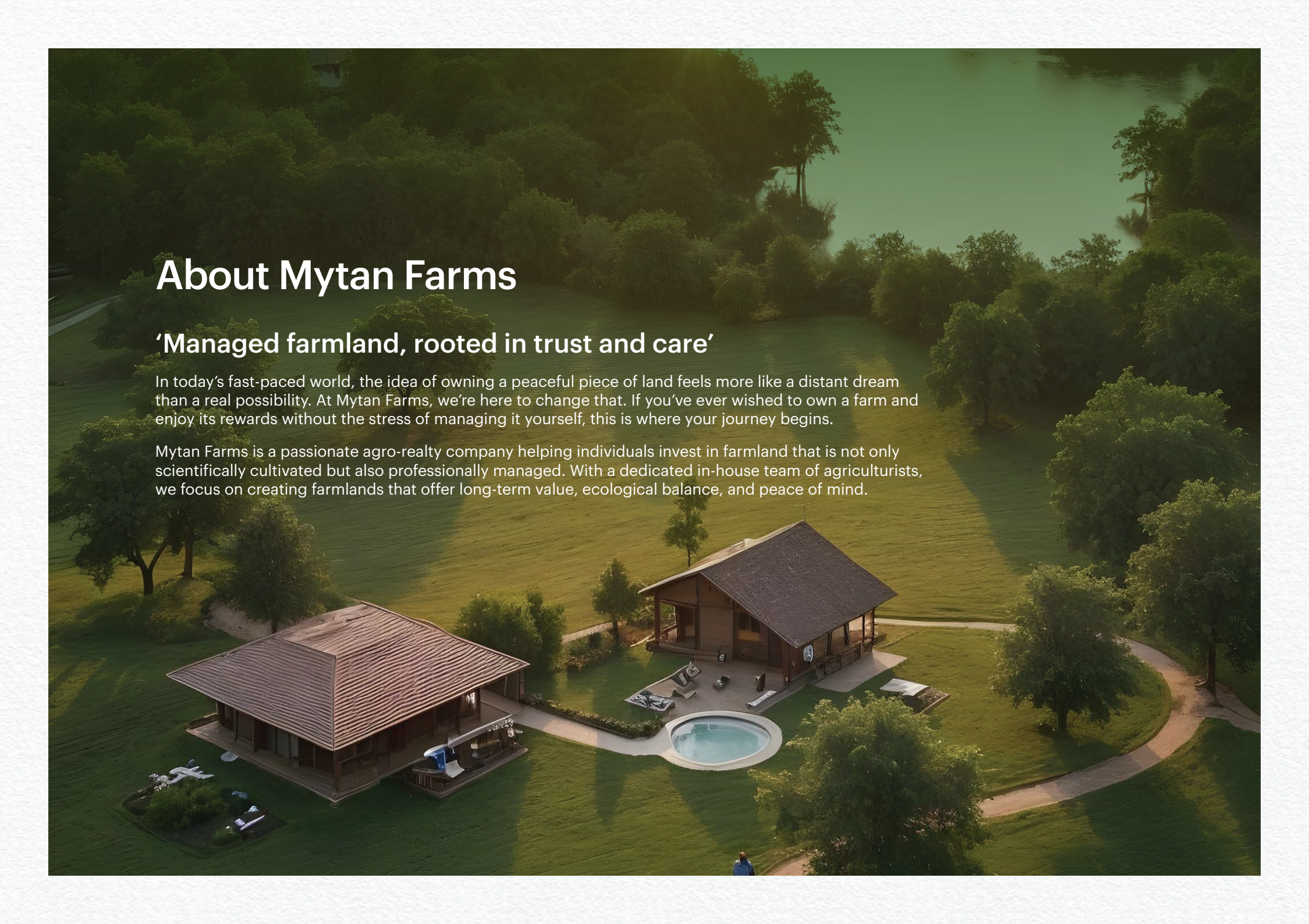




Anandavana

YOGA RETREAT

Where soul meets soil

An aerial photograph of a farmstead. In the foreground, there are two wooden houses with gabled roofs. The house on the left is a smaller, single-story building with a deck. The house on the right is larger, also with a deck, and has a swimming pool in front of it. The pool is surrounded by lounge chairs and a small patio area. A winding path leads from the houses towards the background. In the background, there is a large body of water, likely a lake, surrounded by dense trees. The overall scene is peaceful and scenic.

About Mytan Farms

‘Managed farmland, rooted in trust and care’

In today’s fast-paced world, the idea of owning a peaceful piece of land feels more like a distant dream than a real possibility. At Mytan Farms, we’re here to change that. If you’ve ever wished to own a farm and enjoy its rewards without the stress of managing it yourself, this is where your journey begins.

Mytan Farms is a passionate agro-realty company helping individuals invest in farmland that is not only scientifically cultivated but also professionally managed. With a dedicated in-house team of agriculturists, we focus on creating farmlands that offer long-term value, ecological balance, and peace of mind.

Anyone can buy land but not everyone can manage it right'

What truly sets Mytan Farms apart is our intent. This isn't just a venture; it's a vision shaped by our founder's deep belief that farming, when done with purpose and precision, can be both meaningful and rewarding.

From soil testing and crop selection to plantation and upkeep, every step is handled with care and expertise. Whether your goal is wealth creation, a serene weekend retreat, or simply a closer connection to nature, we make it possible.

We call it our 3Ps:

Because we truly care
about what we cultivate



Because your land
should grow in value

Because how we farm
shapes the future



You own the farm.
We manage it. You
reap the benefits.

Our Mission

To offer individuals a chance to reconnect with nature through thoughtfully cultivated, professionally managed farmlands- designed to deliver peace of mind, long-term value, and a sense of personal belonging.

Our Vision

To empower people from all walks of life to own a piece of nature- land that grows, gives back, and stands as a legacy of smart, sustainable investment.



Our Farmland Legacy

Over the years, Mytan Farms has built more than projects we've cultivated a reputation for trust, precision, and long-term value. Our previous ventures stand as living proof of our commitment to responsible farmland management and investor satisfaction.

Mytan Mallige - Layered with Value

Spread across 10 acres of fertile land, Mytan Mallige brought to life a thoughtfully planned 25-unit development.

What made it special?

A unique three-layer farming model combining sandalwood, fruit trees like guava and papaya, and seasonal vegetables- creating a balanced, income-generating ecosystem.

Within just three years, the land's value nearly doubled, echoing the confidence and contentment of its early investors.

Mytan Amara- A Harvest of Trust

Covering 12 acres and featuring 45 curated units, Mytan Amara reflects the deep understanding we bring to every farm.

Known for its premium mangoes, yielding over 25 quintals on average- this project showcases the strength of good soil, sound strategy, and agricultural expertise.

In under four years, Amara has seen nearly 100% appreciation, making it a proud milestone in our journey.



About Anandvana

Where soul meets soil

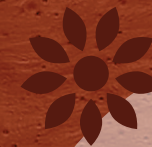
A 55-acre stretch of farmland, bordered by a 25-acre lake- 'Anandvana' is that rare space where nature, calm, and purpose come together.

Developed by Mytan Farms, Anandvana is more than just a managed farmland project. It's a thoughtfully designed lifestyle investment. At the heart of the community is a 3.5-acre club zone, crafted as a yoga-inspired retreat, with wellness areas, private cottages, and work-from-farm options. It's one of the most distinctive offerings in the managed farmland space today.

From expert-guided plantations to carefully chosen amenities, every detail is planned to give you lasting value and everyday serenity. Whether you're investing for returns or seeking a more mindful way of life, Anandvana brings both wrapped in nature, managed with care.



Anandvana isn't just a farm- it's a thoughtfully managed experience built around wellness



Project Highlights

‘Where every detail is planned with purpose’



A thoughtfully curated
55-acre farmland
community



Plantation supported by
scientific soil mapping
and expert agronomy



Naturally bounded by a scenic
25-acre lake, enhancing
biodiversity and peace



Fully managed farms- you
relax while we cultivate



3.5 acres dedicated to
leisure and wellness- a
rare luxury in farmland



Encouragement for
Work-from-Farm lifestyle-
balance life and livelihood



Flexible investment
options: choose short or
long-term plans

Amenities

Anandvana is thoughtfully designed to be more than farmland- it's a farm experience. The dedicated 3.5-acre recreational space includes:

- Kota stone natural flooring - village themed premium farmhouses
- Butterfly Garden
- Miyawaki forest
- Pickle ball court
- Golf putting - a small area
- Gowshala with 100+ cows
- Dedicated Workstations
- Mud Therapy Centre
- Ayurvedic Spa
- Café & Lounge
- Swimming Pool
- Indoor & Outdoor Games Zones
- Honey Farm
- Watch Tower

Each amenity is designed to make the land not only liveable but lovable.



Investment Options

Anandvana offers two well-researched plantation investment options, carefully chosen for their yield potential, market demand, and compatibility with the region's climate.



Short-Term: Dragon Fruit

- Fast-growing, low-maintenance, high-margin fruit
- Estimated Returns: ₹1.25 lakh per quarter-acre, starting Year 4
- Popular in wellness and premium food markets



Long-Term: White Sandalwood

- Often called "Green Gold"- highly valued for its wood and oil
- Estimated Returns: ₹70- 80 lakh per quarter acre, starting from year 15.
- Requires patience, but rewards richly



Return Channels on Investment Include:

- Plantation yield
- Land value appreciation
- Rental income from cottages
- Personal consumption benefits

Plant your
investment where
growth comes
naturally



Location Highlights

'The right land in the right place'

Anandvana is strategically located in the growing belt near the Karnataka-Andhra border, surrounded by upcoming industrial corridors and infrastructural growth.

Nearby Developments Include:



Lepakshi Knowledge Hub



AP-Aerospace & Defense Park



RAXA Academy (GMR)



KIA Motors Plant & Ancillaries



National Academy of Customs & Income Tax



Tata Power



BEL Factory Unit (2000 acres)



Proposed Textile Zone



Lanco Solar Energy



Airbus Unit (Proposed)



Indian Design & Garments



BHEL



Proposed National Highway
Bangalore to Vijayawada



Super Spinning Mills



Heritage Food Limited



Let's grow something
meaningful together.

Anandavana
YOGA RETREAT

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