



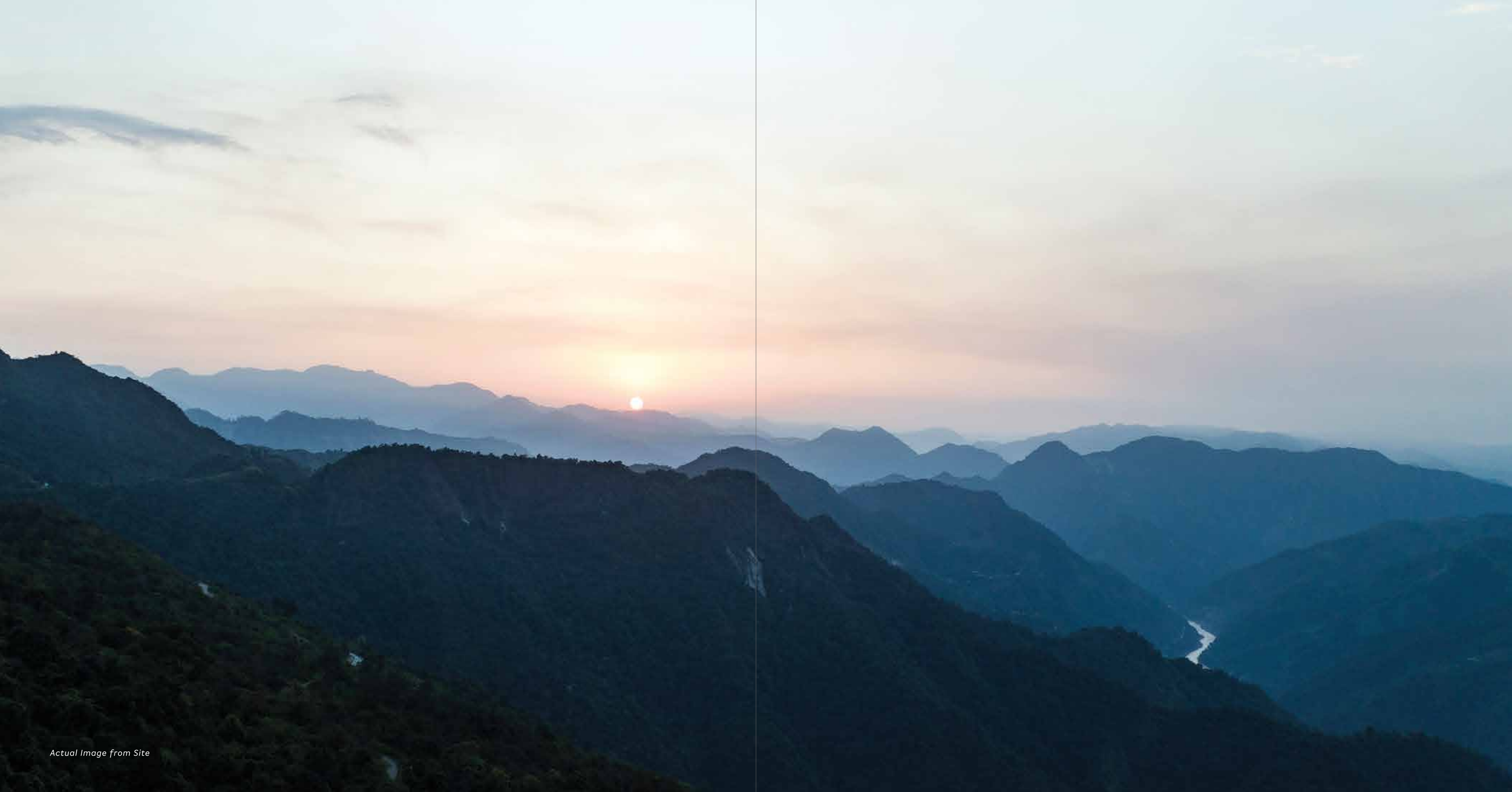
TERRA
GRANDE

RISHIKESH HILLS

BY ELDECO

Inspired by Nature. Created to Nurture.

RERA No. UKREP04240000553
Valid upto 20-11-2027
www.ukrera.org.in





Actual Image from Site

TERRA GRANDE

Where Luxury is Second Nature

*Savour the joys of blissful living with
Terra Grande, a collection of the finest
estates built for the finest taste.*

Welcome to *Terra Grande, Rishikesh Hills*, an ode to the earth where holistic living meets luxury. Blessed by the healing touch of nature, our handcrafted homes invite you to a life of abundant living.

Mindfully created by the best of professional minds, designers and consultants, this is an oasis of award-winning exclusive living.



Actual Image from Site

LOCATION - NARENDRA NAGAR

In the Land of the Gods

With all that it encapsulates from crisp mountain air to sacred stories, this is a land blessed by the Gods.

Start your day with the sun peeking over the mountains, flooding your space with its golden light, overlooking the Ganges. Just a quick thirty-minute drive from Dehradun airport, perched above Rishikesh, lies the charming town of Narendra Nagar.

Surrounded by world-famous spas and luxury hotels like *Ananda in the Himalayas* and *The Westin*, Narendra Nagar is one of Uttarakhand's most sought-after spots. A prestigious address near the yoga capital of the world sprinkled with the essence of historic royalty, this is the place that was picked by the erstwhile king of Garhwal to make his capital. This isn't just about luxury living; it's about embracing history and royalty.



MAP



Map not to scale

Out and About

From the serenity of its unmatched mountain scape to famous sightseeing spots and heritage landmarks of off-beat places, Narendra Nagar is surrounded by the best of both worlds.

Residents can indulge in a plethora of activities in and around Narendra Nagar, including thrilling rafting adventures in Tapovan, serene dips in the holy river, and bird watching excursions at *Rajaji National Park*. For those seeking adrenaline-pumping experiences, paragliding awaits amidst the breathtaking landscapes.

After a day of exploration, residents can unwind at local cafes & restaurants nestled by the river. From iconic landmarks like *Triveni Ghat* and *Laxman Jhula* to upscale accommodations such as the *Roseate Ganges*, *The Westin Resort*, *Ananda in the Himalayas* and *Taj Rishikesh Resort*, residents are spoiled for choice when it comes to sightseeing.

- Dehradun Airport: 25 km
- Rishikesh: 18 km
- Dehradun: 40 km
- Delhi: 200 km
- Haridwar: 40 km
- AIIMS, Rishikesh: 24 km
- The Westin – Resort & Spa: 0.3 km
- Ananda in the Himalayas: 5 km
- Triveni Ghat: 20 km
- Tapovan: 20 km
- Shivpuri: 28 km
- Har Ki Pauri: 40 km
- Tehri Lake: 60 km
- Neelgarh Waterfall: 10 km
- Rajaji National Park: 40 km





Artistic Render

Bird's Eye View

Site Map

Legend

- 1. Site Entry
- 2. Guard House
- 3. Viewing Deck
- 4. Experience Centre
- 5. Yoga Pavillion
- 6. Rock Garden
- 7. Stargazing Deck
- 8. Forest Trail
- 9. Lookout Point
- 10. Group Meditation Deck
- 11. Stairs Through Native Forest
- 12. Club House

Disclaimer

- The plans shown are subject to change as per norms.
- The project will be developed in a phase manner.
- Please go through the detailed terms of allotment before making a booking.



Artistic Render



Artistic Render

ESTATES

Above the Clouds

Custom build your life in Narendra Nagar, the most sought after address in the mountains of Uttarakhand for a vacation home, where you come first.

Craft and custom build your life with our Estates in the Himalayan foothills at an awe-inspiring *elevation of 4000 feet* that offers exhilarating views. Indulge in the epitome of refined living, where every detail is meticulously designed to perfection. Choose from our array of Estates, each offering premium amenities tailored to complement your unique lifestyle

- *Low-density layout with only three villas per acre*
- *Elegant living and dining spaces*
- *Private swimming pool offering breathtaking views*
- *Sunlit bay windows and conservatories framing picturesque vistas*
- *Outdoor fireplace and barbecue spaces for unwinding amidst nature*



Artistic Render

Sienna Estate

- 5 Bedroom + Attic
- Swimming Pool
- Fireplace
- Dual Servant Quarters
- Kitchen Garden
- Large Deck
- Personal Lift

Landscape Plan



Plot Details

- Plot Area: 990 sq.mt
- Bulit up Area inc. deck: 816 sq.mt
- RERA Carpet Area: 577 sq.mt

Entry Level



Disclaimer

- 1 sq.ft. = 0.093 sq.mt, 10.764 sq.ft = 1.196 sqyd. and 3.28 ft = 1 mt
- All dimension shown in feet / inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area, please check the area with marketing at the time of purchase.

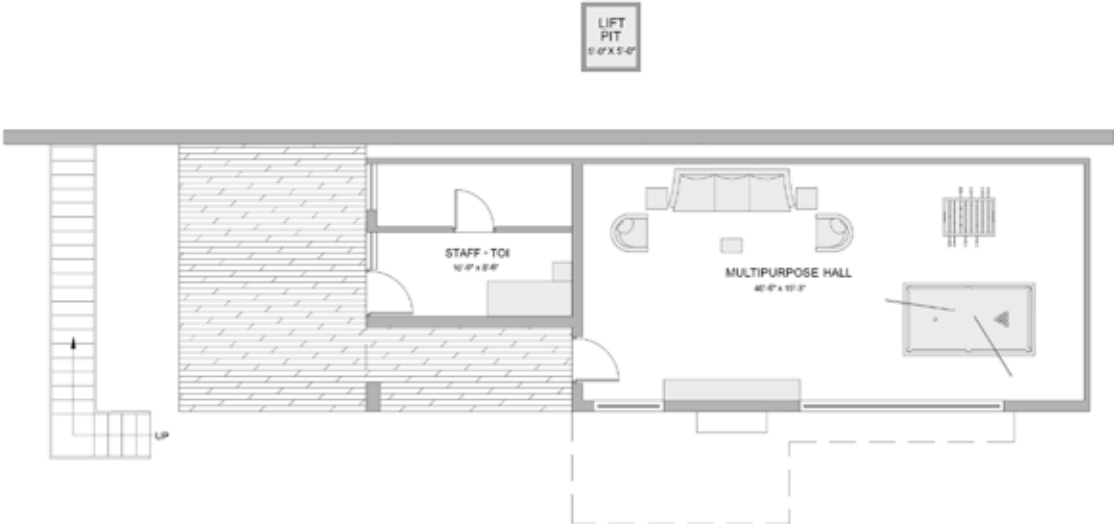
Lower Level



Attic



Minus Level 2







Artistic Render

Verde Estate

- 4 Bedroom + Attic
- Swimming Pool
- Fireplace
- Dual Servant Quarters
- Kitchen Garden
- Large Deck
- Personal Lift

Landscape Plan



Plot Details

- Plot Area: 749 sq.mt
- Built up Area inc. deck: 648 sq.mt
- RERA Carpet Area: 449 sq.mt

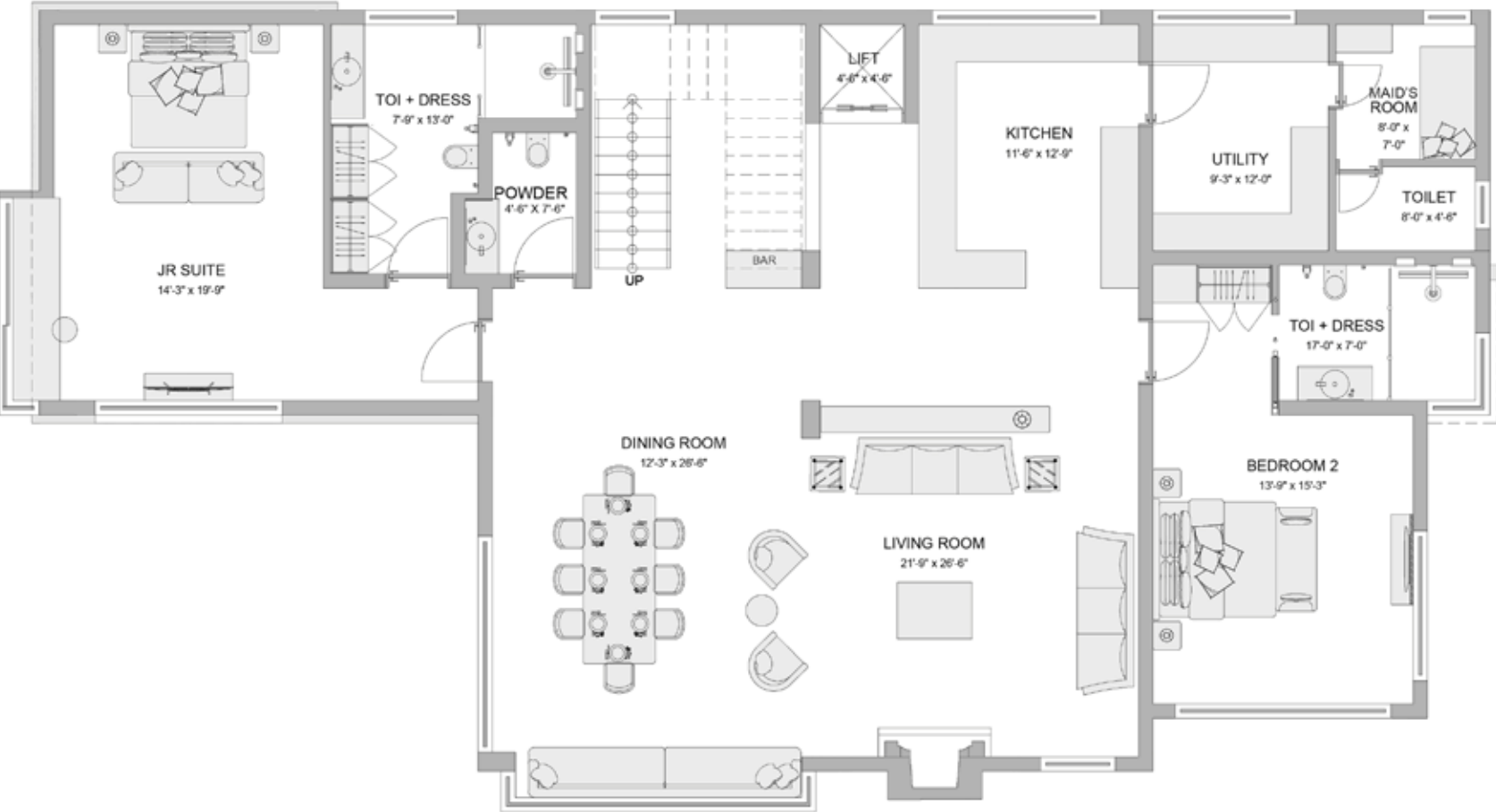
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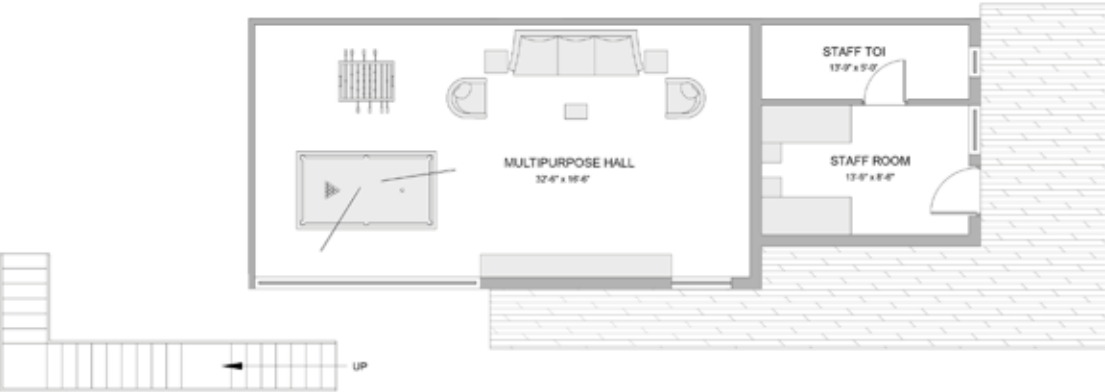
Lower Level



Attic



Minus Level 2





Artistic Render

Rossa Estate

- 4 Bedroom + Attic
- Swimming Pool
- Fireplace
- Servant Quarter
- Kitchen Garden
- Stilts
- Large Deck
- Personal Lift

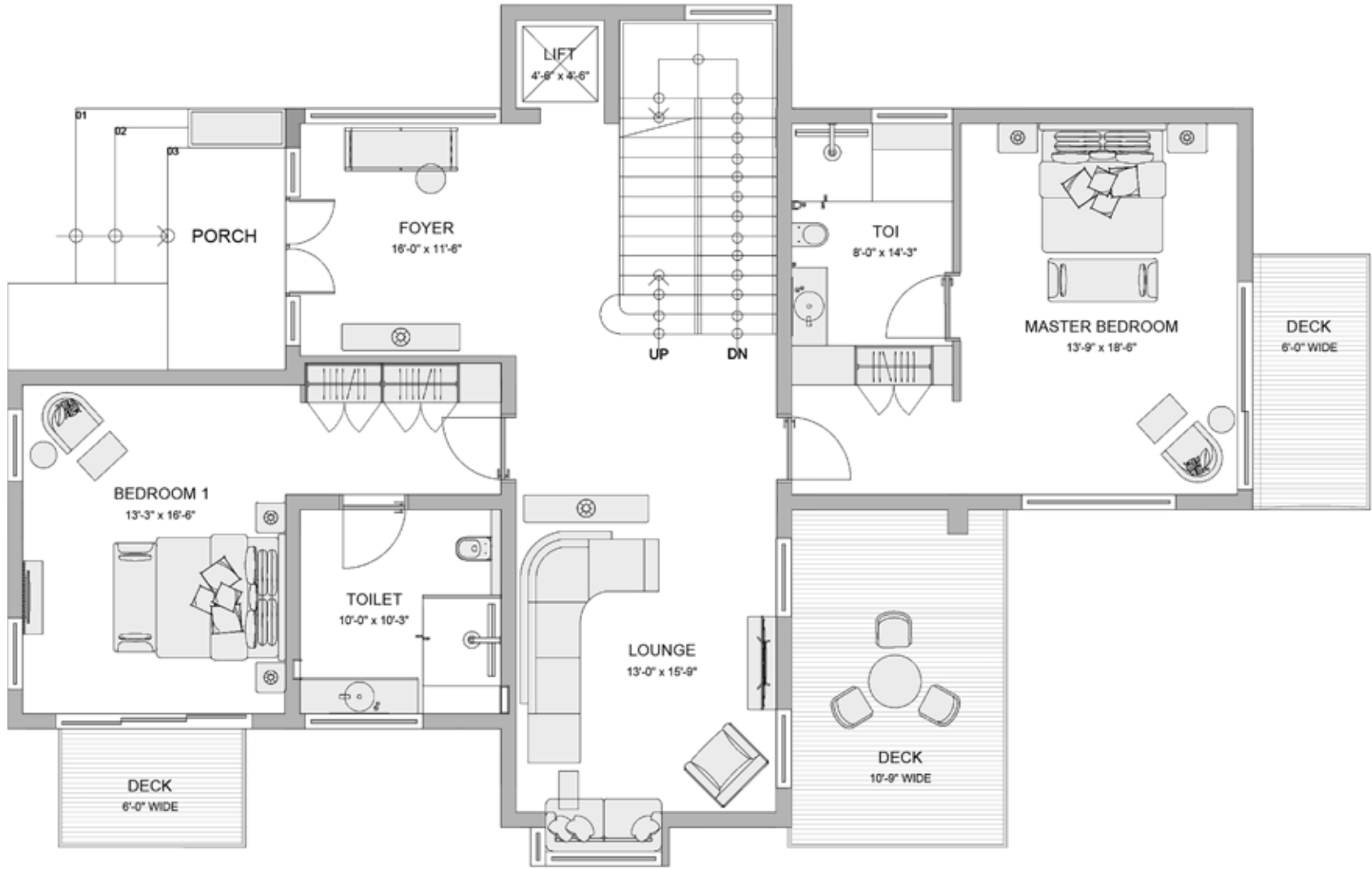
Landscape Plan



Plot Details

- Plot Area: 635 sq.mt
- Built up Area inc. deck: 832 sq.mt
- RERA Carpet Area: 600 sq.mt

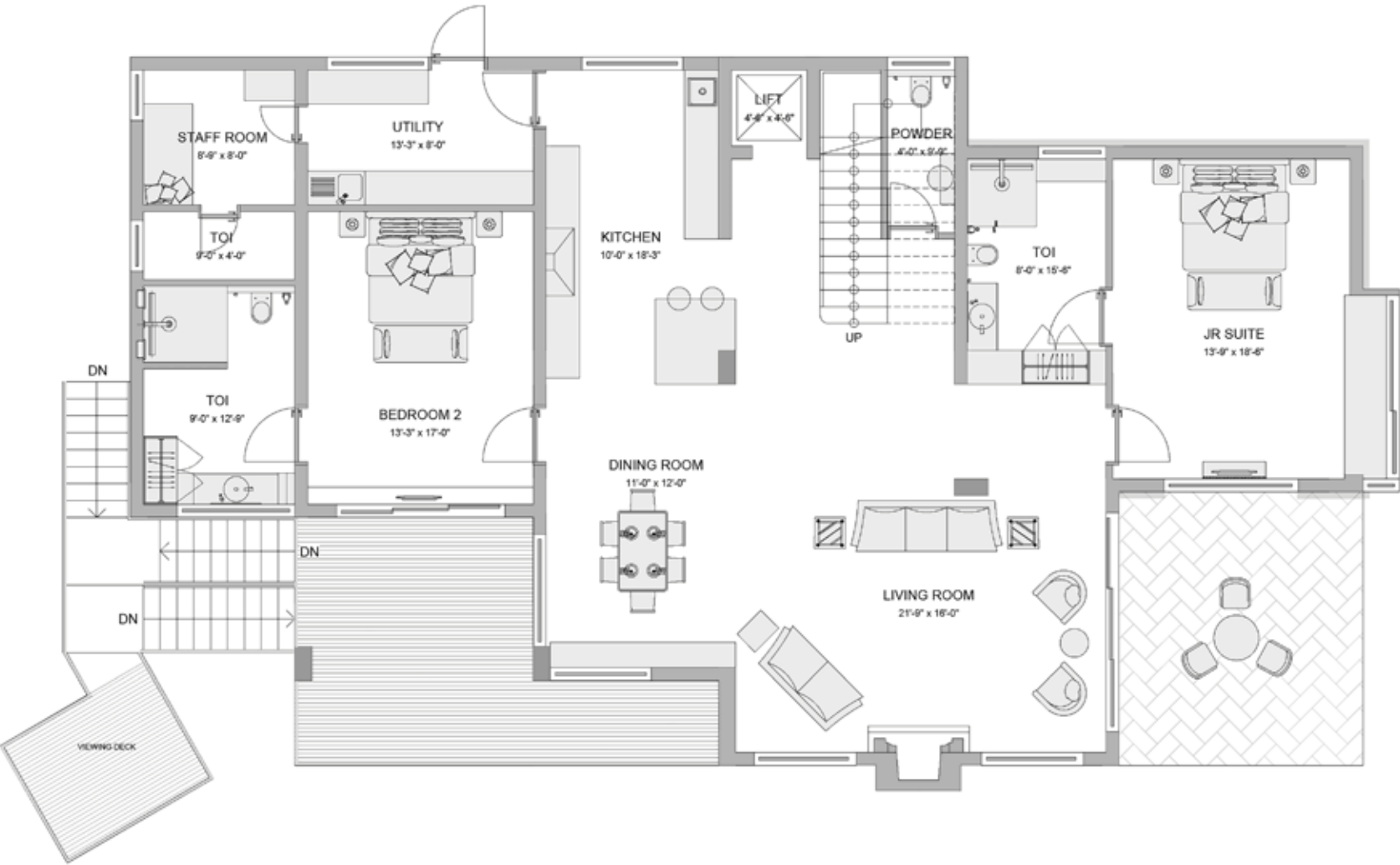
Entry Level



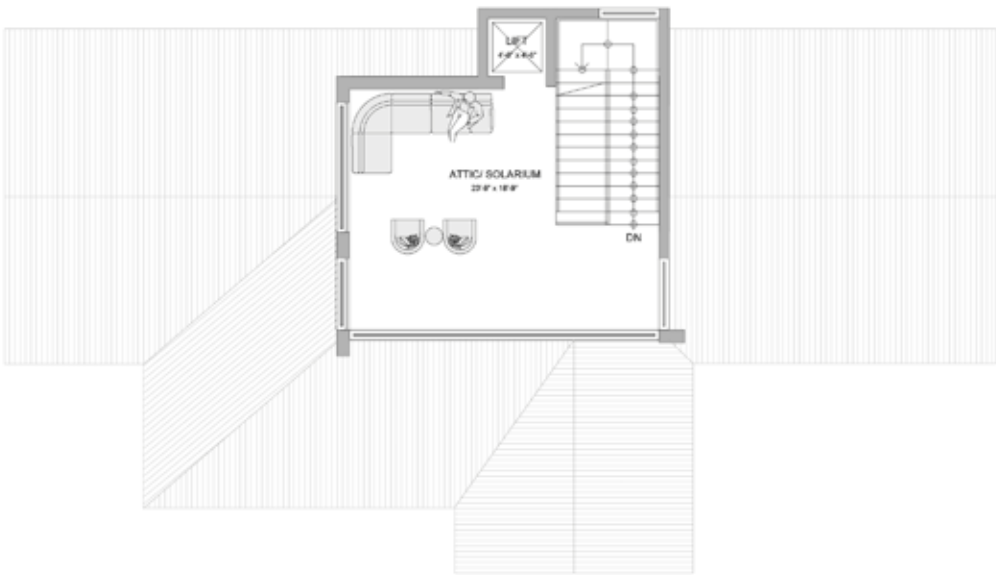
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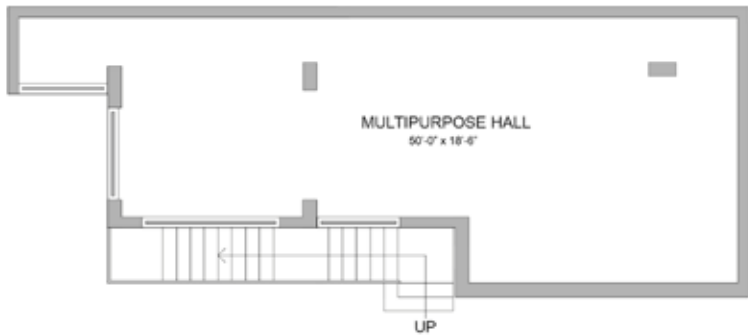
Lower Level



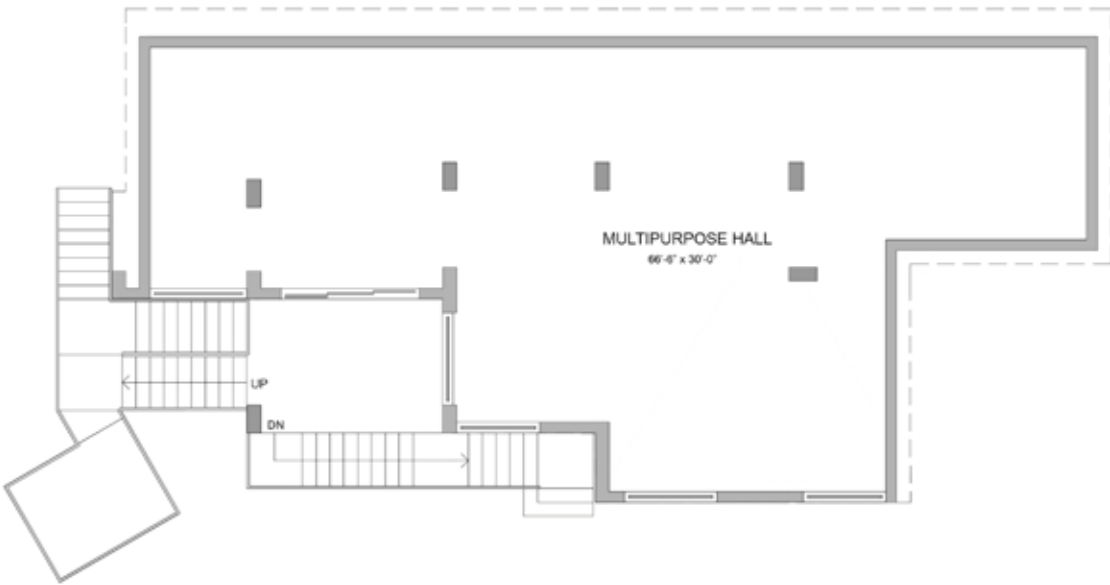
Attic



Stilts



Minus Level 2





Artistic Render

Rossa Estate 2

- 4 Bedroom + Attic
- Swimming Pool
- Fireplace
- Servant Quarter
- Kitchen Garden
- Large Deck
- Personal Lift

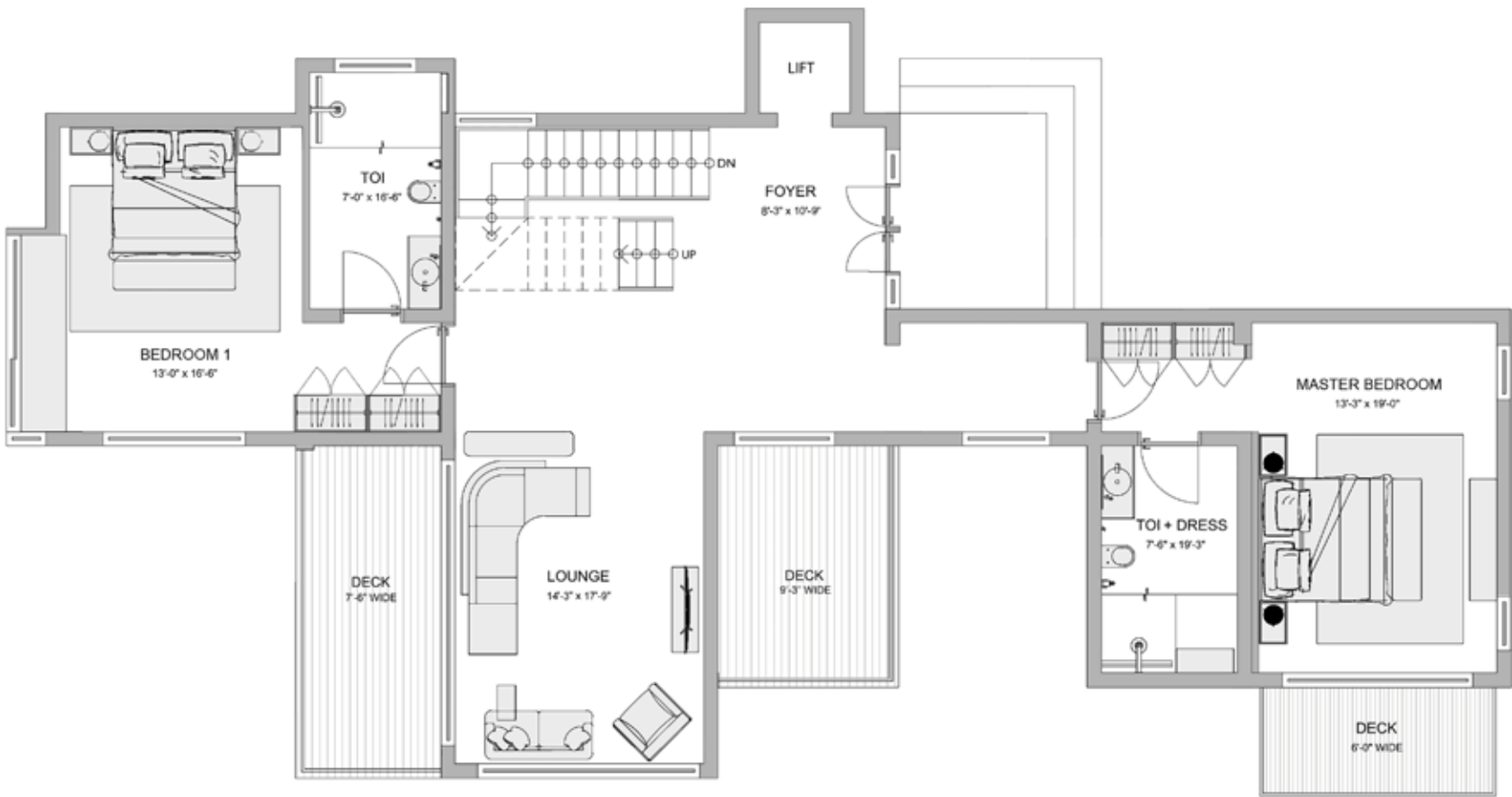
Landscape Plan



Plot Details

- Plot Area: 632 sq.mt
- Built up Area inc. deck: 495 sq.mt
- RERA Carpet Area: 350 sq.mt

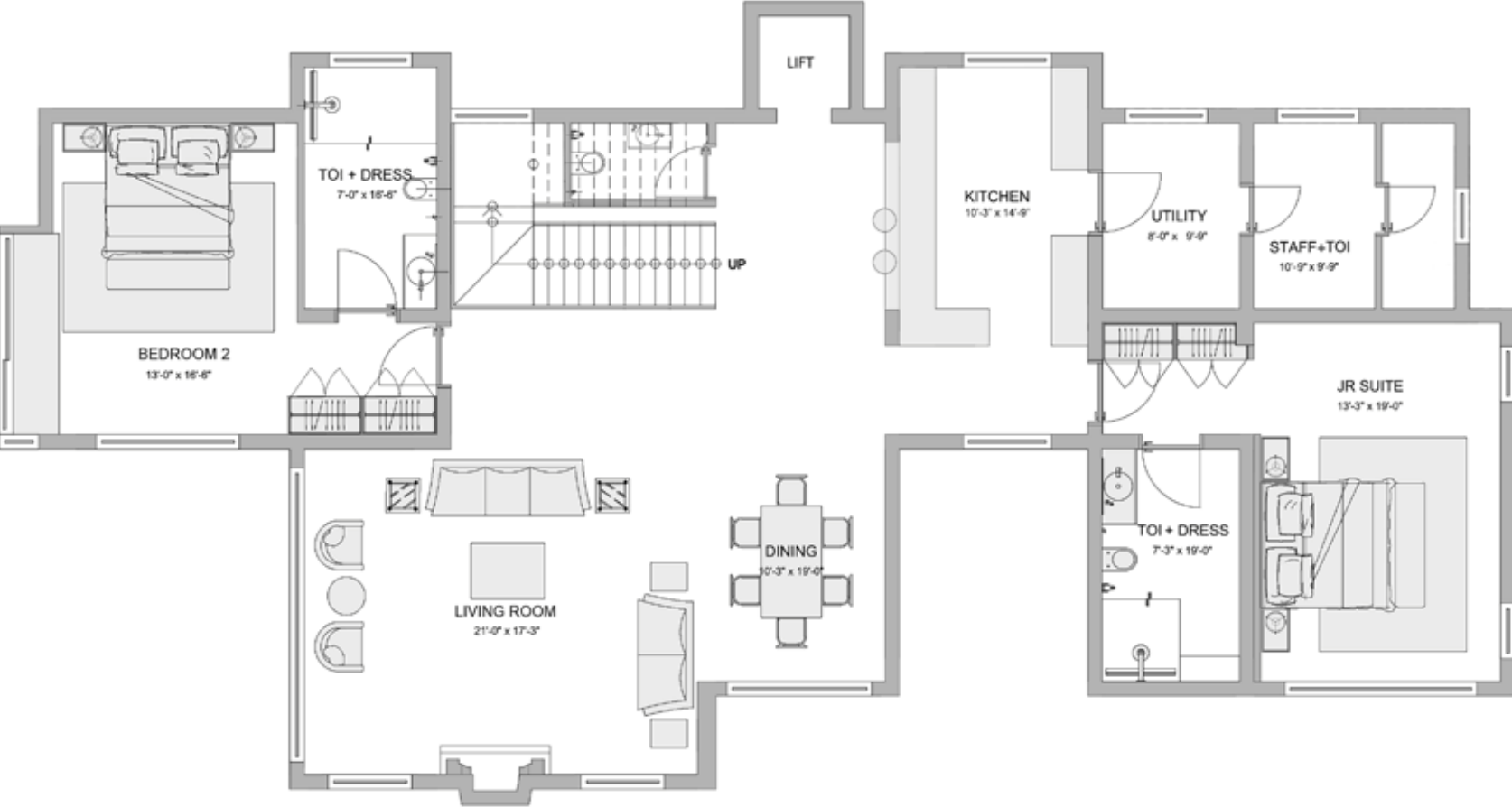
Entry Level



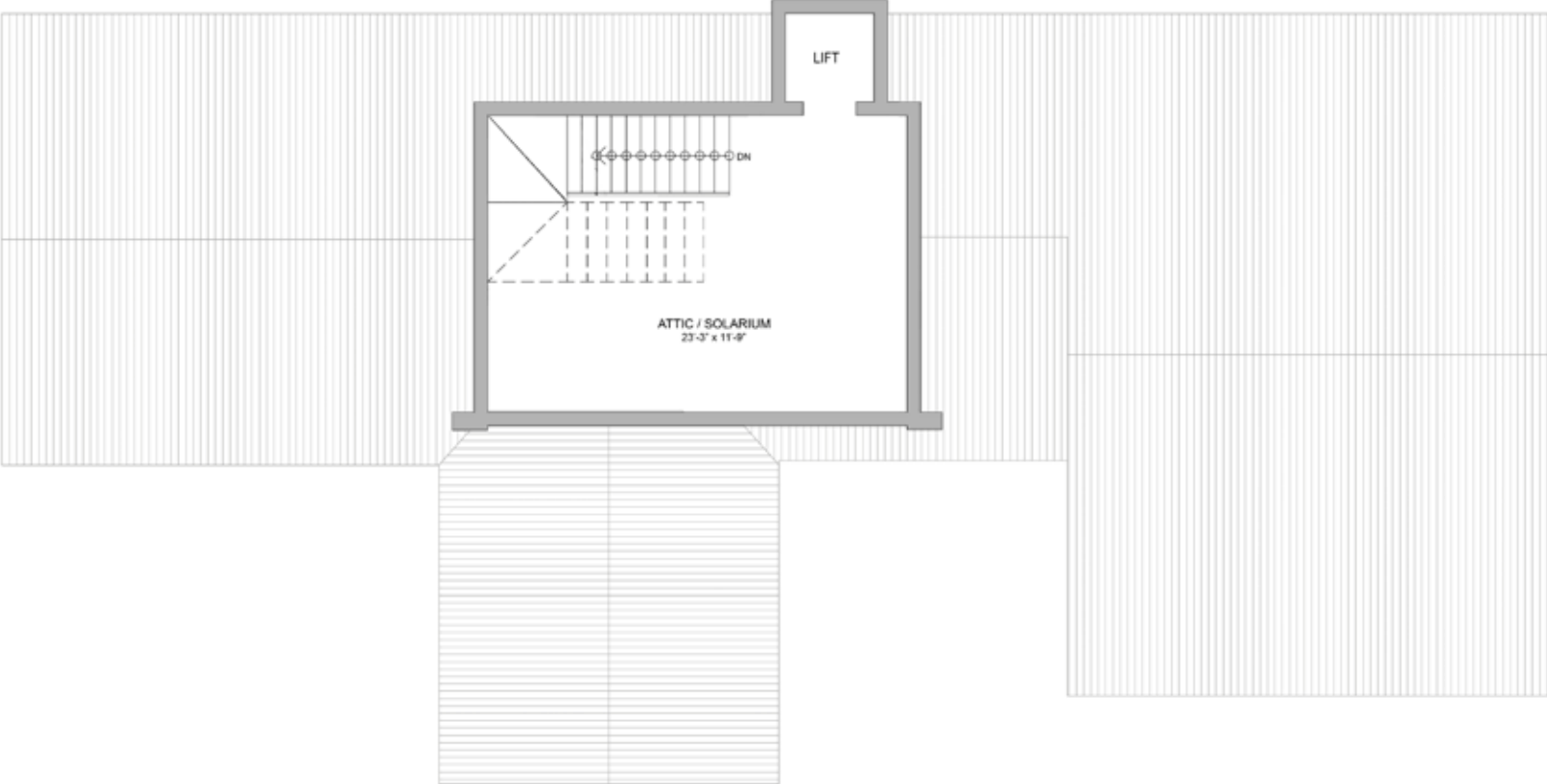
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Lower Level



Attic





Artistic Render

Community

Plush living inside out

Terra Grande offers it's guests a widespread menu of activities and facilities, while never leaving sight of it's best offering- panoramic mountain views.

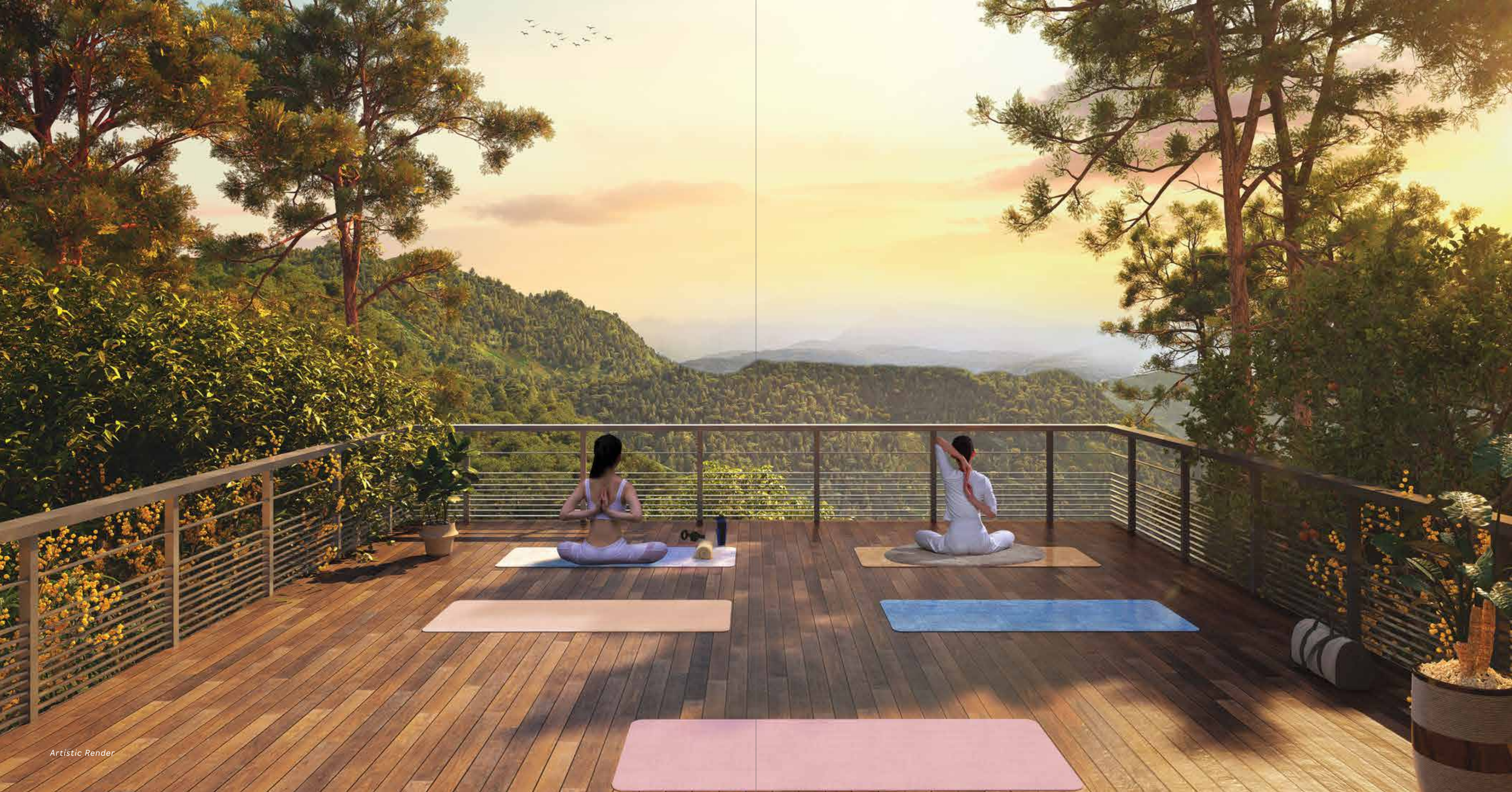
Guests are offered a widespread menu of activities and facilities, while never leaving sight of its best offering- panoramic mountain views.

Terra Grande is not just a place to call home; it's a lifestyle defined by luxury and convenience. With an array of amenities scattered across our scenic grounds, the clubhouse stands out as the ultimate destination for leisure and relaxation.

- Gym
- Yoga Deck
- Infinity Pool and Kids Pool
- Indoor and Outdoor Kids Area
- Library
- All-Day Dining Restaurant
- Billiards
- Jacuzzi
- Conference Room



Artistic Render



Artistic Render



The Terra Grande Promise



Seamless Flow

The dream of a second home is complete only with all the backend work that comes in the process of owning one. Eldeco ensures a smooth and hassle-free purchase experience from start to finish that guarantees transparency and timely handovers.



The Good Life

We offer you the flexibility of picking what you like and designing your home interiors yourself, or moving in with just the shirt on your back! Standard villas come with all hard furnishings, while a different category comes with added light fixtures as well, and a third which is ready to move in.



Mindful Living

The design led sustainability at Eldeco creates thoughtful spaces that blend in with their surroundings. Mindful practices hold a prime spot in our creations, where nature and luxury to go hand in hand.



Blend of the Best

Our homes blend in with the landscape and the sensibilities of the area that surrounds them. Quality finishing is of top priority, evident in the entire structure. All villas are unique in their own way and yet reflect a collective influence of regional aesthetics.



Effortlessly Yours

Eldeco offers unparalleled property management services that make sure your villa is taken care of always, even after your purchase. Right from a perfectly cleaned pool down to the last details of immaculate linen, it will be looked after as our own.

- *Guest Relationship Manager*
- *Concierge desk for a host of on-call services*
- *Bill payments including utilities*
- *Booking tables at city restaurants and cafe*
- *Booking of movie tickets / adventure activities*
- *Travel desk for flight tickets booking needs*
- *Living area housekeeping - choose from various available packages*
- *Laundry and Ironing services*
- *24X7 guarded community with emergency response system*
- *Security team backed by advanced security system, CCTV, access control devices, visitor verification systems*



Bonus Benefits

Your home can not only be your haven, but also a great prospect for returns. Lease your villa back to us, and we will create investment opportunities while ensuring your home is in safe hands.

- *Safety verification of residents travelling outside community when they have not returned*
- *Smoke detectors in all areas*
- *Peripheral protection of the community*
- *Periodic fire & safety alarms and drills*
- *24X7 Ambulance service for emergency*
- *100% DG power backup for entire community and within all villas*
- *24X7 emergency USP lighting in common areas during DG set switchover times*
- *Daily city shuttle service at regular frequency on a pre-defined route*
- *Golf carts for ease of movement within the community*

Behind the Scenes



Conceptualised by Sandeep Geeta & Associates Pvt. Ltd. and supported by Roha, the masterplan of the place has been executed keeping in mind universal design principles that allow barrier-free access to the residents of the community. The team has taken into consideration the sun angle, valley views, and landscape areas so as to optimize them. From private balconies to strategically designed pools, every little detail has been kept in mind while designing the place to ensure privacy.

Mindful living plays a major role in the design, starting with the landscape design that has various considerations taken into account, such as rain water harvesting and planting zones. Even within the villas, everything from double glazed windows that reduce energy consumption to glazed solariums for maximum sunlight have been added to the features. The architecture of Terra Grande personifies its name, with upscale design that has its roots deep in nature.

Partners



Sandeep Geeta & Associates
Design Partners

As an acclaimed interdisciplinary design practice, we at SGA have crafted a true masterpiece that embodies the essence of mindful living. Narender Nagar acts as the perfect platform that harmoniously blends serene landscapes and natural surroundings—ideal for mindful luxury living, Terra Grande’s innate philosophy. Complementing this vision, Roha Landscape Architecture and Planning have enhanced the beauty of the place, fostering open spaces that enrich the lives of all who experience them.



Roha
Landscape Partners

With a brief that demanded attention to detail as key, each villa is meticulously designed keeping in mind the directional optimisation of the sun, unrivalled privacy and breathtaking views from every crevice. To complement this vision, measures and features like double glazed windows, glazed solariums, and rainwater harvesting, the property reflects our unwavering commitment to sustainability-led design. The journey begins from the very first step, as you enter the premises, Terra Grande captivates through its awe-inspiring integration of nature into the very fabric of our property. It is a testament to our commitment to creating a sanctuary where beauty and serenity embrace one another, inviting you to experience mindful living at its finest.



Terre Armee
Consultant

Terre Armée has been designing and supplying innovative geotechnical engineering structures and reinforced backfill solutions for more than half a century. They have invented the Reinforced Earth® technique with more than 100,000 structures completed around the world.



TERRA GRANDE

RISHIKESH HILLS

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Company Name: Villa Construction Private Limited*

Site Address: PTC Road, Narender Nagar, Tehri Garhwal,
Uttarakhand, 249175

Corporate Office Address: 201-212, 2nd Floor, Splendor Forum,
Jasola District Centre New Delhi - 110 025 (India)



Tel: +91 9090101054

www.terragrande.in

Social: @terragrande_homes



