

A Landmark Commercial Address

Premium Corner Property | Mysuru's Emerging Hospitality & Commercial Destination

Where Vision Meets Opportunity

An exceptional opportunity to acquire one of the most strategically positioned commercial land parcels in the rapidly developing tourism and infrastructure corridor of Mysuru.

Situated at the confluence of the **New Mysuru–Kushalnagar Express Highway** (currently under construction) and the **Balmuri Falls Main Road**, this premium **corner property** enjoys unparalleled visibility, accessibility, and long-term appreciation potential.

With direct access from the **Exit Service Road**, the property is ideally positioned to become a landmark destination for hospitality, retail, lifestyle, and mixed-use developments.

Property Highlights

Land Area – 26 Guntas

Configuration

- Premium Corner Property
- Dual Road Frontage
- Direct Exit Service Road Access
- Excellent Visibility from Both Roads

A Location Destined for Growth

- Just **500 metres before Balmuri Falls**, one of Mysuru's fastest-growing tourist attractions.
- Approximately **18 km from Mysuru City Centre**.
- Strategically positioned on the primary tourist route connecting **Bengaluru, Mysuru, KRS Dam, Brindavan Gardens**, and the **Mysuru–Kushalnagar–Coorg corridor**.
- Expected to benefit significantly from the completion of the **New Mysuru–Kushalnagar Express Highway**, enhancing accessibility and commercial activity.

This location offers exceptional exposure to both leisure travellers and daily commuters, making it a compelling destination for premium commercial development.

Perfect For

Luxury Serviced Apartments

Premium Boutique Hotel

Luxury Resort or Wellness Retreat

Business Hotel

Destination Retail & Lifestyle Centre

Commercial Complex

Fine Dining & Food Court

Mixed-Use Development

Branded Showrooms

Why This Property?

Landmark Corner Location
High Visibility from Two Major Roads
Direct Exit Service Road Connectivity
Strong Tourism-Driven Footfall
Excellent Future Appreciation Potential
Ideal for Hospitality & Commercial Investment
Located in a High-Growth Infrastructure Corridor

Investment Opportunity

Asking Price

₹1,800 per sq. ft.

An outstanding opportunity for discerning developers, hospitality brands, institutional investors, and commercial real estate professionals seeking a high-potential asset in one of Karnataka's most promising growth corridors.

For Site Visit & Private Presentation

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"Build the Next Landmark. Own the Address Everyone Will Know."