience a harmonious blend of modern living and natural beauty, where open spaces, double-height ceilings, and deck areas converge to create an unparalleled living experience.

Our project offers four distinct design options, each uniquely built to cater to individual tastes and preferences, ensuring a timeless appeal that will stand the test of time. Choose from our 2 & 3 BHK options, designed to accommodate your needs and create lasting memories with your loved ones.

Unparalleled Design Options:

Each is carefully crafted with a double-height ceiling and open layout. The Classic Elegance offers a sense of grandeur, seamlessly connecting living areas while the Contemporary Retreat embraces openness and natural light. The Rustic Charm and The Modern Oasis integrate indoor and outdoor living.

Timeless Appeal:

Our design options are meticulously crafted to stand the test of time. We understand the importance of a long-lasting investment, and our farmhouses are built with the highest quality materials and construction practices to ensure they remain beautiful and functional for generations to come.

2 & 3 BHK Options:

Our 2 & 3 BHK options offer a range of layouts to suit your specific requirements. Each farmhouse is thoughtfully designed to maximize space and provide a seamless living experience.

Nature's Embrace:

Surrounded by picturesque landscapes and panoramic views, our luxury farmhouses are nestled amidst nature's embrace. Wake up to birds chirping and enjoy your coffee on the deck area, feeling the gentle caress of fresh air against your skin.

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Ignite your senses and reconnect with nature



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COMMITMENT TO ENVIRONMENTAL PRESERVATION



TREES WERE
CUT DURING THE
DEVELOPMENT

With an unwavering dedication to conservation, the project has achieved a remarkable feat - not a single tree was felled during its development. Instead, the development embraced the ethos of 100% tree transplantation, by integrating them into the very fabric of its design.

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EXCLUSIVE ADD-ONS

Enhancing the charm of your farmland is an exciting opportunity to create a truly extraordinary retreat. By opting for exclusive add-ons at an additional cost, you can elevate the beauty and allure of your property.

Here are some exclusive add-ons to consider:

1. Swimming Pool
2. Glamping Tent
3. Waterbody
4. Powder Room
5. Outdoor Kitchen
6. Outdoor Jacuzzi
7. Additional Outdoor Deck

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CURATED COMMUNITY

Avillion Farms invites you to be a part of a curated community of mindful people, where luxury and serenity coexist in perfect harmony, inviting you to embark on an extraordinary journey connecting you to nature, indulging your senses, and embracing the true essence of living in harmony.

THE MONK

MAESTRO OF HOSPITALITY

WHERE STORIES ARE WRITTEN

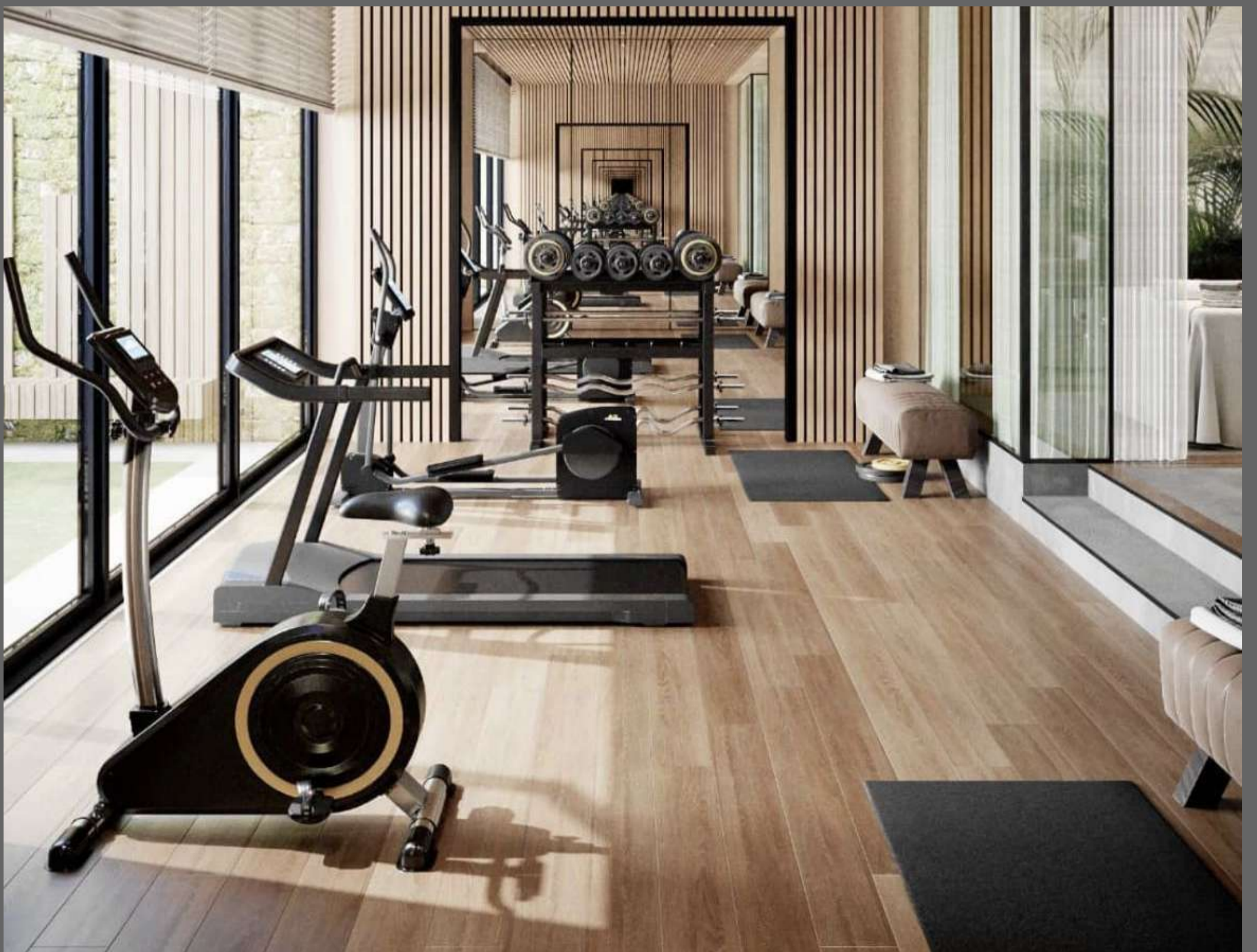
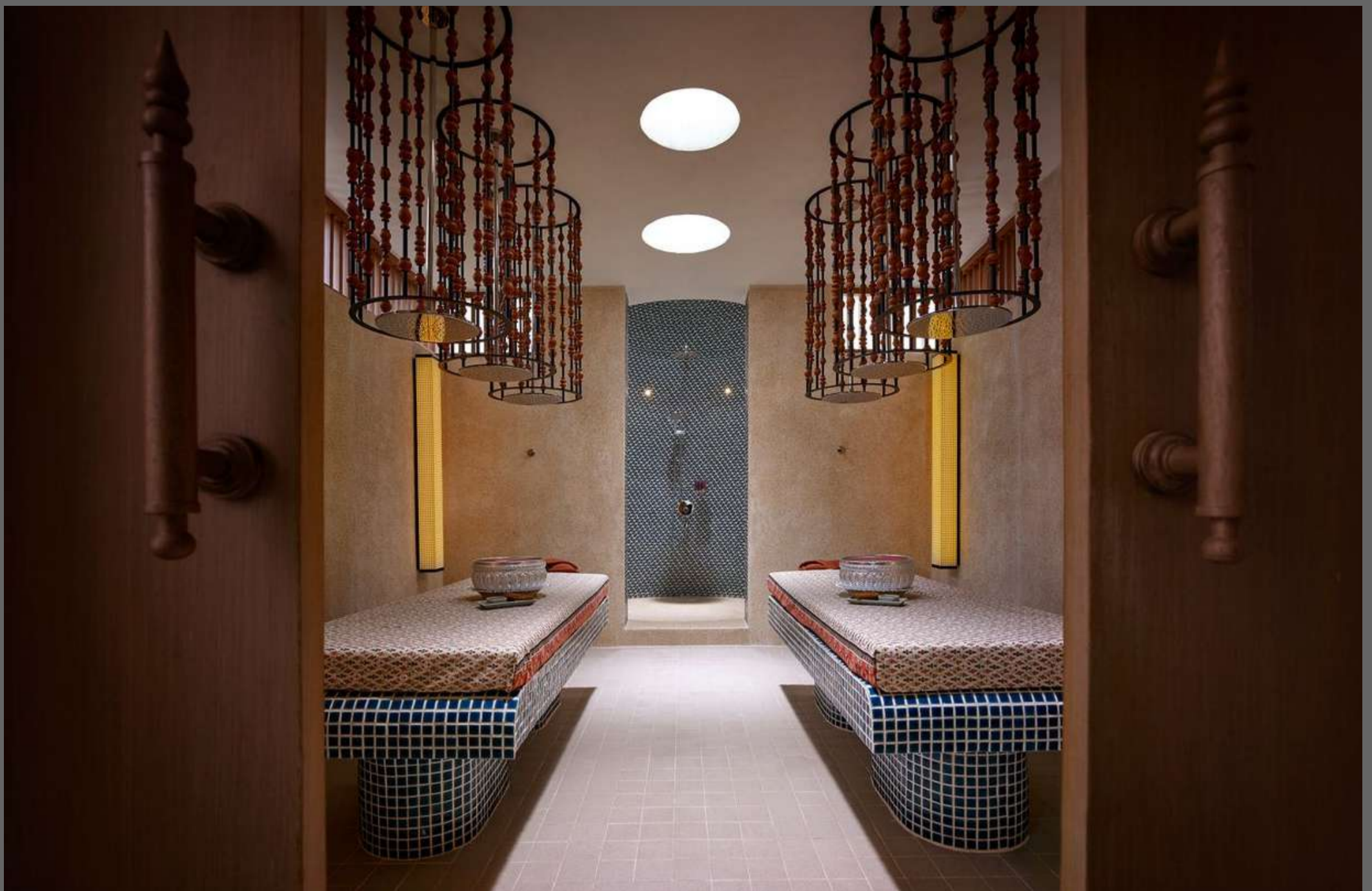
Immerse in spectacular storytelling and revel in contemporary experiences that create remarkable memories, inspiring you to create your own.

THE RESIDENTS OF AVILLION FARMS
WILL HAVE EXCLUSIVE ACCESS TO...

THE MONK – a 10-acre private club and resort set amidst Avillion Farms is the perfect ecosystem combining the very unique power of a curated community, incredible energies of many, and sound amenities - all adding up to an enjoyable, relaxed and rejuvenated time.

THE MONK will house a wide array of amenities and services to ensure that every moment spent here is filled with relaxation, adventure, and pleasure. Complimented with great food & drinks, amenities, service & warmth, THE MONK is available to complete your experience. There is something for everyone here, whether to make an activity-filled day with family, friends or colleagues or just to unwind and relax at the spa. All amenities at THE MONK are thoughtfully considered and made to make the experience wholesome and complete.

(REFER THE MONK BROCHURE
FOR COMPLETE INFORMATION)



CAFE
& BAR





PROPERTY
MAINTENANCE

At "The Monk," our commitment to exceptional service goes beyond providing a luxurious resort and club experience.

We take pride in offering comprehensive property maintenance and concierge services, ensuring that every aspect of your property is meticulously taken care of.



Our property maintenance service is at the heart of our commitment to ensuring that your farmhouse remains a sanctuary of beauty and comfort.

With a convenient subscription basis, you can enjoy peace of mind knowing that our skilled professionals will keep your property in impeccable condition year-round.



WHAT WE OFFER



Supermarket



Sauna



Spa



Library



Restaurant



Fitness



Swimming
Pool



Indoor
Games



Outdoor
Games



Adventure
Sports



Kids Club



Bike &
bicycle
Rental



Rental &
Leasing



Travel Desk



Laundry
Services



Medical
Assistance



Guests
Parking




Repair
Services



"BEST & LARGEST LUXURY FARMHOUSE
PROJECT WITH MOST INNOVATIVE
DESIGN & CONCEPT"

TIMES BUSINESS AWARDS 2023





DISCLAIMER- You are requested to contact our Sales Team to understand the current details regarding the farmland project and only after thorough understanding about the same, make a decision to book the farmland at Avillion Farms. Any decisions regarding booking of the farmland at the Avillion Farm by you, relying only upon the contents of this brochure or website, shall be solely at your costs and consequences. Ranka Raj Ventures and or its directors, employees are not liable for any consequence of any action taken by the viewer relying only on such material/information on this brochure or website

The company reserve the right to change plans & specifications without further notice & obligation All images, information, drawings, sketches shown are advertisement & promotional material & are for graphical representation purposes only. The perspective view shown here is the artistic conceptualization of the development. The advertisement & print material does not conclude an offer of any nature, whatsoever between the company & the recipient. The project is being developed in phases.

The developer is fully committed to and is in the process in fulfilling all compliances as required by the government authority, however it will take some time to complete the said such compliances like 11 E sketch, sale deed registration, Katha transfer, electricity connection etc The developer shall be fully responsible for all claims & disputes & any other legal impediments that may occur and arise in respect of the scheduled farmland at their cost till the sale of the same as agricultural farmland to the prospective purchaser.

Sale is subjected to terms of documents & will be executed between the parties.
Terms and conditions apply to all the above provisions.