

INDIA'S LEADING  
MULTI-NATIONAL  
REALTY  
CORPORATION



AN EXPERIENTIAL  
LIFESTYLE,  
**CRAFTED BY  
THE  
LAKESIDE**

WHEN  
NATURE AT ITS  
GRANDEST MEETS  
LUXURY  
AT ITS FINEST.

— INTRODUCING —

AJMERA

LAKE  
SIDE  
*paradise*

AN ACHIEVER'S ADDRESS

PRE-LAUNCHING BRANDED  
2 BED LAKESIDE HOMES





### INSPIRED BY ICONIC LAKESIDE DESTINATIONS

What do Lake Como in Northern Italy & Talloires in South-Eastern France have in common, besides their picture-perfect lakeside imagery? It's the wealthy and affluent residents like George Clooney, Richard Branson, Celine Dion, and Mukesh Ambani who choose to stay at these locations for truly exquisite times. Now imagine a destination with the same magnitude of natural splendor in Yelahanka, next to the Attur Lake.



### HAPPENING WITHOUT THE CROWDING

The world's most exalted luxury destinations have one defining attribute. They are relatively less populated than their more conventional counterparts. Lakeside Experiential Living has been planned to increase the beauty, splendour, opulence and thrill per acre while keeping the density of the population low.

### A CENTRE OF ATTRACTION AT THE HEART OF YELAHANKA

The iconic vision of Lakeside Experiential Living is set at a location that assures the bliss of calming nature without taking away the convenience of the city. This 105 acre slice of paradise though situated adjacent to a serene lake is within minutes of business hubs, schools, colleges, malls, supermarkets, restaurants, parks, tech parks, an airport, and more.



### A 20,000 SQ. FT. CLUBHOUSE THEMED LIKE A RESORT

A grand clubhouse that lives and breathes the beauty, simplicity and tranquility of its surroundings lies at the heart of the uniquely blissful life at the lakeside. Spread across 20,000 sq. ft. with a range of exquisite amenities like a spa, health club, saloon, guest rooms, swimming pool and plenty more.



### EXOTIC OUTSIDE, EXPANSIVE INSIDE

Welcome into a world that's about vast natural views on the outside and large living spaces inside. This idyllic realm of Lakeside Experiential Living offers a choice of 2 Bed Lakeside homes.



### EXPERIENCES TO ENCHANT YOU

The charm of living at the Lakeside begins with its spectacular Lake view and extends further with 40+ specially curated experiences that turn the project into an attraction and not merely an address. The Lakeside Experiences include: a Flower Garden, a Woodland Garden, a Rock Garden, a Scented Garden, Herb & Vegetable Garden, Hammocks, Juice bars, Gazebos, Tree-houses, Temperature controlled swimming pool and more.



### EXTRAORDINARY BACKED BY VISIONARY

The lifestyle capital that will exceed benchmarks not only in Yelahanka and North Bengaluru but even beyond, carries the signature of India's leading multi-national realty corporation – Ajmera Realty. An organization whose presence extends across both cities and continents as well as industries like cement, solar power, education, logistics, security vaults, social welfare and more.

### AJMERA REALTY HAS DEVELOPED LANDMARKS ACROSS:

Mumbai | Pune | Bengaluru | Ahmedabad | Surat | Rajkot | United Kingdom | Bahrain

# A WORLD WITH VIEWS AS MESMERIZING AS THE EXPERIENCES.

WELCOME TO  
LAKESIDE EXPERIENTIAL LIVING.

A scenic expanse of tranquil waters surrounded by lush stretches of undiscovered nature. The next leap in North Bengaluru's lifestyle landscape is set to unveil beside a lake that is one of Yelahanka's most prized natural treasures.





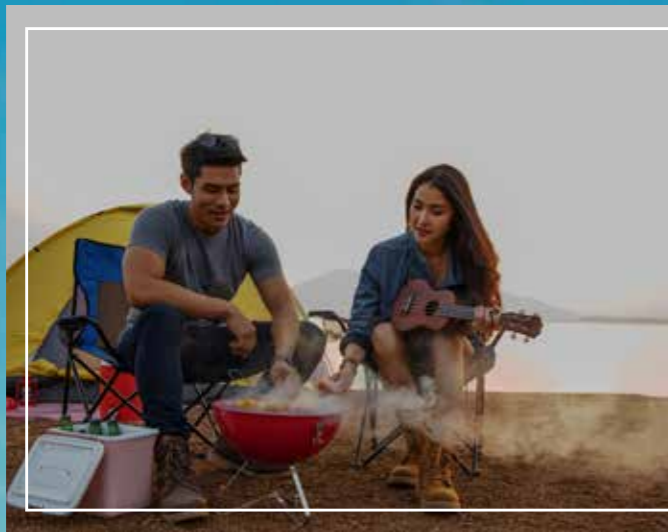
### A LAKE WITH ITS SPLENDOUR RESTORED

Attur Lake is one of over 50 lakes all across Bengaluru that have been or are in the process of being rejuvenated. With modern planning and design that grants greater accessibility to this captivating natural resource, the site is ideal for the development of a luxury living community unlike any.



### RUN IN THE WILD

One of the privileges of Lakeside Luxury Living is the freedom to enjoy a run with a gorgeous view of the lake. Talk about getting stocked up on both, stamina and serenity in a single run.



### HOST A BBQ PARTY

With a barbecue space and facility, one doesn't need to head to eateries to enjoy good vibes and great bites.



### GIVE THE AIR CONDITIONER A BREAK

Living by the Lakeside ensures an abundant supply of fresh, cool air. That's air mixed with the essence of nature, not the presence of pollutants.



### A VIEW FIT FOR AN ART GALLERY

The surreal charm of Attur Lake and its pristine surroundings provide a backdrop that is rare to come by in developed city parts. Good enough to frame and charming enough to entice residents lifelong.



Lakeside  
Experiential Living

# PARADISE ALL 365 DAYS AROUND. AND NOT JUST ON AN ANNUAL HOLIDAY.

One no longer needs to head off to a distant destination to live, breathe and experience the feel of paradise. Ajmera Realty's Lakeside luxury destination brings the full beauty, exoticness and evening freedom of a picturesque holiday within a sprawling gated community.

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10.2 - ACRE MASTER PLANNED DEVELOPMENT

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80% OPEN SPACES

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4 VARIETIES OF PARADISES WITH 40+ UNIQUE EXPERIENCES

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20,000 SQ. FT. CLUBHOUSE

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B+G+19 FLOORS AND B+G+14 FLOORS

---

TEMPERATURE CONTROLLED SWIMMING POOL (1<sup>ST</sup> IN IT'S CATEGORY)

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3 TIER SECURITY MEASURES

Rendered Image

Rendered Image

An aerial photograph of a woman in a white dress and sunglasses sitting on the edge of a swimming pool. She is looking up and smiling. The pool water is a vibrant blue, and there are palm fronds visible in the upper corners. A small orange drink sits on the pool deck next to her.

# AMENITIES DESIGNED TO MAKE PEOPLE SPEND LESS TIME IN THEIR LUXURY HOMES.

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Keeping with the vision of delivering a lifestyle that introduces a new benchmark in blissful luxury, homes at the Lakeside come with amenities that are planned to make every generation – from young to old, appreciate the beauty of outdoor life.

ONE-OF-A-KIND  
TEMPRATURE CONTROLLED  
SWIMMING POOL

LIFESTYLE PARADISE



ACTIVE PARADISE



KIDS PARADISE

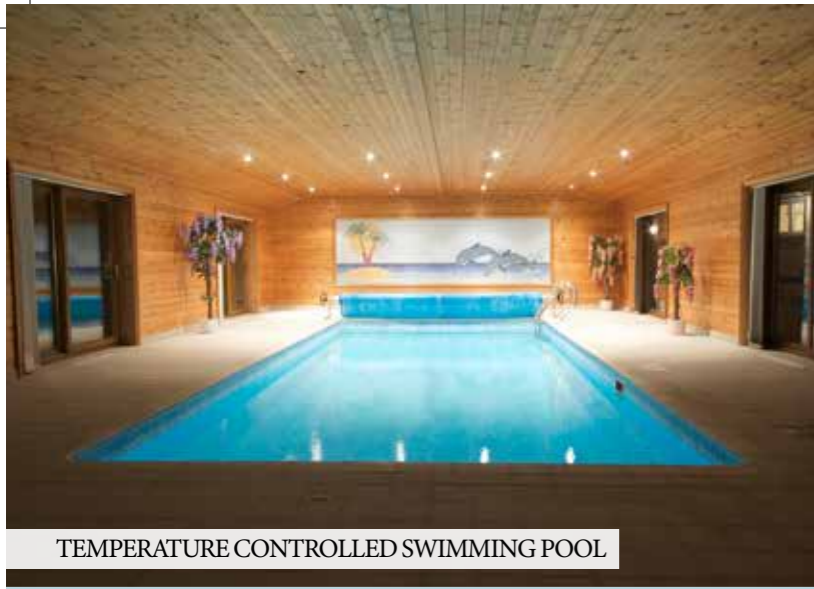


EXPERIENTIAL PARADISE



# AMBER





TEMPERATURE CONTROLLED SWIMMING POOL



PARTYLAWN



BONFIRE AREA



MULTIPURPOSE HALL

# LIFESTYLE Paradise



LIBRARY / READING ROOM



GAZEBO



TREE PLAZA



FABRIC COVERED POOL DECK



YOGA AND MEDITATION CENTRE



PEDESTRIAN WALKS



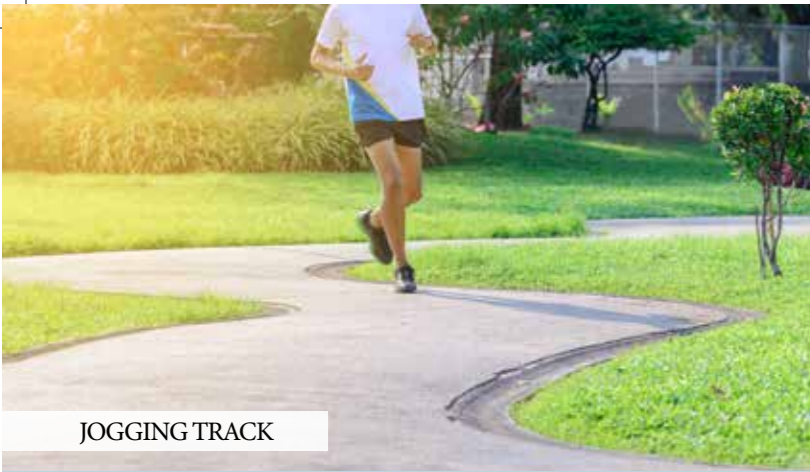
SENIOR CITIZEN COURT



ARRIVAL PLAZA



OPEN AIR GYM



JOGGING TRACK



TENNIS COURT



CHILDREN'S PLAY AREA



TODDLER POOL

# ACTIVE Paradise



KIDS' ZONE



HOPSCOTCH ZONE



HALF BASKETBALL COURT



GYMNASIUM



FUTSAL COURT



SQUASH COURT



TABLE TENNIS

# KIDS Paradise



SPORTS SPHERE



SHUTTLE COURT



PET PARK



CRICKET PRACTICE PITCH



LANDSCAPED GARDENS



MINI FOREST WITH DECK



YOGA AND MEDITATION DECK



PASSIVE COURT

# EXPERIENTIAL *Paradise*



SEATING PAVILION



FLOWING WATER FOUNTAIN



CAMPING AREA



HAMMOCKS



VIEWING DECK



AROMA GARDEN



SENSORY GARDEN



MULTIPURPOSE COURT



LOUNGE

# LANDSCAPE MASTER PLAN



## LEGEND

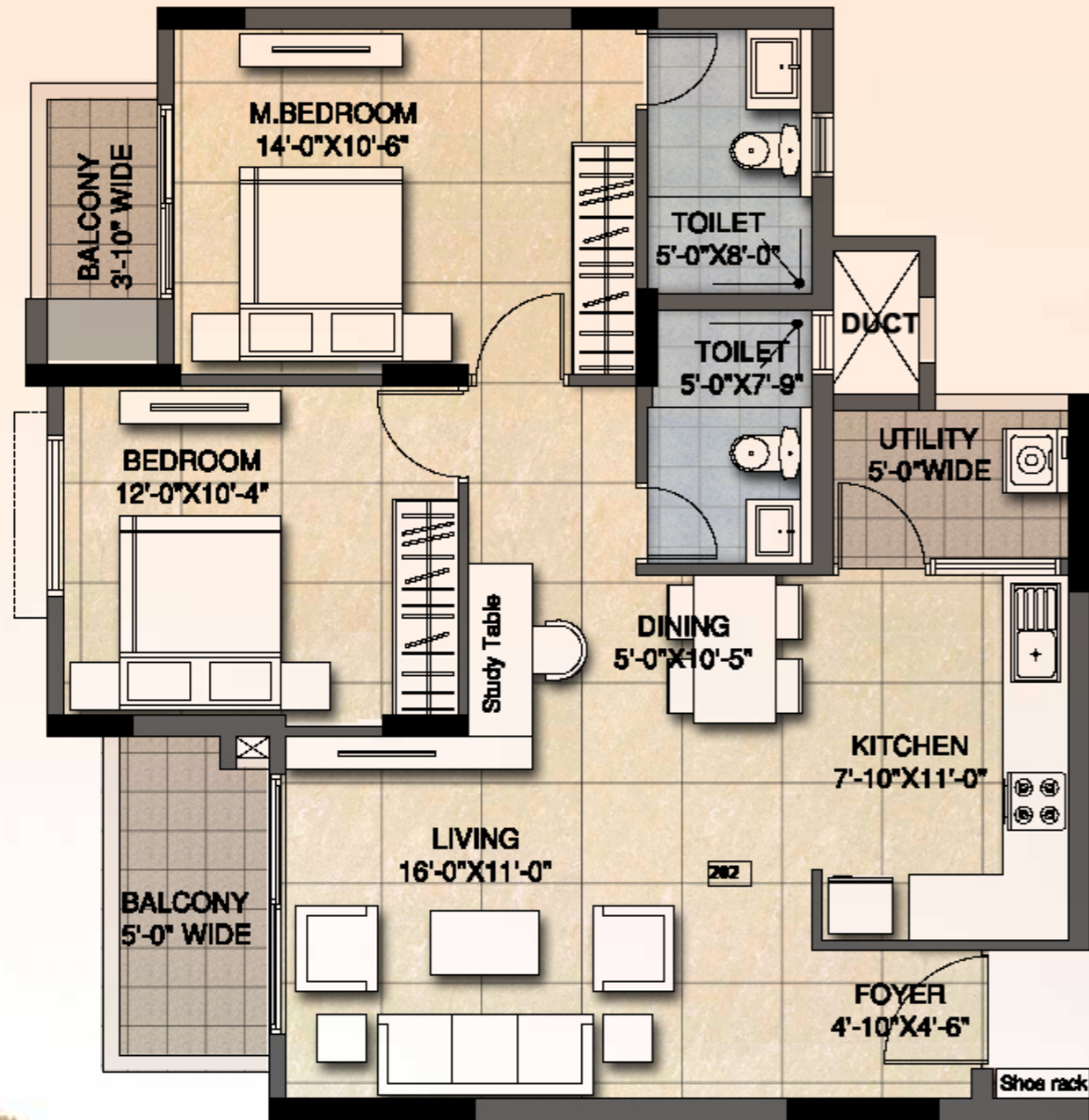
- 01. SECURITY CABIN
- 02. SURFACE PARKING
- 03. 8M. WIDE DRIVEWAY
- 04. ARRIVAL PLAZA
- 05. SEATING COURT
- 06. PARK AND OPEN SPACES
- 07. GRASS PAVERS ON FIRE LANE
- 08. PEDESTRIAN ENTRY TO BLOCK
- 09. CHILDREN'S PLAY AREA
- 10. PAVILLION
- 11. TREE PLAZA
- 12. STEPS LEADING TO PODIUM WITH CASCADING WATER FEATURE
- 13. SEATING UNDER PERGOLA
- 14. TODDLER'S PLAY AREA
- 15. TEMPERATURE CONTROLLED SWIMMING POOL
- 16. TEMPERATURE CONTROLLED KIDS POOL
- 17. POOL DECK
- 18. CHANGING ROOMS
- 19. OPEN SHOWER
- 20. HALF BASKETBALL COURT
- 21. SKATING RINK
- 22. LAWN /COMMUNITY GATHERING
- 23. ENTRY/EXIT TO STILT PARKING
- 24. CIVIC AMENITIES
- 25. TRANSFORMER YARD
- 26. PLAZA WITH WATERBODY
- 27. WELL
- 28. BRAHMASTHAL
- 29. TENNIS COURT
- 30. YOGA/ MEDITATION ZONE
- 31. MULTIPURPOSE PLAY COURT
- 32. OUTDOOR GYM
- 33. VIEWING DECK
- 34. BOX CRICKET
- 35. PET PARK
- 36. MINI FOREST WITH CAMPING AREA AND HAMMOCKS
- 37. OWC LOCATION
- 38. OFFICE SPACE



\* Wing E,F and G are for future development

# 2 BHK LUXE

1170 SQ. FT.



TYPES	DESCRIPTION	SUPER BUILT-UP AREA (SQ.FT.)	CARPET RERA AREA (SQ.FT.)	UTILITY / BALCONY (SQ.FT.)
TYPE - 2	2 BEDROOM + 2 TOILET	1170	768	118

# 2 BHK GRAND

1008 SQ. FT.



TYPES	DESCRIPTION	SUPER BUILT-UP AREA (SQ.FT.)	CARPET RERA AREA (SQ.FT.)	UTILITY / BALCONY (SQ.FT.)
Type - 1 & 2	2 BEDROOM + 2 TOILET	1008	645	101.93



Towards Airport

KIAL

Toll Booth

Nitte International School

Nagarjuna Pre University College

EuroKids Pre School

CRPF Campus

Anantapura Main Road

Ramanashree California Resort

Yellamma Temple

Royalmart Retail

Yelahanka 5th Phase BBMP Children Park

Ryan International School

Cytecare Cancer Hospital

Canadian International School

Delhi Public School

Attur Lake

TILT Cafe

Vruksha

Shiva Temple

G K Naidu School

Vishal Mega Mart

Yelahanka Railway Station

Byalkere Road

Swamy Vivekananda International School

7th Heaven

Dream Land Resort

Mallya Aditi International School

Rail Wheel Factory

KIKI'S Restro

Shri Shani Mahatma Temple

KIDZEE Yelahanka

SB College

New Town Main Road

D-Mart

All Season Super Market

Yelahanka Road

Garuda Mall

Chrysalis CBSE High School

NES Bustop

RMZ Galleria Commercials

Sri Chaitanya School

Barbeque Nation

Yelahanka Police Station

RMZ Galleria Mall

Towards Vidyananyapura

GKVK Vignana Kendra

Vidyashilp Academy

The HDFC School

Jakkur Lake

Jakkur Aerodrome

Prolife Hospital

Sahakar Nagar

Brigade Magnum

Aster CMI Hospital

Manipal Hospital

Hebbal Lake

Esteem Mall

Hebbal Flyover

THRIVE IN A LOCATION THAT'S AN INTERSECTION OF MANY WORLDS.

MAP NOT TO SCALE



# YELAHANKA, A CAPITAL WHERE EVERYTHING FALLS WITHIN 30 MINUTES.

## HEALTHCARE HUBS



Cytecare Cancer Hospital  
Ramaiah Medical College  
Prolife Hospital  
Manipal Hospital  
Aster CMI Hospital  
Baptist Hospital  
RWF Hospital  
People Tree  
Akshaya nursing home  
Neha Prakash Hospital  
Deeksha Hospital  
Omega Multi Speciality Hospital  
Navachethana Hospital

## NATURE HUBS



BBMP Children Park  
J. B Kaval Tree Park  
Puttanahalli Bird Reserve  
Jarakabande Kawal Butterfly  
Garden Attur BBMP Lake Park  
Yelahanka 5th phase BBMP park

## BUSINESS HUBS



RMZ Galleria Office  
Ecopolis, IT/TES SEZ  
Kirloskar Business Park  
Brigade Opus  
Brigade Magnum  
Manyata Tech Park  
Metropolis Business Park  
Northgate Office Park  
Rail Wheel Factory  
Yelahanka Industrial Town  
NCC Urban Windsor  
Bharat Electronics Ltd  
Karle Town Centre

## LIFESTYLE HUBS



INOX Garuda Mall  
Esteem Mall  
RMZ Galleria Mall  
D - Mart  
More Supermarket  
Vishal Mega Mart  
Food World  
Loyal City Supermarket  
Reliance Fresh  
Royal Mart Retail  
Barbeque Nation  
Beijing Bites  
Kasipu

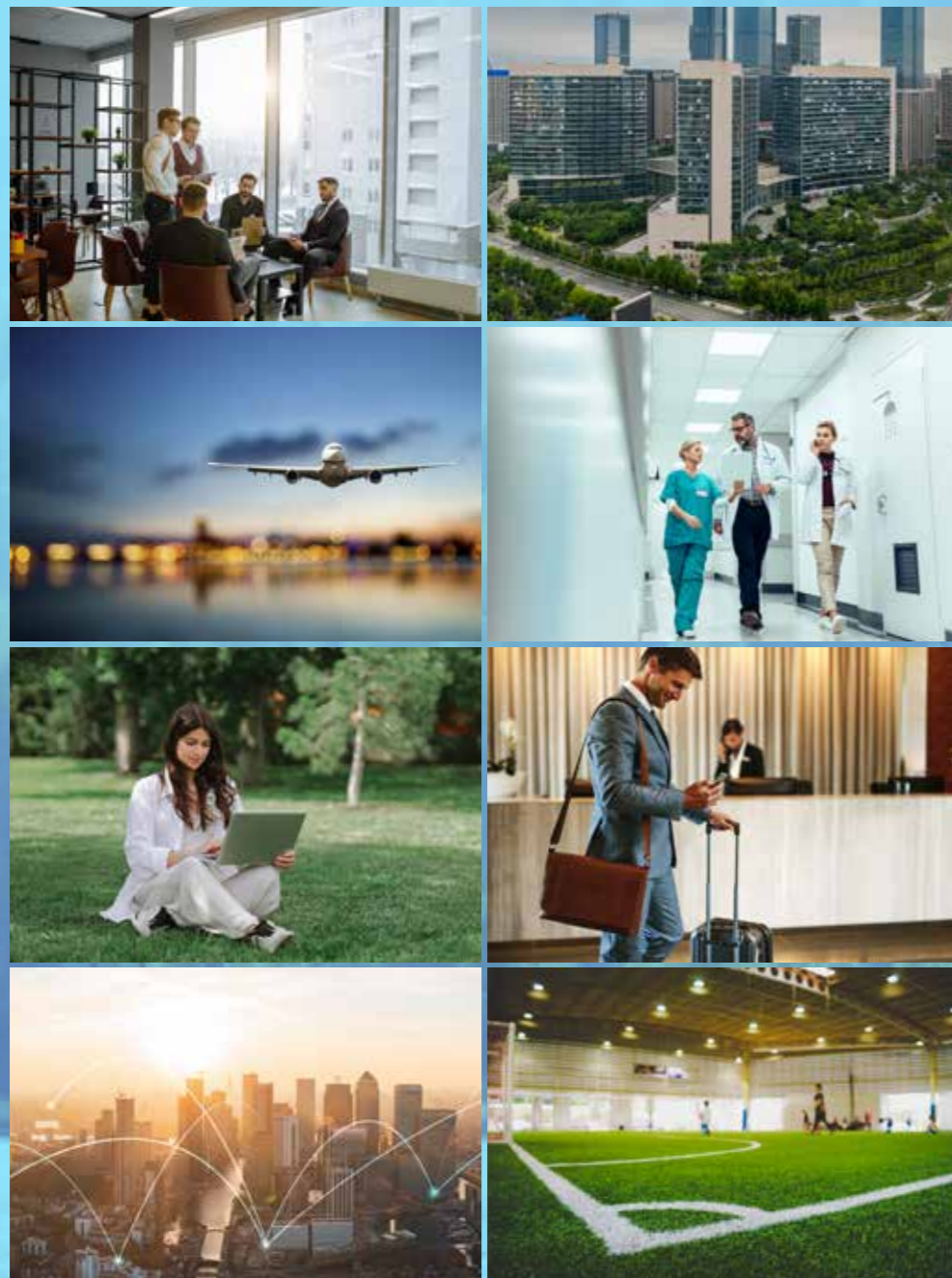
## EDUCATIONAL HUBS



Vidyashilp Academy  
Ryan International School  
Canadian International School  
BMS Institute of Technology & Management  
Chrysalls CBSE High School  
The HDFC School  
Delhi Public School  
Euro Kids Yelahanka  
KidZee Playschool  
Nagarjuna Vidyaniketan  
Nagarjuna Pre University College  
S B College of Management Studies  
G.K. Naidu School  
Ranga Public School  
Swamy Vivekananda Int. Public School

# THE FUTURE HAS A FAVOURITE SPOT. NORTH BENGALURU

The next chapter in the impressive and consistent evolution of Bengaluru is poised to unveil in North Bengaluru. With hundreds of thousands of crores in investments and tens of thousands of acres earmarked for ambitious and visionary development, this will be the future destination for not just great lifestyles but rewarding investments.



## ITIR ZONE

Spread over 10,000 acre of land, a development that will create 1.2 million direct and 2.8 million indirect opportunities with an investment of 1 lac crore.

## GLOBAL FINANCIAL DISTRICT

A 150 acre destination that will oversee an investment of 1000 crore and will be the hub of finance and investment.

## AEROSPACE SEZ

A 3000 acre expanse of which 900 acre are already acquired by 48 companies, including 100 acres by HAL.

## MEDICAL TOURISM HUB

Envisioned as a 300 acre hub of which 30 acre worth investment of 990 crores has already been done by Narayana Hrudayalaya, Manipal Hospital and others.

## DEVANAHALLI BUSINESS PARK

A 413.65 acre development envisioned next to the airport and projected to bring in \$2.2 billion in investments across 5 to 7 years.

## HOTEL PROJECTS

A land parcel dedicated to the development of the hospitality industry with leading hotel chains like Zuri, Taj, Oberoi, Hyatt and more.

## AEROTROPOLIS AIRPORT CITY

A development envisioning an investment of 30,000 crore and estimated to create 5000+ highly skilled opportunities.

## BANGALORE TURF CLUB

A 350 acre development that will house the existing club.



54+ YEARS  
LEGACY

30+  
MILLION SQ. FT.  
DELIVERED

45,000+  
HAPPY FAMILIES

PRESENCE IN  
6 CITIES  
3 COUNTRIES

47 MILLION  
SQ. FT.  
UNDER DEVELOPMENT

ASIA'S LARGEST  
TOWNSHIP WITH  
17,000  
HOMES IN 1980

ESTABLISHED AJMERA  
GLOBAL SCHOOL  
(2006) & AJMERA SCHOOL  
ICSE PROPOSED (2015)

EVOLVED LOCATIONS  
& BROUGHT LIFESTYLE  
TRANSFORMATION

DEVELOPED  
WADALA AS A PRIME  
RESIDENTIAL BELT WITH  
AJMERA i-LAND

WORLD'S  
LARGEST  
DOME THEATRE  
AT AJMERA I-LAND,  
CENTRAL MUMBAI

CREATED CENTRAL MUMBAI'S  
BIGGEST  
PRIVATE THEME  
GARDEN  
OF 25 ACRES

1<sup>ST</sup> MALL  
WITH MULTIPLEX  
IN MUMBAI 2001

INDIA'S LEADING  
MULTI-NATIONAL  
REALTY  
CORPORATION



WHEN LEGACY  
MEETS LUXURY,  
IT BRINGS  
AN OPPORTUNITY  
LIKE  
NEVER BEFORE!





[www.ajmera.com](http://www.ajmera.com)

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*RERA No: PRM/KA/RERA/1251/309/PR/180728/001945*

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