

Total Environment Launches Site Visits for Down by the Water — Premium Luxury Apartments in Jakkur, Bangalore



Bengaluru, Karnataka May 5, 2026 ([Issuewire.com](https://www.issuewire.com)) - [Total Environment Down by the Water](#) is a premium lakeside residential community situated on the edge of Jakkur Lake in North Bangalore — developed by Total Environment Building Systems, a developer with over 25 years of experience crafting homes worth living in. Spread across 17.5 acres with five towers, the project offers 3 BHK and 4 BHK homes built using natural materials, with private terrace gardens on every unit and a community designed around green space, lake views, and a pace of life that feels genuinely different from the rest of the city.

About the Project

Total Environment Down by the Water Jakkur is located in one of North Bangalore's most promising neighbourhoods — well connected to Hebbal, Yelahanka, the Outer Ring Road, and Kempegowda International Airport, while retaining the green, residential character that makes Jakkur one of the most liveable addresses in the city. The proximity to Jakkur Lake is central to the project's identity — residents enjoy lake views, cooler air, and a natural setting that most of Bangalore can only visit.

The Total Environment Down by the Water master plan prioritises open space over density — native trees, water features, walking paths, and gardens take up a significant share of the 17.5-acre site. The result is a community that improves with time: as the trees mature, the green cover increases, the microclimate deepens, and the quality of daily life only gets better.

The Total Environment Down by the Water floor plan range covers multiple 3 BHK and 4 BHK configurations, each proportioned for real everyday living — functional kitchens, usable balconies, and private terrace gardens on every home. All units can be customised through Total Environment's in-house eDesign tool before handover. Virtual tours are available for all configurations.

The [Total Environment Down by the Water price](#) reflects the quality of construction, the lakeside location, and the developer's 25-year track record of delivery. Multiple payment plans are available, including construction-linked and low down payment options. The project is RERA registered: PRM/KA/RERA/1251/472/PR/090824/006967.

Total Environment Down by the Water reviews from buyers consistently highlight three things: the quality of construction, the green environment, and the reliability of a developer who delivers what it promises. In Bangalore's real estate market, that consistency is rare and valuable.

For buyers comparing [luxury apartments in Jakkur](#) or looking for the finest luxury apartments in Bangalore, Down by the Water stands apart — not just for what it offers, but for the confidence that comes with knowing it will be delivered as promised.

Know more about the project:

luxuryresidenceindia.com/projects/total-environment-down-by-the-water

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