Shondik Living
Land. Lifestyle. and Legacy

PROJECT OVERVIEW · 2026

Sandalwood Vista Farms

"Where Nature Meets Luxury in the Heart of Sandalwood"

₹249 / sq.ft

10,000 sq.ft plots

Up to 75 sandalwood plants

80 min from KIA Airport

A Managed Farmland Designed for Long-Term Value

Own the land. Let the experts run the farm.

Sandalwood Vista Farms is a professionally managed farmland development focused on premium sandalwood cultivation, nature-led living and long-term asset ownership — located in the Lepakshi / Beechiganipalle region of Andhra Pradesh, with easy connectivity to Bengaluru.

What the project offers

- **Managed farmland ownership** — plots from 10,000 sq.ft
- **Premium sandalwood plantation** — up to 75 plants per plot
- **Nature & lifestyle** — a weekend retreat for your family
- **Zero-maintenance farming** — our agronomists run it for you

QUICK FACTS

Location	**Lepakshi / Beechiganipalle, Andhra Pradesh**
Plot size	**10,000 sq.ft (min.)**
Current price	**₹249 per sq.ft**
Plantation	**Up to 75 sandalwood plants**
Managed by	**Qualified agronomists & experts**
Ownership	**Registered in your name**

75+
SANDALWOOD PLANTS / PLOT

37 yrs
EXPERT RESEARCH GUIDANCE

500+
FARMERS TRAINED BY OUR AGRONOMIST

70%
PROFIT SHARE TO PLOT OWNERS

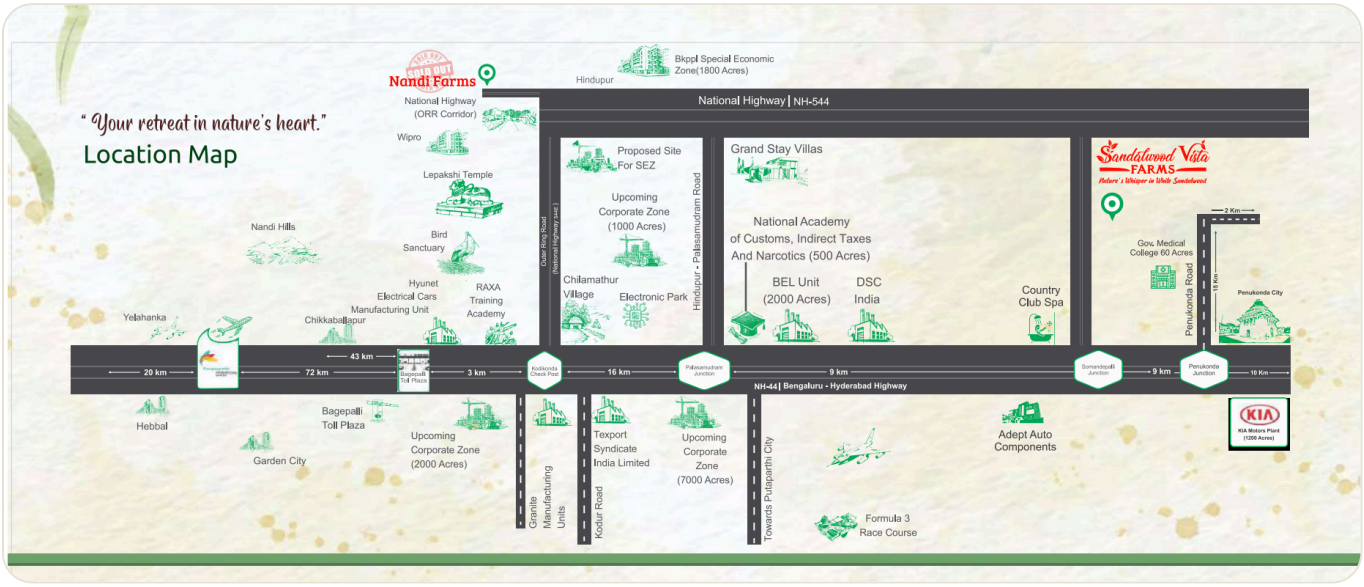
Every plot is part of a scientifically planned ecosystem — soil tested before plantation, region-specific crop selection, drip irrigation, lifecycle monitoring and round-the-clock security. You get complete ownership of your land while our team handles the science, the planting and the upkeep.

Completed & ongoing projects

Nandi Farms Phase I and Phase II (Lepakshi region) are completed projects, now available for resale. NH-44 Farms and Goa To Little Acres are recently launched. Full details are available on **shondikliving.com**.

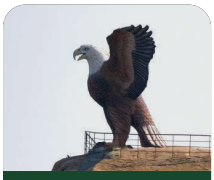
Location & Connectivity

Your retreat in nature's heart



15 min Lepakshi Temple	**22 min** Hindupur	**35 min** Gudibande Fort	**70 min** Penukonda Fort
25 min Kodikonda Checkpost	**60 min** KIA Motors Plant	**65 min** Bengaluru Int'l Airport	**NH-44** Bengaluru–Hyderabad Highway

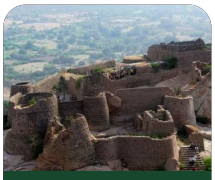
Nearby Attractions


Jatayu Theme Park


Veerabhadra Swamy Temple


Nandi Bull


Penukonda Fort


Pavagada Fort


Gudibande Fort

"From ancient shrines to forts so bold — history's stories are richly told."

Growth drivers around the project

An upcoming **IT Knowledge Hub (1,000 acres)**, a proposed SEZ, national-level institutions and expanding industrial zones along the Bengaluru–Hyderabad corridor are expected to strengthen regional access and land values over time.

Sandalwood Plantation & Farm Management

Science meets sustainability

Sandalwood is one of the world's most valued trees — and growing it well takes expertise. Your plantation is planned, monitored and maintained by qualified agronomists, so you participate in the cultivation without managing it yourself.

What's included

Soil analysis before plantation · region-based crop selection · drip irrigation · lifecycle monitoring · organic & sustainable practices · common-area infrastructure · security & surveillance.

Your return model

You own the plot and share **70% of the profit** from the sandalwood harvest. Returns begin as the crop matures from the **15th year**, and the plantation is insured once the plants reach market value.*

RS

Dr. R. Sundararaj

M.SC, M.PHIL, PH.D, MNASC, FIAWSC, FAZR, FESI, FRES

37 years of research experience in tree health and integrated pest management, specialising in Indian sandalwood. Author of 300+ scientific papers and the book "Sandalwood Cultivation & Management". Former Scientist G & Head, Forest Protection Division, ICFRE–Institute of Wood Science & Technology, Bengaluru.

SG

Mr. Sankara G

CHIEF AGRONOMIST · SANDALWOOD CULTIVATION SPECIALIST

Agronomist with over a decade of expertise in sandalwood cultivation, professionally trained at the Institute of Wood Science & Technology (IWST). Has trained 500+ farmers across India and leads all cultivation activity at Sandalwood Vista Farms.

Zero-maintenance by design

You are not expected to farm. **Agricultural expertise, plantation management, professional farm support, security and common infrastructure** are part of the managed-farmland model — the land stays registered in your name throughout.

*Profit-share, maturity timelines, insurance and tax treatment are governed by your project agreement and applicable regulations. Please verify all figures against the latest project documents before investing.

Amenities & Lifestyle

Relax, explore, and reconnect with nature

Sandalwood Vista Farms is built for weekends you actually look forward to — a working farm, a calm retreat and a community space in one.

- Eco-friendly cottages
- Water canal
- Workstation in farm
- Kids play area
- Community kitchen garden
- Meditation & yoga deck
- Gaushala
- Open gym
- Indoor games
- Outdoor games
- Solar power backup
- Tractor riding
- Musical camp fire
- Rabbit farm
- Butterfly garden
- Wi-Fi enabled
- Watch tower
- Rain water harvesting
- Private kitchen
- Guest house access

A day at the farm

Morning yoga on the deck, coffee by the water canal, the kids at the play area while you work from the farm workstation — and a campfire under the stars. **Comfort meets sustainability for a perfect getaway.**

For families

Safe, gated community with kids' areas, gardens and shared experiences.

For professionals

Wi-Fi enabled workstations — run your workweek from the farm.

For investors

A tangible, appreciating asset that also gives your family a weekend home.

"Cultivate Wealth, Harvest Serenity."

Why Investors Choose Shondik Living

Transparency, expertise and a long-term vision

Complete ownership

Your land is registered in your name on receipt of full payment — the tangible asset stays with you.

Expert-led cultivation

Guided by scientists and agronomists with decades of sandalwood research and field experience.

Managed & insured

Professional farm management with security, surveillance and crop insurance as plants reach market value.

Green, long-term asset

Farmland acts as a hedge against inflation while contributing to a greener environment.

Legal & documentation

- Registration-ready farmland with clear documentation support
- Land registration completed on receipt of full payment
- Agreement covers cultivation practice, transfer terms and ownership rights
- You may transfer ownership later; the new owner follows the same cultivation agreement

Ready to see it in person?

Book a complimentary site visit — our team will walk you through the plots, the plantation plan and the complete project documentation.

Book a Site Visit | **Call +91 84485 89199**

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