



Lakeside 24

LIVE BIG. TODAY & FOREVER...

HIGH RISE LIFESTYLE
OFF HENNUR



KOLTE PATIL DEVELOPERS LTD.

Founded nearly **3 decades ago** and guided by the simple, yet profound, philosophy of 'Creation, not construction', Kolte-Patil Developers is a leading real estate **Public Limited company** with dominant presence in the Pune, Mumbai & Bangalore residential market.

Kolte-Patil Developers Ltd. incorporated in **1991**, is headquartered in Pune and is **listed on NSE and BSE** ([BSE: 532924](#), [NSE: KOLTEPATIL](#)). The company has been creating landmarks for over 3 decades and has developed and **Delivered over 50 Projects ~ 20 MSFT saleable area** in residential complexes, commercial complexes and IT Parks across Pune, Mumbai and Bengaluru.



KOLTE PATIL DEVELOPERS LTD.

Leading

Residential real estate player
in Pune

(Awarded 'Most Reputed Brand in Pune')

3 Decades

of presence being
incorporated in 1991

~33.5 MSF

Project portfolio - under
execution, approval, land
bank and DMA

> 26 MSF

of area delivered across Pune,
Bengaluru and Mumbai

~14%

Two year average ROCE
- Strong returns profile

Diversifying Presence

Mumbai and Bengaluru
contribution was 20% in
FY23 (Sales Value)

Shareholding*

Promoters: 71.45%

Institutions: 9.59%

Others: 18.96%

*As on 5th January 2024

Benchmark credit-rating

Long Term Bank Loan Facilities

A+/Positive (CRISIL)

NSE/BSE Listed

IPO in Dec 2007



Kolte Patil Lakeside 24

“where tranquillity meets luxury” in the heart of North Bangalore. Located amidst the lush greenery of Kannur, these apartments redefine modern living, offering a perfect blend of comfort, convenience, and sophistication.

Lakeside24 is a residential project strategically positioned in one of the best locations in Northern Bangalore. The project is located off Hennur road & on the Kannur main Road.

The project Lakeside24 is facing to a beautiful Kannur lake

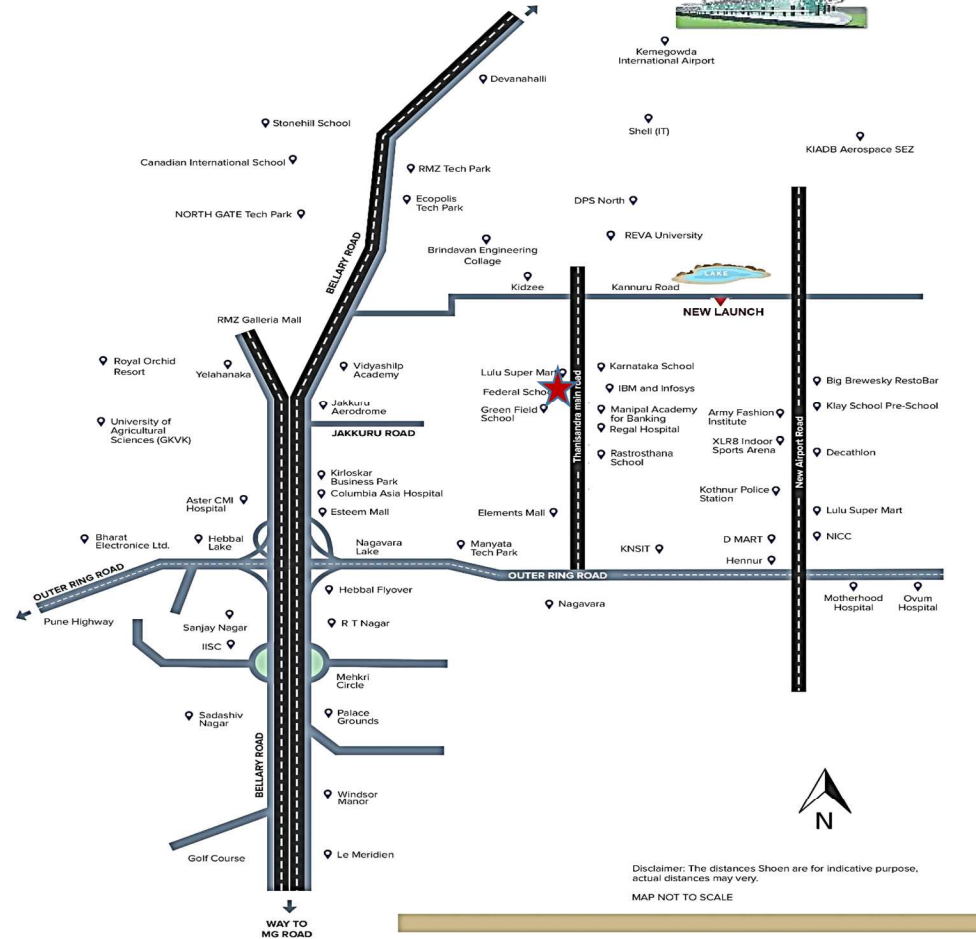


About Lakeside24

Lakeside24 is a gated community of which has ample greenery and unique set of amenities within the campus, the project has total of **131 Premium apartments** spread across slight above **1.86 acres** of land parcel and has 24 hour security, water and power backup. The project **Lakeside24** consists of an impressive environment and has sensibly designed with wide range of product **2 BHK, 2.5 BHK, 3BHK and 3 & 4 BHK Duplex**

Lakeside 24

Location



Maps, plans and images are for general and illustrative purposes, are indicative only and are not to scale



LOCATION

Lakeside24 Surrounded by lush greenery and scenic landscapes, offering a peaceful retreat from the chaos of city life. **Lakeside24** is also a part of Well-developed social infrastructure with easy access to schools, malls & hospitals.

Lakeside24 aims to create a new landmark and provide unique & lasting experience to its customers. Project boasts of unique product specification: **Each apartment has abundant sunlight and ventilation.**

MASTER PLAN



LEGENDS

01. ENTRANCE / EXIT
02. SECURITY CABIN
03. BASEMENT RAMP
04. DROP OFF
05. DRIVEWAY
06. PARKING
07. JOGGING TRACK
08. YOGA LAWN
09. REFLEXOLOGY PATH
10. FLORAL GARDEN
11. SEATING PODS
12. CHILDREN PLAY AREA
13. TODDLERS SANDPIT
14. PET PARK
15. OUTDOOR GYM
16. GAZEBO
17. PALM COURT
18. PLAYFIELD / MULTIPURPOSE LAWN
19. STEPPED SEATING
20. STAGE / PLATFORM
21. BBQ CORNER
22. SERVICES



The colors, shades of walls, tiles etc. are for **representational purposes** and will vary in **planning** and designing and upon actual construction



AMENITIES



- Jogging Track
- Yoga Lawn
- Reflexology Park
- Floral Garden
- Outdoor-sitting with Charging point
- Children Play Area
- Toddlers Sandpit
- Pet Park
- Outdoor Gym
- Herbal Garden
- Palm Court
- Play field
- Multipurpose Lawn
- Open Stage Platform
- BBQ Corner

BEAUTIFUL LAKE VIEW FROM BALCONY



An Artist's impression

GARDEN AREA



An Artist's impression

CHINDRENS' PLAY AREA



An Artist's impression

LOBBY FOR CLUB



An Artist's impression

GYMNASIUM



An Artist's impression

MULTIPURPOSE HALL



An Artist's impression

DINING SECTION

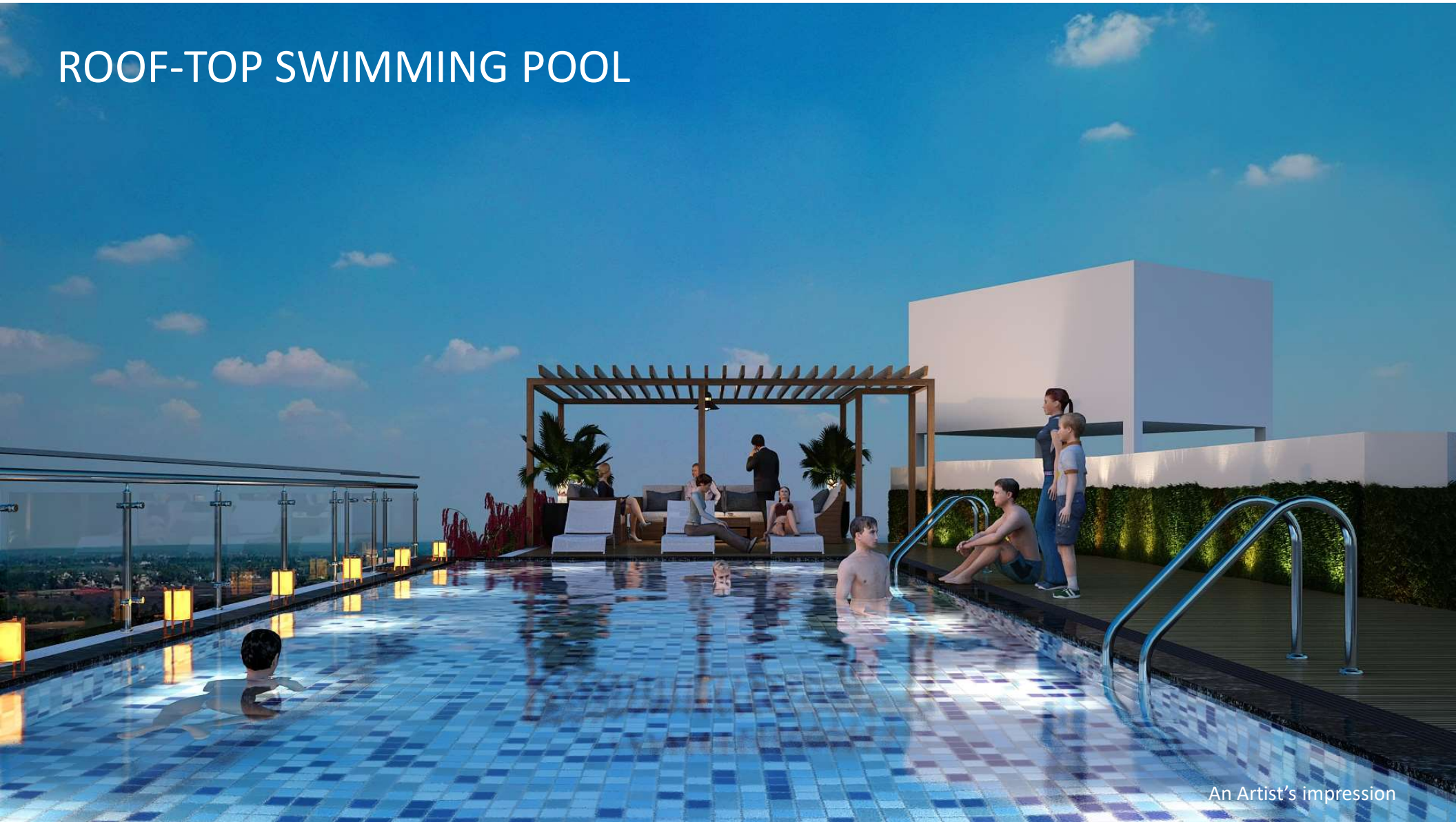


An Artist's impression

- WORK FROM HOME

An Artist's impression

ROOF-TOP SWIMMING POOL



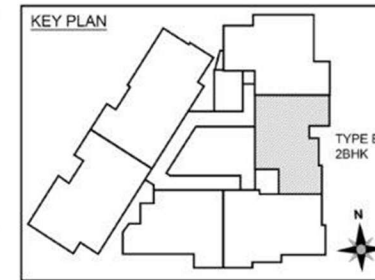
An Artist's impression



FLOOR PLANS

Lakeside 24

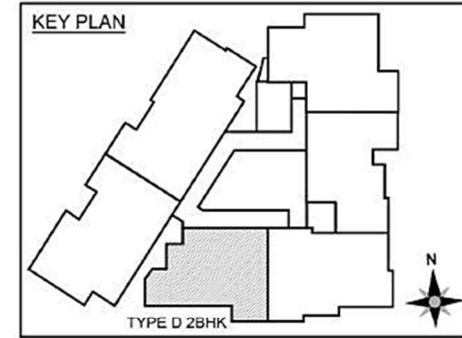
Floor Plan : 2 BHK



TYPE B 2BHK		
	Carpet Area	Balcony / Open Utility
Sq. mts	71.85	4.95
Sq. ft	773	53



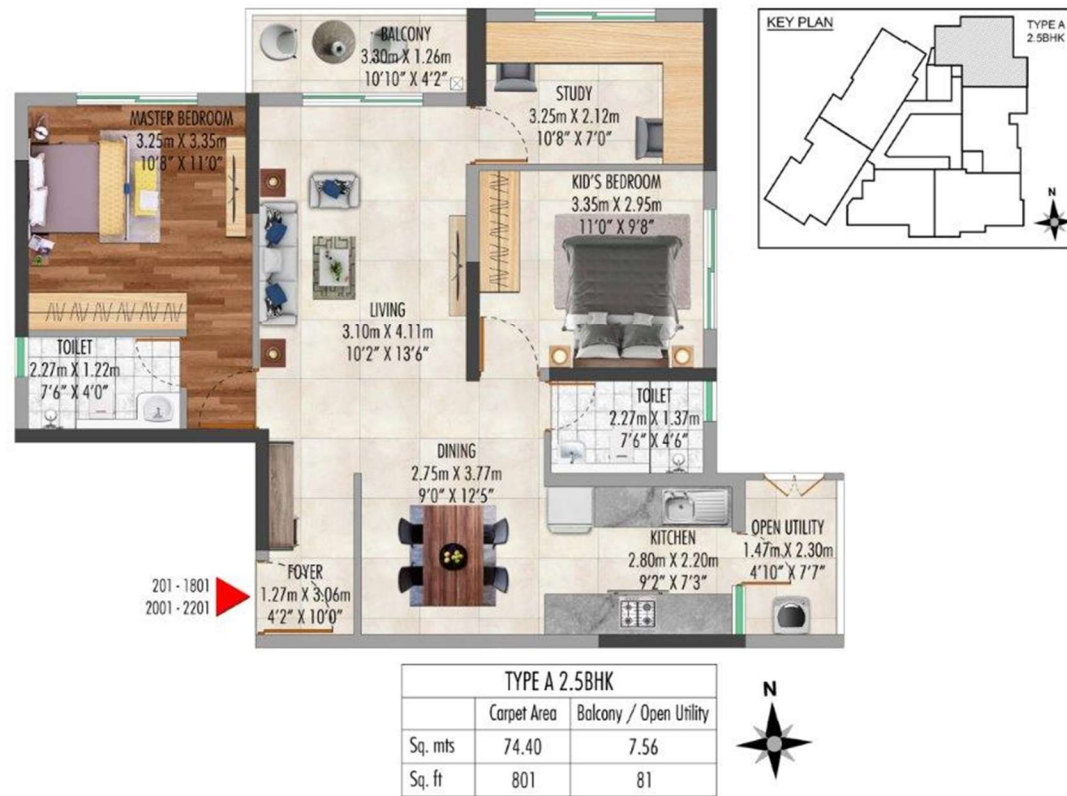
Floor Plan : 2 BHK



TYPE D 2BHK		
	Carpet Area	Balcony / Open Utility
Sq. mts	70.91	5.01
Sq. ft	763	54

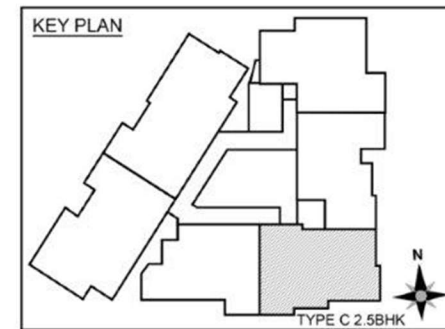


Floor Plan : 2.5 BHK



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Floor Plan : 2.5 BHK



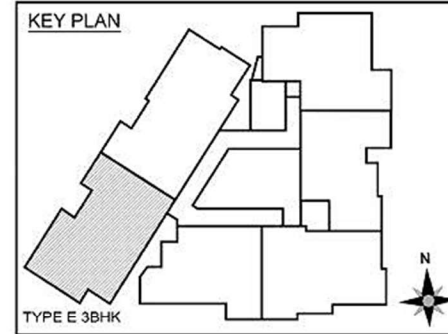
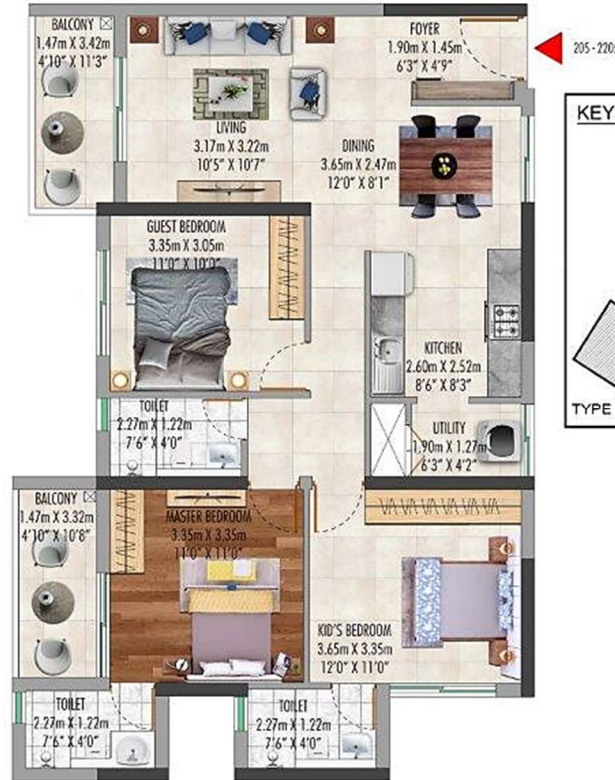
	TYPE C 2.5BHK	
	Carpet Area	Balcony / Open Utility
Sq. mts	78.79	7.96
Sq. ft	848	86



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Floor Plan : 3 BHK

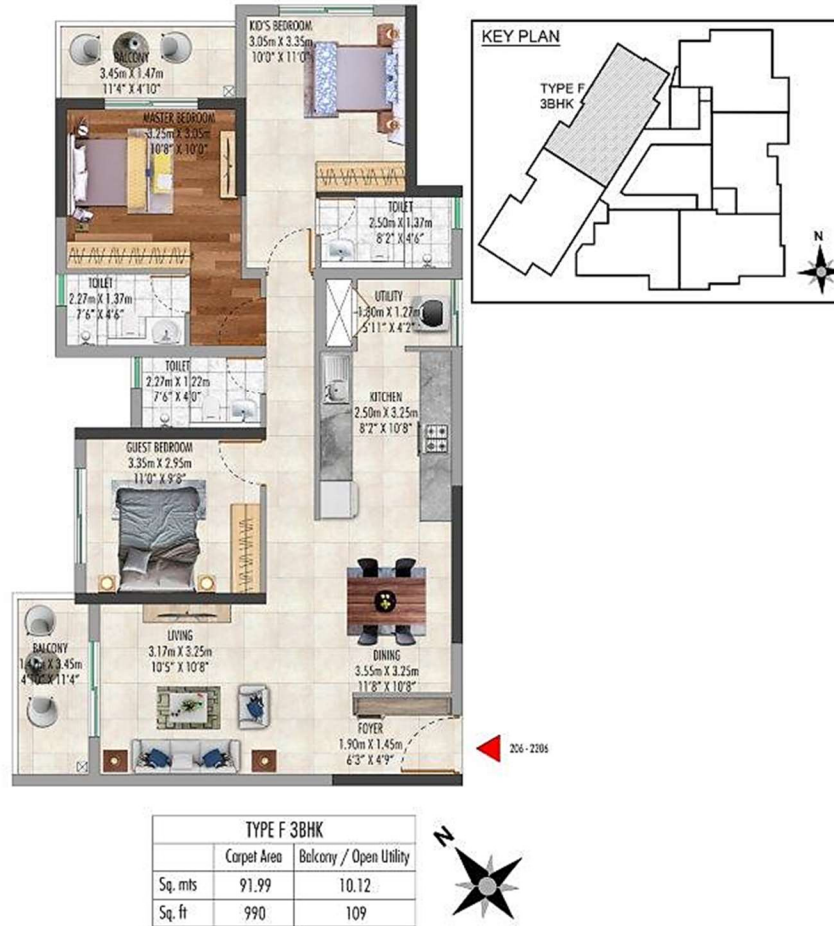


TYPE E 3BHK		
	Carpet Area	Balcony / Open Utility
Sq. mts	87.30	9.79
Sq. ft	940	105



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Floor Plan : 3 BHK





SPECIFICATION



A	Flooring	
	Foyer, Living, Dining, Bedroom & Kitchen	Premium Vitrified Tiles
	Master Bedroom	Laminated Wooden Flooring
	Utility	Anti Skid Ceramic Tiles
	Balcony	Anti Skid Ceramic Tiles
	Toilets	Anti Skid Ceramic Tiles with Glazed Wall Tile till false ceiling
C	Toilets	
		CP Fittings - Jaguar or Equivalent
		Sanitary ware - Parryware/ Hindware or Equivalent
		Counter Top Wash basin in Master Bedroom Toilet
		Wall mounted Regular Wash basin in other Toilets
		Wall hung white EWC & Concealed flush tank/flush valve with health faucet
		Geyser provision in all Toilets
		Provision for Exhaust fan in all Toilets
		False Ceiling in all Toilets
D	Doors	
	Main Door	8ft high Veneer finished flush door with teak wood frame, polished both side
	Internal Doors	7ft high Masonite Skin Shutter with Hard wood frame, painted both side
	Toilet Doors	7ft high Masonite Skin Shutter with Hard wood frame, painted both side
	Door Hardware	Premium Quality
E	Windows	
	Bedrooms	UPVC Sliding Window with Mosquito Mesh or Openable Window without Mosquito Mesh
	Kitchen/Utility	UPVC Window with Exhaust Provision
F	Doors	
	Balcony	UPVC Sliding Door with Mosquito Mesh or Openable Door without Mosquito Mesh
	Open Utility	UPVC Openable Door without Mosquito Mesh
G	Railing	
	Balcony/Open Utility/Duplex Staircase Railing	MS Railing with Enamel Paint

H	Kitchen	
		Granite Platform
		2ft Dado above Granite Platform
		SS Sink with Single bowl & drain board
		Provision for Water Purifier
		Provision for washing Machine in Utility
I	Electrical	
	Supply	2 & 2.5 BHK - 3KW
		3, 3.5 BHK & Duplex - 5KW
	Back up	2, 2.5 & 3.0 BHK - 1 KVA & 3.5 BHK & Duplex - 2 KVA
		100% Generator back up will be provided for all common areas
	Wiring	Anchor brand Flame Retardant Low Smoke (FRLS) or Equivalent
	Switch Plates	Legrand/Anchor/ABB or Equivalent
J	Paint	
	Exterior	Exterior Emulsion
	Interior	
	Walls	Emulsion
	Ceiling	Oil Bound Distemper
K	TV, AC Points & Telephone	
		TV Point in Living and Master Bedroom
		AC Electrical Provision in Living and Master Bedroom
L	Common Areas	
	Ground Floor Entrance Lobby	Marble/Granite/FGVT flooring & cladding or a combination of the above
	Typical Floor Lobby	Premium Vitrified Tiles
	Common & Duplex Staircase	Granite/Step Tiles & MS Railing
M	Other	
		DTH Infrastructure
		EPABX - Only for Common Areas
		CCTV in vantage points

Lakeside 24



An Artist's impression



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Banglore (E) Tal. Banglore

RERA Registration No.: PRM/KA/RERA/1251/446/PR/060324/006667

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