

LIFE BETWEEN TWO LAKES



www.niharikaprojects.com



NIHARIKA
INTERLAKE

Luxury Lifestyle Apartments
Near Delhi Public School, Khajaguda, Gachibowli, Hyderabad



WELCOME TO INTERLAKE.
ALL NEW IN THE AIR.
ARCHITECTURE AND LIFESTYLE.





A PLACE WITHOUT EQUAL

Created with a focus on community living. Striking the perfect balance between the indoors and outdoors, each home overlooks the lush green gardens. Simply put, this is where modern architecture and nature come together, to create an exceptional living experience.

Welcome to Interlake. A distinctive 2 blocks, 15-storey towers nestled between Kajaguda lake and Manikonda lake, within the tranquility of Hyderabad city. Featuring 165 bespoke 3 & 4 bedroom residences offering the finest of facilities and a wealth of amenities.



1.8
Acres



2 Blocks
165 Units



3 & 4
BHK



Ranging from
1600sqft.
to 3000sqft.



Clubhouse
12,000sqft.



Kids
Pool



Kids Play
Areas



Designer
Landscape



Indoor &
Outdoor
Games

LEGEND

- | | |
|---|-------------------------------------|
| ① Entrance Gate with Security Room | ①⑦ Deck |
| ② Entrance Court Paved in Granite | ①⑧ Skating Rink |
| ③ Covered Seating Court with Feature Wall | ①⑨ Stepped Seating with Lawn Bands |
| ④ Signage Wall | ①⑩ Meditation & Yoga Decks |
| ⑤ Children`s Play Area | ①⑪ Herb Garden |
| ⑥ Senior Citizen Court | ①⑫ Flower Garden |
| ⑦ DG & Transformer Yard | ①⑬ Cricket Pitch |
| ⑧ Fragrance Garden | ①⑭ Shade Plantation |
| ⑨ Wash Concrete Paving | ①⑮ Celebration for Large Gatherings |
| ⑩ Driveway Bands | ①⑯ Bird Attracting Trees |
| ⑪ Outdoor Court / Table Tennis | ①⑰ Avenue Plantation |
| ⑫ Basket Ball Court Cum Tennis Court | ①⑱ Screen Plantation |
| ⑬ Butterfly Garden | ①⑲ Badminton Court |
| ⑭ Club House | ①⑳ Jogging Track |
| ⑮ Party Lawn | ①㉑ Temple |
| ⑯ Paved Area for Dining | ①㉒ Water Feature |



MASTER PLAN



DESIGNED AROUND THE WAY YOU LIVE

Interlake is a master-planned residential development, with a balance of sensitive residential design. Nestled in 1.8 acres with 70% of greenery, 2 imposing 15 storied blocks crafted with environments that inspire exceptional lifestyles inspire a unique urban narrative.



EXQUISITE FROM EVERY ANGLE





A GLIMPSE IN TO INTERLAKE

PROJECT FEATURES

- | | |
|--------------------------------|---|
| Extent of land - 1.8 Acres | High speed automatic passenger lifts |
| 2 Cellars + Ground + 15 Floors | CC cameras and round the clock security |
| Number of Blocks - 2 | Glass/SS railing for balconies |
| Number of flats - 165 | Piped Gas connection |
| 3 & 4 BHK only | STP |
| Earthquake resistant design | Fire Protection |

WHERE LIFE
FINDS
THE RIGHT
BALANCE



EXCLUSIVITY, FOR THOSE WHO
PREFER NOTHING LESS.

Interlake has been designed to elevate lifestyles. Between the two blocks is a well-appointed recreational space, conceptualised to offer the most premium of leisure facilities. Take a dip in terrace infinity swimming pool, keep fit at the modern gym or chill out at the grill/barbecue area. Children can enjoy at the kid's pool/play area/outdoor spaces and landscaped gardens and parks encircling the blocks.

AMENITIES

- \\ Visitors Lounge & Reception
- \\ Club House with Rooftop Swimming Pool
- \\ Rooftop & Pool Side Barbecue Deck
- \\ Multipurpose Hall with 90 Persons Capacity
- \\ Indoor Games and Outdoor Games
- \\ Multipurpose Court
- \\ Badminton Court
- \\ Maintenance Office
- \\ Fully Equipped Contemporary Gym
- \\ Children Play Zones
- \\ Convenience store
- \\ Salon
- \\ Senior Citizen Court
- \\ Party Lawn
- \\ Skating Rink
- \\ Meditation and Yoga Decks
- \\ Cricket Pitch
- \\ Jogging Track



SPECIFICATIONS

STRUCTURE

- + RCC framed structure with earth quake resistant design.
- + AAC/Cement blocks for the walls.
- + Two coats cement plastering for both internal & external walls.
- + POP Ceiling for electrical light points in living, dining and all bed rooms.

FLOORING & DADO

- + Granite/Imported Marble flooring in lounge & passages.
- + Granite/Imported Marble wall cladding in common area passages.
- + Vitrified tiles (800 X 800) flooring in hall and dining. (RAK/KAJARIA or Equivalent).
- + Wooden flooring in master bedroom.
- + Vitrified tiles (600 X 600) flooring in other rooms. (RAK/KAJARIA or Equivalent).
- + Anti skid tile flooring in toilets, balconies & utility. (RAK/KAJARIA or Equivalent).
- + Tiles dado in toilets and utilities. (RAK/KAJARIA or Equivalent).

PLUMBING & SANITARY

- + EWC and Wash Basins in all bathrooms of premium make. (Duravit/TOTO/American Standard or Equivalent).
- + CP Fittings of premium make with diverters. (GROHE/KOHLER or Equivalent).
- + CPVC pipes for plumbing of premium make. (ASHIRVAD or Equivalent).

ELECTRICAL

- + Distribution boards & MCB's of premium make. (LEGRAND or Equivalent).
- + PVC insulated wires of premium make (FINOLEX/HAVELLS or Equivalent).
- + Modular Electrical Switches of premium make. (LEGRAND/MK/CRAB TREE or Equivalent).
- + Provision for Split ACs in hall, dining and all bedrooms.

PAINTS

- + Premium Emulsion with luppum finish for interior walls and ceiling. (Asian/Dulux or Equivalent).
- + Premium Emulsion with putty and textured finish for exteriors. (ASIAN/DULUX or Equivalent).

LIFTS

Premium Lifts of sufficient numbers (SCHINDLER/Mitsubishi or Equivalent).

DOORS & WINDOWS

- + Engineered wood frame with Designer shutter with PU polish for main door.
- + Engineered wood frames with designer flush shutters for bedroom, toilet and utility.
- + UPVC Windows with mosquito mesh of premium make.
- + UPVC Bathroom Ventilators with provision for exhaust fan.
- + UPVC French window with mosquito mesh for balconies.



LIVE AS YOU DESERVE

Interlake reverberates with a distinctive character of its own. To enable residents to have the best very best start in life, each residence is crafted with the finest quality elements procured from the most trusted manufacturers. Spacious inner spaces that ease the senses and splendid exteriors that render visual relief – it's a new epitome of spectacular living.



A MODERN HIDEWAY THAT HAS A SMART, CEREBRAL AIR

With a serene site that's all leafy freshness and hugging Manikonda Lake, Niharika Interlake stands like an urban oasis in the concrete jungle of Hyderabad. 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.



NIHARIKA INTERLAKE

FOCUSED ON BUILDING RELATIONSHIPS AS WELL AS HOMES

Acknowledging that crafting homes is about bringing dreams to reality, Niharika Projects has rapidly emerged as a trustworthy real estate company since its origination in 2002. With visionary entrepreneurs R.Rajasekhar Reddy and R. Sreelatha at the helm, the company is focused on building relationships as well as homes. Guided by a clear vision of enabling premium living spaces, the company takes pride in providing exceptional quality. While customer-centric approach has won the hearts of thousands of home seekers, the 'CNBC Award for Best Project in Hyderabad' stands testimony to recognition received from a prestigious institution like CNBC.



CNBC Best Residential Project Award
Niharika Signature

Tv5 Best Residential Project Award
Niharika Exotica



NIHARIKA SIGNATURE

NIHARIKA JUBILEE ONE

NIHARIKA EXOTICA
ICONIC LIFESTYLE APARTMENTS

NIHARIKA PROJECTS

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- CONNECTIVITY**
 - \\ Khajaguda Cross Rds
 - \\ Nehru ORR
 - \\ Financial District
 - \\ Gachibowli
 - \\ Mehdiapatnam
 - \\ Hitech City
- EDUCATION**
 - \\ Delhi Public School
 - \\ Oakridge Int. School
 - \\ Eng. Staff College of India
 - \\ Indian School of Business
 - \\ Hyd Central University
- HOSPITALS**
 - \\ Care Hospitals
 - \\ Sunshine Hospitals
 - \\ Continental Hospitals
- WORK PLACES**
 - \\ Hitech City
 - \\ NSL SEZ
 - \\ Lanco SEZ
 - \\ Financial District
- LEISURE**
 - \\ Trekking Trail
 - \\ Botanical Garden
 - \\ Bio Diversity Park
 - \\ Inorbit Mall
 - \\ Shilparamam

Architects

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