

SUBHA

IN ASSOCIATION WITH



terra tones

Land — of — Fortune

A many-splendored thing!



WHITE WATERS



Proximity

Recreation Centres

Bannerghatta National Park	: 20 mins
Bannerghatta Biological Park	: 20 mins
Wild Valley Adventure Retreat	: 15 mins
Prani The Pet Sanctuary	: 15 mins
Dirt Mania	: 25 mins
Guhantara	: 25 mins
Birds of Paradise Foundation	: 25 mins
The Art of Living Center	: 20 mins
Area 83	: 25 mins

Schools/Colleges

Candor International School	: 35 mins
APS College of Engineering	: 20 mins
Dayananda Sagar Academy of Technology & Management	: 20 mins
School of India	: 25 mins

Hospitals

Uno Healthcare Services	: 24 mins
Lifeline Multi-Speciality Hospital	: 15 mins
Kaggalipura Government Hospital	: 15 mins
Vijayashree Hospitals	: 30 mins

Commercial

DMart	: 30 mins
Decathlon	: 35 mins
Forum Mall	: 35 mins
Royal Meenakshi Mall	: 40 mins

Connectivity

Electronic City Phase 1	: 45 mins
Jigani	: 35 mins
Kothnur	: 35 mins
JP Nagar 7th Phase	: 40 mins
Banashankari Stage 6	: 35 mins

Metro

Silk Institute Metro Station	: 25 mins
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Key Features

Property

120
acres

Plots

10k
sq.ft.

Location

Thattagupe, Kanakapura Road.

Residences

Bespoke cottages

Waterbody

150
acres

Year of Completion

Dec
2026

Building

materials & finishes

Rammed Earth | Adobe Bricks | Lime Plaster
Oxide Finish | Natural Stone
Lightweight Steel and Glass

Master Plan



Plot Division

Cottage
Footprint

15%

Personal
space

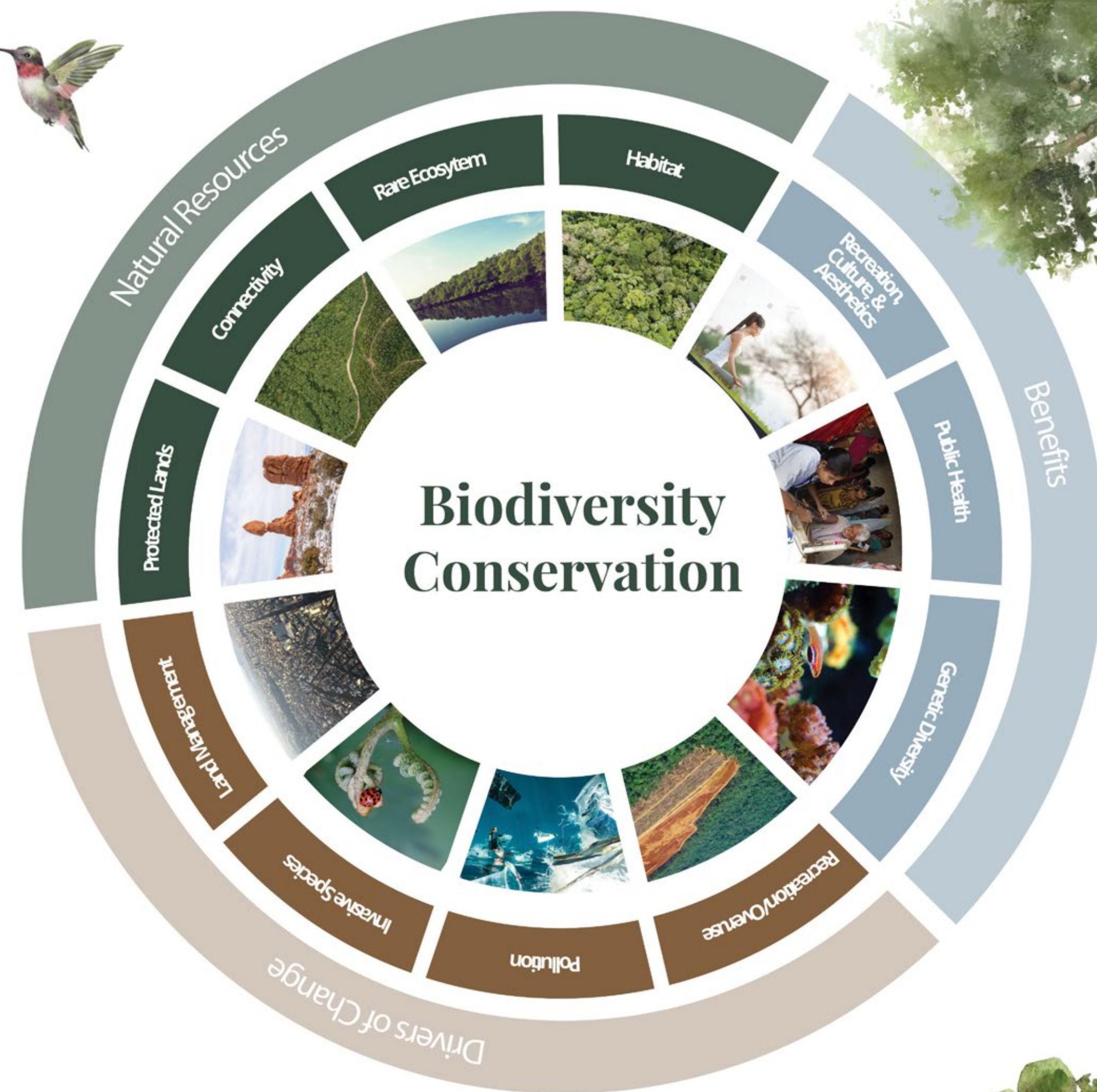
15%

Fruit bearing
trees

35%

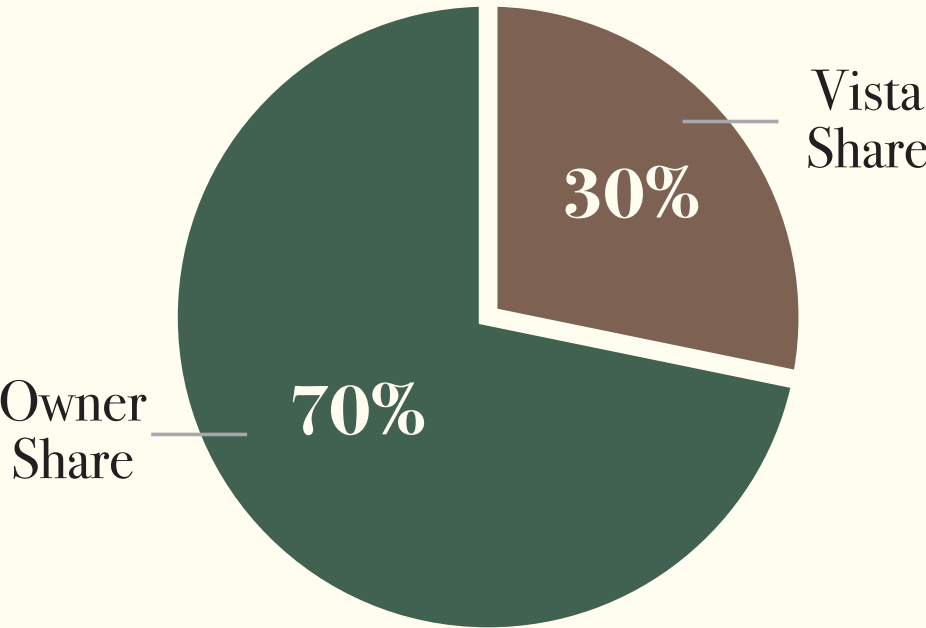
Biodiverse
species

35%



Exclusive Partnership with StayVista

Rental Sharing Model



Revenue Sharing



Inventory

Pricing Based on Seasonality - For a Single Room

Monthly	Jan - Feb	Mar - Jul	Aug- Dec	Avg. Total
No. of Months	2	5	5	
Seasonality	0.90	1.00	1.10	
Weekday Pricing per Night	7,500	8,500	9,300	8,966.67
Weekend Pricing per Night	8,500	9,500	10,500	
Weekday Nights p.m.	5	5	5	60
Weekend/Peak Nights p.m.	6	6	7	77
Monthly Nights	11	11	12	137
Weekday Total p.m.	37,500	42,500	46,500	5,38,000
Weekend Total p.m.	51,000	57,000	73,500	6,90.433
Gross Monthly Revenue	88,500	99,500	1,20,000	12,28,433

Financial Projections - For a Villa

Categories		With Pool(A)	With Pool(B)
Room Rent per Night		26,900	21,520
Nights (in Year)		137	116
Gross Revenue	Amount in Lacs	36.85	25.06
(-) Cost of Bookings (Online Travel Agency Charges - 15% Comm on 40% of Business)	Amount in Lacs	2.21	1.50
Net Revenue	Amount in Lacs	34.64	23.56
(-) Total Vista Share	Amount in Lacs	10.39	7.07
Net Owner Share	Amount in Lacs	24.25	16.49
(-) Est. Operation Cost (25%)	Amount in Lacs	8.66	5.89
Est. Net Income	Amount in Lacs	15.59	10.60

2 BHK (Ground Floor)



Ground Floor Plan

Type	Built-Up Area	Semi-Covered Area
G ONLY (Lounge & 2 Bed Villas)	1,350 sq.ft.	300 sq.ft.



2 BHK (G+1)



Ground Floor Plan



First Floor Plan

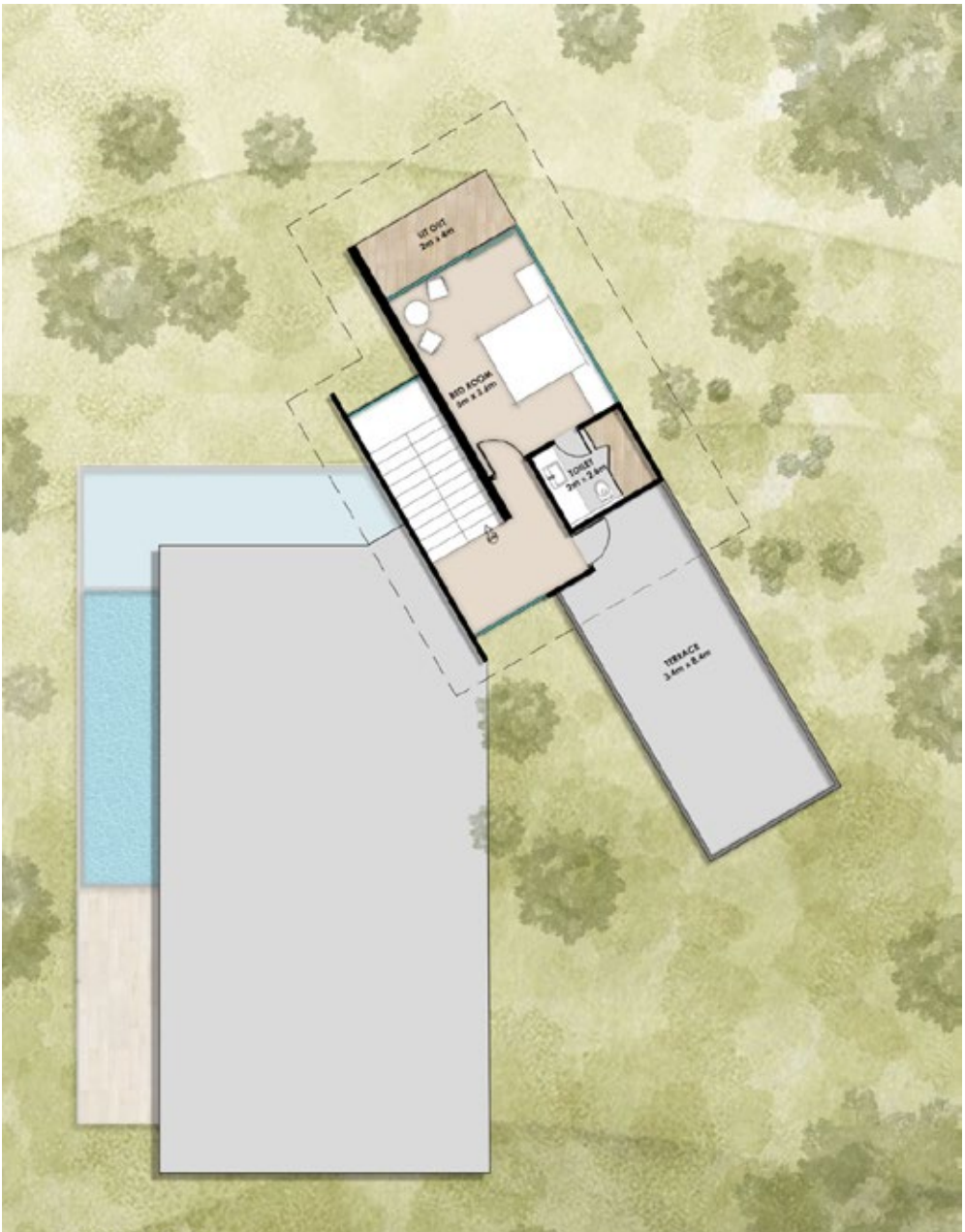
Type	Built-Up Area	Semi-Covered Area
G+1 LOUNGE & 2 BED VILLA	1,420 sq.ft.	300 sq.ft.



3 BHK



Ground Floor Plan



First Floor Plan

Type	Built-Up Area	Semi-Covered Area
G+1 LOUNGE & 3 BED VILLA	1,450 sq.ft.	410 sq.ft.





Developed by Subha Builders

Your Future Begins Here

Subha Builders is one of South India's leading developers and builders with presence across residential, retail and commercial spaces. We deploy a customer-first approach with a focus on sustainability, future-oriented design and exceptional service.

Subha Builders fosters enriched living by creating intentionally designed third spaces. These integrated areas become the heart of the environment, by making room for your well-being and establishing a strong sense of community. Choosing Subha Builders is about choosing a lifestyle that prioritises well-being and connection.

subhabuilders.com



In Association with Terra Tones

Built With Conscience For The Conscious

We are a real estate development firm, committed to eco-friendly engineering. Derived from Latin, "Terra" means "Earth" or "world," a reflection of the company's dedication to the environment.

Our innovations prioritise the use of local architectural principles and ecological materials, encouraging a harmonic living with the environment. A key component of our architectural concept is the presence of large green areas, big trees, and native plant species. In order to ensure a low carbon impact our projects frequently incorporate smart home technologies and energy-efficient designs. This method promotes biodiversity and ecological balance while creating an aesthetic appeal.

terratones.in



WHITE WATERS