

where elements
inspire exceptional living


TERRAVISTA



earth



water



fire



air



space


MJ REALTY



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.



2 decades
of experience



15 lakh sq ft.
construction
completed



Technologically
Advanced
Construction



Build as per
engineering
Standards



Quality
& Trust



Engineering
Excellence

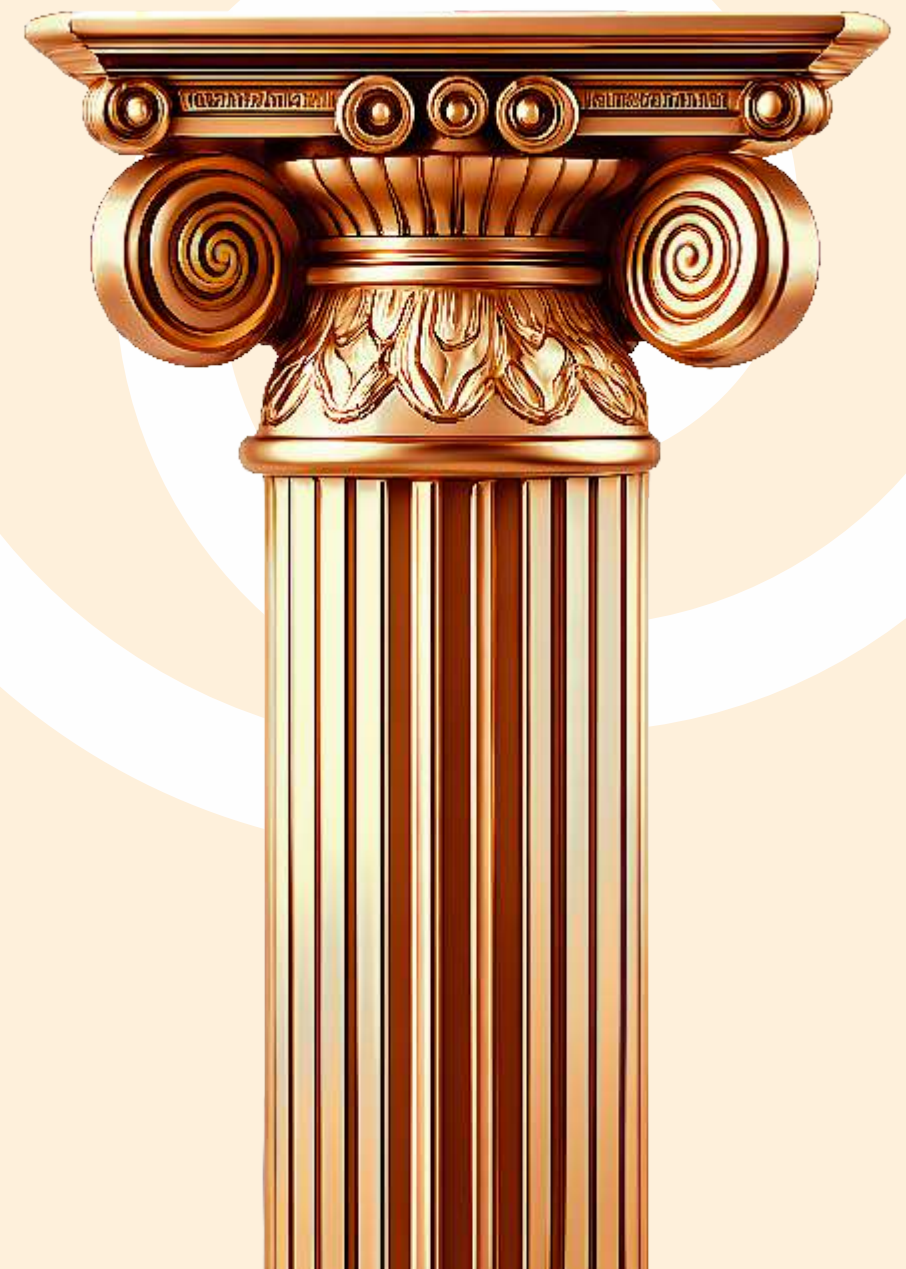


where life aligns with nature's five elements

At **Terra Vista**, life is not just lived—it is experienced in harmony with the fundamental forces of nature. Inspired by the timeless philosophy of the five elements—Earth, Water, Fire, Air, and Space—every corner of this community is thoughtfully designed to reflect balance, beauty, and purpose.

Each element transforms into a pillar of lifestyle, shaping the way you live, relax, connect, and grow.

Together, they create a living environment that feels complete, intuitive, and deeply fulfilling.



five elements.
five pillars
of living.

**“Five Elements.
Five Pillars of Living.”**



Earth → Architecture



Water → Comfort



Fire → Lifestyle



Air → Aesthetics



Space → Nature

**A seamless transformation
of nature into everyday living.**



architecture



comfort



lifestyle



aesthetics



nature





earth – architecture

strength
stability
foundation.

Built on a strong structural core, Terra Vista offers homes designed for lasting value and enduring quality.

Highlights:

- RCC framed structure
- Solid block walls
- BDA Approved 'A' Khata
- 100% land ownership





water – comfort

flow
calmness
effortless living

Spaces that bring ease and relaxation into everyday life, designed for comfort and fluid living.

Signature Features :

- Private lift in every villa
- Spacious, well-planned layouts
- Swimming pool with deck
- Landscaped relaxation zones
- Private two-car parking
- Senior citizen park
- Pharmacy within the community





fire – lifestyle

energy

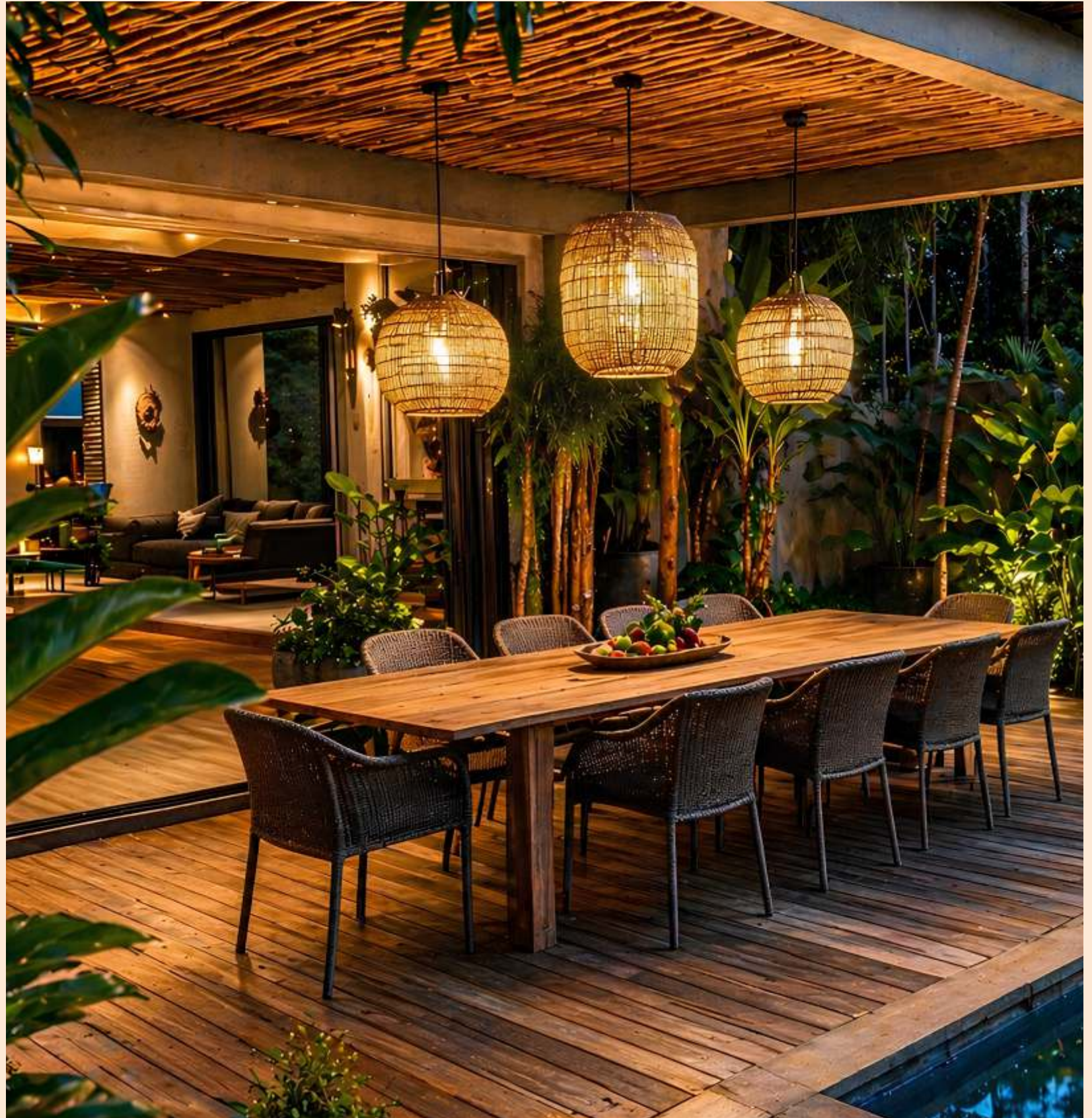
warmth

vibrant community

A lively ecosystem that encourages social interaction, recreation, and celebration.

Signature Features :

- Party hall
- Cafeteria
- Dance & aerobic studio
- Indoor games
- Community gathering spaces
- Retail store
- Cricket pitch





air — aesthetics

light
elegance
visual harmony

Architecture that enhances beauty, openness,
and natural ventilation.

Signature Features :

- Mediterranean-inspired architecture
- Curved balconies
- Large windows for natural light
- Cross ventilation
- Soft pastel façades





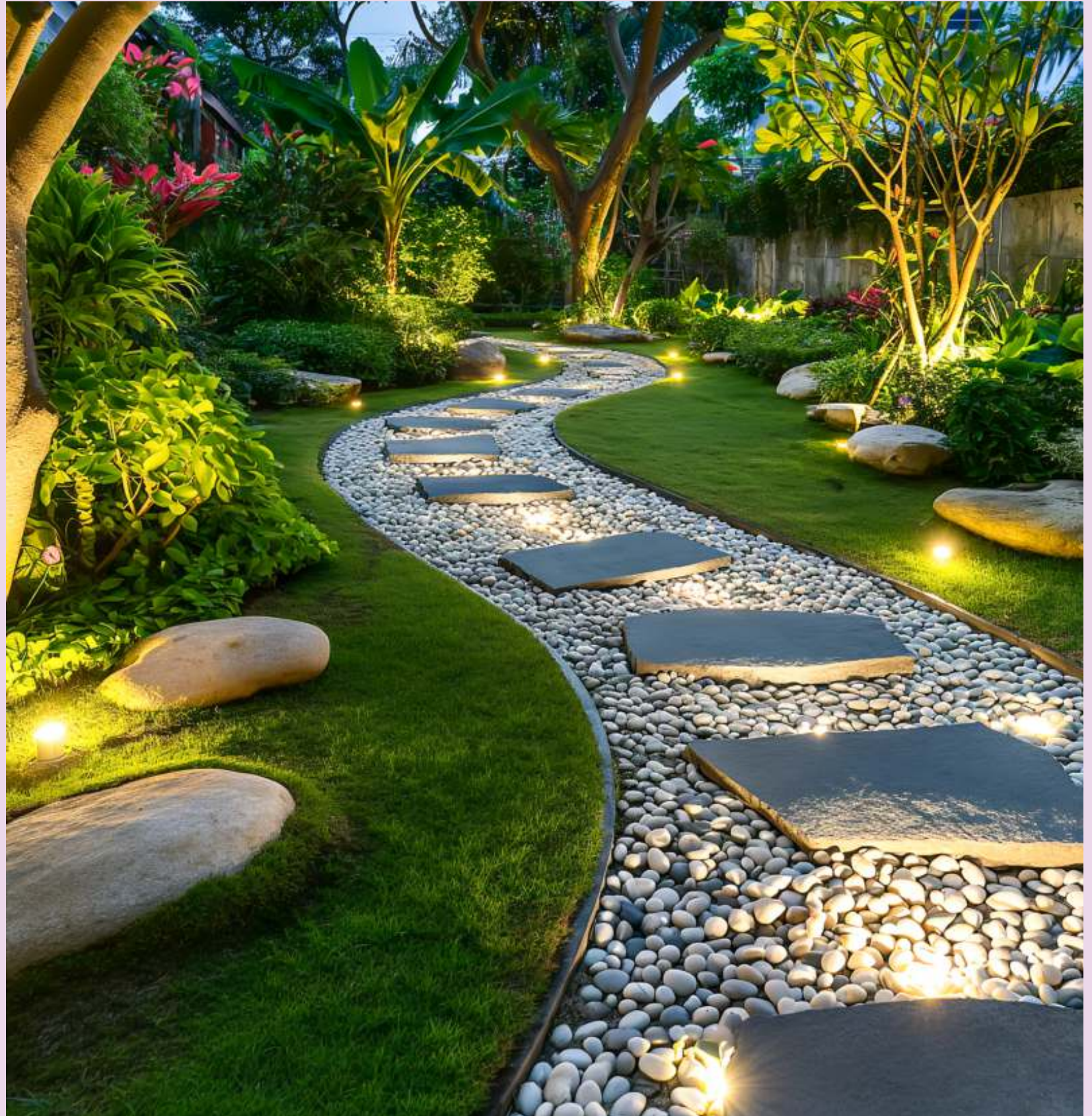
space – nature

freedom
openness
connection.

A low-density environment that allows residents to breathe, grow, and connect with nature.

Signature Features :

- 6-acre low-density development
- 1-acre central park
- Landscaped gardens
- Wide internal roads
- IGBC certified eco-conscious design





the central experience

Where All Elements Come Together

At the heart of Terra Vista lies a thoughtfully designed Central Park — a vibrant space that brings together nature, wellness, and community.

Signature Features :

- Temple for spiritual calm
- Amphitheater for gatherings
- Kids' play area
- Sports zones
- Yoga deck

A space where every generation finds connection, peace, and joy.





temple for
spiritual
calm



amphitheater
for
events and
gatherings



sports
zones



designed for
elevated
living

**Flow. Calmness.
Effortless Living.**

Spread across 6 acres, Terra Vista is an exclusive gated community of 87 independent triplex villas, crafted for modern families who value space, privacy, and sophistication.

Each home is intelligently designed across three levels with seamless zoning of social and private spaces, complemented by a private lift for effortless movement.

Low-density planning ensures openness, natural light, and ventilation, while maintaining a secure and peaceful environment.



architecture that inspires

Inspired by Mediterranean elegance, Terra Vista blends timeless aesthetics with contemporary luxury — featuring curved balconies, soft pastel tones, expansive windows, and refined detailing that create a serene, resort-like ambience.





**A Home Where All
Five Elements Come
Together**

- Live in balance.
- Live with purpose.
- Live elevated.



where life finds its perfect balance

Living, Redefined

The project Terra Vista, which translates to “View of the Land,” reflects a seamless connection between architecture, nature and effortless living. Amidst the fast-pace and growing demands of today's world, this experience has been carefully crafted to create a living environment that prioritizes peace, comfort and a balanced way of life.

Introducing contemporary villa living, designed to bring delight and lasting value, with -

- Its space spread across 6 acres
- 86 independent villas

While defined by its design, Terra Vista is further guided by a deeper meaning where the Panchabhootas come together, to give the residents a fulfilling lifestyle -



Live in Balance

Every space is designed to create equilibrium between structure, comfort, energy, nature and aesthetics, fostering well-being in everyday life.



Live with Purpose

A space where each element shapes a distinct dimension of life, encouraging mindful living, with intention and connection.



Live Elevated

In perfect harmony, the five elements create a refined living environment that inspires growth, bringing enduring prosperity.





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 for every thoughtfully designed villa.



**BDA Approved
'A' Khata**



**100% Land
Ownership**



**Private Two Car
Parking for every Villa**



IGBC Certified

green living. sustainable future.

- Terra Vista integrates sustainability across design, construction, and everyday living, creating a resource-efficient and environmentally responsible community.
- Developed in alignment with Indian Green Building Council (IGBC) standards, the project meets stringent benchmarks for energy efficiency, water conservation, sustainable materials, and indoor environmental quality—ensuring long-term value and future-ready living.
- Villas are designed for optimal natural light, cross ventilation, and reduced energy consumption, while systems like rainwater harvesting support responsible water use.
- A low-density layout with expansive green spaces enhances microclimate, promotes well-being, and delivers a balanced lifestyle where luxury meets sustainability.







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.

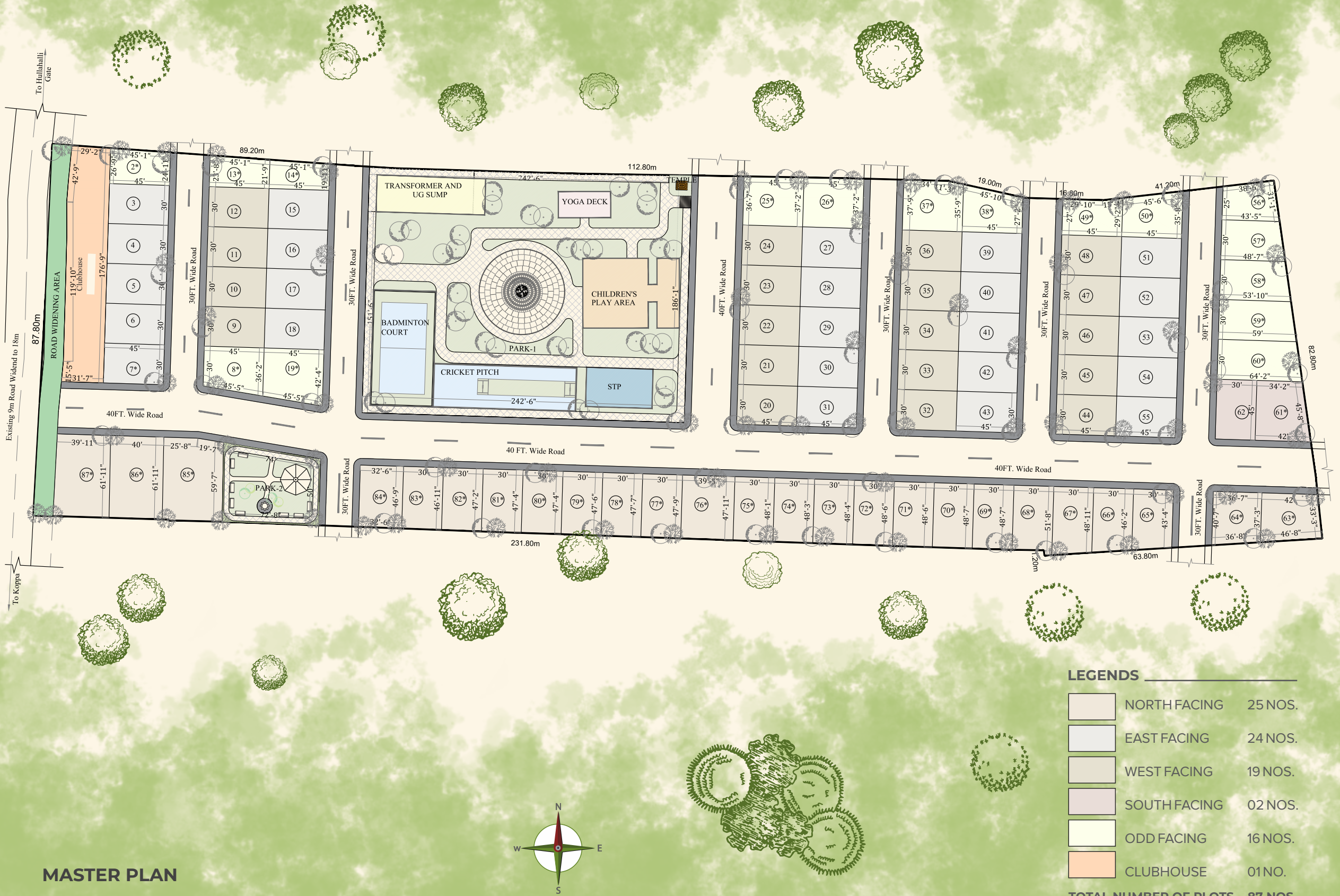
The elevation showcases harmonious proportions, subtle classical detailing, and modern lighting that enhances the villa's graceful character during evening hours. Landscaped entrances, private car parking, and refined architectural symmetry add to the overall premium appeal.

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.



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, a badminton court and cricket pitch. A modern STP ensures sustainable water management, promoting eco-friendly living within a thoughtfully planned environment.



MASTER PLAN





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







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.

					
Artistic Impression of Clubhouse	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	Gym	































SPECIFICATIONS



Structure

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



Wall Finish

- Internal walls 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 area will be finished with 1 coat of primer and 2 coats of Emulsion.



Flooring

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



Kitchen

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



Staircase

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



Room Doors

Artificial wood frames with veneer doors of 8 ft height will be installed with accessories.



Bathroom

- Wash basin: KOHLER / JAQUAR / TOTO or any equivalent brand.
- Wall mounted W/C. with Concealed cistern and health faucet KOHLER / JAQUAR / TOTO or any other equivalent brand.
- CP and sanitary fittings with KOHLER / JAQUAR or equivalent.
- Diverter of KOHLER / JAQUAR or equivalent will be provided.
- Provision for geysers and exhaust fan will be provided in all bathrooms.
- CPVC pipes – 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 with veneer doors of 8 ft height 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.
- 5 kVA 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.



in the neighbourhood...



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

Shopping	Distance
ZUDIO, Neeladri Nagar	18 mins
Dmart	25 mins
Royal Meenakshi Mall	28 mins
Akshaya Nagar High Street	24 mins

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



SCAN TO LOCATE US



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