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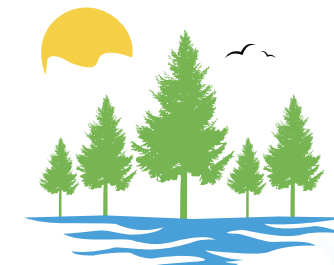


RERA : PRM/KA/RERA/1250/304/PR/250322/004782



*Disclaimer: This is only conceptual presentation of project and not a legal offering.  
The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.*

IT'S TIME TO GET BACK TO  
**TRUE SENSE OF LIVING**  
TOGETHER



MarkON  
L A K E W A T E R S

PRISTINE LIFE-STYLE VILLAS

RERA : PRM/KA/RERA/1250/304/PR/250322/004782



EXCEPTIONAL COMMUNITY LIVING, CRAFTED JUST FOR



Building beautiful, successful places, blending homes with great facilities to create fantastic communities where people love to live..





Home to 31 families,  
this community makes  
it incredibly easy to  
meet new people, have  
great conversations,  
and create lifelong  
friendships. Experience  
a lifelong joy of  
community living!

FOR THE

NEIGHBOUR  
IN YOU





FOR THE  
*gardener*  
IN YOU

The urban gardener has innumerable outlets to engage in his passion with villas that branch out into indoor courtyard and plantation areas, a private backyard; balconies, and of course the terrace.



FOR THE  
*master chef*  
IN YOU

Open and super-ventilated kitchens, attached to a spacious outdoor utility area is the place to create, share and preserve the flavours of life, for years to come. And oh, did we mention, you can grow your very own organic veggies, right in your backyard?



FOR THE  
*movie buff*  
IN YOU

A whole new dimension to movie viewing! Get stimulated with an unmatched experience at your very own personal home theatre space as you watch the golden classics and the blockbusters.





# MARKON HOMES

Art  
IN YOU

Book balcony seats & get inspired by the show 'nature' puts out in the mornings & evenings, each day, from your private terrace. Go, Picasso! Go, Beethoven!





FOR THE *kid* IN YOU (AND OF COURSE YOUR KIDS)

Our outdoor play area encourages kids to play and interact, positively impacting their overall growth. You too can make some new friends at these children-centric spaces like open-air gyms, "Play Tag" spaces and indoor game areas.

FOR THE *family* PERSON IN YOU

Create memories with fellow residents and enjoy a peaceful tryst with life every day. The all-pervasive greenery can start a banter and the seating areas across the community and the amphitheatre form the perfect platform for cultural celebrations with fellow residents.

FOR THE *sports* ENTHUSIAST IN YOU

Get your pulse racing and adrenaline flowing, as you stay healthy with sports avenues like no other. There's the Futsal court, an indoor badminton court, a volleyball court, swimming pool, cricket pitch and more.



≈ **150**  
TREES

≈ **1 acre**  
OF SHADE DENSITY



FOR THE *pet* PARENT IN YOU

We love pets and have a cute play space for them to have fun and connect with other furry friends.

FOR THE *outdoorsy* PERSON IN YOU



Welcome the outdoors, inside!

Experience a seamless interaction of the indoors and outdoors, in thoughtfully designed villas, that come with attached backyards, balconies and terraces.

FOR THE GRACIOUS *host* IN YOU

Find exhilarating party spaces and entertainment areas for your esteemed guests. Host friends and family at the banquet hall and entertainment spaces. Athithi devo bhava!





# master plan

1. Entry / Exit

2. Futsal Court

3. Amphitheater

4. Dribble Court

5. Kids Play Area

6. Cricket Pitch

7. Clubhouse

8. Swimming Pool

9. Outdoor Gym

10. Pets Park







VILLA # 11

VILLA # 12

**EAST FACING TYPE 1**

PLOT AREA

1500

CARPET AREA

1940

GARDEN AREA

381

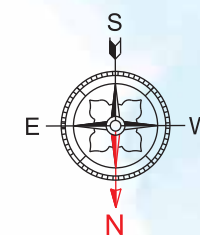
SUPER BUILT-UP AREA

2839





EAST  
FACING





north  
TYPE VILLA

# 26

VILLA # 25

VILLA

**NORTH FACING TYPE 2**

PLOT AREA	1540	CARPET AREA	2210	GARDEN AREA	277	SUPER BUILT-UP AREA	3211
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

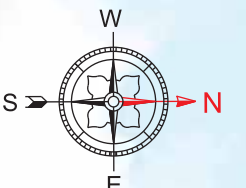


**SECOND FLOOR PLAN**



**NORTH FACING**

**ENTRY**







VILLA #02

VILLA #03

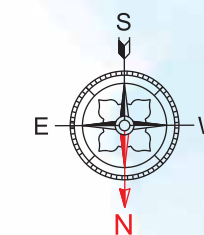
VILLA #04

**WEST FACING TYPE 1**

PLOT AREA	1655	CARPET AREA	1948	GARDEN AREA	495	SUPER BUILT-UP AREA	2869
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# amenities

FOR THE  
CONNOISSEUR  
INDIVIDUAL

## indoor ACTIVITES



Clubhouse



Badminton Court



Indoor games



Gym



Party Hall



## outdoor ACTIVITES



Futsal Court



Large Swimming Pool & Toddler Pool



Amphitheater



Multipurpose Court



Kids Play Area



Cricket Pitch



Elders Sitting



Pets Park



Outdoor Gym



Aroma Garden & Landscaping





# specs HANDPICKED FOR YOU



## STRUCTURE

- RCC frame structure with Columns Beams and Slabs



## WALLS

- 6" Cement Solid blocks for external walls
- 4" Cement Solid blocks for internal walls



## MAIN DOORS

- Teakwood Frame
- Teak Veneer (BST) Shutters
- Teakwood Polish both sides
- Superior quality of Brass/ Chromium fittings
- Security eye for main door
- Smart security lock

## OTHER DOORS

- Wood frames
- Flush shutters
- Enamel paint with primer and putty for both sides
- Powder coated hardware fittings
- Powder Coated Aluminum Frames with tinted glass windows for all the toilets



## WINDOWS

- Three (3) Track UPVC frames with Mosquito mesh for all windows
- Safety iron grills for all windows
- Either Glazed tinted or transparent glass



## FINISHING (PAINT & POLISH)

- Two Coat Emulsion paint for internal walls
- One coat of primer
- Two coats of putty
- Exterior emulsion paint for the external surface
- Asian Enamel paint for all Door frames and shutters and window steel grills



## TV POINTS

- Individual TV points in Hall and in the master bedroom



## STAIRCASE

- Granite / Tiles flooring will be provided



## KITCHEN

- Water inlet provision for water purifier will be provided
- Provision for washing machine in utility area
- 15 Amps Power Supply will be provided wherever necessary



## TOILETS

- Anti Skid Ceramic Tiles Flooring
- Glazed Tiles of good quality up to 7 feet height
- 15 Amps Power supply for each toilet for geyser provision
- Exhaust fan provision for each Toilet



## SANITARYWARE

- Jaguar/Kohler or equivalent Sanitaryware will be used

## C.P. FITTINGS

- Jaguar (Continental)/Kohler or equivalent to that of C.P fittings will be provided
- 2 in 1 wall mixer (Hot & Cold) with Over Head Shower (O.H.S) will be given
- Provision for Exhaust fan will be provided
- Ashirvad /Astral PVC or CPVC pipes to be used



## FLOORING

- Master Bedroom with wooden-type vitrified tiles.
- Good quality of Vitrified Floor Tiles for Hall, Dining, Kitchen and both the bed rooms will be provided.
- Anti Skid or Matt finish Tiles for Kitchen Utility and Balconies will be provided.



## ELECTRICAL WORK & POWER SUPPLY

- Finolex /Polycab Copper coring (Fire Resistant Electrical wire).
- Schneider/Legrand Modular Switches of (ISI) or equivalent to that of any Modular Switches of ISI standard



## WATER

- Centralized Pneumatic water supply
- Water softener



## STP

- PCB approved STP plant provision in the project





# Location THAT MATTERS MOST TO YOU

## HOSPITALS

Suraksha Multispeciality hospital	5.0 km
Sahasra Hospitals	6.0 km
Svastha Hospital, Whitefield,	6.0 km
Sai Baba Hospital	6.0 km
Manipal Hospital	7.0 km
VIMS	8.2 km
Sakra World Hospital	13.0 km
Rainbow Children's Hospital	15.0 km
Motherhood	17.0 km

## MALLS

Central Mall, Bellandur	6.0 km
Forum Value Mall	7.0 km
Virginia Mall	7.0 km
Arya hub Mall	7.0 km
Ascendas Park Square Mall	9.0 km
Nexus Shantiniketan Mall	10.0 km
Brookefield Mall	11.0 km
Phoenix Marketcity	15.0 km
VR Mall, Bengaluru	15.0 km

## I.T. PARKS

H.M. Tech Park	7.0 km
Sigma Tech Park	7.0 km
ITPL	9.0 km
Gayatri Tech Park	10.0 km
Kalyani Tech Park	11.0 km
First Technology Park	11.0 km
Intel	11.0 km
Cisco	11.0 km
Cessna Business Park	12.0 km
Bagmane IT park	12.0 km
Embassy Tech Village	12.0 km
Eco Space	12.0 km
Prestige Tech Park	12.0 km
Walmart Global Technology Services	12.0 km
Oracle India	12.0 km
RGA Tech Park Mind Comp Tech Park	13.0 km
J.P. Morgan Chase	14.0 km
Adobe Systems	14.0 km
Bagmane world Technology Center	15.0 km
Accenture	15.0 km

## EDUCATIONAL INSTITUTIONS

Deens Academy	5.0 km
Vagdevi Vilas College	5.0 km
The Foundation School	6.0 km
KSVK PU College	6.0 km
Chrysalis High School	7.0 km
K.K International School	7.0 km
Green wood High School	8.0 km
Deeksha, Whitefield	8.0 km
Global Indian International	8.0 km
Inventure Academy	9.0 km
TISB	9.0 km
Shrunga International School & College	9.0 km
Oakridge International School	10.0 km
Silver Oaks International School	10.0 km
Delhi Public School	10.0 km
New Horizon Gurukul	11.0 km
Sri Sri Ravi Shankar Vidya Mandir	11.0 km
Gear Innovative Intl. School	13.0 km
Indus International School	14.0 km
Harvest International	14.0 km

A community that makes all your firsts memorable and every new day one to look forward to.

This is your space, you belong here!

