



Own land where
the city is still
green and quiet.



GLOWRIDGE

BOUTIQUE GATED COMMUNITY

by TEJORA



Mysore: For those who missed investing in Bangalore

There is a particular kind of city that India produces rarely - one that has been beautiful for centuries and is becoming valuable only now.



Mysore is that city. One of a kind, now slowly maturing into a carefully planned metropolis, clean, culturally rich, ringed by nature, and sitting 150 kilometres from one of Asia's most congested technology capitals.

Yes, Mysore is where Bengaluru's overflow is heading. Its air corridor is expanding. Its industrial belt is deepening. Its infrastructure is being quietly, methodically upgraded.

And its land, for now, is still priced like a secret.

Glowridge is your entry into that secret, before it becomes common knowledge.

One kilometer from
Mysore Airport.
In the heart of all growth,
right in the centre of
developing Mysore.

The southern corridor of Mysore, along NH-212, is where industry, infrastructure and aspiration are converging. The Mysore Airport is its anchor. Glowridge is one kilometre away.

Key Distances



Mysore Airport
5 Minutes



Mysore City Centre
20 Minutes



Distance from Outer Ring
Road to site
10 Minutes



Kadakola Industrial Area
5 Minutes



Ooty / Nilgiris
192 Minutes

3 Glowing reasons to invest in Glowridge



**Land at its most honest.
Priced before the market
catches up.**

The best time to buy land in a growing city is when the fundamentals are already clear but the prices have not yet reflected them. That window is open in Mysore. It will not stay so for long.



**Strong appreciation in
Mysore's peripheral land
market.**

Three forces coinciding in the same city at the same time: rising industrial employment, growing second-home demand from Bengaluru, and consistent government investment in connectivity and civic infrastructure.



**Priced at current market rates,
poised to benefit from being
part of a vibrant community.**

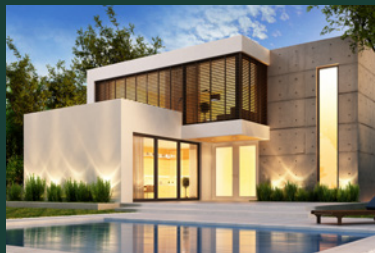
Buyers who enter now are buying the growth that is already underway, not speculating on growth that might arrive. Moreover, the community centric design of Glowridge will enhance market value beyond other simple plot developers.

3 Ways to make Glowridge work for you



Invest.

Buy at today's rates and let Mysore's trajectory do the work. Clear title, no encumbrances, community infrastructure already in place - every variable that typically creates risk in Indian land investment has been addressed before you sign.



Build.

Design and construct a private villa on your own terms. Glowridge's layout gives you the canvas. Mysore's air quality, greenery and scale give you the context. The result is a second home that is genuinely restful, not a compromise you settle into, but a place you look forward to coming.



Earn.

Mysore draws a growing and diverse stream of visitors - heritage tourists, corporate travellers, leisure seekers from Bengaluru, and international visitors exploring beyond the usual circuit. A well-built villa in a secure, managed community layout is a compelling short-stay rental asset.

MYSURU - NANJANGUD
MAIN ROAD



EXISTING 11.0m ROAD WIDENING TO 25.0m MDR



Green is not an amenity here. It is the address.

Glowridge is set in surroundings that most Indian cities traded away long ago. Quietly beautiful, with the kind of greenery that changes how you breathe, think, and let your creative juices flow.

This is not a development that has planted a few trees around a gate and called it green living. The natural environment here is the primary reason to be here. Everything else - the roads, the water supply, the activity centre, the play areas - has been built to complement not overwhelm.

What a managed layout means at Glowridge

Glowridge is designed to be a community, for individuals with similar tastes and life goals. When all basic amenities and more are taken care, the value automatically appreciates.



Maintained common
areas and landscaping



Dedicated play areas
for children



Gated boundary with
controlled access



Underground sanitation
and drainage



Activity centre for
residents



A boutique layout with
just 21 plots



Water supply infrastructure
to the highest quality



24/7 Security

When you own a plot here, you own land within a cared-for community which is what protects resale value, supports rental yield, and makes the experience of actually being here worth having.



Glowridge is where you stretch your legs and recharge your spirits.

The case for a second home in a place like Mysore is the other part of your life, the part that is not the commute, the meeting, the deadline.



Mysore is two hours from Bengaluru, close enough to be practical and far enough to feel like a different world. The air is different. The pace is different. The weekends are pure bliss.

A villa at Glowridge is not just a place to stay, it is your pitstop to some breathtaking jungles, the hills of Wayanad or those amazing drives into Coorg.



Built by people who have built before.

Glowridge is promoted by Tejora, previously known as Nester (founded 2007), the group behind landmarks like Nester Raga, Nester Harmony, Fortjala by Nester and Nester Earth Villaments. Tejora focuses on boutique projects in land development and aggregation for a very select and demanding set of customers.



Land
Aggregation



Joint
Developments



Government
Liaison



Residential
Development



Investor-led
Real Estate Projects

The Promoters

Sreekanth Reddy,
Co-founder, Tejora

A technology entrepreneur turned real estate developer and strategist. Sreekanth has built many residential enclaves and developed land parcels with great success.

Nandakishore,
Co-founder, Tejora

A relationship-driven professional with deep roots in landowner communities. He excels in ground level execution and liaising with government bodies.



Shot at site



Nanjangud Highway, Mysore
Clear title. Community layout. Common amenities.

Own a piece of Mysore while Mysore
is still yours to own.

