

THE
ADDRESS OF LUXURY
CLOSE TO A NATURAL LAKE



NIHARIKA

LAKEFRONT

Developers



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ROAD NO. 9, SAI AISHWARYA LAYOUT, NEAR DELHI PUBLIC SCHOOL, KHAJAGUDA, HYDERABAD.
Rera No. : P02400001978

MOVE INTO
A HOME THAT WILL
REFLECT YOUR
LIFESTYLE



Another premium gated community from Niharika Projects, Lakefront opens new vistas in living in a luxurious setting. Located at Khajaguda, Hyderabad the project is executed by the award winning team of architects.

Located in pristine surroundings and featuring a striking facade with leafy green resort type rooftop with all the luxury finishes, Lakefront will be one of the most sought after projects in the city.

Welcome to your new Lakefront living.



THE WONDERFUL BALANCE OF
URBAN SOPHISTICATION
AND LOCATION ADVANTAGE



EXCELLENT
LOCATION
IN KHAJAGUDA

LAKEVIEW
RESIDENCES

BEST URBAN
CONNECTIVITY
AND TO ORR



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WHERE THE ELEMENTS
OF LIFE COME TOGETHER



PROJECT FEATURES

- ◆ Prestigious Development by brand Niharika
- ◆ Extent of land - 0.93 Acres
- ◆ 40', 40' and 50' ft 3 side roads
- ◆ Basement + Stilt + Upper Stilt + 10 Floors
- ◆ 99 Exclusive units
- ◆ 1450, 1865, 2010, and 2100 sft. size units are available
- ◆ All 3BHK units
- ◆ Clubhouse
- ◆ Swimming pool
- ◆ Luxurious Indoor and Outdoor amenities
- ◆ Jogging Track
- ◆ Kids play area
- ◆ Excellent landscape features
- ◆ Earthquake resistant design
- ◆ High speed automatic passenger lifts
- ◆ CC cameras and round the clock security
- ◆ Glass/SS railing for balconies
- ◆ Piped gas connection
- ◆ 24/7 Security
- ◆ STP
- ◆ Fire Protection



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OPULENCE IN SKIES



At Niharika Lakefront, we wanted to give potential buyers a chance to truly experience the sheer grandeur that comes with living in a landmark luxury high-rise.

 High end finishes

 High Demand Lifestyle Design

 100% Vaasthu

 Security Camera

 Boom Barrier Entry



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MASTER PLAN



LIVE THE
TRANQUIL
ADVANTAGE



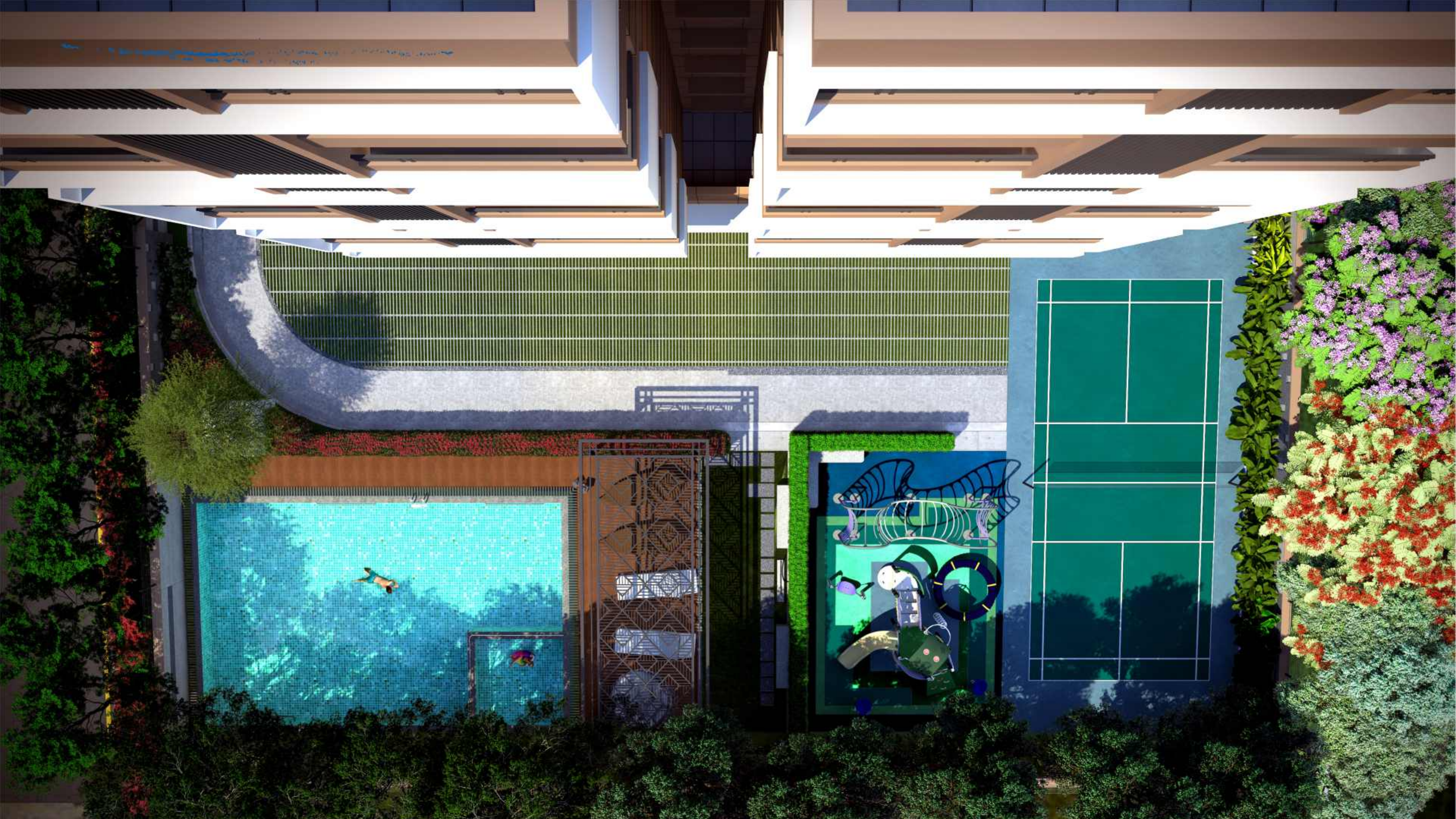
LEGEND

- ① MAIN ENTRANCE GATE
- ② EXIT GATE
- ③ GRANITE ENTRANCE PAVING
- ④ PAVERS WITH STONE COBBLES
- ⑤ ENTRANCE DECK UNDER PERGOLA
- ⑥ BADMINTON COURT
- ⑦ KID'S POOL
- ⑧ LAP POOL
- ⑨ LAWN WITH SEATING
- ⑩ CHILDREN'S PLAY AREA
- ⑪ PATHWAY/JOGGING TRACK



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A LIFESTYLE ETCHED IN LUXURIES



Niharika Lakefront lives up to its name so beautifully. This exquisite abode is a magical blend of living in the city yet enjoying a natural water body beside it. There is a spectrum of activities and open spaces around the lakefront - outdoor swimming pool and jogging paths, shaded seating and play areas, observation points and green lawns. Quite simply, it's your picture-perfect world.



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FAMILY SWIMMING POOL

BADMINTON COURT

GYM
INDOOR GAMES

MULTIPURPOSE HALL



A SPACE THAT
BREATHS TO LIFE



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TYPICAL FLOOR PLAN 



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LUXURY WITH GRANDEUR



Niharika Lakefront offers homes that are expansive in every Sense - high ceilings, incredibly spacious rooms, and Views that overlook the horizon. Detailed with the finest Finishing, Niharika Lakefront brings to you uncompromised Luxury at every turn



Unit - 1 - 3BHK EAST 2010Sft



Unit - 5 - 3BHK EAST 2010Sft



Unit - 2,3,4 - 3BHK EAST 1450Sft



Unit - 6 - 3BHK WEST 2100Sft



Unit - 7,8,9 - 3BHK WEST 1865Sft



Unit - 10 - 3BHK WEST 2100Sft



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 False Ceiling along corners for Electrical light points in living, dining and all bedrooms

FLOORING & DADO

- + Granite/Tiles flooring in Lounge & Passages.
- + Vitrified tiles (800mm x 800mm) flooring in Hall, Dining and all other bedrooms (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)

KITCHEN

- + Granite Platform with Stainless sink
- + 2 feet height dado on top of granite platform.

PLUMBING & SANITARY

- + EWC and Wash Basins in all bathrooms of premium make. (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 in Bed rooms

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/Kone/Johnson or equivalent)

DOORS & WINDOWS

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

LOCATION PLAN

CONNECT WITH LIFE AND NATURE



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



TOUCHING YOUR LIVES, THE NIHARIKA WAY



Acknowledging that crafting homes is about bringing dreams to reality, Niharika Projects has rapidly emerged as a trustworthy real estate company since its origin in 2002. With visionary entrepreneurs R. Rajasekhara 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' and 'TV5 Award for Best residential projects' adds as testimony to recognition.



NIHARIKA INTERLAKE



NIHARIKA SIGNATURE



NIHARIKA LANDMARK



NIHARIKA JUBILEE ONE



NIHARIKA EXOTICA

NIHARIKA PROJECTS

401, Niharika Jubilee One, Plot No. 1355 H&I, Road No. 1, Jubilee Hills, Hyderabad-33.

Ph.: +91 9100527779, +91 40 23540884

E-mail: sales@niharikaprojects.com

www.niharikaprojects.com



CNBC Best Residential Project Award Niharika Signature



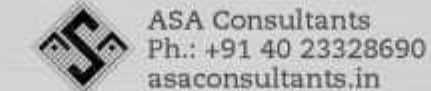
TV5 Best Residential Projects Award Niharika Exotica

TEAM

Architects



Structural Consultants



Branding



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