

LAKEWOODS 

REDISCOVER
YOU



Image for representational purpose only.

A journey of rediscovery often involves a great deal of travel and time. To find yourself again is no easy feat. But what if your home is a place that gives you everything you possibly need to rediscover yourself, every single day.

Introducing Lakewoods, with 9 majestic 14-storied towers, spread across 9.33 acres with 747 spacious apartments and a host of amenities. Homes at Lakewoods are blessed with green open spaces, fresh air, breathtaking lake views and everything you need to reconnect with your friends, family, health and yourself. And with work opportunities close-by, you can have all the time in the world to enjoy life to the fullest.

We call Mahindra World City (MWC), Chennai a Sooper City and there is a reason for that. Spread over 1500 acres, filled with green open spaces, MWC Chennai offers you world-class infrastructure and support systems. The philosophy that has driven the development of this city has been of ‘Livelihood, Living & Life’.

‘Livelihood’ in the form of industrial setups & offices that create employment opportunities. ‘Living’ through unique residential developments and social infrastructure. And ‘Life’ through various social events that strengthen the community. So just move into Mahindra World City and enjoy a Sooper Life at this Sooper City.

- India’s 1st integrated city
- India’s 4th best city to live in*
- India’s 1st IGBC (Indian Green Building Council)
Gold Certified “Green Township”
- Crafted by well-renowned urban planners
HOK from USA, Belt Collins and JTC from Singapore
- 3 sector specific SEZ’s, Domestic Tariff Area, Residential,
Social and Retail zones
- Destination of choice for over 65 multinational companies
- Surrounded by 1000 acres of reserve forests and 7 water bodies
- Home to more than 2000 families
- 4 prominent residential communities

*Livability quotient report by JLL

Mahindra WORLD CITY
Chennai

*Sooper City
Sooper Life*

CITY WITH A THRIVING
BUSINESS DISTRICT



FULLY INTEGRATED
CITY



ENVIRONMENT
FRIENDLY CITY



CITY WITH HOMES
FOR ALL



LOW CONGESTION
CITY



CITY AMIDST
NATURE



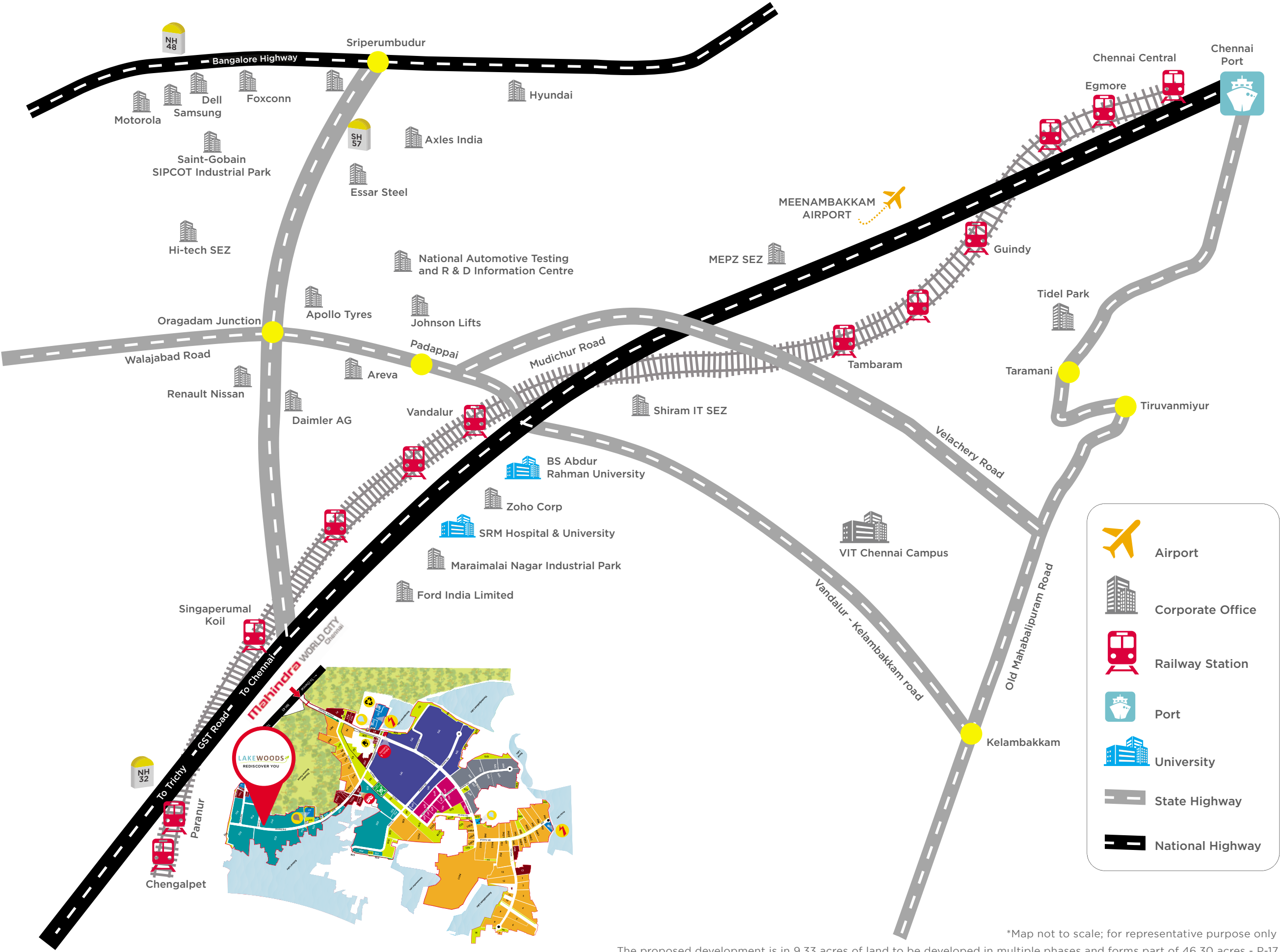
REDISCOVER THE JOY OF LIVING AT MWC CHENNAI.



Actual Image shot in Jan 2017

REDISCOVER CONVENIENCE AT MAHINDRA WORLD CITY.

- **THE CANOPY**
Commercial Centre spread over 60,000 sq. ft. Amenities include a food court, departmental store, restaurants, banks and ATMs
- **MAHINDRA WORLD SCHOOL**
Affiliated to CBSE; Approx. 5 acre campus; Kindergarten to Class XII;
Over 1000 students and 65+ teachers
- **HOLIDAY INN EXPRESS**
Accredited 4-star business hotel; offers 140 rooms and other facilities including a restaurant and conference rooms
- **MWC CLUB**
Offers options for recreation, sports, entertainment and leisure spread over 4 acres
- **JEEVAN GLENEAGLES GLOBAL HOSPITAL**
24x 7 Multi-specialty 30 bed Hospital. Currently offers OP Consultation, Pharmacy, Diagnostic, Allied and Ambulance services
- **AMELIO CHILDCARE**
Childcare centre that provides pre-school, day care and after-school facilities for employees of companies in and around Mahindra World City
- **PLANS UNDER DEVELOPMENT**
Multiplex, Chrysalis High School and much more



REDISCOVER A LIFE OF UNLIMITED FUN



Artist's impression

Your home at Lakewoods offers you the luxury of spending time with loved ones and enables you to have a great time together. So whether you're looking for a fun evening with friends, or enjoying nature's calmness in the morning, Lakewoods is the place to be.

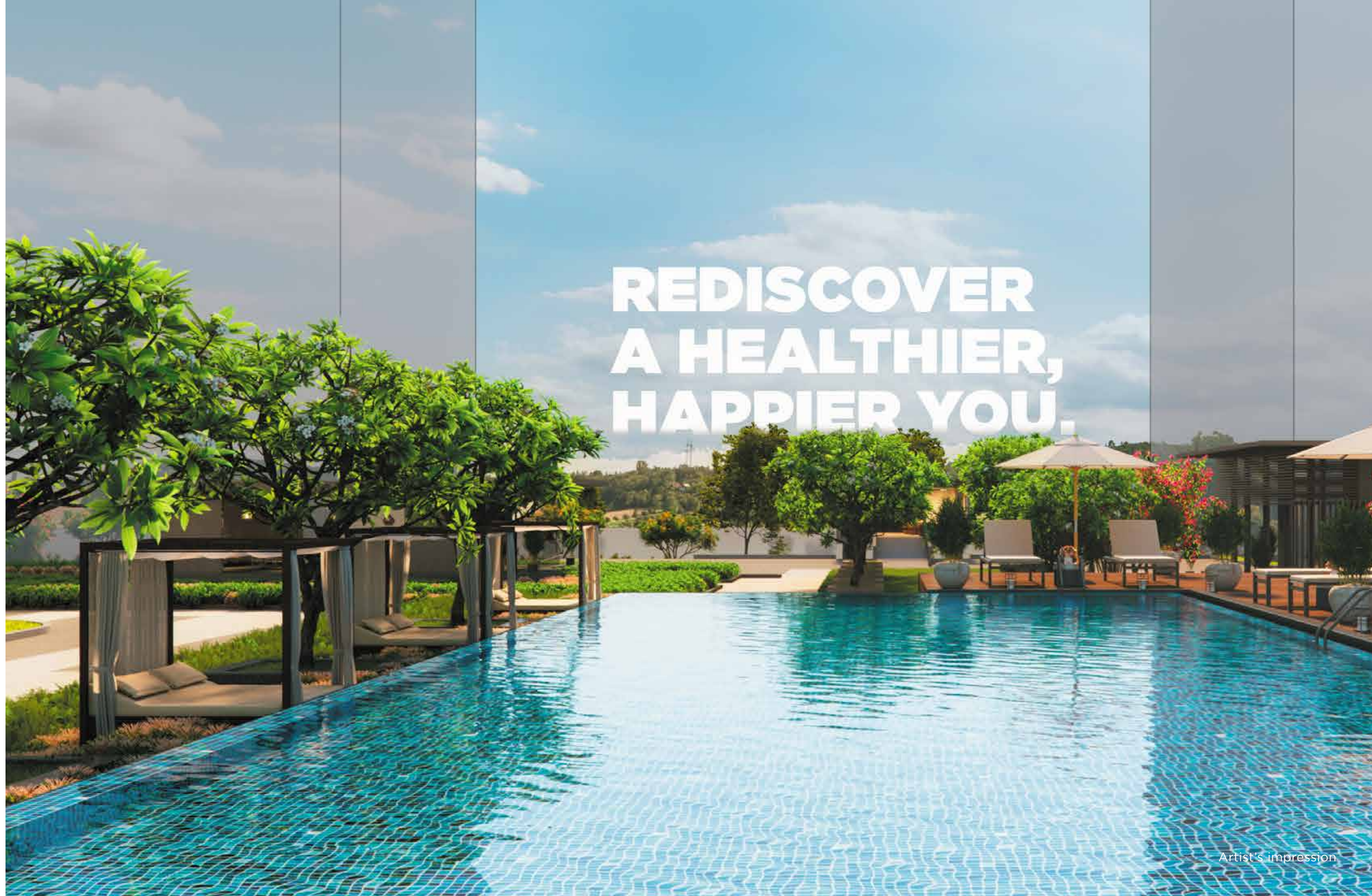
- Elevated Lounge
- Multipurpose Hall
- Indoor Games Room
- Courtyard
- Kids' Play Area
- Sit-out area

Common amenities to be provided in a phased manner for use by all the owners across all project phases.
Details available at website: <http://www.tnrera.in/>

At Lakewoods, we've got everything you need to rediscover a healthier lifestyle. Right from an indoor gym, to a number of outdoor activities that will help you stay in shape and reconnect with your passion.

- Swimming Pool
- Gymnasium
- Open Badminton Court
- Jogging Track
- Elders Corner
- Open Green Spaces
- Peaceful Lake Views

Common amenities to be provided in a phased manner for use by all the owners across all project phases.
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Artist's impression

Discover spacious 2 & 3 BHK homes where having friends and family over will never be better. The thoughtful design, aesthetics and attention to detail is sure to impress you and your family.

- Cross-ventilation in all bedrooms
- No common walls between apartments thereby giving privacy*
- Efficient design with ample lighting

*Common wall only at utility in some apartments.



Artist's impression



Artist's impression

OTHER FEATURES

Lakewoods comes with the best in class facilities and safety features:

- Pre-certified IGBC Platinum Certification
- Power backup in common areas
- Ample car parking
- 2 elevators per tower
- Security systems
- CCTV cameras in key areas*
- Gas bank provision (reticulated gas supply)
- Large open spaces between towers overlooking lush landscaped greenery

*CCTV at entry gates, ground floor lobbies and common areas like club lounge and kids play area.

MASTER PLAN



Stage 1: Tower A,B,C RERA No. TN/01/building/0233/2018



- GROUND:**

 - 1. Entry/Exit
 - 2. Security Cabin
 - 3. Garden
 - 4. Ramp
- PODIUM:**

 - 5. Kids' Play Area
 - 6. Lawn
 - 7. Open Badminton Court
 - 8. Gym
- 9. Jogging Track
 - 10. Changing room
 - 11. Swimming Pool
 - 12. Kids' pool
 - 13. Swimming pool deck
- 14. Multipurpose hall
 - 15. Indoor games room
 - 16. Elevated Lounge

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TOWER 'A'

TYPICAL FLOOR PLAN



TOWER 'B'

TYPICAL FLOOR PLAN



TOWER 'C'

TYPICAL FLOOR PLAN



DISCOVER YOUR NEW HOME.

UNIT TYPE	2 BHK	
AREA	SQ.MTS	SQ.FT
CARPET	69.79	751.22
DECK	3.52	37.89
UTILITY	2.28	24.54
COMMON AREA	24.65	265.33



2 BHK



UNIT TYPE	3 BHK	
AREA	SQ.MTS	SQ.FT
CARPET	94.19	1013.86
DECK	7.88	84.82
UTILITY	2.27	24.43
COMMON AREA	32.97	354.89



3 BHK



SPECIFICATIONS

STRUCTURE

FLOORING

- Living, dining room, passage, bedroom, kitchen
- Deck, toilets
- Utility

WALL FINISHES

- Living, bedroom, kitchen, deck/utility

CEILING FINISHES

- Living, bedroom, kitchen, deck/utility

DADO

- Kitchen (2’ above platform) and toilets (up to false ceiling level)

KITCHEN PLATFORM

EXHAUST FAN

- Kitchen and toilets

TOILET ACCESSORIES

- Mirrors, towel rod

GEYSER

- Toilets

C.P. FITTINGS

- Toilets, common toilet

BASIN TYPE

- Toilets
- Common toilet

Aluminum Form work RCC structure

600 x 600mm Vitrified tile
600 x 600mm Ceramic tile
300 x 300 Ceramic tile

Putty with acrylic premium emulsion paint with low VOC*

Putty with acrylic premium emulsion paint with low VOC*

300 x 600 Ceramic glossy finish

Kitchen granite slab 2’ width supported with GI angles

Exhaust fan fixture shall be provided

Provided

Provision in wiring & plumbing

Jaquar/equivalent

Wall hung Roca/equivalent
Semi-recessed Roca/equivalent

SPECIFICATIONS

W.C. TYPE

- Master/Attached Toilets, Common toilet

KITCHEN AMENITIES

- Sink

- Water purifier
- Sink cock
- Washing machine point in Utility

DOORS

- Main door
- Bedroom door, toilet door
- Deck/utility
- Hardware

WINDOWS

- Windows
- Finish
- Ventilator
- Glass type

RAILINGS

- Roof terraces
- Staircase

ELECTRICAL

- Switches
- Phase
- Telephone/Data points
- TV points

AC IN LIVING, DINING AND BEDROOMS

SOLAR PANELS

Concealed dual flush & wall hung EWC - Roca/equivalent

Single Bowl with drain
board- Sincore/Nirali/equivalent

Provision in wiring & plumbing
Jaquar/equivalent
Provision in wiring & plumbing

Pre-hung laminated flush door/equivalent
Pre-hung laminated flush door/equivalent
Pre-hung laminated flush door/UPVC/equivalent
Kich/Dorset/Godrej/Yale/equivalent

Sliding/openable
UPVC/aluminium
UPVC/aluminium/PVC
Single glazing

Parapet wall
MS up to 1050mm above floor level

Anchor/equivalent
3-Phase
Living room
Living and all bedrooms

AC sleeve and provision in electrical wiring at unit level

Solar panels at roof terrace catering to 50% of tower common area lighting

*Volatile Organic Compound

SPECIFICATIONS

GARBAGE COLLECTION SYSTEM

LIFTS

EXTERNAL FINISH

- External wall
- Terrace finish

ENTRANCE LOBBY: GROUND/STILT

- Flooring
- Lift jambs
- Corridor

LIFT LOBBY: ALL FLOORS

- Flooring, corridor
- Lift jambs

OTHERS

- Recessed wardrobe spaces
- Toilet - underslung/sunk
- Reticulated gas supply

HOME AUTOMATION

SECURITY SYSTEMS

POWER BACKUP

- Power backup for units
- Power backup for common area

Common bins at stilt parking level

SS finish in Lift car and Reception lobby door only;
MS powder coated finish in all typical landing doors

Texture paint with exterior weather shield, low Volatile Organic Compound paint
waterproofing + clay tile with solar reflective paint

Granite flooring
Granite
600 x 600mm Vitrified tile

600 x 600mm Vitrified tile
Granite

Yes
Underslung with false ceiling
Yes

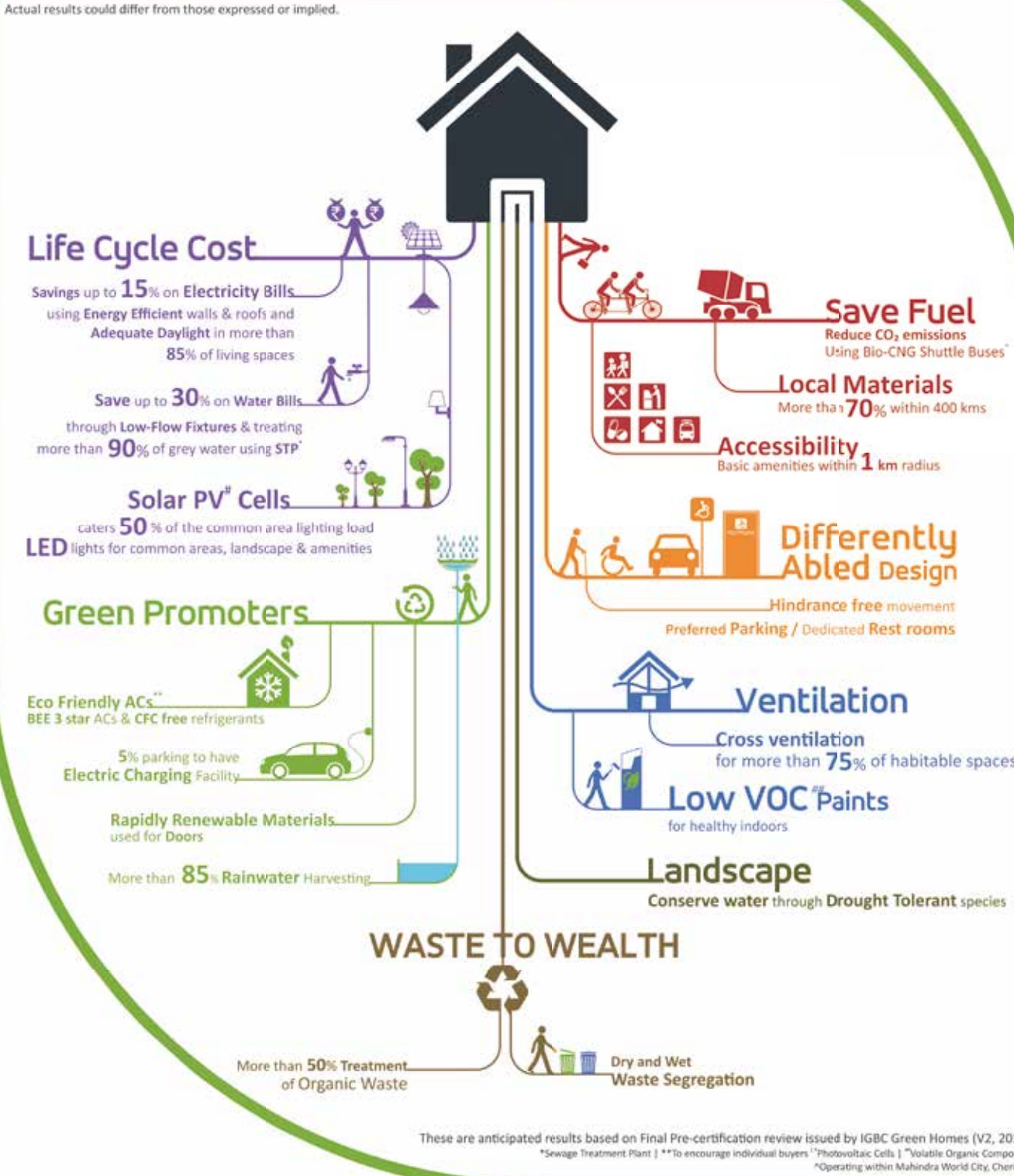
Intercom facility

CCTV at entry gates, ground floor lobbies and common areas like
club lounge and kids play area

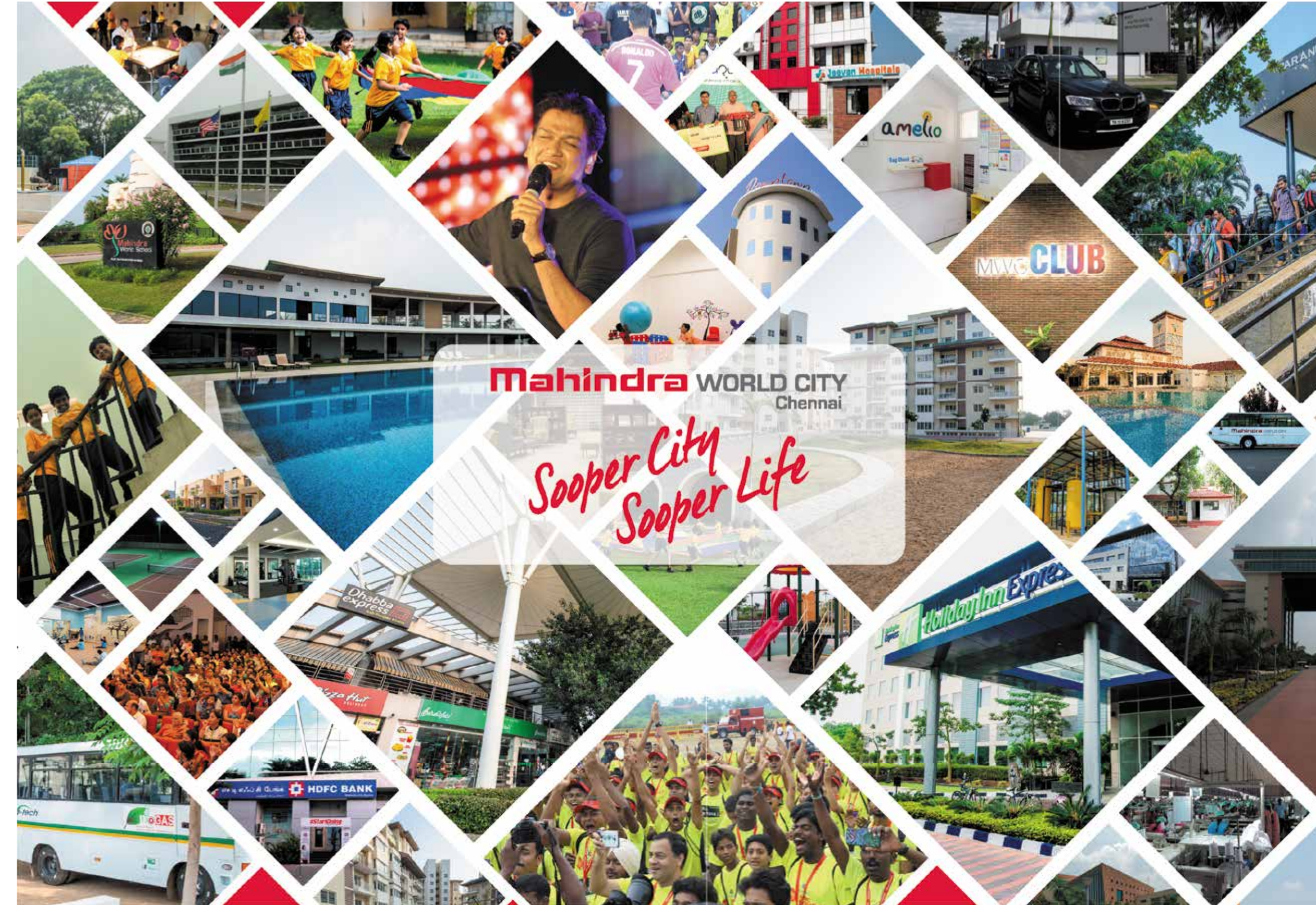
0.75 KW per unit
100%

Lakewoods is not just surrounded by greenery, it gives back to the environment as well. Providing clean air is the norm here and every breath you take is better and more refreshing. Lakewoods is aligned to Mahindra Lifespaces' philosophy of sustainable urbanisation, ensuring that we nurture nature while nurturing you, so you have the best possible environment to rediscover yourself.

Offering Healthy Lifestyles...



OUR OTHER PROJECTS IN MAHINDRA WORLD CITY CHENNAI.



All images captured between 2015 - 2017



REDISCOVER YOU

Site Office: Lakewoods, Mahindra World City, Chengelpet, Tamil Nadu 603 004.

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