

S Cube
Lakeside Manor
The Greenest Backdrop To Your **Best Life**

5 acre Luxury Villa Community

@Shamirpet





You First. Nature Second.

Hidden within acres of **Shamirpet's** flourishing landscapes,
Lakeside Manor by S Cube offers the rare luxury of space, privacy & quietude,
yet connected to everything that matters.



Location Highlights



Distance From The Site



NALSAR UNIVERSITY - 4.5 KM

SHAMIRPET LAKE - 1 KM

KARIMNAGAR HIGHWAY - 500 MT

BITS HYDERABAD CAMPUS - 9 KM

MEDICITY HOSPITAL - 12 KM

GENOME VALLEY - 12 KM

NICMAR - 9 KM

IT PARK, KANDLAKOYA - 17 KM

EVERGREEN HIGH SCHOOL, SHAMIRPET - 8 KM

ORR EXT 07 - 5 KM

SHAMIRPET DEER PARK - 2.3 KM

LEONIA RESORT - 5 KM

SRI VIDYASARASWATHI TEMPLE - 24 KM

MEDCHAL - 11 KM

SECUNDERABAD RAILWAY STATION - 24 KM

ECIL - 18 KM

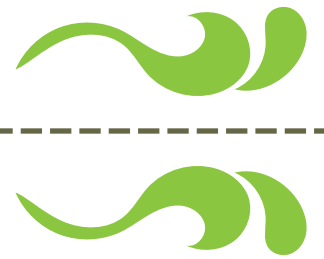
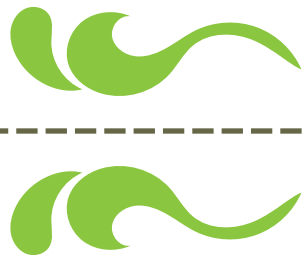
KEESARA - 23 KM



73 Villas

Masterly Designed

to blend luxurious living
with the serenity of nature





Welcome To Verdant Living



Prime Clubhouse



5-star Amenities



Easy Connectivity

5 acres Gated Community

Project Highlights



TERRAIN VILLAS



**ONE ENTRY
ONE EXIT**



**FULLY UNDER
CCTV SURVILENCE**



CAR PARKING



HOME AUTOMATION



**PROVISION FOR
ROOF TOP GARDENS**



WALKING TRACK



CLUB HOUSE



INDOOR GAMES



CHILDREN'S PARK



40 FT. MAIN ROAD



**BEAUTIFUL
LANDSCAPES**

50+ Amenities For Easy Living



A World-Class *Clubhouse* For Time Well Spent

Designed for active living, meaningful connections,
and life beyond work.



Swimming Pool



Wellness & Yoga



Fitness Gym



Clubhouse Amenities



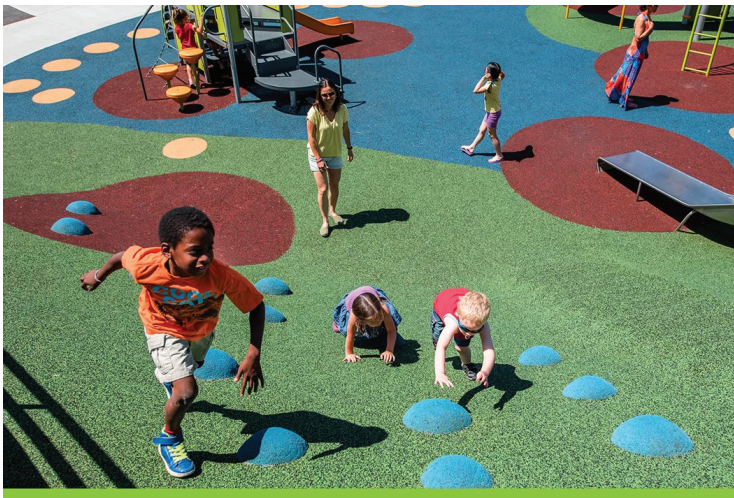
Library & Reading Room



Guest Rooms



Indoor Games



Kid's Play Area



Recreational Area



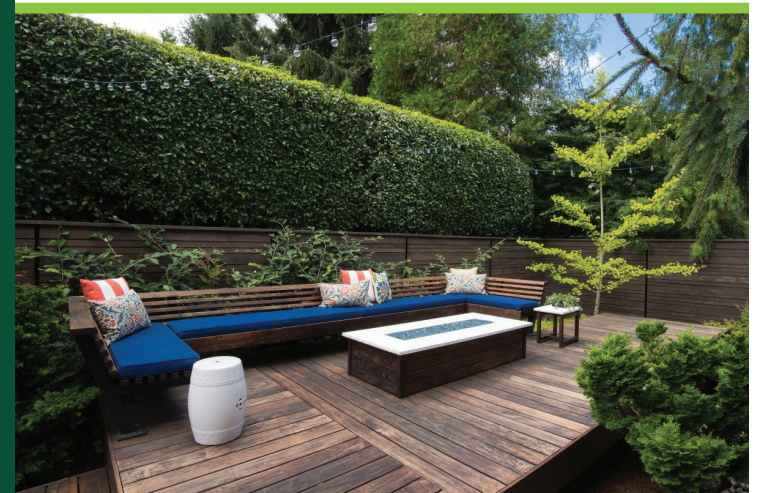
Everyday Amenities
For
Easy Living

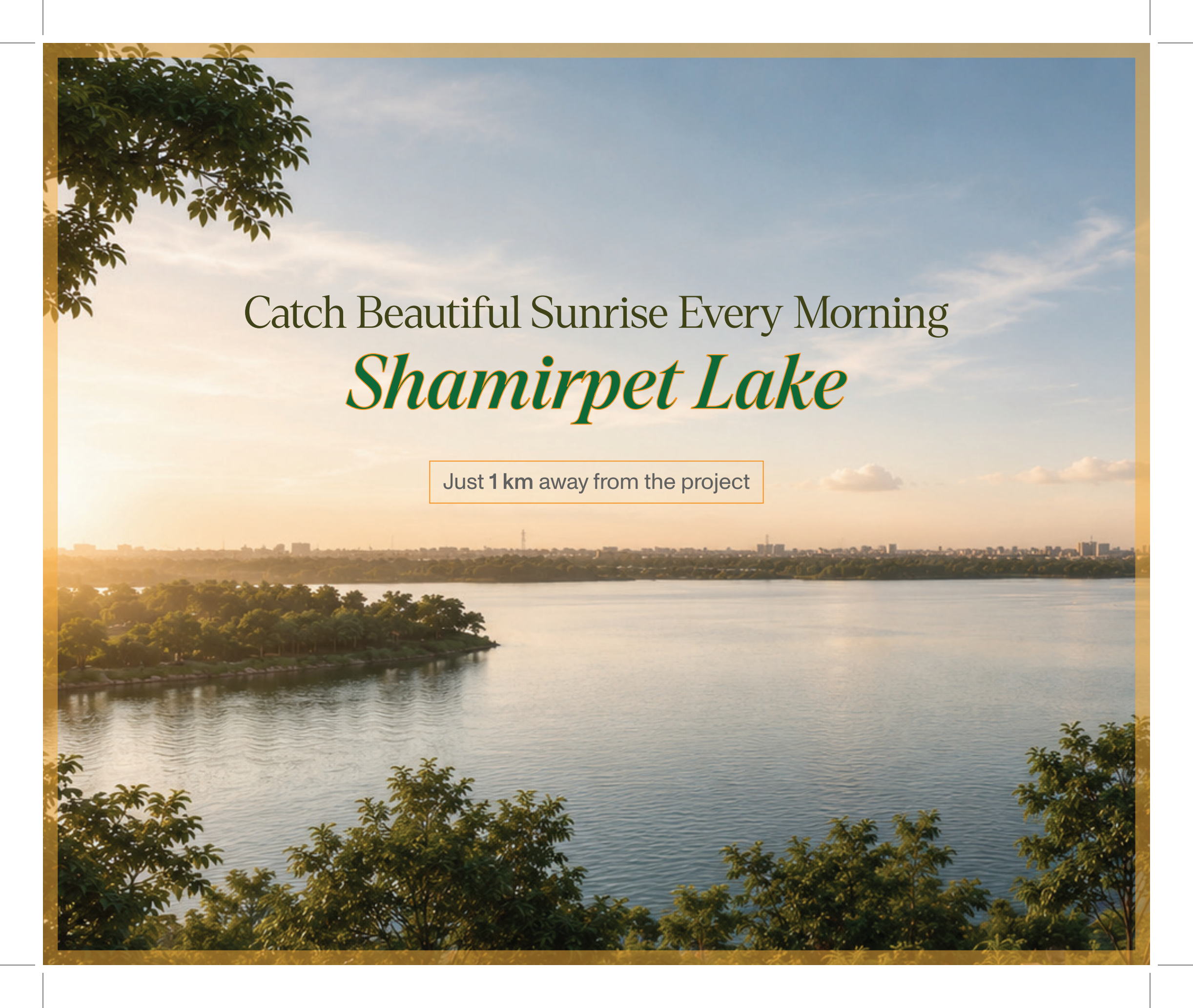


Walking Track



Sit-Out Space



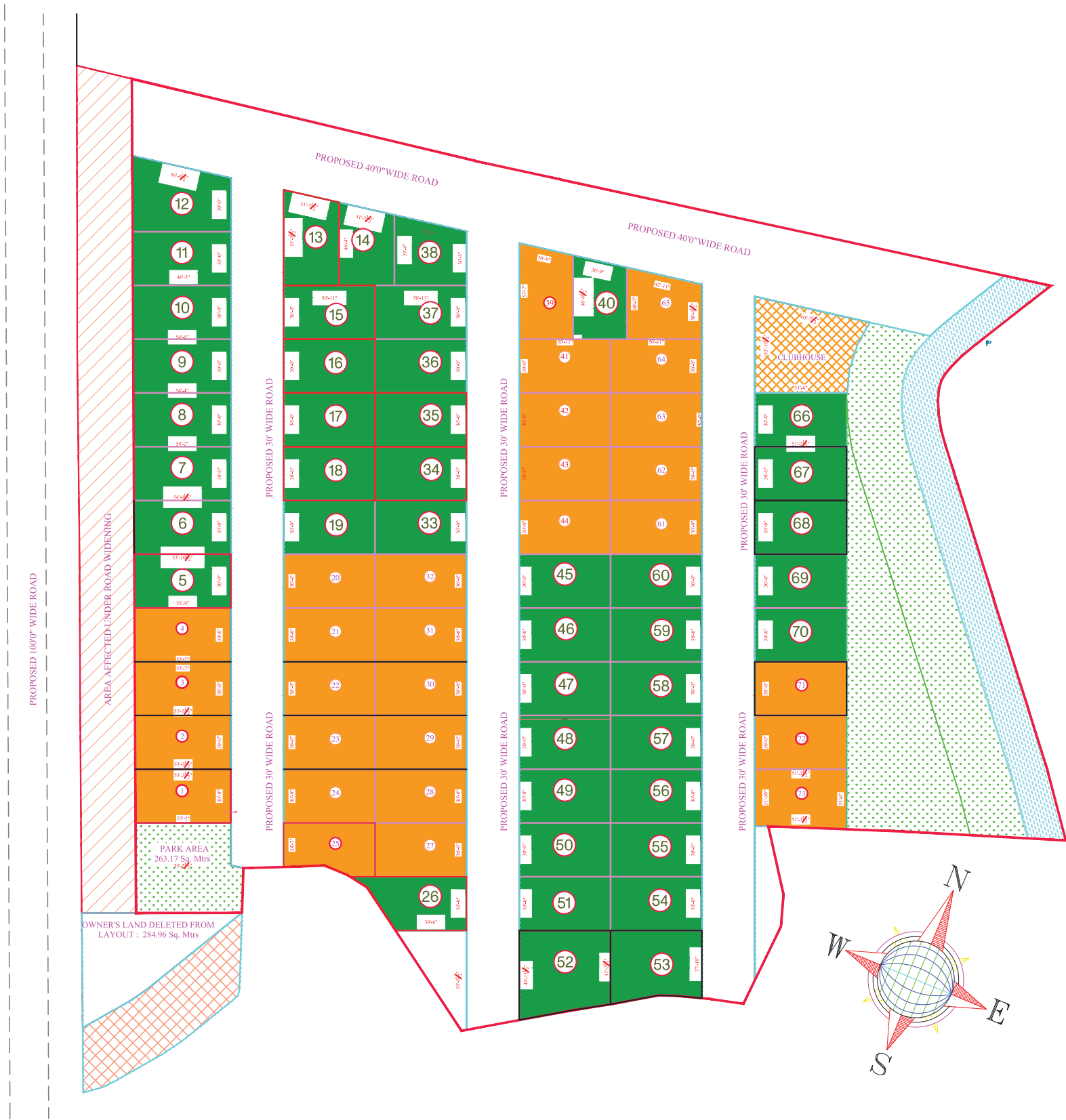


Catch Beautiful Sunrise Every Morning

Shamirpet Lake

Just 1 km away from the project

Master Plan



VILLA NOS.	FACING	Plot Size in Sq. Yard	Built up Area in Sq. feet
5	EAST	179	2600
6	EAST	182	2600
7	EAST	180	2600
8	EAST	181	2600
9	EAST	181	2600
10	EAST	182	2600
11	EAST	182	2600
12	EAST	221	2600
13	NORTH	171	2600
14	NORTH	147	2600
15	WEST	170	2600
16	WEST	170	2600
17	WEST	170	2600
18	WEST	170	2600
19	WEST	170	2600
26	WEST	166	2600
33	EAST	170	2600
34	EAST	170	2600
35	EAST	170	2600
36	EAST	170	2600
37	EAST	170	2600
38	EAST	155	2600
40	NORTH	145	2600
45	WEST	170	2600
46	WEST	170	2600
47	WEST	170	2600
48	WEST	170	2600
49	WEST	170	2600
50	WEST	170	2600
51	WEST	170	2600
52	WEST	257	2600
53	EAST	214	2600
54	EAST	170	2600
55	EAST	170	2600
56	EAST	170	2600
57	EAST	170	2600
58	EAST	170	2600
59	EAST	170	2600
60	EAST	170	2600
66	WEST	171	2600
67	WEST	171	2600
68	WEST	171	2600
69	WEST	171	2600
70	WEST	171	2600

Floor Plan

East Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.



Ground Floor Plan

Single Bedroom Attached Bathroom, Living Room & Kitchen



First Floor Plan

2 Bedrooms + Attached Bathrooms, Living Room, Pooja room & Sit Out



Terrace Floor Plan

Multipurpose Room, Rooftop Garden, Sit Out & Washroom

3D Design

East Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.

GROUND FLOOR

Living - 10' 6" X 21' 4"
Dining - 11' 5" X 12' 9"
Kitchen - 9' 1" X 13' 7"
Bedroom - 11' 1" X 13' 8"
Toilet - 7' 3" X 5' 0"
CToilet - 3' 4" X 5' 0"
Parking - 14' 0" X 14' 4"



3D Design

East Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.

FIRST FLOOR

Living - 12' 9" X 12' 10"
Bed Room - 16' 10" X 13' 7"
Puja Room - 5' 8" X 4' 0"
M Bed Room - 19' 1" X 13' 3"
Toilet - 8' 0" X 5' 0"
M Toilet - 8' 0" X 5' 0"



3D Design

Plot Size: 170 sq. yards.

East Facing Villas

Total Built Up Area: 2600 sq. fts.

TERRACE

Family Room - 9' 10" X 13' 7"

Roof Garden - 22' 10" X 8' 7"

Open Terrace - 22' 10" X 14' 0"

Toilet - 8' 10" X 3' 7"



Floor Plan

West Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.



Ground Floor Plan

Single Bedroom Attached Bathroom, Living Room & Kitchen



First Floor Plan

2 Bedrooms + Attached Bathrooms, Living Room, Pooja room & Sit Out



Terrace Floor Plan

Multipurpose Room, Rooftop Garden, Sit Out & Washroom

3D Design

West Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.



GROUND FLOOR

Living - 13' 6" X 15' 4"
Dining - 13' 6" X 8' 3"
Kitchen - 8' 2" X 13' 5"
BedRoom - 11' 1" X 14' 3"
Sit Out - 13' 3" X 6' 1"
Toilet - 8' 1" X 4' 0"
Utility - 6' 1"
Parking - 10' 11" X 14' 6"

3D Design

West Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.



FIRST FLOOR

Living - 13' 9" X 13' 0"

Bed Room - 11' 10" X 13' 5"

Puja Room - 4' 5" X 5' 3"

M Bed Room - 13' 6" X 14' 2"

Toilet - 8' 1" X 4' 9"

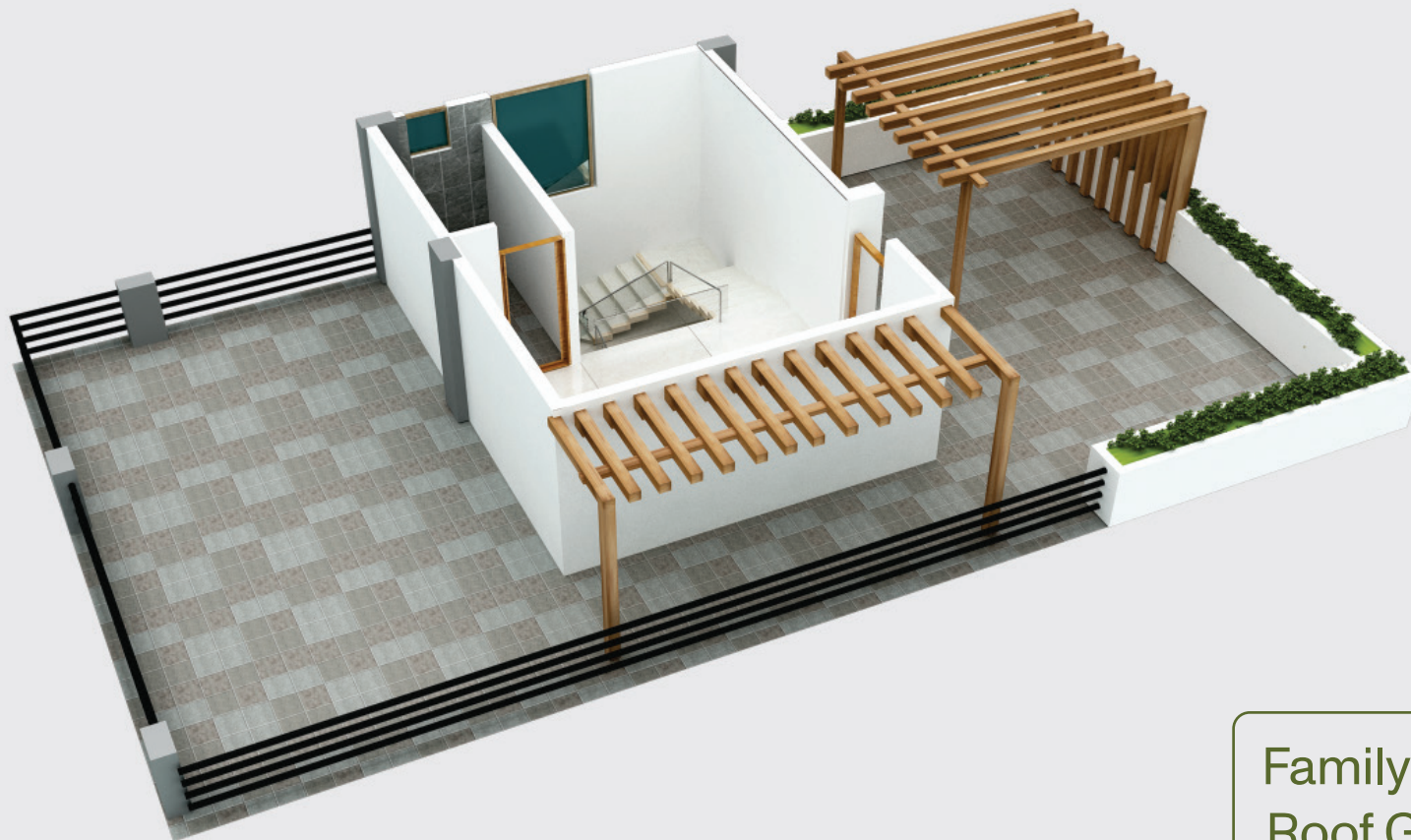
M Toilet - 5' 0" X 8' 0"

3D Design

West Facing Villas

Plot Size: 170 sq. yards.

Total Built Up Area: 2600 sq. fts.



TERRACE

Family Room - 18' 2" X 13' 5"

Roof Garden - 18' 2" X 12' 3"

Open Terrace - 4' 5" X 5' 3"

Toilet - 7' 3" X 4' 7"

Specifications



STRUCTURE

RCC framed structure

SUPER STRUCTURE

Block masonry

PLASTERING

INTERNAL

Smooth finished surface with paint over putty

EXTERNAL

Double Coat cement plaster with a combination of 16mm weather proof paint

DOORS AND HARDWARE

MAIN DOOR:

Double Door 8feet height MT Wood With good quality Brass Fittings with Dorset / Godrej/Equivalent make hardware.

INTERNAL DOORS FRAMES SHUTTER

African Teak Frames, Shutters.

TOILET DOORS

WPC

WINDOWS

3 Track UPVC windows with mosquito mesh and grills in All floors of NCL / Fenetre / Frame craft

PAINTING WORKS

INTERNAL WALLS / CEILING

All Internal Walls shall be finished Birla Putty, one coat of primer and 2 coats of plastic emulsion of Asian Brand.

EXTERNAL WALLS

All External Walls shall be finished with Ace paint of Asian Brand

ELECTRICAL WORK

ELECTRICAL WORK

Fan, Light & 5 amps sockets in all rooms, 2 no.s of 5 amps sockets & provision for cable point in living area, In all Bed Rooms . 3 phase supply for each unit and individual Prepaid Energy Meters. All electrical items of Legrand/ Crabtree/Anchor/Panasonic/MK/Honeywell Equivalent

POWER POINTS

Power outlets for Air Conditioners in Living/Drawing and Bedrooms. Power plug for cooking range chimney, refrigerator, microwave oven, mixer/grinder, Washing machine in Kitchen/Utility Area



Specifications

KITCHEN, BATHROOMS & OTHERS



KITCHEN COUNTER

Granite Platform with 2 Feet Height Ceramic Tile Daddo (RAK/Nitco armora/Kajaria/Equivalent) and Sink with drain board (Nirali/Cera/Franke/Equivalent)

BATHROOMS

Wall mounted EWC of CERA/Kohler/Hindware/Parryware/Equivalent make Provision for Geysers, light point and exhaust fan points in all Bathrooms

TILING & GRANITE

Ceramic Tile upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make

BALCONIES

l'xi'Anti-skid ceramic tiles (RAK/Nitco/Varmora/Kajaria/ Equivalent)

WATER METERS

Water Meters shall be provided

WATER SUPPLY

Hydro-pneumatic system for water supply

TELECOM INTERNET

Telephone/Intercom Point in Each Floor : Provision for Internet connection in each Villa



WATER TREATMENT PLANT

WTP & STP Sewage Treatment Plant.

GENERATOR

Power backup of upto 1000W for each Villa.For Adequate number of points

SECURITY/ BMS

Surveillance cameras at the main security entry/exit points Solar fencing over the boundary wall of the community

Ready To Live Your *Best Life* ?

S Cube

Lakeside Manor





RERA ID: P02200008179

ADDRESS:

PLOT No. 5, Shamirpet, Medchal-Malkajgiri 500078

Project By



S-Cube

SUBHASHINI SIGNATURE SERVICES PVT. LTD.