



# Tiger Trail

by STARBITES

**GROW. LIVE. INVEST**

**15 Acres of Plush Farms**

Near Lepakshi Defence  
/Aerospace Hub/BEL/NACIN  
(National Academy of  
Customs, Indirect Taxes &  
Narcotics - The Apex Civil  
Services Training Institute of  
Govt. of India) 

# Snippet of the Project



At Starrbites, we're excited to present Tiiger Trail, a vibrant new community project near the rapidly developing Lepakshi Aerospace, Defence corridor and KIA Motors.

Own a piece of Andhra Pradesh's most sought-after farmland spread over 15 acres (extendable to 110 acres).

Plot size starting from 10,000 Sq ft, Half acre & even a large land parcel of 1 acre.



Clear & marketable title. Legal scrutiny has been done by Law Corp ([www.lawcorpassociates.in](http://www.lawcorpassociates.in)).

Access to the project is just 6 km to NH 544G, with having wide frontage.

Easy access to highway & planned industrial expressways.

90 mins drive from Hebbal

**01** Long-Term Yield Potential

**02** Consistent Market Demand

**03** Naturally Long Shelf-Life

**04** Minimal Price Volatility

**05** Ideal for Passive income



Subject project is best suitable for build to suit farm projects and family estates.

Ideal for Natural living with plenty of green space, setting up a dairy farm, a Bee farm, or a Dog Kennel

Weekend or retirement getaway for you and your family .

Agri-business, or hobby ventures in a safe, pollution-free belt.

Join our growing Starrbites community, where families, entrepreneurs and nature-lovers come together for a better lifestyle.

Tree  
Plantation



Crop  
Cultivation



Agro-Leasing  
Opportunity



Rental Assistance  
for Built Spaces

RENT

Provision on  
your Farm  
Land?

# Why opt for Tiiger Trail by Starrbites over others?

**Project is located at the Prime Location, just at a distance of 6 km from NH 544G.**

**Upcoming 10,000-acre Aerospace & Defence Park and future Space City Future Value.**

**Surrounded by landmark government projects, with price appreciation driven by infrastructure, industrial, and tech investments.**

**All farm plots come ready with due diligence from Law Corp a leading law firm in Bangalore, karnataka.**

**Buy Direct, transparent & hassle-free process from Starrbites.**

**IGO Agro Tech a third-party vendors wherein farm owners can engage them individually for open crop cultivation.**  
[\(igoagritechfarms.com\)](http://igoagritechfarms.com)



# When is the right time for investment in Farm Land? Why Now?

Prices will surely appreciate; early investors benefit most.

State- backed projects (Aerospace & Defence, Space City, Knowledge Hub) come to life.

Land supply near the NH and emerging hubs is limited; secure your future today.

Excellent visibility and access due to its proximity to highway and next-generation.

Be part of the Starrbites legacy and join a curated community focused on quality living, growth, and peace of mind.

Puttaparthi Hospitals and a dedicated cancer hospital with a world-class infrastructure, with near proximity.

Engineering Colleges Near Our Farm - Best Innovation University and BIT Institute of Technology.

Medical College - Sri Sathya Sai Institute of Higher Medical Sciences

# Water & Environmental Conditions

Groundwater levels in our farm plot are extremely good which and approx at 205 to 300 ft deep.

A government initiative for the water level has been successful in this region.

Water levels are fantastic as compared to other adjoining areas like Devanahalli & others.

# Nearby Development And Neighbourhood

Hebbal  
**98 mins**

Devanahalli  
Airport  
**70 mins**

Lepakshi  
Space Sector  
& Defence Hub  
with 10,000 Acres

**35 mins**

Sri Sathya Sai  
Institute of  
Higher Medical  
Sciences  
**20 mins**



**BEL** 

Bharat Electronics Limited, Defence & Aerospace Manufacturing (914 Acres Campus), Phase 1 to be completed in 2026

**25 mins**

**NACIN**  
(500 Acres)  
(National Academy of Customs, Indirect Taxes & Narcotics - The Apex Civil Services Training Institute of Govt. of India)

**30 mins**

**Puttaparthi**  
**38 mins**

**Sri Sathya Sai**  
Airport  
**30 mins**

**Best**  
Innovation  
University  
**15 mins**

**KIA India**  
Manufacturing Facility Motors  
526 Acres (3L Cars being  
Manufactured)  
**60 mins**

# How farm investment works at Starrbites?

## YOU OWN THE LAND

A marked plot of farmland, registered in your name, which is located in Lepakshi, Andhra Pradesh, with complete legal documentation. You're not just investing – you're owning a real & appreciating asset.

## WE MANAGE THE FARM

At Starrbites, we hire Managed Farm vendors to look after every farming need.

## MAINTENANCE COST TO BE BORNE BY THE FARM OWNER

All farming expenses will be borne by the Farm Land owners, which will be directly paid to the Managed Farm vendor. No Charge for 1<sup>st</sup> Year

## SHARED PROFITS

Once your trees begin yielding, profits from the produce are shared as agreed. We make profit, only when our farm owners are profitable!!



# Location

Sri Sathya Sai District, Border of Karnataka, Andhra Pradesh

Tiiger Trail 6 km from the National Highway 544G

The Land parcel is close to KIA/NACIN/BEL and Medical College with World Class Hospital/Engineering College. A key growth corridor between Bengaluru and Andhra Pradesh.

**Click for the location**



# Thank You



NO. 194, 3<sup>RD</sup> MAIN, 13<sup>TH</sup> CROSS, RMV 2<sup>ND</sup> STAGE, HIG  
DOLLARS COLONY, BANGALORE-94