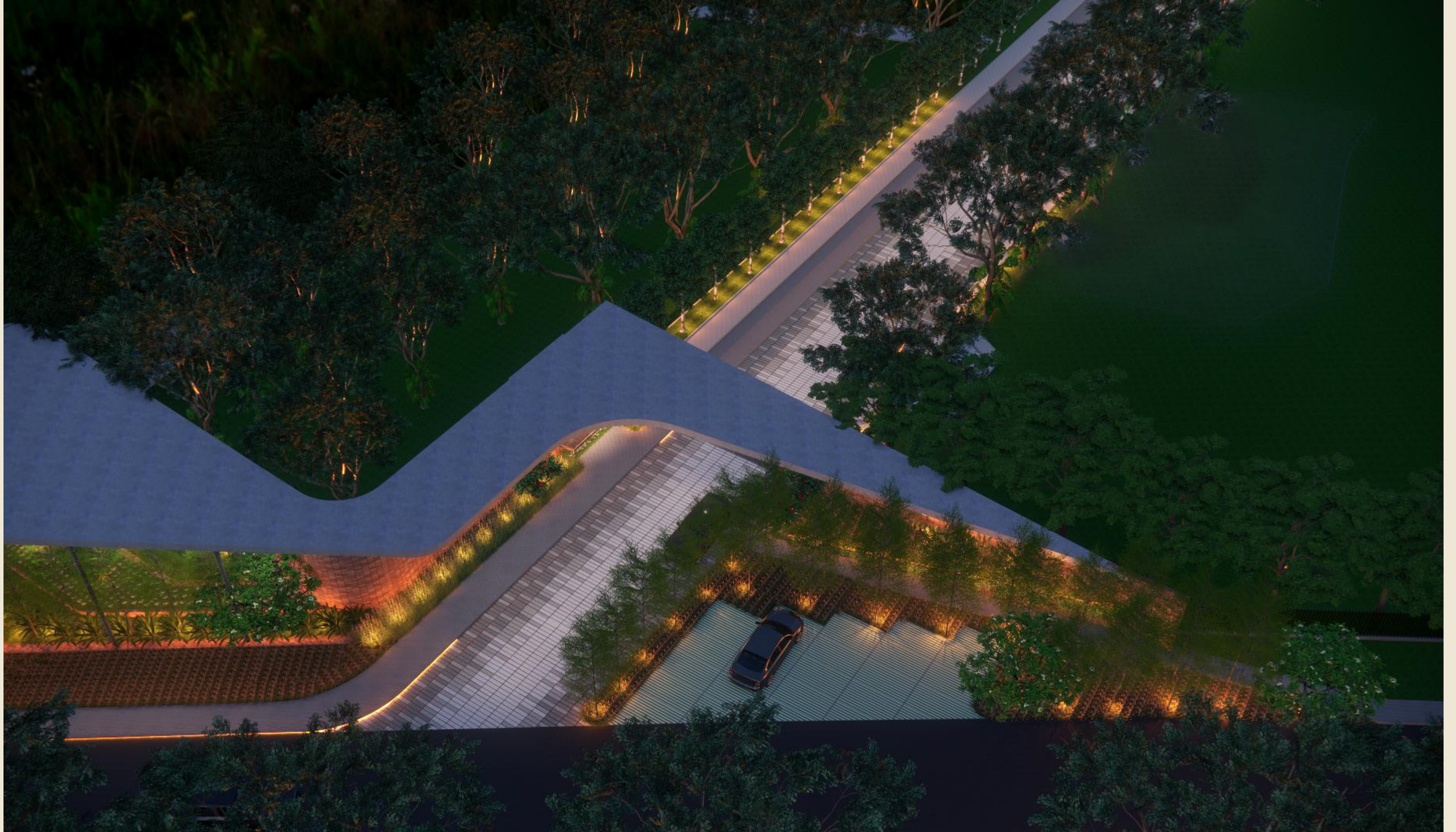


Born of Earth Made For You

4 BHK Consciously Built Homes



In every brick, a promise. In every breeze, the scent of legacy. We don't just build homes, we craft havens. Where luxury meets sustainability. Our commitment is to tomorrow, where your footprint is as gentle as the setting sun. Here, conscious living is not fantasy, it's the foundation.

LAKE ESTATES VILLAS

Embrace a lifestyle where luxury and sustainability are no longer at odds, but in harmony. A new way of life awaits you at Bengaluru's Lake Estates, where every element is designed with consciousness at its core. From the ground up, our independent villas champion eco-friendly living—integrating solar energy solutions, maximizing natural resources, and prioritizing green spaces.

Overlooking a majestic 40-acre lake, each villa boasts natural climate control and abundant daylight, ensuring that your living space is as responsible as it is luxurious.





LOCATION MAP



KNOW YOUR NEIGHBOURHOOD

Shopping and Recreation

Angsana Spa & Resort - 05 mins
Goldfinch Retreat - 10 mins
RMZ Galleria Mall - 20 mins
Decathlon - 15 mins
Phoenix Mall of Asia - 30 mins

Education

BMS Institute of Technology - 5 mins
Sai Vidya Institute of Technology - 5 mins
Presidency University - 5 mins
Padukone Dravid Centre for Sports
Excellence - 15 mins
Stonehill International School - 15 mins
Vidyashilp Academy - 15 mins

Healthcare

Chiguru Hospital - 7 mins
Raksha Healthcare - 7 mins
Anand Abhigyan Healthcare and
Life Sciences - 12 mins
Omega Multispeciality Hospital - 20 mins



Thoughtfully designed and sustainably built, every luxury villa is a testament to a lifestyle that values comfort as much as it values the environment.



Pavers Coverage

Seamlessly integrated pavers enhance ground permeability, preserving every precious drop of rain.



Rainwater Retention

Every drop of rainfall enriches our soil, sustaining the lush landscape for your surrounding.



Minimum concrete, maximum brick

Crafted with minimal concrete and maximum brick for a natural, breathable living environment.



Community Trees

Join a community enshrined with over 500 trees, cultivating richer, greener living.



Ventilation

Designed for maximum airflow, ensuring a fresh and vibrant living space.



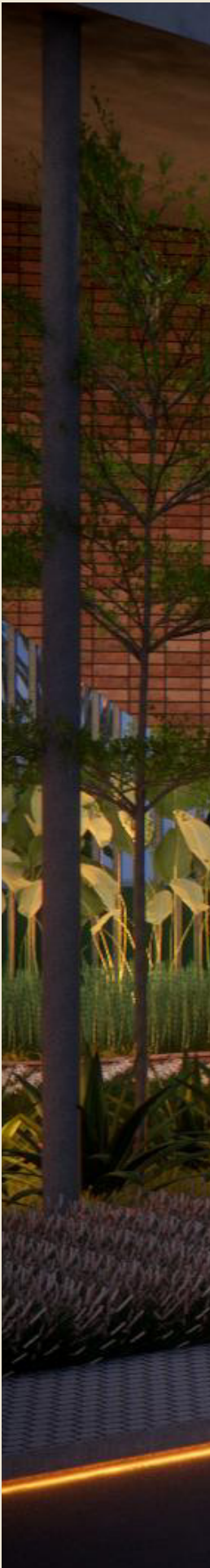
Natural Light

Abundant natural light reduces your carbon footprint and most importantly, brightens your day.



Open Spaces

Revel in over 60% open space, fostering a sense of freedom and connection to nature.





Naturally Well-lit Homes:

Exposure to natural light also positively impacts your health by regulating sleep patterns, boosting mood, and improving mental clarity. It helps create a healthier indoor environment by minimizing moisture and mold buildup.





SS Tanks:

Lake Estates, we want to embrace toxin-free materials. Each villa gets a stainless steel tank which is corrosion-proof and durable.



Master Plan



Club House

Welcome to the future of community living at Lake Estates. Our 43,500 sq. ft. clubhouse is a masterpiece of futuristic design and modern convenience, crafted to elevate your everyday experience.

Step into a realm where rich, plush interiors meet state-of-the-art amenities. Whether you're hosting community events in our multi-purpose hall, unwinding with a book in the curated library, grabbing a bite at the contemporary cafeteria, or picking up daily essentials at the integrated supermarket—every detail is designed with your lifestyle in mind.

At Lake Estates, the clubhouse isn't just a facility; it's the heart of a community that celebrates innovation and a truly connected way of living.

Steam & Sauna

Saloon & Spa

Clinic & Pharmacy

2 Indoor Badminton Court

Indoor Squash Court

Banquet Hall with 2 rooms

Library

Co-Working Pods

Restaurant with fully functional kitchen

Convenience Store

Swimming Pool with change rooms

Indoor Gym with change rooms

Indoor Landscaped Kids Play Area

10+ Indoor Games Room

Indoor Soft Play Room

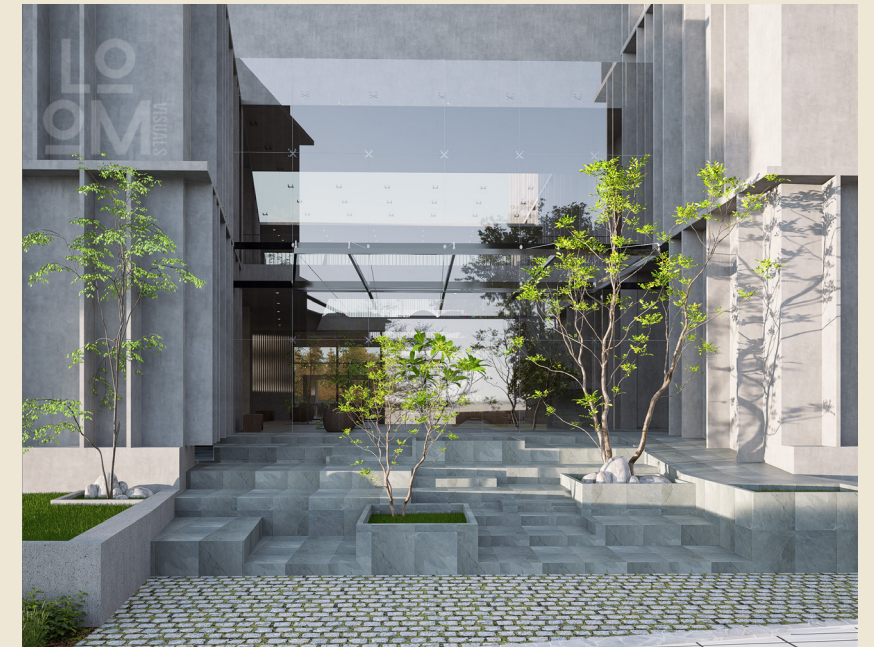
Yoga Hall

Conference Room

Cafeteria

21 Car Parking





Taj
Rajankunte

Prestige Oasis
Rajankunte



Common Amenities



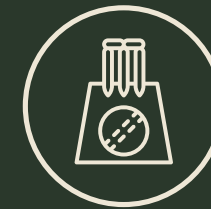
Tennis Court



Basketball



Futsal Pitch



Cricket Pitch



Amphitheatre



Aroma Garden



Elders Park



Meditation
Deck



Pet Park



Visitors Parking



Landscaped
Garden



Bus Bay



Smart Home Features

SECURITY - PEACE OF MIND

- Complete 24x7 home security
- Digital, fully-integrated wireless protection
- Live video streaming and recording; anytime, anywhere
- Personalized rules for customized alerts that can be set to send SMS alerts to your preferred contacts
- Panic alerts that can be triggered during medical or security emergencies

ENHANCED SECURITY

- Automatic action with human intervention for prompt and assured action during an intrusion
- Motion sensors near access points, triggered automatically by even the slightest motion Several lights switched on around the house simultaneously
- Automatic messages to owner, neighbours, security guard and other designated people
- Picture of intruder sent via email Sound siren
- Personalized rules to make your home look lived-in, even when empty

SURVEILLANCE - STAY - CONNECTED

CAMERAS

- Outdoor waterproof camera for monitoring visitors

DOOR LOCK (Digital Lock)

- Locks with complete operation log
- Remote operation with one-time restricted entry
- Made by a top USA brand



Porotherm Construction

Porotherm construction refers to building with Porotherm clay hollow blocks, a sustainable and efficient building material. These blocks, manufactured by Wienerberger, are known for their thermal insulation, strength, and ease of use, making them suitable for various construction projects.

MATERIAL:

Porotherm blocks are made from natural clay, making them an environmentally friendly choice.

THERMAL INSULATION:

They offer excellent thermal insulation, keeping interiors cool in summer and warm in winter, leading to energy savings.

STRENGTH AND DURABILITY:

Porotherm bricks are strong and durable, suitable for both load-bearing and non-load-bearing walls.

LIGHTWEIGHT:

They are significantly lighter than traditional building materials, facilitating faster construction and reduced structural costs.

SUSTAINABILITY:

They are recyclable and have a long lifespan, contributing to sustainable building practices.

VERSATILITY:

Porotherm blocks can be used in various construction types, including residential apartments, commercial buildings, and hospitals.

REDUCED LABOUR COSTS:

The ease of handling and installation contributes to reduced labor costs and faster project completion.

CRACK RESISTANCE:

Porotherm walls are less prone to cracks due to low water absorption and resistance to shrinkage and expansion.

REDUCED MAINTENANCE:

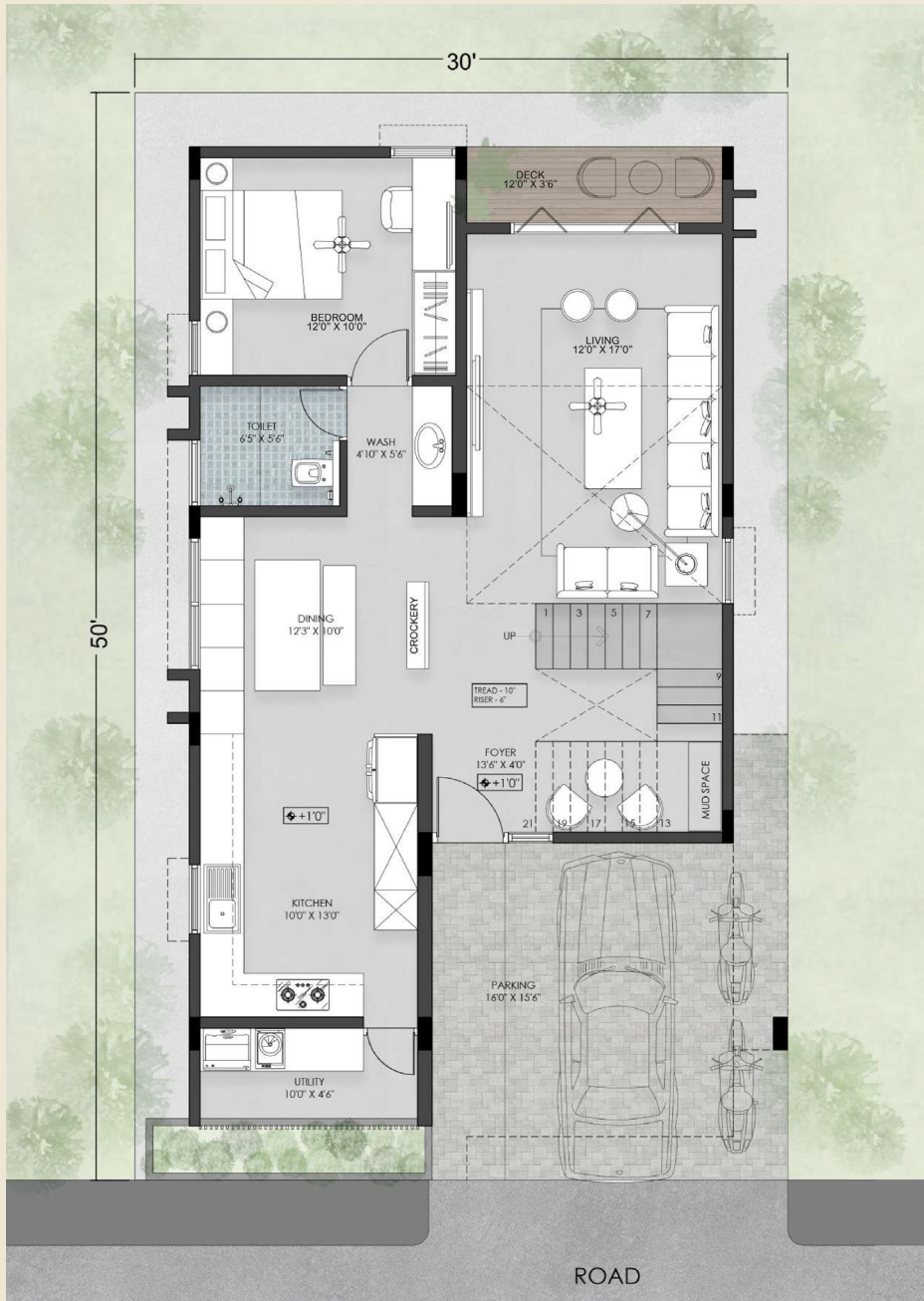
The durability and resistance to external factors contribute to reduced maintenance requirements over the building's lifespan.

AESTHETICALLY PLEASING:

Porotherm bricks can be used for exposed masonry or with conventional plastering, allowing for versatile design options.



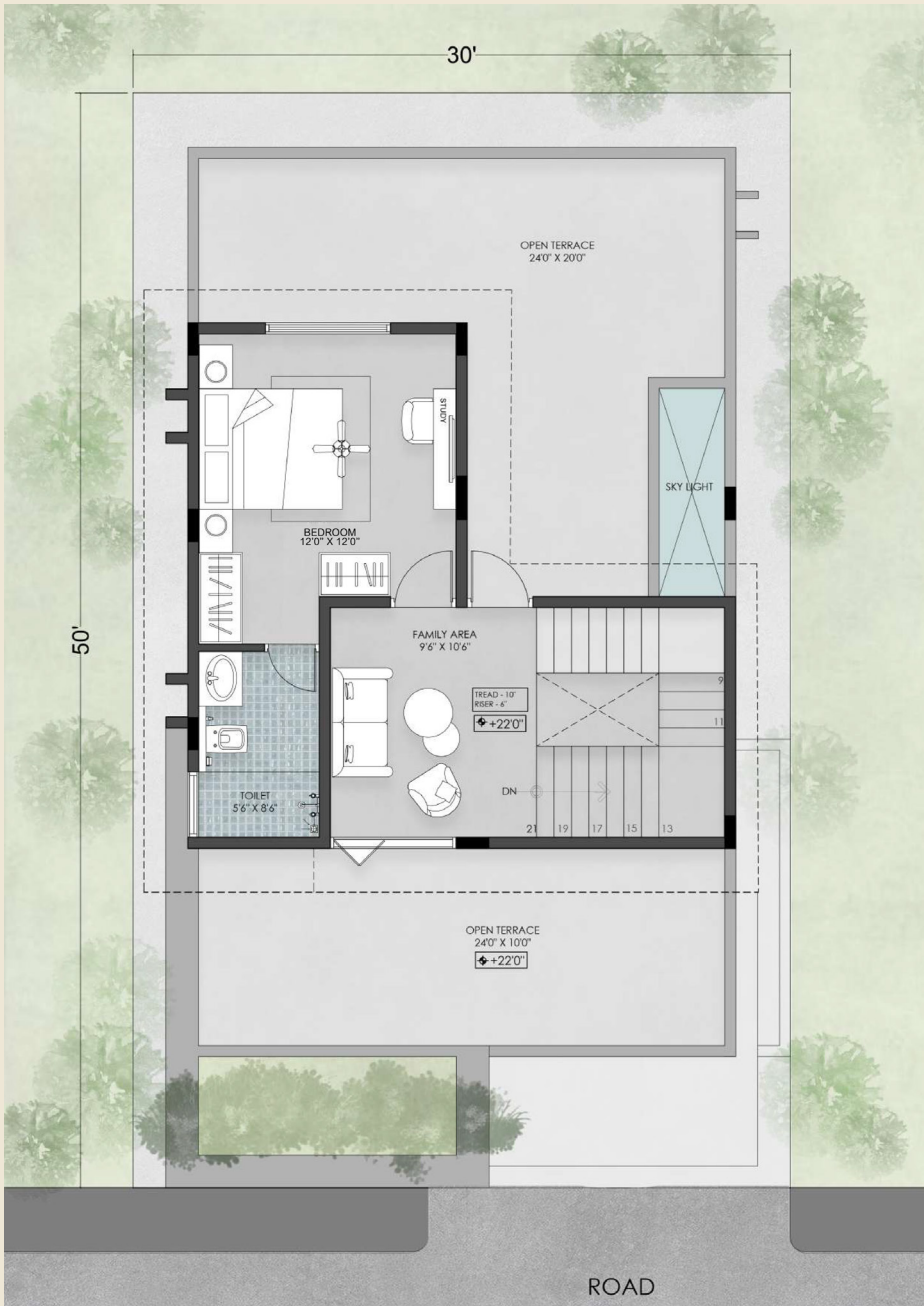
Floor Plan



Ground Floor



First Floor



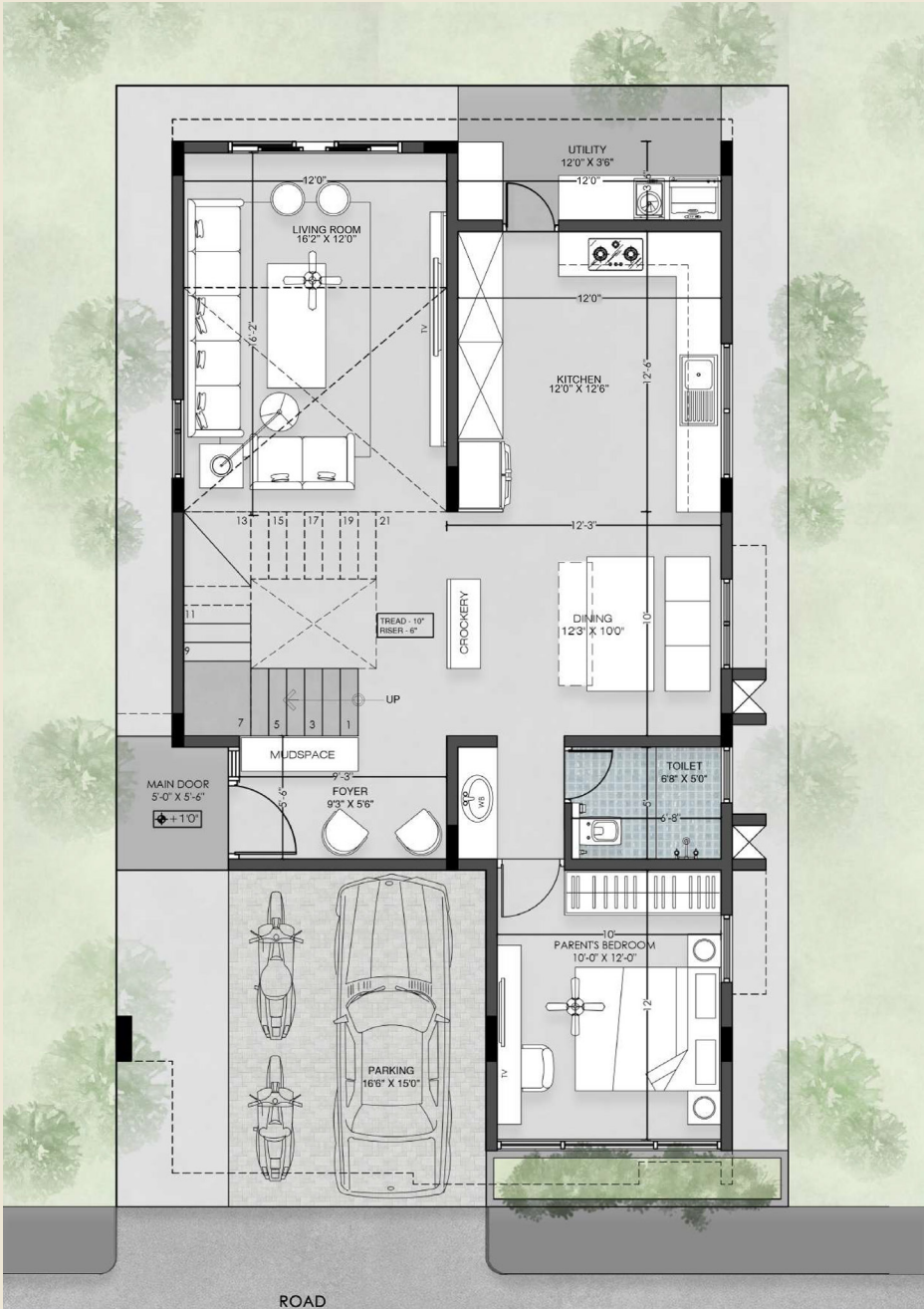
Second Floor

1500 sqft Land Area | 2650 sqft BUP

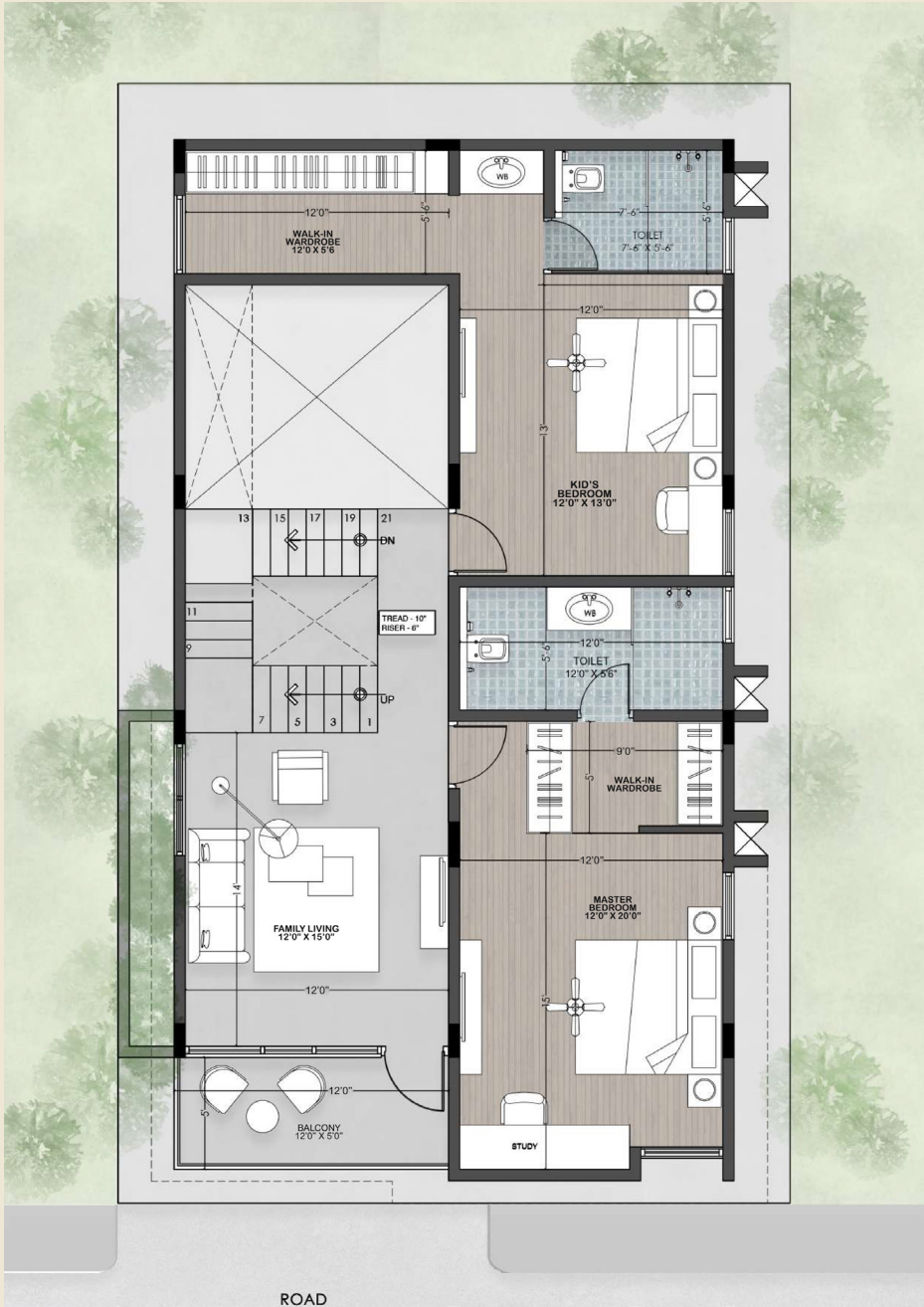
30 x 50 East Floor Plan



Floor Plan



Ground Floor



First Floor



Second Floor

OPTION - 1

1500 sqft Land Area | 2650 sqft BUP

30 x 50 North Floor Plan



Floor Plan



Ground Floor



First Floor



Second Floor

OPTION - 2

1500 sqft Land Area | 2650 sqft BUP

30 x 50 North Floor Plan



Floor Plan



Ground Floor



First Floor



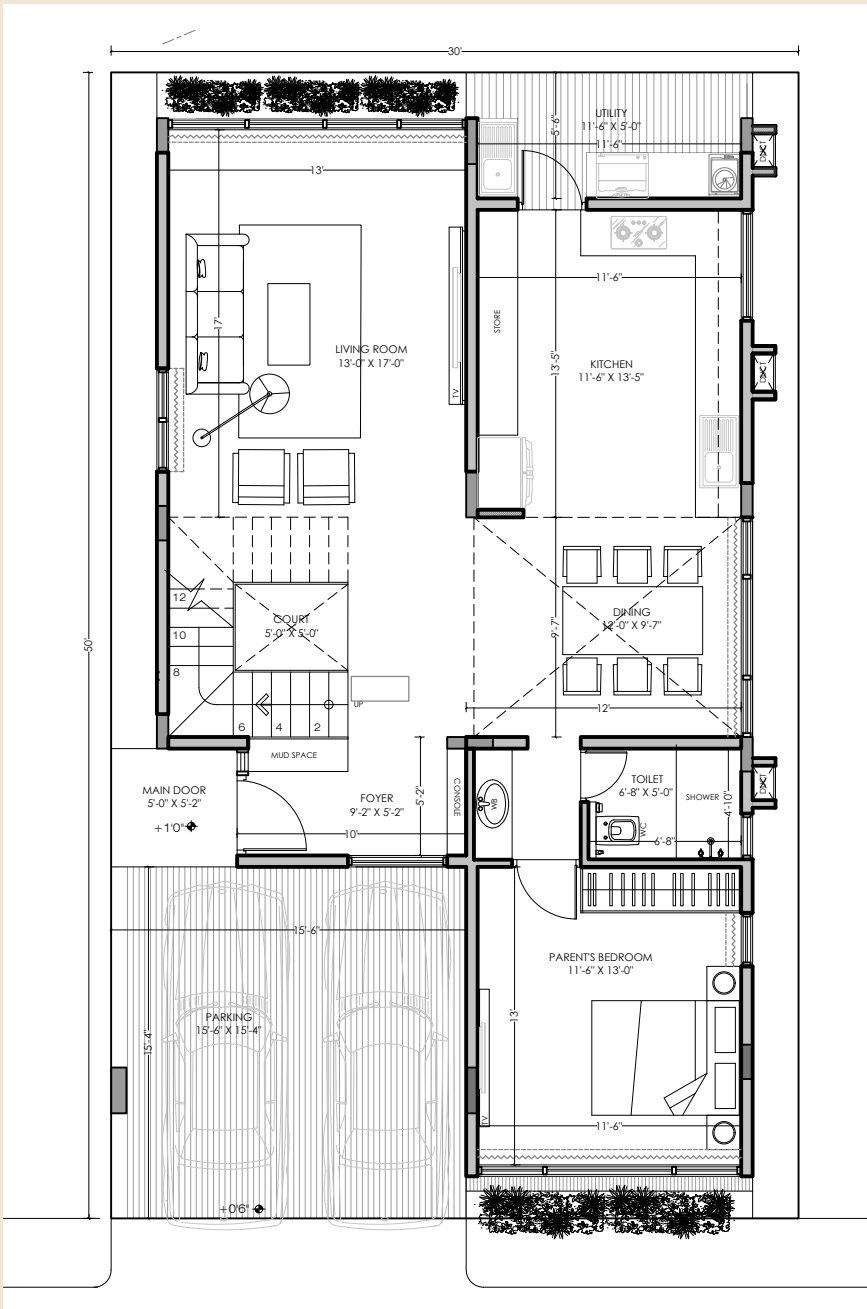
Second Floor

2000 sqft Land Area | 3560 sqft BUP

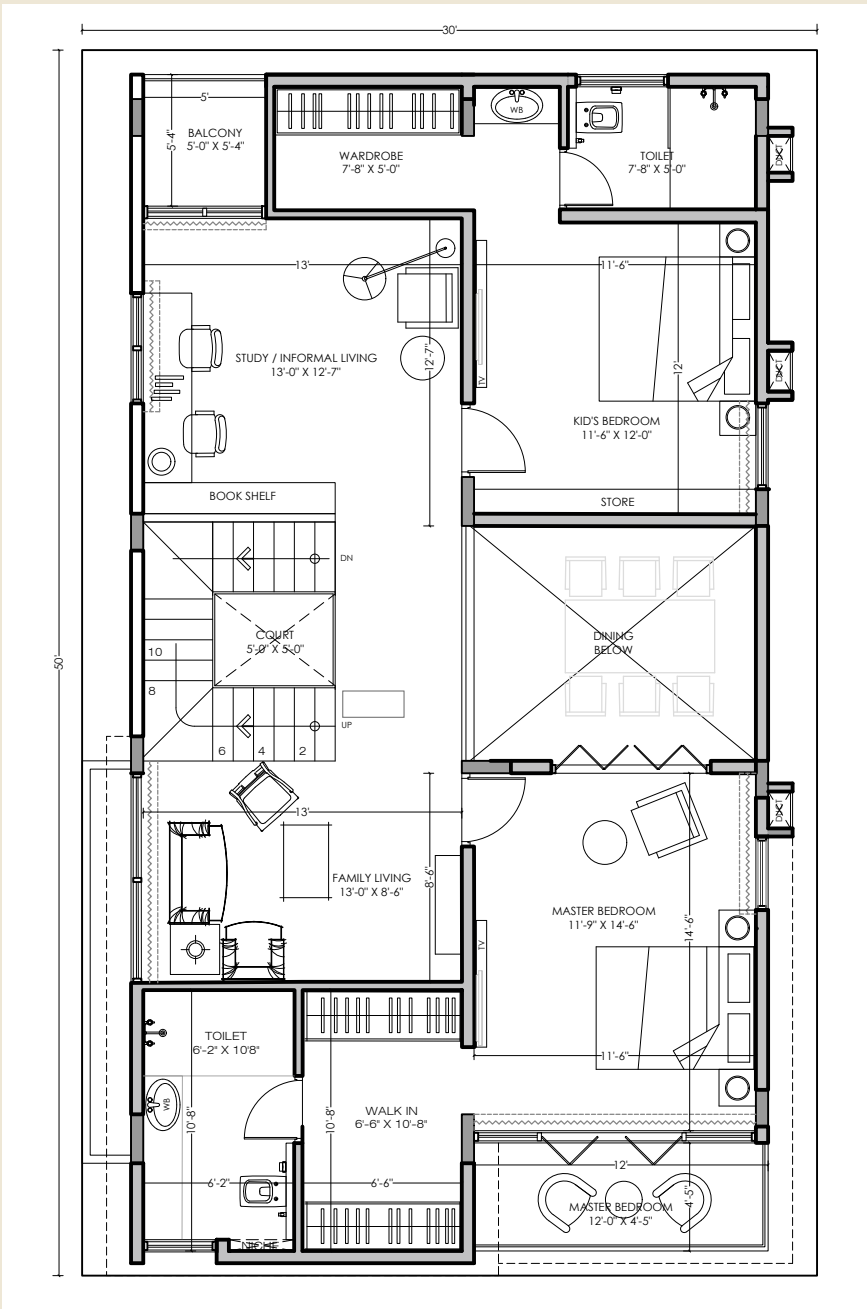
40 x 50 East Floor Plan



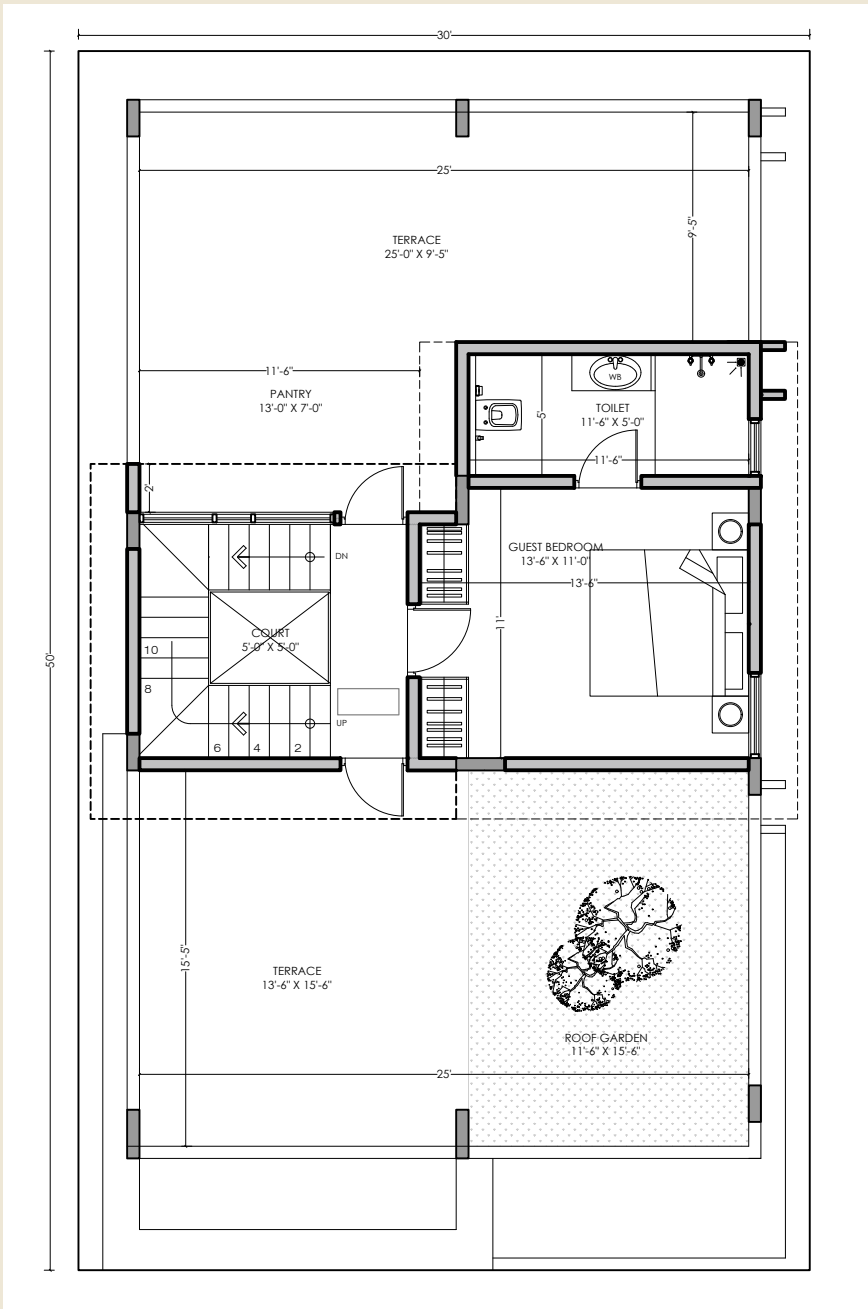
Floor Plan



Ground Floor



First Floor



Second Floor

OPTION - 3

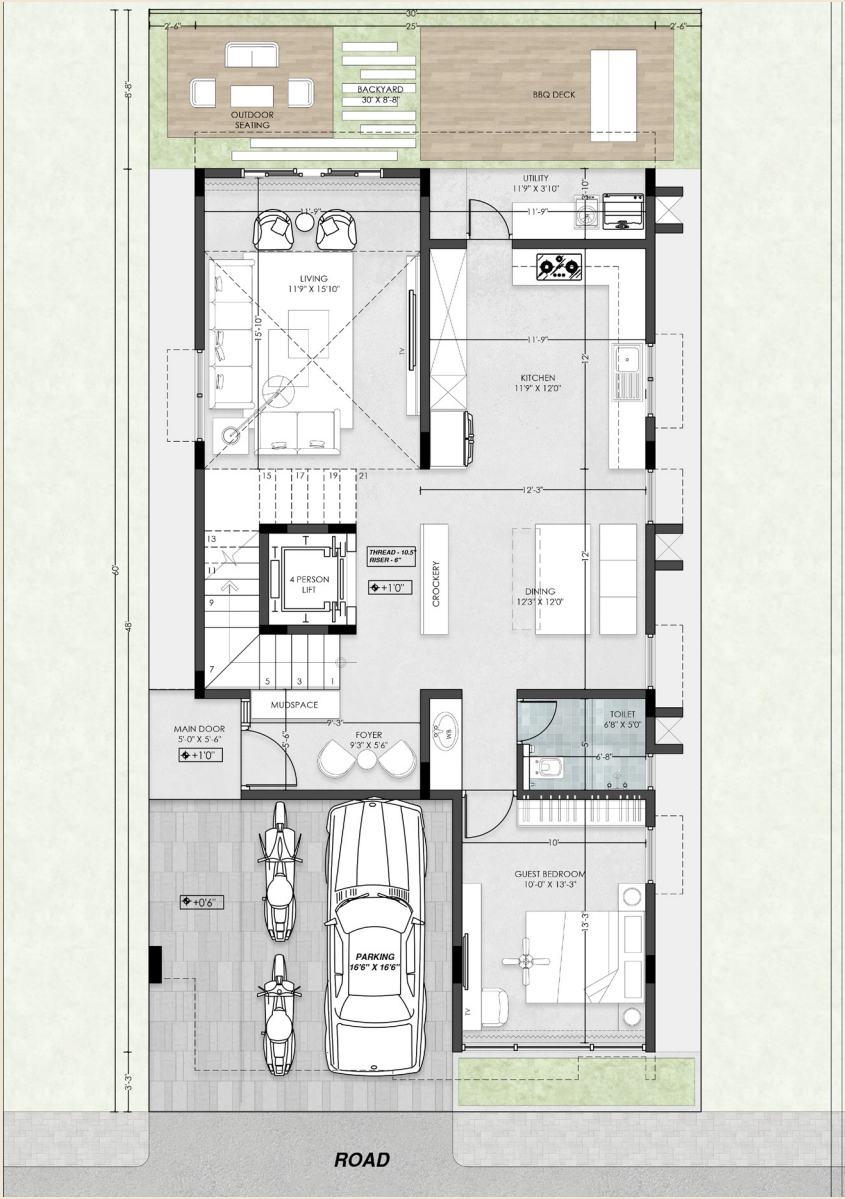
1500 sqft Land Area | 2650 sqft BUP

30 x 50 North Floor Plan

PLAN OF UNIT NO. 53, 55, 58, 108



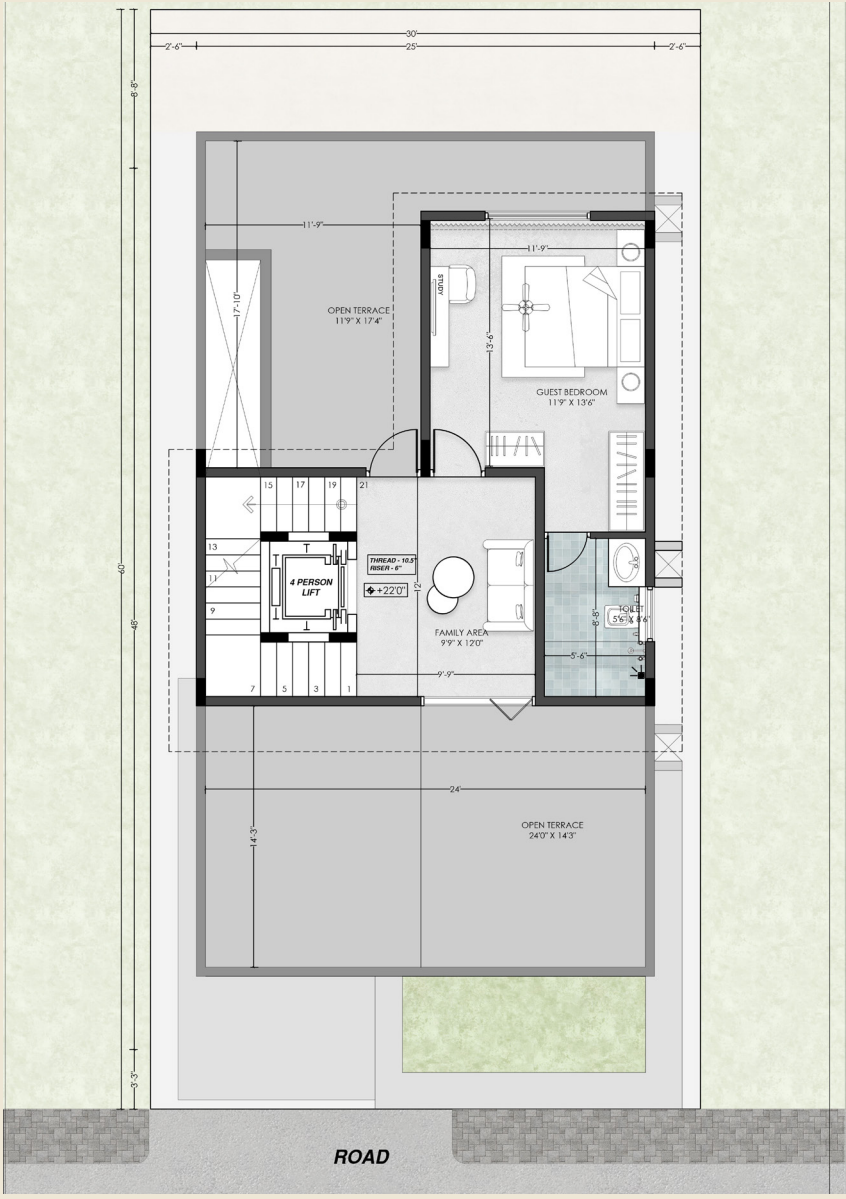
Floor Plan



Ground Floor



First Floor



Second Floor

1800 sqft Land Area | 3150 sqft BUP

30 x 60 North Floor Plan

Project Specifications



Structure:

Foundation

RCC Footing

Super Structure

RCC Framed structure

Walls

Clay porotherm blocks

Roof

Reinforced Cement Concrete



Finishes-Flooring/Dado-ing:

Sit-out

Premium Super charged Anti-skid Vitrified Tiles

Foyer Area, Formal Living, Dining, Family Living and Staircase - from Ground Floor to First Floor Only

Premium Super charged Vitrified Tiles

Master Bedroom / Children's bedroom

Laminated Wooden Flooring

Guest Bedrooms, Other Bedrooms& Kitchen

Premium Super charged Vitrified Tiles

Master Bathroom

Vitrified/Ceramic tiles with full height dadoing

Other bathrooms

Vitrified/Ceramic tiles with full height dadoing

Utility & Balconies

Anti-skid Vitrified Tiles

Open Terrace

Anti-Skid Tiles

Utility Dadoing

Polished Vitrified Tiles up to 2' height from the counter top

Car Parking Flooring

Premium Super charged Anti-skid Vitrified parking Tiles



Counters:

Utility

Quartz Counter with single bowl stainless steel sink with drain board

Master Bathroom

Quartz counter with wash basin

Other Bathrooms

Quartz counter with wash basin



Doors & Windows:

Main Door

9' high solid teakwood frame and door

Other Doors

9' high Engineered wood with veneer finish flush doors

Windows

Alluminium frame powder coated windows from Tostem

Skylight

19mm dual layered shatterproof glass

Hardware's

Main door smart lock with biometric sensors from Yale and other door fittings also from Yale



Painting:

Internal Walls & Ceiling

Premium emulsion / Textured paint

External Walls

Exterior emulsion
Red brick cladding



Sanitary Fixtures & CP Fittings:

Sanitary Fixtures

Grohe/ American Standard

CP Fittings

Grohe/ American Standard

Thermostatic diverters in all four bathrooms

Water Heating

Provision for connecting geysers
Solar water heater 200 ltr capacity for each villa



Railing:

Staircase Railing

Aluminum hand rails with saint gobain glass

Balcony Railing

Aluminum hand rails with saint gobain glass



Electrical:

Switches

Superior quality modular switches from Legrand/ Equivalent

Circuit Breakers

Earth Leakage Circuit Breakers (ELCBs) and

Miniature Circuit Breakers (MCBs) provided for each circuit in the main distribution board

STP

215 KLD

Raw Power

6 KVA - 8 KVA

Electrical Vehicle Charger

Provision in garage

Back-up Power

DG backup 6 KVA



PHE:

Water Supply

UG Sump - 3,10,000 ltrs
Centralised pneumatic pump system

Plumbing

Concealed superior quality CPVC Pipes for water line and PVC pipes for waste and soil lines respectively
Ashirvad CPVC pipes (SD11 Food Grade)

Water Storage for Individual Villa

Overhead water tank – stainless steel water tank 500ltrs (SS-316 Surgical Grade) with SS pipeline to kitchen







POWERED BY:



Velociti Promoters

4th Floor, Golden Towers 13th Cross Road, Upper Palace Rd,
Sadashiva Nagar, Armane Nagar, Bengaluru-560080

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