



TERRAVISTA

Experience
the art of villa living





Building Landmarks. Creating Legacies

MJ Realty is a Bengaluru-based real estate development company built on a strong foundation of engineering excellence, integrity, and execution capability. With over 2 decades of industry presence and decades of combined leadership experience, the company delivers high-quality residential, commercial, and hospitality developments that reflect superior construction standards and lasting value.

From concept to completion, **MJ Realty** creates enduring spaces through intelligent design, efficient procurement, and precise execution. The company follows rigorous quality control systems, including material testing aligned with international standards and continuous project monitoring through structured planning tools. Close collaboration with architects and engineers ensures meticulous oversight, safety, functionality, and aesthetic excellence.

By adopting advanced construction technologies and best engineering practices, MJ Realty consistently delivers projects on time while ensuring customer satisfaction, operational efficiency, and long-term reliability.



Architecture crafted for space, light and legacy.

Terra Vista is a refined expression of contemporary villa architecture, where thoughtful design meets elevated family living. Spread across **6 acres**, this exclusive gated enclave of **86 independent triplex villas** is crafted for those who value space, structure, and sophistication. Designed with a focus on proportion, natural light, and intelligent zoning, each home unfolds across three expansive levels. Social areas flow seamlessly on the main floor, while private retreats are positioned above, all connected by a dedicated lift for effortless convenience.

Beyond its architectural precision, Terra Vista is created to nurture connection while preserving personal privacy. Generous living spaces encourage gatherings, while quiet corners offer calm and comfort. Low-density planning enhances openness, ventilation, and exclusivity within a secure community setting. With expansive layouts and private two-car parking, every detail elevates everyday living. Terra Vista is more than a residence — it is where families grow, memories are made, and generations find their place. Live elevated. Live enduring.



A Perfect balance of form, function and Comfort.

Terra Vista by MJ Realty is a thoughtfully planned 6-acre gated villa community comprising **86 independent triplex villas**, located in one of **South Bengaluru's** most established and well-connected residential corridors. Designed as a low-density, land-owning development, the project offers spacious homes that combine privacy, comfort, and long-term investment value within a secure community environment.

Each villa is crafted to provide generous living spaces, private two-car parking, and a dedicated private lift, ensuring convenience and luxury for modern families. The project holds **BDA approval with 'A' Khata** status and offers 100% land ownership, making it a secure and transparent investment opportunity.

Terra Vista reflects **MJ Realty's** commitment to superior planning, quality construction, and timeless residential value in one of Bengaluru's most desirable locations.

Designed for Ease, Space, and Longevity

Terra Vista is thoughtfully planned to prioritize smooth internal circulation, enhanced safety, and everyday convenience. The project is accessed through a **60-ft wide CDP road**, ensuring effortless entry and exit. **40-ft & 30-ft wide internal roads** provide comfortable vehicular movement throughout the community. The **low-density layout** promotes privacy, openness, and a peaceful living environment. A well-defined **separation between residential and community zones** further enhances security, functionality, and lifestyle comfort, creating a well-organized and resident-friendly layout.

Key Project Facts :

Terra Vista offers **BDA-approved A Khata properties with 100% land ownership**, featuring private two-car parking and exclusive private lifts in every thoughtfully designed villa.



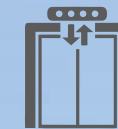
BDA Approved
'A' Khata



100% Land
Ownership



Private Two Car
Parking for every Villa



Private Lift
in every Villa



IGBC Certified







Where mediterranean elegance meets timeless luxury.

Inspired by timeless Mediterranean architecture, these villas reflect a perfect blend of elegance, warmth, and contemporary luxury. Soft pastel façades, curved balconies, decorative railings, and lush cascading greenery create a serene European resort-like ambience. Expansive windows invite natural light into every living space, while thoughtfully designed balconies and terraces offer private outdoor relaxation zones.

The elevation showcases harmonious proportions, subtle classical detailing, and modern lighting that enhances the villa's graceful character during evening hours. Landscaped entrances, private car parking, and refined architectural symmetry add to the overall premium appeal.

Designed for those who appreciate understated luxury and enduring aesthetics, these Mediterranean-themed villas offer a lifestyle of comfort, privacy, and sophistication — making every home a timeless architectural statement within a peaceful community setting.



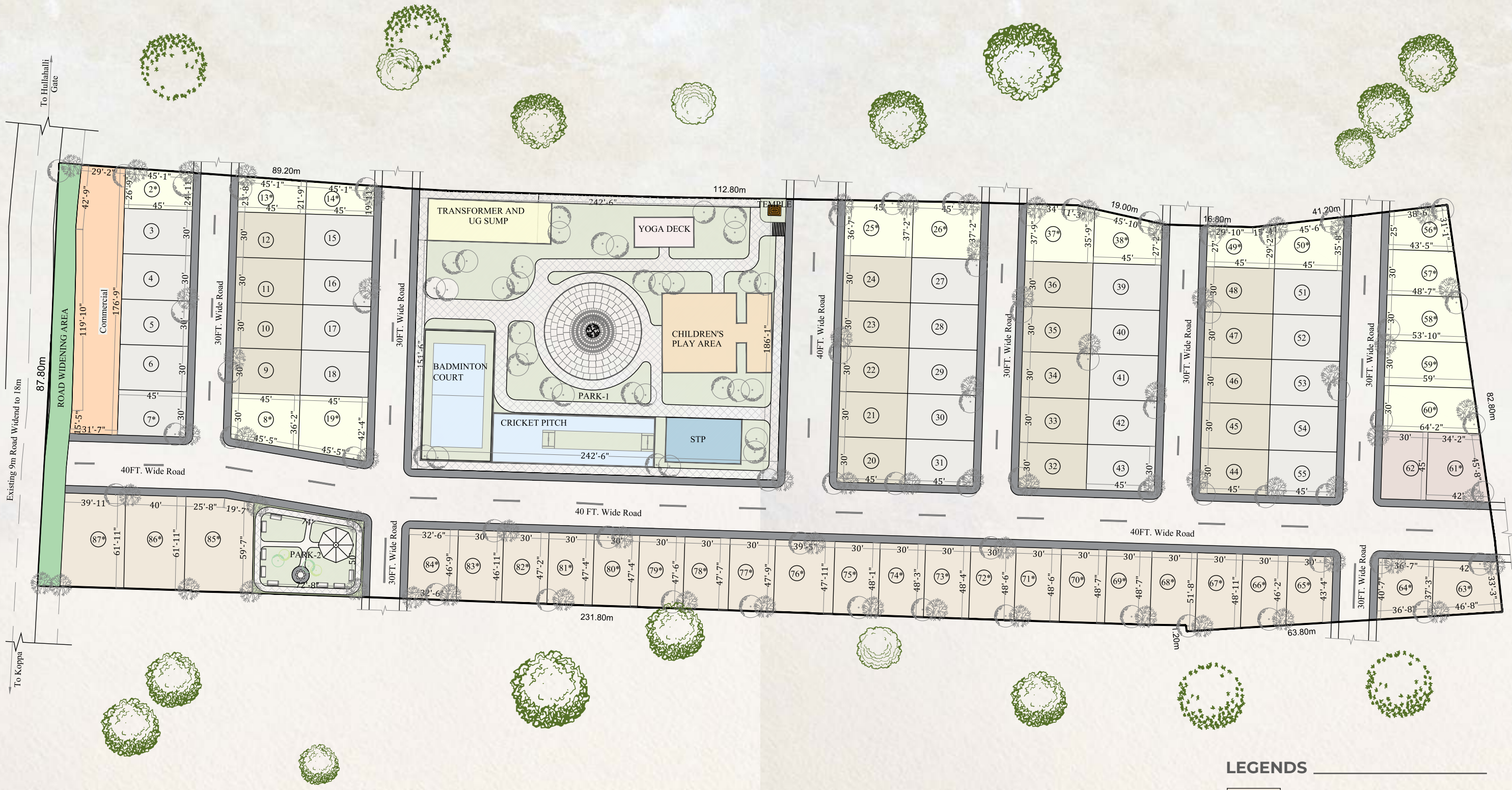
East Facing View



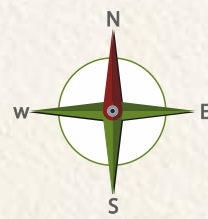
Rooted in Nature. Designed for Living.

Terra Vista features a beautifully designed **1-acre central park area** that creates a vibrant and refreshing community space. The landscaped zone includes a serene temple, open-air amphitheater, dedicated **yoga deck**, **kids' play area**, **badminton court** and **cricket pitch**. A modern STP ensures sustainable water management, promoting **eco-friendly** living within a thoughtfully planned environment.





MASTER PLAN



LEGENDS

	NORTH FACING	25 NOS.
	EAST FACING	24 NOS.
	WEST FACING	19 NOS.
	SOUTH FACING	02 NOS.
	ODD FACING	16 NOS.
	COMMERCIAL	01 NO.

TOTAL NUMBER OF PLOTS 87 NOS.



FLOOR PLAN
GROUND FLOOR



East Facing



FLOOR PLAN
LOWER DUPLEX FLOOR



East Facing



FLOOR PLAN
UPPER DUPLEX FLOOR



East Facing



FLOOR PLAN
TERRACE FLOOR



East Facing



FLOOR PLAN
GROUND FLOOR



West Facing

FLOOR PLAN
LOWER DUPLEX FLOOR



West Facing



FLOOR PLAN
UPPER DUPLEX FLOOR



West Facing



FLOOR PLAN
TERRACE FLOOR



West Facing



FLOOR PLAN
GROUND FLOOR



North Facing



FLOOR PLAN
LOWER DUPLEX FLOOR



North Facing



FLOOR PLAN
UPPER DUPLEX FLOOR



North Facing



FLOOR PLAN
TERRACE FLOOR



North Facing

A community that plays, relaxes and celebrates together.

Designed to enrich everyday living, the amenities at Terra Vista create a perfect balance of wellness, recreation, spirituality, and social engagement. Every space is thoughtfully planned to promote an active, relaxed, and connected lifestyle for residents of all age groups.


Badminton court


Cricket pitch


Amphitheater


Yoga deck


Senior citizen parks


Band stand


Temple


Kid's play area


Indoor games area


Dance & Aerobic studio


Cafeteria


Pharmacy


Retail store


Swimming pool & deck area


Lounge


Party hall

SPECIFICATIONS



Structure

- RCC frame structure.
- Solid concrete block of 150mm / 100mm.
- Floor to floor height will be maintained at 3.0m.



Wall Finish

- Internal wall in the living, dining, bedrooms, kitchens, and lobby will be finished with two coats of putty, 1 coat of primer and 2 coats of Tractor Emulsion.
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of Tractor emulsion.
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of Emulsion. Utility will be finished with 1 coat of primer and 2 coats of Emulsion.



Flooring

- Foyer, living, kitchen, dining will be Italian marble.
- Master bedroom will be wooden flooring and remaining bedrooms will be vitrified tiles.
- Balcony and Utility will have 600/600 matte finish ceramic tiles.
- Terrace floor will have wooden finished tiles.
- Main entrance area granite flooring. Sit out and Balcony area ceramic tiles flooring.
- Parking areas Thandoor stone.



Kitchen

- Provision for exhaust, water purifier points and washing machine points @ utility.
- CP fittings will be KOHLER or equivalent.



Staircase

- Tread and riser – Granite.
- Railings – Glass railing with stainless steel handrail.



Room Doors

- Artificial wood frames and Veneer doors of height 8' will be installed with accessories.



Bathroom

- Wash basin KOHLER / TOTO or any equivalent brand.
- Wall mounted W/C. Concealed cistern and health faucet KOHLER / TOTO or any other equivalent brand.
- CP and sanitary fittings with KOHLER or equivalent.
- Diverter of KOHLER or equivalent will be provided.
- Provision for geysers and exhaust fan will be provided in all bathrooms.
- Pipes of CPVC - ashirvad & PVC - Supreme



Entrance Doors

Main door will be TEAK wood frame with TEAK wood door of 8' height with polish/paint. Accessories with brass fittings Godrej lock, tower bolts, door viewers, door stopper and one YALE touch lock will be provided.



Bathroom Doors

Artificial wood frames and Veneer doors of height 8' will be installed with accessories.



Windows

- Windows will be UPVC SLIDING Panel with see through glass.
- Provision of bug screen wherever possible.
- Balcony with French DOORS and see through plain glass will be provided.
- For ventilators, UPVC frame with suitable louvered glass panels.



Electrical

- Cables and wiring will be FINOLEX or equivalent.
- Switches will be Anchor or equivalent.
- Air conditioner points will be provided.
- TV and telephone points will be provided in living and master bedroom.
- UPS points will be provided.
- 5KVA Power for individual villa.
- Master electrical control switch.
- Provision for EV charging points.
- Home automation in living and dining.

Connectivity that elevates your lifestyle.

Terra Vista is strategically located near Electronic City, one of Bengaluru’s largest IT and employment hubs, ensuring excellent connectivity, strong rental demand, and long-term appreciation. The project enjoys smooth access to Bannerghatta Road, Begur–Koppa Road, and Bettadasanapura Main Road, along with close proximity to the Electronic City Metro Station and bus terminal, enabling effortless daily commuting

The Project is home to global majors such as Infosys, Wipro, TCS, Tech Mahindra, HCL, HP, Siemens, Bosch, Biocon, and Tata Elxsi. The project enjoys seamless connectivity to Electronic City Phase I & II, Velankani Tech Park, Infosys SEZ Campus, Wipro SEZ, and other prominent technology and corporate campuses, ensuring strong employment-driven demand.

Leading educational institutions such as Candor International School, Christ Academy, Ekya School, Delhi Public School, and Ryan International School are within 3 to 16 minutes, making it an ideal location for families Renowned healthcare facilities including Neo Hospital, Fortis, Apollo and Cloudnine ensure dependable medical access

Lifestyle conveniences like Royal Meenakshi Mall, DMart, Akshaya Nagar High Street, and vibrant dining destinations add to everyday comfort, while the scenic Bingipura Lake enhances the neighborhood’s natural appeal With continuous infrastructure growth and metro expansion around Electronic City, Terra Vista offers an exceptional blend of connectivity, lifestyle convenience, and future-ready investment potential.



Schools

	Distance
Candor International School	3 mins
Christ Academy	6 mins
EKYA School	13 mins
Delhi Public School	16 mins
Ryan International School	10mins

Hospitals

Neo Hospital	18 mins
Cloudnine Hospital	41 mins
Fortis Hospital	39 mins
Apollo Hospital	38 mins

Shopping

	Distance
ZUDIO, Neeladri Nagar	18 mins
Dmart	65 mins
Royal Meenakshi Mall	28 mins
Akshaya Nagar High Street	24 mins

Restaurants & Pubs

Bier Loft Brewing Company	17 mins
AB's Absolute Barbecues	17 mins
BLR Brewing Co.	27 mins
The Big Barbeque	33 mins





MJ REALTY

Project Address:

#134/2, S Bingipura, Jigani Hobli, Anekal Taluk, Begur,
Koppa Road, Near Electronic City, Bengaluru 560105.

RERA no. - PRM/KA/RERA/1251/308/PR/190226/008476