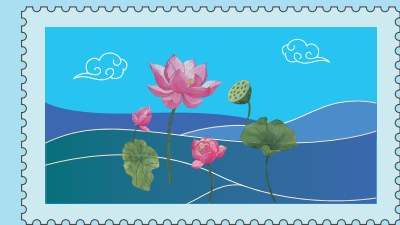




**LIFE SO GOOD...  
KANNAI MOODITU  
VAANGALAAM!**



**LAKESIDE  
RESIDENCES**

@SHRIRAM SHANKARI

TN/01/BUILDING/0418/2021; www.rera.tn.gov.in  
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# WELCOME TO A LIFE BY THE LAKESIDE

Welcome to Lakeside  
Residences, a classy gated  
community with lake-facing  
homes offering a  
picture-perfect lifestyle.  
Imagine waking up to a sunlit  
sky with chirpy birds flying  
over tranquil waters.  
The essence of living.

TN/01/BUILDING/0418/2021; [www.rera.tn.gov.in](http://www.rera.tn.gov.in)  
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# AWESOMELY LOCATED AMAZINGLY CONNECTED

Nestled in the residential heart of Guduvanchery, Lakeside Residences is also fabulously connected. Being minutes away from GST Road and the upcoming 4 lane Nellikupam Road, that will soon be a bustling hub. Close to your workplace. Close to unspoilt nature. It's the closest you'll get to a dream lifestyle.





Just 10 mins. from  
Guduvanchery Railway Station &  
20 mins. from upcoming Metro station



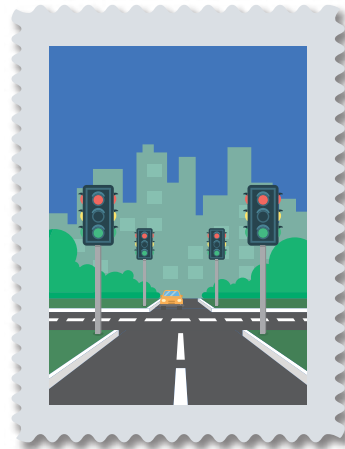
20 mins. from  
Kilambakkam Bus Terminus



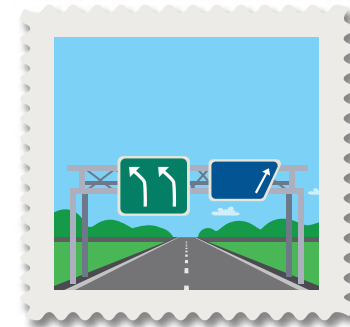
Easy access to major IT hubs  
like The Gateway, MEPZ  
and ZOHO among others



Just 40 mins. from Chennai  
International Airport



Easy access to OMR via  
upcoming 4 lane  
Nellikupam Road



Just 20 mins.  
to Outer Ring Road

# EVERYTHING DEAR SO VERY NEAR

Imagine a home that's near the best schools, hospitals, offices and stores, yet cradled in serenity. That's exactly where you'll be.

**Near popular food joints like Dominos, Anjappar, Marry Brown and more | 20 mins. from the upcoming half a million sq.ft. mall at The Gateway.**

## EDUCATIONAL INSTITUTIONS

- SRM University – 20 mins
- SRM Medical College – 24 mins
- VIT – 30 mins
- Madras Christian College – 35 mins
- SRM Public School – 10 mins
- Velammal Vidhyashram – 8 mins

## CHENNAI INTERNATIONAL AIRPORT- 40 mins

## MAJOR ROADS

- Nellikupam Road -5 mins
- GST road -15 mins
- Outer Ring Road – 20 mins
- Old Mahabalipuram Road -30 mins

## HOSPITALS

- Deepam Hospital – 15 mins
- SRM Hospital -25 mins
- Hindu Mission Hospital – 30 mins

## OFFICE SPACES

- Estancia IT Park -20 mins
- The Gateway -25 mins
- MEPZ – 40 mins
- Mahindra World City -40 mins

## PUBLIC TRANSPORT

- Kilambakam Bus Stand – 20 mins
- Metro Rail – 20 mins
- Guduvanchery Railway Station – 15 mins





CLOSE TO WORKPLACES



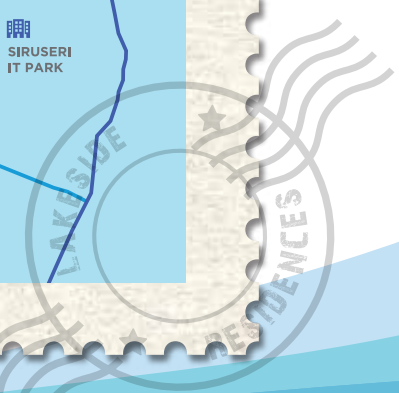
CLOSE TO THE BEST EDUCATIONAL INSTITUTIONS



CLOSE TO THE BEST HEALTHCARE



KEY CONVENIENCES





Artist's impression



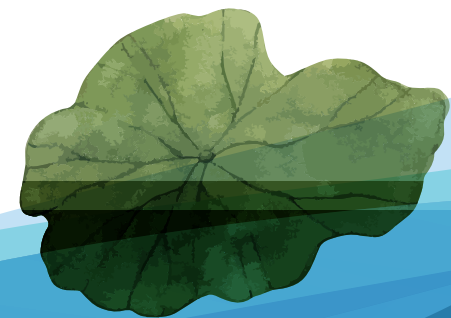
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# CLASSY APARTMENTS PREMIUM LIFESTYLE

Built for seekers of a finer lifestyle, our residences are a beautiful blend of aesthetics, thoughtful embellishments and comforts that make the daily life truly delightful.





# LIVELY COMMUNITY LOVELY NEIGHBOURS

Lakeside Residences is part  
of a 36-acre gated  
community, already home to  
1000 well-settled families.  
Here you will belong to a  
secure, vibrant circle of  
like-minded people who have  
something in common –  
shared desire for  
the good life.  
Don't be surprised if you  
catch yourself smiling  
more often.

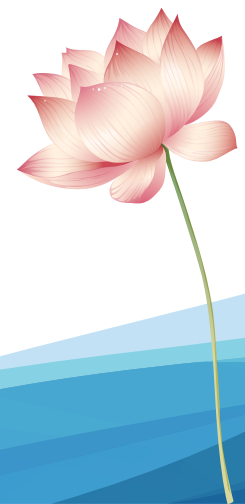




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# SPACIOUS EXTERIORS ROOMY INTERIORS

Vastness is one sensation you'll experience everywhere at Lakeside Residences. And the story is the same inside. Your home here will exude space, thanks to the thoughtful design and more efficient floor planning.



# WHERE LIFE FEELS LIKE A WALK IN THE PARK

**Aroma Garden | Zodiac Garden | Butterfly Garden**  
**Lily Pond Garden | Function Lawns**

At Lakeside Residences,  
we have 70% open space.  
Everywhere you turn, there's  
abundant greenery to grace  
your senses, along with mini  
parks and gardens. And  
of course, the picturesque  
lake right next door.







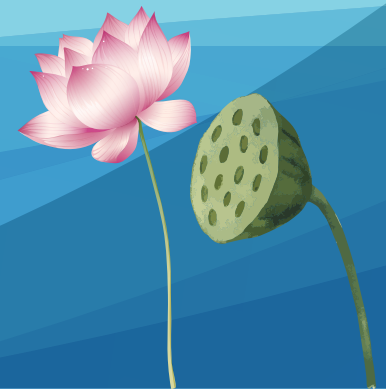
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# **TWO READY CLUBHOUSES SPANNING 21,000 SQ. FT. FOR TWICE THE FUN.**

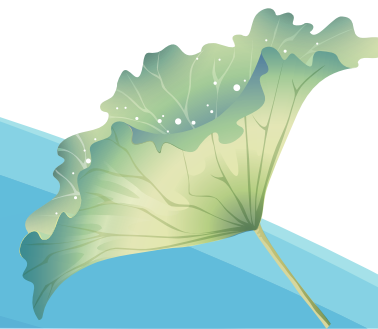
Lakeside Residences is part of a sprawling, 36-acre gated community, like no other. We have not one... but two ready-to-use clubhouses for the benefit of our privileged residents. Now that's called double delight.





## SO RICH WITH AMENITIES LIFE FEELS LUXURIOUS

There are scores of reasons for settling down in Lakeside Residences. We can name at least fifty. That is, the 50+ amenities provided to sweep you off your feet. Every one of which has been handpicked to make your life one notch more comfortable.





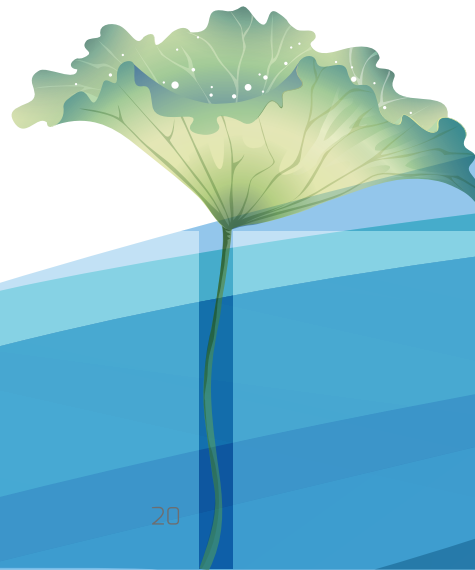


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# FABULOUS SPACES FOR FAMILY TIME

**Outdoor Party Area | Multi-Purpose Hall | Clubhouse  
Cafe | Picnic Points**

Want to throw an outdoor party to celebrate an occasion? Lakeside Residences has the perfect setting for you. Wish to have a family gathering? We have a multi-purpose hall. Feel like having a private chat outside your home? There's the Clubhouse cafe. Thinking of a family picnic? Our gardens are open 24/7 for you.





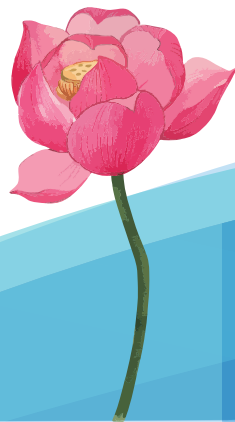
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# WHERE FUN FOR KIDS IS CHILD'S PLAY

**Sand Pit | Kid's Play Area | Toddler's Play Area | Giant Board Games**

**Multiple Play Areas Amidst Greens**

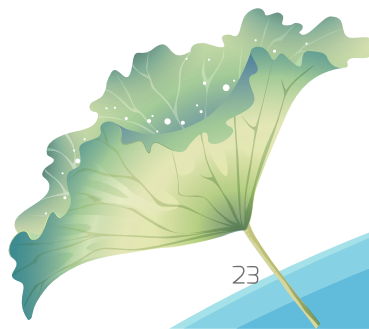
Lakeside Residences is not just family-friendly, but the perfect environment for growing up. There are so many play zones where kids can be, unabashedly, kids.



# CONVENIENCES TO PAMPER YOURSELF

Salon | Creche | Grocery Store | ATM | Shuttle Bus | Clinic

Discover irresistible  
conveniences to pamper you  
at Lakeside Residences.  
From helping you with a cool  
hairstyle to taking care of  
your child while you're at  
work, we offer everything.









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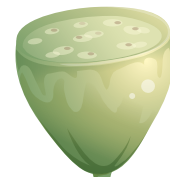
# FITNESS ZONES FIT FOR A KING

**Gym | Swimming Pool | Jogging Tracks | Skating Rink**  
**Basketball Court | Cricket Practice Nets**  
**Badminton Courts | Table Tennis | Billiards**

Work out at our fully equipped gym or catch up with cricket at the nets. Go for a swim or sweat it out with basketball. We have a variety of fitness zones for your activity of choice.



# A BLESSING FOR THE DEVOUT



Lakeside Residences also has a temple well within the community – the Sri Raja Ganapathy Temple. What that means is the air is suffused with divine vibes and chimes of the temple bells.



Only for representation purpose

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# 36 ACRES OF ACTIVE TOWNSHIP



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Artist's impression



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# PLANNED WITH HEART DESIGNED WITH SOUL



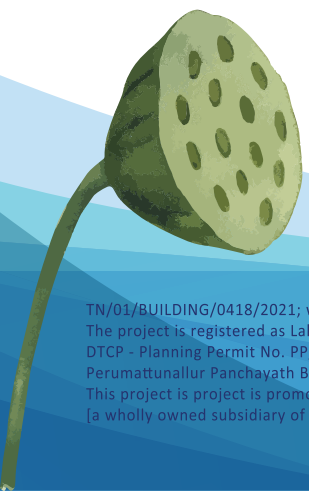
2 BHK (1035-1100 sq. ft.)  
Small family with  
young children



3 BHK (1390-1420 sq. ft.)  
Large family with  
older children / grandparents

All Shriram apartments have been architected to deliver maximum lifestyle per square foot. Because they've been built by homeowners, for homeowners. Lakeside Residences have been embellished with even more delight that you can feel in every corner.

# TYPICAL FLOOR PLANS



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## 2 BHK : 1035 – 1100sqft



### TAKEAWAYS

- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full length windows in master bedroom

TN/01/BUILDING/0418/2023 - www.sera.tn.gov.in  
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## 3 BHK: 1390 – 1420sqft

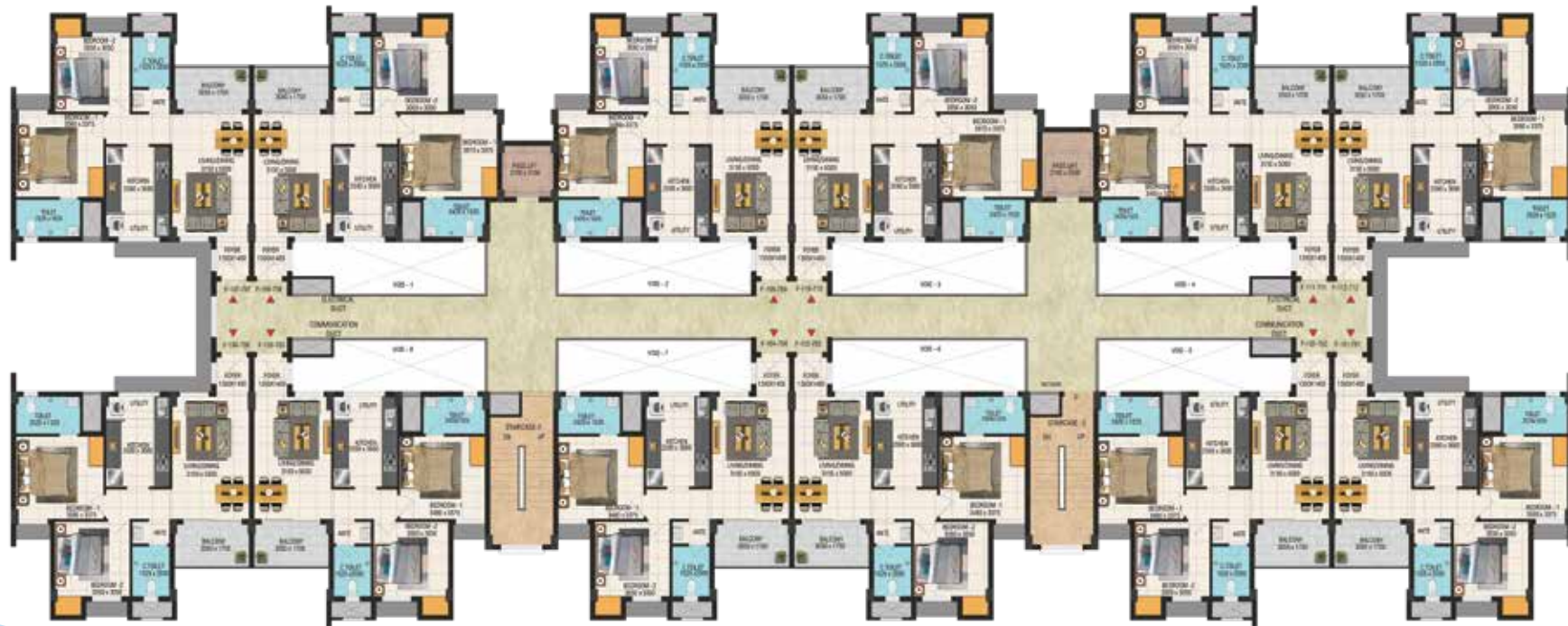
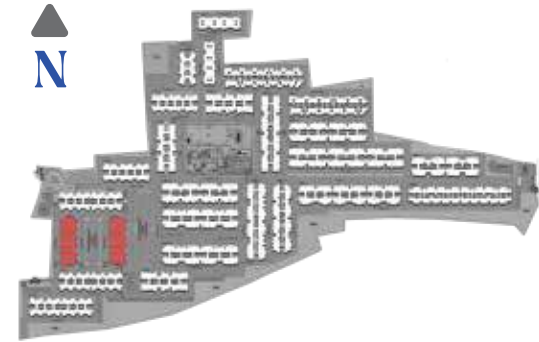


### TAKEAWAYS

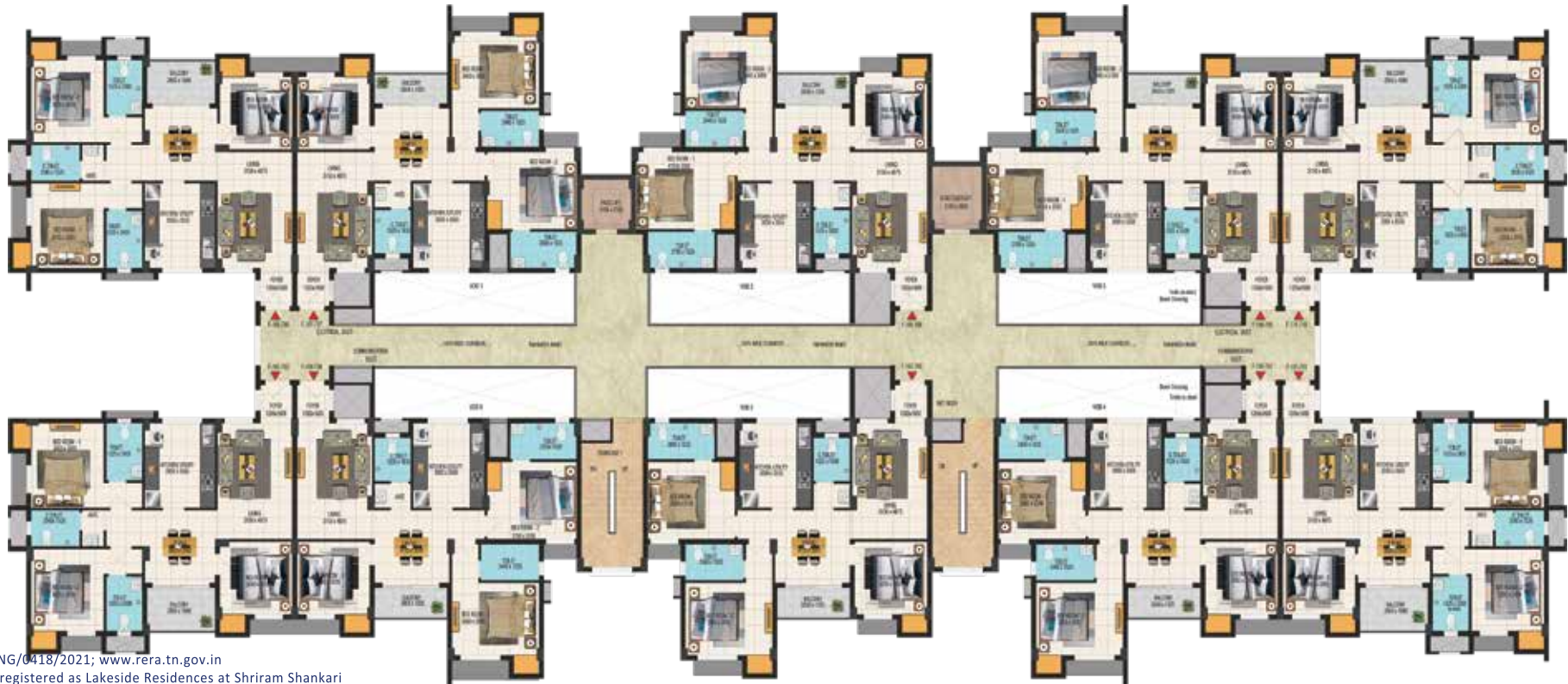
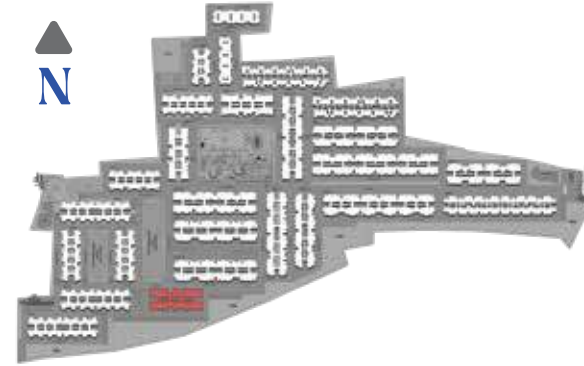
- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Separate living and dining areas
- Full length windows in master bedroom
- for excellent lighting and ventilation

\*These are indicative floor plans and may be subject to minor changes

# Tower plan 23



# Tower plan 25



TN/01/BUILDING/0418/2021; [www.rera.tn.gov.in](http://www.rera.tn.gov.in)  
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# Specifications

## Flooring

Living, Dining, Bedroom and Kitchen: 600 X 600 mm Vitrified Tiles  
Balcony, Utility: 300 X 300 Anti-skid Ceramic Tiles  
Toilets: 300 X 300 Anti-skid Ceramic Tiles  
Lift Lobby, Corridors: 600 X 600 mm Vitrified Tiles with Matt Finish  
Staircases: Anti-skid Ceramic Tiles  
Lift Cladding: Combination of Textured Paint and Granite (Texture on entire Front Face of the Lift and Granite on Side Walls only)

## Kitchen

Polished 30 mm Granite Counter with Wall Support  
Provision for Water Heater with Electricity and Water Points  
Provision for Water Filter with Water Point  
Provision for Exhaust Fan in Utility  
Provision for Washing Machine in Utility with Water and Electricity Points (2 BHK / 3 BHK)

## Dado

Utility: Glazed Ceramic Tiles up to Sill level  
Toilets: Glazed Ceramic Tiles up to about 7 feet  
Kitchen Dado: Glazed Tiles up to 2 feet above counter level

## Joineries

Main Door: Teak Wood Frame with Both Sides Teak Veneer Shutter including Locking arrangements with Polish Finish  
Internal Doors: Engineered Wooden Laminated Doors including Locking arrangements  
Toilet Doors: Engineered Wooden Laminated Doors including Locking arrangements  
Windows: French Windows – UPVC Sliding Windows  
Ventilators: UPVC with Louvers  
Balconies: M.S. Railings

## Painting

Interior Walls and Ceiling: OBD  
Exterior Walls: Exterior Emulsion Paint  
Stilts: Cement Paint  
Wood, Iron Surfaces: Enamel Paint  
Main Door: Polish

## Electrical

Switches: Modular Switches of ISI make  
Wires: Concealed Copper Wiring of ISI make  
Geyser Point  
Solar Water Points in Common Toilets  
TV Points in Master Bedroom and Living area  
Telephone and Internet Point in living area  
AC points in Master Bedroom and Living area

## Sanitary and CP Fittings

EWC: Floor Mounted White Hindware / Jaquar / Cera / Parryware / Equivalent  
Wash Basin: Wall Hung White Hindware / Jaquar / Cera / Parryware / Equivalent  
Stainless Steel Sink with Drain Board in Kitchen (36" X 18")  
CP Fittings: Jaquar Continental / Parryware / Equivalent

## General

DG Backup: 120/260/360 Watts for 1, 2 and 3 BHK  
Water Supply System: through Underground Sump and Overhead Water Tank of sufficient capacity



TN/01/BUILDING/0418/2021; [www.rera.tn.gov.in](http://www.rera.tn.gov.in)  
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Perumattur, Tiruppur, Tamil Nadu; Building Permit No. 36/2014-2015, Dt: 07.02.2015  
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Artist's impression

# BUILT WITH LOVE BY A BUILDER OF REPUTE

Lakeside Residences is a shimmering jewel from Shriram Properties, the name synonymous with trust, value and delight.



Part of the prominent Shriram Group



29 completed projects,  
16.76 million sq. ft.



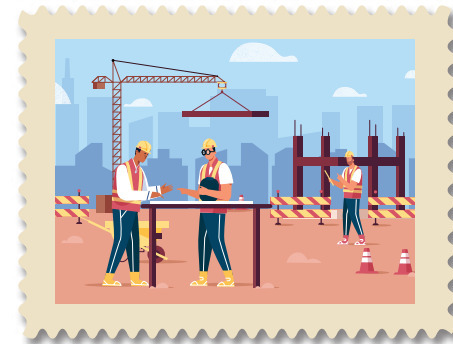
Over 22,000 happy families



Among the top 5 in Bengaluru, Chennai and South India



Legacy of 20+ years



35 projects coming up over 47 million sq. ft.

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# GOOD FOR LIVING GREAT FOR INVESTMENT

There's a reason why Lakeside Residences is generating so much buzz today. That's because it's a delightful buy not just for own use, but also from the standpoint of investment. Being just off GST Road, 20 minutes from the upcoming Kilambakkam Bus Stand and with proximity to major IT hubs like The Gateway, MEPZ and Zoho lends it exponential growth potential. Having a lake-view only enhances it further. Which is why you simply must own a home here, at Lakeside Residences.

# PROPERTY SO GOOD... KANNAI MOODITU VAANGALAAM!



TN/01/BUILDING/0418/2021; [www.rera.tn.gov.in](http://www.rera.tn.gov.in)  
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**Super-spacious  
2 / 3 BHK**

Each apartment here is a reflection of efficient floor planning



**Experience  
50+ Amenities**

Superb amenities with ready-to-use clubhouse



**Excellent Social  
Infrastructure**

Leading educational institutions (schools and colleges) nearby



**Good Health &  
Well-being**

Functional clinic within and excellent hospitals just 15 mins away



**Secure & Affordable  
Township**

1000 happy families already living in peace and harmony, in a well-established residential neighbourhood



Homes that live in you

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