



**MINUTES OF TRAVEL TIME.  
HOURS FOR FAMILY TIME.**

 **LAKESCAPE**  
BY CANDEUR

**TS RERA no. P02400005724**

**KONDAPUR, HYDERABAD**





## EVERY HOUR IS YOURS.

- Inherit the most precious gift of all - Time.
- Embrace the connectivity to the city.
- Prioritise moments with family.
- Live at the heart of everything in Hyderabad.
- Here, every moment is yours to cherish.

## OUR LEGACY

Candeur Group believes in creating extraordinary living spaces that redefine the art of modern living. With a rich legacy spanning several successful projects, our group is backed by the expertise and vision of top professionals in the field. Under their dynamic leadership, our projects operate seamlessly under the trusted and renowned name of Candeur Constructions Pvt Ltd.

After establishing a strong foothold in Bangalore with five prestigious projects, we set our sights on the Hyderabad market to expand our vision. Our continuous growth and unwavering commitment reflect our pursuit of excellence in the real estate industry. With a vision to grow exponentially, we continue to make our mark with exceptional developments in Bangalore and Hyderabad to become the next market leaders. We create homes that exceed expectations by combining innovation, integrity, and a passion for excellence.



## COMPLETED PROJECTS:



## ONGOING PROJECTS:





## ELEVATING THE REALM OF DISTINCTION.

Candeur Constructions Pvt Ltd. has joined forces with the eminent global consultancy firm Cushman & Wakefield. Renowned worldwide as a premier project consultancy firm, Cushman & Wakefield operates at the pinnacle of the real estate industry, with a presence in over 400 offices across approximately 60 countries and a workforce of 52,000 professionals.

As the official Project Monitoring Consultant (PMC) partner for Candeur Constructions Pvt Ltd., Cushman & Wakefield brings unparalleled expertise and a commitment to excellence unrivalled in commercial real estate services.

This momentous collaboration marks a significant milestone for Candeur Constructions Pvt Ltd., as we become the second project with a prestigious international consultant in Hyderabad's real estate landscape. By embracing the global standards practised worldwide in civil engineering, we ensure the implementation of the finest quality practices and meticulously designed homes that adhere to the highest levels of safety and excellence.





## KONDAPUR - THE PINNACLE OF MODERN LIVING.

A thriving neighbourhood close to the Outer Ring Road (ORR), providing easy access to various parts of the city. Its connectivity, proximity to IT hubs, and availability of amenities make it an attractive location for living and working. Kondapur has been transformed into a prominent residential and commercial hub, evolving further.

Nestled in a prime location, Candeur Lakescape offers the perfect balance of tranquillity and accessibility. With convenient access to healthcare facilities, entertainment venues, reputable schools, and bustling offices, save time and invest in what truly matters to you.



## UNMATCHED VIEWS AND BEAUTIFUL HUES.

Live where serenity lives. A riverside right outside your window and rays of sunshine bathing your kitchen side - Now, that's a view that you would want to come home to. With an elevation of 47 floors, you could glance through your window and witness an enchanting view of Gopi Cheruvu Lake. Lakescape by Candeur, an asset you would be proud to possess.



A TOTAL AREA OF 9.11 ACRES



7 TOWERS + G + 47 FLOORS



ONE OF THE LARGEST CLUBHOUSE 1,00,000 SFT



HUGE OPEN SPACES WITH GREENERY



2, 2.5, 3 & 3.5 BHK APARTMENTS



50+ AMENITIES



A UNIQUE VIEW FROM EVERY TOWER













**NORTH ELEVATION**





## EVERYTHING YOU EVER NEEDED AND MORE.

The clubhouse, at Lakescape, is spread over an extensive 1,00,000 SFT, one of the largest and most extravagant clubhouses in the vicinity. Blending magnificence with essential facilities, it offers the perfect fusion of luxury, providing you with the best of both worlds.

### CLUBHOUSE AMENITIES:

- KIDS POOL
- GROCERY/SUPER MARKET
- DOCTOR'S ROOM & PHARMACY
- ATM
- MINI BANQUET HALL – 20 SEATER
- FACILITY MANAGEMENT OFFICE
- BANQUET HALL – 100 SEATER
- FOOD COURT WITH KITCHEN
- PRE-PRIMARY SCHOOL/CRECHE
- INDOOR GAMES – T.T/SNOOKER
- BADMINTON COURT
- MINI THEATRE
- SPA/SALON
- GYM
- SAUNA
- SENIOR CITIZEN ROOM
- YOGA/AEROBICS ROOM
- SQUASH COURT
- FAMILY RESTAURANT
- SUITES
- SWIMMING POOL
- TERRACE GARDEN
- SOCCER COURT



























## FITNESS IS A MINUTE AWAY.

At Lakescape, we prioritise the well-being of our residents. Amidst your hectic schedules, we ensure you have ample time for fitness. With over 50 amenities within the property, you can indulge in your favourite sports and activities every day.

- CYCLING TRACK
- HAMMOCK PARK
- AMPHITHEATRE
- YOGA LAWN
- HALF-BASKETBALL COURT
- SITTING PLAZA
- KIDS' PLAY AREA
- OUTDOOR GYM
- ELDERS SITTING AREA
- SAND BED
- BOXING DEN
- TENNIS COURT
- PETS PARK
- SEATING PAVILION
- MINI SOCCER FIELD
- CRICKET PRACTICE NET
- OUTDOOR TABLE TENNIS
- CYCLING TRACK
- JOGGING TRACK
- OUTDOOR RESPITE AREAS
- OUTDOOR WORK PODS
- TOT LOT



























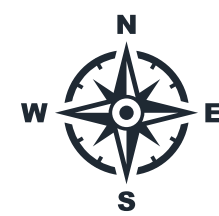


# MASTER PLAN

1. TENNIS COURT
2. BOXING DEN
3. PET PARK
4. CYCLING TRACK
5. PATHWAY
6. BICYCLE PARKING
7. HAMMOCK PARK
8. MINI SOCCER FIELD
9. TEMPLE
10. OUTDOOR GYM
11. SKATING RING
12. RESPITE AREA
13. BASKETBALL COURT
14. PLAZA
15. CRICKET PRACTICE NET
16. OUTDOOR TABLE TENNIS
17. SAND BED
18. CHILDREN'S PLAY AREA
19. YOGA LAWN







# TOWER A & D



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-4	1795.42	502.72	2299



UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-3	1867.19	522.81	2390



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-5	1886.9	528.33	2416



UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-2	1801.10	504.31	2306



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-6	1886.75	528.29	2416



UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-1	1801.10	504.31	2306







# TOWER B & C

UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-1	1491.33	417.57	1909



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-2	1497.56	419.32	1917



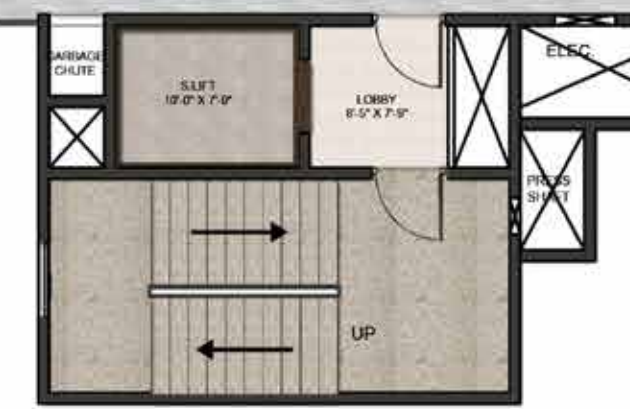
UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-3	1509.93	422.78	1933



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-6	1497.56	419.32	1917



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-5	1497.56	419.32	1917



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-4	1497.56	419.32	1917







# TOWER E

UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-3	1591.94	445.74	2038



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-2	1523.37	426.54	1950



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-1	1596.78	447.10	2044



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-4	1522.66	426.34	1949



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-5	1580.73	442.60	2024



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-6	1585.02	443.81	2029





# TOWER F



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-1	1032.28	283.44	1296



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-2	1021.31	285.97	1308



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-3	1031.59	288.85	1321



2M WIDE CORRIDOR

2M WIDE CORRIDOR



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-6	1046.26	292.95	1340



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-5	1046.26	292.95	1340



UNIT	BUILT UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-4	1046.26	292.95	1340





UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-1	1283.80	359.46	1644

UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-2	1227.77	343.78	1572

UNIT	BUILT UP AREA	COMMON AREA (28%)	SALEABLE AREA
FLAT-3	1255.01	351.40	1607

# TOWER G



UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-6	1278.53	357.99	1637

UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-5	1227.77	343.78	1572

UNIT	BUILD UP AREA	COMMON AREA (28%)	SALABLE AREA
FLAT-4	1227.77	343.78	1572







**TOWER - A | FLAT NO - 03**



**TOWER - A | FLAT NO - 06**







**TOWER - B | FLAT NO - 01**



**TOWER - E | FLAT NO - 01**







**TOWER - F | FLAT NO - 05**



**TOWER - G | FLAT NO - 02**







## SPECIFICATIONS :

### SUPER STRUCTURE

R.C.C. shear wall-framed structure, resistant to wind and earthquake (Zone -2).

### WALLS

**EXTERNAL AND INTERNAL WALLS:** Reinforced shear walls

### CEILING FINISHES

**DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY:** Smoothly finished with putty and acrylic emulsion paint.  
**BATHROOMS:** Grid ceiling

### WALL FINISHES

**DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY:** Smoothly finished with putty and acrylic emulsion paint.  
**BATHROOMS:** Reputed make of GVT/Ceramic tiles cladding up to lintel height.  
**EXTERNAL FINISHING:** Two coats of exterior emulsion paint of reputed brands with architectural features.

### WINDOWS

All windows are of UPVC glazed sliding/open-able shutters with EPDM gaskets and necessary hardware with provision for mosquito mesh shutter.

### FLOORING

**DRAWING, DINING, LIVING, BEDROOMS, KITCHEN:** 800x800 mm size double charged vitrified tiles of reputed brand with spacer joint  
**BALCONY/UTILITY:** 600x600 anti-skid vitrified/Ceramic tiles  
**BATHROOMS:** Anti-skid vitrified/Ceramic tiles  
**CORRIDORS:** Vitrified/GVT tiles with spacer joint  
**STAIRCASE:** Natural Stone/Granite

### ALL BATHROOMS

Wash basin with a single lever basin mixer. Wall-mounted water closet with flush tank of the reputed brand. Single lever bath and shower mixer. Provision for geysers in all bathrooms. All faucets are chrome plated by reputed brands.

### LPG/PNG

Provision for LPG/PNG with piped gas system.

### ELECTRICAL

Concealed copper wiring of reputed make. Power outlet for air conditioners in all bedrooms and living. Power outlets for geysers in all bathrooms. The kitchen has power outlets for a chimney, hob, refrigerator, microwave oven, and mixer/grinder. Washing machine and dishwasher point in the utility area. Three-phase supply for each unit and individual prepaid meters. Miniature circuit breakers (MCB) for each distribution board of reputed make. Modular switches of reputed make.

### LIFTS

V3F drives high-speed lifts of reputed make. Lift lobby cladding with vitrified tiles & granite in the 1st-floor entry lobby.

### TV/TELEPHONE

Intercom facility connecting security. Provision for cable tv connection in drawing, living and all bedrooms. Provision for internet connection in the drawing room.

### FIRE SAFETY

Fire alarms, automatic sprinklers and wet risers as per the fire authority regulations. Provision of a corner cornice where the firefighting pipes are visible in the flat.

### WATERPROOFING

Waterproofing is provided for all bathrooms, balconies, utility areas & roof terraces.

### SECURITY

24/7 security/ surveillance system. Surveillance cameras (CCTV) at the main security and the block & lift cabin entrance.

### POWER BACK UP

100% D.G. backup with acoustic enclosure and AMF.

### WTP & STP

Water treatment plant for bore-well water. A sewage treatment plant of adequate capacity as per norms. Treated sewage water for landscaping and flushing. A garbage chute.







## BRINGING YOU CLOSE TO EVERYTHING.

Lakescape by Candeur is situated in the heart of Hyderabad, offering easy access to the entire city. Schools, hospitals, IT offices and malls, everything within your neighbourhood. Reach your destination quickly by travelling through a single stretch.

### EDUCATION:

- Chirec International School
- Hyderabad Central University
- EuroKids Preschool
- IIIT, Gachibowli

### HOSPITALS:

- Citizens Speciality Hospital
- Vanaja Maternity Hospital
- Kims Hospitals
- Care Hospitals
- AIG Hospitals

### ENTERTAINMENT:

- Sarath City Capital Mall
- SLN Terminus
- GSM Mall

### CONNECTIVITY:

- Lingampalli Railway Station
- Gachibowli ORR
- Raidurg Metro Station

### IT/CORPORATES:

- Wipro
- Microsoft
- Google
- ICICI
- DLF
- IBM
- Deloitte



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