



# TERRA GRANDE

SIRMAUR, NEAR KASALI

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BY **ELDECO**





The symbol of Terra Grande embodies the essence of nature, resembling the graceful movement of the wind, the majestic form of a tree, and the ethereal shape of clouds. Its interpretation, whether as one, two, or all three of these elements, is left to the observer's perspective. The circular structure that harmoniously encompasses these elements represents the Earth or Terra itself.







Actual image from site



# Find Your Estate Villa With Terra Grande

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Welcome to Terra Grande—the vacation home segment, backed by Eldeco's 35 year old legacy of being a reputed name in India's real estate development. With a portfolio of 200 successful projects delivered across 20 cities and stories of 30,000 satisfied customers, Eldeco crafts exclusive large-format integrated townships, high-rise condominiums, industrial estates, malls and office buildings that reflect our customers' unique personalities and aspirations. Terra Grande being Eldeco's newest offering, focuses on building recreational villas in offbeat locations and its core values are brought to life with Eldeco's reputation for integrity, efficiency, mindfulness, respect, and service.

We work hard to give our discerning clients tastefully-designed, modern villas that seamlessly blend luxury living with the great outdoors. Our commitment to delivering exceptional quality and service sets us apart from the others, and also allows us to offer the ideal choice for those seeking a peaceful yet luxurious lifestyle.

Join our journey.







# Where Luxury Is Rooted In Nature

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Indulge in the embrace of Terra Grande, Sirmaur, a private sanctuary nestled amidst the picturesque Kasauli hills. Here, luxury seamlessly blends with nature, and the delightful weather adds to the perfect harmony. You'll have a front-row seat to witness the enchantment of every season—be it the magical snowfall in peak winter, the blanket of auburn hues during fall, the radiant sun of summer, or the vibrant blossoms of spring. This haven offers you the utmost privacy and exclusivity, situated in serene locations with dream estates that are ideal as your vacation home.

Our design philosophy goes beyond aesthetics; it encapsulates the essence of the local culture while preserving the breathtaking natural surroundings. With utmost care and expertise, our award-winning designers and consultants have crafted estate villas that seamlessly blend with the landscape. Adopting a **low-density project** approach, with only **three villas per acre**, we ensure a sense of spaciousness and tranquility.

Each villa is built with meticulous attention to detail and incorporates **earthquake-resistant** technology, providing a safe and secure abode. Moreover, our focus on unhindered views and uninterrupted beauty ensures that every property captivates the senses.



# Sirmaur : A Pristine Paradise Amidst Lush Greenery

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About 36 kilometres from Kasauli and a short drive away from Delhi lies Sirmaur, a pristine paradise that perfectly encapsulates Himachal Pradesh's natural allure. Epitomising the art of slow living, our project encapsulates the beauty of Sirmaur in every estate villa - where the outdoors blend seamlessly into a way of living.

Beyond the breathtaking scenery around, on offer is a compelling AQI and pleasant weather, with access to top-notch social infrastructure at drivable distances. At the same time, it boasts of close proximity to prestigious schools and robust healthcare options like Shri Balmukand Apex Hospital, Solan (30 kms); Military Hospital, Kasauli (32 kms); Fortis Hospital, Mohali (60 kms); and Max Super Speciality Hospital, Mohali

With a mission to romance the idea of home away from home, our project embraces the beauty of nature with the best amenities at bay.







Actual images from site



*Join us on a journey to discover the beauty and serenity of blissful living amidst the rolling hills of Sirmaur.*

## *Ease Of Accessibility*

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• Dharampur	-----	41 mins   26 km
• Solan	-----	60 mins   33 km
• Kalka Railway Station	----- 	72 mins   36 km
• Chandigarh	-----	90 mins   63 km
• Chandigarh Mohali Airport	----- 	95 mins   68 km
• Chail	-----	137 mins   72 km
• Shimla	-----	146 mins   78 km
• Ludhiana	-----	190 mins   172 km
• Delhi	-----	343 mins   292 km





*“where blissful living becomes an art, let tranquility be your guide”*



# SITE PLAN

## LEGENDS

- 1 ENTRANCE AREA
- 2 EXPERIENCE CENTRE
- 3 APPROACH ROAD
- 4 ENTRANCE AREA - 2
- 5 AVENUES
- 6 SERVICE AREA
- 7 NATURE TRAILS
- 8 MEDICAL FACILITY
- 9 CLUB HOUSE
- 10 MULTI PURPOSE PLAY COURT
- 11 VISITOR'S PARKING
- 12 CLUB HOUSE PHASE II
- 13 GARDEN AMIDST FOREST
- 14 TREE HOUSES



## DISCLAIMER

- THE PLANS SHOWN HERE ARE SUBJECT TO CHANGE AS PER NORMS
- THE PROJECT WILL BE DEVELOPED IN A PHASE WISE MANNER
- 1 SQ. FT. = 0.093 SQ. MT., 10.764 SQ. FT = 1,196 SQ. YD. AND 3.28 FT. = 1 MT.
- PLEASE GO THROUGH THE DETAILED TERMS OF ALLOTMENT BEFORE MAKING A BOOKING





Artistic Impression





# Estate Villas

*An Overview*

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# Experience The Pinnacle Of Luxury Living

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Designed to elevate your living experience to new heights, every stunning villa is available in three configurations that span 3/4/5 BHK setups and offers a range of customisable options to suit your unique preference. So, rediscover the art of serene living with Terra Grande's Estate Villas, where you can indulge in panoramic mountain views from your **private heated pool**.

Terra Grande offers three types of villas to fit your unique lifestyle:

- 3 BHK Villa- Pine Estate
- 4 BHK Villa- Sal Estate
- 5 BHK Villa- Oak Estate









*"In the stillness of the hills, time finds its gentle rhythm"*



# Luxury Living In The Himalayas

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Experience luxury living in the tranquility of the Himalayan foothills at an elevation of **6000 feet** where nature, opulence, and well-being come together to offer a sensorial experience with panoramic views of the walking paths and a clubhouse in the vicinity to calm your soul.

Our thoughtfully-designed villas include a **private pool** each with a stunning valley view, outdoor living spaces, bay windows, conservatories, **private garden** spaces and **two car parking** slots. Each villa comes equipped with facilities and amenities to match your luxurious lifestyle.

Beyond these designated **planting zones, kitchen gardens, fruit orchards, Barbeque pods** make it the perfect spot for outdoor entertaining as well.

With the perfect balance of public spaces and **private lounges**, our Estate Villas offer a living experience that celebrates every corner. All of this comes together to create a smorgasbord of elated living, offering you a life on cloud nine. Come, craft your dream life at Terra Grande Sirmaur, where luxury and nature come together to offer an unforgettable experience.

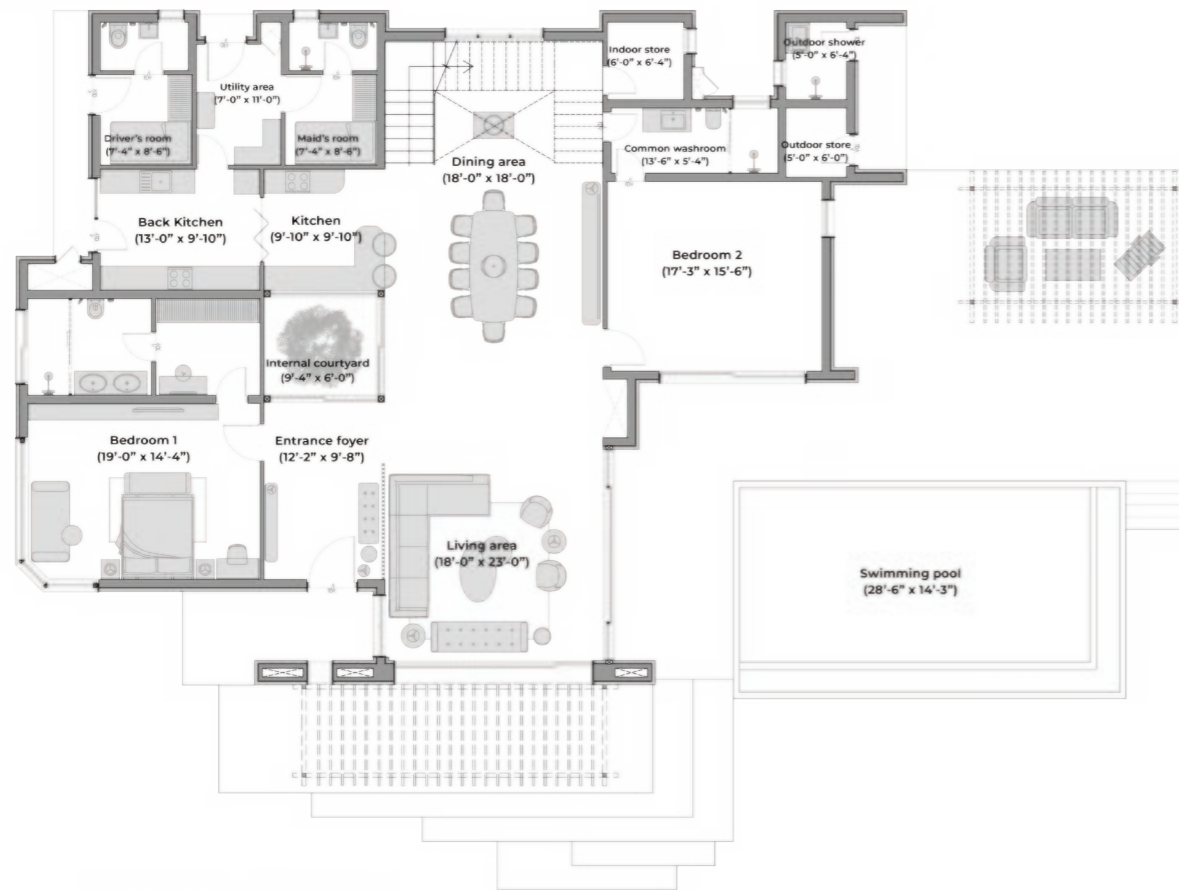


# Floor Plans: A Glimpse Of Your Abode

## 5 BHK VILLA (UPHILL)

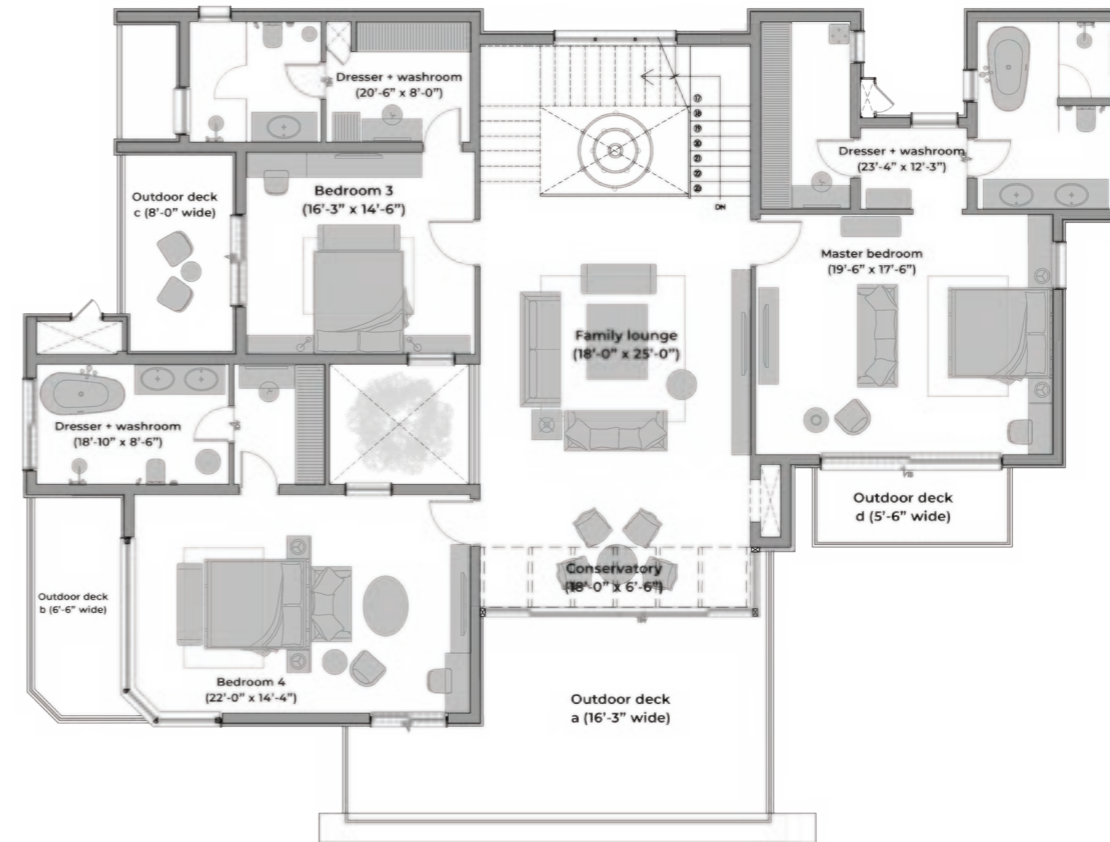
4 BEDROOM + MULTIPURPOSE / BEDROOM + SWIMMING POOL +  
FIREPLACE + LIVING / DINING + DUAL SQ + CONSERVATORY

### ENTRY LEVEL



PLOT AREA : 494 SQ. MT.  
PRIVATE GREEN AREA : 850.71 SQ. MT.  
TOTAL PLOT AREA : 1344.71 SQ. MT.  
BUILT UP AREA INC. DECK : 515.24 SQ. MT.  
RERA CARPET AREA : 416.72 SQ. MT.

### UPPER LEVEL



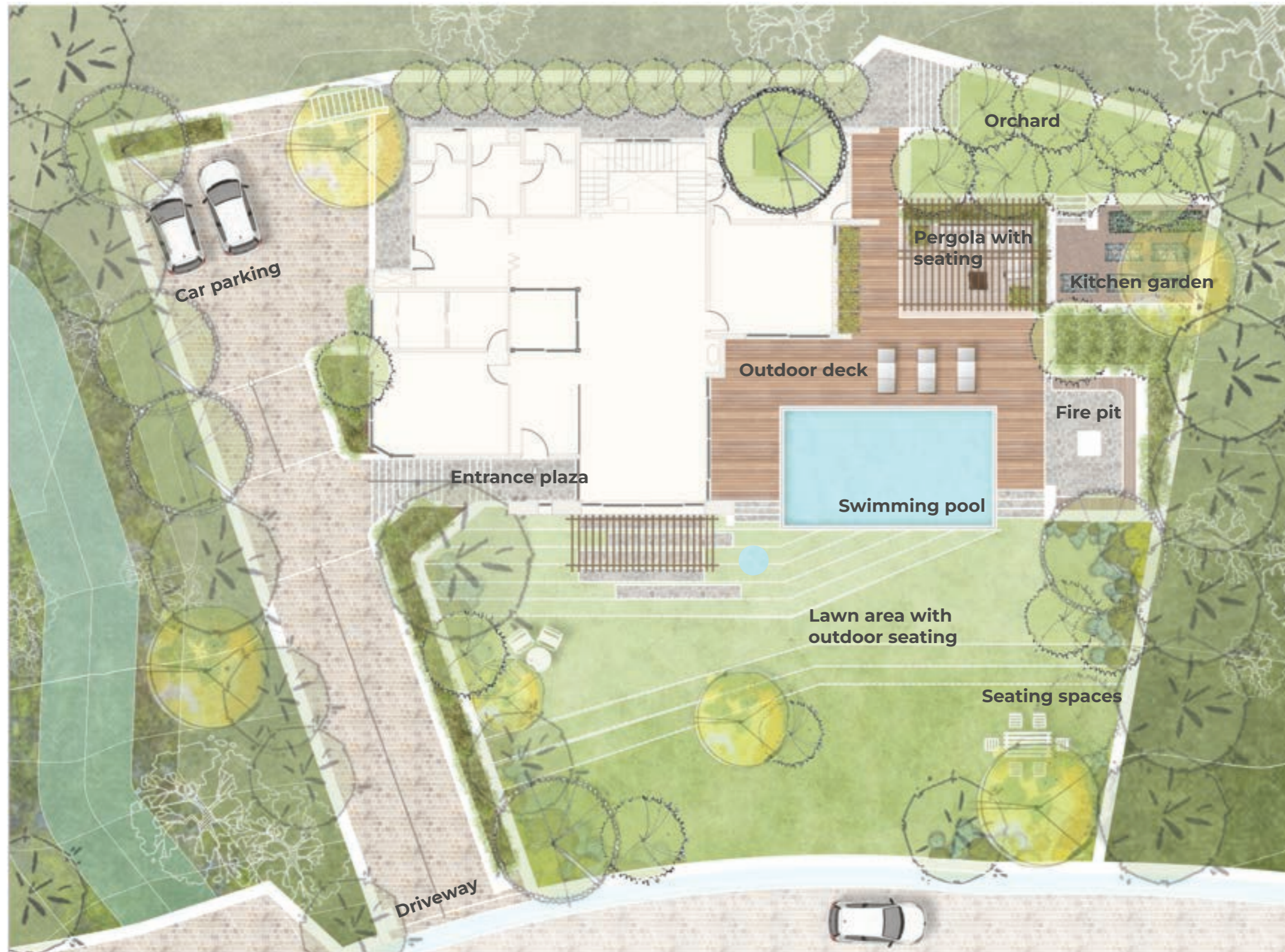
### DISCLAIMER

- . 1 sq.ft. = 0.093 sq.mt., 10.764 sq.ft. = 1.196 sq.yd. and 3.28 ft. = 1mt.
- . 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.



# OAK ESTATE VILLA (5 BHK) UPHILL

## ENTRY LEVEL

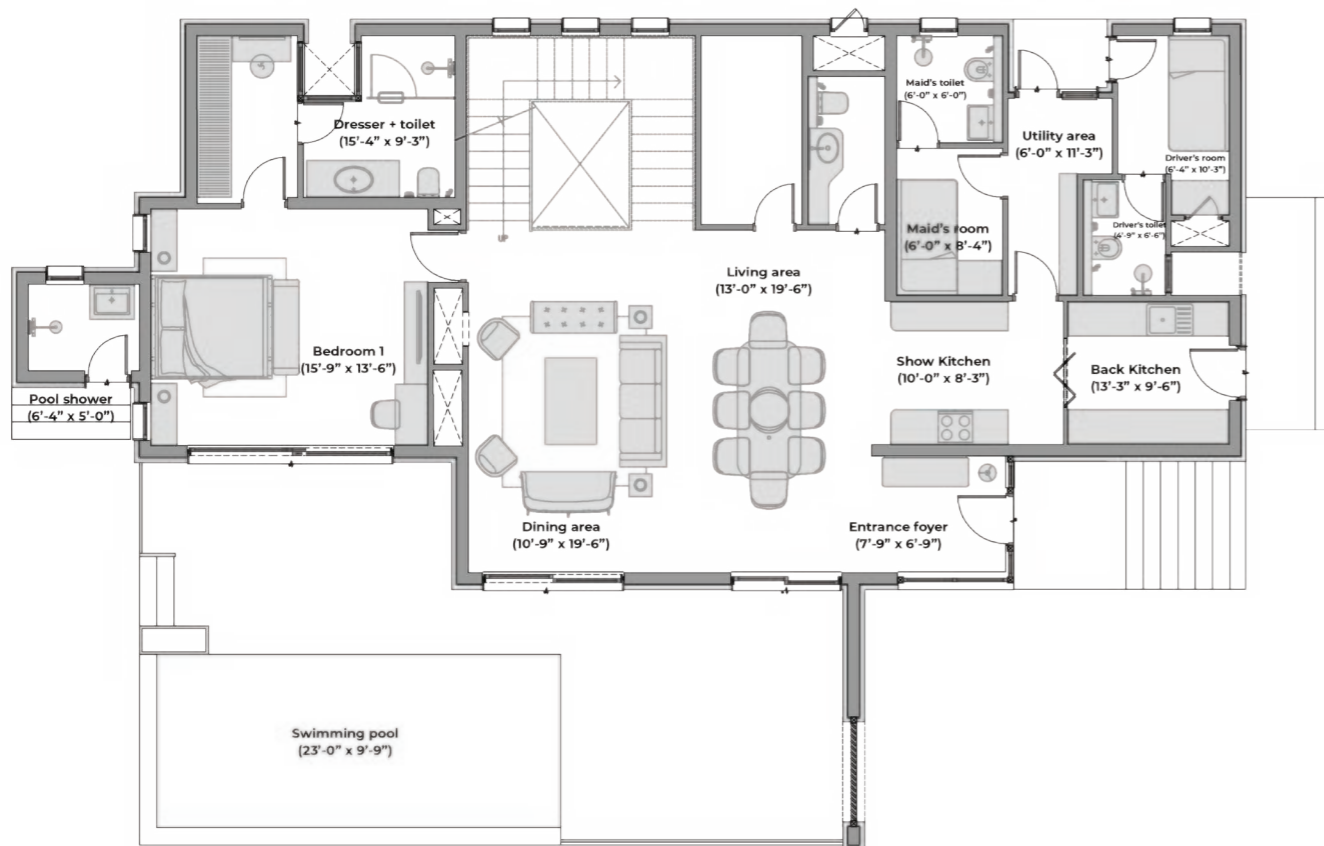




# 4 BHK VILLA (UPHILL)

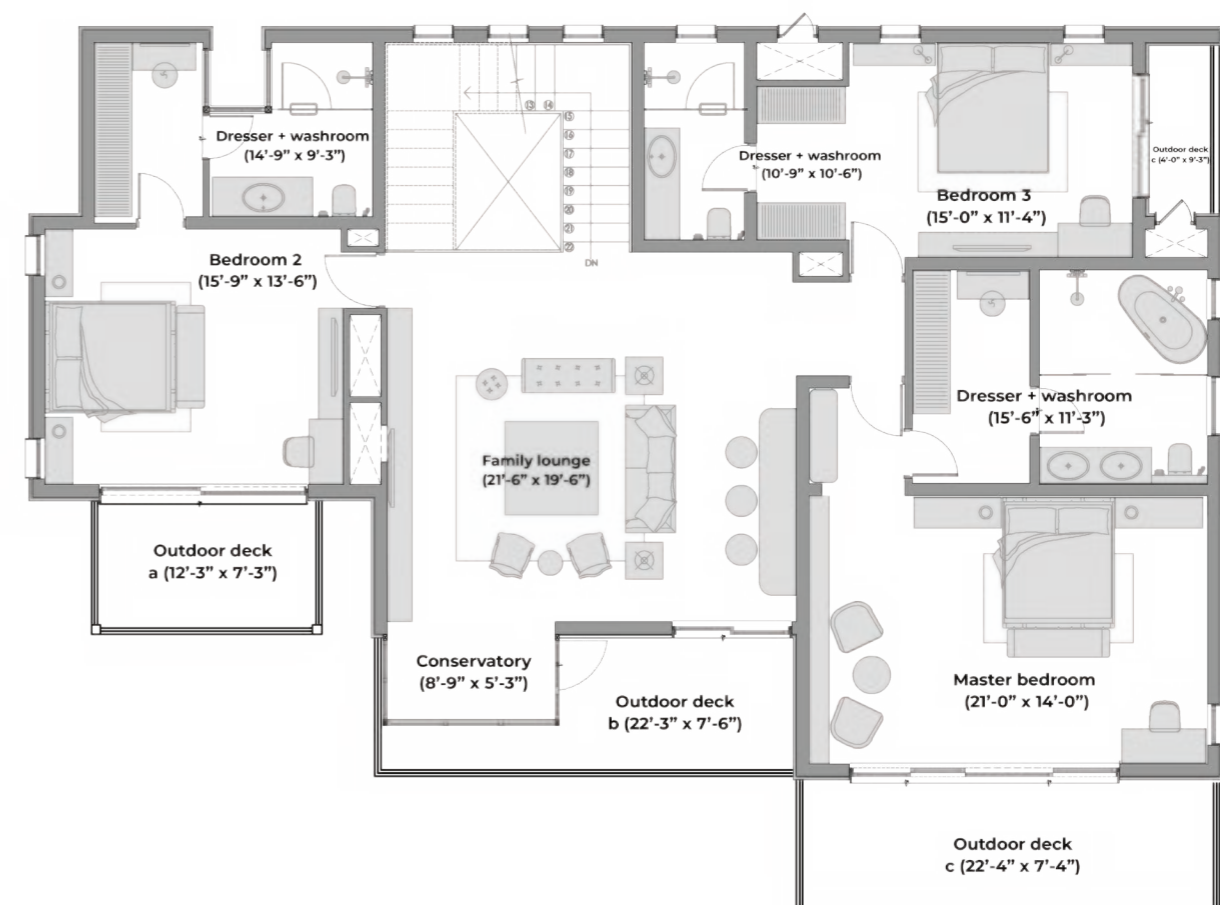
4 BEDROOM + SWIMMING POOL + FIREPLACE + LIVING/DINNING + CONSERVATORY + DUAL SQ + KITCHEN GARDEN

## ENTRY LEVEL



PLOT AREA : 500 SQ. MT.  
 PRIVATE GREEN AREA : 226.08 SQ. MT.  
 TOTAL PLOT AREA : 726.08 SQ. MT.  
 BUILT UP AREA INC. DECK : 474.53 SQ. MT.  
 RERA CARPET AREA : 310.75 SQ. MT.

## UPPER LEVEL



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# SAL ESTATE VILLA (4 BHK) UPHILL

## ENTRY LEVEL

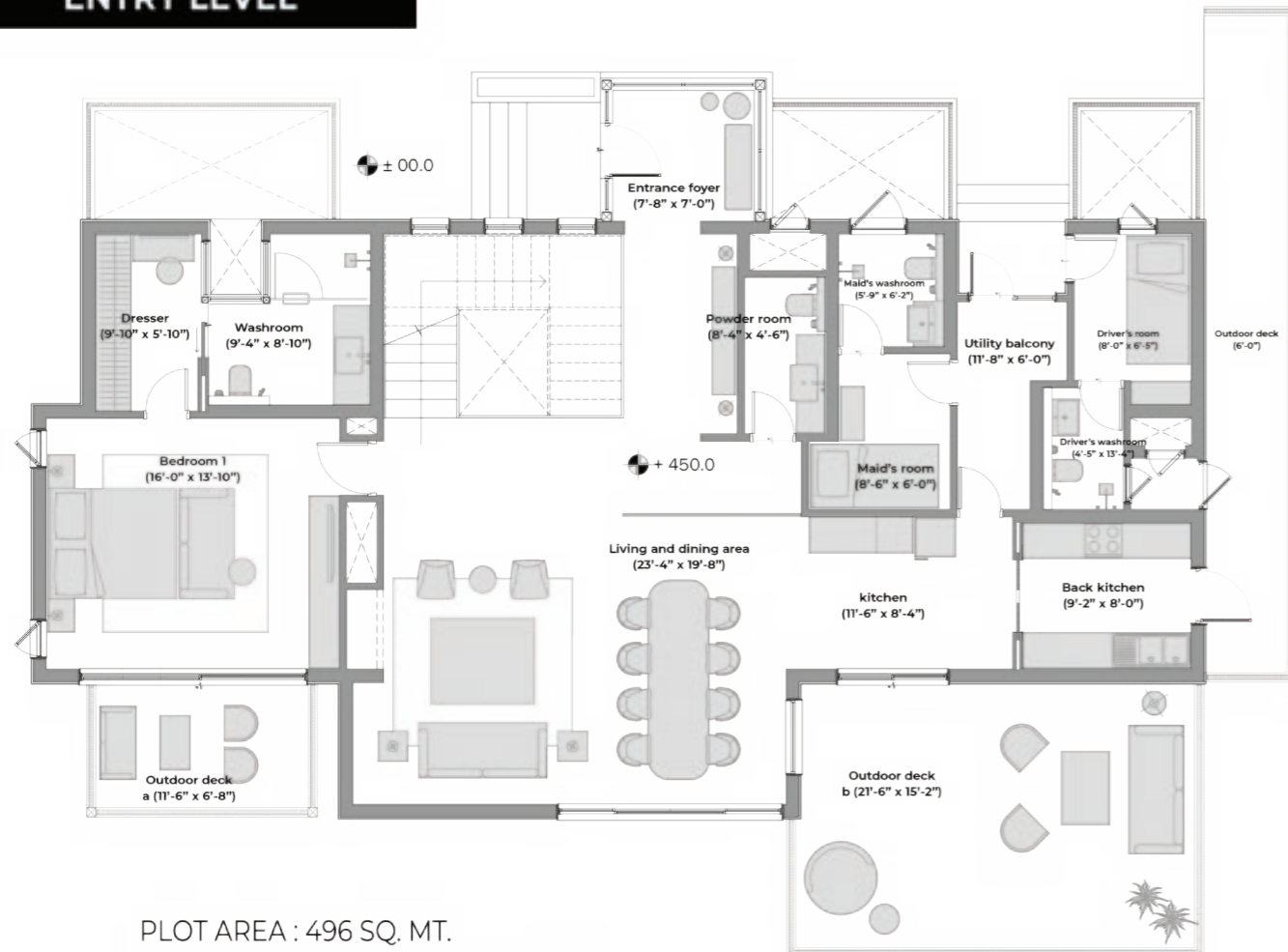




# 4 BHK VILLA (DOWNHILL)

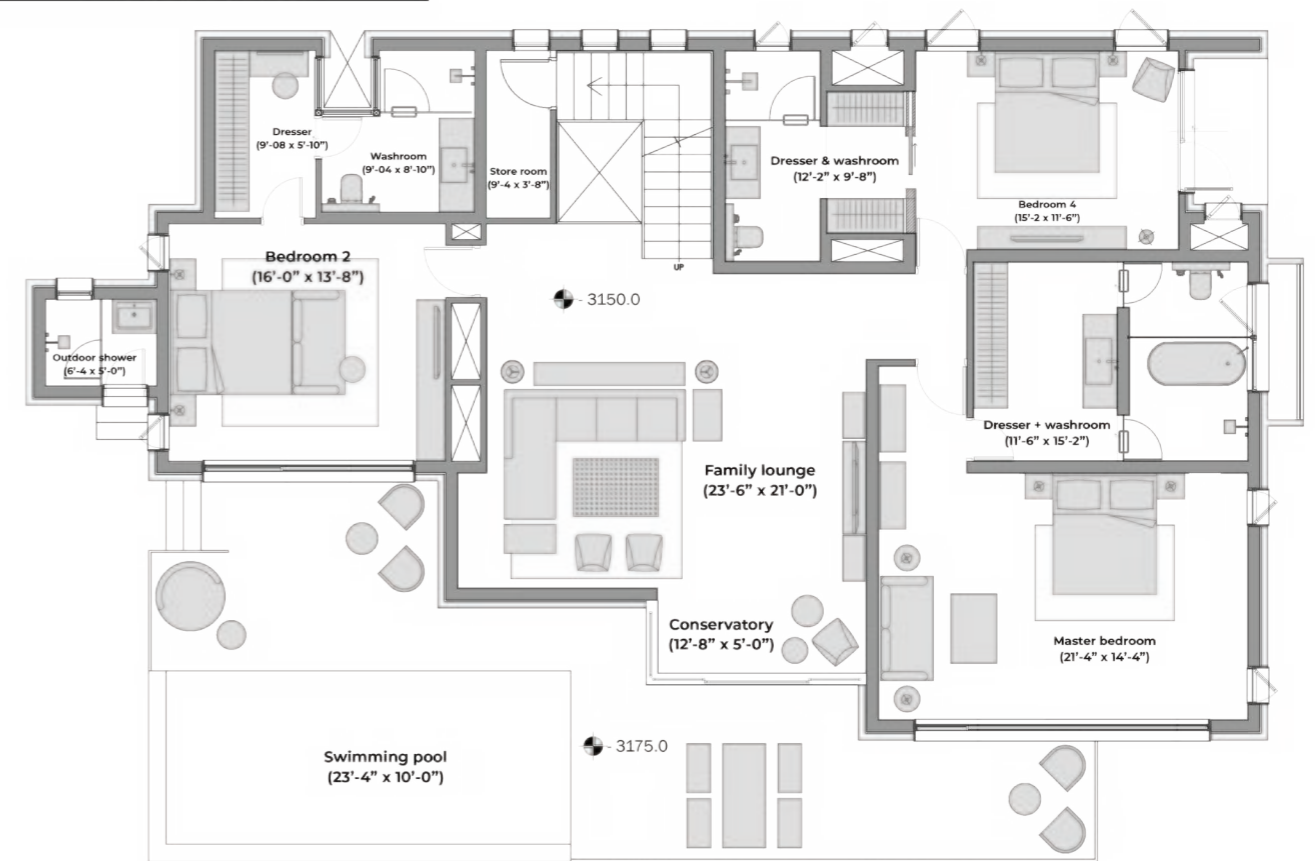
4 BEDROOM + LIVING / LOUNGE + CONSERVATORY + SWIMMING POOL + DUAL KITCHEN + DINNING + DUAL SQ

## ENTRY LEVEL



PLOT AREA : 496 SQ. MT.  
 PRIVATE GREEN AREA : 71.10 SQ. MT.  
 TOTAL PLOT AREA : 567.1 SQ. MT.  
 BUILT UP AREA INC. DECK : 450.32 SQ. MT.  
 RERA CARPET AREA : 309.20 SQ. MT.

## LOWER LEVEL



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- . 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.



# SAL ESTATE VILLA (4 BHK) DOWNHILL

## ENTRY LEVEL

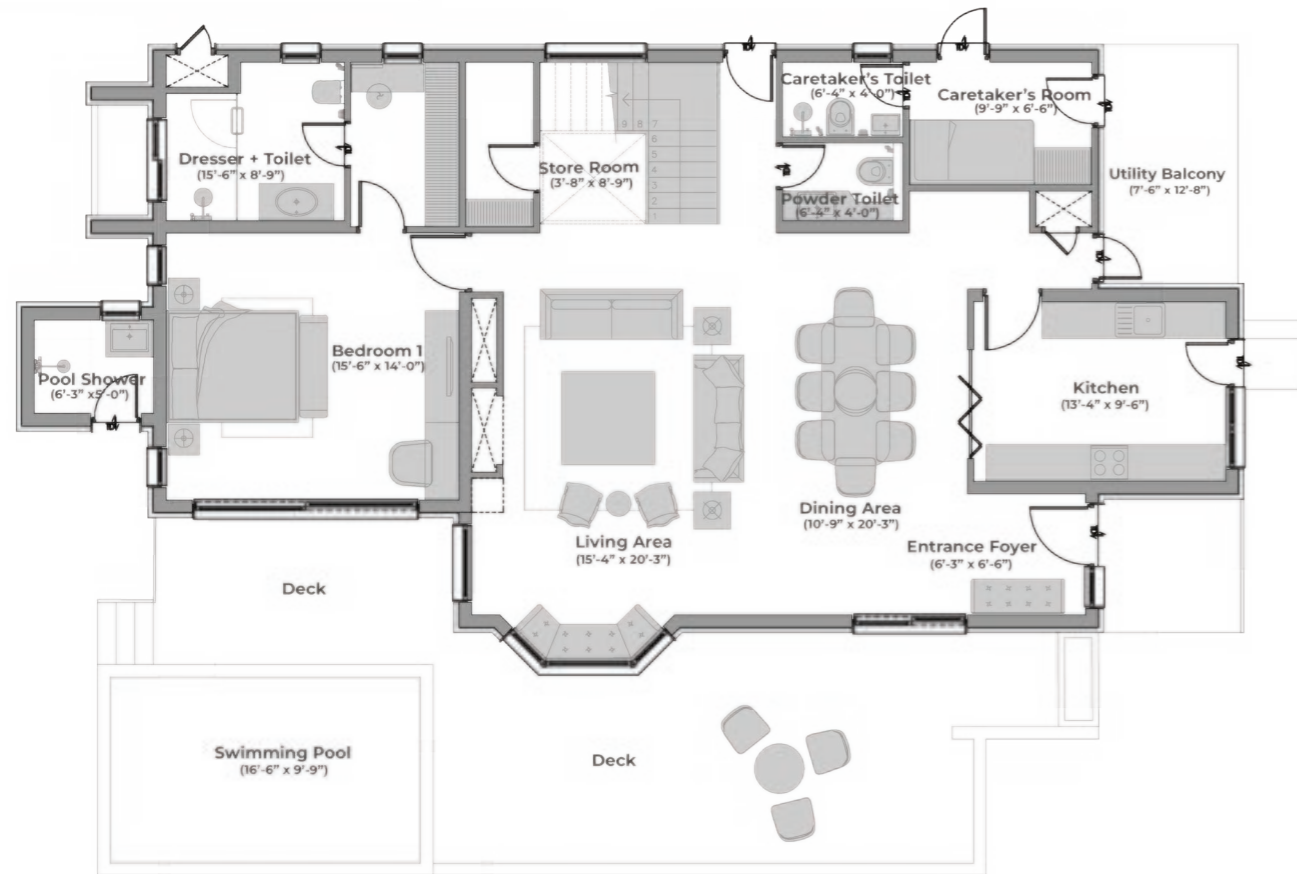




# 3 BHK (UPHILL)

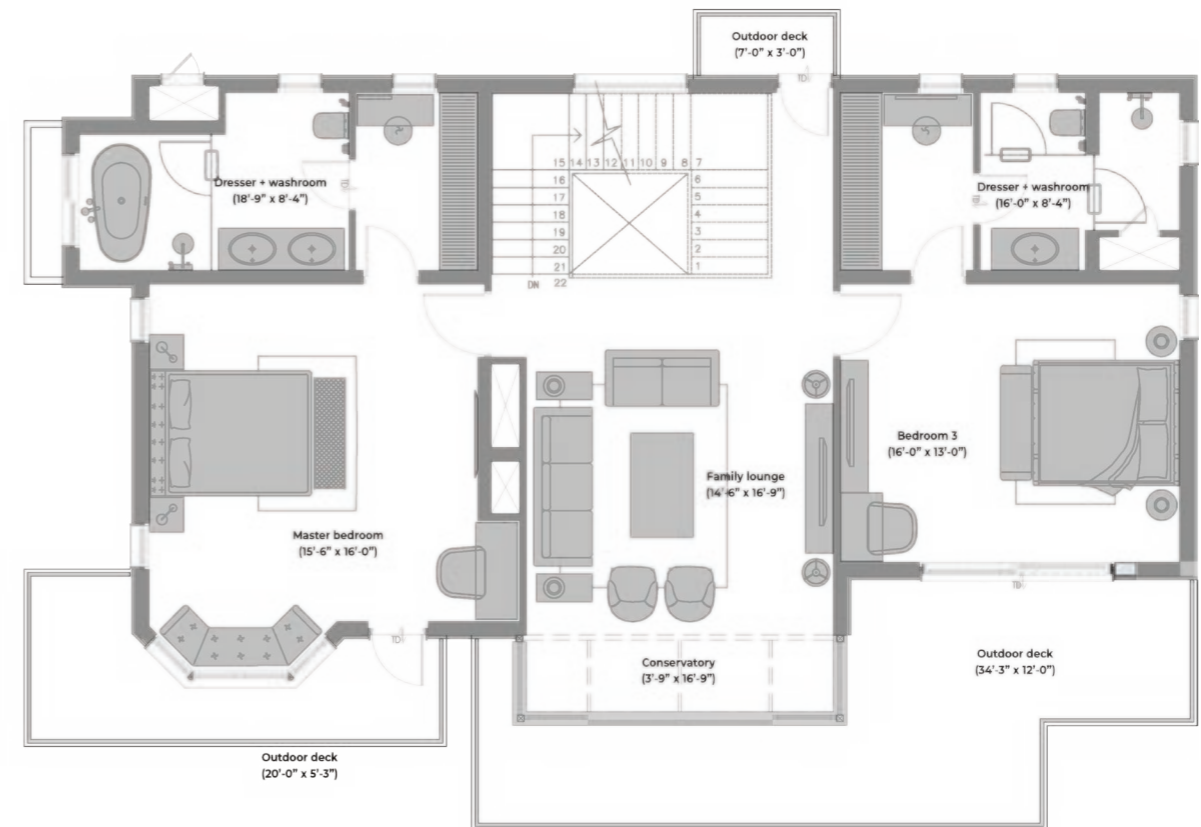
3 BEDROOM + SWIMMING POOL + FIREPLACE + LIVING + CONSERVATORY + KITCHEN GARDEN + DINNING + SQ

## ENTRY LEVEL



PLOT AREA : 500 SQ. MT.  
 PRIVATE GREEN AREA : 218 SQ. MT.  
 TOTAL PLOT AREA : 718 SQ. MT.  
 BUILT UP AREA INC. DECK : 344.45 SQ. MT.  
 RERA CARPET AREA : 234.46 SQ. MT.

## UPPER LEVEL



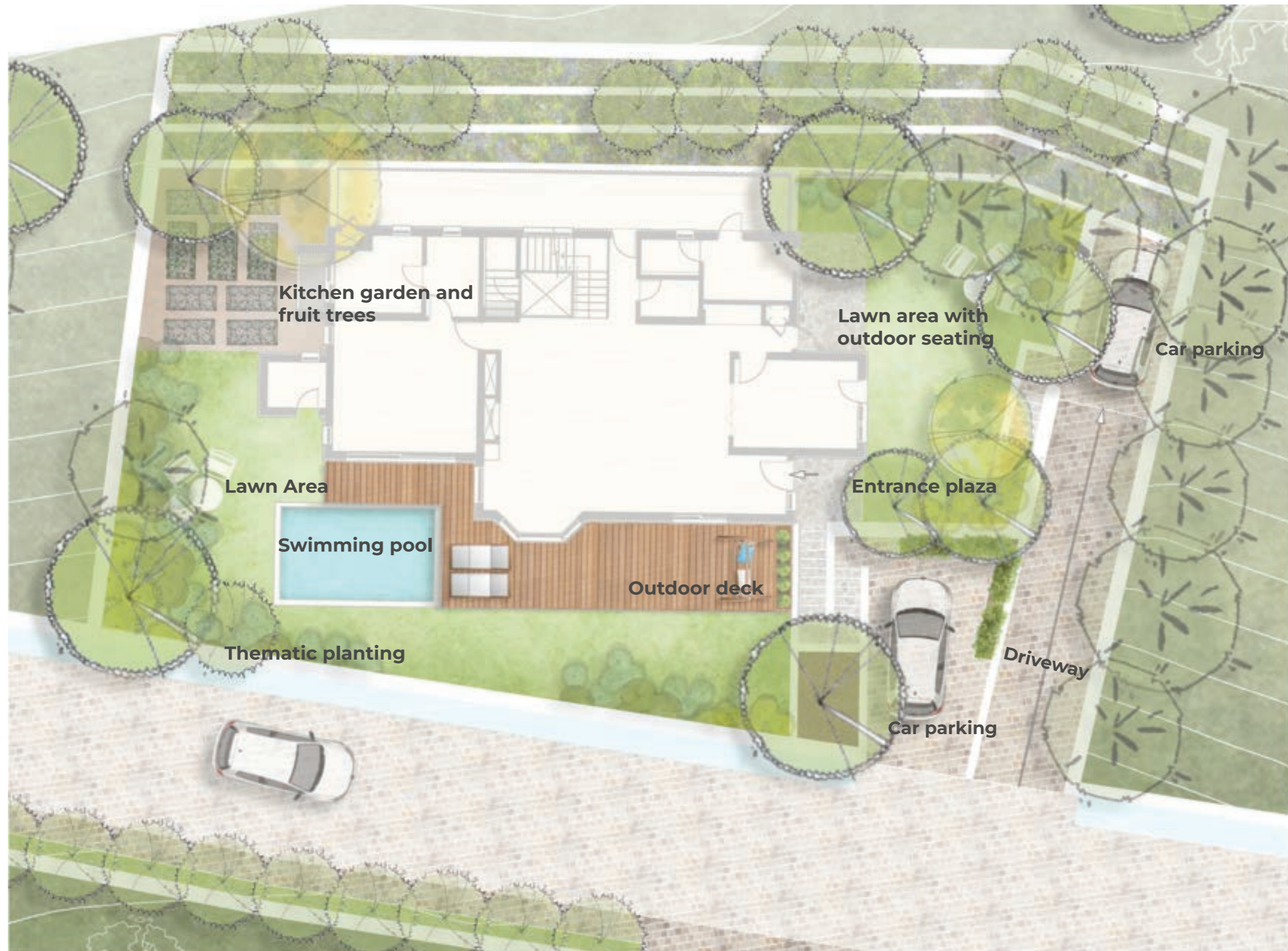
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- . RERA carpet area includes area between the inner face of the outer wall of the unit
- . Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- . Internal dimensions may vary after finishing plaster/tiles etc.
- . Some units may have different area including additional lawn/terrace area. please check the area with marketing at the time of purchase.



# PINE ESTATE VILLA (3 BHK) UPHILL

## ENTRY LEVEL

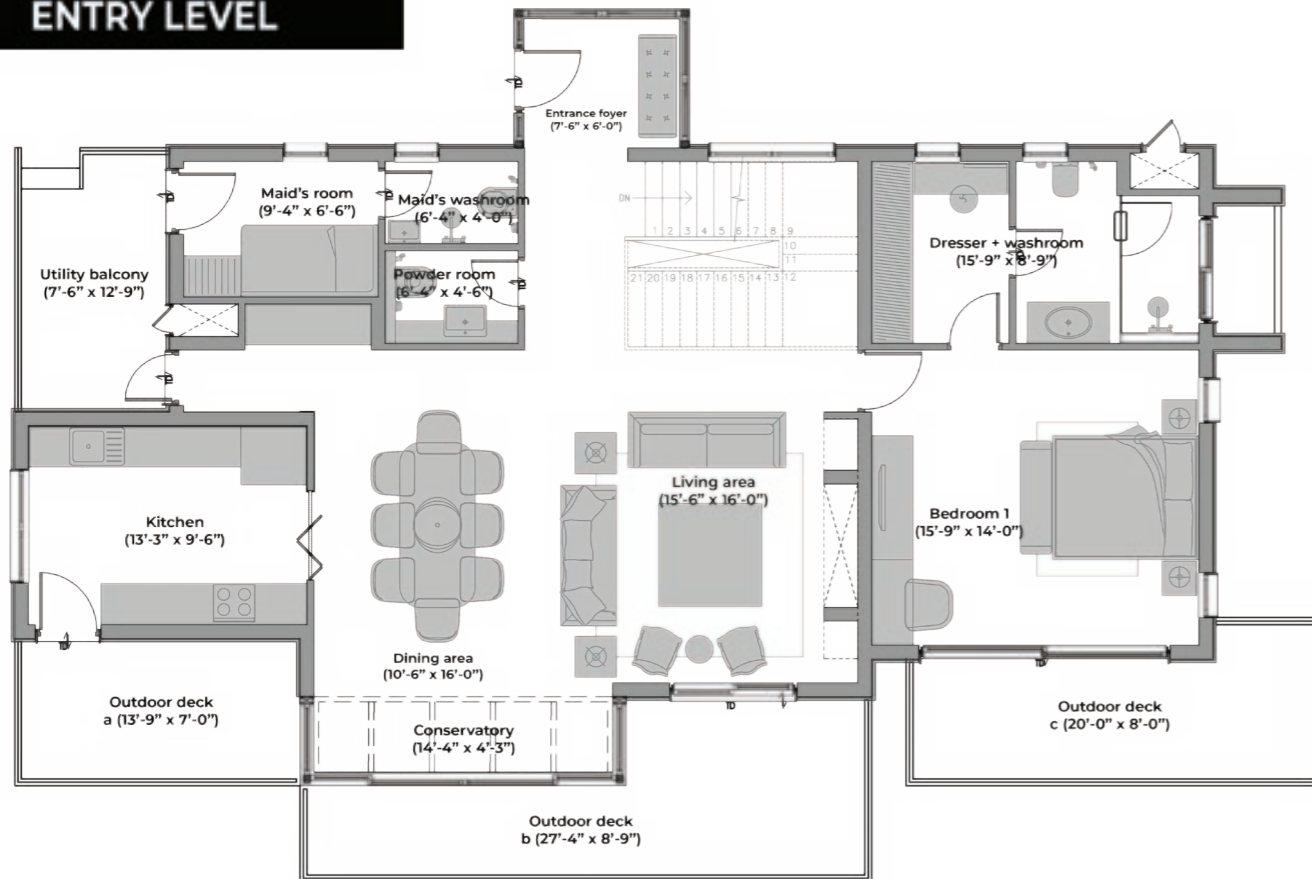




# 3 BHK VILLA (DOWNHILL)

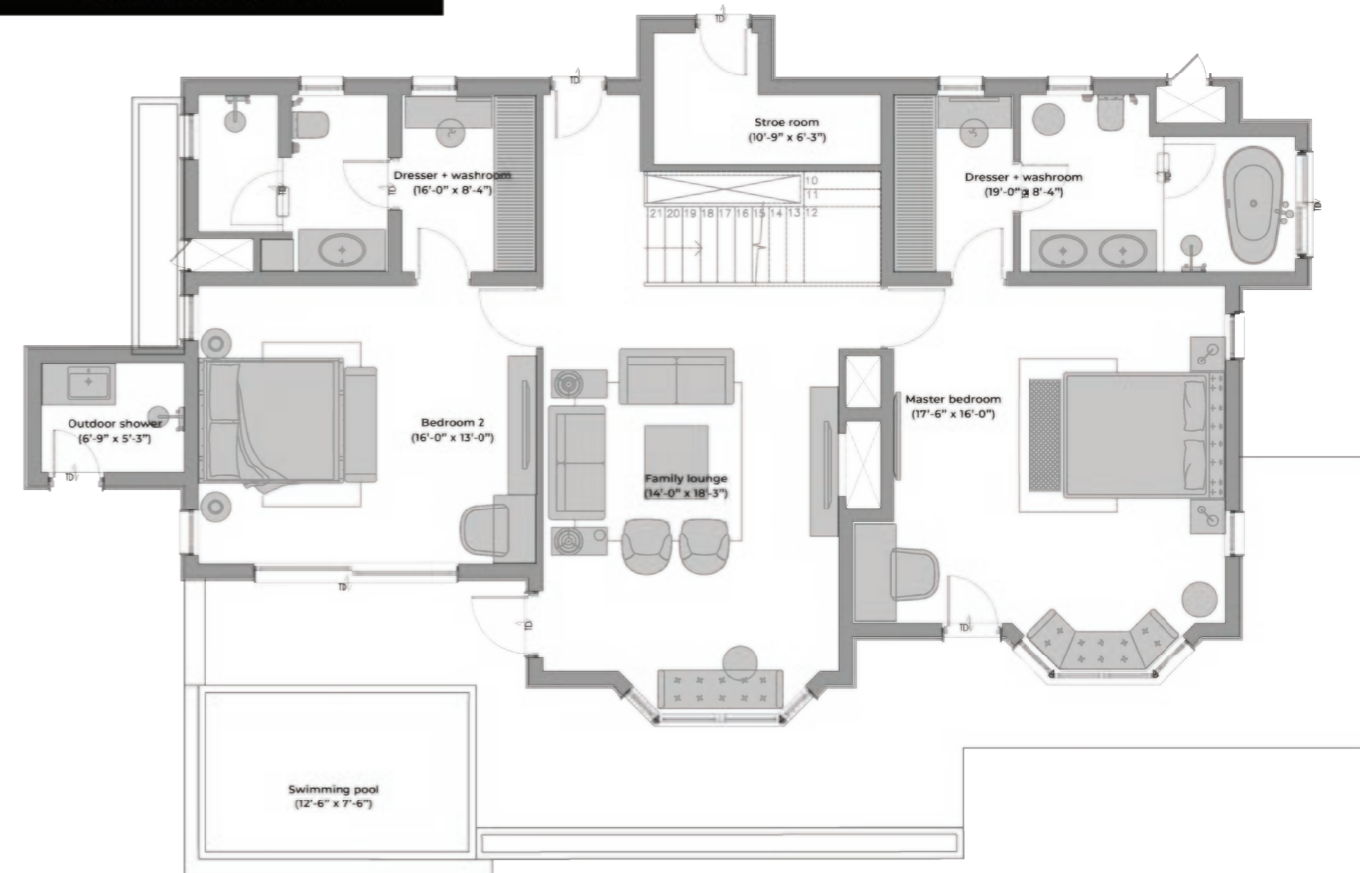
3 BEDROOM + SWIMMING POOL + FIREPLACE + LIVING +  
CONSERVATORY + KITCHEN GARDEN + DINNING + SQ

## ENTRY LEVEL



PLOT AREA : 496 SQ. MT.  
PRIVATE GREEN AREA : 103.74 SQ. MT.  
TOTAL PLOT AREA : 600 SQ. MT.  
BUILT UP AREA INC. DECK : 357.71 SQ. MT.  
RERA CARPET AREA : 233.87 SQ. MT.

## LOWER LEVEL



## DISCLAIMER

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# PINE ESTATE VILLA (3 BHK) DOWNHILL

## ENTRY LEVEL











# Greenhill Club

*An Overview*

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# Mapping Out The Finer Details

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Beyond our private estate villas, indulge in the common amenities and step outdoors to explore the natural surroundings. All of this comes together to create a wide range of elevated living experiences while offering you a life on cloud nine.

from a luxurious clubhouse to an **infinity pool, restaurants, walking trails, medical centre, play courts, kids play area, library, and fitness centre**, the amenities in our master plan paves a way for a living experience that is designed for all encompassing comfort.

*Come, craft your dream life at Terra Grande, Sirmaur.*









## Renew your spirit with Terra Grande

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*“Embrace the invitation to play and venture outdoors, where the world comes alive”*







# In The Heart Of The Hills

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Accessibility to the tranquil hill town of Kasauli with its quaint lanes, artistic stores and meditative views is only a short ride away from the Estate. At Kasauli, you'll find everything you need for the ultimate getaway - from world-class attractions and outdoor adventures to top-notch medical facilities, including the Shri Balmukund Apex Hospital, Solan.

For a glimpse into the town's rich history, visit Gurkha Fort and Manki Point or soak up the beauty of Chadwick Falls. Spend a day wandering through the Gilbert Trail leading to the dreamy Sunset Point. For a truly unforgettable experience, take a ride out to the nearby highlights or hit the slopes of Kufri during peak season. After a day of exploring, you can also retreat to the luxurious comfort of your villas or step out for dinners and evening soirees to Suryavilas Luxury Resort & Spa, ITC Fortune Select Forest Hill Resort, and upcoming hospitality projects which offer unparalleled amenities and service. And for those seeking a moment of peace and reflection, the historic Christ Church provides a serene sanctuary amidst the natural beauty of Kasauli.

Come experience the magic of Kasauli, where nature and adventures await.





Chadwick falls

Jakhu Ropeway



Kumarhatti-Sarahan-Nahan Road

Shri Balmukund Hospital



Gurkha Fort

Sunset Point



Gilbert Trail



Suryavillas Luxury Resort & Spa



Renuka Lake

Fortune Select Forest Hill Resort



Bhureshwar Mahadev Temple

YOU ARE HERE

Ashwani Khad Temple









# Your Dreams, Our Promise: Terra Grande's Commitment To Excellence

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*The Terra Grande Promise is curated with our philosophy of bringing an interplay of nature, luxury, and ultimate well-being to you. Carefully designed to be an elevated sensory experience for the mind, body and soul, we complement this with a commitment to service that aligns with our philosophy.*

*These elements are offered to you ensuring an exceptional experience.*







## *Added Perks Lease Management*

At Terra Grande, we recognise the value that a luxury property has as a generator of a great investment opportunity and a smart source of secondary income. If you wish to explore renting out your Terra Grande property, we strive to make this process as convenient for you as possible. We identify all your needs and assist you with all the relevant resources. Rest assured that we will effectively promote your property and seamlessly manage all aspects of the rental process to ensure a hassle-free experience for you.







## *Blend of the Best Quality Service*

Attention to detail and quality finishing are of top priority, evident in our villas. Care has been taken to ensure structural and management quality so you get the best of both worlds. All villas are unique in their own way and yet reflect a collective influence of regional aesthetics.

- Construction with world class aesthetics
- Promise of exclusivity, comfort and integrity
- 24/7 paramedic facility





## *Effortlessly Yours Property Management*

We offer 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.

- Concierge desk for a host of on-call services\*
- Housekeeping and laundry services
- Pool maintenance team
- Electrician and plumbing facilities
- Gardening services

\*Select services on additional cost



## *Seamless Flow Purchase Experience*

The fulfillment of owning a second home encompasses not only the dream itself but also the behind-the-scenes efforts involved. Eldeco ensures a seamless acquisition journey and convenient purchase experience from beginning to end, ensuring transparency and timely handovers. This includes transparent paperwork and land titles, strict adherence to guidelines and statutory approvals, as well as post-sales support and regular updates provided by our efficient customer relations team.







# Design Partners

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“As an acclaimed interdisciplinary design practice, we at Studio Lotus have crafted a true masterpiece that embodies the essence of mindful living. Sirmaur 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.

With a brief that demanded attention to detail as key, each villa is meticulously designed keeping in mind the directional optimisation of 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.”





# TERRA GRANDE

SIRMAUR, NEAR KASAULI

BY **ELDECO**

Terra Grande develops meticulously planned modern estate villas for an exclusive community that desire the ideal alternative lifestyle: to live in a magnificent, contemporary home surrounded by nature in its most pristine state.

# ELDECO

**200+** PROJECTS  
DELIVERED

**35+** YEARS OF  
EXPERTISE

**30,000+** SATISFIED  
CUSTOMERS

**50,000+** CSR  
BENEFICIARIES