



LIFE UNFOLDS LIKE A FAIRY TALE



ISLAND HAVEN - VILLA COMMUNITY
RERA NO.: P02200009186



Welcome to a sanctuary where Kesari Lake Side reveals its poetic essence, inviting you into a mesmerizing tale of private island living, where dreams harmoniously converge with reality.



embrace the community experience along with the tranquility of lustrous greenery nestled around a calm lake within the comfort of your luxurious villa.

**EXPERIENCE MAGIC:
EMBARK ON YOUR ISLAND FAIRY TALE JOURNEY HERE**



ENCHANTED MOMENTS BY **THE CHARMING LAKESIDE**

Kesari Lake Side is an ultra-luxurious villa community near Kompally, where we awaken to the melodious chirping of birds, coexist harmoniously with diverse species, and relish the company of our pets. With the break of dawn, we indulge in the pleasure of lakeside strolls, where each step narrates a new chapter in the enchanting tale of nature. Listen to the serene melody of flowing water. Here, reality intertwines seamlessly with enchanting poetry.





FEEL THE ARENAS OF **THE EXTRAORDINARY**

Enter your fairytale haven, where each moment narrates a tale of romance and joy. Let nature's enchanting wand grace your experiences, whisking you away to a realm of boundless beauty and freedom. Here, you become one with nature, surrounded by blooming flowers and flowing water. Join us, and witness your imagination spring to life.





EXPERIENCE A PRIVATE ISLAND **ENCIRCLED BY NATURE**

Experience exclusive luxury living in our serene villa community located on the north side, the only community in the entire northern area with permission for an exclusive gated community. We offer private luxury living amidst picturesque landscapes. Nestled beside a tranquil lake and seamlessly connected to the main road, private roads on both sides enhance privacy, creating an island oasis within the city. Welcome to a uniquely refined lifestyle where every detail ensures an unparalleled experience of luxurious living in nature.





A VILLA COMMUNITY SO LUXURIOUS, IT BECOMES **YOUR SIGNATURE**

- 14+ ACRES GATED COMMUNITY
- 172 LUXURY INDEPENDENT VILLAS
- BUILT UP AREA STARTS FROM 2860 SFT AND TILL 4270 SFT
- GRAND ENTRANCE
- VASTU COMPLIANT
- WIDE BLACK TOP ROADS WITH PAVED FOOTPATHS
- TREATED WATER TO BE USED FOR GARDENING
- HIGH COMPOUND WALL MOUNTED WITH SECURITY FENCE
- LANDSCAPES
- EACH VILLA FEATURES ITS OWN SOLAR POWER GENERATION SYSTEM
- TECHNOLOGICALLY ADVANCED POWER FACILITIES
TO ENSURE QUALITY POWER
- 24/7 PNEUMATIC SYSTEM FOR WATER SUPPLY
- STP





EMBRACE **ECO-FRIENDLY** LIVING WITH A **SUSTAINABLE SOUL**



Welcome to our sustainable sanctuary, where homes are carefully fashioned with eco-conscious materials and powered by solar energy, nestled beside the serene lake. Embracing nature, we've sown 1000 trees, nurturing a verdant haven. Our commitment extends to avant-garde residences, seamlessly blending technology and environmental mindfulness. Join us in crafting a tomorrow where sustainability harmonizes with modern living, enriching lives while safeguarding our cherished planet.



TOP CHOICE
IN THE
NORTHERN
REGION OF
HYDERABAD

RERA NO.: P02200009186
RERA & HMDA, CERTIFIED
GREEN DEVELOPMENT



**SECOND
IN THE NORTH**

CERTIFIED AND
SANCTIONED GATED
RESIDENTIAL
COMMUNITY



**BEST ECO FRIENDLY
IN THE NORTH**

LAUNCHING THE INITIAL
ECO-FRIENDLY INITIATIVE
IN THE NORTH.



30,000
+ SQ. FT
CLUBHOUSE

ADJACENT TO A 100FT
ROAD



**SCENIC
LAKESIDE
VISTAS**



**CCTV
SURVELIANCE**



**SMART PHONE-
BASED SECURITY
SYSTEM**



**FIRST OF ITS
KIND IN THE
NORTH**

PLANTING 1,000 TREES
FOR A COMPLETE OXYGEN
EXPERIENCE



**ACHIEVING
TOTAL RENEWABLE
ENERGY**

THROUGH INDIVIDUAL
5.0 KVA SOLAR UNITS FOR
EACH VILLA AND COMMON
UTILITIES



**EXCLUSIVE
MINI - PREVIEW
THEATER**



**AUTHENTIC
HANUMAN
TEMPLE**



**ONE KM
PERIPHERAL
WALKING
TRACK**



PET PARK





THE ART OF LEISURE ON A CANVAS OF JOY

The ultra-premium 30,000 sq. ft. Clubhouse mirrors the sheer indulgence of a European retreat. Immerse yourself in bliss at the swimming pool, explore the indoor games area, and unwind at the coffee shop. Stay active at the gym, aerobics studio, and squash court. Discover tranquility through yoga and meditation sessions. Enjoy the convenience of a banquet hall and supermarket on-site. Let weekends resound with the clinking of glasses and musical melodies. Guests will relish the plush rooms available at the club.

It's time to embrace the splendor of being part of Kesari Lake Side.





WHERE THE PLEASURES OF **THE ROYAL** **CLUBHOUSE**

Your journey to royalty begins here, and we believe you deserve a kingdom that caters to your every whim. Dive into luxury at the sparkling swimming pool, where refreshment awaits you, while a myriad of indulgences calls out to you from within our spectacular clubhouse. The opulence is further enhanced by exquisite lighting and plush furnishings, ensuring you feel on top of the world.



SWIMMING POOL WITH
CHANGING ROOMS





WELCOME LOUNGE

COFFEE SHOP



GYM/AEROBICS



LAVISH GUEST ROOMS



SQUASH COURT



THE GATES OF THE CASTLE HAVE SWUNG OPEN FOR YOU



YOGA / MEDITATION ROOM

- o ASSOCIATION ROOM
- o TERRACE GARDEN
- o SUPER MARKET
- o PROVISION FOR PHARMACY & CLINIC

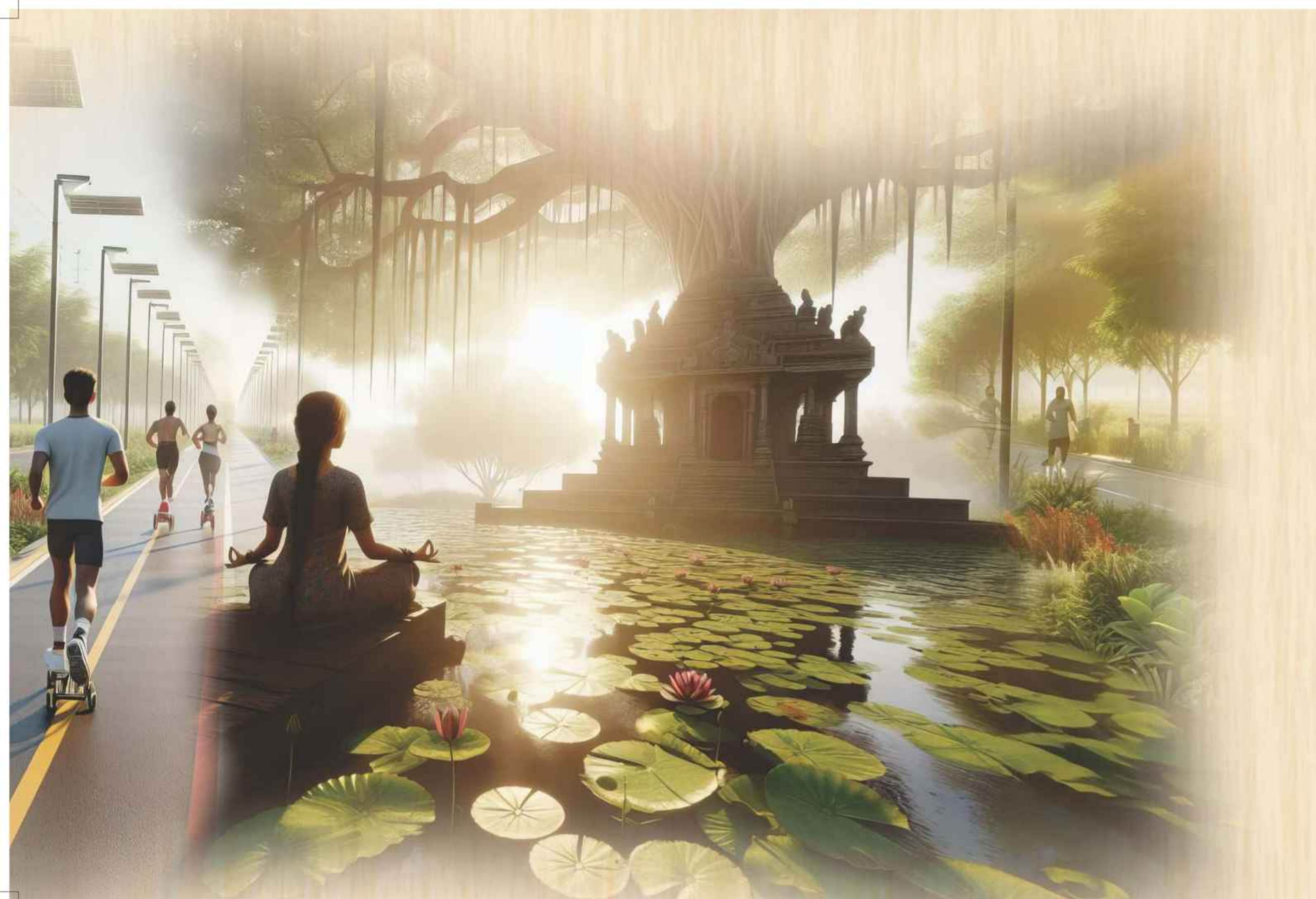


INDOOR SPORTS



PREVIEW THEATER





HEAVENLY MURMURS IN A PLACE OF **DIVINE SERENITY**

Your spirit aligns with the divine; step outside your charming abode and listen to the temple bells resonate. Amidst the sacred marigold blooms, feel the blessings of nature envelop you. Engaging in asanas and meditation amidst the landscaped parks becomes a spiritual journey. Witness the sunrise and sunset, as birds gracefully take flight against the vibrant hues of light. It's akin to residing in a private resort that happens to be your sanctuary.



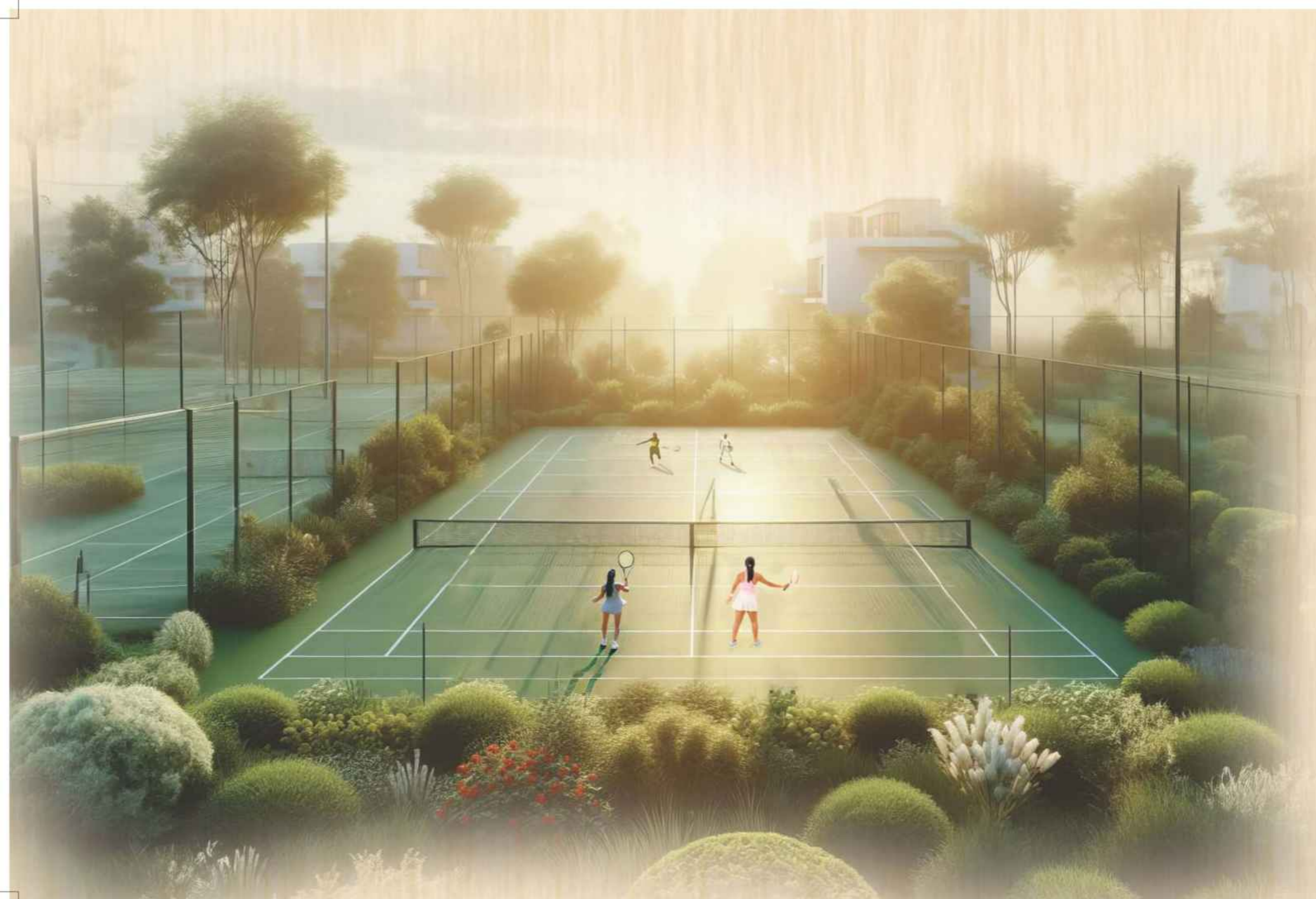


LARGE PLAY
AREA WITH
MULTIPLE SPORTS
FACILITIES



DISCOVER THE
TRANQUILITY
OF THE **REGAL
GARDENS**





EMBARK THE PRINCE AND PRINCESS ON A **JOURNEY**

The landscape transforms into a joyful playground with numerous courts under the open sky, while indoor spaces resound with regal laughter and lively squash exchanges. In this enchanting fusion of nature, each moment scripts a new chapter in the extraordinary fairytale of youth.

Let them discover the thrill of adventure, the joy of outdoor sports, the allure of cycling past the greens, and skating on the winding pathways. The cricket nets and basketball courts provide the perfect space to hone their sporting skills. Welcome to a lifestyle of fresh and healthy living.





VIBRANT
GREEN EXPANSES AND
COURTS FOR PLAY



HEALTHY LIVING IS EQUAL TO **WEALTHY LIVING**



TENNIS COURT



NET CRICKET



YOGA DECK



MULTIPURPOSE COURT

1KM WALKING TRACK



CYCLING PARK



HANUMAN TEMPLE



EAST
233
SQ.YDS

VILLA



TOTAL SFT: 4215

WEST
233
SQ.YDS

VILLA



TOTAL SFT: 4270



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EAST
210
SQ.YDS

VILLA



TOTAL SFT: 3801

WEST
210
SQ.YDS

VILLA



TOTAL SFT: 3743



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EAST
175
SQ.YDS

VILLA



TOTAL SFT: 2860

WEST
175
SQ.YDS

VILLA



TOTAL SFT: 2929



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST
FACING
VILLA**



233 sq.yds.



210 sq.yds.



175 sq.yds.



Gate Fold Pasting



LEGEND

- 1 Entrance Gate with Automatic boom barrier
- 2 Kids Play Area
- 3 Temple
- 4 Swimming Pool
- 5 Clubhouse
- 6 1 KM Walking Track
- 7 Senior Citizen Area, Cricket Net
- 8 Kitty Party Area
- 9 Stage
- 10 Party Lawn/ Play area
- 11 Skating Rink
- 12 Multipurpose court
- 13 Amphitheatre
- 14 Open Gym
- 15 Park



233
SQ.YDS

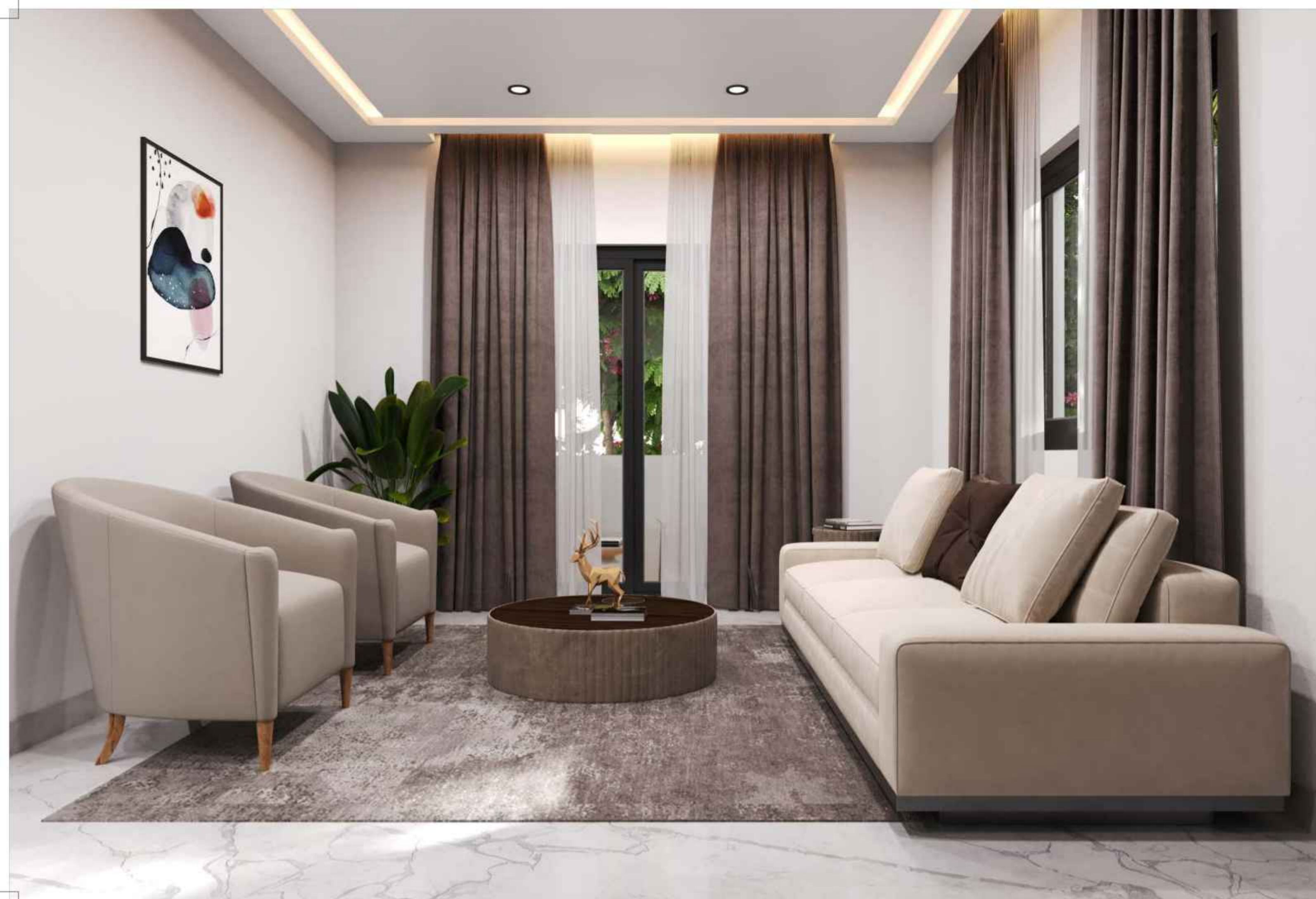


210
SQ.YDS



175
SQ.YDS





REVEAL A DAILY DOSE OF OPULENCE

Step into a fairytale lifestyle where enchantment seamlessly blends with architecture. Explore a home adorned with whimsical details, expansive realms, and seamless transitions between indoor and outdoor wonders. Every corner whispers a tale, inviting you to immerse yourself in your own magical narrative. From 'once upon a time' to 'happily ever after,' Kesari Lake Side weaves a captivating story of fantasy and emotion.

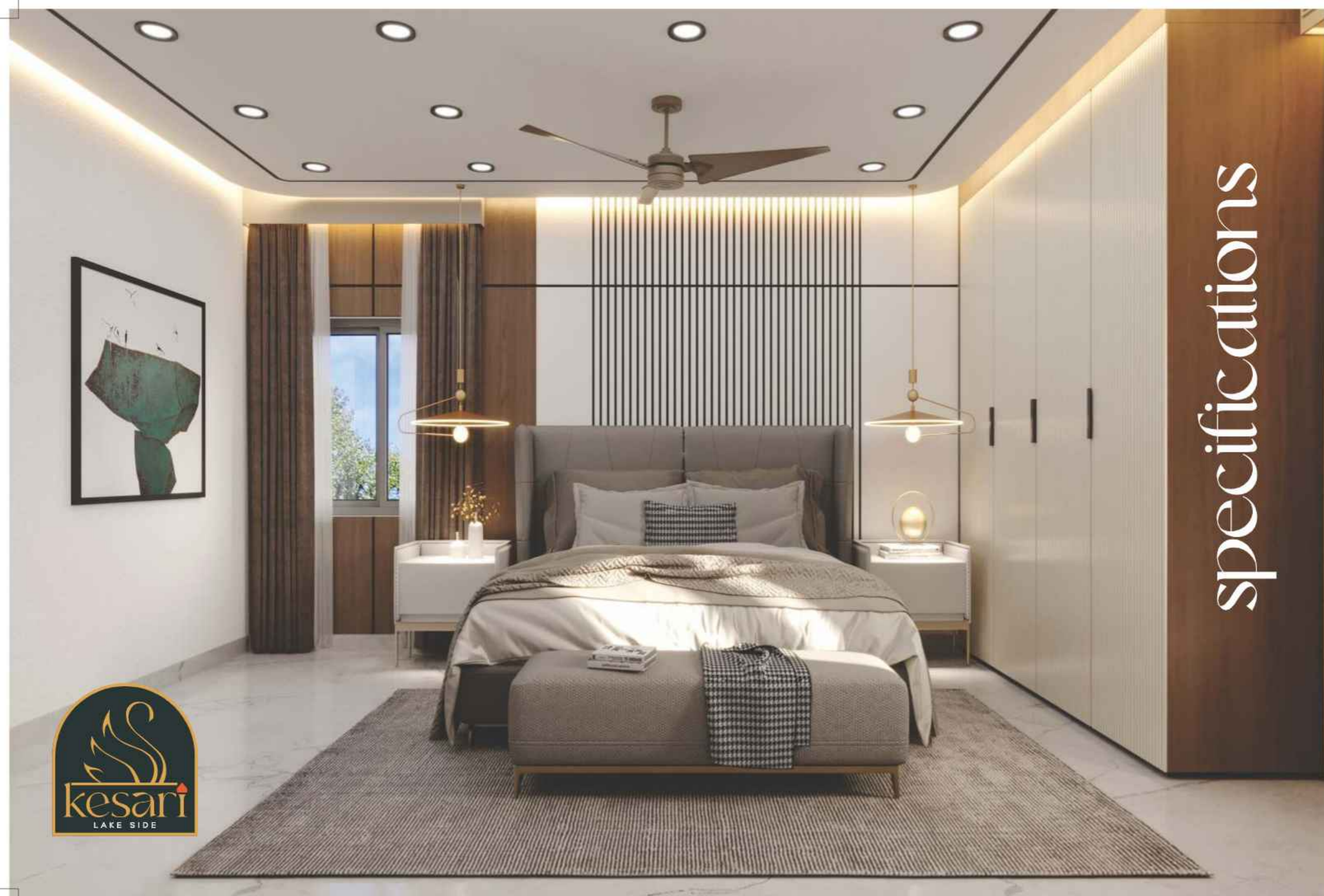




NATURE'S SERENADE BECKONS WANDERERS

Embrace the lakeside, walk or cycle, Feel the fresh air, serene and whole.
Greet friends with smiles, morning or eve, Nourish body and mind, this
reprieve. Health blooms in every step you stroll.





specifications



FOUNDATION & STRUCTURE

RCC framed structure engineered for zone 2. A strong foundation is ensured using top quality steel from Tata/JSW/Sorwotan/Sugna and premium cement from Ultratech/Coromendal King/Juar/Dalmia/Birla

SUPER STRUCTURE

First class red brick outer walls are 9" & inner wall are 4.6" in cement mortar (1:6) ratio using river sand & 2 coats of cement smooth plaster with river sand external & internal or Gypsum HMRD plastering with waterproof chemical



DOORS & WINDOWS

Main door : 8 feet height engineered wooden doors frame & designer flush shutters of WESMARC DOORS (German Technology) with hardware fittings.
Internal door : 7 feet height engineered wooden doors frame & designer flush shutters of WESMARC DOORS (German Technology) with hardware fittings.
Windows : All windows are Aluminum/UPVC with 5mm toughened glass/sliding/casement/flush shutters of reputed company
French doors : Aluminum sliding door with clear glass.



PAINTING

External : Texture finish with top two coats of exterior emulsion
Internal : Smooth putty finish with white colour paint of a reputed company.



FLOORING

Living, drawing, Bedroom & Kitchen : 1200x1800 vitrified tiles with 4" skirting
Balcony : 600x600/600x1200 vitrified tiles with 4" skirting
Toilet : Ceramic / vitrified tiles upto 8' as per design
Utilities : Acid resistance, anti-skid Ceramic / vitrified tiles as per design
Staircase : Premium finish granite / full body tile with SS railing
Terrace : Waterproofing with screed concrete
Parking : Paver/tiles flooring
All tiles reputed make Rak/ Kajaria/simpolo or equivalent



TOILETS

- EVC of Kohler/ Jaguar/Rak/equivalent make with concealed flush tank in all toilets (except power room) with good quality, 8' height wall dadoing as per design
- Washbasin of Kohler/ Jaguar/Rak/equivalent make in all bathrooms.
- Designer ceramic tile wall dadoing upto a height of 4' in wash area/ utility
- Hot and cold water mixture with shower provision for geyser in all bathrooms (except power room) and C.P fittings of Kohler/ Jaguar/ equivalent makes.
- Waterproofing in all toilets, wash area/utility
- Exhaust fan provision in all bathrooms
- Drain & CPVC pipes of ISI make (Sudhakar/ Ashirwad/ equivalent make) concealed water pipe lines with good quality chrome plated brass fittings
- Single liver fixture with wall mixture cum shower of Kohler/ Jaguar/ equivalent make OR single level diverter with spout and over head shower.



KITCHEN

- Power outlet for cooking range Chimney, Refrigerator, Oven, Mixers, RO
- Provision for dual water connections for drinking and bore water
- Provision for fixing of water purifier, exhaust fan & chimney



TAP

- Separate water taps for Municipal water and bore well water in kitchen
- Provision for geyser for hot water in bathroom
- No counter top, tiles, sink. Open for modular kitchen
- Washing machine area provision in utility



ELECTRICAL

- Concealed copper wiring other than Havells/ finolex/ Vguard/ polycab quality with adequate light and fan points with modular plate switches (If smart switches extra cost) & power outlet of GM/ Havells / legrand/ equivalent make
- Cable TV point in Living room, Home theater & M.Bedroom
- Power outlets for air conditioners in all bedrooms / AV room / living room
- Individual earthing system for villas
- EV charging point (32 AMP socket) in parking area will be provided.



SOLAR POWER

Solar Power Panels Used for Energy Efficiency with 25 Years Warranty



TELECOM & INTERNET

- Internet: Internet points in living room, bed room & home theatre
- Cable TV : Cabling to living, all bedroom & home theatre



LIFT

- Provision for 3 stop lift space



STP

- Sewage treatment plant of adequate capacity as per norms will provide inside the project
- Treated water will be used for landscaping purpose
- Rainwater harvesting provided for recharging ground water level
- Municipal drinking water will be provided



SECURITY

- Sophisticated round the clock security system
- Solar fencing throughout the boundary
- MyGate App-Based Guest Entry
- Intercom facility to all units connecting to main security.



CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water then shall be supplied to individual by means of hydro pneumatic.



GENERATOR

Generator backup for Club House & All Common areas



MAIN LANDSCAPING WORKS

Beautiful design landscaping with exclusive footpath, activity areas, lighting, children play area etc is provided for the community.



PEST CONTROL

All Villas and Clubhouse Pest-Controlled with Ten Years Warranty.

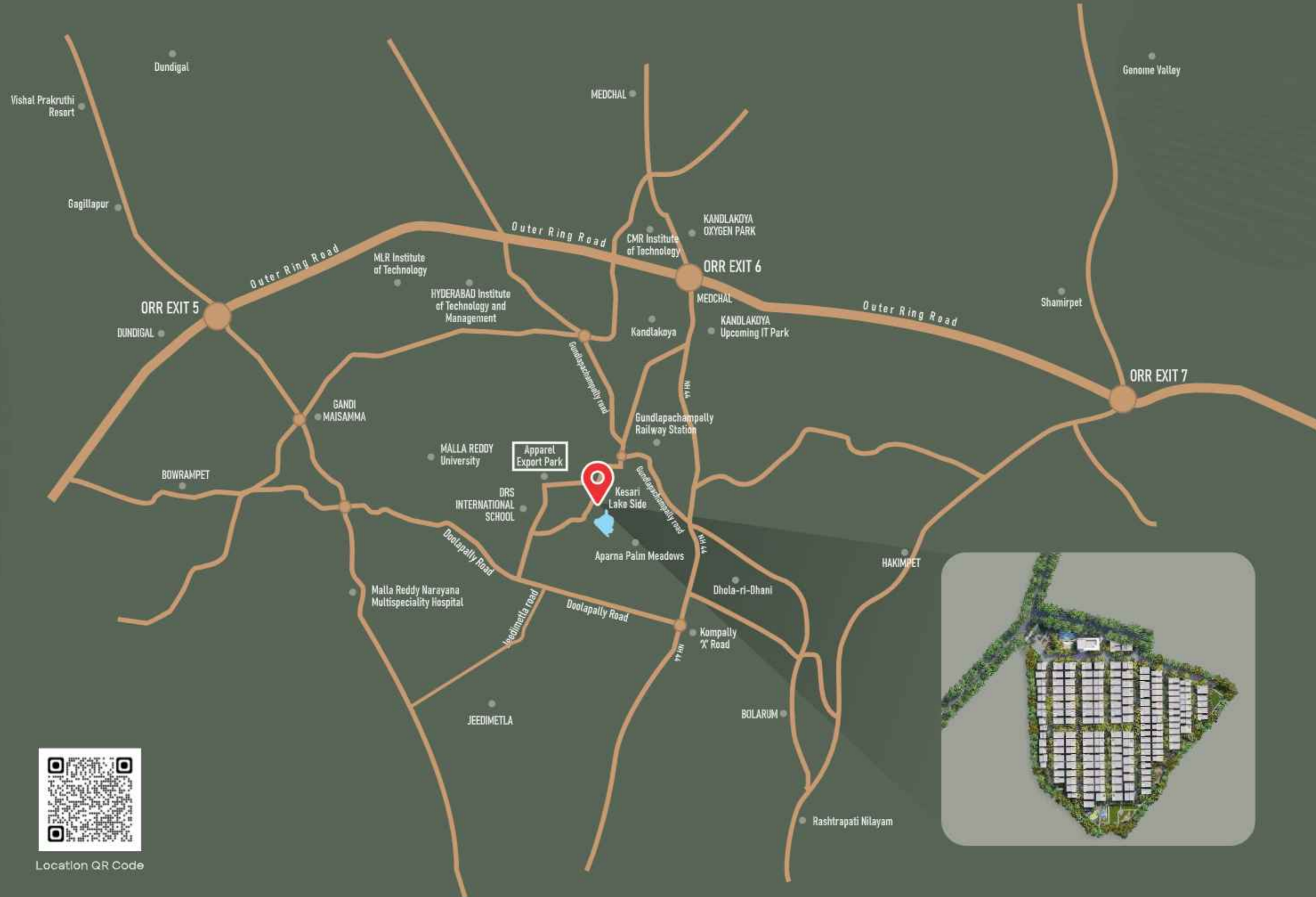




EXPLORE THE FRONTIERS OF TOMORROW IN AN ARENA OF UNLIMITED POTENTIAL

Situated north of Hyderabad and well-connected by the Nehru Outer Ring Road (ORR) and NH 44, Gundlapochampally is rapidly developing and meticulously planned. The locality offers direct access to the airport and IT hub, in addition to its proximity to renowned schools, hospitals, and malls.

The real estate sector in Gundlapochampally is thriving, promising a high quality of life and potential returns on investment.



Location QR Code





www.sreeintegrity.com

OUR COMPANY IS A COLLECTIVE OF AMAZING PEOPLE STRIVING TO BUILD AND DELIVER DELIGHTFUL HOMES.

Over the years, Sree Integrity has become synonymous with quality and care. The facts below stand as a testament to this:

- 14 completed residential projects
- Over 20 years of rich legacy
- More than 5 million square feet transformed into livable ventures
- Over 1,000 happy families who have taken possession of their dream homes

We have a proven track record of significant appreciation for every project. But more than the numbers, we take pride in the relationships we build with our homebuyers. We strive to make the experience of buying a home from us pleasant and seamless by upholding transparency, ensuring timely delivery, and maintaining world-class quality standards.

Exclusive Partners



Office & Site Address :

Sy. No. 262/P, Situated At Gundlapochampally (V), Medchal (M), Medchal-Malkajgiri Dist., Telangana

TEAM



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