

BACKSEA HOMES

Your Second Home. Your Family's Forever Place.

Own it. Love it. Earn from it. Come back to it — for every season of life.

Close Your Eyes for a Moment

Imagine waking up to the sound of birds you have never heard in the city. Mist rolling over green hills. The smell of fresh coffee from a kitchen that is yours — not a hotel's. Your children running barefoot across a garden, your parents sitting quietly on the veranda, watching the valley below. No deadlines. No traffic. No noise. Just the people you love, in a place that belongs to you.

Now imagine that this place earns for you every week you are not there — quietly, professionally, effortlessly. And that it is one of a hundred such destinations across India, all waiting for you with a single key: the lifetime membership that comes with every Backsea villa.

This is not a dream. This is Backsea Homes.

"Some investments grow your money. The right second home grows your money, your health, your family bonds, and your joy — all at once."

Three Things Your Backsea Villa Gives You



A Place That Is Truly Yours

Not a hotel room you check out of. Not a resort you visit once. Your name on the title. Your furniture. Your garden. Your corner of India's most beautiful landscapes — to return to, again and again, across every chapter of life.



Wellness Without Effort

Fresh air. Forest walks. Ayurvedic spa. Yoga at sunrise. Farm-to-table meals. Clean water and open skies. Every Backsea location is designed to restore what city life quietly takes away — energy, clarity, and peace.



Income While You Are Away

Our professional team manages your villa when you are not using it. Every rental day earns you 70% of the rental income — directly into your account. Your second home pays for itself and then some.

Your Villa at a Glance

Rs.45L+	Rs.7,000	70%	~10-11%	Lifetime
Entry Price	Daily Rental Rate	Rental Income to You	Annual Yield on Cost	Network Membership

Illustrative. Based on 120-day conservative occupancy. Actual returns may vary.

Four Destinations. One Lifetime Membership.

When you buy a Backsea villa, you are not just buying a home in one location. You are buying a passport to an ever-growing network of India's finest leisure destinations. Every Backsea owner enjoys priority access to all locations across the network — for life.

01

Kemmanagundi *Chikmagalur, Karnataka | 18 Acres | 1,434m elevation*

Perched high in the Western Ghats, surrounded by coffee estates, waterfalls, and mist-draped valleys. The air here is unlike anywhere else in Karnataka — cool, clean, and deeply restorative.

The feeling: *Arriving home after a long week and feeling the world fall away.* **Launch: Q3 2026**

02

Sringeri *Chikkamagaluru, Karnataka | 10 Acres | Tunga River*

One of India's most spiritually significant destinations, blessed by Adi Shankaracharya 1,200 years ago. The sacred Tunga River, the ancient Sri Sharada Peetham temple, and year-round serenity make this a place of profound inner peace.

The feeling: *Stillness so deep you can hear yourself breathe.* **Launch: Q2 2026**

03

Near Magadi *Ramanagara, Karnataka | 25 Acres | 50 km from Bengaluru*

Bengaluru's most accessible escape. Wide open farm landscapes, clean air, and the kind of space that city living never allows. An hour away — and a world apart.

The feeling: *The relief of space after a week of walls and screens.* **Launch: Q4 2026**

04

Madikeri — Coorg *Kodagu, Karnataka | 10 Acres | 1,525m elevation*

The Scotland of India. Coffee plantation mornings, misty hill evenings, and the timeless charm of Coorg culture. One of India's most beloved hill destinations — and the most iconic address in the Backsea family.

The feeling: *Pride. Pure, quiet pride in owning something this beautiful.* **Launch: Q4 2026**

"Your villa in Kemmanagundi. Your family in Coorg. Your anniversary in Sringeri. Your parents' anniversary in Magadi. One membership. Every destination. A lifetime of stories."

Choose Your Villa — Built for Every Life Stage

Every Backsea villa is designed with the same soul: Coorg-inspired architecture, natural materials, seamless indoor-outdoor living, and smart home convenience. The three tiers simply let you choose the scale that matches your life today — knowing that the experience of ownership is extraordinary at every level.

NEST	VISTA	CREST
The Perfect Start	The Family Favourite	The Ultimate Legacy
Rs.68.5 Lakh	Rs.80.0 Lakh	Rs.92.5 Lakh
~650 sft built-up 1 Bedrooms Private Garden & sit-out Smart home controls	~800 sft built-up 2 Bedrooms Wraparound family veranda EV charging point	~1,200 sft built-up 2 Bedrooms Private plunge pool Full smart home
Ideal for couples, young professionals & first-time second home buyers	Perfect for growing families who want space, comfort & memories	The statement home for those who want the very finest in leisure living
Your villa earns Rs.4,900 per day when you're not using it	Your villa earns 7000 per day when you're not using it	Your villa earns Rs.9000++ per day when you're not using it

All villas include: Coorg-inspired design | Solar water heating | Rainwater harvesting | Smart home controls | Private outdoor space | Lifetime Backsea Network Membership

The 5-Star Community at Your Doorstep

Your villa is set within a fully managed, world-class leisure community. From the moment you arrive at the grand welcome plaza to the last sip of coffee on your private veranda, everything is taken care of. You own the villa — we handle everything else.

What's Inside Your Community	What It Means for You
30 Boutique Rooms & Suites	Your guests can stay nearby — family overflow, extended stays, out-of-town visitors
Ayurvedic Spa & Wellness Centre	Book a massage, a yoga class, or a full detox retreat — steps from your front door
Multi-Cuisine Restaurant	Farm-to-table dining every day — no cooking required unless you want to
Coffee Shop & Artisan Cafe	Your morning ritual, elevated — estate-grown coffee, fresh pastries, valley views
Pub & Evening Lounge	Sundowner cocktails, live acoustic music on weekends, a warm space to unwind

What's Inside Your Community	What It Means for You
Event Lawn & Celebration Mantap	Host your family celebrations here — weddings, milestone birthdays, reunions
Infinity Pool & Sundeck	The view from the edge of a hill, with the warmth of the sun on your face
Children's Play & Activity Zone	Safe, supervised, joyful — your children will beg to come back every time

How Your Villa Earns for You

When you are not using your villa — and you can use it whenever you wish, with a simple 90-day advance booking — our professional hospitality team manages it on your behalf. Every guest is vetted. Every rental is tracked. And every month, your 70% rental share arrives directly in your bank account.

Your Earnings — Nest Villa (Rs.68.5 Lakh)	
If your villa is rented 120 days a year	You earn approximately Rs.5.88 Lakh per year — ~8.6% annual yield
If your villa is rented 160 days a year	You earn approximately Rs.7.84 Lakh per year — ~11.4% annual yield
If your villa is rented 200 days a year	You earn approximately Rs.9.80 Lakh per year — ~14.3% annual yield
You also benefit from	Land and property appreciation in a premium leisure destination
Income tax benefit	Home loan interest deduction available — consult your CA for details

Vista and Crest villas earn proportionally higher daily rentals. Figures are illustrative; not a guarantee of returns.

"Your villa earns while you sleep. It welcomes your family when you return. And it quietly appreciates, year after year, in one of India's most beautiful landscapes."

A Day in Your Backsea Life

Close your eyes again. This time, it is a Saturday morning at your Backsea villa.

Time	Your Backsea Morning
5:30 AM	Sunrise yoga on the community deck — mist still clinging to the valley below
7:00 AM	Breakfast at the cafe — freshly brewed estate coffee, idli with homemade sambar, fresh fruit
9:00 AM	Guided plantation walk with your children — learning where coffee comes from
11:30 AM	Spa appointment for you and your partner — Ayurvedic abhyanga, complete silence
1:00 PM	Lunch on your private veranda — food delivered from the restaurant, eaten slowly
3:00 PM	Nothing. Absolutely nothing. A book. A hammock. A nap. The sound of birds.
6:00 PM	Sundowner at the infinity pool — the sky turning gold over the hills
8:00 PM	Coorg Night at the restaurant — pandi curry, akki roti, stories, laughter

"This is not a holiday. This is your life — the version of it you always imagined."

The Lifetime Membership — Your Network Forever

Every Backsea villa purchase includes one of the most valuable things we offer: unconditional lifetime membership to the entire Backsea network. As we grow from 4 locations to 10 to 100 — across every beautiful corner of India — your membership grows with us.

 <p>Priority Access</p> <p>Book any Backsea location with a 90-day advance window — before rooms open to the public. Your villa. Your choice. Your priority.</p>	 <p>Exclusive Owner Events</p> <p>Annual owner gatherings, harvest festivals, wellness retreats, heritage tours — experiences curated only for the Backsea family.</p>	 <p>Growing Value</p> <p>Every new location added to the network makes your membership more valuable. The more Backsea grows, the more your ownership is worth.</p>
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Who Is This For?

You Are...	Backsea Is Perfect Because...
A family that wants a place of your own to make memories	Spacious villas, child-friendly community, multi-generational design — built for real family life
A professional who needs to truly switch off	Nature, spa, silence, and zero management stress — your recharge destination, always ready
Someone who wants their savings to work harder	~10-11% annual yield from rental income + land appreciation in a premium destination
A couple planning for a graceful, active retirement	Rotate between beautiful destinations, stay connected to a warm community, live on your own terms
Parents who want to leave something meaningful behind	A freehold property that passes to your children — a legacy of beauty, memory, and value

YOUR BACKSEA VILLA IS WAITING

Villas start at Rs.68.5 Lakh | Full freehold title | 70% rental income to you | Lifetime network membership

Step 1

Visit our website

Explore all 4 locations & download the full brochure

Step 2

Book a site visit

Come and feel the land — some decisions are made with the heart

Step 3

Reserve your villa

Secure your favourite location before someone else does

www.backseahomes.com

The hills are calling. Your family is waiting. Your villa is ready.

This brochure is for informational purposes only. Rental income figures are illustrative and not guaranteed. Buyers are advised to conduct independent due diligence. RERA registrations in progress. Consult your financial and tax advisor before purchase.