



Balaji's
LAKESIDE MARVEL

A stylized hummingbird logo with red and blue wings, positioned above the word 'MARVEL' in the title.

Splendour & serenity will marvel forever



When you find everything you seek, happiness envelopes your life: the supreme happiness of being at the centre of a vibrant neighbourhood, that's next best to Banashankari II stage. The perfect comfort of being at home in a well-planned, contemporary lifestyle project. The promise of absolute pampering by a luxurious spread of amenities.

The reassurance of trust that comes with developers who believe in constructing relationships. Welcome to life at Balaji's 'Lakeside Marvel'.

About Us

Balaji constructions along with Sapthagiri Developers and SUGUNA Builders & Developers is a Bangalore-based real estate group of companies. This group is built on a wealth of experience earning an excellent reputation for elegantly designed and crafted development of high quality homes. It is amazing what thoughtful design can achieve, enabling spaces to feel like a whole lot more. Your home is designed to let you make use of every niche and every nook so much that you can exactly visualize what's going where and still experiment with the space. The quality of home that we build is unparalleled.

The construction emanates from an imminently brilliant architect and civil engineer to provide high-value, high-quality housing of the finest architectural standards as well as new age amenities. At present, we have successfully completed several residential and commercial projects.



Prime Location

The Lakeside Marvel finds home at Uttarahalli, a vibrant yet peaceful, fast developing locale where good living is still a lot more affordable than in the neighbouring areas.

Yet, the location is as self-contained as the best neighbourhoods in Bengaluru. In spotting vicinity too are iconic cultural destinations such as the temples in Basavanagudi, reputed academic institutions and world-class health care centres at Banashankari and J P Nagar, not to mention malls and multiplexes at Jayanagar, everything is just a kilometre away.

The proximity to vibrant cultural and shopping locales of Basavanagudi and the post-residential neighbourhood of Banashankari and Jayanagar, hosting high-end retail and hospitality destinations, assure exclusivity and asset appreciation on par with these areas.



Site Plan





Grand plans for your life. In a choice of luxurious options.

When minds meet, design delights. Before putting pencil to paper, the accomplished architectural minds spent time in reading your mind, interpreting your dreams, drawing inspiration from your lifestyle and translating these learnings on to the drawing board.

The result is a lifestyle project that reflects intelligent planning, sensitive design and a grand elegance. Contemporary preferences and Vaastu principles come together in perfect harmony, creating homes that exude finesse, fine detailing and value-added specifications.

Step into an apartment and spacious luxury greets you. Expansive rooms flow into each other, large windows and all apartments are open to 3 sides which fill the spaces with natural light and air. Every detail makes for homes that are the epitome of gracious living.

The Lakeside Marvel is spread over 3 acres of land and brings together 160 residential units that accommodate a range of aspirations with a wide choice of 2 & 3 BHK units.

Amenities

Five level Club House with dedicated lift consisting of

- Lounge with Covered Deck
- Swimming Pool
- Independent Change Room for Ladies and Gents
- Indoor Games Room
- Multi Purpose Hall
- Multi equipment Gym – Segregated for Men & Women
- Terrace Party Area



Constructing relationships.
An assurance founded on expertise.



Specifications

- Structure**
 RCC-framed structure designed for seismic forces.
- Block Masonry**
 Masonry Walls shall be made from Solid/Hollow Concrete blocks of reputed make.
- Main Flooring & Skirting for Units: (Foyer/Living/Dining/Passage/Bedrooms)**
 Superior quality Vitrified Tiles of reputed make for flooring and skirting.
 Flooring - 600 x 600mm
 Skirting - 100mm high
- Kitchen Counter:**
 Counter shall be in 20mm thick Polished Jet Black Granite & additional 20mm fascia in front.
 Superior Quality Ceramic Tiles for flooring of reputed make
 Superior Quality Ceramic Tiles for dadoing up to 2ft. from Counter
- Flooring & Skirting for Common Areas including Club House:**
 Superior quality Granite slabs/Marble slabs for flooring, skirting.
 Skirting shall be up to a height of 100mm high.
 Granite/Marble Cladding for lift Architraves as per design.
- Balconies:**
 Superior Quality Ceramic Tiles for flooring and skirting of reputed make.
- Toilet Flooring & Cladding for Toilets:**
 Superior quality Ceramic tiles for walls & flooring of reputed make. Height 7ft. from floor level.
 Walls- 450 x 300mm.
 Flooring- 300 x 300mm.
- Common Staircase:**
 Flooring shall be in 20mm thick Superior quality Polished Granite Slabs.
 Skirting shall be in 20mm thick Superior quality Polished Granite.

- Treads shall be in 20mm thick Superior quality Polished Granite Slabs with Anti-skid grooves.
 Risers shall be in 20mm thick Superior quality Polished Granite Slabs
- False Ceiling for Toilets:**
 All toilets shall have grid panels with powder coated Aluminum sections
- Internal Plastering:**
 Smooth Plaster for all walls except toilets & partially in kitchens.
- External Plastering:**
 Rough Plaster for all external walls.
- Internal Painting:**
 O.B.D. for all internal ceilings of reputed make.
 Plastic Emulsion paint for all internal walls shall be of reputed make.
- External Painting:**
 Texture paint with Anti-fungus, weather coat of reputed make.
- Painting for Metal Works:**
 M. S. Grills/Balcony/Utility railings shall be in Enamel paint of reputed make.
- Doors:**
 Door Frame & Shutter shall be as follows:
 Main Entrance Door: Teak wood frame & HDF moulded paneled shutter. Door frame & shutter shall be polished on both sides.
 Bedroom Door: Teak Wood Frame & flush shutters (BST) of reputed make. Door frame & shutter shall be polished on both sides.
 Toilet Doors: Teak Wood Frame & flush shutters of reputed make. Door frames & shutters are polished on outside, and painted with P.U coating from inside facing the toilet.
- Ironmongery:**
 Ironmongery shall be of reputed make.

- Sliding Doors, Windows & Ventilators:**
 Shall be in extruded Aluminum sections & Powder Coated/UPVC, with all necessary gaskets, handles & locks of reputed make & approved by Architects.

- Metal Works:**
 M. S. Grills/Balcony/Utility railings shall be as per design.
- Lifts**
 1 numbers of 6/8 Passenger lift, fully automatic of reputed make for each Block.

Electrical Specifications

- PVC insulated fire retardant wires of anchor/Havells/Finolex of Equivalent make.
- Premium quality modular electrical switches of anchor Roma/MK/Equivalent.
- Premium distribution boards of reputed make.
- BESCOM power supply of 4 KW shall be provided for 2 bedroom flat and 5 KW for 3 bedroom flats.
- TV & Telephone points in living and in all the bed rooms A/c point in Master bed room. Conduit provision for A/c in all other bedrooms and living room.
- Intercom facility from security room to all the flats to ensure screening of Visitors and CC TV security system near the entrance gate.
- DG connection shall be provided for lift, water pump, common area lighting, Garden area lighting and gate light.

Plumbing & Sanitary Specifications

- All Sanitary fixtures shall be from Hindware (Pastel shades).
- All Plumbing fixtures shall be from Jaguar.
- Aqua Guard point shall be provided in all kitchens.
- Single lever diverters in Master bedroom and Wall Mixer in common toilet shall be of Jaquar/Equivalent make.

Solar System

- Solar water heater (Hot water) shall be provided only for the last floor apartment.

Ground Floor Wing - 1



Typical Floor Wing - 1



Ground Floor Wing - 2

Typical Floor Wing - 2

Ground Floor Wing - 3

Typical Floor Wing - 3

W2 004 : 2 BHK
S.B.A. = 1508.07 SFT

W2 001 : 2 BHK
S.B.A. = 1539.74 SFT

W2 204 - W2 404 : 2 BHK
S.B.A. = 1508.07 SFT

W2 201 - W2 401 : 2 BHK
S.B.A. = 1539.74 SFT

W3 004 : 3 BHK
S.B.A. = 1780.02 SFT

W3 001 : 3 BHK
S.B.A. = 1673.58 SFT

W3 204 - W3 404 : 3 BHK
S.B.A. = 1780.02 SFT

W3 201 - W3 401 : 3 BHK
S.B.A. = 1700.43 SFT



W2 003 : 2 BHK
S.B.A. = 1607.48 SFT

W2 002 : 2 BHK
S.B.A. = 1539.05 SFT

W2 203 - W2 403 : 2 BHK
S.B.A. = 1607.48 SFT

W2 202 - W2 402 : 2 BHK
S.B.A. = 1539.05 SFT

W3 003 : 3 BHK
S.B.A. = 1702.63 SFT

W3 002 : 3 BHK
S.B.A. = 1740.91 SFT

W3 203 - W3 403 : 3 BHK
S.B.A. = 1702.63 SFT

W3 202 - W3 402 : 3 BHK
S.B.A. = 1740.91 SFT



Ground Floor Wing - 4

Typical Floor Wing - 4

Ground Floor Wing - 5

Typical Floor Wing - 5

W4 004 : 3 BHK
S.B.A. = 1776.03 SFT

W4 001 : 3 BHK
S.B.A. = 1700.84 SFT

W4 204 - W4 404 : 3 BHK
S.B.A. = 1776.03 SFT

W4 201 - W4 401 : 3 BHK
S.B.A. = 1700.84 SFT

W5 004 : 3 BHK
S.B.A. = 1738.16 SFT

W5 001 : 2 BHK
S.B.A. = 1398.46 SFT

W5 204 - W5 404 : 3 BHK
S.B.A. = 1776.03 SFT

W5 201 - W5 401 : 3 BHK
S.B.A. = 1685.15 SFT



W4 003 : 3 BHK
S.B.A. = 1700.71 SFT

W4 002 : 3 BHK
S.B.A. = 1745.32 SFT

W4 203 - W4 403 : 3 BHK
S.B.A. = 1700.71 SFT

W4 202 - W4 402 : 3 BHK
S.B.A. = 1745.32 SFT

W5 003 : 3 BHK
S.B.A. = 1696.02 SFT

W5 002 : 3 BHK
S.B.A. = 1788.42 SFT

W5 203 - W5 403 : 3 BHK
S.B.A. = 1696.02 SFT

W5 202 - W5 402 : 3 BHK
S.B.A. = 1788.42 SFT



Ground Floor Wing - 6

Typical Floor Wing - 6

Ground Floor Wing - 7

Typical Floor Wing - 7

W6 004 : 2 BHK
S.B.A. = 1349.58 SFT

W6 001 : 2 BHK
S.B.A. = 1447.75 SFT

W6 204 - W6 404 : 2 BHK
S.B.A. = 1543.04 SFT

W6 201 - W6 401 : 2 BHK
S.B.A. = 1539.74 SFT

W7 004 : 3 BHK
S.B.A. = 1789.24 SFT

W7 001 : 3 BHK
S.B.A. = 1616.16 SFT

W7 204 - W7 404 : 3 BHK
S.B.A. = 1789.24 SFT

W7 201 - W7 401 : 3 BHK
S.B.A. = 1688.45 SFT

W6 003 : 2 BHK
S.B.A. = 1614.92 SFT

W6 002 : 2 BHK
S.B.A. = 1526.38 SFT

W6 203 - W6 403 : 2 BHK
S.B.A. = 1615.19 SFT

W6 202 - W6 402 : 2 BHK
S.B.A. = 1526.38 SFT

W7 003 : 3 BHK
S.B.A. = 1659.12 SFT

W7 002 : 3 BHK
S.B.A. = 1719.02 SFT

W7 203 - W7 403 : 3 BHK
S.B.A. = 1685.97 SFT

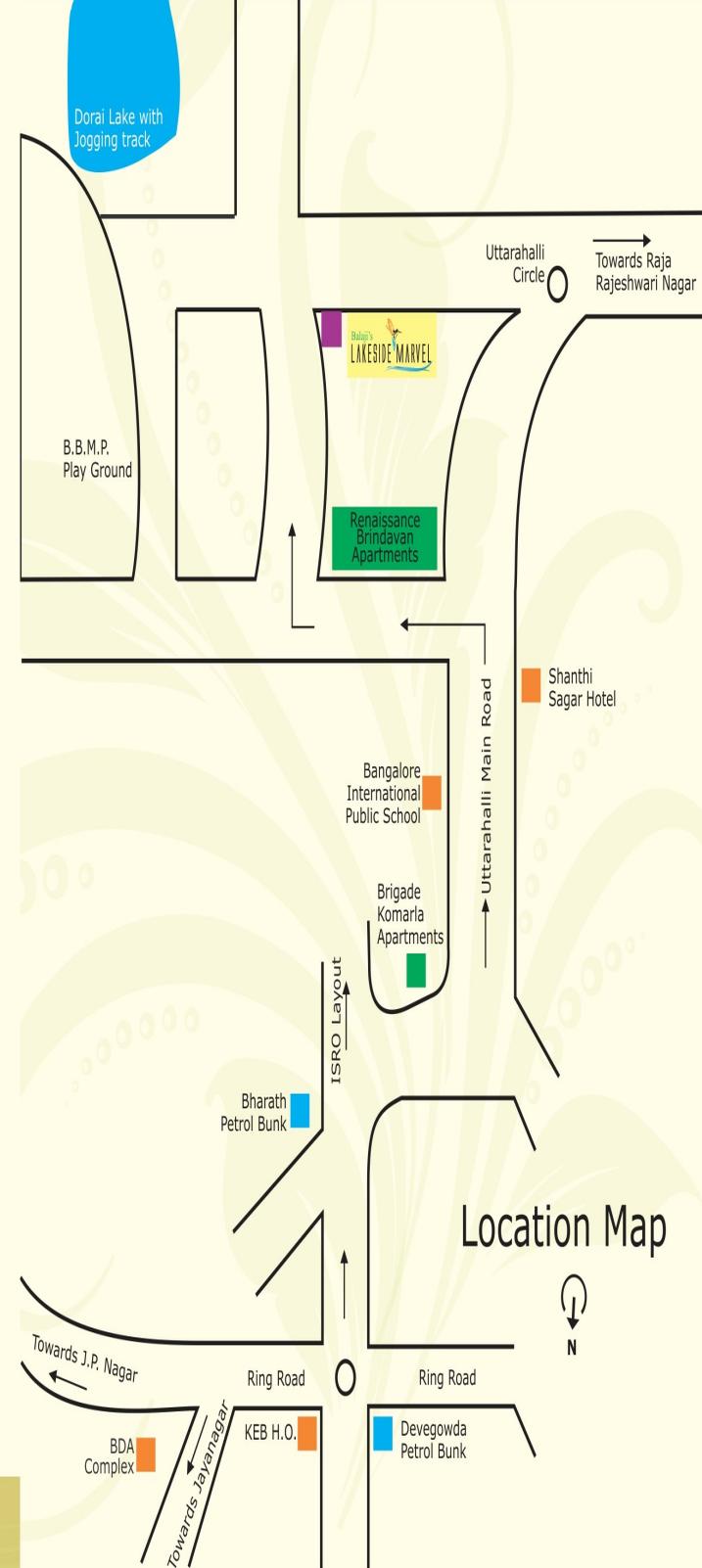
W7 202 - W7 402 : 3 BHK
S.B.A. = 1745.87 SFT



Ground Floor Wing - 8



Typical Floor Wing - 8



The project is in proximity to:

Schools and Colleges:

- Kumarans Children Home
- Kumarans Pu College
- Aurobindo Memorial School
- Carmel School
- Delhi Public School (South)

Hospitals:

- B.G.S Global
- Maharaja Agrasen
- D.G. Hospital (B.S.K 2nd Stage)
- Sagar Apollo (Jayanagar)
- K.R. Hospital (Uttarahalli)

Malls:

- Jayanagar Central Mall
- Gopalan Mall @ Rajarajeshwarinagar

Temples:

- Sri Banashankari Temple
- Sri Rajarajeshwari Temple
- ISKCON Temple @ Vasanthapura
- Devagiri Sri Venkateshwara Temple
- Omkar Hills

Proximity to the outer ring road allows easy connectivity to the International Airport and work places. The BMIC Expressway right next door will ensure a smooth journey to Mysore and other important towns and resorts.

About Design Desk

Design desk was founded in October 2010 by two senior Architects - Sreedhar SB and Ravi John.

At Design Desk, the clients dreams are translated to functionally efficient, aesthetically pleasing and value added effective environments. International standards of design and detailing, commitment to work, high standards of ethics and passion for work are some among the several qualities that the firm possesses.

Design Desk is experienced in various project types that includes, but not restricted to, Apartments, Office Blocks, Villa/Row housing development, Commercial Complexes, Plotted Development, Software Development Blocks, Residences, Office Interiors, Restaurants, Resorts, Clubhouses, Hospitals etc.

The firm is presently involved in handling various projects, amounting to approximately 3 million sft of Built up area, for several of the largest developer groups in the Country.

For more details please visit our site <http://www.designdesk.co>

Completed Projects



SAPTHAGIRI NIVAS: JP Nagar 6th Phase, Bengaluru



SAPTHAGIRI ENCLAVE: Bilekahalli, Bengaluru

Ongoing Project

SAPTHAGIRI SPLENDOR: Off Bannerghatta Road, Bengaluru



SAPTHAGIRI DEVELOPERS

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