



**TERRAZA MODERNA**  
ELEGANT INDOOR / OUTDOOR LIVING

# SIX MODERN HOMES

IN THE OLD FORT LOWELL AREA  
TUCSON, ARIZONA



Thank you for inquiring about Terraza Moderna, designed by Rob Paulus Architects, built by Helios Group, LLC in Tucson, Arizona.



**TERRAZA MODERNA**  
ELEGANT INDOOR / OUTDOOR LIVING

DESIGN: ROB PAULUS ARCHITECTS

BUILD: HELIOS GROUP, LLC



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Located in the celebrated and prestigious Old Fort Lowell Area, Terraza Moderna combines the best of traditional and modern with six new premier homes. These contemporary gems, designed by the award winning firm of Rob Paulus Architects, place an emphasis on indoor / outdoor living with a large, central canopy that extends the great room concept to the outdoors.

Each purchaser will have the opportunity to work directly with the architecture team to further customize the interior design and landscaping of their new home.

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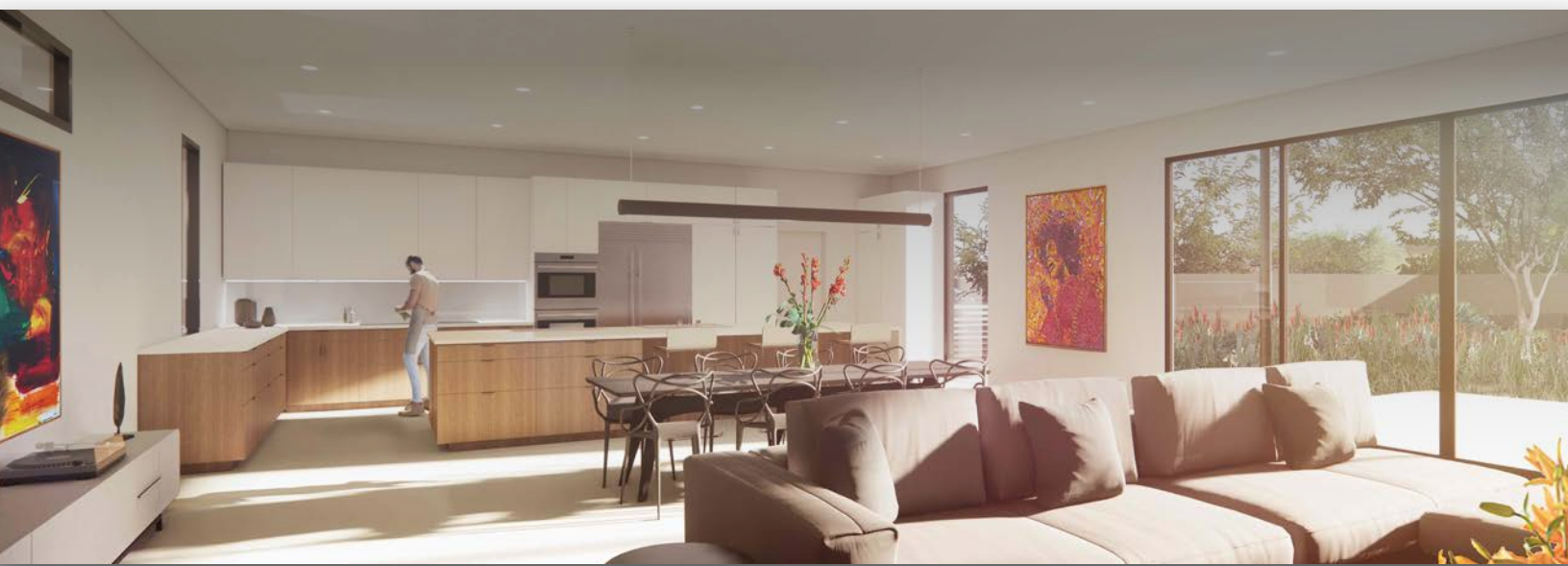
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Interiors feature an inviting open living concept complete with large kitchen island for entertaining and naturally lit space with generous views and access to the shaded courtyard. Materiality is functional and gratifying with quality cabinetry, quartz countertops, polished concrete floors, and solar options. Some models provide an accessory unit, perfect for guests, family, or a home-office.



The Terraza Moderna homes blend modern design and smart construction, with a fabulous location. A gated community that emphasizes elegant living. Each home features a spacious and shaded courtyard to reinforce outdoor living with the stunning Sonoran Desert climate and views. Desert landscaping will pull from the mesquite, palo-verde, cacti and creosote of the existing surrounding landscape and incorporate this into the project and individual homes.



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# THE MÁLAGA

## FLOOR PLAN

3 bedrooms | 3-1/2 Baths

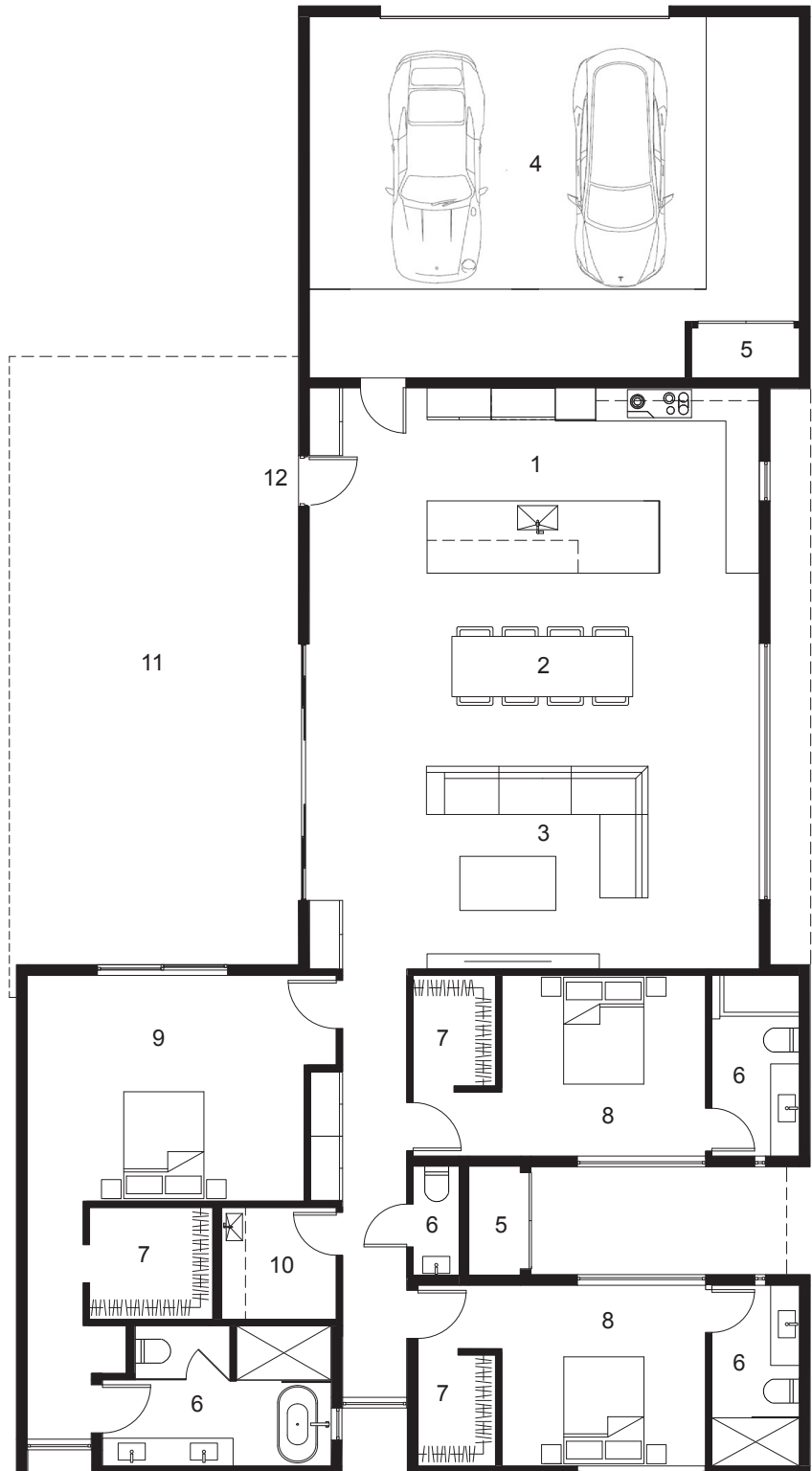


2808 N Bella Terraza Ct  
Tucson AZ 85712

2,485 Livable Sq Ft

(+765 garage / mechanical Sq  
Ft)

1. KITCHEN
2. DINING
3. LIVING
4. GARAGE
5. UTILITIES
6. BATHROOM
7. CLOSET
8. BEDROOM
9. MASTER BEDROOM
10. LAUNDRY
11. CANOPY
12. ENTRANCE



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# THE SEVILLE

## FLOOR PLAN

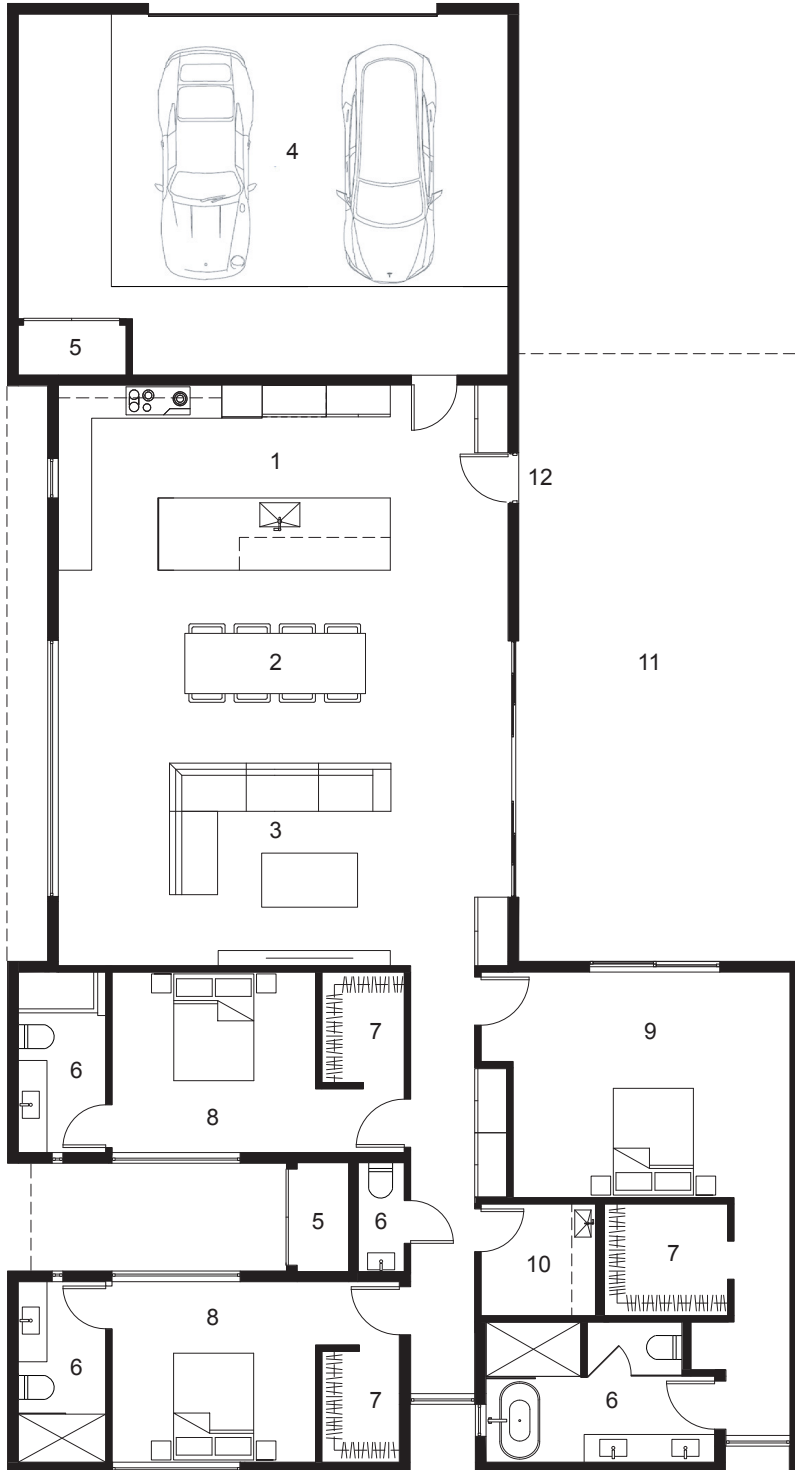
3 bedrooms | 3-1/2 Baths

2805 N Bella Terraza Ct

Tucson AZ 85712

2,645 Livable Sq Ft

(+765 garage / mechanical Sq Ft)



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# THE MADRID

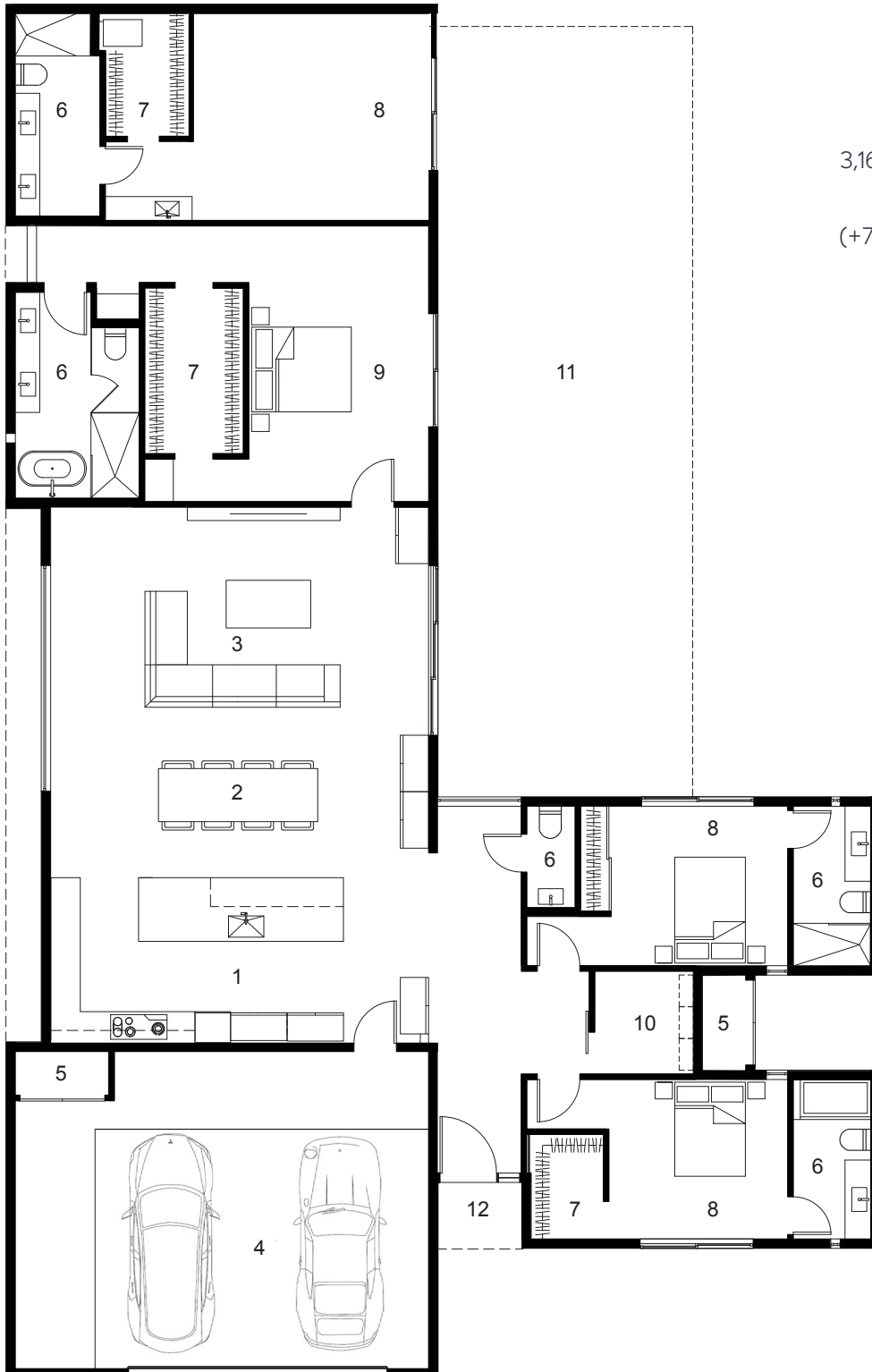
## FLOOR PLAN

4 bedrooms | 4-1/2 baths  
(Inclusive accessory dwelling unit)

2811 N Bella Terraza Ct  
Tucson AZ 85712

3,160 Livable Sq Ft (including 500  
Sq Ft auxiliary dwelling unit)  
(+727 garage / mechanical Sq Ft)

1. KITCHEN
2. DINING
3. LIVING
4. GARAGE
5. UTILITIES
6. BATHROOM
7. CLOSET
8. BEDROOM
9. MASTER BEDROOM
10. LAUNDRY
11. CANOPY
12. ENTRANCE



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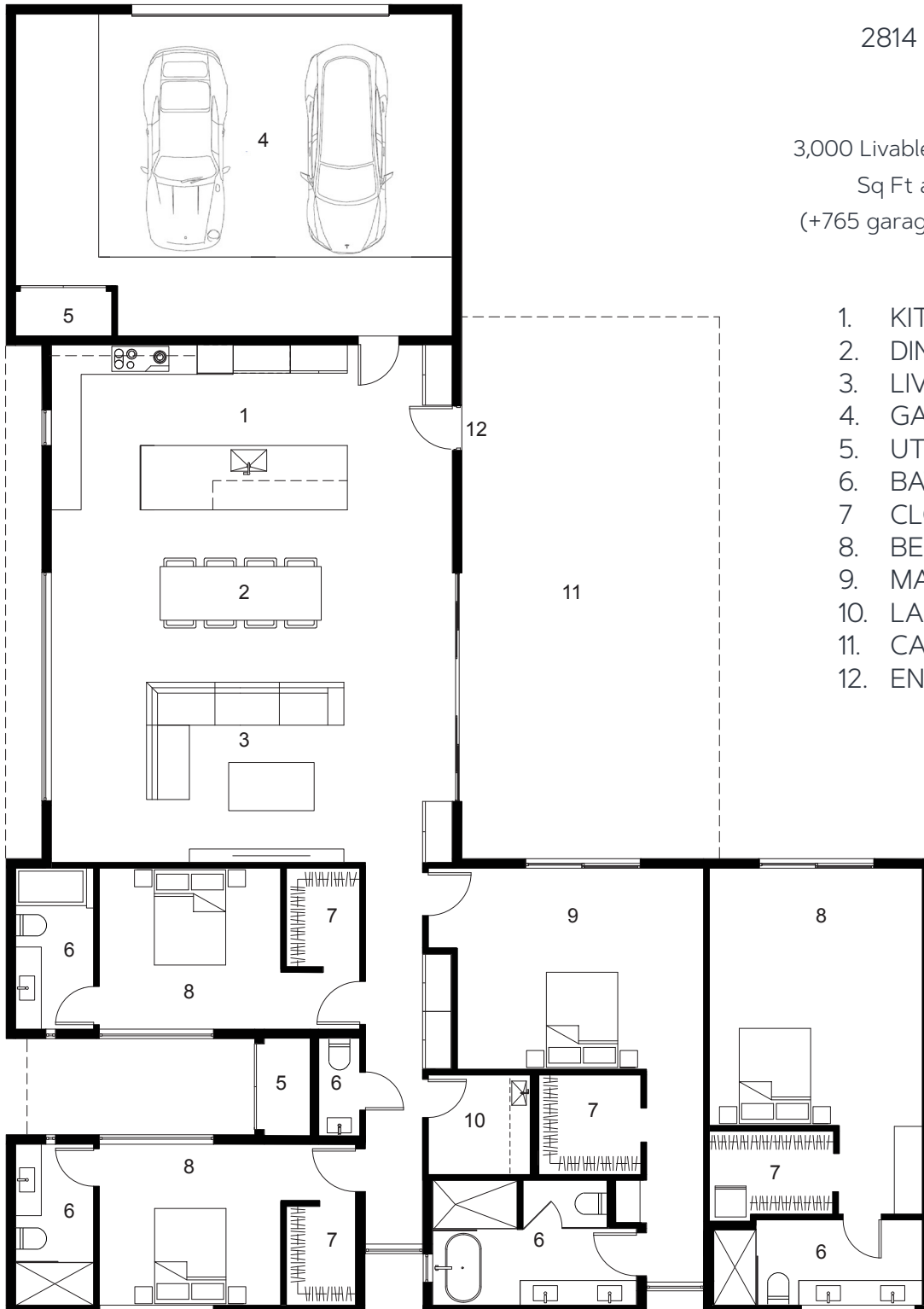
# THE VALENCIA

## FLOOR PLAN

4 bedrooms | 4-1/2 baths  
(Inclusive accessory dwelling unit)

2814 N Bella Terraza Ct  
Tucson AZ 85712

3,000 Livable Sq Ft (including 500  
Sq Ft auxiliary dwelling unit)  
(+765 garage / mechanical Sq Ft)



1. KITCHEN
2. DINING
3. LIVING
4. GARAGE
5. UTILITIES
6. BATHROOM
7. CLOSET
8. BEDROOM
9. MASTER BEDROOM
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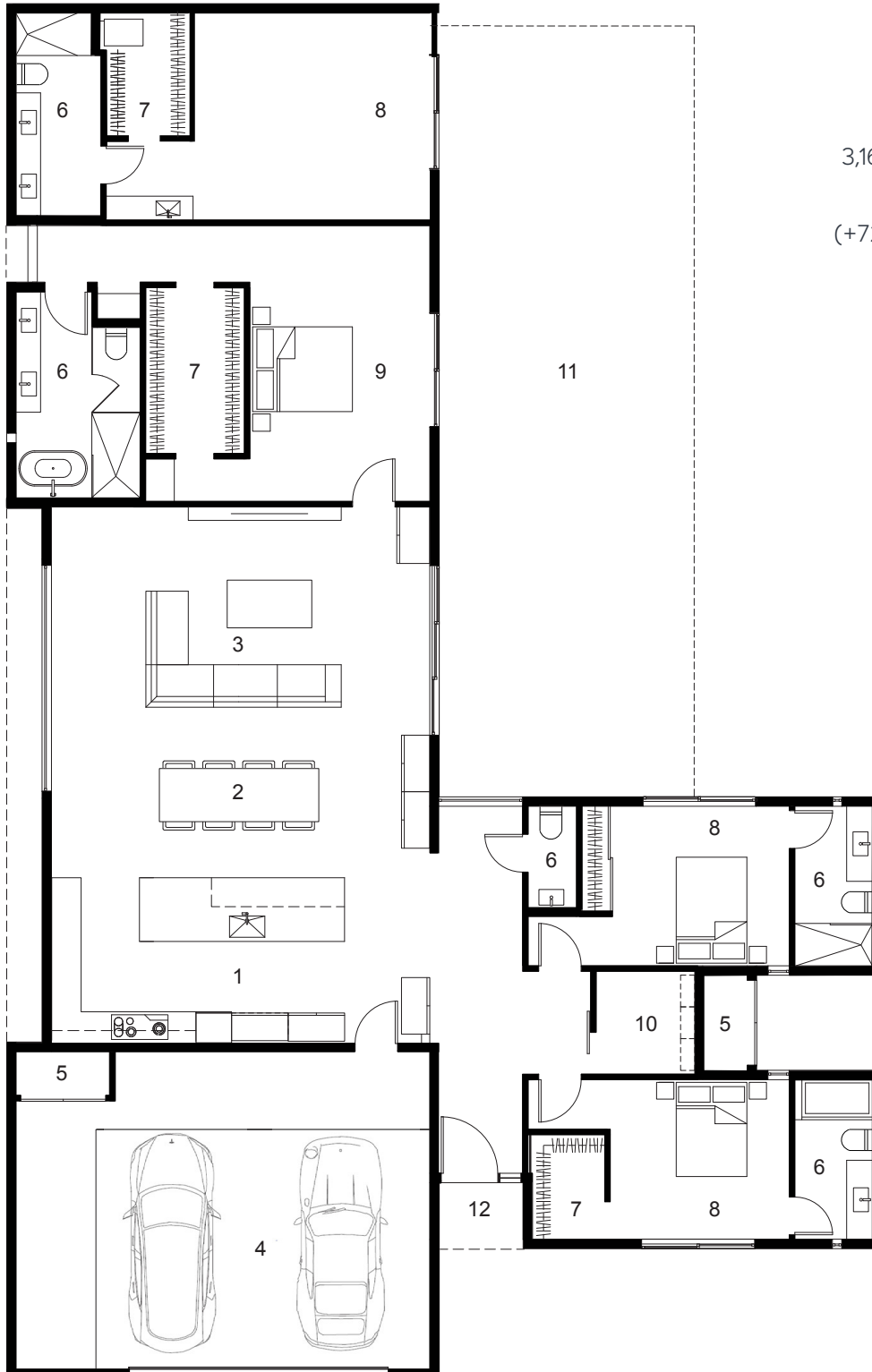
# THE ZARAGOZA

FLOOR PLAN

4 bedrooms | 4-1/2 baths  
(Inclusive accessory dwelling unit)

2817 N Bella Terraza Ct  
Tucson AZ 85712

3,160 Livable Sq Ft (including 500  
Sq Ft auxiliary dwelling unit)  
(+727 garage / mechanical Sq Ft)



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# THE BARCELONA

## FLOOR PLAN

4 bedrooms | 4-1/2 baths  
(Inclusive accessory dwelling unit)

2823 N Bella Terraza Ct  
Tucson AZ 85712

3,160 Livable Sq Ft (including 500  
Sq Ft auxiliary dwelling unit)  
(+727 garage / mechanical Sq Ft)



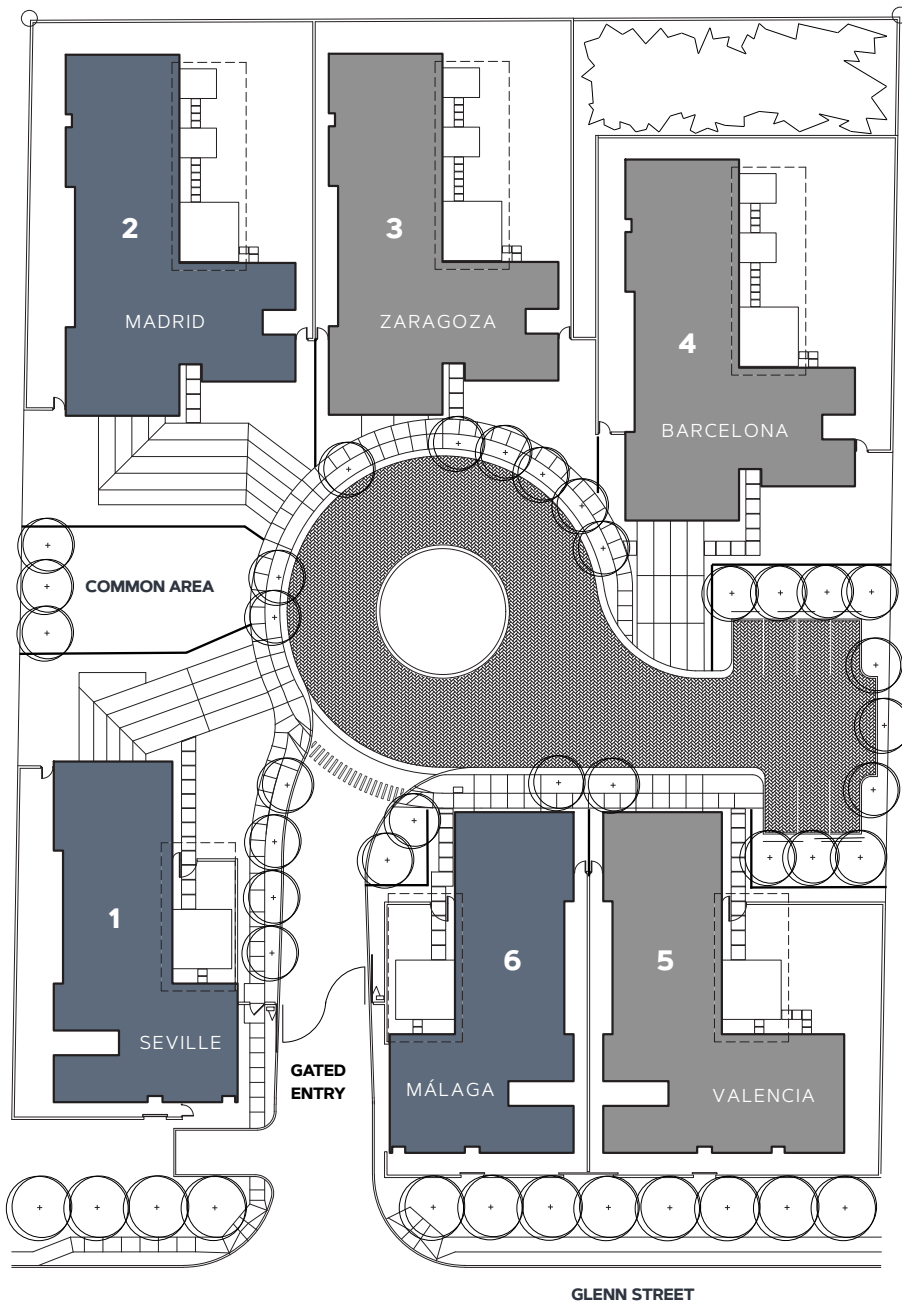
1. KITCHEN
2. DINING
3. LIVING
4. GARAGE
5. UTILITIES
6. BATHROOM
7. CLOSET
8. BEDROOM
9. MASTER BEDROOM
10. LAUNDRY
11. CANOPY
12. ENTRANCE



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# SITE PLAN



PHASE 1 AVAILABLE

COMING SOON

## LOT ADDRESSES

- LOT 1: 2805 N Bella Terraza Ct Tucson, AZ 85712 (Lot Size: 8,069 SF)
- LOT 2: 2811 N Bella Terraza Ct Tucson AZ, 85712 (Lot Size: 10,664 SF)
- LOT 3: 2817 N Bella Terraza Ct Tucson, AZ, 85712 (Lot Size: 7,842 SF)
- LOT 4: 2823 N Bella Terraza Ct Tucson, AZ, 85712 (Lot Size: 9,861 SF)
- LOT 5: 2814 N Bella Terraza Ct Tucson, AZ, 85712 (Lot Size: 7,386 SF)
- LOT 6: 2808 N Bella Terraza Ct Tucson, AZ, 85712 (Lot Size: 5,369 SF)



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# LOCAL COMMUNITY

The project is surrounded by easy access to natural beauty, with trails and parks nearby along with incredible vistas to the Catalina Mountains. Terraza Moderna's central location puts you minutes from shopping, theaters, medical care and restaurants.

## TO-DO NEARBY

0.7 miles - Crossroads Festival Shopping Center  
0.7 miles - Roadhouse Cinemas  
0.7 miles - Historic San Pedro Chapel  
0.8 miles - Diana Madaras Gallery  
1.1 miles - Mini Time Machine Museum of Miniatures  
6.7 miles - La Encantada Shopping Center

## RESTAURANTS

0.6 miles - Vero Amore  
0.6 miles - Trident Grill II  
0.6 miles - Le Buzz Caffè  
0.6 miles - La Placita Café  
0.6 miles - Savaya Coffee Market  
1.0 mile - Indian Twist

## GROCERY

0.8 miles - Fry's Food and Drug  
1.1 mile - Trader Joe's Crossroads  
1.9 miles - Whole Foods

## HEALTH/FITNESS

1.2 miles - Psychosomatic Transformation Center  
1.4 miles - Chuze Fitness  
1.8 miles - Orangetheory Fitness

## COUNTRY CLUBS

3.9 miles - Tucson Country Club  
(Golf, Tennis, Aquatics, Fitness, Dining, Events)  
5.6 miles - La Paloma Country Club  
(Racquet Sports, Aquatics, Kids Club, Spa & Salon, Swim Team)

## OUTDOOR/NATURE

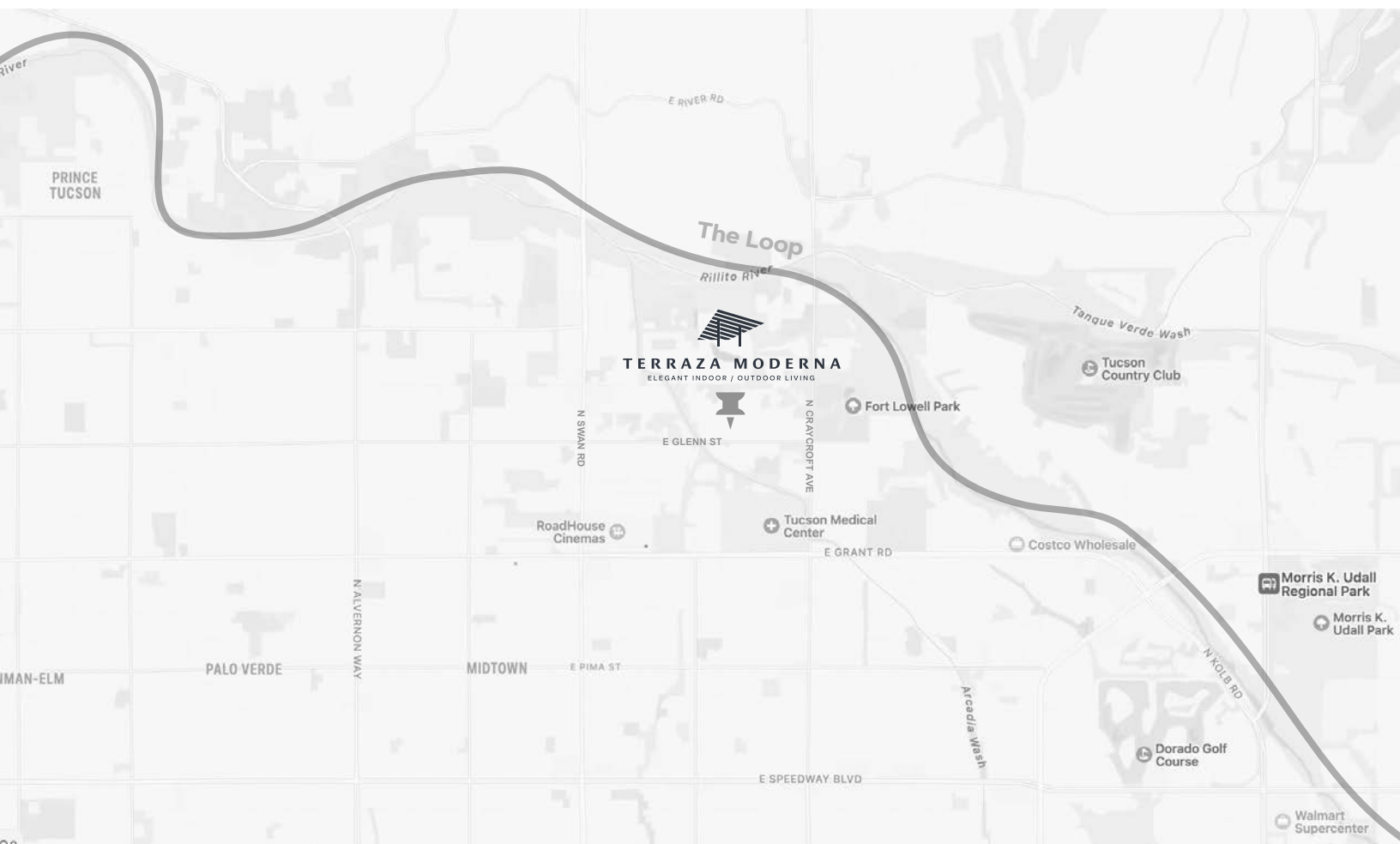
The Loop  
Walking Trails Nearby  
0.7 miles - Fort Lowell Park  
(Sports fields, Aquatics, Tennis, Playgrounds, Historic Buildings. Fort Lowell Park is listed by Tucson Audubon Society)  
0.7 miles - San Pedro Chapel  
0.7 miles - Fort Lowell Pool  
2.1 miles - Tucson Botanical Gardens

## MEDICAL/EMERGENCY

0.5 miles - Tucson Medical Center  
0.9 miles - Walgreens



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These exquisite and unique homes are limited to six buyers. This is a rare opportunity to live in a new and modern architectural creation while enjoying all the best of the Old Fort Lowell area.

**Contact:**  
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 www.heliosgroupcustomhomes.com



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