



## ADARSH LAKEFRONT

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Outer Ring Road, Next to Intel



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## For a glorious view called life

There's no better way to enhance your mood than gaze at the sunlight shimmering over a lake, to watch a flock of birds performing their aquatic ballet or to watch the moonlight reflected serenely on the silent waters. There is no better place to experience that feeling than at Adarsh Palm Retreat Lakefront, premium homes located on Outer Ring Road, next to Intel.

Overlooking the placid Saulkere Lake, which is a 50 acre haven for bird and aquatic life, Adarsh Palm Retreat Lakefront is a luxury offering that, in addition to the splendid view of the lake, is planned with 70% open space. It is exquisitely landscaped, with a lagoon pool, tree plaza, a skating rink and all the other life-enhancing features that make living here an absolute delight.

Adarsh Palm Retreat Lakefront consists of 2, 3 & 4 bedroom luxury flats, ranging from 124.58 sq.mt/1341 sq.ft to 271.00 sq.mt/2917 sq.ft, and a spacious well-designed clubhouse. These premium homes are crafted to the renowned Adarsh standard of excellence and are close to workplaces, shopping malls, hospitals, schools and to all that is your other lifestyle in the city.







Future  
Development

Phase-2

Phase-1



# An emotion called family time

Retreat into the heart of the home. A space designed to create luxuriously private moments with your loved ones. Where you walk into the expanse of a high emotion, a feeling called family time.





# An occasion called shared joy

Happy moments grow and linger for longer here. Watch it come to rest on the threshold of a smile, a sliver of unexplained joy. Is it the glorious morning light that ushers it in? Is it the satisfaction of a repast that tasted like sunshine? More likely, it is joy, made to feel welcome in a space designed for it.







# A moment called dream

Go down the rabbit hole to your own wonderland. Stretch luxuriously, for there is space enough here to explore your every whim and turn of thought. And wake up in yet another lovely dream, a view that keeps you wondering, is this real?











# A lifestyle called closer home

Proximity that makes work-from-office seem like work-from-home. Accessibility that creates opportunities – for an impulsive purchase, a dash down the street for a quick brunch with a friend, a desired lifestyle. It's a privileged life in Adarsh Lakefront, a part of one of the biggest integrated townships in Bangalore. Add to it the many lifestyle destinations within easy reach, like and IT Park, leisure outlets and fine dining restaurants, living here is an absolute delight.







# A plan called exclusive

A spacious and well designed clubhouse to indulge in. Play, stretch, swish, relax. Set your spirit free and have the time of your life. An exclusive playground that complements your life at the Lakefront.









# An idea called leisure

Watch the cue ball race across the green baize, or choose between badminton or tennis, or the gym for a more vigorous time. Or perhaps, you prefer aerobics. Either way, a great time of leisure is yours to indulge in, every day.



## Activities on offer

Indoor: Health Club • Gymnasium • Table Tennis • Pool Table • Aerobics / Yoga  
• Multipurpose Hall • Badminton • Kids' Play Area

Outdoor: Swimming Pool • Lagoon Pool • Tennis Court • Multipurpose Court  
• Cricket Practising Net • Skating Rink







Future  
Development

Phase-2

Phase-1



# Key Plan



## Legend:

1. Main Entry / Exit
2. Security Cabin
3. Ramp to Basement
4. Planter Box
5. Kids' Play Area
6. Caretaker Pavilion
7. Main Pool
8. Kids' Pool
9. Lagoon Pool
10. Viewing Deck
11. Tree Plaza
12. Therapeutic Walking Zone
13. Quiet Zone
14. Tennis Court
15. Multipurpose Court
16. Kids' Play Area
17. Cricket Practising Net
18. Skating Rink
19. Circular Plaza
20. Mini Amphitheatre
21. Play Lawn Mounds



# Specifications

## 1. STRUCTURE:

- Seismic Zone II complaint - RCC framed structure.
- Masonry – walls with 8”/6”/4” block masonry.

## 2. INTERNAL FINISH:

- All internal walls smoothly finished with plastering in all flats.

## 3. FLOORING:

- Good quality vitrified tiles in living and dining areas of all flats.
- Laminated wooden flooring in all bedrooms.
- Good quality vitrified tile flooring in kitchen.
- Ceramic tiles in balconies and utility area.
- Granite flooring in ground floor lift lobbies and vitrified tiles in all other floor lift lobbies.

## 4. TOILETS:

- Good quality ceramic tiles dado for all toilets.
- White color EWC & washbasin with granite counter top and mirror in all toilets except powder room.
- Glass shower cubicle in all toilets except powder room & maid's toilet.
- Single lever shower mixer in all showers and single lever mixer in all wash basins except maid's toilet.

## 5. DOORS:

- Good quality engineered door frames and shutters for all main, bedroom, kitchen and toilet doors.
- UPVC sliding doors with 3-tracks (one with mosquito mesh) for living room to balcony & bedroom to balcony doors.

## 6. WINDOWS:

- UPVC sliding windows with 3-tracks (one with mosquito mesh).
- Enamel painting for railings.

## 7. KITCHEN:

- Granite platform with stainless steel sink of single bowl and vegetable bowl with drain board.
- 2 feet dado above platform area with ceramic tiles.

## 8. PLUMBING:

- Good quality CP Fittings.
- Good quality PVC drainage & storm water pipes.

## 9. ELECTRICAL:

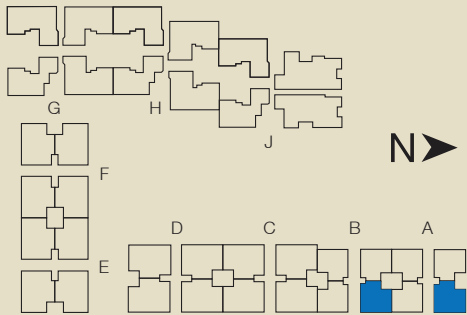
- Electrical, TV and telephone points in living, family and all bedrooms.
- Good quality electrical wires and switches.
- 2BHK, 3BHK & 4BHK apartments will be provided with power supply of 5KW, 6KW & 8KW respectively.

## OTHERS:

- Fibre to the home (data & voice).
- CCTV surveillance for the identified common areas.
- Access controlled entry and exit.

# Floor Plans

TYPE - 2B  
2 BEDROOM

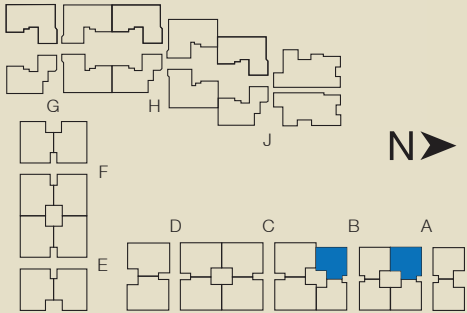


The furniture/fixture shown in the floor plans are purely indicative and are not a part of the actual offering. Any interested party should verify all information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc independently with the 'agreement of sale' and or Adarsh Group prior to concluding any decision for buying in this project.

## 2 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
124.58	1341	81.94	882

**TYPE - 2D**  
2 BEDROOM



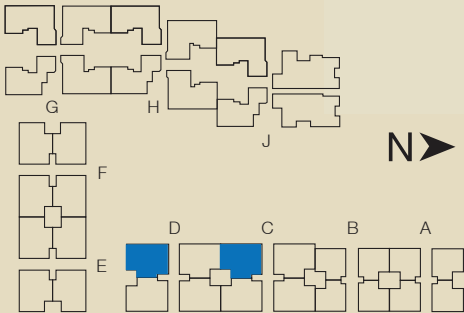
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**2 BEDROOM**

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
124.58	1341	81.94	882



TYPE - 3D  
3 BEDROOM

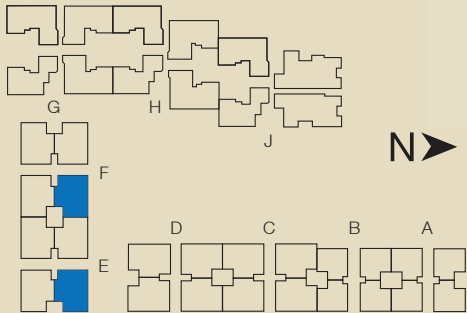


3 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
179.77	1935	126.72	1364

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**TYPE - 3E**  
**3 BEDROOM**



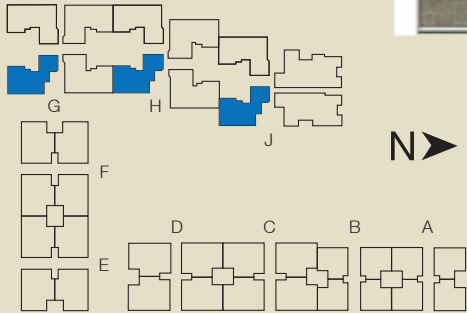
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**3 BEDROOM**

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
177.91	1915	125.60	1352



TYPE - 3J  
3 BEDROOM

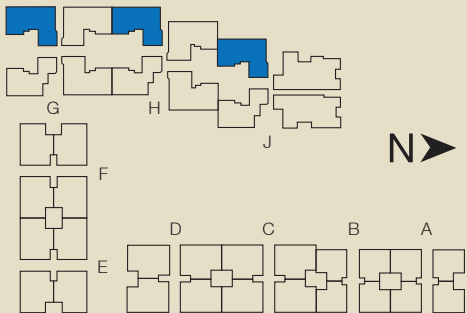


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3 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
205.5	2212	144.46	1555

**TYPE - 3K**  
**3 BEDROOM**



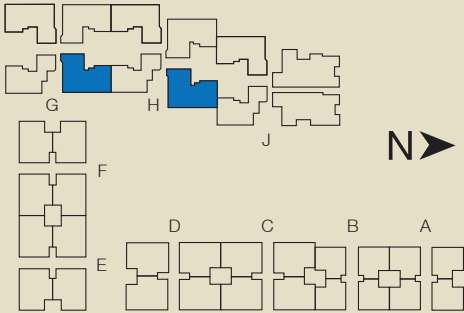
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**3 BEDROOM**

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
205.5	2212	144.46	1555



TYPE - 3M  
3 BEDROOM

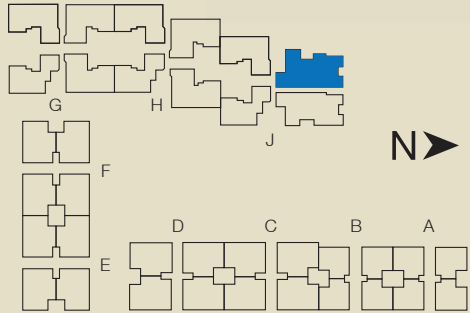


3 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
215.07	2315	152.27	1639

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TYPE - 4A  
4 BEDROOM

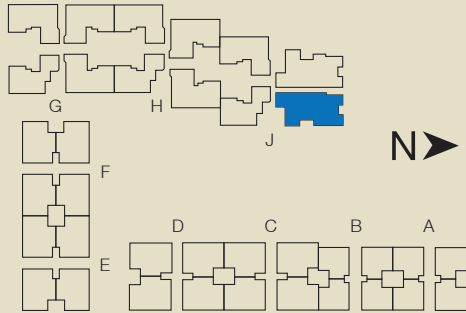


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4 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
271.00	2917	187.20	2015

TYPE - 4B 4 BEDROOM



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4 BEDROOM

SBUA		CARPET AREA	
SQ. MTS.	SQ. FT.	SQ. MTS.	SQ. FT.
262.36	2824	187.11	2014



# Location Map



## Key Distances:

- HSR Layout - 6 km
- Silk Board - 8 km
- ITPL - 13 km
- Electronic City - 13 km
- MG Road - 15 km

## Schools & Colleges:

- NPS
- DPS Bangalore East
- Ryan International School
- Freedom International School
- New Horizon College

## Hospitals:

- Manipal Hospital, Old Airport Road
- Sakra Hospital
- Columbia Asia Hospital
- Narayana Hrudayalaya Super Speciality Clinic

# SENSE & SUSTAINABILITY

A passionate level of detail has been followed in the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league that's similar to what is experienced in the most elite residential areas around the world. We have envisioned a comprehensive system that is optimised and value-engineered to function efficiently and stand the test of time.

## PEDESTRIAN INFRASTRUCTURE

Adarsh Palm Retreat Lakefront is designed to be a pedestrian-friendly, gated community. The infrastructure is designed to ensure safety, so you can rediscover the joys of walking.

- Strategically-placed ramps act as transition on to the road.
- Cross-walks and stop signs are illuminated by state-of the-art street lights.
- Green strips act as buffers with lush grass and beautiful trees all along the sidewalk.

## VEHICULAR NETWORK

The roads at Palm Retreat Lakefront provide well designed primary vehicular access and an alternate drainage system. It is therefore detailed with various layers, so that it remains brand new and functional for decades.

## ELECTRICAL AND TELECOMMUNICATION NETWORK

To ensure that you see only unhindered views of greenery, water and sky, we have taken all electrical and telecommunication services below ground. A smartly designed network of underground fibre-optic cables ensures easy maintenance and upgradation.

## STORM DRAIN NETWORK

Our state-of-the-art pipe and inlet system carries storm water more effectively, eliminating the possibility of blockage and flooding. The entire rainwater is then conveyed through gravity into a rainwater collection tank that is optimised to provide water sufficiency at all times.

## SANITARY NETWORK

The sanitary network connects individual sites to the sewage treatment plant, with the help of a robust system that is safely buried underground.

## WATER SYSTEM

At Palm Retreat Lakefront, we have designed a hassle free, future-proof water conveyance system that is gravity-fed. An overhead tank that is designed as a landmark will ensure clean, uninterrupted water to every site in the community.



# ADARSH LEGACY

Adarsh Group was founded in the year 1988 and is headed by Chairman & Managing Director, Mr. B M Jayeshankar. Over the past three decades, Adarsh Group has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Homes crafted by Adarsh Group are a true showcase of finest architecture and best luxury amenities developed in pristine natural surroundings. Adarsh Group also boasts of an excellent in-house team consisting of 800 professionals in the design, procurement, project management, quality execution, and facility & property management departments. Backed by this dedicated and professional team, every property developed by Adarsh Group is a testament to their commitment to world-class quality and fine living that helps them stand the test of time.

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This commitment to quality also fuels all practices at Adarsh Group and is the base for their three brand pillars:

## Trust

Customer satisfaction is the cornerstone of all efforts as the company endeavours to craft homes for lifelong happiness.

## Quality

This is a pivotal philosophy that defines every Adarsh home with quality standards that define industry benchmarks.

## Consistency

Every home built is a product of meticulous planning and fine attention to detail to meet customer expectations.

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Today, Adarsh Group have developed and marketed over 16.51 million sq. ft. of high-end residential, commercial and hospitality spaces and over 26.84 million sq. ft. of projects are in various stages of development.

Adarsh Group is an ISO 9001:2015 & ISO 14001:2015 Certified Company.



A few of our Completed Projects  
Adarsh Palm Retreat Condominiums



Shot at Location



Adarsh Premia  
Ultra Luxury Apartments in Banashankari 2nd Stage



Artistic Impression

Rera No: Phase 1: PRM/KA/RERA/1251/310/ PR/170915/000155



#### Sales Lounge: Adarsh Lakefront

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