

YOUR
DREAM
HOME
AWAITS



LAKEVIEW
RESIDENCES



A HOWRAH PROJECT

Situated in Howrah, on Kona Expressway, Lakeview Residences is a part of a Gated Community. Nestled amidst a location with a glorious heritage, it offers exclusivity, peace and a chance to reconnect with yourself. This Gated Community hosts the Lake Land Country Club, a social club with all modern facilities. It also has the ITC Fortune Park Panchwati Hotel, a 80 Room Hotel with Swimming Pool, Coffee Shop and a large Banquet Hall. This community is situated over a sprawling area of 25 acres of natural and peaceful surrounding, which is just a 25 minutes' drive from the city centre.

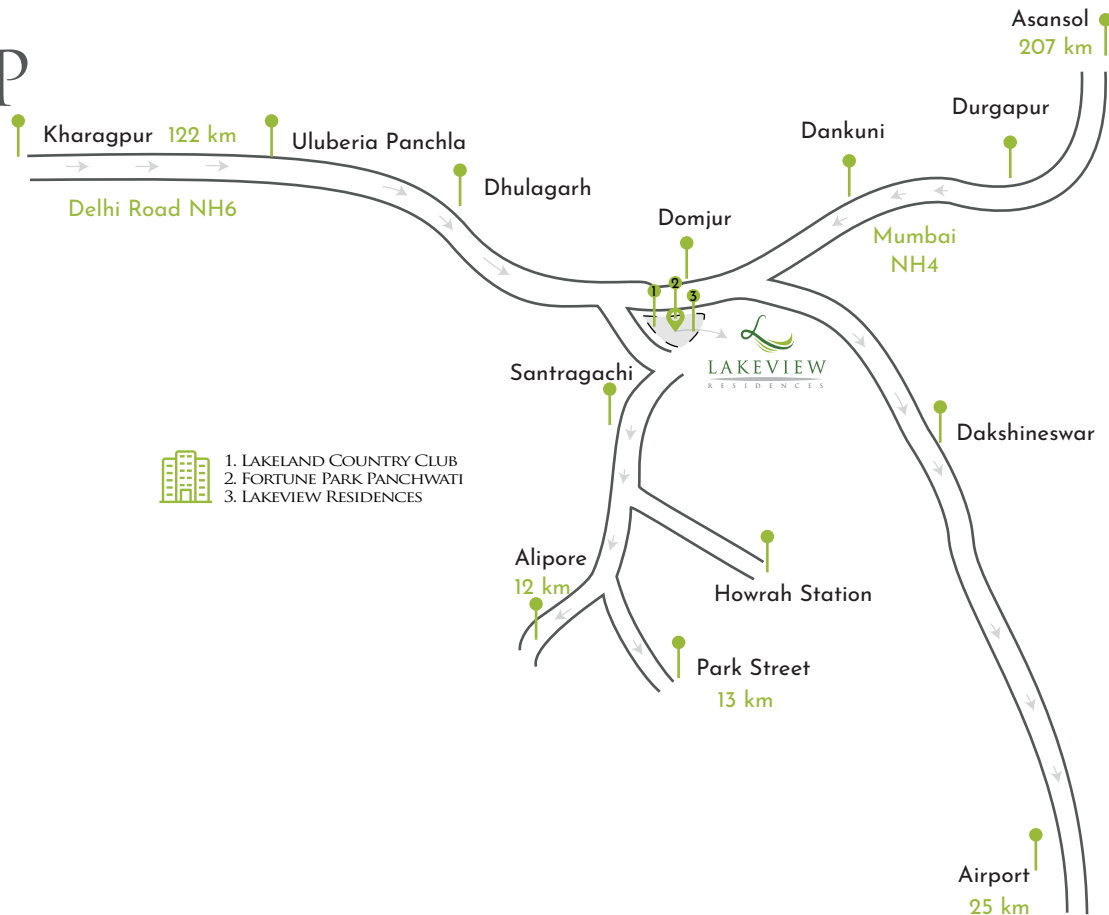


LOCATION MAP

LOCATION	DISTANCE	TIME
Kolkata Airport	25 Kms	30 Minutes
Howrah Station	12 Kms	25 Minutes
Santragachi Station	2 Kms	7 Minutes
Park Street	13 Kms	30 Minutes
Alipore	12 Kms	25 Minutes

Dhulagarh	14 Kms	25 Minutes
Dankuni	15 Kms	20 Minutes
Dakshineswar	19 Kms	28 Minutes
Uluberia	28 Kms	40 Minutes

Kharagpur	122 Kms	150 Minutes
Durgapur	166 Kms	165 Minutes
Asansol	207 Kms	220 Minutes





BOUTIQUE RESIDENCES FOR YOUR WEEKEND HOME

The Residences here are meticulously designed and encapsulates the essence of exclusivity. Our 2 BHK Residences are spacious & well-planned, with a great emphasis to Zero Wastage of space. Lakeview Residences offers you space, privacy and Vastu compliant flats for a holistic living experience. We cater to your convenience and lifestyle needs.





LIFE IS BETTER
BY THE LAKESIDE

RECREATION &
ENTERTAINMENT



GO FISHING AND
LIVE YOUR LIFE



SPEND QUALITY
TIME WITH YOUR
FAMILY & FRIENDS



AMIDST THE CHAOS AND
PEACE, REMIND YOURSELF
TO RELAX AND INDULGE

UNWIND WITH
TABLE TENNIS





THE PERFECT SPACE FOR YOUR CORPORATE GUEST HOUSE AND IN-TRANSIT HOUSE

Be known for Employee Welfare by ensuring that your people are staying most comfortably while away from their home and their families.





GET YOUR
LOCAL TRAVEL
SORTED AT THE
RING OF A BELL*

*Available at an extra charge

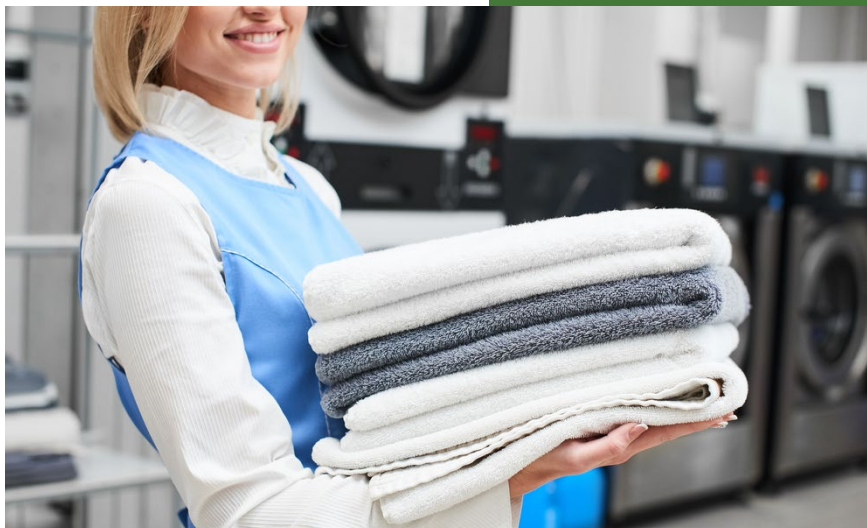
ORDER FOOD & BEVERAGES

at your Convenience from the reputed
ITC Fortune Hotel, Park Panchwati
located in the vicinity



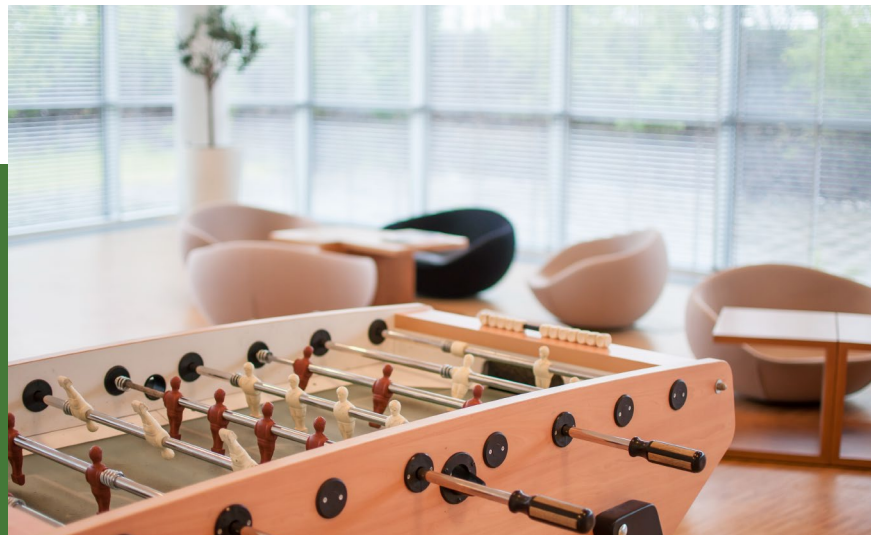
HOUSE KEEPING SERVICES*

* Available at an extra charge



LAUNDRY SERVICES*

ENJOY ACTIVITIES
AND GAMES WITH
the view of the pond in your leisure time



*Available at an extra charge



STEP INTO
A WORLD
THAT'S BUILT
FOR YOU



MASTER FLOOR PLAN

Furniture, soft furnishing, gadgets, fixtures or fittings, etc shown in the floor plan are not standard, nor a part of the offering and will not be provided in the apartment. Photographs of interiors, surroundings or location are digitally enhanced unless otherwise mentioned. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. No photos have been shot at the site. All images, the interiors and furniture items displayed therein are to give a perspective to the customer and are not part of the flat to be sold to the customer. Dimension mentioned herein are approximate and may vary based on the selected apartment. Apartment areas and apartment layout plans shown herein are indicative and shall vary based on specific apartment chose. Location of common areas, lobbies & views vary basis selected apartment. The actual apartment area and layout plans are as per latest approved sanction plans and have been displayed for a particular floor. Customers are advised to refer to the same prior to choosing a specific unit. The exact unit sizes are mentioned in the Allotment Letter & Agreement for Sale.



2 BHK+2T

📍 GARDEN FACING

FLAT A

RERA Carpet Area	700
Balcony & Utility Area	56
Built-up Area	822
Common Area	208
Saleable Area	1030

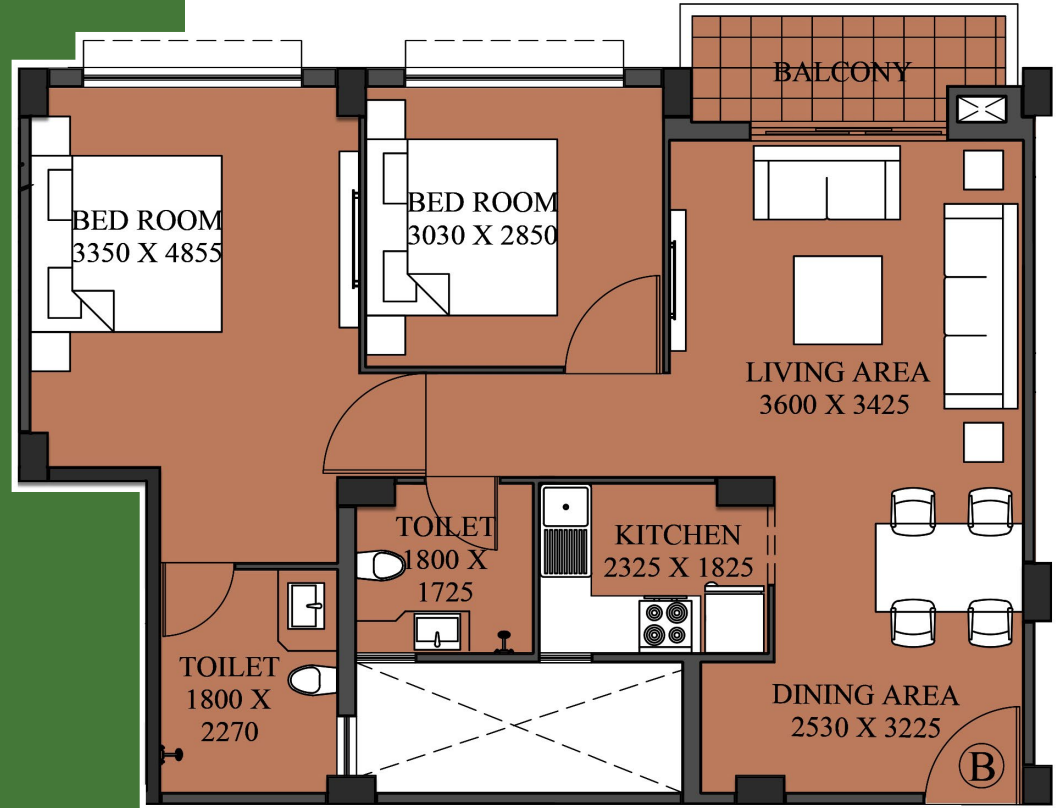


2 BHK+2T

📍 DUPLEX FACING

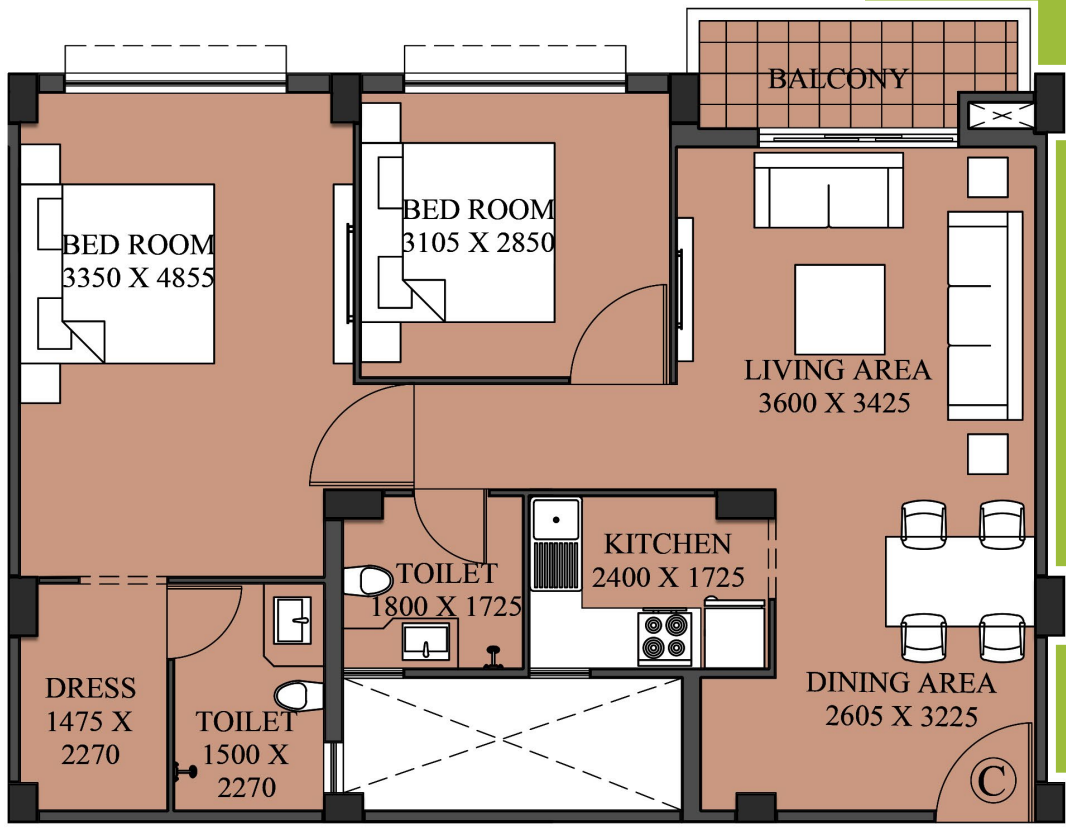
FLAT B

RERA Carpet Area	662
Balcony & Utility Area	45
Built-up Area	765
Common Area	195
Saleable Area	960





2 BHK+2T



📍 DUPLEX FACING

FLAT C

RERA Carpet Area	711
Balcony & Utility Area	45
Built-up Area	808
Common Area	207
Saleable Area	1015

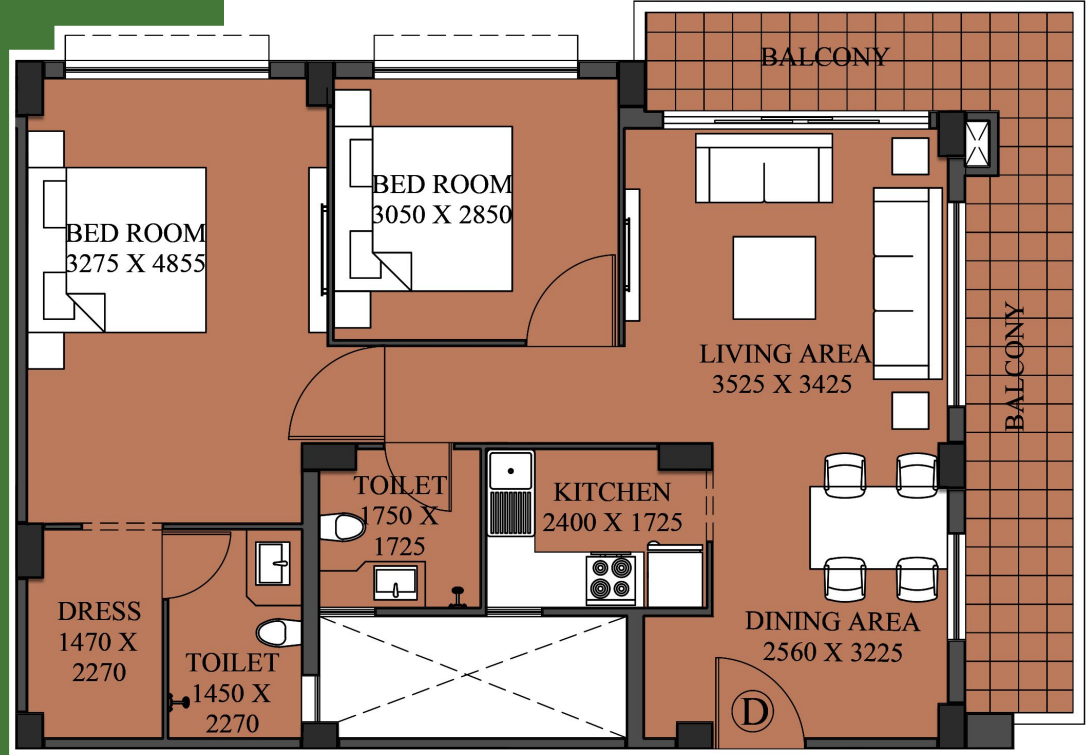


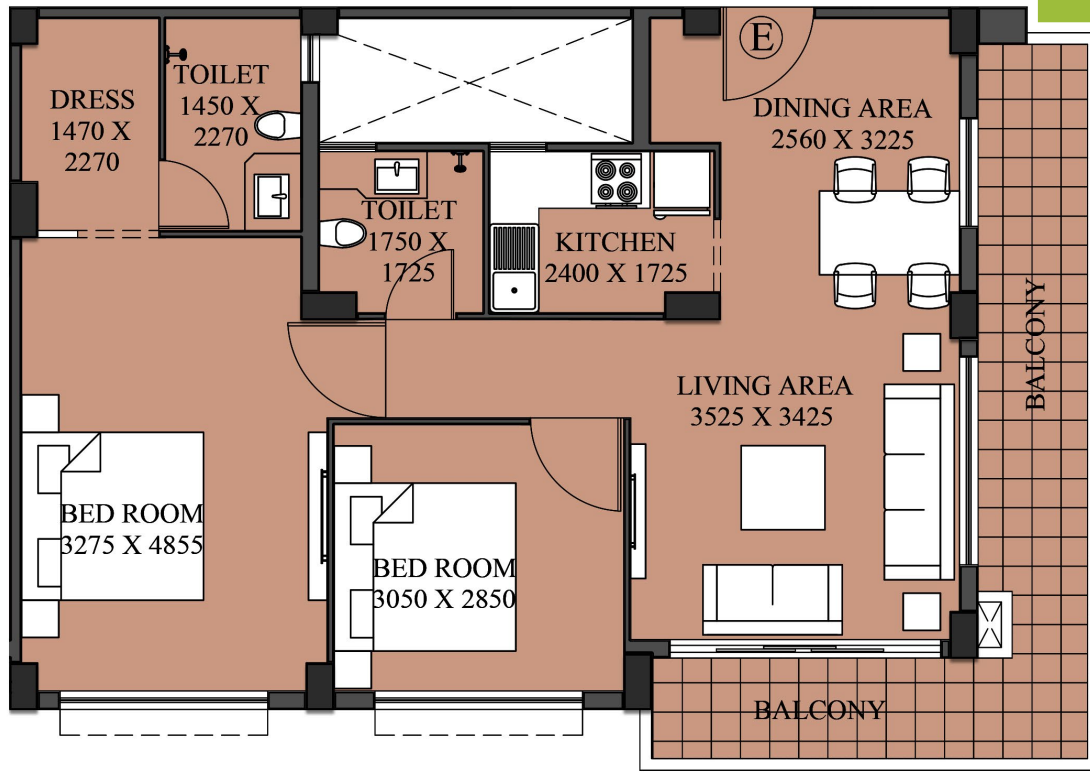
2 BHK+2T

📍 POND FACING

FLAT D

RERA Carpet Area	701
Balcony & Utility Area	157
Built-up Area	921
Common Area	234
Saleable Area	1155





2 BHK+2T

📍 POND FACING

FLAT E

RERA Carpet Area	701
Balcony & Utility Area	157
Built-up Area	921
Common Area	234
Saleable Area	1155

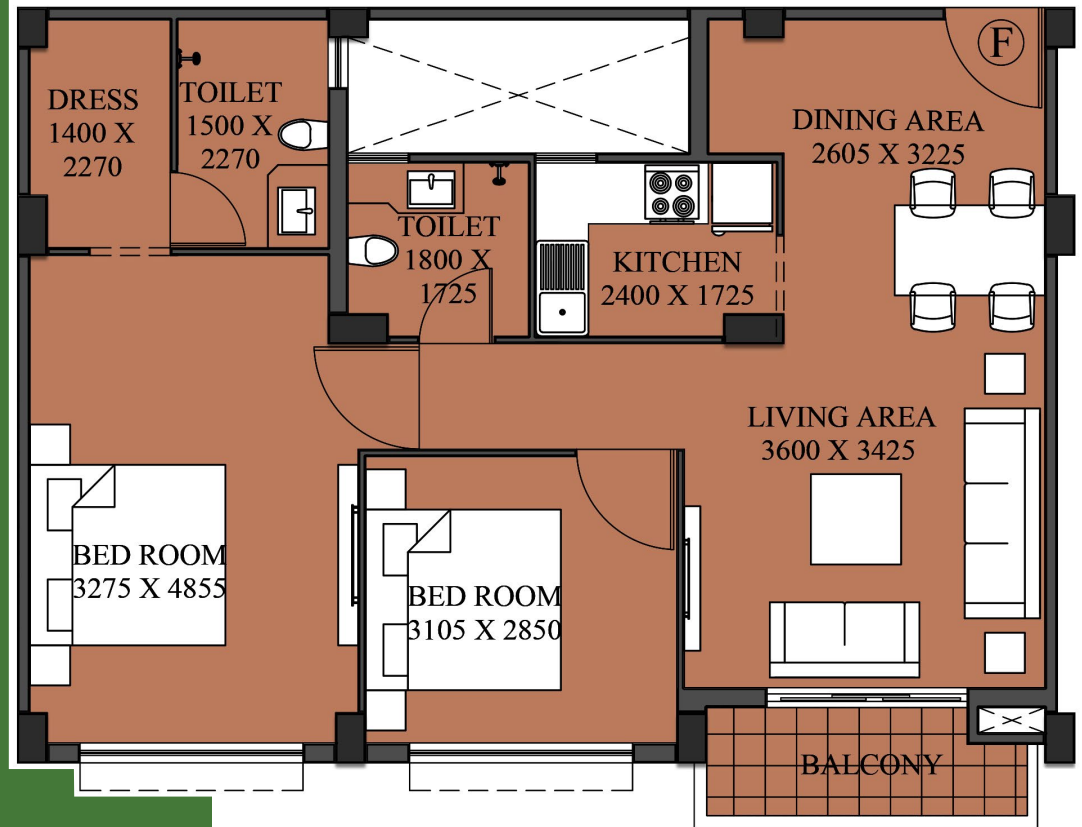


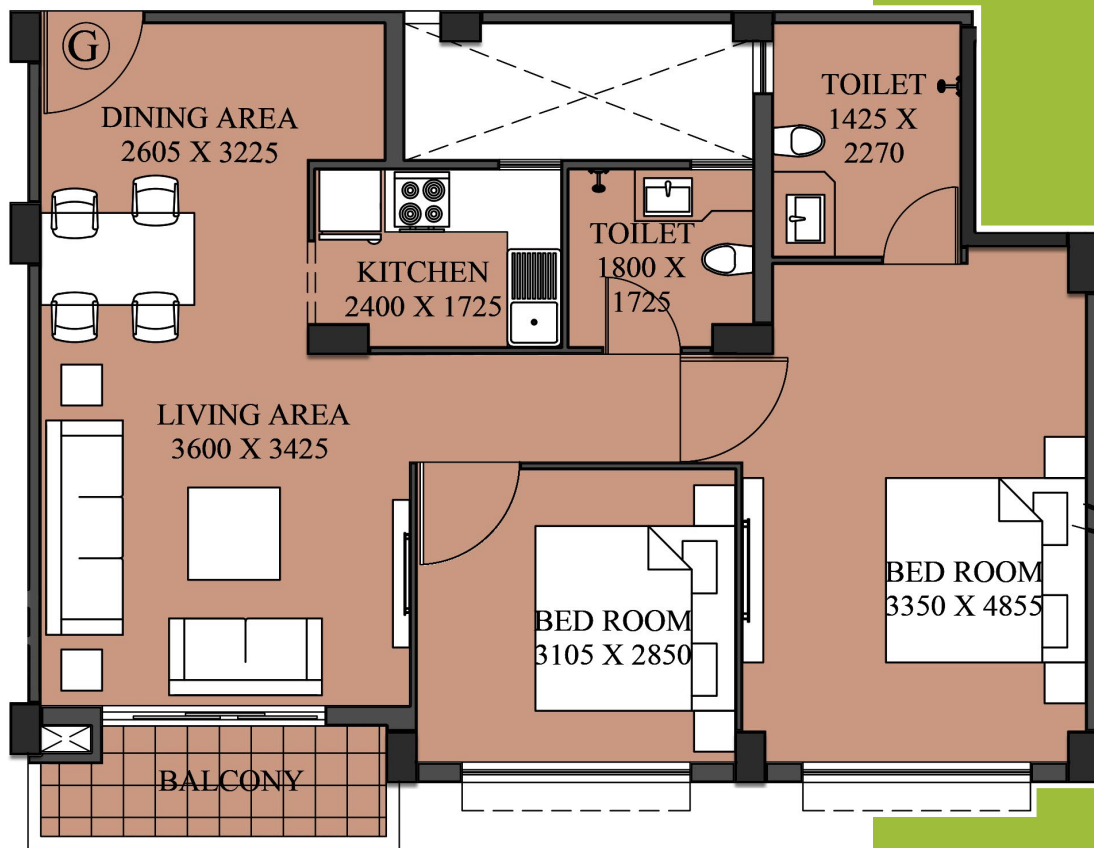
2 BHK+2T

📍 DUPLEX FACING

FLAT F

RERA Carpet Area	705
Balcony & Utility Area	44
Built-up Area	807
Common Area	207
Saleable Area	1014





2 BHK+2T

📍 DUPLEX FACING

FLAT G

RERA Carpet Area	682
Balcony & Utility Area	47
Built-up Area	786
Common Area	199
Saleable Area	985

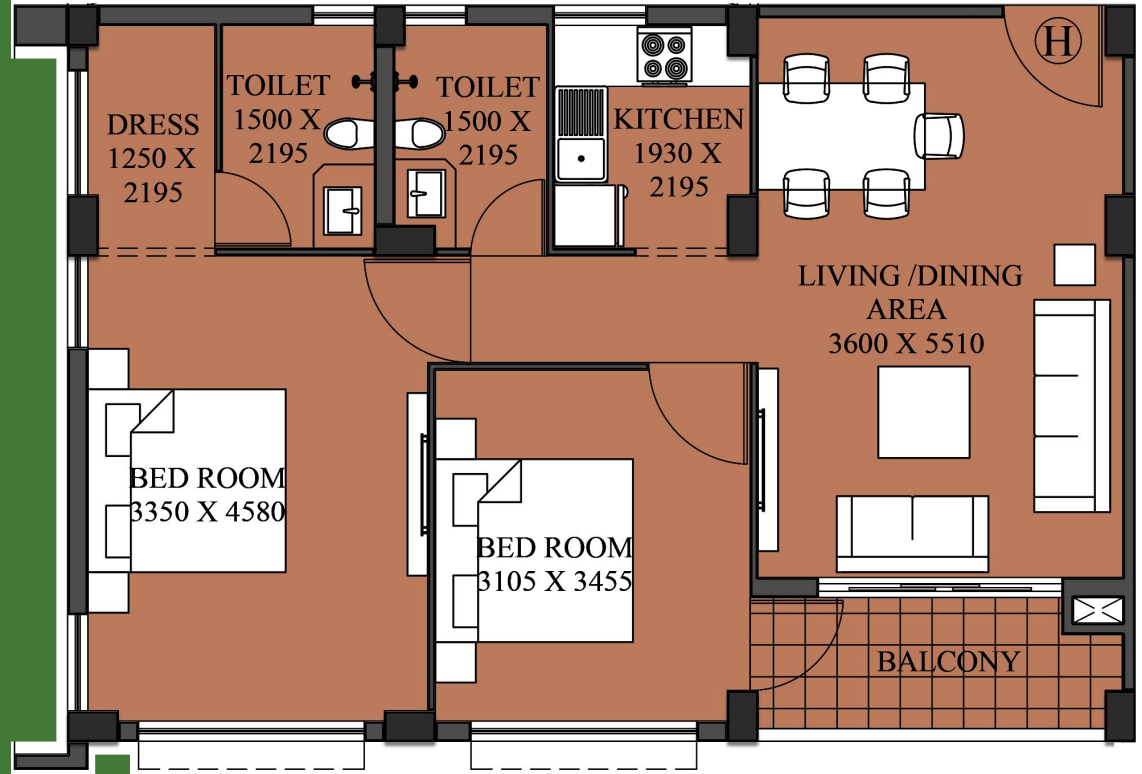


2 BHK+2T

 GARDEN FACING

FLAT H

RERA Carpet Area	700
Balcony & Utility Area	55
Built-up Area	817
Common Area	208
Saleable Area	1025



SPECIFICATIONS

GENERAL

- ◆ Foundation - RCC Structure
- ◆ Superstructure - RCC Frame Structure
- ◆ Walls - AAC / Red Bricks Masonry & RCC as required
- ◆ Internal Wall Finish - Wall Putty
- ◆ Windows - Aluminium Window
- ◆ External Finish - Premium Quality External Paint Finish

KITCHEN

- ◆ Floor - Vitrified Tiles
- ◆ Walls - Wall Putty Finish
- ◆ Counter - Black Granite with Two Feet Tiles on the Wall above the Counter
- ◆ Sink - Stainless Steel

FLOORING

- ◆ Living/Dining - Vitrified Tiles
- ◆ Master Bedroom - Vitrified Tiles
- ◆ Bedrooms - Vitrified Tiles



LAKEVIEW
RESIDENCES



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DOOR & MISCELLANEOUS

- ◆ Main Door - Laminated Flush Doors
- ◆ Door Frame - Hard Wood
- ◆ Other Door Shutter - Laminated Flush Doors
- ◆ Electrical - Concealed Wiring and Modular Switches
- ◆ Water - Overhead Water Tank

TOILETS

- ◆ Floor - Anti-Skid Tiles
- ◆ Wall - Ceramic tiles up to lintel level
- ◆ WC - Western style white sanitary finish
- ◆ Wash Basin - White Ceramic
- ◆ Fittings - Chrome Plated with provision of hot water line



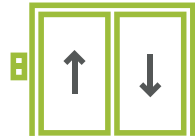
GO
MINIMAL
WITH LESS
IS MORE

PROJECT HIGHLIGHTS

Iron
Removal
Plant



Large
Size
Lift



Entrance
Lobby
Reception



Fire
System



Landscape
Terrace



Activity
Zone
By the
Pond



CCTV



Vastu
Compliant





EVERYTHING
YOU NEED.
ALL RIGHT HERE.

PAYMENT BREAK UP

EASY CONSTRUCTION LINKED PAYMENT

Percentage	Payment on
10%	on Booking
10%	on Completion of Foundation Work
10%	on Completion of Ground Floor Roof Casting
10%	on Completion of First Floor Roof Casting
10%	on Completion of Second Floor Roof Casting
10%	on Completion of Third Floor Roof Casting
10%	on Completion of Fourth Floor Roof Casting
10%	on Completion of Brickworks
10%	on Completion of Plastering
5%	on Completion of Flooring Works
5%	on Handover or Registration Coupled with Handovers



LAKEVIEW
RESIDENCES



 **Site Address:**
Lakeview Residences

Vivienne Valley, Kona Expressway,
Gorpha, Lake Land Country Club
Complex, Howrah,
West Bengal 711403

 **Corporate Office Address:**
Panchwati Holiday Resorts Ltd

3A, Auckland Place, 9th Floor,
Kolkata 700017, West Bengal, India

 PANCHWATI GROUP

 **8 257 000 255**