



**ADARSH**  
LAKEFRONT

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Bellandur

An aerial photograph of a large, dark green lake with a prominent island in the center. The island is covered in dense, vibrant green vegetation, including various trees and shrubs. Some trees have bright red flowers, and there are patches of white flowers. The water around the island shows gentle ripples. The overall scene is serene and natural.

## A HIGHER PERSPECTIVE ON LIFE.

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There is a certain clarity that comes with rising above it all. A calm that settles in as the city recedes below and the horizon stretches endlessly ahead. When your days begin above the treetops and end with golden sunsets over a 67-acre lake, even the simplest moments start to feel more meaningful.

At Adarsh Lakefront, elevation is not about height, it is about headspace. It is about waking up to expansive views, breathing easier in thoughtfully designed spaces, and gaining a renewed appreciation for life's pace and purpose.

These one-of-a-kind high-rise residences in Bellandur is strategically located next to Ecoworld, Bengaluru offering not just a home, but a rare vantage point, one where light, landscape, and life align. From up here, everyday feels anything but ordinary.

**SHOT AT LOCATION**



## A VIEW THAT CHANGES EVERYTHING.

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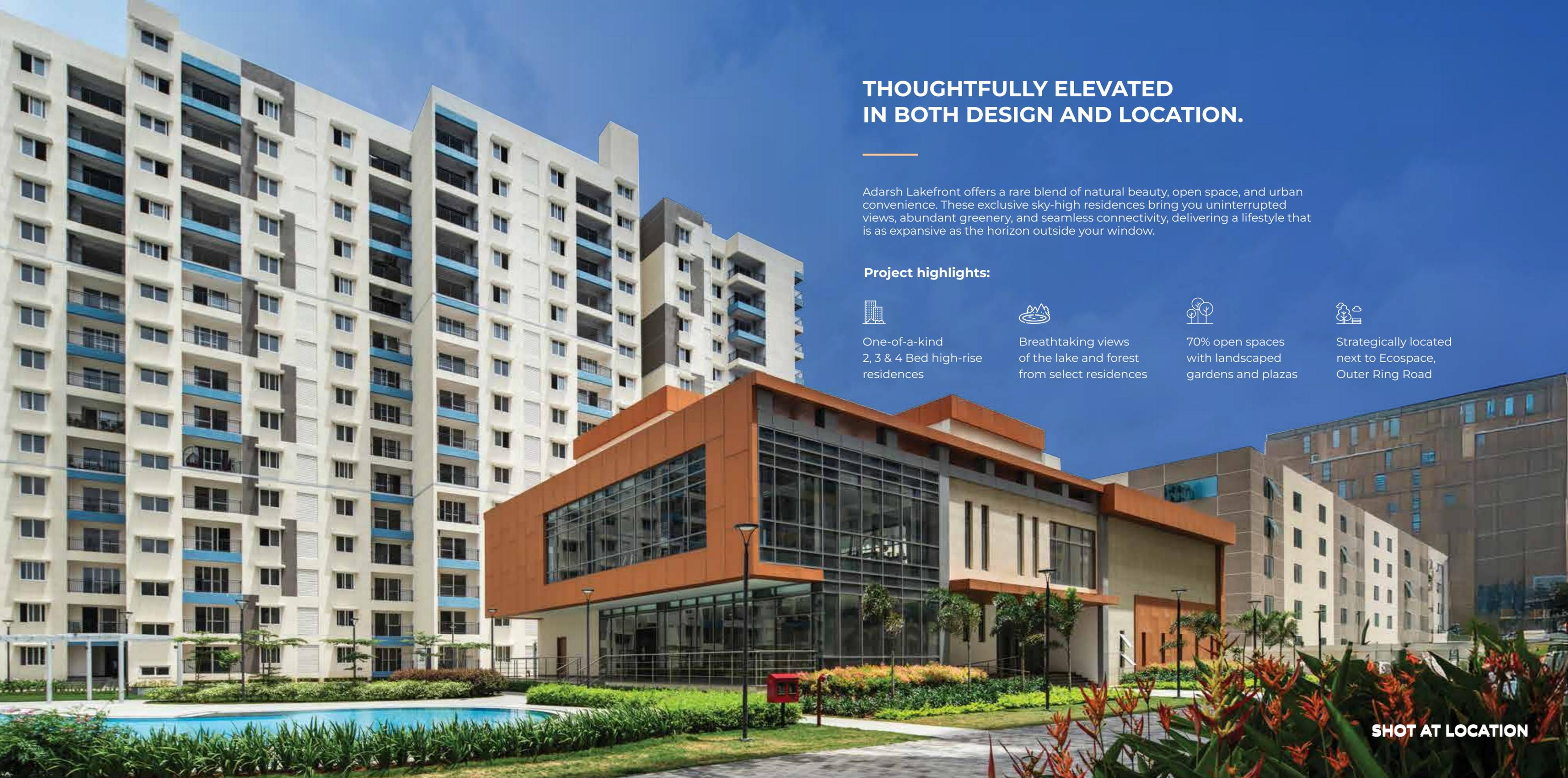
From the upper floors of Adarsh Lakefront, life opens, in light, in space, and in meaning. These are not just homes with a view, they are homes that transform how you experience each day.

Sip your morning tea by the lake, let your thoughts wander with the breeze through wide open balconies, and find new clarity in moments of quiet stillness.

These thoughtfully planned residences offer more than just room; they offer room to reflect. With open layouts, seamless ventilation, and uninterrupted panoramas, every corner is designed to invite calm, clarity, and connection.

Because when you rise above the noise, life begins to speak in softer, more significant ways.

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## THOUGHTFULLY ELEVATED IN BOTH DESIGN AND LOCATION.

Adarsh Lakefront offers a rare blend of natural beauty, open space, and urban convenience. These exclusive sky-high residences bring you uninterrupted views, abundant greenery, and seamless connectivity, delivering a lifestyle that is as expansive as the horizon outside your window.

### Project highlights:



One-of-a-kind  
2, 3 & 4 Bed high-rise  
residences



Breathtaking views  
of the lake and forest  
from select residences



70% open spaces  
with landscaped  
gardens and plazas



Strategically located  
next to Ecospace,  
Outer Ring Road

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## A NEIGHBOURHOOD THAT REDEFINES PERSPECTIVE.

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When your home overlooks a 61-acre lake and a forest canopy, the city feels different, quieter, calmer, more balanced. At Adarsh Lakefront, you do not just live in the heart of Bengaluru, you rise above it, in a rare pocket where nature and urban life exist in quiet harmony.

Nestled just off Outer Ring Road and next to Ecospace, this address keeps you effortlessly connected to IT hubs, top schools, hospitals, shopping destinations, and more. Yet, despite being at the centre of everything, it offers a sense of distance from the daily rush.

This is more than a convenient location. It is a fresh vantage point on city living.



Image used is conceptual

## CONNECTIVITY THAT COMPLEMENTS ELEVATION.

At Adarsh Lakefront, your elevated home offers more than just scenic views, it places you at one of Bengaluru's best-connected locations. Thoughtfully balancing calm and connectivity, this address links you to major hubs, daily conveniences, and citywide opportunities, ensuring the best of Bengaluru is always close. Live where peace meets perfect proximity.

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## CONVENIENTLY CLOSE TO EVERYTHING.

### Tech Parks/Office Spaces

Ecoworld	-	350 Mtrs
Ecospace	-	2.1 Kms
Wells Fargo	-	2.2 Kms
Embassy Tech Village	-	2.4 Kms
Cessna Business Park	-	2.7 Kms
Prestige Tech Park	-	3.0 Kms
Wipro Limited	-	3.7 Kms
Wipro Kodathi	-	4.9 kms
Google Ananta	-	8.7 Kms

### Hospitals

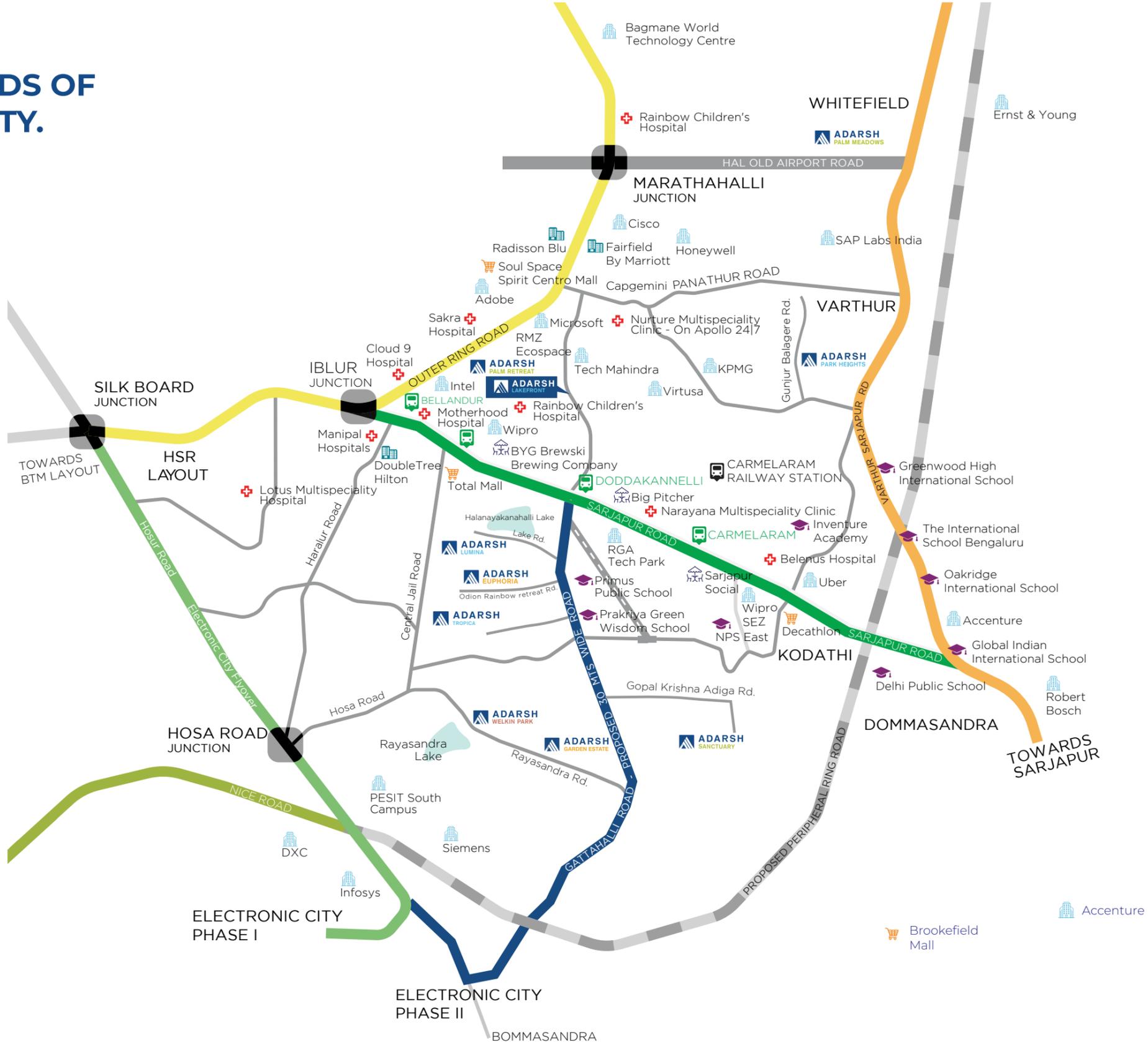
Sakra World Hospital	-	1.9 Kms
Motherhood Hospital	-	2.0 Kms
Cloudnine Hospital	-	2.3 Kms
Manipal Hospital	-	3.2 Kms
Sparsh Hospital	-	4.7 Kms (upcoming)

### Educational Institutions

Gear Innovative		
International School	-	2.0 Kms
New Horizon College	-	2.4 Kms
New Horizon Gurukul	-	3.4 Kms
Harvest International School	-	6.6 Kms
Delhi Public School	-	7.9 Kms
Ryan International School	-	8.6 Kms

**Note:** Distances mentioned are approximate only.

# LIVE AT THE CROSSROADS OF CALM AND CONNECTIVITY.



- Schools
- Hospitals
- IT Companies
- Malls
- Hotels
- Restaurants
- Proposed PRR
- Proposed 100 ft. Road
- State Highway 35
- Outer Ring Road
- Proposed Metro Phase III
- Railway Station
- Sarjapur Road
- NICE Road



## SPACES THAT SHIFT YOUR STATE OF MIND.

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Whether you are seeking calm, craving community, or simply want a change in rhythm, Adarsh Lakefront offers thoughtfully designed experiences that elevate everyday life. From up here, your surroundings do not just offer comfort, they offer clarity.

Every space within the community has been crafted to help you feel more grounded, more cantered, and more inspired. Whether you are walking beneath tree canopies or watching your children play in open green courts, life feels more expansive here.

**SHOT AT LOCATION**



SHOT AT LOCATION



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## Outdoor Amenities

-  Swimming & Lagoon Pool
-  Cricket Practice Net
-  Therapeutic Walking Track
-  Tennis & Multipurpose Court
-  Skating Rink
-  Quiet Zone, Tree Plaza & Amphitheatre



## A CLUBHOUSE WITH A BROADER HORIZON.

At the heart of Adarsh Lakefront lies more than just a clubhouse, it is a space that brings people, perspectives, and possibilities together. Designed for those who appreciate balance in life, it is where movement meets mindfulness, and leisure meets connection.

Whether you are starting your day with yoga, catching up with neighbours in the lounge, or hosting friends under warm ambient lights, the atmosphere here feels elevated, both in energy and experience.

### FEATURES:

- Health Club & Gymnasium
- Aerobics & Yoga Hall
- Pool Table & Table Tennis
- Multipurpose Hall
- Kids' Indoor Play Zone
- Lounge & Gathering Spaces

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# EVERY SQUARE FOOT THOUGHTFULLY IMAGINED.

## LEGEND:

1. Main Entry/Exit
2. Security Cabin
3. Ramp to Basement
4. Planting Area
5. Kids' Tot Lot
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. Children's Play Area
17. Cricket Practising Net
18. Skating Rink
19. Circular Plaza
20. Mini Amphitheatre
21. Play Lawn Mounds



## DESIGNED FOR A HIGHER WAY OF LIVING.

Every residence at Adarsh Lakefront is crafted to elevate not just how you live, but how you see life. These limited-edition high-rise homes offer a rare combination of smart spatial planning and panoramic connection, to nature, to the sky, and to your own sense of self.

From the moment you step inside, natural light pours in through large windows, cross-breezes flow freely, and views stretch endlessly across lake, treetops, and city skyline. It is a design philosophy rooted in openness, calm, and clarity.

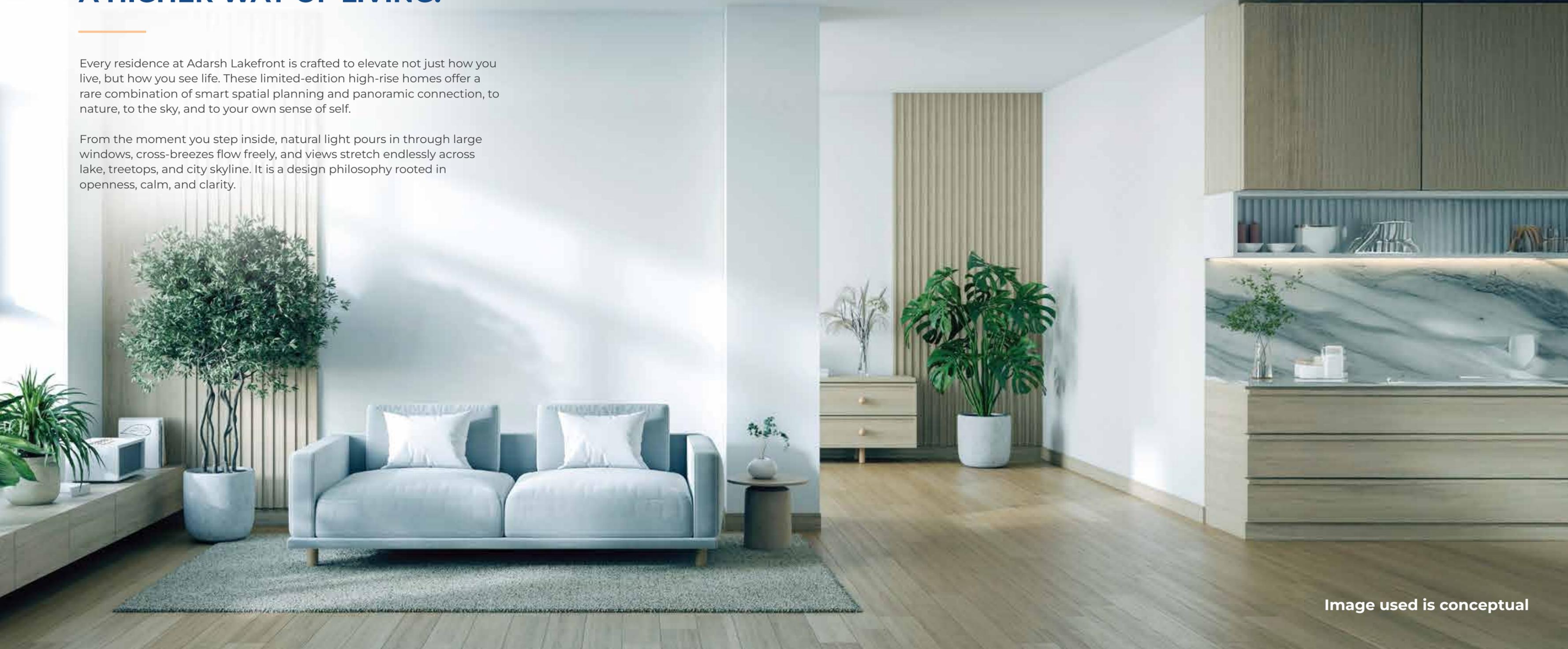
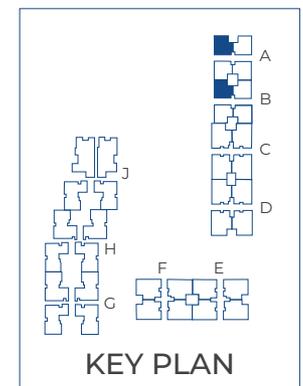


Image used is conceptual

# 2 Bedroom Unit Plan

Tower 1: Type 2A (Block A & B)

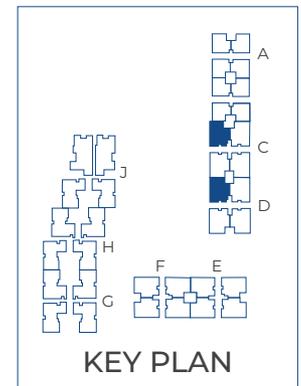


Unit Number	
A-901	A-1201
A-1001	A-1301
A-1101	A-1401

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
1341.00	124.58	882	81.94

# 3 Bedroom Unit Plan

Tower 1: Type 3A (Block C & D)



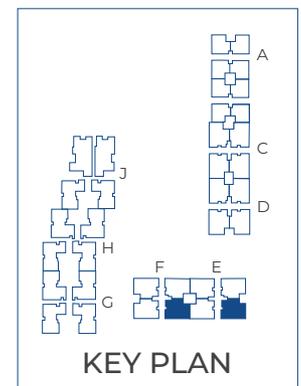
Unit Number	
C-901	C-1201
C-1001	C-1301
C-1101	C-1401

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
1915.00	177.91	1352.00	125.60



# 3 Bedroom Unit Plan + Staff Room

Tower 2: Type 3F (Block E & F)

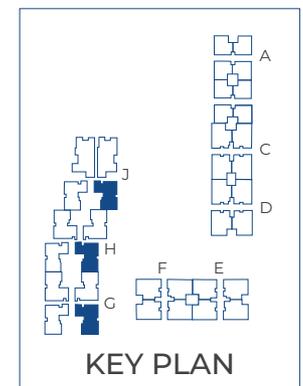


Unit Number	
E-1002	E-1302
E-1102	E-1402
E-1202	

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
1935.00	179.77	1364	126.72

# 3 Bedroom Unit Plan + Staff Room

Tower 3: Type 3J (Block G, H & J)

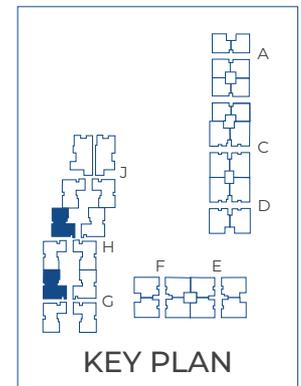


Unit Number	
G-1001	G-1301
G-1101	G-1401
G-1201	

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
2212.00	205.50	1555.00	144.46

# 3 Bedroom Unit Plan + Staff Room

Tower 3: Type 3L (Block G & H)

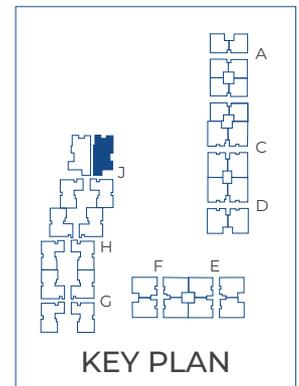


Unit Number	
G-1003	G-1303
G-1103	G-1403
G-1203	

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
2315.00	215.07	1639.00	152.27

# 4 Bedroom Unit Plan + Staff Room

Tower 3: Type 4B (Block J)



Unit Number	
J-1004	J-1304
J-1104	J-1404
J-1204	

Super Built-up Area		Carpet Area	
SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
2824.00	262.36	2014.00	187.11



## **ELEVATED IN EVERY DETAIL.**

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At Adarsh Lakefront, the true measure of luxury lies in the quiet perfection of everyday moments. That is why every element, every finish, every fixture, is chosen with care, crafted for comfort, and designed to reflect a higher way of living.

It is not just about how it looks. It is about how it makes you feel - at ease, in control, and entirely at home. Because when you live above the ordinary, every detail matters more.

**SHOT AT LOCATION**

# SPECIFICATIONS

## Structure

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

## Internal Finish

- All internal walls smoothly finished with plastering in all flats

## Flooring

- Good quality vitrified tiles in living and dining areas of all flats
- Engineered wooden flooring and skirting in all the 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

## Toilets

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

## Doors

- Digital door lock for the main door
- All doors with full jamb engineered door frames and shutters except staff's toilet door
- UPVC sliding doors with 3-tracks (one with mosquito mesh) for living room to balcony & bedroom to balcony doors

## Windows

- UPVC sliding windows with 3-tracks (one with mosquito mesh)

## Kitchen

- 2 feet dado above platform area (quartz/equivalent material)
- Kitchen platform (quartz/equivalent material) with stainless steel sink with drain board (unfixed)

## Plumbing

- Good quality CP fittings
- Good quality PVC drainage & storm water pipes

## Electrical

- Electrical, TV and telephone points in living 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

- Fiber-to-the-Home (Data & Voice)
- CCTV surveillance for the identified common areas
- Access controlled entry and exit

**Note:** Specifications for A, B, C, D: (9 - 14 floors) & for E, F, G, H, J: (10 - 14 floors)

# TRANSFORMING BENGALURU'S SKYLINE, **SINCE 1988.**

**37** Years of  
Experience

**12k+** Happy  
Customers

**26+** Projects  
Completed

**22.38+** Million sq.ft.  
Transformed

**13.9** Million sq.ft.  
of Ongoing Projects

**25.09** Million sq.ft.  
of Upcoming Projects

## OUR LANDMARK PROJECTS

Shangri-La Bengaluru

Adarsh Palm Meadows

Adarsh Palm Retreat

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OUR BRAND FILM

