





Is the weekend still your biggest motivation?

A movie, some expensive popcorn and the endless search for parking? Now imagine a world where there are no Saturdays or Sundays, but an endless blur of soul-soaking fun.

Kicking of with a great sunrise and often ending in a spirited club-house evening. Golf, swimming, wine tours, hikes and long drives forming an optional checklist.

Sounds like a fancy resort but it isn't.

Just life at Hillside Harmony, near Nandi Hills, Bengaluru.



**“Designed Around the Way
You Actually Live”**

A Each 4 BHK Villa at Hillside Harmony is thoughtfully planned so that every square foot works harder for you and your family.

Clear separation of public and private spaces: Entertain guests in your living, dining and sit-out areas while bedrooms remain calm, personal zones.

Multi-purpose rooms that evolve: Convert your study into a home office, the gym/multi-purpose room into a yoga studio or entertainment den as your lifestyle changes.

Indoor–outdoor continuity: Large sit-outs, balconies and a terrace garden blur the boundaries between inside and outside, keeping you connected to nature throughout the day.

Thoughtful utility spaces: Dedicated utility, storage and work areas ensure that day-to-day chores never spill over into your relaxation or entertainment zones.

“Not a weekend home your everyday sanctuary.”



“Where Nature, Wellness and Community Come Together”

Hillside Harmony has been conceived as a complete ecosystem that balances nature, wellness and vibrant community life.

Nature at your doorstep: Tree-lined avenues, green pockets, cycling tracks and walking zones make every stroll or ride feel like a nature trail.

Wellness as a way of life: From the infinity pool to the gym, squash, tennis and badminton courts, every amenity is designed to keep you active and energized.

A community that feels like an extended family: Clubhouse hangouts, weekend get-togethers and festival celebrations help you build deep connections with like-minded neighbors.



The Villa Life The Way It Should Be!

Live the independent life within your plot, a space that is intimately yours, with a 4 BHK residence that has been designed by some award-winning architects. North facing Villas with an approximately 3750 sq.ft. of built-up space, and east facing Villas on approximately 3800 sq.ft.

Each Villa comes with its own private garden, provisions for a plunge pool, and enough room for pets, barbecues and me-time. The place you always wanted, is finally closer than you think.

The views from your grand bedroom, the cosy balcony or your terrace, are all about misty sunrises, beautiful sunsets, and some great rolling hills and rocks that dot this part of the Deccan Peninsula.



A Nandi Hills Villa is a potential goldmine!

260 % to 350%
appreciation in
value over last
12 years

Annual appreciation
rates well above
Bengaluru's
average

Appreciation of **12%-25%** is projected for
the coming **2-5 years**

Rental income potential from tourists

Premium Villas at Nandi Hills command
₹7,900 - ₹25,000/night for short stays
and ₹75,000 up to **₹450,000/month** for
long-term rentals.

Airbnb and similar platforms list over
46 active properties, with nightly
rates from **₹1,744 to ₹15,000+**

Example: A luxury villa priced at **₹4cr**
could realistically **earn 10 L/year (2.5%
yield)** with conservative occupancy, and
up to **24L/year (@6% yield) at 40%**
occupancy with seasonal premium rates.



Your basecamp for a million adventures

The location cannot get better.
Especially if you want to get off the
beaten track and embark on some
delightful treks, biking, history trails
or a vineyard tour.

Your Villa can well become the ideal
get-together spot for your favourite
folks, with nothing but fun in every
direction.



Iconic Sunrises

Watch the first rays light up the
Deccan plateau from 1,478 meters
above sea level



Historical Heritage

Home to Tipu Sultan's summer
retreat, ancient temples, and
colonial architecture



Hill Thrill

Popular for trekking, paragliding,
biking, and nature walks



Vineyard Trails

Indulge in wine-tasting at nearby
estate like Grover Zampa and other



FLOOR PLANS EAST FACING



The Floor Plans	EAST FACING VILLA 3790 Sft (Total SBA)		Ground Floor -	1370
			First Floor -	955
			Second Floor -	735
			Third Floor -	735
			Total	3795

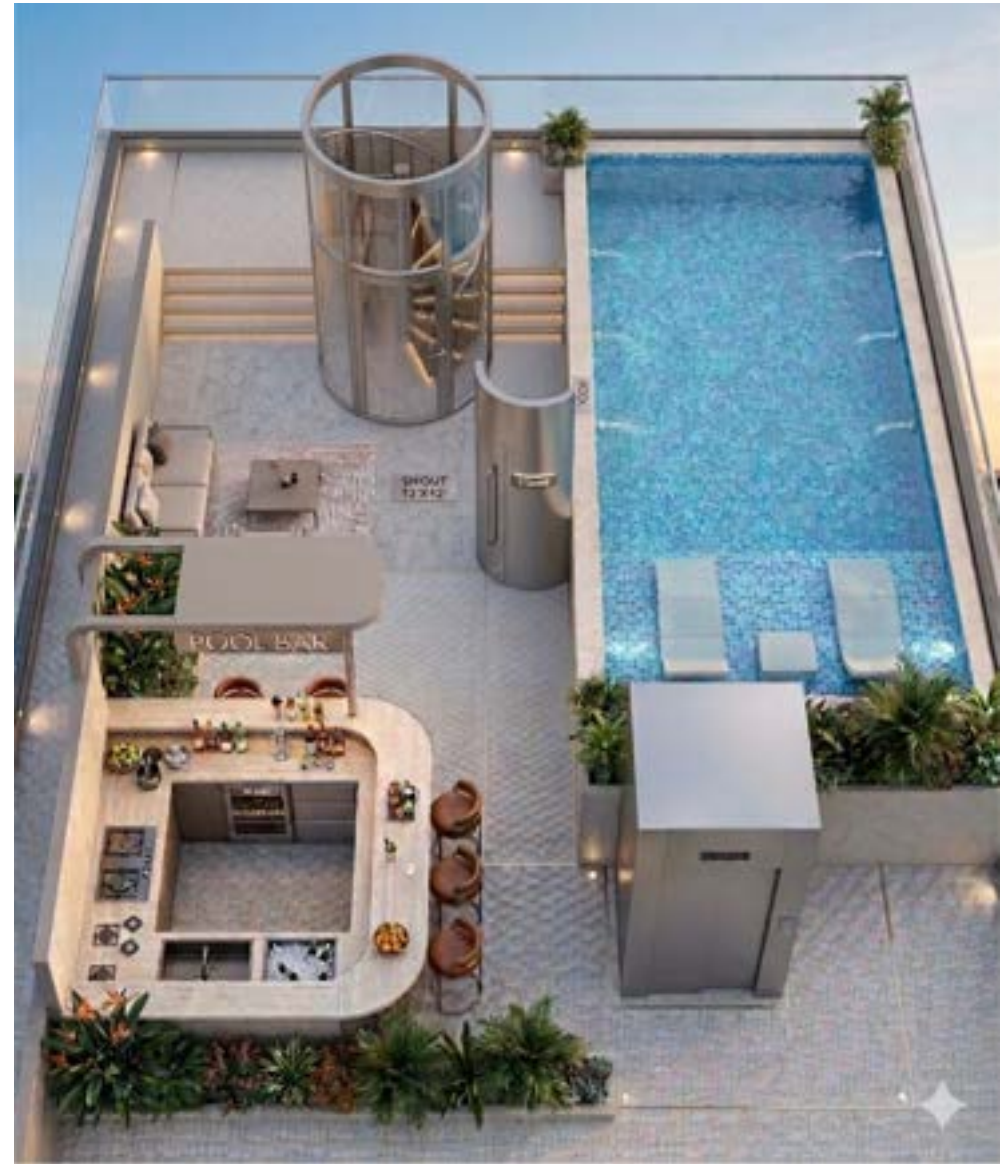




FLOOR PLANS NORTH FACING



The Floor Plans	NORTH FACING VILLA 3790 Sft (Total SBA)	Ground Floor -	1315
		First Floor -	930
		Second Floor -	815
		Third Floor -	730
		Total	3790





Infinity Pool

Temperature controlled and with a special wading pool for kids



Badminton Court

6 courts with international standard super-grip flooring and lighting



Tennis Courts

4 courts that can accommodate all tennis enthusiasts



Cricket Nets and Ground

Relive your glorious college days with fellow cricket lovers



Squash Court

Keep supremely fit with this agility challenger of a game



Card Room

Bridge, Rummy or just a Poker face?



Cycling Track

5 kms of exclusive cycling through the green environs of the layout



Walking Zones

Zero Vehicle Zones that help the elderly get their daily exercise



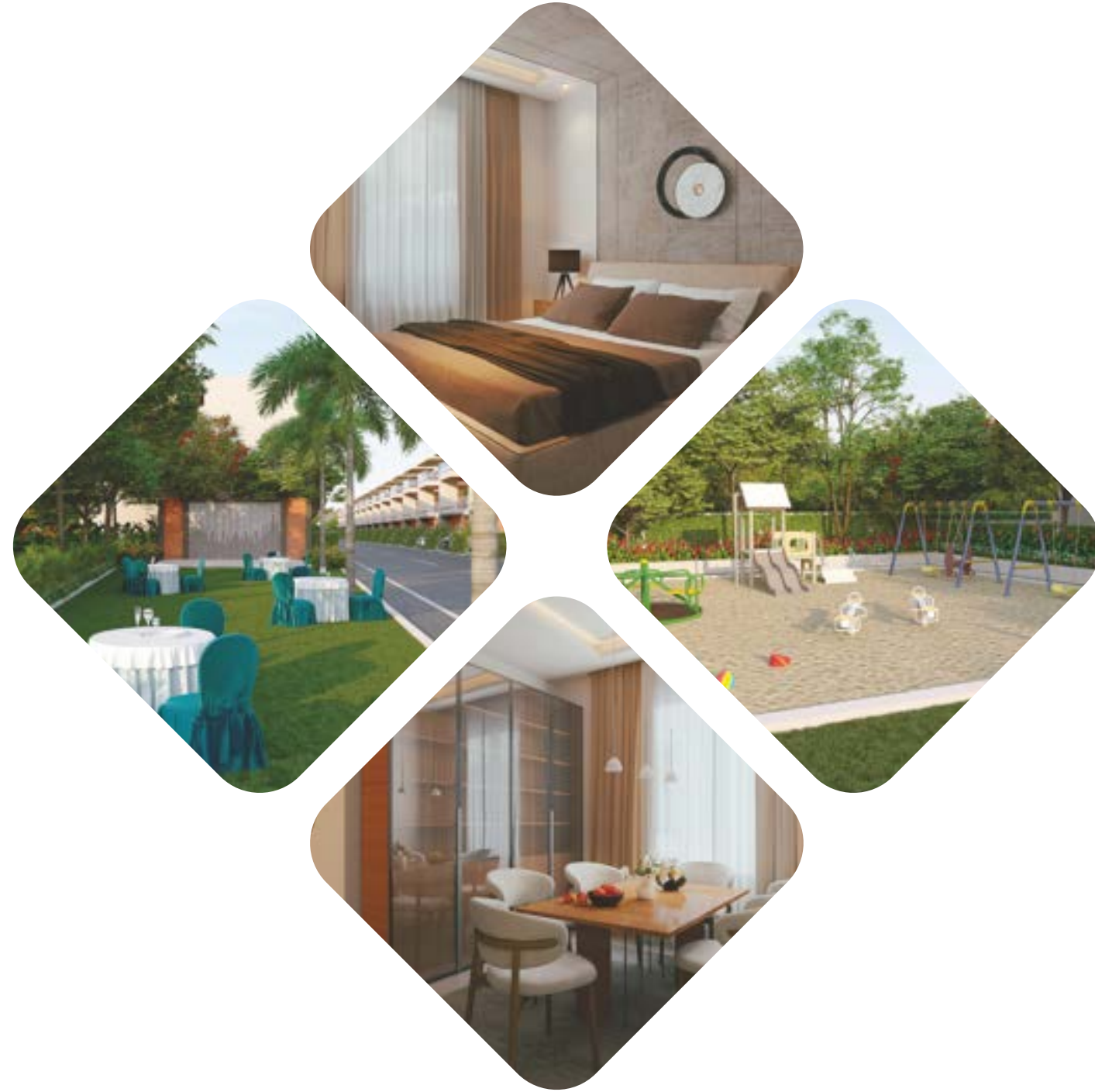
The Layout Map



The Futurearth Group is one of South India's most trusted real estate entities, built on sustainable business practices, with excellence in design, construction and final delivery.

Starting off in 2004 with our flagship project 'Green Heaven', we are today confidently offering Villas and Villa Plots across Bengaluru and Karnataka. In 2016 we became one of the pioneers in providing a seamless property buying experience for our customers, thanks to an industry defining inventory management system.

A highly experienced internal team, a reliable network of suppliers and our own innovations in technology have made Futurearth a respected name in the domain, particularly in North Bengaluru.



PRATHIKA
BUILDERS & DEVELOPERS

Project by



Constructions & Strategic Partners



Phone: **+91 63669 99666** | E-Mail: **enquiry@futureearthindia.com** | Web: **www.futureearthgroup.com**

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification