

Luxury
Living
in the heart of
Jayanagar

TERRALUXE
TERRALUXE
TERRALUXE

A PROJECT BY
SAI SURAJ DEVELOPERS

MARKETED BY
AARHA
PROPERTIES

TERRALUXE

AMENITIES

Fitness & Wellness

Stay active with our **state-of-the-art gym**, equipped with the latest cardio & strength-training equipment. Rejuvenate at our **yoga & meditation center**, designed for holistic well-being.

Convenience

Each flat comes with a **dedicated 2-car parking space**, ensuring hassle-free parking for residents.

PROMOTED BY
AARHA
PROPERTIES



Indulge In
Premium Living
At Jayanagar

TERRALUXE

AMENITIES

Recreational Spaces

Enjoy cherished moments with loved ones at our **gazebo**, ideal for outdoor gatherings. Take a peaceful stroll on our **walking track**, surrounded by lush greenery.

Safety & Security

- **24/7 CCTV Surveillance** – Strategically placed cameras ensure round-the-clock security.
- **Generator Backup** – Uninterrupted power supply for common areas.
- **Security Kiosk** – Manned by dedicated personnel for your peace of mind.

PROMOTED BY

AARHA
PROPERTIES





TERRALUXE

SUSTAINABLE LIVING

Water Conservation

- **Cauvery Water Supply** – Reliable and consistent water availability.
- **Borewell Backup** – An additional water source for sustainability.
- **External Gas Lines** – Hassle-free cooking with pre-installed gas pipelines.

Green Spaces

- **Lush Plantation Around the Property** – A tranquil and refreshing environment.
- **Dedicated Green Space** – Perfect for relaxation and recreation.

PROMOTED BY

AARHA
PROPERTIES



TERRALUXE

SUSTAINABLE LUXURY

Luxurious Interiors

- **Italian Marble Flooring** – A touch of elegance and sophistication.
- **Jaguar/Equivalent Fittings** – Premium quality for durability and style.
- **Wooden Flooring in the Master Bedroom** – Warm, cozy, and inviting.

Project Details

- **OC/CC Approved** – A hassle-free investment for peace of mind.
- **Ready to Move in June 2025** – Plan your future with confidence.

PROMOTED BY

AARHA
PROPERTIES



TERRALUXE

ECO - CONSCIOUS DESIGNS

Breathing Walls, Thriving Spaces

Our commitment to sustainability and well-being is reflected in our design philosophy, which prioritizes eco-friendly walls and optimal ventilation. Discover how our innovative approach creates healthier, more comfortable, and environmentally conscious spaces.

PROMOTED BY

AARHA
PROPERTIES

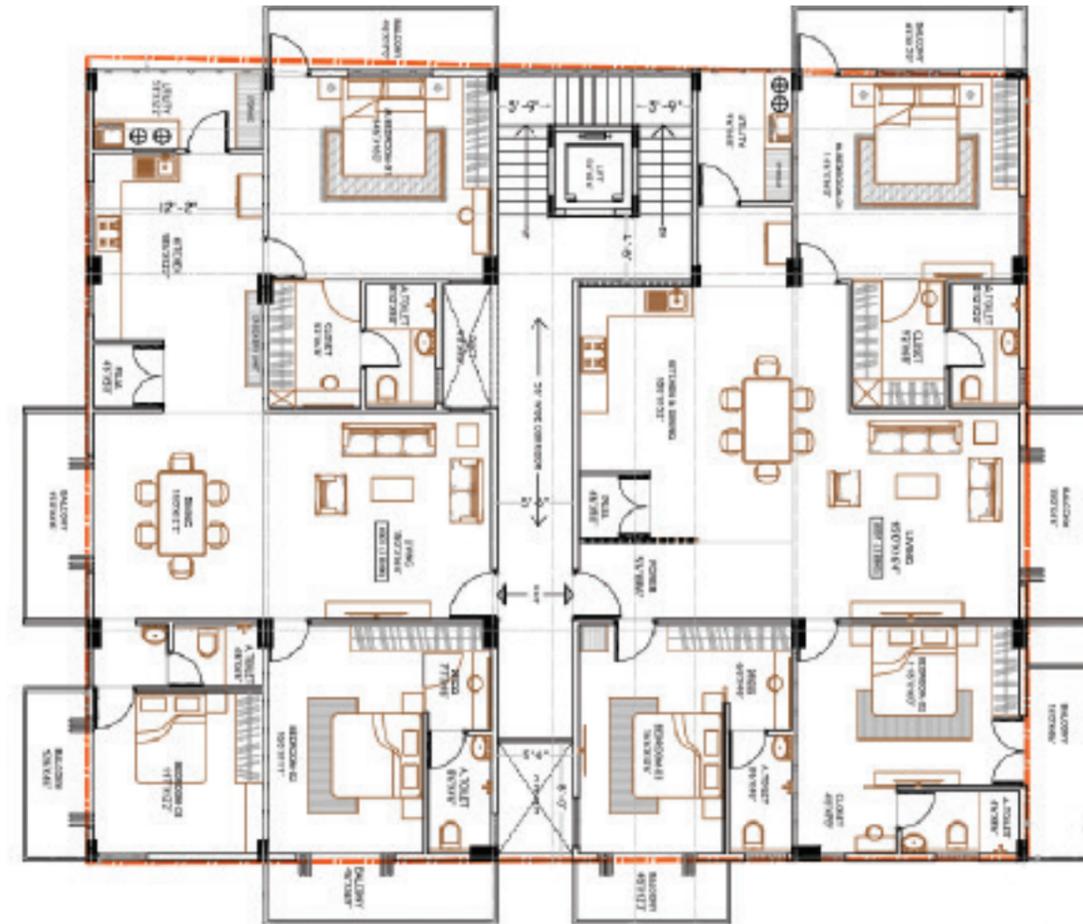
TERRALUXE

PROPOSED RESIDENTIAL APARTMENTS

Elevation Design



Floor Plan



TERRALUXE

EAST FACING APARTMENT



Measurements

- | | | |
|---------------------------------|-----------------------------|--------------------------------------|
| 1 LIVING ROOM
15'0"X16'4" | 6 BEDROOM 02
11'6"X16'0" | 11 TOILET MB
8'6"X4'6" |
| 2 KITCHEN
18'6"X15'2" | 7 BALCONY B2
14'0"X4'6" | 12 BALCONY LIVING ROOM
15'0"X4'6" |
| 3 MASTER BEDROOM
14'6"X16'0" | 8 TOILET B2
4'6"X8'6" | 13 FOYER
5'6"X8'6" |
| 4 BALCONY MB
4'6"X17'0" | 9 BEDROOM 03
16'6"X10'6" | 14 PUJA ROOM
4'6"X5'0" |
| 5 TOILET MB
8'10"X5'0" | 10 BALCONY B3
4'6"X12'3" | 15 UTILITY
9'6"X6'8" |

SUPER BUILT-UP AREA:	2825 SQFT
BUILT-UP AREA:	2018 SQFT
CARPET AREA:	1902 SQFT

TERRALUXE

WEST FACING APARTMENT



Measurements

- | | | |
|---------------------------------|------------------------------|--------------------------------------|
| 1 LIVING ROOM
15'0"X16'4" | 6 TOILET MB
8'10"X5'0" | 11 BALCONY B3
12'6"X4'6" |
| 2 DINING
15'0"X12'2" | 7 BEDROOM 02
16'6"X11'1" | 12 TOILET MB
4'6"X6'6" |
| 3 KITCHEN
18'6"X12'2" | 8 BALCONY B2
4'6"X16'9" | 13 BALCONY LIVING ROOM
15'0"X4'6" |
| 4 MASTER BEDROOM
14'6"X16'0" | 9 TOILET B2
8'6"X4'6" | 14 UTILITY
5'8"X12'2" |
| 5 BALCONY MB
4'6"X17'0" | 10 BEDROOM 03
11'7"X12'2" | 15 PUJA ROOM
4'6"X5'0" |

SUPER BUILT-UP AREA:
BUILT-UP AREA:
CARPET AREA:

2722 SQFT
1945 SQFT
1825 SQFT

TERRALUXE

PROXIMITY TO KEY LANDMARKS

Discover the perfect blend of comfort, convenience, & luxury in our spacious 3 BHK apartments at Jayanagar 7th Block—a serene haven in the heart of the city's vibrance.

 Nethradhama Multi-speciality Eye Hospital	250 mt	 J.P Nagar Central Mall (Pantaloons)	4 km	 Jayadeva Institute of Cardiovascular Sciences	5 km
 Yedyur Lake	500 mt	 NMKRV PU College	2 km	 Adishwar Supermarket	1 km
 National College, Jayanagar	1 km	 RV PU College	2 km	 Banashankari Temple	2 km
 Bangalore International Academy	750 mt	 Aster RV Super Speciality Hospital	3 km	 Incarnation Foundation Montessori	1 km
 City College	1 km	 Vega City Mall	5 km	 BDA Complex, Banashankari	2 km
 Jayanagar Metro Station	1 km	 Shoppers Stop	5 km	 BDA Complex, Jayanagar	2 km

TERRALUXE

A PROJECT BY
SAI SURAJ DEVELOPERS

PROMOTED BY

AARHA
PROPERTIES

☎ +91 96209 46414

📷 terraluxehomes

☎ +91 99027 44569

✉ aarhacreative@gmail.com

📷 aarhaproperties

TERRALUXE

TERRALUXE

A PROJECT BY
SAI SURAJ DEVELOPERS