

A woman with long dark hair, wearing a green patterned long-sleeved shirt and matching green trousers, stands in a shallow stream. She is holding a long, thin wooden stick in her right hand. The background is a lush, green coffee plantation with dense foliage and trees. The scene is captured in a cinematic style with soft lighting.

Premium Coffee Plantation Villas



PUTTHARI

THE HARVEST OF MEMORIES



Putthari is a celebration—

a celebration of a good harvest,
of human effort and nature's abundance,
and of life itself.

In Kodava culture, Putthari honours the first
grains of the season. It marks a new beginning
and is celebrated with gratitude and joy.



Kodagu

The Sacred Hills

Nestled in the Sahyadri range — the birthplace of Kaveri — **Kodagu is a sanctuary**. These misty hills have nurtured biodiversity and its people, and continue to be a home for those seeking a gentle, grounded way of life.

The Kodavas

The highlanders of Kodagu have long protected the ancient groves and revered nature. They observe a few important festivals, including Putthari, a festival celebrating the paddy harvest.

Coffee Country

Shade-grown coffee has been commercially cultivated in Kodagu for more than a century and has shaped the rhythm of the people here. Coffee, wild pepper, vines, fruit trees, and the moving theatre of monsoon, mist, and sunlight define the landscape.



Modern life pulls us away from ourselves — fast routines, shrinking green spaces, and a constant sense of disconnection. Homes become boxes, not sanctuaries.

You deserve a dwelling that honours your natural rhythm, where life is sustainable and harmonious, with refreshing air through all seasons.





Putthari is your quiet
sanctuary in the coffee hills



Return home, where your
stories are held



Premium Coffee Plantation Villas

We offer a curated lifestyle rooted in sustainability, culture, and community.

This project enables you to build your plantation home within a thriving coffee estate.

Villa owners will also enjoy exclusive access to the resort services:



Lake-side dining



Indoor sports area



Bar & restaurant



Party & community area



Multi-purpose hall



Spa



Indoor pool



Coffee shop



Design Philosophy

Inspired by the bamboo basket weaves of Kodagu, each villa is shaped around the principle that design should never dominate its surroundings. Guided by elegance and mindful detailing, the villas remain low-impact and blend harmoniously with the landscape.

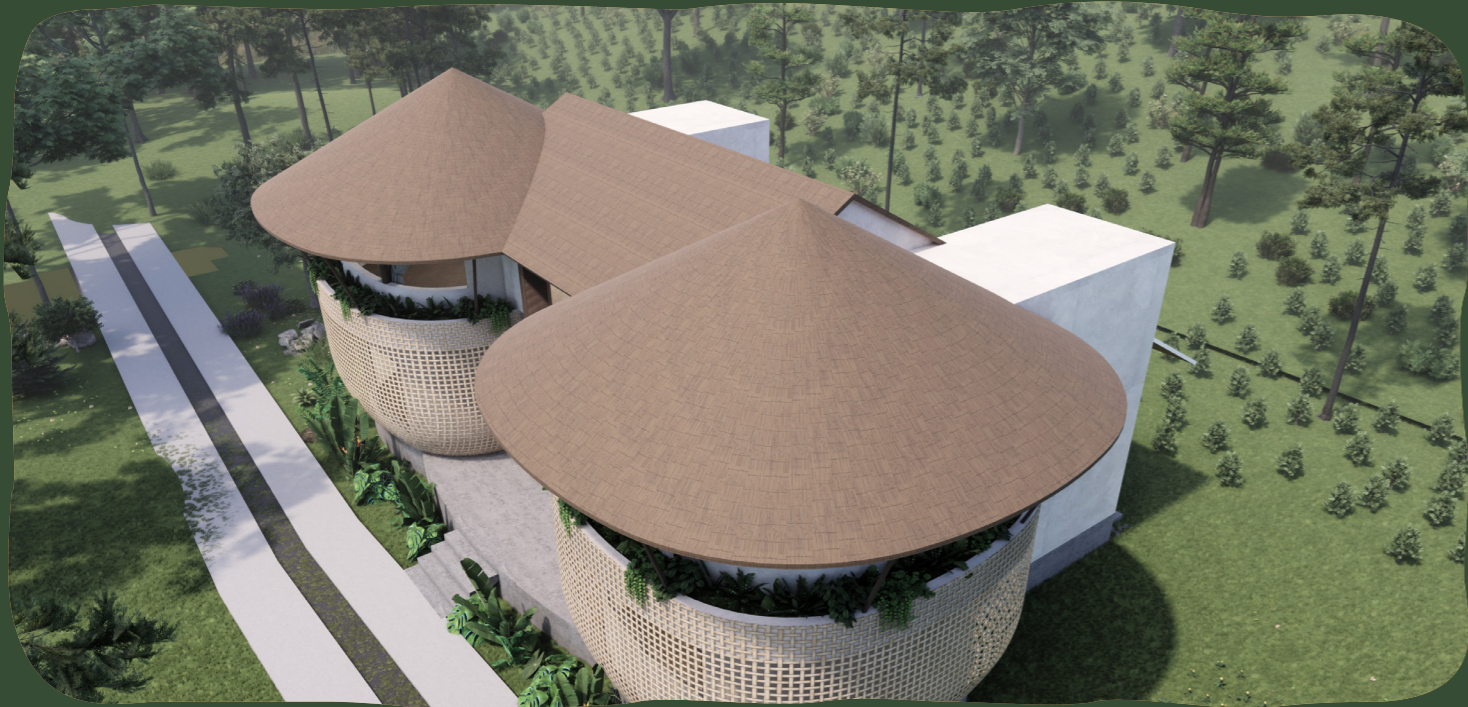
To preserve the ecosystem, only 5% of the estate will be developed into villas.

Key Principles

- Keep the surroundings mostly untouched
- Spaces planned for comfort and ease
- Sustainable construction practices
- Locally sourced materials









Life on a coffee estate
blooms in spring, fruits in
the chill of winter.



Awaken
to bird song and mist

Align
with your natural rhythm



Rejuvenate
in the hush of dusk



Celebrate
the richness of culture & tradition





At Putthari, the
stream hums a
soothing lullaby.



Managed Plantation Features



End-to-end estate management



Experienced agricultural team



Estate trails and community spaces



The stream, birds, and the wind hum a soothing lullaby, carrying away your worries



Celebrating coffee and culture through the seasons

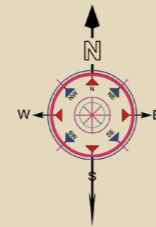
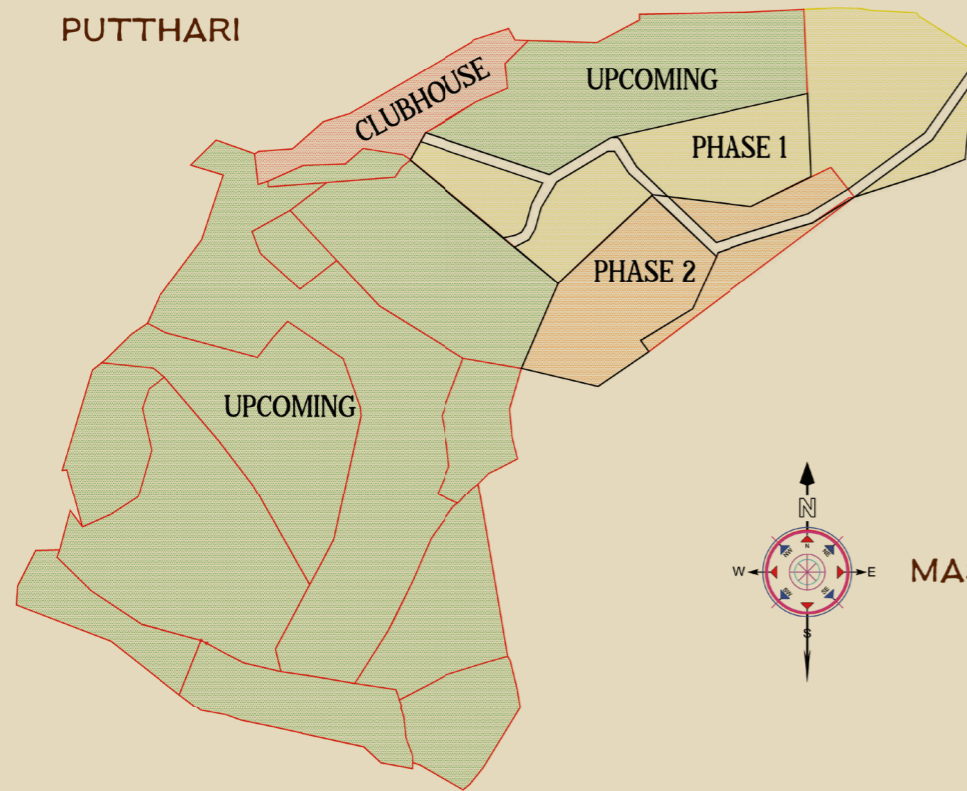
Each villa is

- Built only after registration, never pre-constructed
- Built under strict ecological and aesthetic bylaws

Villa Details

- ✓ Three bedrooms, each with an attached bathroom
- ✓ Living area with lobby
- ✓ Kitchen and dining area
- ✓ Family room
- ✓ Powder room
- ✓ Driver's room with an attached bathroom
- ✓ Balconies that open to the estate

PUTTHARI



MASTER PLAN

Built up area
540 sq ft

Carpet area
540 sq ft

Super
Built up area
540 sq ft

72 acres | **Suntikoppa** | **Premium Coffee Plantation Villas** | **Resort Services**

Plot Size: Starting from **8712 sq ft** (Undivided Share of Land) | Total built up area of villa : **2970 sq ft**



Why Invest?



A life anchored in wellness, nature, and long-term value.



Reliable ownership with complete maintenance



Passive income through home-stay conversion



Asset appreciation in a high-demand location



Loan facilitation*

*Loans approved by leading nationalised and private banks



Your own nest in a pleasant coffee estate – where design meets legacy, and conscious living becomes your future-forward investment



Team Parivara

Built on Vision & Designed for Legacy

Parivara is a passionate company dedicated to nurturing eco-conscious living and helping people reconnect with nature.

Founded by renowned architects **C.H. Ramesh** and **S.N. Ramesh**, and joined by **Vishal** and **Latha Putturaju**, the team brings together complementary strengths and expertise.

Positioned within the growing boutique real estate sector, Parivara champions design excellence, sustainability, and emotional resonance.



Vision

To create a soothing, natural space that is inviting and inspires celebration and invokes the feeling of being at home.



Mission

To provide immersive eco-homes that help you reconnect with nature while experiencing the joys of life on a coffee plantation..



Values

- Sustainability
- Conservation
- Reliability
- Community



With over three decades of experience in hospitality, aesthetic construction and eco-tourism, the founding partners have a portfolio of thoughtfully designed retreats.

These resorts and lifestyle spaces are not just destinations - they are immersive experiences.



Guhantara Cave Resort
Kaggalipura



Shilandhara
Ramanagara



Siri Nature Roost
Chikkamagaluru



Jhari Eco-stay
Chikkamagaluru



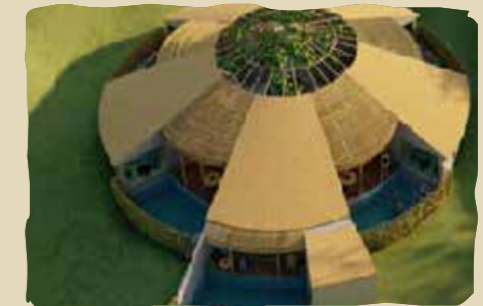
Sala
Sakleshpura



Tusha Farms
Somanahalli



Kapila
Kabani Back Water



Adavi
Kabani Back Water



An investment in lifestyle,
happiness and lasting legacy.

www.putthari.com



Harvest Your Moment



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