

THE  
**LAKE**  
TERRACES  
KEYA HOMES





# Our Philosophy

At Keya homes, we believe that every home should be a dream come true.

Our philosophy is to harmoniously integrate nature and technology, creating spaces that nourish the soul and elevate the spirit.

Our projects having solar power embody our commitment to sustainable living and a better tomorrow.



About the

# Dreamweavers

The innovative minds behind Keya Homes form a team of forward-thinking experts committed to transforming the landscape of the housing industry. With a wealth of experience and an unwavering drive for advancement, we embody a distinct approach that sets us apart from the rest.





*At The Lake Terraces,  
luxury is more than a  
concept — it becomes  
a way of life.*

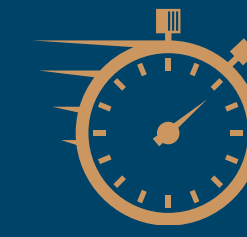


# Vision

Be the first choice for home seekers who aspire to buy a home.

# Mission

Our endeavor is to lead the development of futuristic properties by building homes with timeless designs and quality, through well-planned processes.



We are on time,  
every time.

Keya Homes Project  
Completion

**2-2.5  
years**

Other Name Brand  
Project Completion

**4-5  
years**

We nurture your  
hard-earned trust.

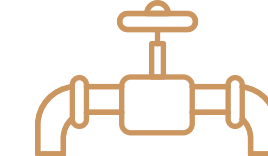




Smart location, plus smarter technology,  
equals a lifestyle of **intuitive brilliance**



Radio frequency identification for all entry points



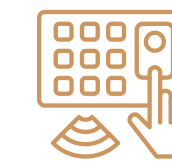
Centralized gas in all units



Centralised Camera Surveillance for common area



Centralized satellite cable system



Home Automation enabled homes



Video Door Bell



Centralized broadband connection

**And every other lush wish you can think of – your home has already thought of it.**



# What Sets Us Apart: Our Driving Force

## Technology

We create homes that are intuitive and technologically forward while keeping an eye out for the environment, always. We build future-ready homes.

## Economical Homes

We price our products – even the luxury, high-end ones – at a price that is economical and keeps us affordable.

## Debt-free

Keya is a debt-free group

## Transparency

When you're on a journey with us, there are no secrets between us. Complete transparency is our credo.

## International Brands

We bring internationally acclaimed brands closer to you, keeping quality and your safety at the forefront.

In a short span of 5 years, Keya has helped 1200 home buyers with Rs. 200 plus crores of interest saving on their home due to faster completion of projects.



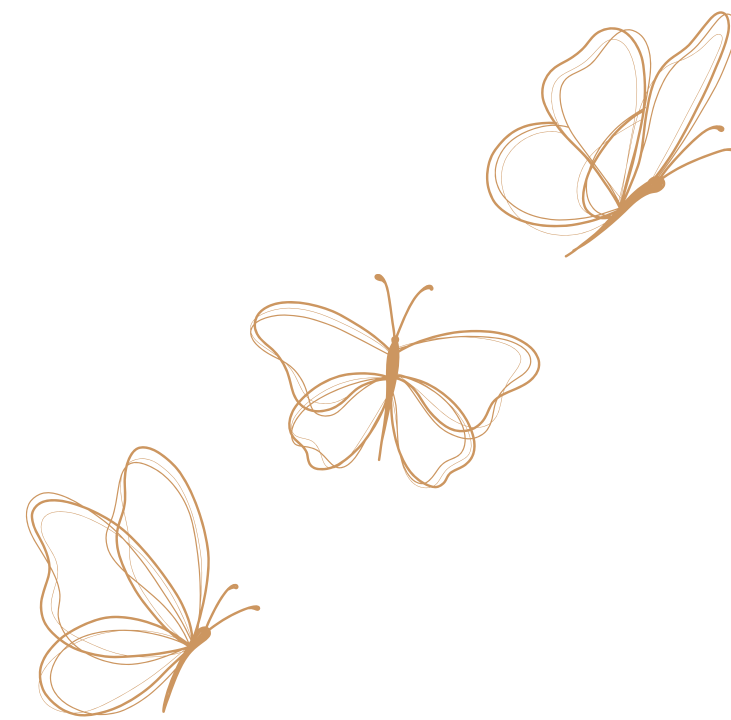
## From Keya's Desk

We take pride in introducing "The Lake Terraces" to you. We have spent maximum time on the drawing board, designing the project as it's the most important thing to do. This has a cascading effect on the way you would enjoy your living at the project. We have put in our best efforts to have a right balance of contemporary design, technology, material palette, and amenities on the project for you, keeping in mind your day to day lifestyle. We ensure that we stay ahead in our game and deliver you homes which are timeless in design.

As a Company, we do respect our money and time, and yours too. We ensure that we finish the project in the fastest possible time and deliver your home to you on or before committed timelines. You would experience many first-time experiences in this project.

Rest assured, you will find a reason to choose the project and live here and always have the feeling of being a proud owner of a home at "The Lake Terraces"

- KEYA Management



## About Our Architects – Urban Frame



**Raghavendra U  
Hegde**

Director And Principal Architect,  
Urban Frame Private Limited

The entire project design narratives are around the fundamental needs of the human life. The design goal was to provide exclusive living, where the elegance and serenity of spaces and amenities can be experienced by even a smaller community. The form shall closely intermingle with both natural light and wind to make everyday living more rooted with nature. The position of the tower has been carefully looked at by ensuring that every unit has a dialogue with the crafted landscape. The emphasis has been given for indoor and outdoor visual connect helps in giving a sense of expanse of space. The positioning of the units helps in ensuring the units are lit most of the day. Each unit has at least one bedroom with walk-in wardrobe and a bay window as a lifestyle feature which differentiate your home from others. The Lake Terraces by Keya Homes admires elegance and have an appreciation of the finer things of life.

Sprawled across over 2 acres of serene beauty, your home will now fuel your desire for more...

More features,  
more potential,  
more life.

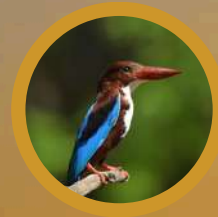




Spot-billed  
Pelican



Grey  
Heron



White-throated  
Kingfisher



Great  
Cormorant



Painted  
Stork



Purple-rumped  
Sunbird



White-breasted  
Waterhen



By the tranquil lake,  
where waters gleam,

A place where reality  
and dreams convene,

Find solace in its  
mirrored embrace,

a sanctuary of calm,  
a haven of grace.





Where birds nest in trees  
below, their trills mellow,  
There you'll discover balance.  
There you'll discover peace.





Syzygium samarangense



Spondias mombin



Psidium guajava



Ziziphus jujuba



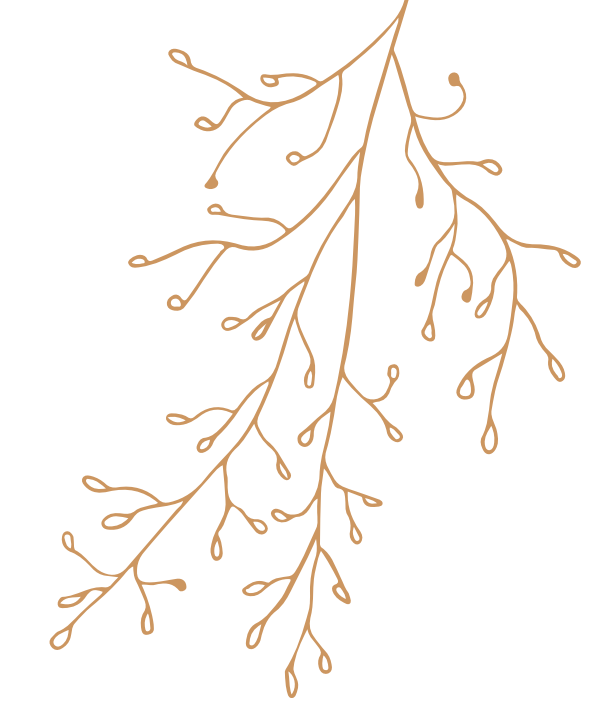
Eugenia uniflora



Manilkara zapota



Morus Nigra



# A Nutritive Haven

Step into our Nutritive Garden, where orchard-inspired nostalgia comes alive. Relive farmfresh memories, savoring nature's bounty, while fostering a health-conscious outlook. It's a garden that cultivates well-being and nurtures cherished connections.





Simarouba Glauca



Putranjiva Roxburghii



Pongamia Glabra



Saraca Asoca



Syzygium Cumini



Azadirachta Indica



Ficus Bengamina Green



Terminalia Arjuna



With the application of the scientific study conducted by NASA to research plants that release significantly more amount of oxygen while naturally eliminating organic pollutants, **we bring to you the Oxygen Pavilion.**

What sets us apart — makes us who we are — the one constant in our properties is closeness to nature. Meeting nature as nature, air as breath, water as life.





# Elevate Your Game

Play. Compete. Bond.

Kickstart the fun with thrilling football matches or box cricket games! Whether you're scoring goals or hitting boundaries, enjoy the perfect blend of excitement and camaraderie right here.

This sports arena seamlessly extends from the clubhouse, enhancing the recreational experience.



# Club Verde

Spanning 25,000 sq. ft., our clubhouse is a pinnacle of contemporary design. It offers 65+ amenities including **temperature controlled pools, cutting-edge fitness, lively sports**, and exquisite social spaces, factoring diverse preferences and groups in mind.





**25000 square feet** of uninterrupted, undisturbed area where life happens. Minus the cacophony of the world outside.

Add on inspiration.  
Add on creativity.  
Add on life.



# Temperature-controlled Swimming Pool

Control the temperature as you wish, take it all in,  
and take a dive.





## Indoor Gym

Multi-equipment, fully functional, state-of-the-art. These are just some of the words we would use to describe the indoor gym where everyone who wants to keep fit is invited





# Squash Court

Welcome to a squash court like no other!

Whether you're here to compete or just have fun, this state-of-the-art court is where memories are made, and every game feels like a new adventure

Ready to serve up some unforgettable moments?





# Indoor Badminton Court

Imagine sharpening  
your skills on a  
world-class badminton  
court just steps from  
your door

At The Lake Terraces  
you can enjoy thrilling  
games and stay fit in  
our premium facility





### Snacks/Chai point

Evening high-tea comes to life in the snacks corner.



### Supermarket

Grocery runs have never been more fun. Make new friends, make gourmet finds, and more in your supermarket.



### Creche

Be worry-free with a creche to enable your lifestyle.



### Laundry

The convenience of laundry is never too far.



### Salon

Get the right hairdo, perfect nails, and more.

Is convenience a distraction or an enabler in the pursuit of curiosity? It's time to find out. Bring convenience a step **closer right where you need it.**

From pre-event hairdos, to elaborate grocery runs for the big dinner – your needs are met, intuitively.



# Electronic city at your doorstep

Your new address:  
THE LAKE TERRACE, Entry Gate, Neotown,  
100 Feet Road, Neotown, Electronic City,  
Bengaluru, Karnataka 560100



# Your dream is homemade to fit.

At The Lake Terraces, we offer you the choice between exquisite two, three, and four-bedroom homes curated specially for you. Come home to comfort that captivates. Come home to the sweet harmony of creativity and capability.

**Come home to aspiration for the finer things in life — kept alive.**



Actual shots from Mock up unit



Large windows flood the space with natural light, creating an inviting atmosphere for family and friends. Whether it's a cozy dinner or a grand celebration, the dining room becomes the heart of every occasion

Actual shots from Mock up unit



Every corner is designed for the chef in you, with state-of-the-art appliances and spacious counters. Enjoy seamless cooking experiences with smart storage and modern finishes. It's a place where meals come to life and memories are made



Actual shots from Mock up unit



Rest easy on the edge of  
your own personal Bay  
Windows in every home.  
A view to behold from your  
bedroom each morning.

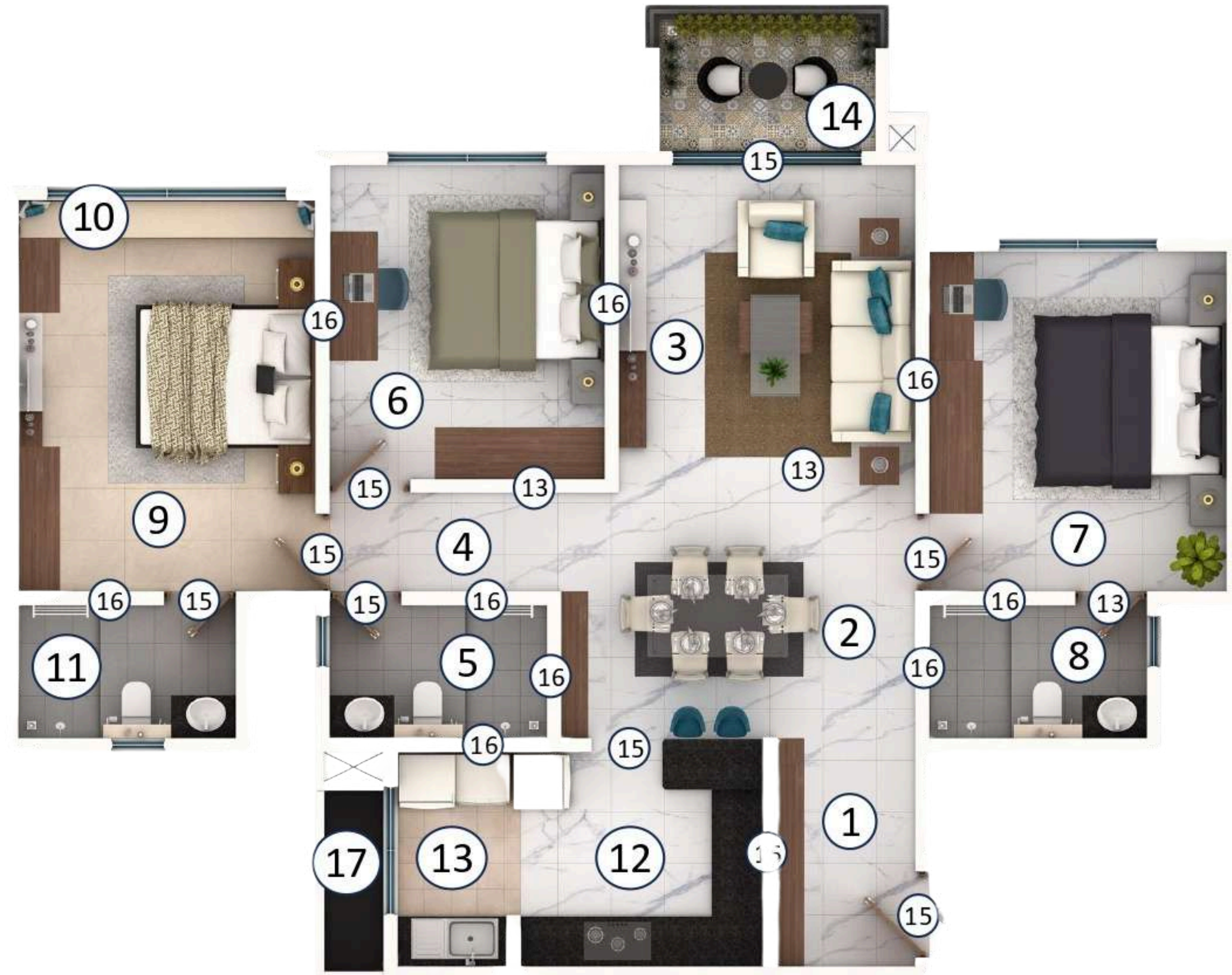




## TYPE 2 BHK

TOWER B - 02

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
1207	818	63	881	73%



# TYPE 3 BHK

TOWER B - 01

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
1546	1065	63	1128	73%



# TYPE 4 BHK DUPLEX

**TOWER A - 05**  
Lower level

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
2363	1635	90	1725	73%



# TYPE 4 BHK DUPLEX

**TOWER A - 05**  
Upper level

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
2363	1635	90	1725	73%

# MASTER PLAN

## LEGEND

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| 1. Entry / Exit                      | 11. Children's play area          |
| 2. Multipurpose Lawn                 | 12. Nutritive plantation          |
| 3. Seating alcove                    | 13. Wigwam swing                  |
| 4. Reflexology garden                | 14. Bird attracting plants groove |
| 5. Mythology trees                   | 15. Parent's bay                  |
| 6. Walkway / Jogging track           | 16. Yoga pavilion + Aroma garden  |
| 7. Multicourt (Futsal + Box Cricket) | 17. Pet park                      |
| 8. Seating alcove with O2 plants     | 18. Hammock                       |
| 9. Interactive floor games           | 19. Swing court                   |
| 10. Outdoor gym                      | 20. Transformer yard              |
|                                      | 21. Ventilation shaft             |



# List of Amenities



## Podium

- Multipurpose Lawn
- Seating alcove
- Reflexology garden
- Mythology trees
- Walkway / Jogging track
- Multicourt (Futsal + Box Cricket)
- Seating alcove with O2 plants
- Interactive floor games
- Outdoor gym
- Children's play area
- Nutritive plantation
- Wigwam swing
- Bird attracting plants groove
- Parent's bay
- Yoga pavilion + Aroma garden
- Pet park
- Hammock
- Swing court

## Terrace

- Seating Pargolas
- Plantation

## Clubhouse

- Entry lounge
- Meeting Room
- Business Centre
- Multipurpose hall with pantry
- Table tennis
- Chess
- Carrom
- Foosball
- Pool table
- Badminton Court
- Squash Court
- Mini theatre
- Gym
- Wellness Spa
- Jacuzzi
- Card Games Room
- Yoga & Aerobics room
- Temperature controlled Swimming pool
- Kids pool
- Open Library



Engaged  
Minds  
Happy  
Minds



## Structure

- RCC structure from ground floor for B tower & 2nd floor for A tower on Mivan Aluminium Formwork



## General Specifications

- RCC framed structure on aluminum formwork (all towers)
- Vitrified tiles for lobby area (all towers)
- Staircase treads, landing, and skirting – granite for ground floor, Staircase treads and landing tiles for typical floor
- Gyp board false ceiling and concealed lighting for lift lobby

## Fire System

- Sprinklers – Provided in all areas
- Smoke Detectors – Provided in all areas
- Alarm System – Alarm button near staircases on all floors



## Doors and Windows

- Balcony Doors - UPVC Sliding door with mosquito mesh from Torfenster/equivalent with MS Railing for the balcony
- Bedroom Windows - UPVC Sliding window from Torfenster/equivalent with mosquito mesh and MS Grill
- Bathroom ventilators - Bathroom Ventilators in louvers system with exhaust fan provided
- Utility Windows - UPVC Sliding window from Torfenster/equivalent with mosquito mesh with Openable grill



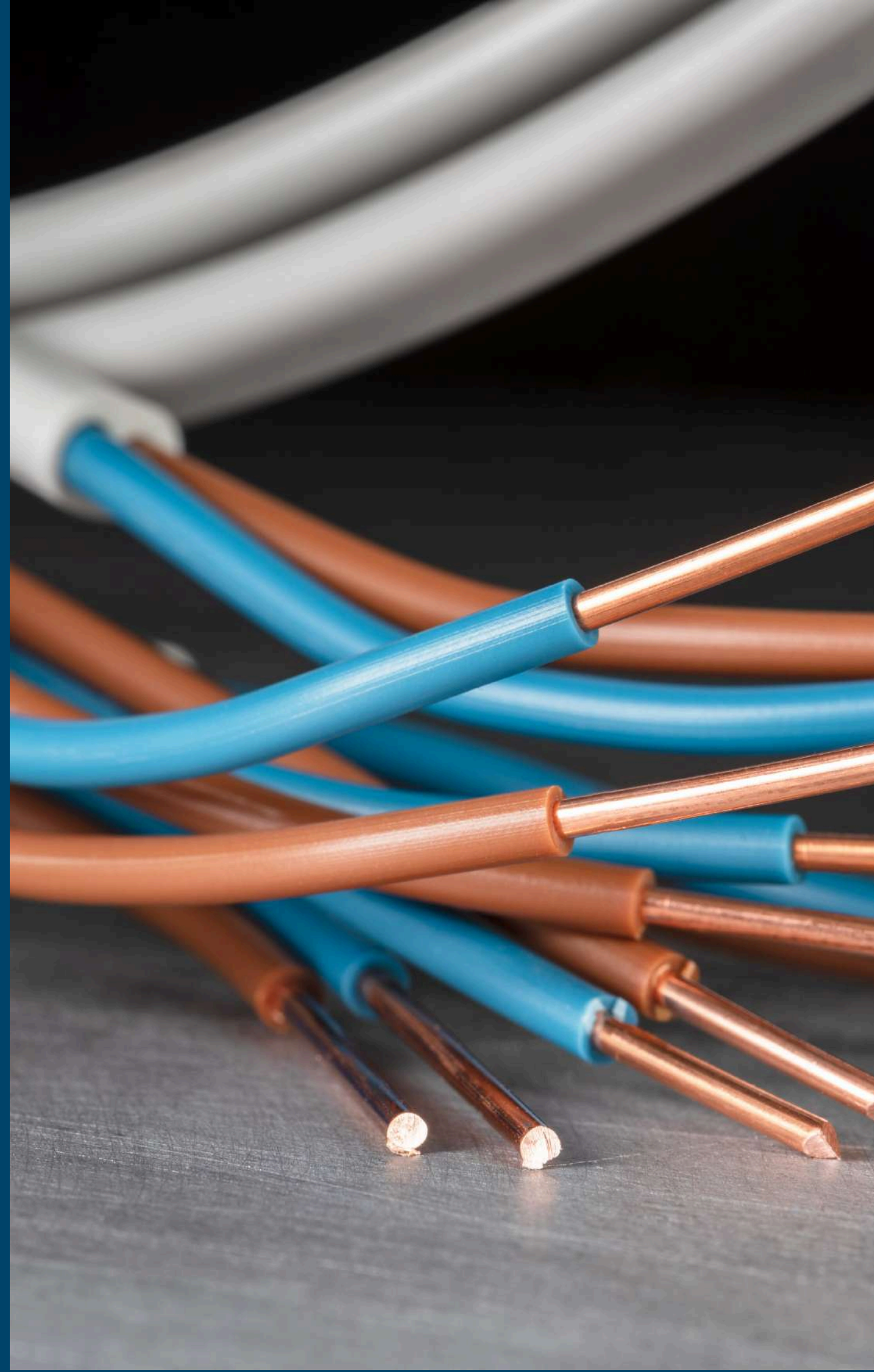
## Kitchen area and Utility area

- Countertop in Kitchen - Not Provided
- Wall cladding above kitchen counter - Not Provided
- Sink Provision - Sink provision in the utility area for Hot and cold Mixture
- Instant Geyser - Instant Geyser Provision in the utility area
- Water Purifier - Water purifier provision in the utility area
- Dishwasher - Dish Washer provision in the utility Area
- Washing Machine - Washing machine provision in the utility area



# Electrical

- Switches and MCB – All electrical fittings from Legrand/equivalent make
- Power Supply – 3/4/5/8 KW for 1/2/3/4 BHK respectively
- Power Backup Apartment – 1 KW per apartment for all lighting circuits only
- Power Backup – Common Area – 100% backup of all common area lights, lift, pumps & machineries
- Lights – All LED lights in common area, basement and staircases
- Air Conditioning – All provisions with core cut to be provided for Air conditioning. ODU space in provided near utility.
- Wiring – Wiring shall be from Polycab or equivalent make
- Earthing – 1/18 copper wire shall be used for earthing using loop system.
- One earth leakage circuit breaker an MCB shall provided in each apartment



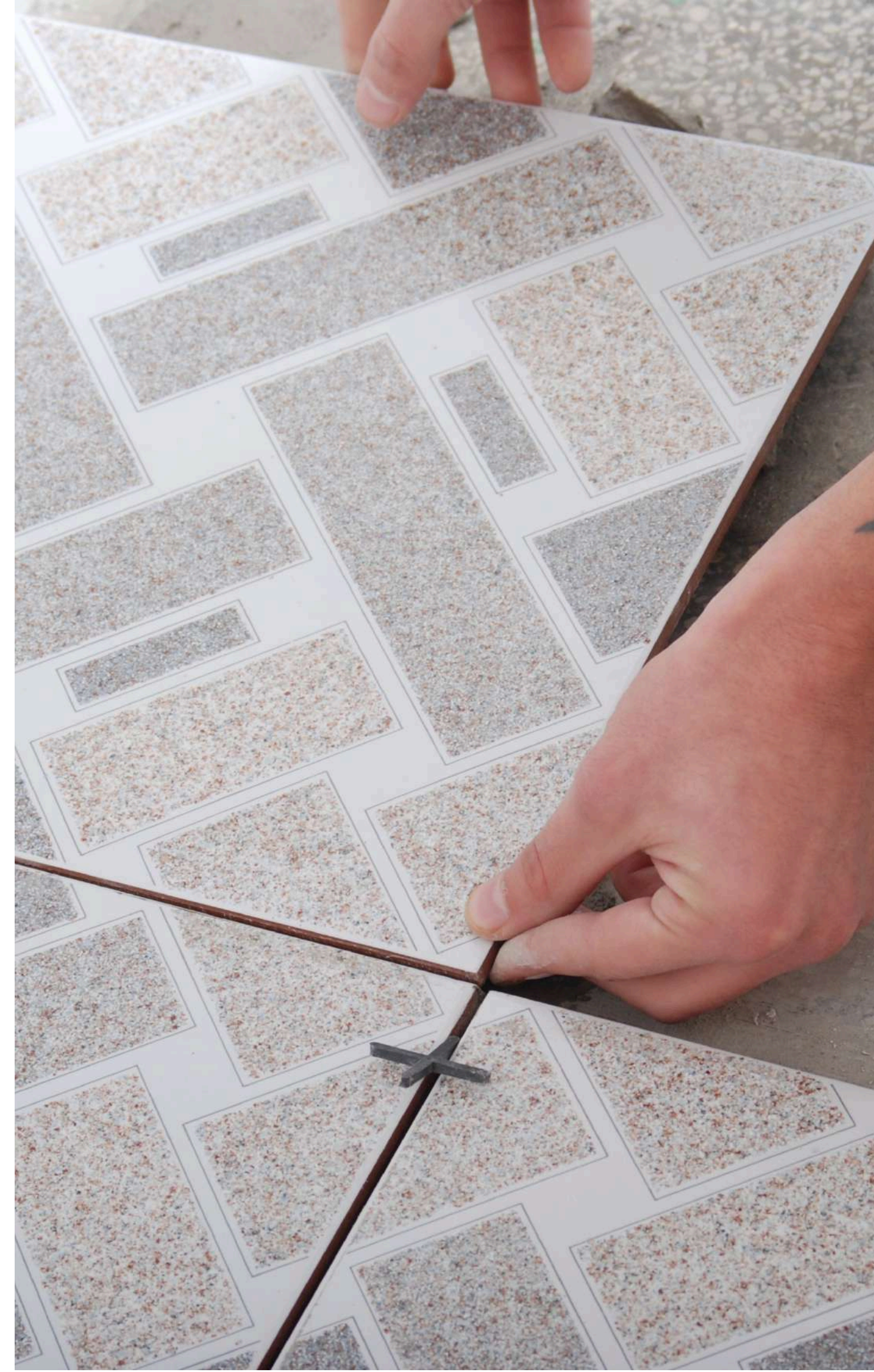
# Bathroom

- False Ceiling – Grid type false ceiling to be provided
- Geyser – Geyser provision above false ceiling with all wiring and plumbing lines
- Ventilators – Ventilators with Granite coping shall be provided
- EWC – Wall hung EWC from Kohler
- Wash Basin – Granite counter washbasin with hot and cold mixture from Kohler/equivalent
- Shower Diverter – Thermostat to be provided in all the bathrooms from Kohler/equivalent
- Shower – Rain (Ceiling ) Shower to be provided from Kohler/equivalent
- CP Fixtures – All CP fixtures will be chrome plated from Kohler/Equivalent make
- Accessories – Towel holder, Tissue paper holder, soap holder shall be provided



# Flooring Details

- Living/Bedroom/Kitchen - Italian Marble finish tile from Simpolo/equivalent with Skirting of 4 Inch
- Master Bedroom - Italian Marble finish tile from Simpolo/equivalent with Skirting of 4 Inch
- Bathrooms - Anti Skid Tiles Flooring with wall tiles upto false ceiling
- Utility - Anti Skid Tiles Flooring with wall tiles upto 4 Feet height
- Balcony - Anti Skid Tiles Flooring with granite coping
- Lift Lobby/ Corridors - Anti Skid Tiles with skirting of 4 Inch
- Basement - VDF Finish



# Others

- DTH/Broadband - Centralised wiring for DTH and broadband to be provided
- TV and Telephone - TV and Telephone provision for MBR and Living Area
- Solar - 100 KW of solar power on net metering system
- Rain Water- Rainwater Harvesting pits to be provided
- Elevators - 3 high speed elevators and 1 Service elevator of 15 capacity to be provided from KONE for each tower
- Water Treatment - STP/WWTP/UF/RO shall be provided
- Video Door Bell - Video Door bell shall be provided
- Entry - The main gate shall be on RFID system
- EV Car Charging - One car charger per apartment shall be provided on prepaid basis
- CCTV - CCTV camera for common area and basement





# Approvals

PURPOSE	SANCTION AUTHORITY	APPROVAL DATE	APPROVAL NUMBER
RERA	Real Estate Development Authority	17/08/24	PRM/KA/RERA/1251/308/PR/170824/006975
Plan Sanction	Bengaluru Development Authority	31/01/24	BDA/NM/AS/AA-3/TS-2/D/22/2023-2024
Pollution	Karnataka State Pollution Control Board	23/12/20	CTE-322452
Fire	Karnataka State Fire & Emergency Services Number	30/09/22	KSFES/NOC/177/2020
Environment	State Level Environment Impact Assessment Authority - Karnataka	04/09/20	SEIAA 78 CON 2020
Aviation	Airport Authority of India	08/09/20	HOSU/SOUTH/B/070720/468212
Telecommunication	Bharat Sanchar Nigam Limited	04/07/20	DE/SAN/BG/NOC HRB(S-11) /2019-20/105
Electricity	Bangalore Electricity Supply Company Limited	21/09/22	EEE/CDP/AEE(O)/AE(T)/2022-23/6066
Commencement Certificate	Bengaluru Development Authority	20/07/24	BDA/AS/AA-3/TS-2/PRAAPRAP/T-86/2024-25

# Completed Projects



An ode to the fusion of nature and technology – a collection of 393 bespoke homes in a variety of 1, 2, and 3 BHK situated in Electronic City.



Homes where memories bloom. Rated Platinum by the Indian Green Building Council, located in Bannerghatta Road.



A boutique collection of 50 luxurious duplex homes with private gardens, nestled on the shores of Bangalore's most pristine natural lake – the Jakkur Lake.



The hustle and bustle of Whitefield's work culture are perfectly complemented by the decadent luxury that goes with 2, 3, and 4 BHK homes.

# Ongoing Project



THE URBAN FOREST  
KEYA HOMES

A sustainable premium project with 83 percent open space on Sarjapur Road featuring 2, 3 & 4 BHK homes. Priced between ₹1.63 Cr – ₹3.18 Cr, and a sprawling 40,000 SFT clubhouse expected to be completed by December 2027.



# Upcoming Projects



## The Lake Promenade

- Variety of 2, 3 and 4 BHK homes
- Located in Sarjapura Road (Before Wipro Old Corp. Office)
- Price range : 1.6 Cr - 3.5 Cr
- Launching in Q2 2026

## Keya Signature Towers

- 3 BHK homes
- Located in Thannisandra Road
- Price range : 2 Cr - 2.5 Cr
- Launching in Q2 2026

## The Green Sky

- 2, 3 & 4 BHK homes
- Located in Whitefield
- Price range : 1.5 Cr - 3 Cr
- Launching in Q4 2026



# Team

Architects



Landscape



Mechanical, Electrical  
and Plumbing



Structural



Banks



# Brand Partners

Waterproofing



Electrical Switches



Electrical Wires



Elevator



Sanitation



Glasses



Windows



Door



Concrete - RMC



Kids Playing Equipment



PVC Pipes



Pipes



Flooring



Door Safety



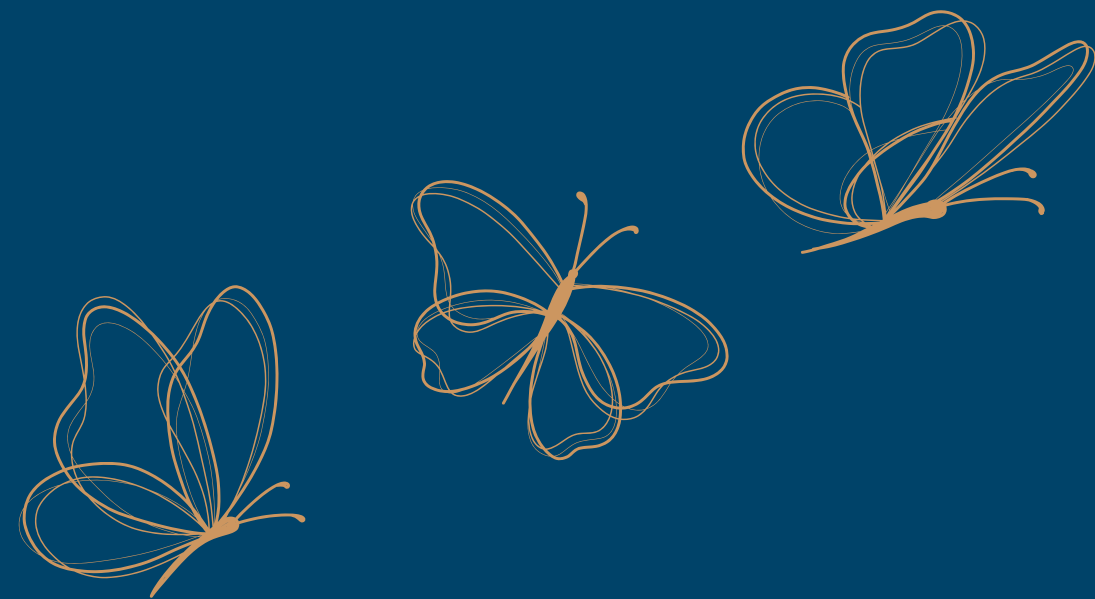
Paint



The little joy in knowing a better tomorrow comes,  
The little smile that folds with the winds of change,  
The little glint in eyes that says, "I will try again."  
We remind you to keep hoping for a new dawn.

Keeping the tradition of  
little joys **alive.**

Hope,  
kept alive.

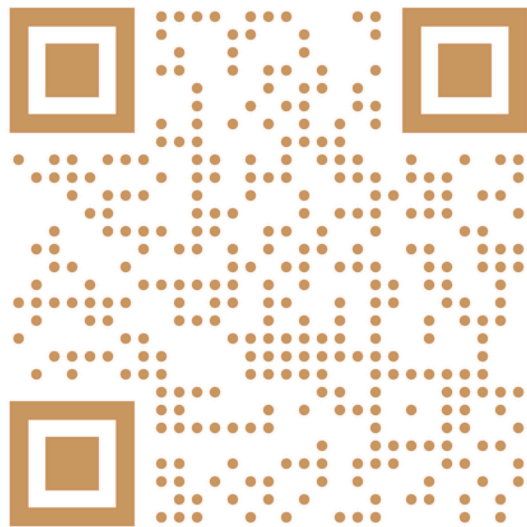




## DISCLAIMER

This document is not a legal offering document and can't be presented/quoted in any reference. This document has been prepared to help you in understanding the broader concepts and allow you to get a look on feel on how the project would look like on completion. This document should not be solely relied upon for your decision making. Agreement to sale would be the sole document to refer to for all purpose and should be relied upon

**Use the QR code to  
visit our website**



# KEYA HOMES

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