

THE LAKE TERRACES

KEYA HOMES

PRM/KA/RERA/1251/308/PR/170824/006975



Actual Shot at Project



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The Lake Terraces

Welcome to a home that is already complete, already approved and ready for you!

At The Lake Terraces, with OC received and ready-to-move-in homes, you don't have to rely on promises, plans or projections. Experience the project exactly as it is, from the architecture and finishes to the natural light, ventilation, views and overall ambience.

What you see is what you get. No risk. No uncertainty. No surprises.

Choosing a ready to move in home means choosing assurance over assumption no construction delays, no endless wait for possession and no difference between the brochure and reality.

Seeing Is Believing. Come visit your dream home.

Know About The Lake Terraces

OC RECEIVED	***ZERO DEVIATION***	***TYPE OF KHATA*** A Khata
NO OF UNITS 387	***FLOOR*** A - G+22 B - G+24	***LIFTS*** 4 Lifts per tower

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

- Radio frequency identification for all entry points
- Home automation enabled homes
- Centralized gas in all units
- Video door Bell
- Centralised camera Surveillance for common areas
- Centralized broadband connection
- Centralized satellite cable system

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

Green Initiatives



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ZERO WATER DISCHARGE SYSTEM

Every drop of water is respected, reused, and responsibly managed within the community. Through advanced treatment and recycling systems, Keya ensures zero wastage and a truly sustainable water ecosystem. This ensures your freedom from water tanker for life.



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SOLAR POWER

This project integrates solar power to reduce dependency on conventional energy and lower the overall carbon footprint. Clean energy today means a greener tomorrow for every resident. We have 100 KW solar power at The Lake Terraces.

EV READY LIVING

All homes are equipped with dedicated fast electric vehicle chargers at their parking bay, encouraging a shift towards cleaner mobility and a future-ready lifestyle. Sustainability begins right at your parking bay.



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RAINWATER HARVESTING

Thoughtfully designed rainwater harvesting systems and dedicated water ponds ensure efficient groundwater recharge and long-term water sustainability. Every drop is conserved, reused, and respected.





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Club Verde

Welcome to the grand Club Verde that is designed as a 5 star resort.

Spread across 25,000 sq. ft., Club Verde brings fitness, leisure, gaming and recreation closer to home. Enjoy a temperature-controlled pool, a fully equipped indoor gym, a squash court and a badminton court. Every space is designed to help you stay active effortlessly. Here, you can move, recharge and unwind, every day.



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Elevate Your Life

At The Lake Terraces, every space is thoughtfully designed to make everyday life more convenient—saving you time, travel, booking fees and compromise.

Great living goes beyond the four walls of your home. Every amenity has been designed to make wellness, recreation, leisure and play an effortless part of your everyday life.

Here, quality and convenience come together so you can work, play, connect and live well without stepping outside your community.

65+ amenities. One motive. To give you back what everyone else makes you pay for, in time or money or both.

PICKLE BALL COURT

No Booking. No Travel. Just Pickleball.

Club Verde features a professional grade pickleball court. Just walk down, pick up a paddle and play. With pickleball becoming one of today's fastest-growing sports, we added this sport to our plan later on as an additional amenity.



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Actual Shot at Project

Multipurpose Court

One Court. Many Games. Endless Energy.

The multipurpose court is designed for more than just one amenity. From futsal and basketball to other recreational games, it offers residents a versatile space to play, compete and stay active, just steps from home.

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.



Actual Shot at Project



Actual Shot at Project

Indoor Badminton Court

Sharpen your skills on a world-class badminton court, thoughtfully designed with premium European fittings for superior performance, safety and comfort at your home at The Lake Terraces.

Temperature-controlled Swimming Pool

All Season Temperature-Controlled Swimming Pool.
Enjoy the perfect water temperature in every season, cool in summer and comfortably warm in winter.



Actual Shot at Project



Actual Shot at Project

Kids Play Area

An exclusive children's play area designed with the innovative Kompan play equipment which engages and develops children of all ages.

Outdoor Gym

At the Podium, you will also find an outdoor gym for those who like to keep active. Increase your intake of oxygen when you exercise all your body muscles and break a good sweat.



Actual Shot at Project



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

Need urgent laundry runs?
Get it at the comfort of your home.
Convenience made easy.



SALON

Get the right hairdo, perfect nails, and more.

Your dream home is made to fit.

At the Lake Terraces, we offer you the choice between exquisite two, three, and duplex 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 Shot at 06 series - 2 BHK on 10th Floor

2 BHK- TOWER B

05, 06, 07, 09 - 1200 Sq.ft



Zero Wastage Floor Plan

4

Skylit Kitchen

1

2

Independent Kitchen Utility

3

Large Door Opening For Sunlight And Ventilation

5

Long Window Opening For Sunlight And Ventilation

Full Length Bay Window for Sitout

TYPE 2 BHK



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

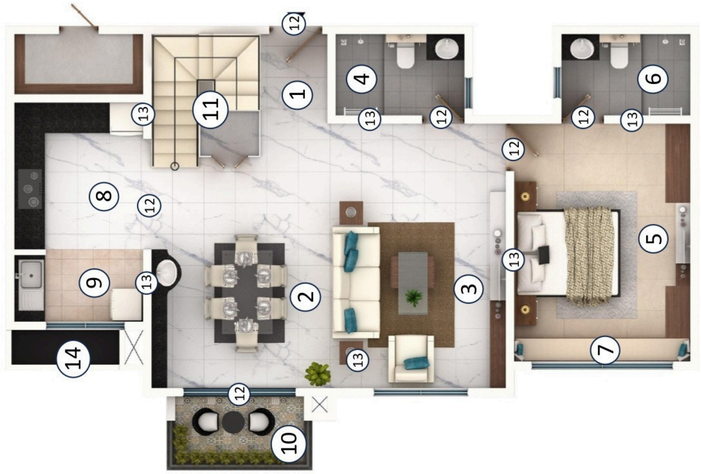


Actual Shot at 06 series - 2 BHK on 10th Floor

TYPE
4 BHK DUPLEX

TOWER - 05

Lower level



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

Upper level



MASTER PLAN

1. Entry/ Exit
2. Multipurpose Lawn
3. Seating alcove
4. Reflexology garden
5. Mythology trees
6. Walkway/Jogging track
7. Multi court (Futsal + Box Cricket)
8. Seating alcove with 02 plants
9. Aroma garden
10. Outdoor gym
11. Children's play area
12. Nutritive plantation
13. Wigwam swing
14. Bird attracting plants groove
15. Parents's bay
16. Yoga pavilion + Aroma garden
17. Pet park
18. Hammock
19. Toddler's Play area
20. Pickleball court
21. Ventilation shaft
22. Transformer yard
23. Driveway Ramp
24. Waiting Pavilion



List of Amenities

Podium

- Jogging/Bicycle track
- Flower bed with trees
- Toddlers play area
- Family pavilion
- Chromotherapy flower garden
- Children play parK
- Wigwam swing
- Aroma garden
- Pet park
- Reflexology
- Multipurpose court-(basketball, box cricket, futsal)
- Pickleball court
- Nutritive garden
- Sacred Tree Corner
- Herbal and Diabetes garden
- Peripheral plantations

Clubhouse

- Meeting Room
- Business Centre
- Multipurpose hall with pantry
- Table tennis
- Chess
- Carrom
- Foosball
- Pool table
- Ludo
- Badminton Court
- Squash Court
- Movie viewing room
- Gym
- Steam Room
- Sauna Room
- Jacuzzi
- Card Games Room
- Yoga & Aerobics room
- Temperature-controlled Swimming pool
- Entry lounge

Commercial Shops

- Laundry
- Salon
- Supermarket
- Creche

Terrace

- Outdoor sitting pods (with potted plantation)
- Panorama point



Actual Shot at Project

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 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 - Dishwasher 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 & amp 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 be 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 a prepaid basis
- CCTV - CCTV camera for common area and basement

Completed Projects

THE GREEN TERRACES
KEYA HOMES

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.

Life by the Lake
KEYA HOMES

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.

KEYA Spring

Nestled amidst the hustle and bustle of Bannerghatta Road, Keya Spring is spread across a 3-acre land area. With an (OC) received, it is ready to welcome you.

KEYA HOMES AROUND THE LIFE

A power-packed residential dream property in Whitefield. The project is ready to move in and has already received an OC. Your dream home is ready for you.

Ongoing Project

THE URBAN FOREST
KEYA HOMES

Situated on Sarjapura Road, The Urban Forest is an exclusive residential project offering luxurious living spaces. The development features 727 homes, including 2 BHK, 3 BHK, and 4 BHK apartments. The project has been launched and is expected to be completed in December 2027.

Upcoming Projects

The Green Sky

- 2/3/4 BHK I 1300 - 1950 sft I ₹1.5-3 Cr
- 3.5/4.5 Duplex Sky Villas I 2400-3000 sft I ₹3-4 Cr
- Land Area : 16 acres
- Location : Hope Farm, Whitefield
- Launch : Q1 2027

The Lake Promenade

- 2/3/4 BHK I 1300 - 1950 sft I ₹1.5-3 Cr
- 3.5/4.5 Duplex Sky Villas I 2400-3000 sft I ₹3-4 Cr
- Land Area : 15 acres
- Location : Sarjapura
- Launch : Q2 2027

The Sky Terraces

- 2/3/4 BHK I 1300 - 1950 sft I ₹1.3-2 Cr
- 3.5/4.5 Duplex Sky Villas I 2400-3000 sft I ₹2.5 Cr
- Land Area : 4 acres
- Location : Neotown, Electronic city
- Launch : Q1 2027

Keya Signature Towers

- 3 BHK I ₹2-2.5 Cr
- Location : Thannisandra
- Launch : Q2 2027

Team

Architects

URBAN FRAME

Landscape

inscape

Mechanical, Electrical and Plumbing

HM

Structural

innotech windows + doors

Banks

HDFC BANK
We understand your world

TATA CAPITAL
Count on us

BAJAJ
Bajaj FinServ Limited

SBI

AXIS BANK

Brand Partners

Waterproofing

asianpaints

Electrical Switches

legrand

Electrical Wires

POLYCAB
WIRES & CABLES

Elevator

KONE

Sanitation

KOHLER

Glasses

SAINT-GOBAIN

Windows

Torfenster
Doors & Windows

Door

Estd. 1980
KELACHANDRA

Concrete - RMC

ACC
ACC Limited

Kids Playing Equipment

KOMPAN
Let's play

PVC Pipes

ashirvad
PIPES

Pipes

ASTRAL PIPES

Flooring

Simpolo ceramics

Door Safety

Yale

Paint

asianpaints

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

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