

Life in shades of joy



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Lakeshore
Residency
Talegaon





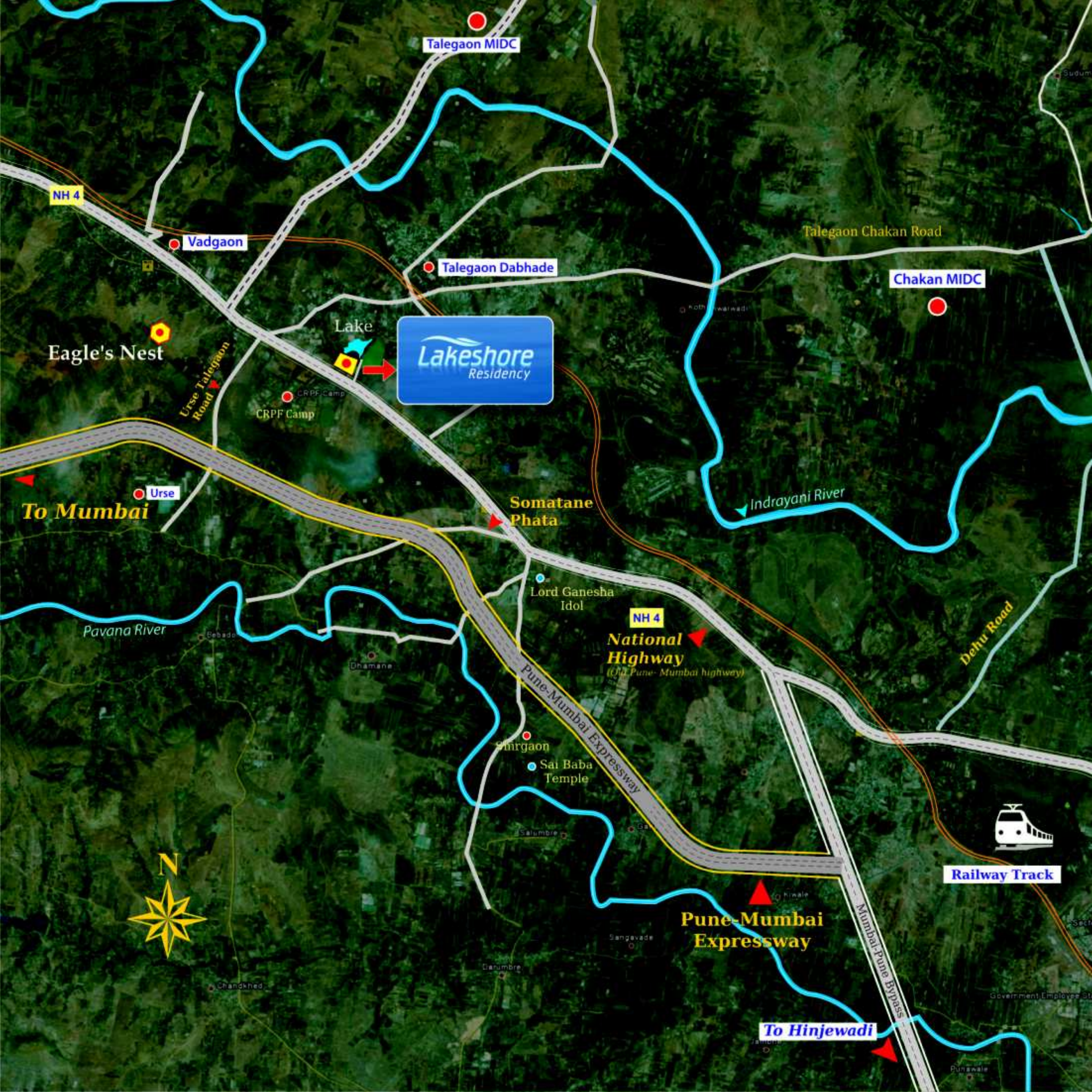
“It's here that nature soothes your soul
and shades of life all unroll,
Painting life in a different hue,
where the lake and sky are tranquil blue!”

Presenting
Lakeshore
Residency
Talegaon

*An enchanting residential project of 2 & 3 BHK flats,
& convenience shops near a tranquil blue lake situated in
Talegaon, on old Mumbai - Pune highway.*



Actual view from site



Talegaon MIDC

NH 4

Vadgaon

Talegaon Dabhade

Talegaon Chakan Road

Chakan MIDC

Lake

Lakeshore
Residency

Eagle's Nest

Urse Talegaon
Road

CRPF Camp

Urse

To Mumbai

Somatane
Phata

Indrayani River

Pavana River

NH 4

National
Highway
(Old Pune- Mumbai highway)

Dehu Road

Pune-Mumbai Expressway

Shirgaon

Sai Baba
Temple

Salumbre

Ga



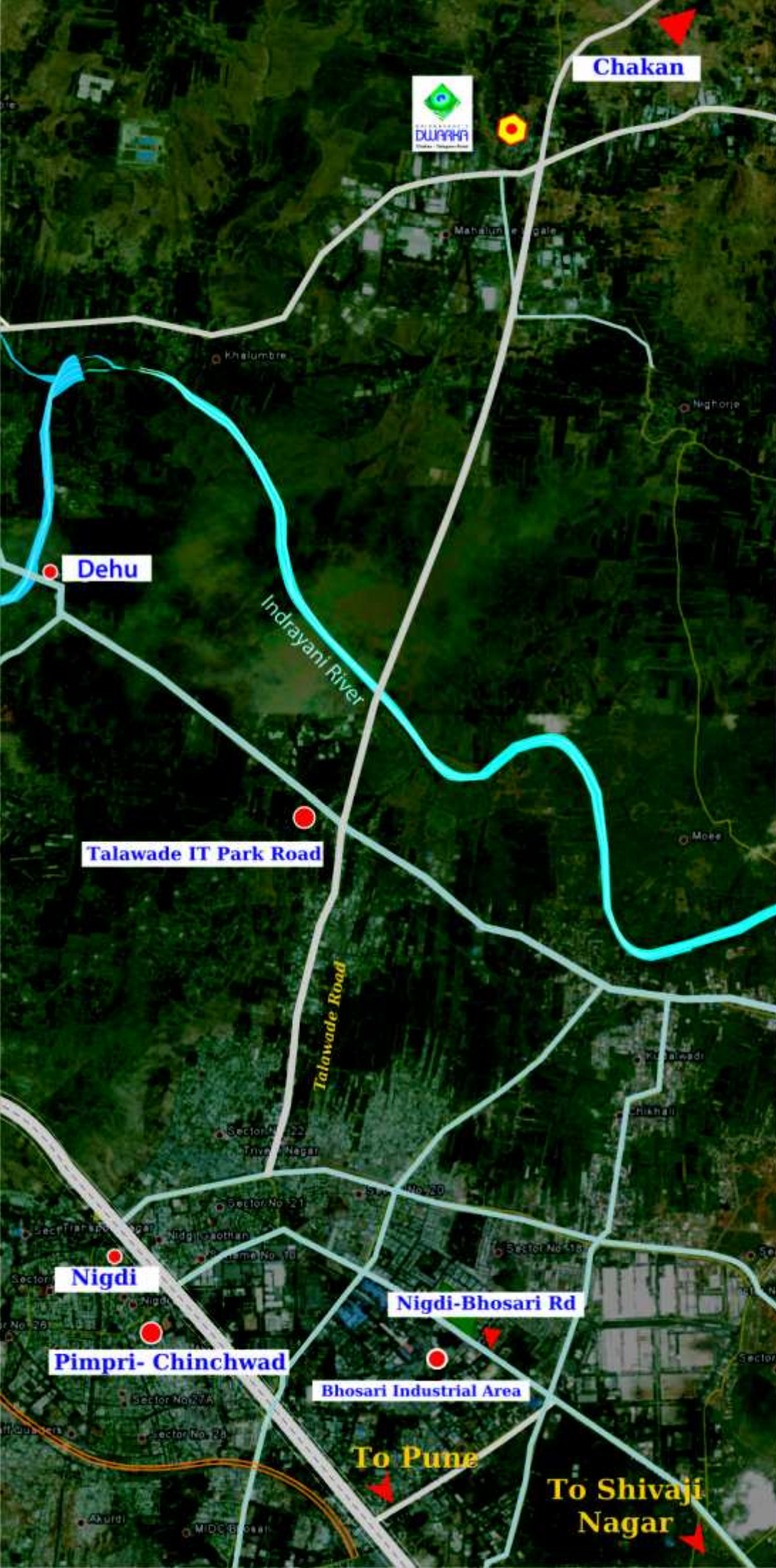
Railway Track



Pune-Mumbai
Expressway

To Hinjewadi

Mumbai-Pune Bypass



Lakeshore Residency

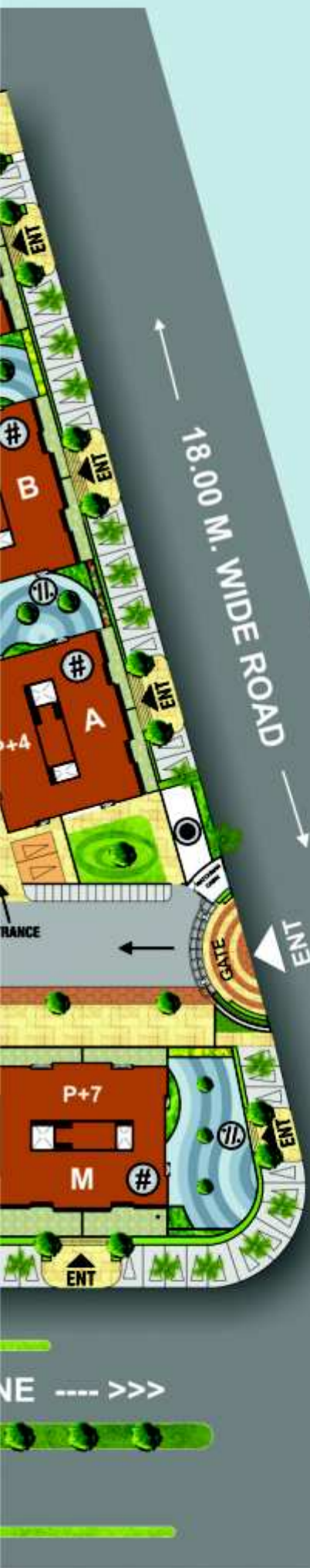
*Talegaon - a promising,
futuristic location*

- An eco-friendly project with clean and clear environment
- Situated on National Highway No. 4 that connects Talegaon to Pune, Mumbai and Nasik.
- Other developing industrial centres like Chakan, Talegaon and Narayangaon are well connected by major state roads.
- A major railway station on Central Railway
- On its way to acquiring the status of a well-developed city.
- Famous hill stations of Lonavala & Khandala are a 30 min. drive from Talegaon.
- Presence of multinational majors as well as International Schools and Colleges.

Lakeshore Residency to

- Express Highway/Talegaon Toll naka - 3.5 kms
 - Lonavala - 22 kms
 - Somatane Phata - 02 kms
 - Talawade MIDC - 22 kms
 - Hinjewadi IT Park - 22 kms
 - Talegaon MIDC - 12 kms
 - Pimpri Chinchwad MIDC - 22 kms
 - Shivajinagar Head Office - 31.5 kms
 - Chakan MIDC - 18 kms
 - Chakan Airport (proposed) - 30 kms
 - Nigdi - 12 kms
 - Nasik Phata - 20 kms
 - Khadki - 30 kms
- Banks / ATM / Hospital / Temple - Within radius of 2 kms
Church / School / College





LEGEND

	2BHK.BLDG.
	3BHK.BLDG.
	Private Terraces To Flats
	Building With Shop Front At Ground Floor
	Podium Terraces With Covered Parking or Shop Below
	Garbage Treatment Plant
	Transformer Room/DG Set
	Sewage Treatment Plant In Parking Area

Master Layout

Lakeshore Residency

Every element at 'Lakeshore' ensures unmistakable comfort & luxury. The meticulous detailing of every feature multiplies it even more!

- Chic 2 & 3 BHK flats with landscaped garden
- Clubhouse with Gymnasium, Multipurpose Hall with Pantry, Office & Reception
- Swimming Pool
- Convenience shopping
- A 12 meter wide road providing easy access to all buildings and parking lots. Road in concrete. Driveways & pathways in interlocking blocks.
- Landscaped Garden with jogging track, Senior Citizens' Plaza, Children's Play Area
- Impressive Main Gate with Security Cabin
- Amphitheatre
- Adequate Parking for residents & visitors

Building A, B, C, D, E, F, G & H may be increased to a maximum of 24m height (CP + 7 storeys) finally.





Lakeshore Residency

*A perfect design to
suit your style!*

2 Bedroom Apartments - 850 - 900 sq. ft.

3 Bedroom Apartments - 1200 - 1250 sq. ft.

Shops and Offices - 70 sq. ft. onwards

The facade of the entire building gels with your chic style. It's fluid with geometric patterns. Buildings are well-spread out and the landscaped courts in between ensure the privacy of each building. The deep projections of the weather sheds and fins keep the interiors cool. The expansive windows offer a panoramic view of the surroundings.







Lakeshore Residency

*At league with nature...
and the mainstream.*

Enjoy the bounties of nature while you stay connected to the city. Invite friends for a 'cool' party. Or sit on the terrace with your favourite book. Take an after office swim or organise private concerts at the specially made Amphitheater!

Life here is lush, fluid and energetic!





Lakeshore Residency

Where life is happy & luxurious

Specifications:

- Composite RCC framed and shear wall construction with Aluform technology.
- **Flooring:**
 - 2'0" X 2'0" Vitrified tile flooring & skirting for Living / Passage, Kitchen and all Bed Rooms
 - Matt finish ceramic flooring for private terrace & toilet.
- **Kitchen:**
 - Black granite top kitchen platform, S.S. Sink with 2' 6" glazed tiles dado above platform. • Exhaust fan in kitchen.
 - Clothes drying arrangement. • Reticulated gas system.
- **Toilet:**
 - Concealed plumbing with hot and cold water mixer unit for shower
 - W.H.B. Quality C.P. Fittings in Toilets & Kitchen.
 - Exhaust Fan
- **Electrification & Cabling:**
 - Provision for telephone and TV point in living & Master Bedrooms.
 - Concealed copper wiring with modular switches in all flats.
- **Doors:**
 - Decorative laminated door shutters with polished wooden frames.
- **Windows:**
 - Aluminum powder coated sliding windows and doors with mosquito net and security grill.
- **Painting:**
 - Acrylic distemper paint on walls & ceilings for all rooms along with Acrylic external paint.







Lakeshore Residency

Enjoy the ripples of luxury!

- Clubhouse with Gymnasium, Multipurpose Hall with Pantry, Office & Reception.
- Landscaped garden with jogging track, walk-ways pavilions, lawns and flower beds.
- Senior citizen plaza with acupressure walkway, children's play area with adequate number of play equipment and synthetic carpet floor for safety.
- Decorative compound wall, impressive main entrance gate with security cabin and intercom facility to all flats.
- Private party area around swimming pool lawns
- Generator backup for lifts, pumps, common lights and clubhouse
- Electrical provision to fit inverter for light points in each flat.
- One lift per building
- Polished Kota stone for staircase
- Checkered tile flooring in parking
- Common hot water boiler system on reticulated gas on terrace
- Provision of stage, amphitheater
- Large public space provision for community get togethers.
- Adequate parking for residents and visitors





...And we don't stop there.



The project is designed for 4 star eco-rating with an array of eco-friendly features.

Rain Water Harvesting:

To avoid water shortage, we have arrangements for Rain Water Harvesting.

Sewage Treatment Plant:

Sewage treatment plant with tertiary treatment for recycle of water provides water for gardening & flushing.

Garbage Converter:

Organic Garbage Converter on the premises processes wet garbage into manure. The result - efficient garbage disposal and a flourishing garden all round the year!

Motion Sensors for Parking Area:

Power saving street light fittings & parking lights on motion sensor device help in saving electricity.

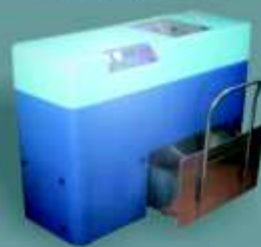
Reticulated Gas System:

Reticulated Gas System provides gas to kitchen and hot water through terrace boilers to save electricity.

Convenience shopping saves transportation time and costs.



Reticulated Gas Boiler

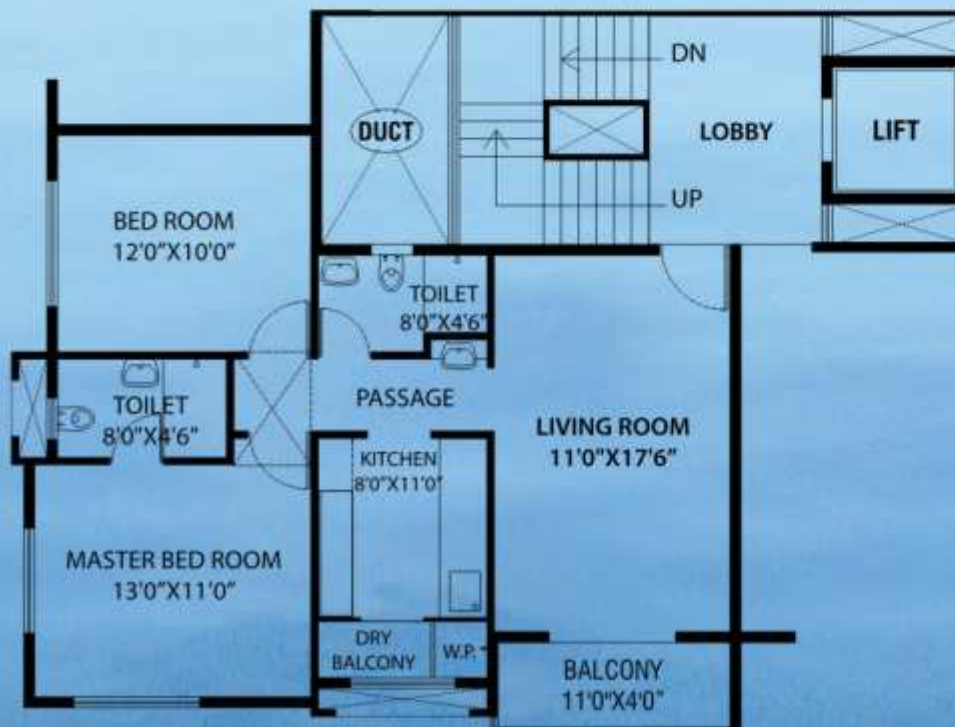


Garbage Converter



Power saving street light

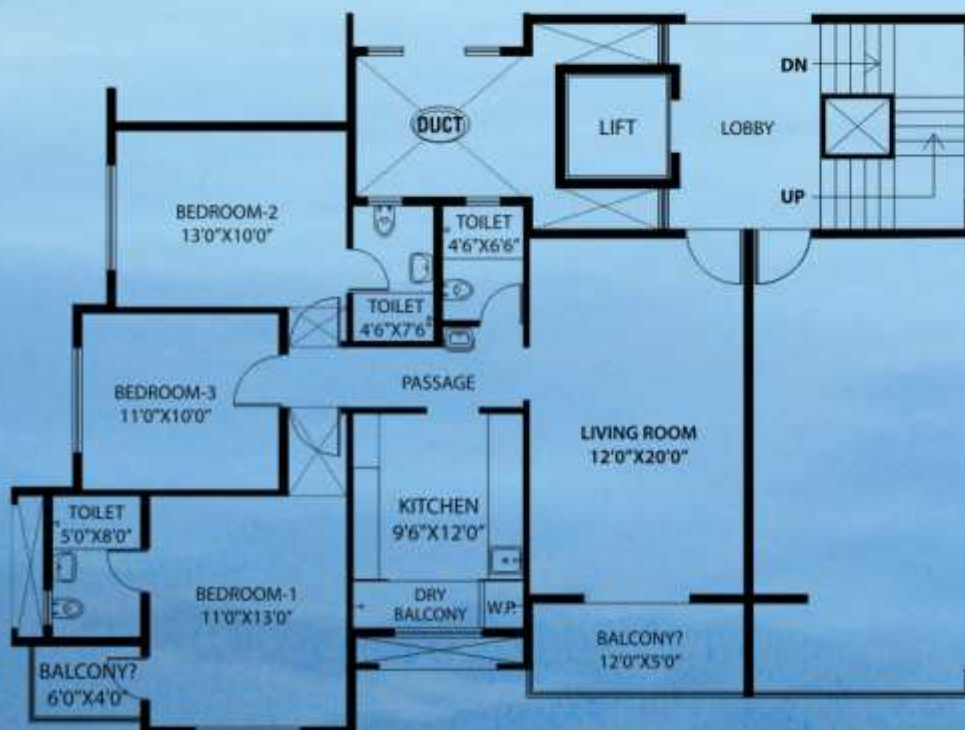
Typical Floor Plan - 2BHK Apartment



Sales Area Statement

Flat Carpet (Sq.ft.)	Chargeable Area (Sq.ft.)
712.00	890.00

Typical Floor Plan - 3BHK Apartment



Sales Area Statement

Flat Carpet (Sq.ft.)	Chargeable Area (Sq.ft.)
998.00	1248.00



Creating Landmarks:

Naiknavare Developers Pvt. Ltd. is an integrated real estate development company headquartered in Pune, India, with a staff strength of more than 200 professionals. We currently have our projects in Pune and Kolhapur in Maharashtra and in Goa. Evolving technology to suit the modern day trends in construction is our sole passion.

With a steadfast focus on efficiency in the execution and quality of construction, today 'Naiknavare' is recognized for quality of workmanship and integrity in customer relations.

Naiknavare are one of the few developers to have a Property Service Department to cater to post possession needs of customers for a specified period.

Besides construction, Naiknavare Group has made their mark in the field of - Hospitality, I.T. and Technology.

Lakeshore Residency Talegaon

NDPL.

Architects and Interiors

NDPL.

Structural Consultants

Christopher D'Lima

Landscape Consultants

NDPL.

Maintenance / Electrical / Plumbing Consultants

P. Narayan

Legal Consultants

Site Office :

S. No. 393/2-a/1, 393/2-b, Talegaon Dabhade, Mumbai-Pune National Highway 4, Taluka: Maval, Dist: Pune.
Sales enquiries - Mobile : 88050 30222, 98817 39615

Head Office :

1204/4, Ghole Road, Shivajinagar, Pune - 411 005. Tel : (91-020) 25533700, 25531525, Fax : (91-020) 25534286

Mumbai Office :

1, Vidyabhavan Society, 121, Keluskar road, Above Gypsy Restaurant, Dadar (W), Mumbai - 400 028. Tel : 022 24440621

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Project construction finance by



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