

THE LUXURY IS
BELONGING

A premium residential lifestyle @ Bollaram



TERRA
GROVES

BY AMAANEE INFRA PROJECTS



ACAS GROUP, ENRICHING PEOPLE'S LIVES

As one of the most trusted and recognised real estate lifestyle developers in the HYDERABAD & BANGALORE, it's our duty to nurture wellbeing in every home. Which is why we've created a community where people live as part of nature, not apart from it. With spaces that bring nature's benefits into daily life and homes that offer a deeper connection to the environment.



TERRA
GROVES

1 ACRE SITE | BASEMENT +STILT + 5 FLOORS | 60 FLATS



THE LUXURY IS
BELONGING

In a world that keeps asking for more, Terra Groves offers something rarer.
More connection. More belonging. More moments worth remembering.
A carefully considered community where life feels less hurried, nature feels
closer, and every day carries the quiet satisfaction of having chosen well.

Exactly the way it was meant to be.

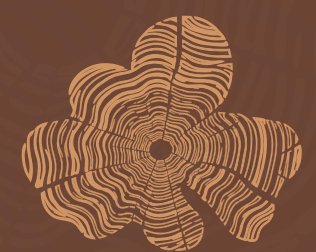


TERRA
GROVES



WHERE EVERY DAY FEELS
LIKE A HOLIDAY.

From peaceful morning swims to golden-hour relaxation, the rooftop pool is your private escape, bringing resort-style experiences into everyday living.

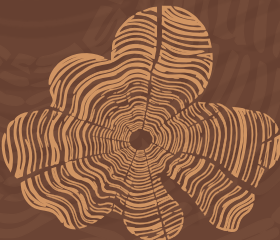


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MORE OF EVERYDAY
MOMENTS. LESS OF
EVERYDAY NOISE.

A thoughtfully designed rooftop café where handcrafted coffee, effortless conversations, and panoramic views transform simple moments into memorable ones.



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GROVES



BANQUET HALL

WHERE LIFE COMES TOGETHER

Every celebration has a story worth sharing. Whether it's a family milestone, a corporate event, or a joyful gathering with friends, our banquet hall offers the perfect setting to create unforgettable memories together.

GYM

FOR THE LIFE YOU'RE BUILDING

Not every goal is measured in numbers. Sometimes it's about feeling stronger, moving better, and making time for yourself.



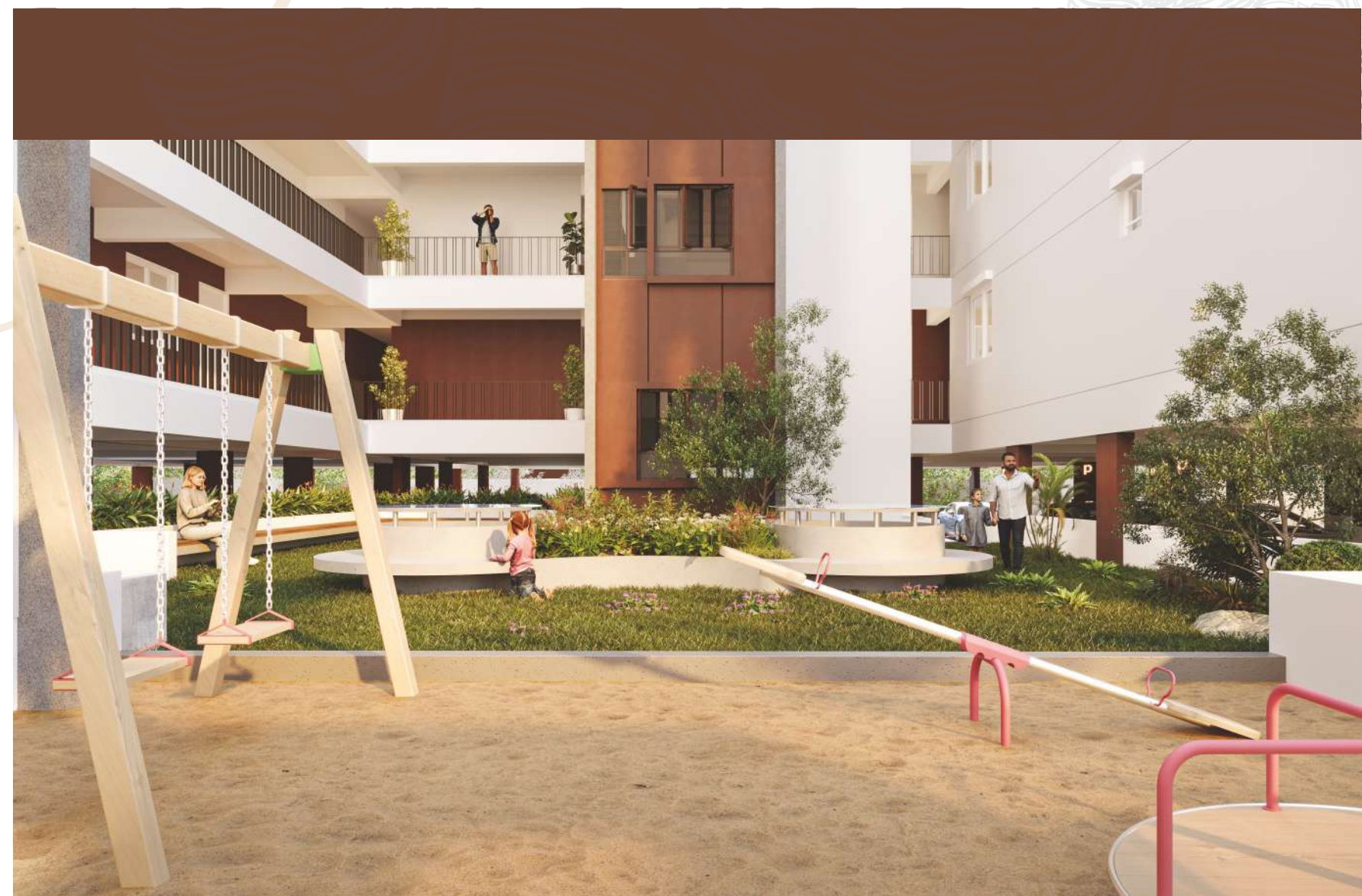


THE LUXURY
IS TO BE YOURSELF

A courtyard that connects. Shaded by mature trees,
it forms the heart of the community—inviting interaction,
play, and quiet reflection. A place where family moments
flourish while personal space remains equally cherished.



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GROVES



KIDS PLAY AREA

WHERE LITTLE
ADVENTURES BEGIN.

OUTDOORLIFE

WHERE EVERY DAY FINDS ITS OWN RHYTHM

Outdoor spaces are thoughtfully designed for play, leisure, and everyday connection, creating a vibrant environment for all ages. Complementing them are elegant lobby interiors and well-planned parking areas





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GROVES



THE ADDRESS BEHIND THE LIFESTYLE

The experiences. The people. The moments that make everyday life richer.
At Terra Groves, one of Bollaram's most prestigious addresses, nature, community,
and modern living come together to create a place where belonging feels effortless.



24/7 SECURITY PERSONNEL
AT MAIN GATE(S)



WELL-LIT COMMON AREAS
AND ENTRY PATHWAYS



DIGITAL
ENTRY LOGS



CCTV CAMERAS IN ALL
COMMON AREAS



GATED ENTRY/EXIT POINTS
WITH CONTROLLED ACCESS



PARCEL HANDLING
ZONES

MASTERPLAN

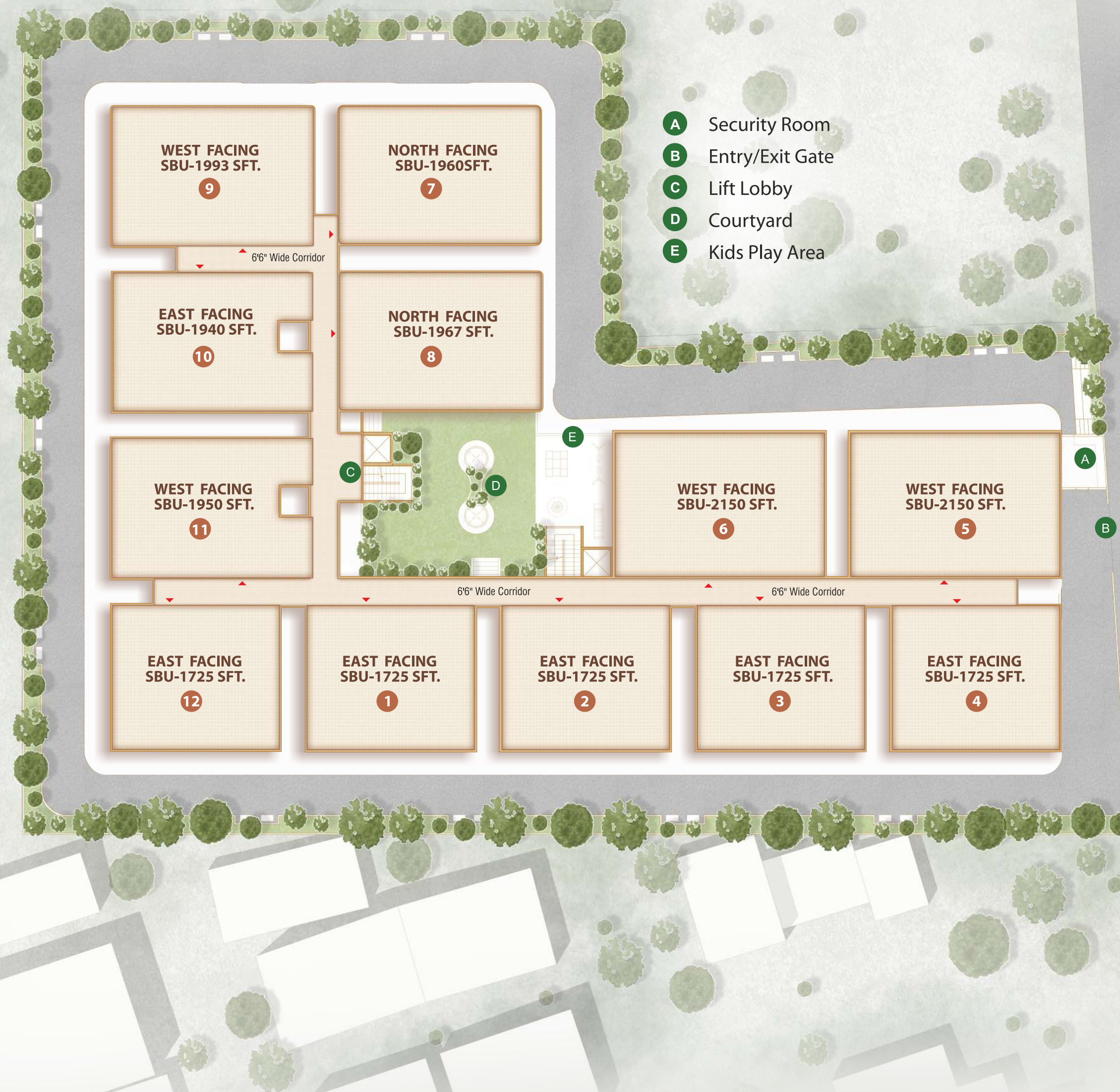


TERRA GROVES

- A** Security Room
- B** Entry/Exit Gate
- C** Lift Lobby
- D** Courtyard
- E** Kids Play Area

KEY HIGHLIGHTS

- 1 Acre Gated Community
- GHMC & RERA Approved
- 60 Premium Residences
- Spacious 3 BHK Apartments
- 5-Floor High-Rise Tower
- 100% Power Backup for Common Areas
- Vaastu Compliant Homes
- EV Charging Facility
- Covered Car Parking
- 24x7 Security Services
- CCTV Surveillance
- Safety & Security





1,2,3,4&12
EAST FACING
SBU-**1725** SFT.

11
WEST FACING
SBU-**1950** SFT.



10
EAST FACING
SBU-**1940** SFT.



9
WEST FACING
SBU-**1993** SFT.



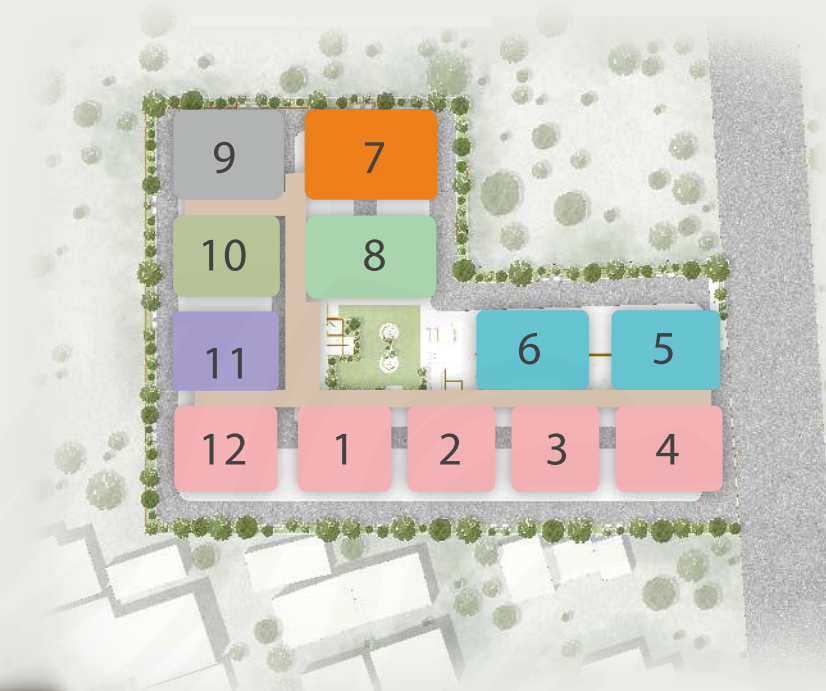
7
NORTH FACING
SBU-**1960** SFT.



8
NORTH FACING
SBU-**1967** SFT.



5 & 6
WEST FACING
SBU-**2150** SFT.



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GROVES





CIVIL WORKS

RCC Framed Structure.

Cement Concrete Blocks of 6" outside and 4" inside block masonry walls.

All Internal Walls plastering with Sponge finish.

All External exposed walls Sponge Finish plaster.



FLOORING & GRANITE WORKS

Master Bedroom & Other Bedrooms: Large Format Vitrified tiles with spacer/paper joint.

Dining, Drawing, Living Rooms & Kitchen: Large Format Vitrified Tiles with spacer/paper joint.

Anti skid ceramic tiles flooring in Toilets, Balcony & Utility.

Corridor: Vitrified Tiles with spacer/paper joint.

Entrance Lobby: Combination of Granite/Marble & vitrified tiles.

Lift and Staircase Lobby: Combination of Granite/Marble & vitrified tiles.



DOORS/WINDOWS & VENTILATORS

Main Door: Hardwood/Engineered wood frame & veneer finished shutter.

Internal Doors: Hardwood/Engineered wood frame with flush/engineered shutter.

Toilet Doors: Hardwood/Engineered wood frame/granite frame with flush shutter.

French Doors: UPVC with toughened glass and provision for mosquito mesh.

Windows: UPVC with toughened glass and provision for mosquito mesh.



PLUMBING WORKS

Granite counter top wash basin in master bedroom toilet and dining area.

EWC with flush valve/flush tank.

Single lever wall mixture/diverter bath spout and shower.

Provision for geyser & exhaust in all bathrooms.

CPVC water supply lines and PVC sewer/rain water lines.



ELECTRICAL WORKS

Three phase supply for each unit and individual prepaid energy meters.

Modular switches of Anchor or equivalent make.

Concealed copper wiring.

Kitchen outlets for chimney, refrigerator, water purifier, microwave, dishwasher, washing machine.



PAINTING WORKS

Internal Walls: Tractor Emulsion Paint of Asian Paints or equivalent with 2 coats of Birla Putty.

External Walls: Exterior Waterproof ACE Painting or equivalent & Elevation side APEX Paint.

Windows & Ventilator: M.S. Grill Enamel Painting.

Main door and veneered flush doors polished; other doors enamel painted.



LIFTS & GENERATOR

KONE or equivalent brand Lift with backup power.

100% power backup for common areas.

Generator backup for common areas and lift.



SECURITY / BMS

Boom barriers at entry and exit.

CCTV cameras at peripheral areas, basement, lift and staircase lobbies.

Monitoring and recording from Security/Maintenance Office.

THE DETAILS
BEHIND
THE DIFFERENCE

SPECIFICATIONS



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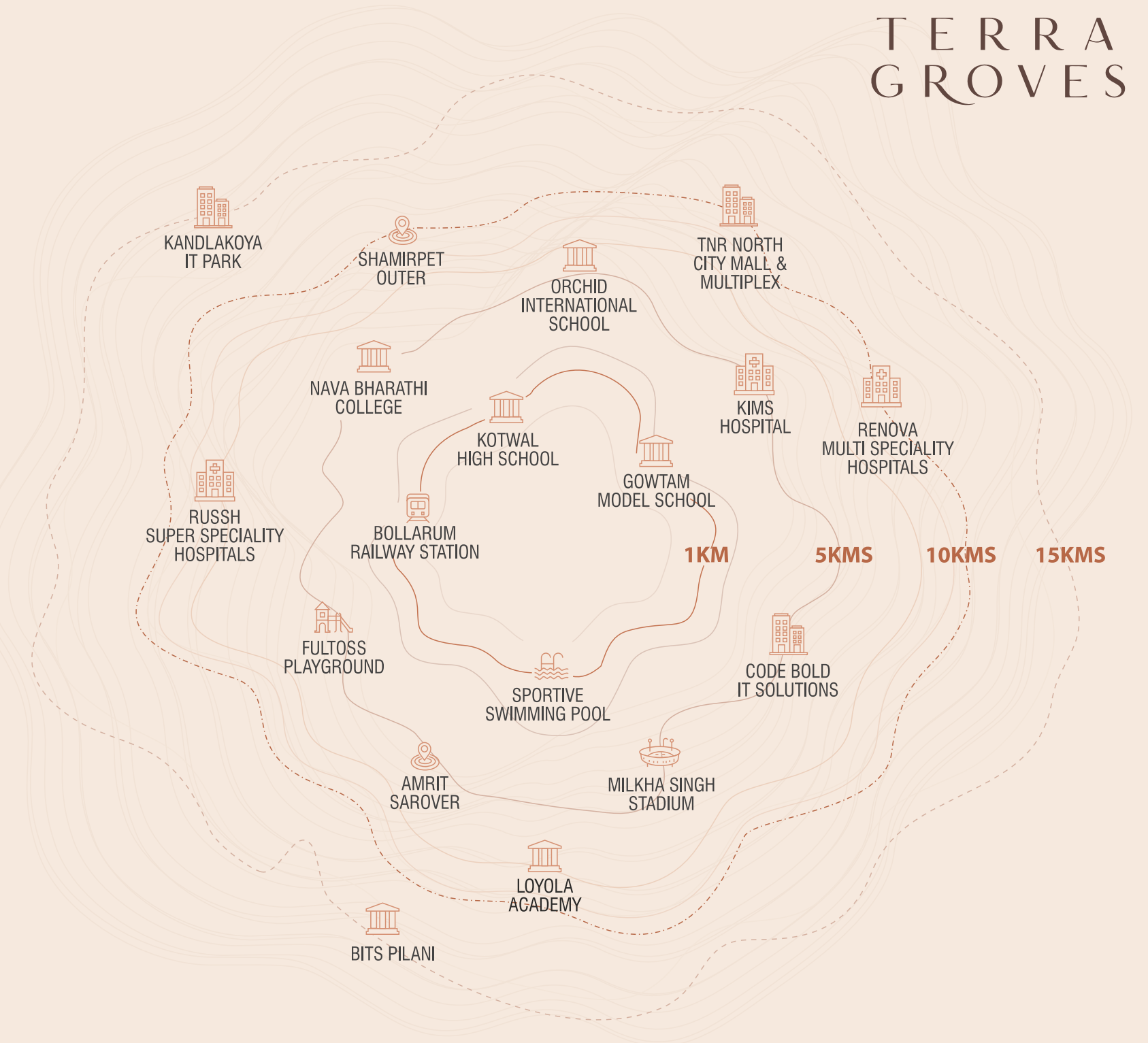
LOCATION PLAN (NOT TO SCALE)



SCAN FOR LOCATION

PERFECTLY POSITIONED FOR EVERYTHING LIFE NEEDS

A location that keeps daily essentials, leading institutions, and leisure destinations close at hand. At Terra Groves, thoughtful connectivity enhances the ease, comfort, and rhythm of everyday living.



HIGHLIGHTS

The new flyover strengthens connectivity between Paradise and the ORR Junction, making **Paradise just 10 km** from the site.

Bollaram Railway Station is being upgraded with new flyovers and the **removal of the existing railway gate** for smoother connectivity.

WITHIN 1 KM
WITHIN 5 KM
WITHIN 10 KM
WITHIN 15 KM



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