



*Your gateway to sustainable
Wealth and scenic bliss*



ABOUT UTOPIAA

UTPOIAA, a coming-of-age agriculture land with world class amenities, will provide an escape from the hustle-bustle from the city and transport you to a green paradise.

Our mission: Our mission is to provide world class lush green environment that is tribute in maintaining flora and fauna. This natural habitat in-corporates amazing amenities and lifetime tax free income with outstanding ROI.

Our vision: To reach out maximum people and provide benefits from agriculture, we also aim to provide ample number employments in our farmland the encouraging citizens for a green environment.



INTRODUCTION

From the Developers of Utopiaa, KAIG group brings you Ecopia a piece of heaven in Kodagu generating sustainable wealth. Amongst the many things Kodagu is known for, the ecological environment is something to experience. We give you the opportunity to own a piece of land in Gonikoppal one of the finest places for farming and tourism in Kodagu, you shall enjoy the nature in its true essence while yielding income from the plantations we sow and manage for you.

ECOPIA

Why should you own a managed farm land / holiday home?

Owning property in Ecopia means you can come away from the city and enjoy a life with good health, well-being and tranquility. Our property is situated in Gonikoppa, Kodagu, a region with abundant natural beauty. We offer a property that will also provide high returns. The soil and climate condition is perfect for agriculture which translates to a good source of agriculture income. Properties in picturesque hillside locations can have a higher potential for appreciation over time, especially if the area becomes popular among tourists or experiences infrastructural development, while giving you to opportunity earn rental income from it. This collectively gives you a three-way income source. The total project size is 32 acres surrounded by lush green plantation and mountain ranges, with a total of 204 plots and each plot size starting from 3267 sft.

Plantation:- Sandalwood, Agarwood, Black Pepper.

TOTAL **32** ACRES



Premium Amenities

We have dedicated a total of 4,33,000 sft land area for the amenities that are unique and will enhance your experience in Ecopia.

Destination Wedding



The first water park in Kodagu



Kodava culture Experience center



Boating



Tree houses for Guests



Rock Climbing



Places Of Tourist Attraction

Tiger reserve : The Nagarahole tiger reserve is one of the very popular tiger reserves in the country. Nagarahole also creates an opportunity for bird enthusiasts with its amazing variety of birds

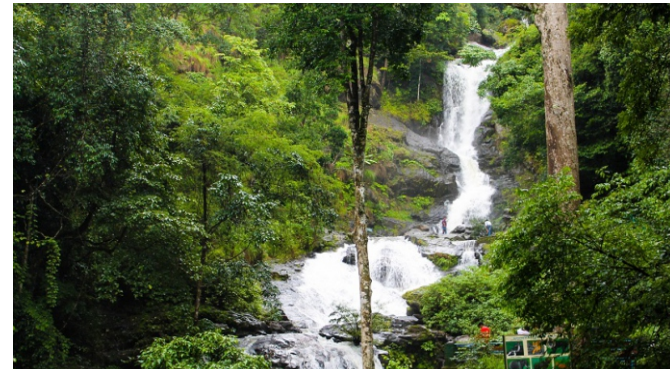
Dubare Elephant camp : The Dubare Camp, where elephants were trained for the famous Mysore Dasara. Today, it's a place where hundreds of tourists get one-on-one with these animals.

Bylekuppe Golden temple : 'The Golden Temple' is one of the largest Tibetan settlements in India. Located in Bylakuppe, about 5 kms from Kushalanagara in Kodagu district.

Kundabetta trekking spot : A trekking spot for all who enjoy the nature and the blissful scene from The top of the hill.

Irupu falls : bordering the Wayanad district of Kerala. It is a fresh water cascade and is situated on the highway to Nagarhole.

Connectivity: Kannur Airport-45 km | State Highway-3 km | Lions PU college - 1 km | Gonikappa town-4.5 km
Mysore -110 km | Lopamudra Medical Center-3 km | Kals schools-2 km





KODAGU



Triple Income Source

Sandalwood:

Sandalwood is precious and sought-after woods that are used for a variety of purposes. Sandalwood is used in perfumes, soaps, and incense because of its sweet, woody aroma. It is also employed in traditional medicine and religious rituals.



Agarwood:

Also known as oud, is a fragrant resinous wood used in perfumes, incense, and traditional medicine. It is one of the most expensive woods on the market and is often called "liquid gold." Sandalwood and agarwood have seen an increase in demand in recent years due to their popularity in the perfume industry and use in traditional medicine.



Black Pepper:

Black pepper is a flowering vine in the family Piperaceae, cultivated for its fruit, which is usually dried and used as a spice and seasoning. The fruit is a drupe which is about 5 mm in diameter, dark red, and contains a stone which encloses a single pepper seed. Kerala and Karnataka account for a major portion of production of black pepper in the country.



Tourism Income	Price per day	Occupancy in a month	Total occupancy in a year	Annual Income	Average Expected Income
	8000/-	20 days	240 days	19,20,000/-	7,68,000/-

PLANTATION INCOME CHART

Plantation	Tree Unit	Trees/Unit	Yield	Total Yield	Age of Sap	Harvest	Price/Kg	Total
Sandal Wood	Heart Wood	20	16	320	12 Months	15 Years	20000	6400000
	Sap Wood		70	1400			5000	7000000
Agarwood		20	8	160	12 Months	10	50000	8000000
Black Pepper		20	4	80		Post 3 Years	500	40000
							Total	2,14,40,000

*The above values are projected numbers for tourism and plantation income. Terms and conditions apply.

TOURISM

Kodagu, also known as Coorg, is a district in Karnataka and a part of the Western Ghats, located about 250 kms from Bangalore, the place well known for its spectacular landscape and topography and coffee plantation.

Kodagu also witnesses high footfall in tourism every year, people come here from all over the country and from offshore as well. We witness about 25 Lakh tourist footfalls every year.

A farm house/Homestay-Our charming A-frame farm houses redefine the idea of cozy lodging. Nestled amidst lush landscapes, these uniquely designed structures provide a perfect blend of comfort and aesthetics. With their triangular shape, large windows, and rustic charm, A-frame houses offer a welcoming retreat where you can unwind and rejuvenate. Homestays at the plantation estates have become a way for the people of Coorg to earn a supplemental income, our farm house allows you to have a weekend home and an income source through the renting model.



An aerial photograph of a serene landscape. A calm lake is nestled within a dense, lush green forest. The water reflects the surrounding trees and sky. In the lower-left corner, a small house with a prominent red-tiled roof sits on a grassy clearing. A dirt path leads from the house towards the lake. The overall scene is peaceful and idyllic, showcasing a beautiful natural environment.

We welcome
you to visit
Ecsopia
and
Experience
Kodagu

SITE LOCATION





No. 42, Shriranga Ravishankar Residency, 2nd Cross, Sanjeevini Nagar, Kodigehalli, Bangalore - 560 092.

Ph No. : 80 4163 0572 | +91 96069 94562

Web : www.ecopia.in

E-mail : support@ecopia.in