



**Sylvan Acres Realty Private Limited**  
(100% subsidiary of Kolte Patil Developers Ltd.)

Registered Address:  
City Point, Dhole Patil Road, Pune-411001,  
Maharashtra India.

Bangalore Address:  
10th Floor, No. 121, The Estate, Dickenson Road, Yelappa Garden,  
Yellappa Garden, Sivan Chetty Garden, Bengaluru 560001 Karnataka India

Visit : [www.koltepatil.com](http://www.koltepatil.com) | Mail : [presales@koltepatil.com](mailto:presales@koltepatil.com)

RERA Registration No. : **PRM/KA/RERA/1251/446/PR/060324/006667**  
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*Lakeside* 24

LIVE BIG. TODAY & FOREVER...

2,2.5,3,3.5 BHK APARTMENT & 3,4 BHK DUPLEX  
HIGHRISE LIFESTYLE  
OFF HENNUR ROAD

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Best-in-class  
creations reflecting  
unmatched greatness

Founded nearly 3 decades ago and guided by the simple, yet profound, philosophy of 'Creation, not construction', **Kolte-Patil Developers** is a leading real estate Public Limited company with dominant presence in the Pune, Mumbai & Bengaluru residential market.

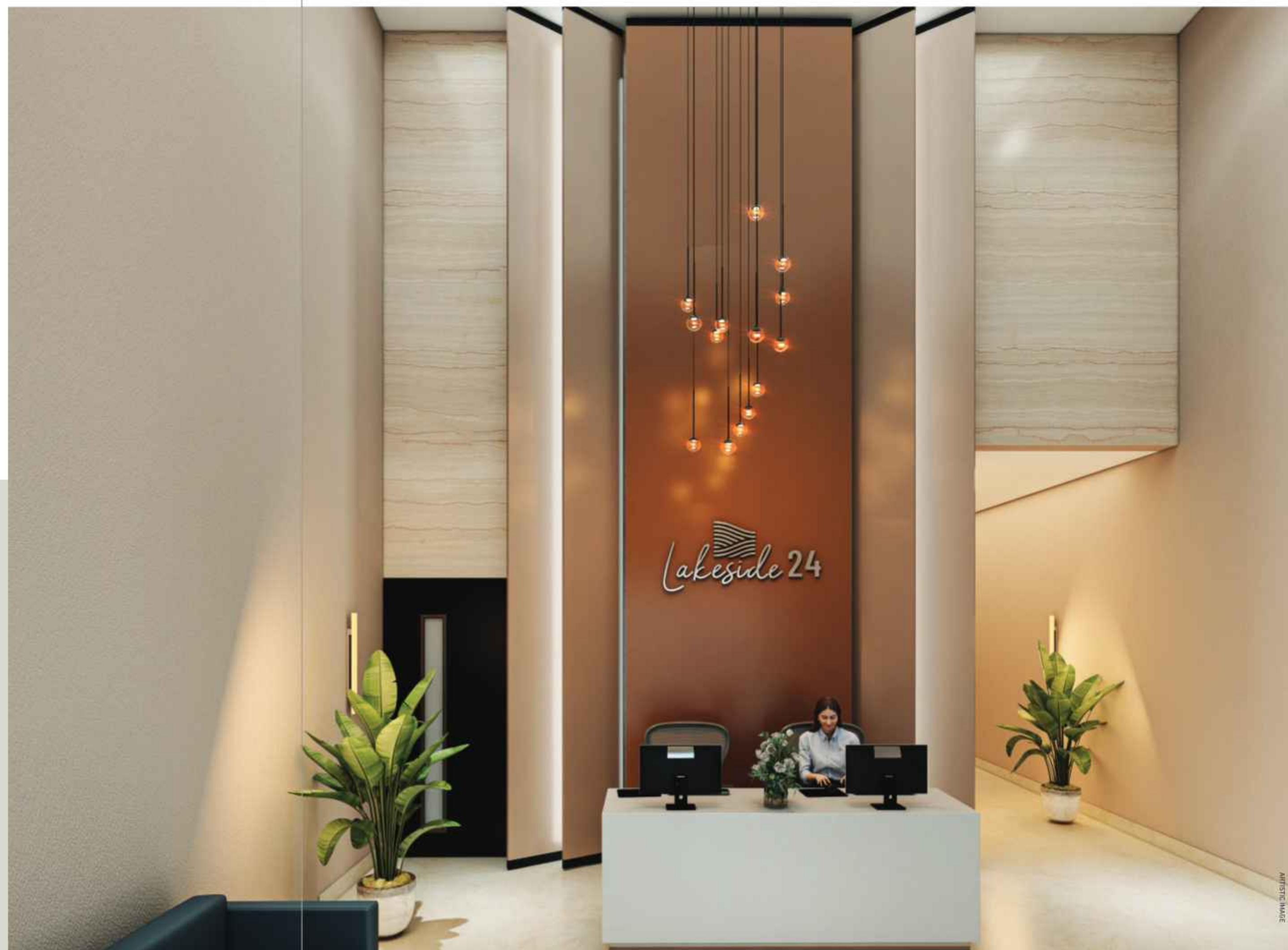
**Kolte-Patil Developers Ltd.** incorporated in 1991, is headquartered in Pune and is listed on NSE and BSE (BSE: 532924, NSE: KOLTEPATIL). The company has been creating landmarks for over 3 decades and has developed and constructed over 50 projects including residential complexes, commercial complexes and IT Parks covering a saleable area of ~26 million square feet across Pune, Mumbai & Bengaluru.



Live Big.  
Today & forever...

Discover the best of urban living in our stunning high-rise 2,2.5,3,3.5 BHK Apartment & 3,4 BHK Duplex Highrise Lifestyle, perfectly situated on a tranquil lakefront. In this rapidly developing locality, you'll find the perfect blend of modern convenience and natural beauty. Enjoy luxurious amenities and easy access to all the proximities.

Lakeside 24





## Lakeside 24

Whether you're looking for a vibrant community or a peaceful retreat, our lakefront project offers it all. Experience the future of city living with a focus on sustainability, safety, and a thriving neighbourhood.

Respect every wish,  
pamper each desire!

Spellbinding views,  
invigorating ventilation

Lakeside 24



ELEVATE  
YOUR  
LIVING

Lakeside 24

Top

Bottom

## Rediscover living. Aspire for more in life.

Kolte Patil Lakeside 24 where tranquillity meets luxury in the heart of North Bengaluru. Located amidst the lush greenery of Kannur, these apartments redefine modern living, offering a perfect blend of comfort, convenience, and sophistication. Lakeside24 is a residential project strategically positioned in one of the best locations in Northern Bengaluru. The project is located off Hennur Road, on the Kannur main Road.



Scan for Location

*Lakeside* 24





## Lakeside 24

Dive into luxury with our stunning rooftop swimming pool, where panoramic lake views meet unparalleled tranquillity. Relax by the poolside, soak in the serenity, and let the city below fade away.

Peace and Luxury  
with stunning  
lake view



## Choose your leisure. Choose your zone.

Experience a community designed for everyone with our unique three-zone amenity layout. The ground floor is a bustling hub of activity, offering something for everyone from kids to elders. It's a space where families can play, relax, and enjoy life together.

With 90% open space, you'll have room to breathe, explore, and connect with nature. Our thoughtfully planned zones cater to a range of interests and activities, from playgrounds and fitness areas to serene gardens and walking paths. It's more than just amenities; it's a lifestyle crafted for you.



## Ground Floor Amenities :

### Legend

1. Entrance plaza
2. Security cabin
3. Basement ramp
4. Building drop off
5. Parking
6. Jogging track
7. Yoga lawn
8. Reflexology path
9. Floral garden
10. Outdoor seaters with charging points
11. Children play area
12. Toddlers Sandpit
13. Pet park
14. Outdoor gym
15. Medium height shrub planting
16. Palm court
17. Playfield/ Multipurpose lawn
18. Stepped seating
19. Stage / Platform
20. Accent tree
21. Driveway

## Indoor Amenities



Reception with  
Waiting Lounge



Gymnasium



Multipurpose  
Hall



Work from Home  
Cubicles



Reading Area



• Indoor Games •  
TT, Cards, Chess & Carrom.



## Terrace Amenities



Rooftop  
Swimming pool



Rooftop  
Kids pool



Pool deck



Pergola  
with seating



Changing room  
with Toilet



Open Shower

# Energy. Leisure. Celebration.

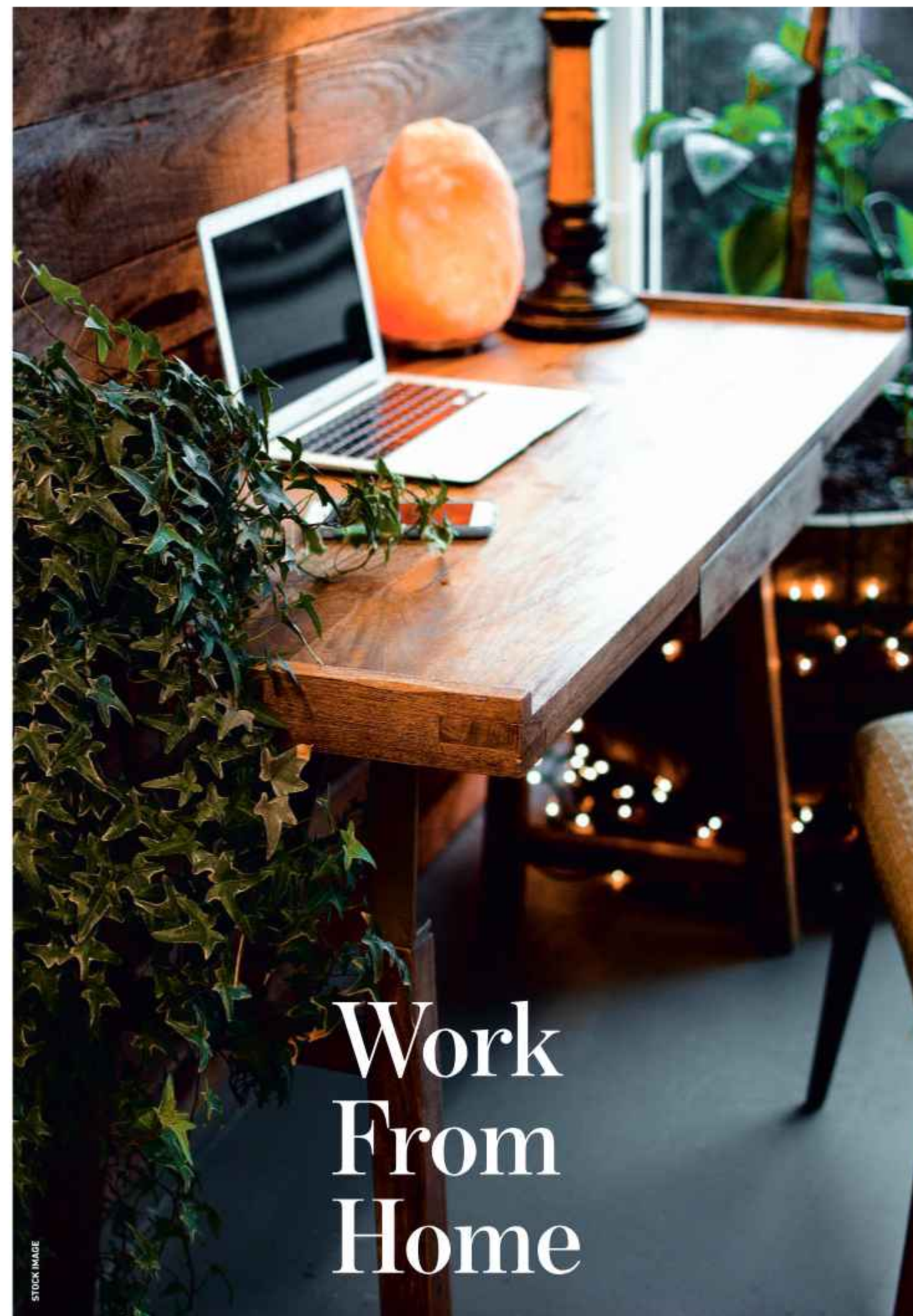
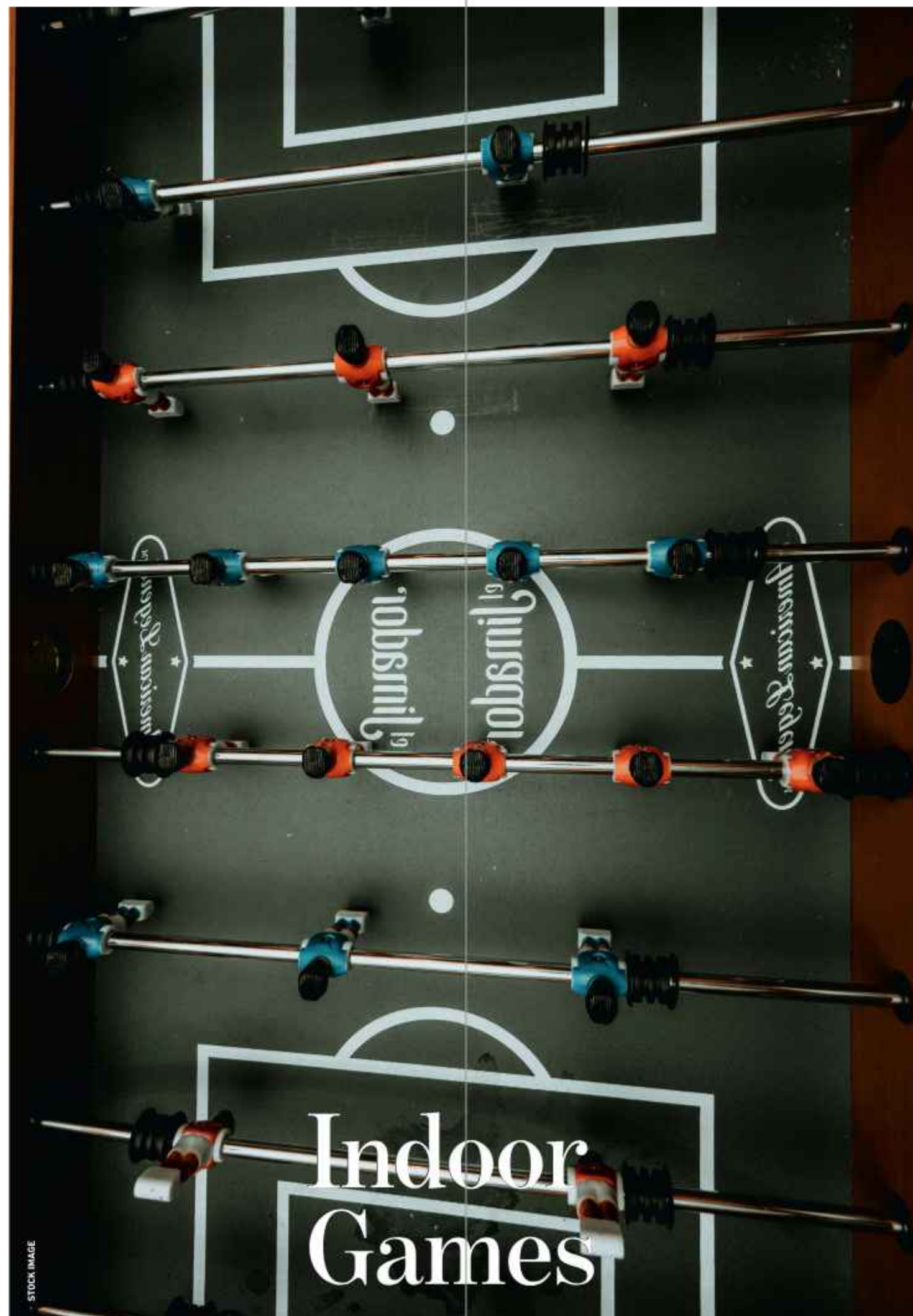


# Multipurpose Hall



# Mocktail Bar

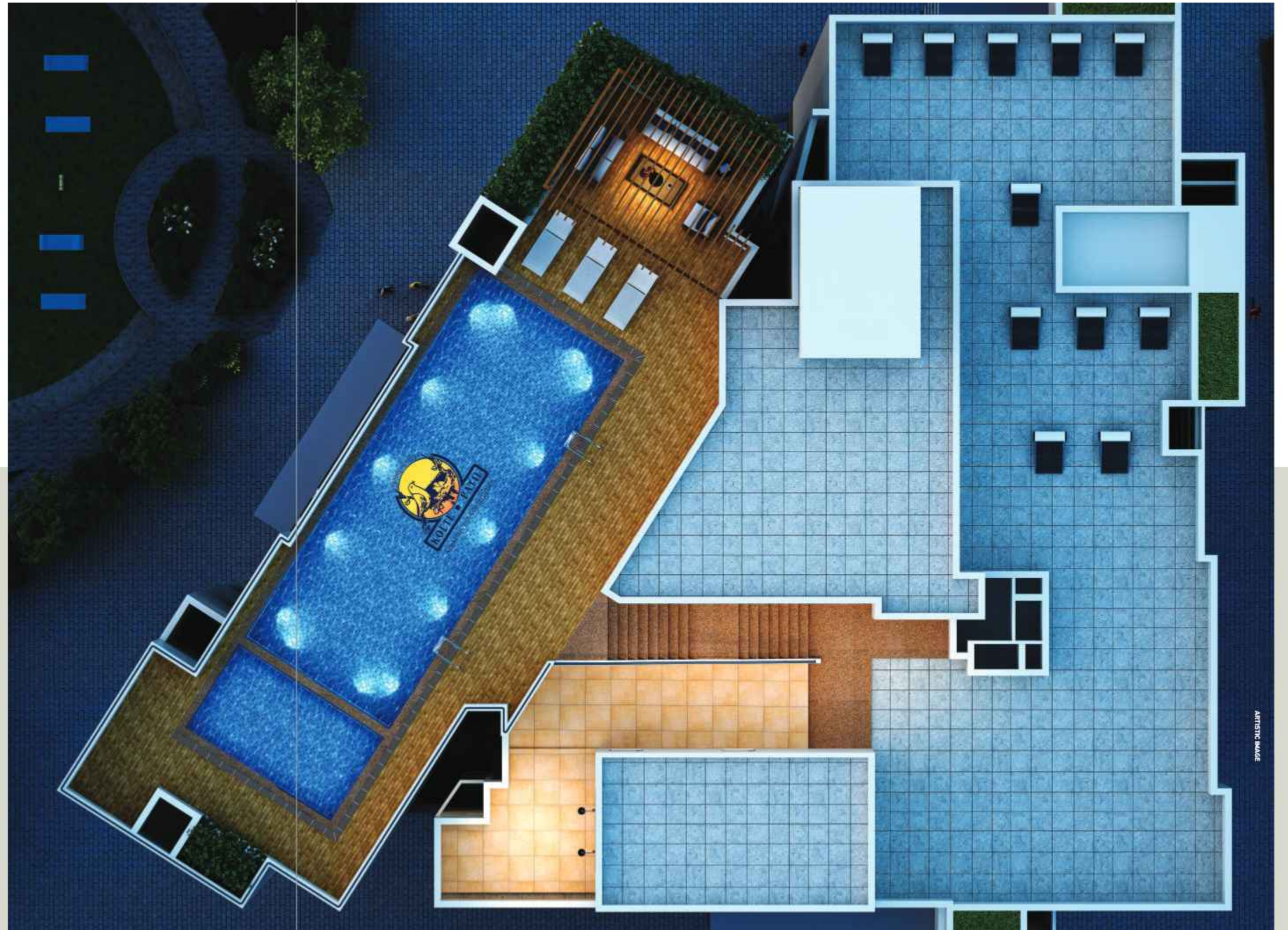




## Roof Top Leisure Unlimited

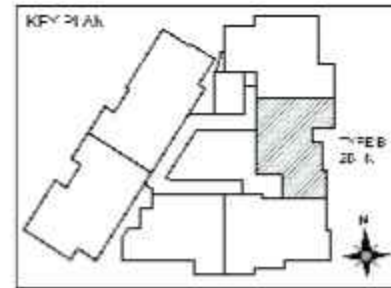
"Escape to Leisure Unlimited, where every day feels like a vacation. Perched top of the city, our rooftop oasis offers unparalleled relaxation and breathtaking lake views. Elevate your experience with us at Leisure Unlimited."

Lakeside 24



ARTISTIC IMAGE

# 2 BHK TYPE - B



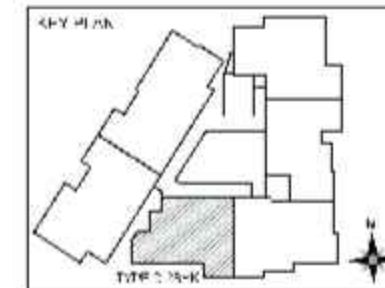
| TYPE B - 2 BHK |             |                       |
|----------------|-------------|-----------------------|
| Unit           | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.        | 71.85       | 4.95                  |
| Sq.Ft.         | 773         | 53                    |



The Furniture, colors, shades of walls, tiles, equipments etc. are for representational purposes and will vary in planning and designing and upon actual construction. Plans are not to scale.

Lakeside 24

# 2 BHK TYPE - D



| TYPE D - 2 BHK |             |                       |
|----------------|-------------|-----------------------|
| Unit           | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.        | 70.91       | 5.01                  |
| Sq.Ft.         | 763         | 54                    |



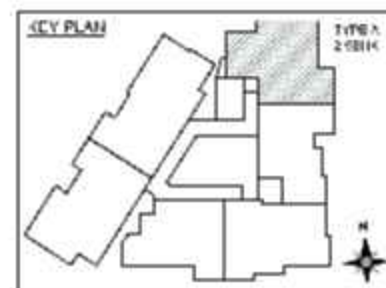
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Lakeside 24

## 2.5 BHK TYPE - A



201 - 1901  
2001 - 2201



| TYPE A - 2.5 BHK |             |                       |
|------------------|-------------|-----------------------|
| Unit             | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.          | 74.40       | 7.56                  |
| Sq.Ft.           | 801         | 81                    |

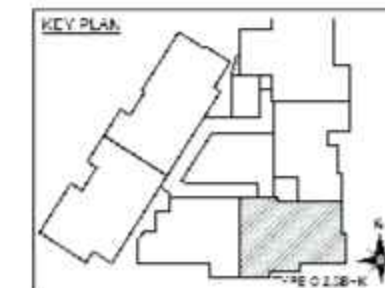


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## 2.5 BHK TYPE - C



203 - 2203



| TYPE C - 2.5 BHK |             |                       |
|------------------|-------------|-----------------------|
| Unit             | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.          | 78.79       | 7.96                  |
| Sq.Ft.           | 848         | 86                    |



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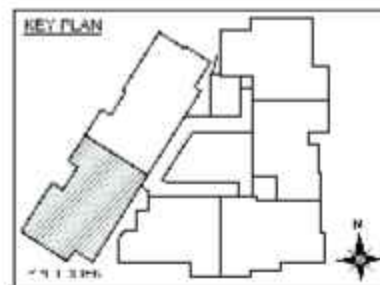
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Lakeside 24

# 3 BHK TYPE - E



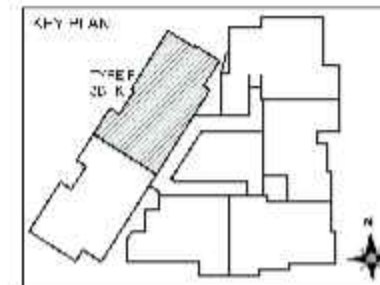
# 3 BHK TYPE - F



| TYPE E - 3 BHK |             |                       |
|----------------|-------------|-----------------------|
| Unit           | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.        | 87.30       | 9.79                  |
| Sq.Ft.         | 940         | 106                   |



The Furniture, colors, shades of walls, tiles, equipments etc. are for representational purposes and will vary in planning and designing and upon actual construction. Plans are not to scale.



| TYPE F - 3 BHK |             |                       |
|----------------|-------------|-----------------------|
| Unit           | Carpet Area | Balcony/ Open Utility |
| Sq.Mts.        | 91.99       | 10.12                 |
| Sq.Ft.         | 990         | 109                   |



The Furniture, colors, shades of walls, tiles, equipments etc. are for representational purposes and will vary in planning and designing and upon actual construction. Plans are not to scale.

Lakeside 24

Lakeside 24

## Sensibly Designed Homes

### Flooring

Foyer, Living, Dining, Bedroom & Kitchen - Premium Vitrified Tiles  
Master Bedroom - Laminated Wooden Flooring  
Utility - Anti Skid Ceramic Tiles  
Balcony - Anti Skid Ceramic Tiles  
Toilets - Anti Skid Ceramic Tiles with Glazed Wall Tile till false ceiling

### Toilet

CP Fittings - Jaquar or Equivalent  
Sanitaryware - Parryware/ Hindware or Equivalent  
Counter Top Wash basin in Master Bedroom Toilet  
Wall mounted Regular Wash basin in other Toilets  
Wall hung white EWC & Concealed flush tank/flush valve with health faucet  
Geyser provision in all Toilets  
Provision for Exhaust fan in all Toilets  
False Ceiling in all Toilets

### Doors

Main Door - 8ft high Veneer finished flush door with teak wood frame, polished both side  
Internal Doors - 7ft high Masonite Skin Shutter with Hard wood frame, painted both side  
Toilet Doors - 7ft high Masonite Skin Shutter with Hard wood frame, painted both side  
Door Hardware - Premium Quality

### Windows

Bedrooms - UPVC Sliding Window with Mosquito Mesh or Openable Window without Mosquito Mesh  
Kitchen/Utility - UPVC Window with Exhaust Provision

### Doors

Balcony - UPVC Sliding Door with Mosquito Mesh or Openable Door without Mosquito Mesh  
Open Utility - UPVC Openable Door without Mosquito Mesh

### Railing

Balcony/Open Utility/Duplex Staircase Railing - MS Railing with Enamel Paint

### Kitchen

Granite Platform  
2ft Dado above Granite Platform  
SS Sink with Single bowl & drain board  
Provision for Water Purifier  
Provision for washing Machine in Utility

### Electrical

Supply :  
- 2 & 2.5 BHK - 3KW  
- 3, 3.5 BHK & Duplex - 5KW  
Back up :  
2, 2.5 & 3.0 BHK - 1 KVA & 3.5 BHK & Duplex - 2 KVA  
100% Generator back up will be provided for all common areas  
Wiring :  
Anchor brand Flame Retardant Low Smoke (FRLS) or Equivalent  
Switch Plates :  
Legrand/Anchor/ABB or Equivalent

### Paint

Exterior - Exterior Emulsion  
Interior Walls - Emulsion  
Ceiling - Oil Bound Distemper

### TV, AC Points & Telephone

TV Point in Living and Master Bedroom  
AC Electrical Provision in Living and Master Bedroom

### Common Areas

Ground Floor - Entrance Lobby - Marble/Granite/FGVT flooring & cladding or a combination of the aboveTypical Floor  
Lobby - Premium Vitrified Tiles  
Common & Duplex Staircase - Granite/Step Tiles & MS Railing

### DTH Infrastructure

EPABX - Only for Common Areas  
CCTV in vantage points





# Architecture is A Visual Art

**RSP**

**RSP Design Consultants (India) Pvt. Ltd.**

RSP is a Global Multi-Disciplinary Design Consultancy with offices in over 10 countries and 65+ years since inception, with many global accolades for our design efforts.

We, in India are a team of 400+ strong professionals with a track record of over 25 years and office in 5 locations including Bangalore, Chennai, Hyderabad, Mumbai and NCR.

One of the largest international design company operational in India - RSP provides one-stop design solution related to Master Planning, Building Planning Design, MEP, Infrastructure, Interior Design, Landscape, Traffic Assessment, Civil Infra Design.

TOP 25  
LARGEST ARCHITECTURAL  
PRACTICES IN THE WORLD

WA  
100  
2020

 Lakeside 24

Welcome to  
High-Rise  
Lifestyle

