

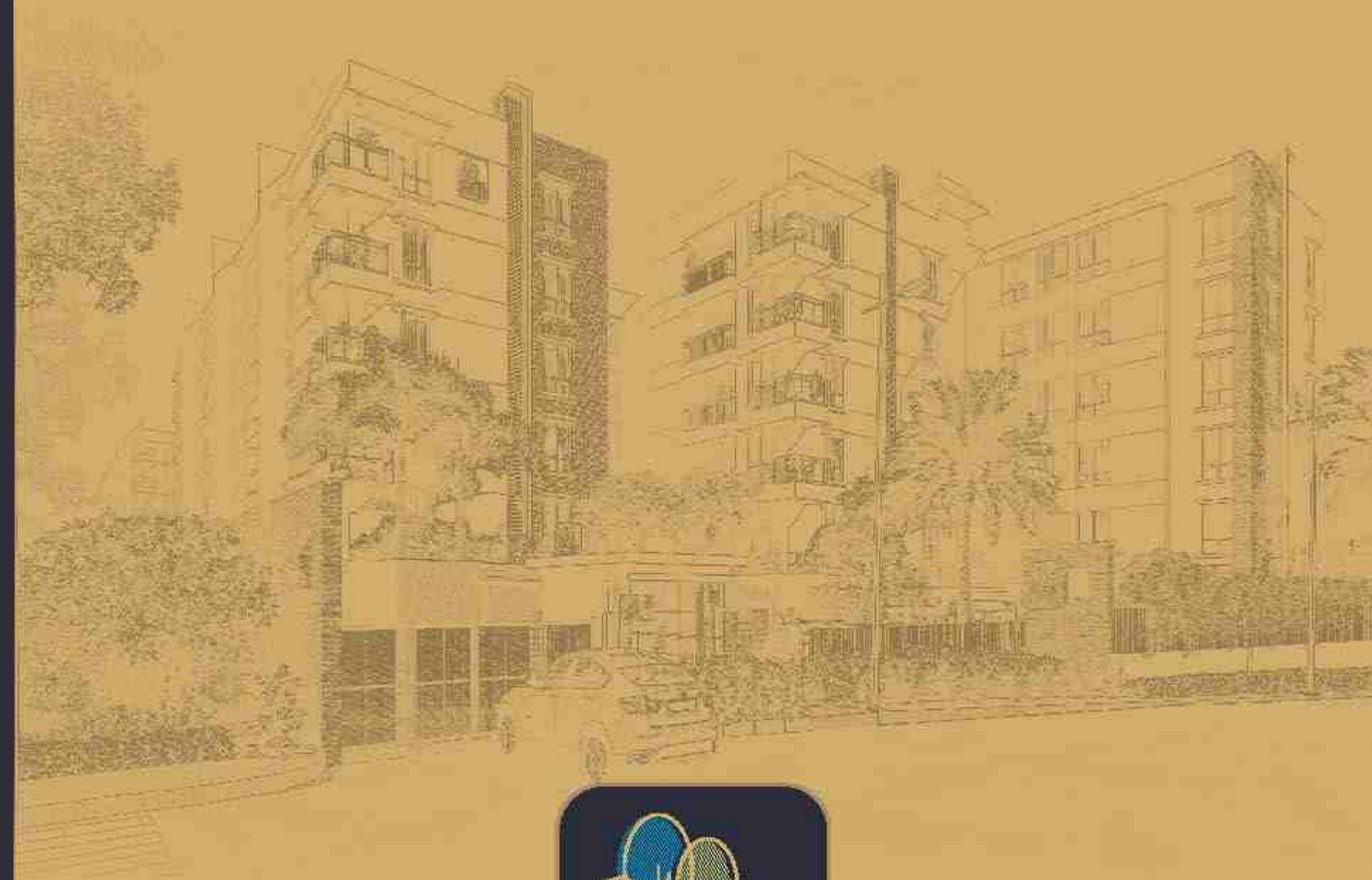


**a complete life**  
**work. live. enjoy**

THE ICONS OF THE BANGALORE SKYLINE HAVE  
A NEW COMPANION. WELL DESIGNED AND  
LOCATED ON KANAKAPURA ROAD,  
BETWEEN JP NAGAR AND YELACHENAHALLI,  
SKANDA LAKEFRONT IS A COLLECTION OF UNIQUE  
RESIDENTIAL APARTMENTS IN SOUTH BANGALORE.



**a lifestyle  
beyond imagination**



A LAND MARK APARTMENT BY SB URBANSCAPES @ JP NAGAR

A state of the art residential development designed to explore new horizons in fine living, where beautifully crafted design perfectly complements thoughtfully planned space. Set amidst a picturesque landscape and located conveniently close to the heart of city, Skanda Lakefront is designed to transform your living space into a paradise of unmatched luxury and serenity.



# life style

A NEW PERSPECTIVE TO CITY LIVING



## a life steeped in lavishness

An idyllic blend of modern residences handcrafted to perfection. Harmonious homes that reflect your style and taste. In a serene, soothing ambience of a private, gated community. Live a life of sophistication with an address in Yelachenahalli, Bangalore – Skanda Lakefront





**convenience of  
umpteen exclusivity**

2.7 Acres	Five Blocks	50% Open Space	170 Units	2,3&4 BHK Flats	Clubhouse with Infinite Pool	Open Gym & Party Lawn
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## luxury is in the details



### LEGEND

- |                       |                     |                         |                           |
|-----------------------|---------------------|-------------------------|---------------------------|
| 1 Entrance / Exit     | 6 Mini Amphitheatre | 11 Water Body           | 16 Infinite Swimming Pool |
| 2 Security Room       | 7 Open Gym          | 12 Children's Play Area | 17 Water Wall             |
| 3 Floating Bridge     | 8 Stage             | 13 Jogging Track        | 18 Feature Wall           |
| 4 Entrance Water Body | 9 Party Lawn        | 14 Driveway             |                           |
| 5 Block A Entrance    | 10 Walk way         | 15 Wooden Deck          |                           |





## leverage of top-notch facilities



### BUILDING & RESIDENCES FEATURES

- # Clubhouse
- # Infinite Swimming Pool
- # Excellent Landscaping
- # Covered Parking for All Apartments
- # Visitor's Parking
- # Intercom Facility
- # Sewage Treatment Plant
- # 24x7 Water Supply
- # 24x7 Security
- # Rain Water Harvesting Pit
- # Generator Backup
- # Drivers' Restroom





## ARCHITECTURE AND DESIGN

- # Be welcomed by stunning architecture and flawless design. A symbolic beacon of progress. Excellence in landscape design.
- # Spacious, exquisitely designed residences with wrap-around exotic woods, greenery and ponds of aqua blue.
- # One touch access to all building amenities.



## the picturesque perfection

Photogenic excellence and show-stopping views set the stage for the consummate resort-at-home lifestyle at Skanda Lakefront. Prolifically rendered with every attention to detail throughout, the stately elevation brings together chic design and modern architecture.





**get embraced by  
rich ambience**

A Sanctuary for the highly discerning owner who demands only the ultimate, this spacious project seduces with its magnificent magnitude, the beauty of elegant alfresco attractions and chic serenity of lush landscaping.



We believe that you and your family deserve the privilege of a superior quality of life. With much thought and planning we have successfully created a synergy of comfort design and privacy to create a world that is effortlessly luxurious, elegant and exclusively yours. Welcome to a richer, fuller life.



# leisure

REJUVENATE, RELIVE AND REFRESH YOURSELF

## club life, as lively as it gets

The sprawling open air theatre and many contemporary sports amenities create a link to outdoor entertainment for making everyday life more engaging.





**transport yourself  
to somewhere idyllic**



The Skanda Lakefront is beautifully designed with lush greenery, open gym space, attention to detail, with a totally natural design.





## stay active pump up your energy

Assured time off from stressful work  
and chaotic world will be well spent  
in blissful pursuits while visually  
connecting with the panoramic environment.



### LUXURY FEATURES

- A Welcome Lounge Area
- Fitness Centre with State of the art Gym
- Wellness Centre with Spa, Steam & Sauna
- Pagodas / Gazebos
- Open Air Gymnasium
- Wi-fi Enabled Club House
- Gathering Plaza with Multipurpose Hall
- Sound proof Audio Visual Room





## complete family entertainment

A leisurely interplay of relaxing, refreshing and rejuvenating amenities forms the backbone of restful living at Skanda Lakefront. Showcasing an ensemble of luxury indulgences, the residents have privileged access to an impressive array of onsite escapes.

### INDOOR GAMES

- Billiard and Pool Tables
- Table Games like:  
Table Tennis, Carrom, Chess  
Crèche with play area

### OUTDOOR GAMES

- Basket Ball Hoop
- Toddlers Play Area
- Swings for Kids
- Jogging Tracks
- Healing Gardens/Lily Pond



50% Open & Green Spaces

Indoor & Outdoor Games

Designer Landscape

Walk ways with water body

# design

YOUR PRIVATE HAVEN

Enjoy in the spacious livingroom while you relish every  
moment of togetherness as a family





**a beautiful balance  
of luxury living**

At day's end, retreat to your very own sanctuary where respite at  
its most intimate awaits to greet and pamper you.



## SPECIFICATIONS



### STRUCTURE

R.C.C. Structure with Grade FE 500 quality steel and M25 grade concrete.



### SUPERSTRUCTURE

Cement blocks masonry with good quality blocks in cement mortar.



### PLASTERING

External : Cement plastering with combination of texture and smooth finish.

Internal : Double coat cement plaster with smooth finish.



### DOOR

Main Door : Teak Wood frame & Veneer shutter of good quality hardware of reputed make.

Internal Door : Teak Wood frame with Veneer doors and hardware of reputed make.

French Doors : UPVC door frame with glass paneled shutters.



### WINDOWS

UPVC Windows with float glass & provision for mosquito net.



### BALCONIES

Steel railing with glass



### FLOORING & WALL TILING

600mmX600mm size double charged vitrified tiles of reputed brand in all rooms.

### Toilets

Flooring : Acid Resistant anti-skid ceramic tiles of reputed brand.

Wall : Glazed Ceramic tiles dado of quality make up to door height.

### Utility / Wash

Wall : Glazed Ceramic tiles dado up to 3' Height.

Flooring : Rustic ceramic tiles of reputed brand.

### Kitchen

Dadoing : Glazed Ceramic tiles dado up to 2' height above kitchen platform.

Platform : Black Granite platform with stainless steel sink with drainboard. Provision for one Kaveri water tap and one bore well connection tap.



### CORRIDORS

Granite



### STAIRCASE

Granite



### PLUMBING & SANITARY

Water Supply : ISI mark GI/CPVC/PPR Piping.

Drainage : ISI Mark standard PVC/SWR Sanitary piping of Ashirwad/Astral or equivalent make.

Rain Water : Well-designed Rain water harvesting System provided.

Sewerage : Waste water treated by STP and reused for gardening.



### ELECTRICAL

Wiring & Switches :

- + Concealed copper wiring of Finolex or equivalent make.
- + Modular switches of Legrand/Havells/Schneider or equivalent make.
- + Power Outlets for Air Conditioners in all Bedrooms.
- + Power Outlets for geysers in all Bathrooms.
- + Plug points for Chimney, Refrigerator, Microwave ovens, Mixer/grinders in Kitchen.
- + Plug points for Television In Drawing, Master Bed rooms & Telephone points In Drawing and Master Bedroom.
- + 3 Phase supply with individual meters. Separate Residential Circuit Breaker (RCBO) will be provided for light and power circuits at main distribution box within each flat.
- + F.M. - Radio Switch Module In Kitchen.



### PAINTING

External : Asian Paint finish and two coats of weather proof paints of reputed make.

Internal : Two coats of Birla Patti and Two coats of acrylic emulsion Asian paint over a coat of cement primer of reputed make.

Parking : Two coats of water proof cement paint over a base coat of primer.



### TOILETS

Sanitary Fittings : All Toilets will consist of

- + One piece of EWC, Wash basin of Cera/Hindware or equivalent make.
- + Hot & Cold single lever diverter with overhead shower.
- + Provision for geysers in all toilets.
- + All C.P. Fittings of Jaguar or equivalent make.
- + Hydro - pneumatic water pumps for water supply with equal pressure system for all floors.



### GRILLS

MS enamel painted grills for windows.



### ELEVATOR

+ Reputed make lift (8 passengers capacity) with V3f System for energy efficiency.

+ Entrance lobby with Granite/Vitrified cladding at all levels.



### GENERATOR \*

Full Backup for individual flats



### TELEPHONE / COMMUNICATION

- + Optical fibre connectivity for all your communication needs will be provided In the Drawing Room
- + Intercom facility to all the flats connecting security. \*

\* Conditions Apply



## LOCATION PLAN (NOT TO SCALE)



### a guide to your new home

With a serene site that's all leafy freshness and hugging Lake, Skanda Lakefront stands like an urban oasis. Step a little further and you will see the busy, buzzy side of the city - one of the highest concentrations of high-end workspaces, world-class, schools, quality hospitals, elite eateries and watering holes aplenty.



### location highlights



Delhi Public School  
Alpine School  
Yelachenahalli Metro Station  
Metro Cash & Carry



5 min.

Jayanagar BDA Complex  
VV Puram

10 min.

Kalasipalyam Market  
Avenue Road

15 min.

Majestic  
Malleshwaram  
MG Road



# repeatedly praised for bringing innovation



A young and dynamic company offering trendsetting real estate solutions, SB Urbanscapes has leveraged its expertise and foresight to achieve success in every project. Repeatedly praised for bringing innovation in housing spaces, the Bangalore based company's professional team is also focused on providing value for money properties that are a cut above the rest. Attention to details, superior craftsmanship and utmost quality form the pillars of this customer-centric organization.

## Corporate Office

### SB URBANSCAPES

# 4, Ground Floor, 9th Main,  
13th Cross, HSR Layout,  
6th Street, Bangalore - 560102.  
Email : sburbanscapes@gmail.com

## A Joint Venture of SB Urbanscapes with

### KL Ramesh (Skanda Group)

Sy.No. 44/1A & 44/1B,  
Kanakapura Road, Near Metro Station,  
Yelachenahalli Village,  
Uttarahalli Hobli, Bangalore South.

## upcoming projects



## TEAM

### Architects



### Structural Engineers

Prakash

### Landscape Designers

Eco Design

### Electrical



### PHC Consultants



### RLA#199257

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