

Project by ,



VR GROUP

**: Developers :
Nivasam Realty LLP**

Site Address :

**VR LAKECITY, Nr. Ambav Bus Stop,
B/h. Mahadev Temple, Opp. Thuvavi Lake, Dabhoi Road, Thuvavi-391 107**

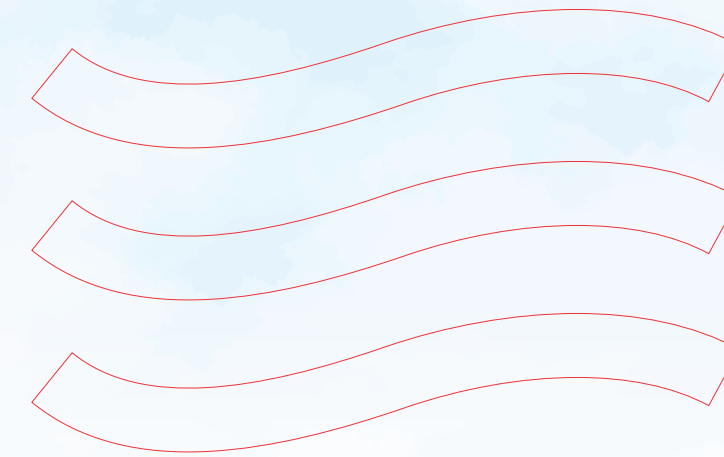
: Architect :



: Structure :

**nitin sidhpura
& associates
structural
engineers**

**Booking Contact : +91 81414 60560 | +91 84698 55655
Email : vrlakecity@gmail.com | Web : www.vrinfraspacespace.com**



LAKECITY

Leisure with Luxury



Experience a new dimension of
well-being where *Leisure*
blends with *Luxury.*



About Us...



It is our pride and honor that we have contributed in enhancing the skyline of Vadodara with some of the most iconic landmarks in the city.

V R Group is a real estate company which enjoys a reputation of constructing buildings with quality technical excellence and aesthetic elegance.

We hold the legacy of developing and delivering, luxurious and affordable, residential and commercial complexes with quality amenities, ON TIME !

Our happy customers who are satisfied with our work ethics, have referred and preferred us, time and again.

Hope you will love staying at " **LAKE CITY** " as much as we loved developing it for " **YOU** " !

UPCOMING PROJECTS



ONGOING PROJECTS



COMPLETED PROJECTS



56 Amenities

AMENITIES FOR PHYSICAL WELL-BEING

- | | |
|---|--|
|  STEAM BATH |  BADMINTON COURT |
|  SOUNA BATH |  SKATING RINK |
|  JACUZZI |  CRICKET NET PRACTICE |
|  STATE OF THE ART FITNESS CENTRE (24 Hrs.) |  GOLFS PUTTING |
|  SWIMMING POOL |  INDOOR GAMES |
|  BASKET BALL COURT |  SUN BATH DECK |
|  VOLLEY BALL COURT |  JOGGING & WALKING TRACK |
|  LAWN TENNIS COURT | |





AMENITIES FOR EMOTIONAL & MENTAL WELL-BEING

- | | |
|--|---|
|  DISCO THEQUE |  AMPHY THEATER |
|  RAIN DANCE DECK |  FIRE PITS |
|  PARTY PLOT FOR FAMILY FUNCTION |  GAZEBOS |
|  CHILD WATER RIDES |  NAKSHATRA VANN |
|  MINI THEATER |  YOG GARDEN |
|  LIBRARY |  MEDITATION PYRAMID |

STANDARD AMENITIES

- | | |
|--|--|
|  RESTAURANT |  SEWAGE TREATMENT PLANT |
|  COFFEE SHOP AND COMMUNITY LOUNGE |  24 HOURS WATER SUPPLY |
|  CLUBHOUSE WITH MULTIPLE FACILITIES |  24X7 SECURITY PERSONALS |
|  GROCERY SHOP |  CCTV SURVEILLANCE IN COMMON AREA |
|  INTERCOM SYSTEM |  FIRST-AID BOX |
|  APP BASED SMART SECURITY SYSTEM |  1 NO. BRIDE ROOM & 1 NO. GROOME ROOM |
|  GARDENS AND LANDSCAPES |  LADIES CHANGING ROOMS |
|  ELECTRIC CAR CHARGING POINT |  GENTS CHANGING ROOMS |
|  RAIN WATER HARVESTING | |
|  DESIGNATED PLAY AREA FOR CHILDREN | |
|  DESIGNATED AREA FOR SENIOR CITIZENS | |
|  AESTHETIC LIGHTING & MUSIC IN COMMON AREAS | |
|  COMMON AREA LIGHTING THROUGH SOLAR PANELS | |
|  WATER BODIES | |
|  FOUNTAINS | |
|  DG POWER BACKUP FOR COMMON AREAS | |
|  COMMON AREA WATER FILTRATION | |

CORPORATE AMENITIES

- | |
|--|
|  COMMON AREA WI-FI INCLUDED |
|  BUSINESS CENTRE |
|  CONFERENCE ROOM |
|  2 NO.S DELUX ROOMS |



LAKE CITY

Welcome to ' LAKE CITY ' to strike a chord of harmony & balance within; to create nostalgic happy memories with family; to enhance the experience of nature and to rejuvenate your body, mind & soul.

If you believe in experiencing the

Beauty of
Bliss within !



Here's a gateway to *Beauty,
Joy & Peace!*

Every *Family* deserves a *Home*
filled with *Love & Togetherness*





LAKE CITY

We promise you the moments which you can cherish for a lifetime; splendid "ME-TIME" with self & "WE-TIME" with family & friends and an opportunity to experience the luxury of nature.

A thing of *Beauty*
is joy *Forever*





A home where your indoors & outdoors are filled with pure

Joy & Happiness



The club house... sheer experience of

Royalty & Luxury !



Because you, your *Family & Friends*
just deserve the best !

" House " is built with iron and concrete; " Home " is built with love and care but " Dream Home " is a family legacy which transcends the time and leaves a mark in the hearts forever.



Cafeteria to add

Luxury in your *Joyful*
moments with family & friends

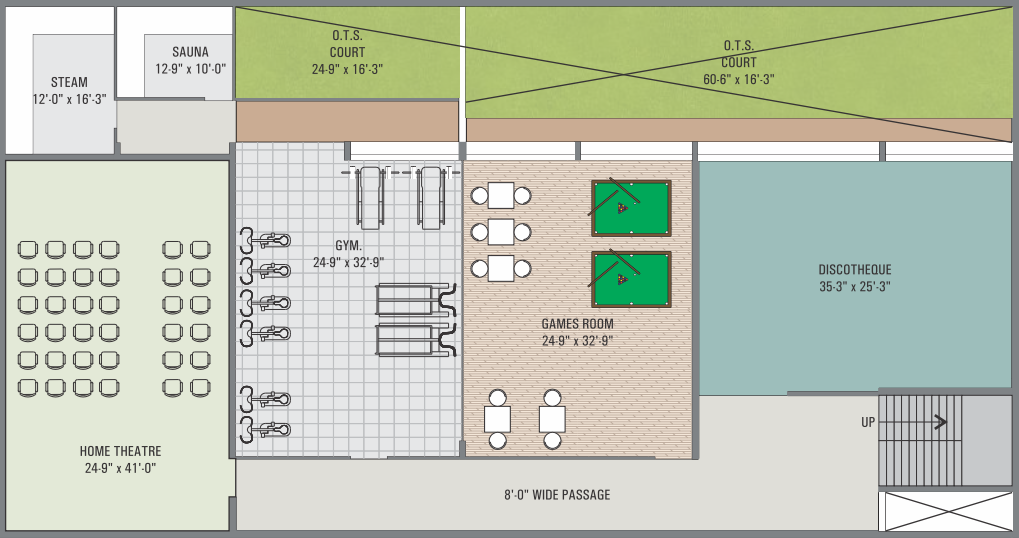


LAYOUT PLAN

- PHASE - 1 (ON-GOING)
- PHASE - 2 (FUTURE DEVELOPMENT)



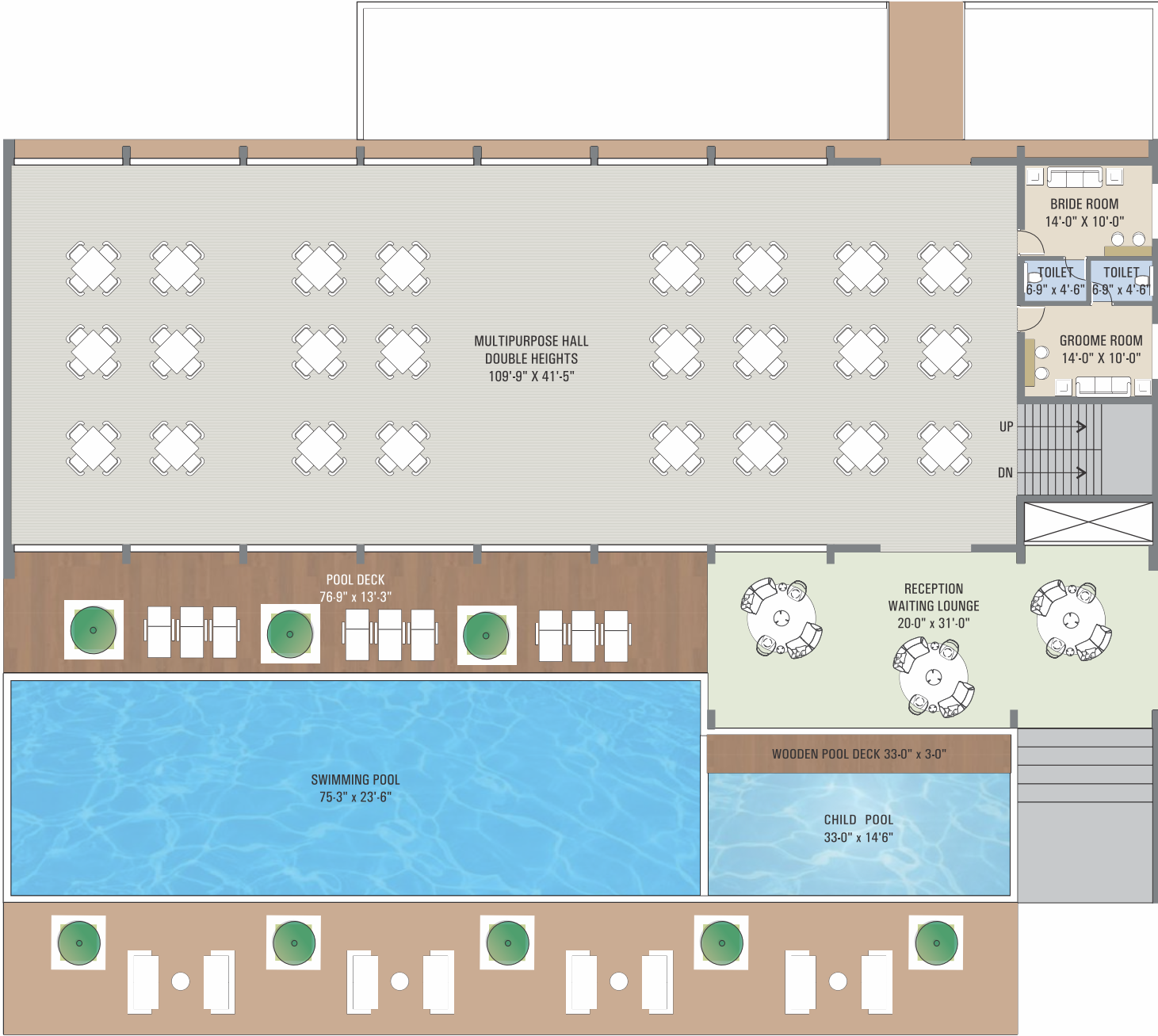
CLUB WITH MULTIPLE AMENITIES



Club House Semi Basement Plan

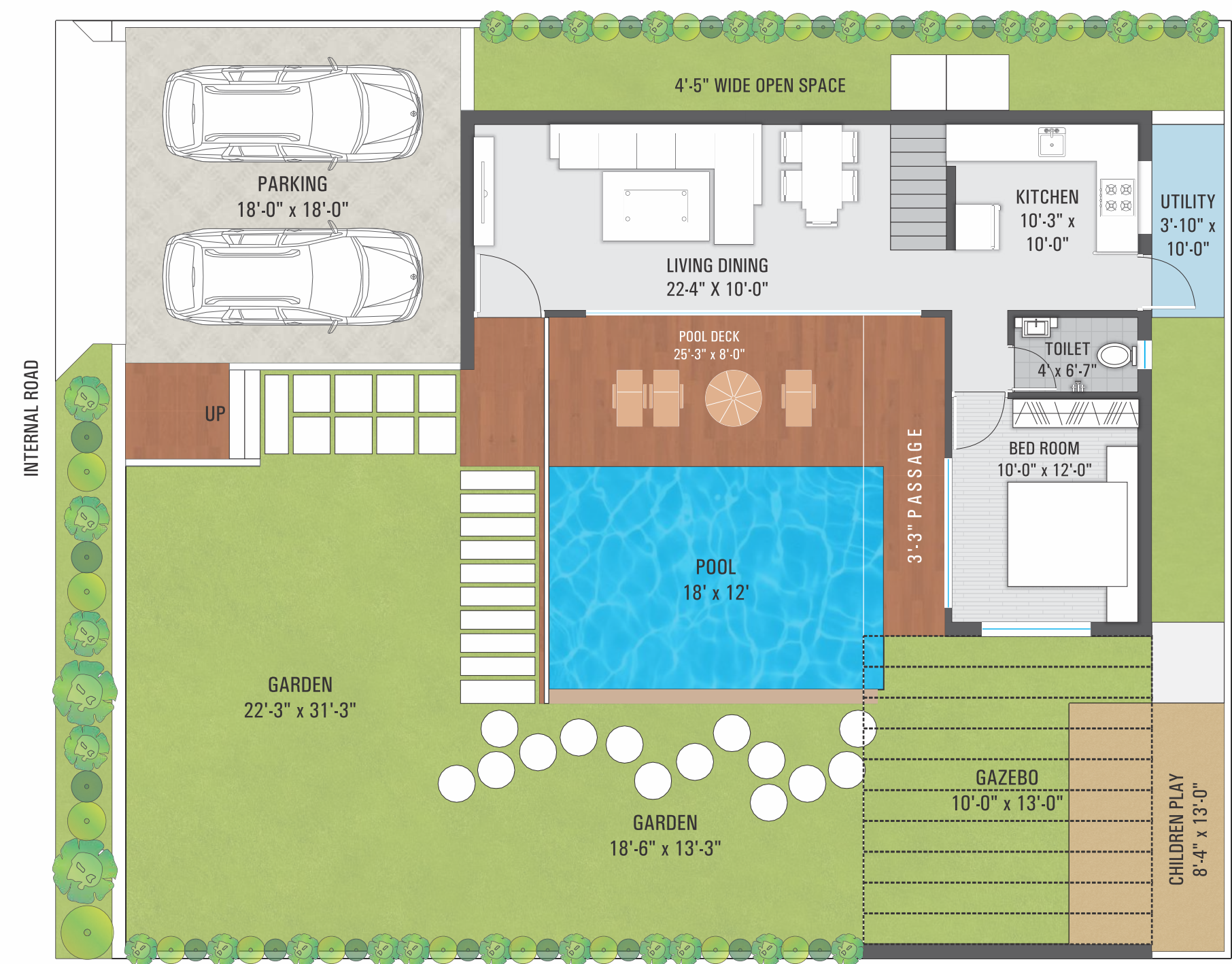


Club House First Floor Plan

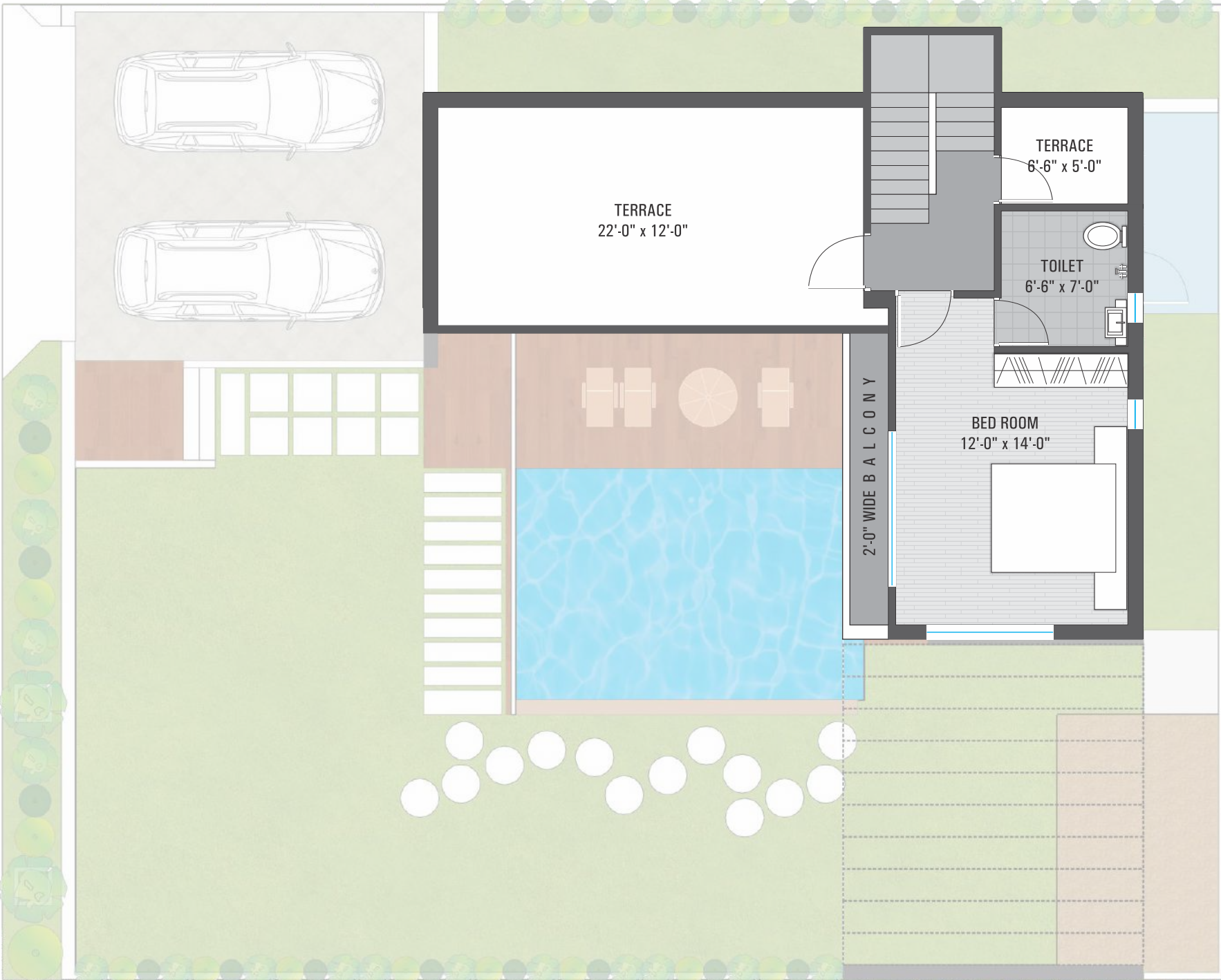


Club House Semi Ground Floor Plan

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN VILLA



FIRST FLOOR PLAN VILLA



LAKE CITY

Environment in & around our home
influences our emotions & thoughts.
They in turn influence our Life !

If you don't go *Within*
you go *Without*



LAKECITY

Why can't our home be like a Resort &
resort be like our Home ?

Just

*Relax &
Rejuvenate*



Welcome to a home that promises a

*Healthy &
Happy Lifestyle*



Surest way to your
Well-Being

Dedicate one hour out of 24 and you get
23 back in your control !




 LAKE CITY



Greatest achievement of life is to create a

Happy Family

LAKE CITY promises every amenity which ensures quality time with your family. For a child the spelling of love is T-I-M-E



Experience the pride of being

Special & Unique

Your search for

leisure, luxury & Well - Being

ends here !



LAKECITY



SPECIFICATION

- **STRUCTURE**
Earthquake resistant structure with superior quality materials.
- **FINISHING**
Internal smooth finishing plaster with putty and external double coat plaster with standard quality of paint.
- **FLOORING**
600X600 vitrified tiles in all rooms.
- **DOORS**
Elegant entrance door with standard safety lock and internal flush door with laminate sheets.
- **WINDOWS**
Aluminium section, glazed windows with stone frames.
- **KITCHEN**
Granite sandwich platform with sink & glazed tiles till the ceiling
- **BATHROOM**
Full glazed tiles with standard quality of ISI mark plumbing fixtures.
- **ELECTRIFICATION**
Concealed copper wiring of ISI mark, good quality modular switches along with TV sockets, fridge point in kitchen & provision for AC points in all bedrooms & geyser points in attached bathrooms.
- **PLUMBING**
Standard concealed U-PVC and C-PVC material.
- **WATER SUPPLY**
Overhead tanks (24x7)



LAKECITY





FROM ARCHITECT PERSPECTIVE....

MPA offers the highest standard of client oriented service by providing hands on experience beginning with the ownership level to staff and associates consultant's team. MPA is committed to assimilation a sustainable philosophy into both designing and development process of project.

From The Heart of Architect

VR Lakecity is indeed a dream home for elite clients with Scenic beauty of Thuvavi lake and Divine environment of famous Temple of Mahadev at Thuvavi village, located just 25 mins drive from hustle bustle life of Vadodara city. The Residential units are planned meticulously for creating Ostentatious abode which encompasses the Luxurious Residence with private pool, landscaped garden with designated children play area and Gazebo sitting overlooking pool and garden. Planning of Residence done so that every room of house gets the framed view of private pool and garden. Ample car parking space for each unit.

Campus has wide variety of amenities which are unique and unseen in other projects as below Recreational areas with mini water theme park and children play area, Health and fitness state of art Gym, Yoga garden, Jogging track and so on Sports and games include Multiple Games courts for outdoor and indoor games Social gathering and functions can also be accommodated in large size Hall with view of swimming pool and Large landscaped garden lawns, Luxurious rooms with attached toilets for accommodation of visitors, Guests. Business conference and meeting provisions with library business centre and conference hall. A Restaurant and grocery shop attached to campus for daily needs and sumptuous food.

KEY PLAN



Payment Schedule : 10% At the time of Booking | 15% Within 30 Days | 15% On Completion of Plinth | 15% On Completion of GF Slab | 15% on Completion of FF Slab | 15% On Completion of Massonary Work | 10% On Completion of Plaster Work 05% On Finishing Level.

Note : (1) The following will be charged extra in advance as per government norms: (A) Stamp duty and registration charges, (B) GST (as actual) or any such additional taxes if applicable in future, (C) Maintenance deposit, (D) MGVCIL infrastructure charges & deposit for new electrical connection. (2) If any new tax applicable by central or state government in future, it will be borne by the buyers. (3) Possession will be given only after one month of settlement off all accounts. (4) Continous default in payments leads to cancellation. 10% Administrative charges will be deducted for any cancellation after one month of booking, and the balance amount will be refunded back only after the sale of defaulted unit. (5) The developer reserve all the right to change the plan, elevation, specification or any other details. Such changes will be binding to all members. (6) Changes in structural design & changes in any extranal Elevation will not be permitted under any circumstances. (7) Internal changes will only be permitted with prior permission of developing company. (8) Any balance FSI at persent or in future shall be owned by the developer and no member would claim any right for the same. (9) This project shall be exucuted in two or three phases hence all internal roads & common amenities will be common between two or three phases. (10) This brochure is for information purpose only. It is not a part of the agreement or any legal documents. The developer retains the right to alter the specifications without any consent of the members.