



LAKE WOODS
HOMES WITH A VIEW
A K K U L A M

The best of both worlds.



The best of heights.

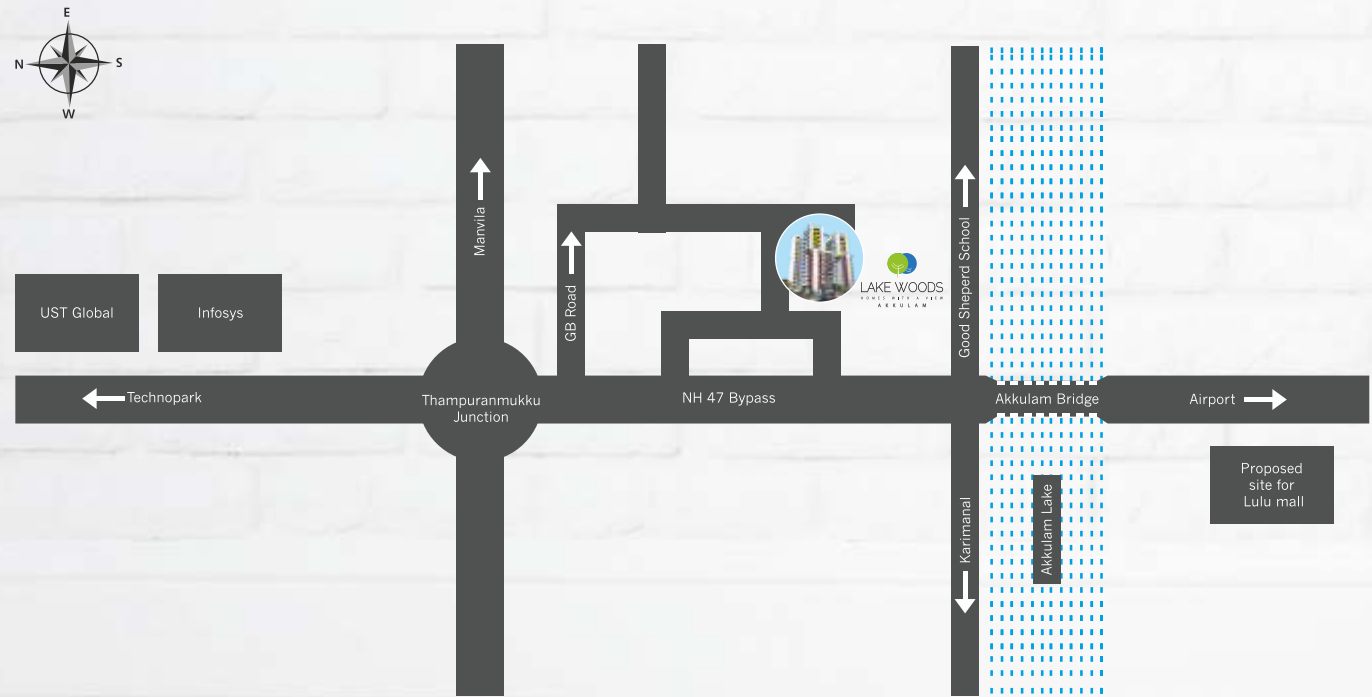
An elegant and luxurious set of apartments well poised on a hill offering a spectacular top view of Akkulam lake and the Arabian sea is what Lake Woods is at one look. Once you delve deep you find the captivating blend of everything new and an extremely upmarket and well-established neighbourhood which is home to upcoming growth and development in the capital city. A Lake Woods apartment owner has the singular privilege of owning a home in the tallest building in this part of the city. Obvious, because it comes from Sree Dhanya, the high and mighty presence in the construction field for the last 40 years.





Close to all multiple transport links and perfectly placed to make the most out of life in one of the cutting-edge capitals of the country, Lake Woods is by all means an owner's pride and neighbour's envy. Lake Woods sits close to all development the city is witnessing but is still far from all its din and bustle. At a fetching 500 meters from the bypass, 900 meters from the new 500 acre infosys campus and close to upcoming Lulu & Taurus Malls, life at Lake Woods is at its best.

Location map



The best of future.







The best of interiors.

More space, more luxury, more privacy. This is what the interior of a Lake Woods translates into. Each apartment is luxuriously designed with enough of comfort, convenience and care to give you the best. A seamless flow of style and beauty adorn every corner of the apartment. In texture, grandeur and space the interiors of the apartment has no parallel in its genre so far. A warm and welcoming home combined with unabashed sophistication is what that is in store for you.



A man and a woman are relaxing in an infinity pool. The man is on the left, looking towards the camera with a slight smile. The woman is on the right, looking away from the camera towards the horizon. The pool's edge is perfectly level with the ocean surface, creating a seamless transition between the two. The water is a clear, vibrant blue, and the sky above is a pale, clear blue. The overall atmosphere is serene and luxurious.

The best of amenities.



Lake Woods comes with a plethora of luxurious amenities and facilities which unmistakably adds to the delicious quality of life. There is class, richness and a celebrated ease in the wealth of luxury amenities offered here. They enable you to live in comfort and style while enjoying all that the capital has to offer.

- Swimming Pool • Health Club • Pool Table • Children's Play Area • Rooftop Party Area
- Drivers/Servants Toilet • Intercom Facility • Access Control for Entrance • Video Door Phone
- Waste Management System • Reticulated Gas Supply • Recreation Space & Association Hall
- Premium finish Double Height entrance Lobby • Landscaping • Sewage Treatment Plant
- Generator Backup • Visitors parking • Caretaker room • 24 hour security arrangement
- Provision for Broadband Connection





A well kept home is a well made home. Lake Woods operates on this guiding principle. Our Property Care division takes extra effort to attend to every need of yours' to keep your home in good condition. That includes taking good care of it even while you are abroad or away from it.

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- Maintenance • Arranging rentals • Payment of utility bills
 - Cleaning and housekeeping • Re-sale of apartments



We take extreme pleasure in designing your homes as well as decorating it. Using off best style and colour we make your home look like every one's dream. Kitchen, wardrobes, furniture, washroom – we make it look the way you desire.

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- Interior designing • Making quality wardrobes • Modular kitchens
 - Soft furnishing • Kitchen cabinets

Specifications

Foundation and structure	Raft foundation with RCC framed structure.
Doors	Teakwood front door and other seasoned moulded flush doors with architrave.
Windows	Designed grills covered by powder coated UPVC shutters with glass.
Flooring	Vitrified tiles for the entire apartment. Kajaria or equivalent. Non Skid ceramic tile for balcony & work area.
Toilet	Flooring and wall tile up to the height of false ceiling with designer tiles.
Kitchen	Counter top granite slab with stainless steel sink having single drain board. Ceramic tiles above the counter to a height of 60cm.
Work area	Counter top granite with stainless steel sink without drain board having dadoing upto 60cm.
Telephone	Concealed connection for telephone in drawing and master bed room along with broadband connectivity.
Air Conditioning	Energized in master bedroom & dummy points in other bedrooms as well as living room.
Water supply	Round the clock water supply through sump and overhead tank.
Painting	Emulsion paint finish for inside walls, paint for inside doors, teak wood polishing for front door.
Cornice	PVC cornices in foyer, living, dining area and entrance lobby.
Lift/Elevator	10 passenger & 13 passenger bed lift including service lift with stainless steel interior having automatic rescue device.
Plumbing	CP fixtures and sanitary wares of international standards, Kohler or equivalent.
Electrical	Independent 3 phase wiring with ELCB/MCB. Switches: Legrand or equivalent.
Generator	Automatic changeover to generator supply for common lights and lifts. Power backup for designated points inside each flat.
Hardware	Godrej for locks, Dorset or equivalent for Hinges, tower bolts, door catcher etc.

Terms & conditions

Building Tax and any other taxes applicable to be paid by the buyer. KSEB deposit, cable charges and expenses incidental to power and water connections shall be met by the buyer.

All transactions are subjected to Trivandrum jurisdiction only.

Documentation: Documentation for apartment comprises of two stages

On confirmed booking of the apartment two agreements shall be signed by the builder and the buyer: one for the construction of the apartment and the other for the sale of the undivided share of land.

Sale deed for the undivided share of land will be registered on receipt of the entire payment.

Stamp duties, fees and other expenses incidental to registration of sale deed will be on account of the buyer.

Note: Furniture and fixtures shown in the brochure are indicative only. All measurements/Specifications given elsewhere in this brochure are subjected to minor variations without notice.

This brochure does not form the part of a legal offer.

Member



AN ISO 9001 : 2008 BUILDER

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