



# Grasslands - Lakeside

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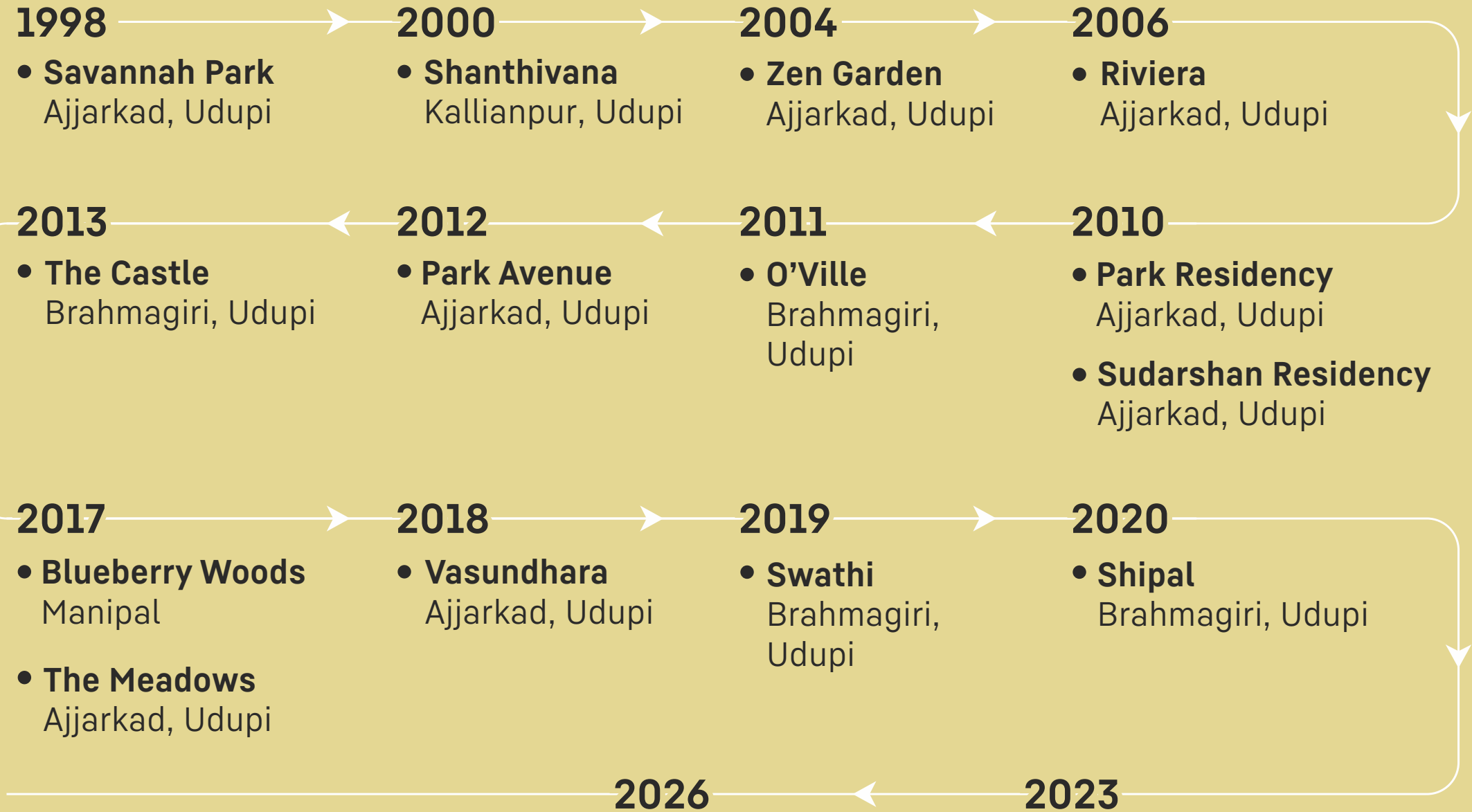
18th Landmark Project of  
**GRASSLANDS**  
( An Enterprise by Vinit Amin )

A high-rise residential property,  
set in the heart of **Manipal**,  
a globally renowned  
educational and medical hub

# Our Legacy

Grasslands has grown from strength to strength since 1995 and is primarily synonymous with **quality, commitment towards customers** and **excellence in construction**.

Grasslands has continually pioneered new technologies, bold design and precision engineering to create landmark projects.



**1998**  
 • Savannah Park  
 Ajjarkad, Udupi

**2000**  
 • Shanthivana  
 Kallianpur, Udupi

**2004**  
 • Zen Garden  
 Ajjarkad, Udupi

**2006**  
 • Riviera  
 Ajjarkad, Udupi

**2013**  
 • The Castle  
 Brahmagiri, Udupi

**2012**  
 • Park Avenue  
 Ajjarkad, Udupi

**2011**  
 • O'Ville  
 Brahmagiri, Udupi

**2010**  
 • Park Residency  
 Ajjarkad, Udupi  
 • Sudarshan Residency  
 Ajjarkad, Udupi

**2017**  
 • Blueberry Woods  
 Manipal  
 • The Meadows  
 Ajjarkad, Udupi

**2018**  
 • Vasundhara  
 Ajjarkad, Udupi

**2019**  
 • Swathi  
 Brahmagiri, Udupi

**2020**  
 • Shipal  
 Brahmagiri, Udupi

**2026**  
 • Raintree  
 NH 66 Service Road,  
 Ambalpady, Udupi  
**ONGOING PROJECT**

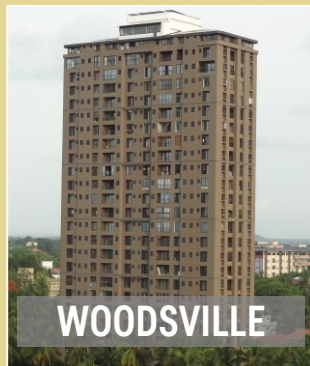
**2023**  
 • Woodsville  
 Brahmagiri, Udupi  
 • Grasslands Commercial  
 Service Bus Stand, Udupi



PARK AVENUE



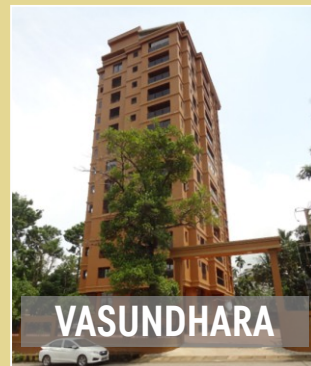
MEADOWS



WOODSVILLE



RIVIERA




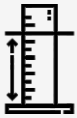




VASUNDHARA

# The Project

Grasslands Lakeside is a premium, eco-conscious, residential enclave nestled beside the serene Manipal Lake. Designed to blend luxury with sustainability, the development features high-rise towers that offer panoramic views, smart layouts, and green-living amenities.

**Spread across 10.83 acres**, the project is located beside the iconic 100-acre Manipal Lake. The name Manipal has been derived from this lake (mannu = mud, palla = lake), which features a 1.8 km tree-lined walking track.

 <b>3 TOWERS</b>	 <b>2, 3, 4 BHK</b> Floors 3 to 30	 <b>5, 6 BHK Penthouses</b> Floors 35 & 36 (Details will be shared on request)
 <b>38 STOREYS</b>	 <b>3, 4 BHK Sky Villas</b> Floors 31 to 34	 <b>Ample Car Parking</b>

# Grasslands - Lakeside

Click the below links for 3D-VIRTUAL TOUR VIDEOS



**Project External  
Virtual Walkthrough**



**2 BHK  
Virtual Walkthrough**



**3 BHK  
Virtual Walkthrough**



**4 BHK  
Virtual Walkthrough**



**Sky Villa 3 BHK  
Virtual Walkthrough**



**Sky Villa 4 BHK  
Virtual Walkthrough**

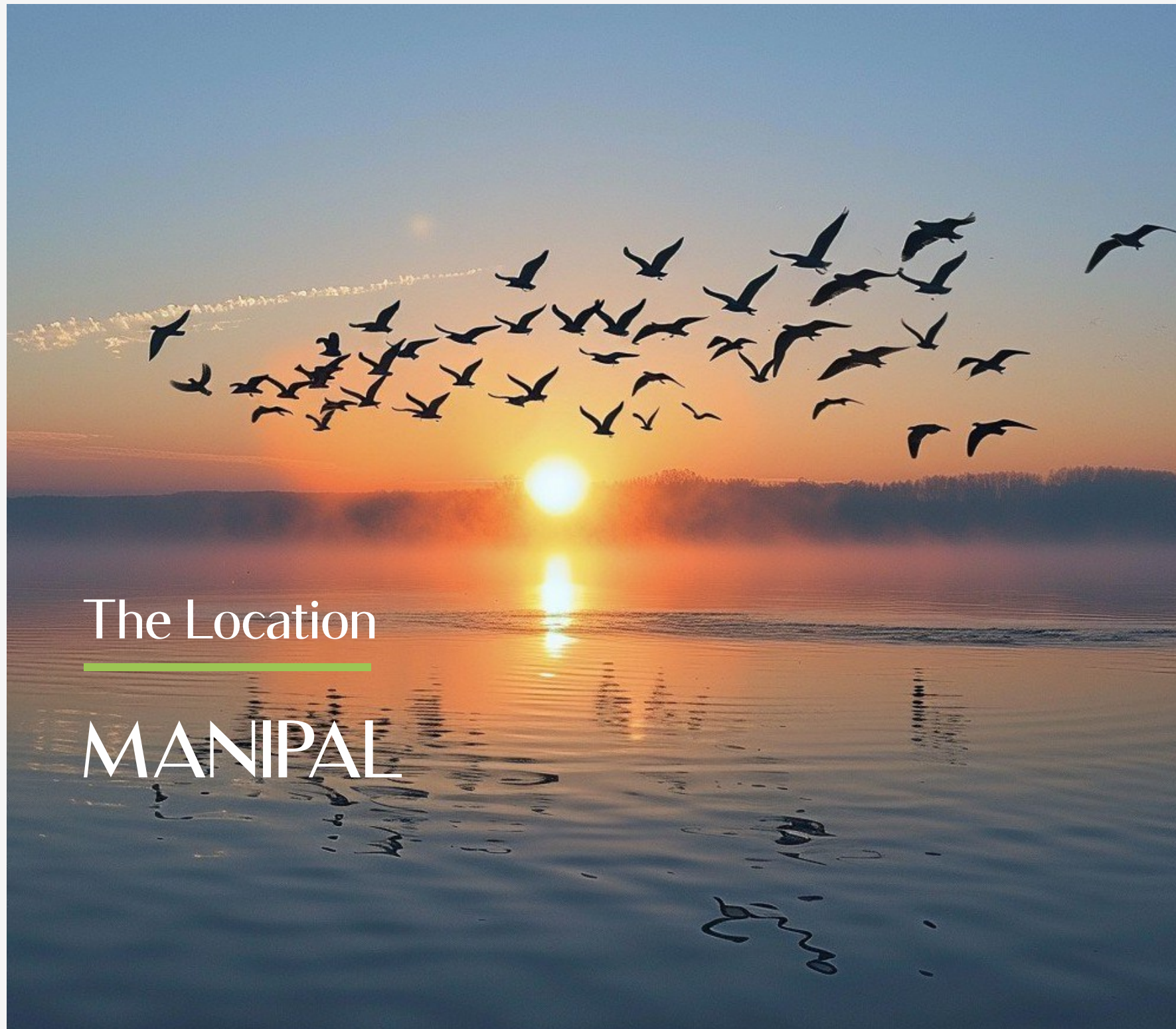


**Site Location  
at Manipal**



**Office Location  
at Udupi**





## The Location

# MANIPAL

- Located beside the scenic Manipal Lake which is an ecological zone.
- A natural sanctuary for rich flora and fauna, including migratory birds.
- Breathtaking sunrise and sunset views.

## Why Manipal?

- Manipal is a tranquil hilltop township surrounded by lush green valleys, situated at an altitude of 75 to 90 metres above sea level.
- This natural elevation guarantees you a panoramic view & fresh gentle breeze.
- The site being situated next to Manipal Lake has an abundant water table.
- Manipal is home to around 30,000 students from 30+ countries generating good demand for Rentals and Value Appreciation.

## It has a World Class Hospital and Excellent Educational Institutions

- KMC (2000-bed teaching hospital)
- Manipal Institute of Technology (MIT)
- T.A. Pai Management Institute (TAPMI)
- Welcomegroup School of Hotel Administration (WGSHA)
- Madhavakripa School
- Jnanasudha School
- Podar International School
- Sharada Residential School

## Strategically Located in the Heart of Manipal

- 5 minutes to MAHE Campus
- Near hospitals, schools & markets
- Well connected by road, rail & air
- Conveniences such as malls, cafés, multi-cuisine restaurants, co-working spaces, etc.



Venugopal Temple



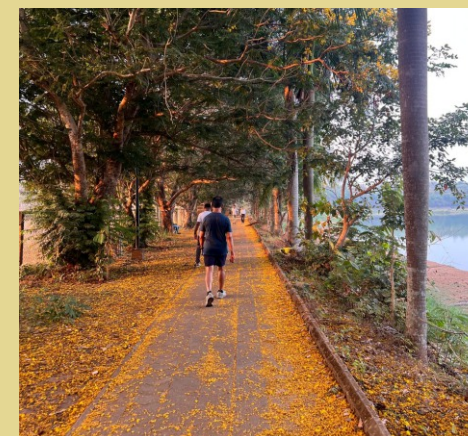
Manipal Lake



Heritage Village



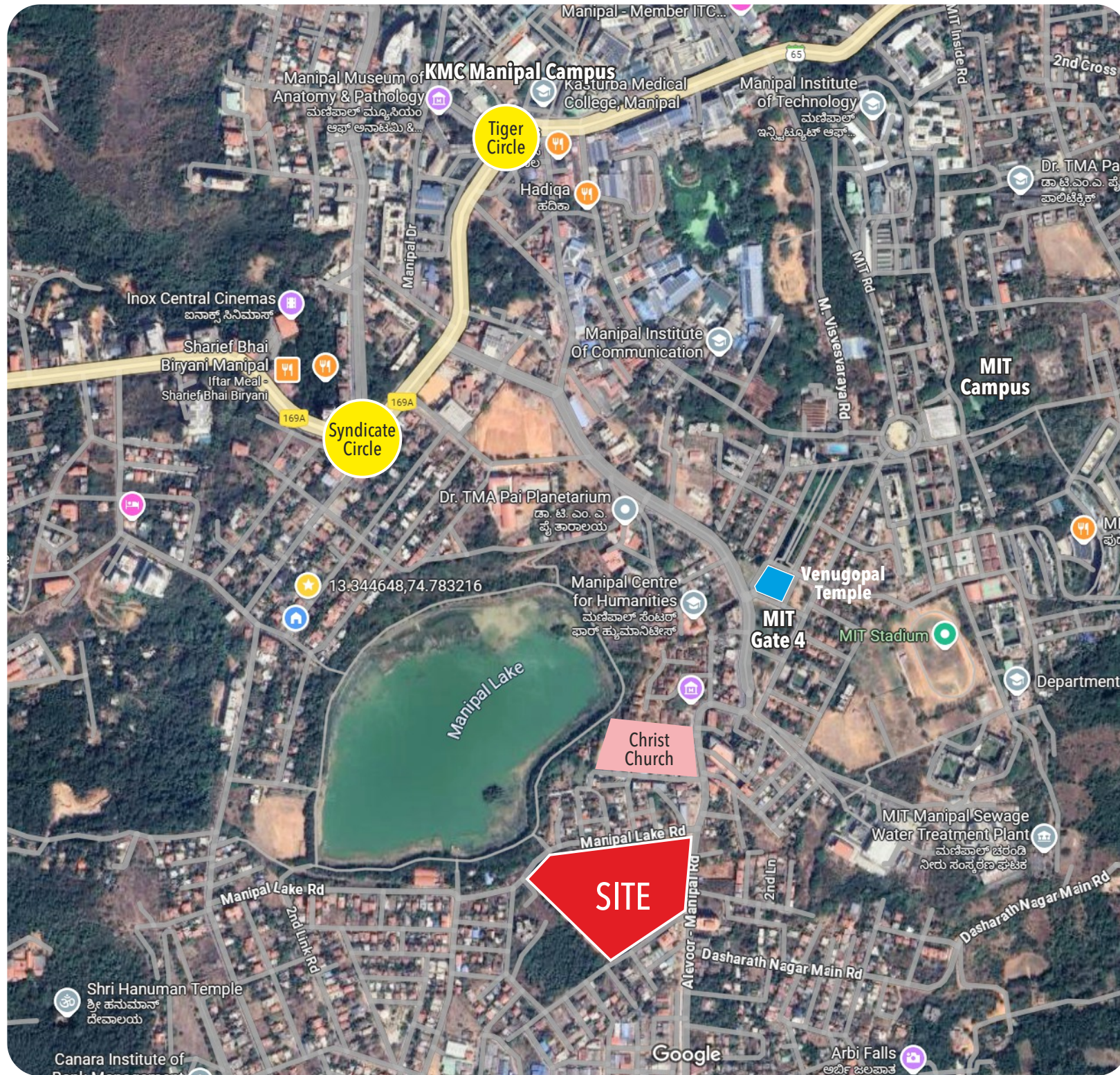
Christ Church









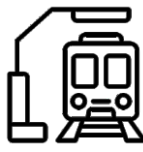

Lake Walking Track



Tree Park



## PROXIMITY TO KEY LANDMARKS

 <p>Christ Church 200 m</p>	 <p>Ganapati Temple 250 m</p>	 <p>Venugopal Temple 550 m</p>
 <p>Tiger Circle 1.6 km</p>		 <p>KMC Hospital 1.7 km</p>
 <p>MIT College 1.9 km</p>	 <p>Railway Station 3.7 km</p>	 <p>NH 66 7 km</p>

The site is bordered by roads on 3 sides:

EAST : 30m wide Ring Road

NORTH : 18m wide Lake Road

SOUTH : 7.5m wide Layout Road



Scenic Views

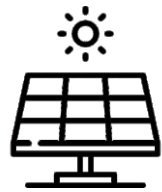
NORTH : Manipal Lake

EAST : Western Ghats

WEST : Arabian Sea

SOUTH : Kapu Lighthouse

## SUSTAINABILITY INITIATIVES



Solar Panels for Common Area Lighting



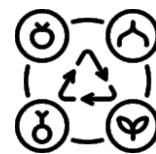
Rainwater Harvesting



Recycled Water for Landscaping



LED & Sensor-based Lighting



Organic Waste Converters



500+ Shade & Fruit giving Trees to be Planted



# Architectural & Design Excellence

- Iconic Y-shaped tower configuration for maximum Privacy, Natural Ventilation and unobstructed panoramic views.
- Unmatched vistas of the Arabian Sea, Manipal Lake and Western Ghats.
- 3 Residential Towers: 4 levels of parking + 34 residential floors (Height: 115 m).
- Top floor: 205 meters above sea level, equal to a 68-storey building at sea level.
- 2 walkable Low-rise Commercial Blocks on the periphery.
- Total open space: 70% of which 35% is landscaped.
- A standalone clubhouse for the residential area, seamlessly linked to all 3 towers through a covered sky bridge from the third floor courtyard with direct access also from the residential ground floor.

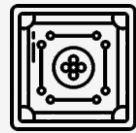




## CLUBHOUSE & COMMERCIAL BLOCK 'E'



Gymnasium



Indoor Games



Table Tennis



Badminton



Party Hall



Infinity Pool



Lounge Area with TV

## OUTDOOR FACILITIES



Basketball Court



Tennis Court



Gazebos



Children's Play Area



Pickle Ball Court

Eco-lifestyle daily essentials  
just steps away on the periphery

## COMMERCIAL BLOCK 'D'



Concept by  
**Gayathri & Namith Architects, Bengaluru**

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Architects  
**Ar. Ramani Hande**

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Structural Consultants  
**Shanghvi and Associates, Mumbai**  
**ACE Technocrats, Udupi**

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MEP Consultants  
**DesignTree Service Consultants**

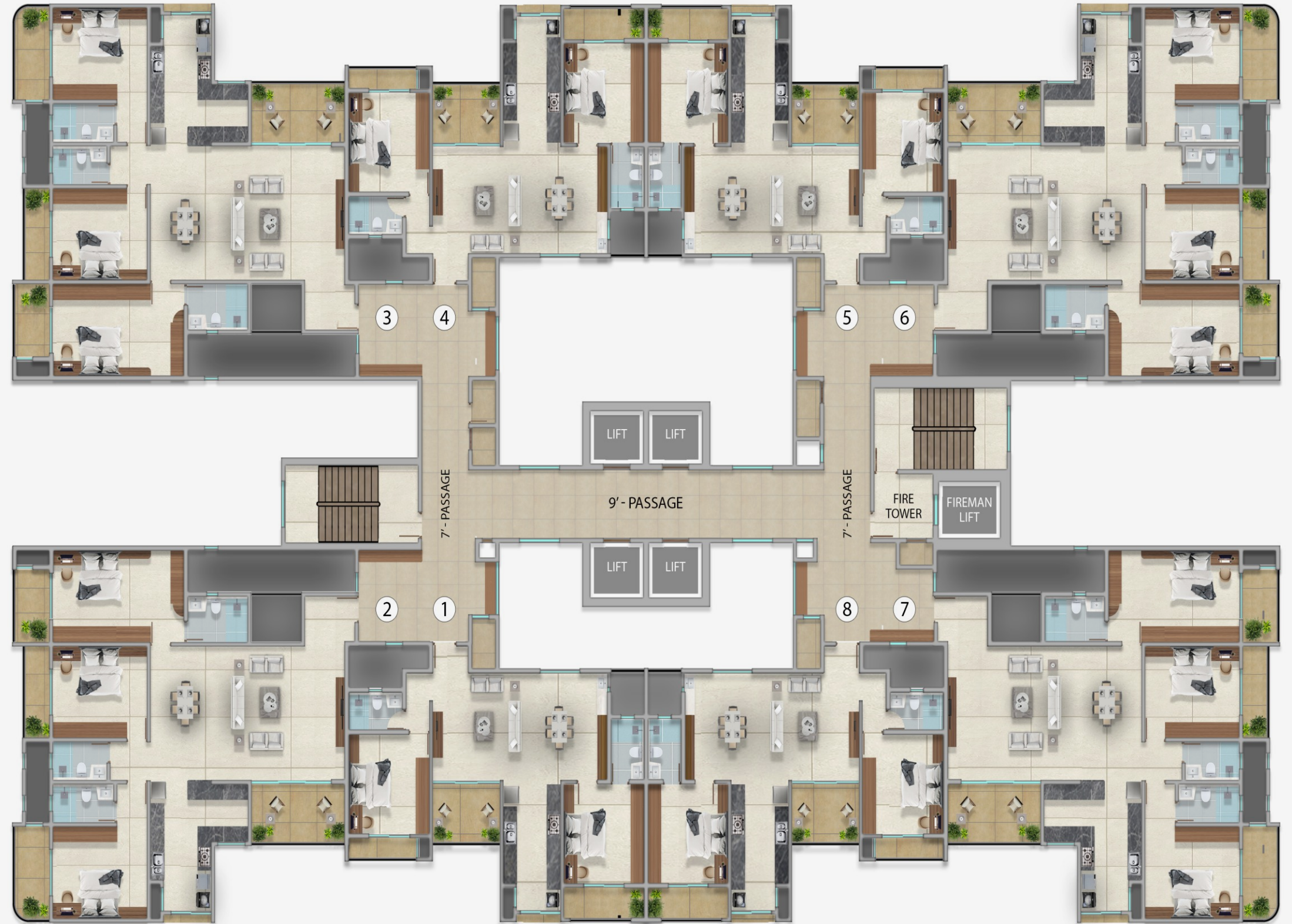
# Unique In-house Facilities

➤ In-house Canteen service providing a nutritious, balanced diet with a focus on sustainability.



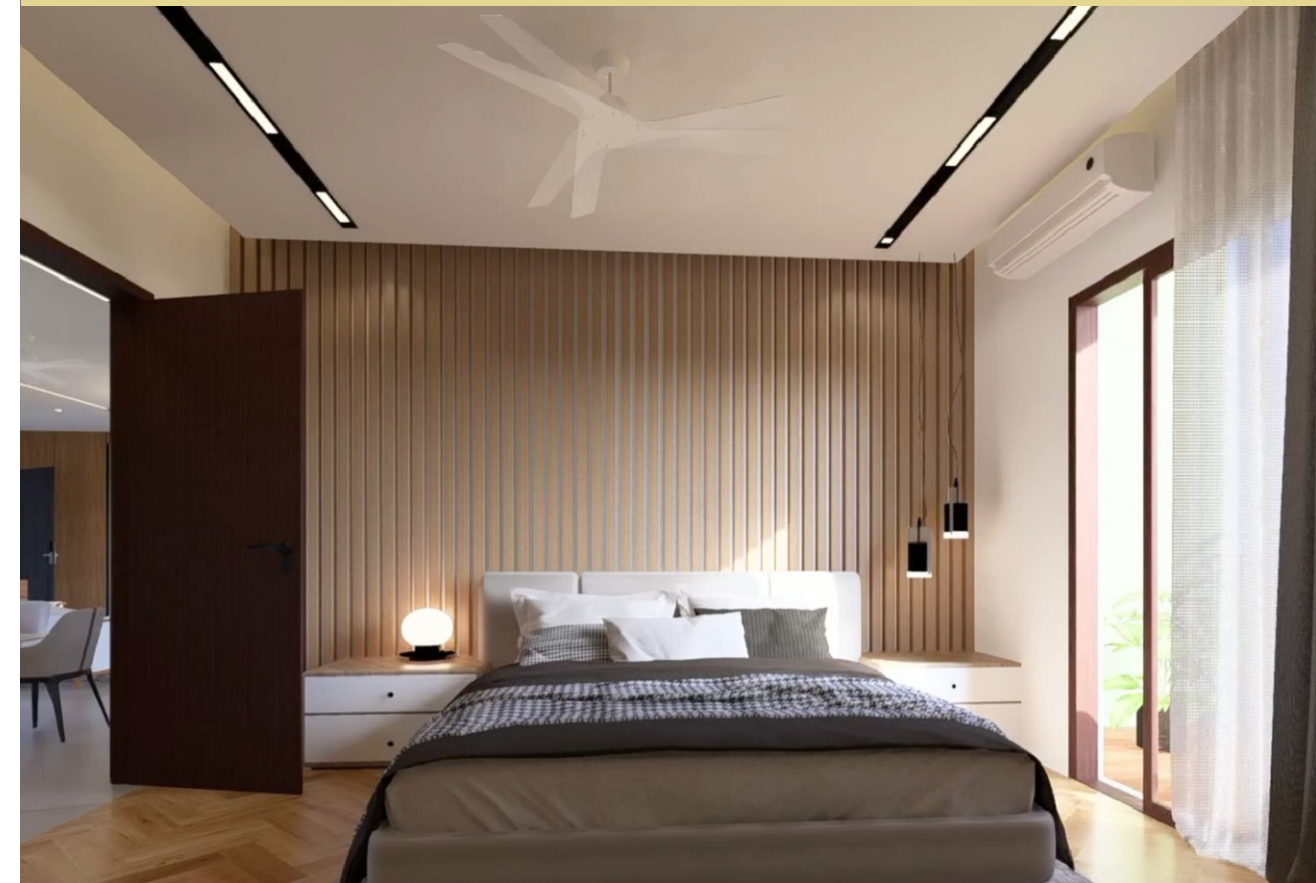
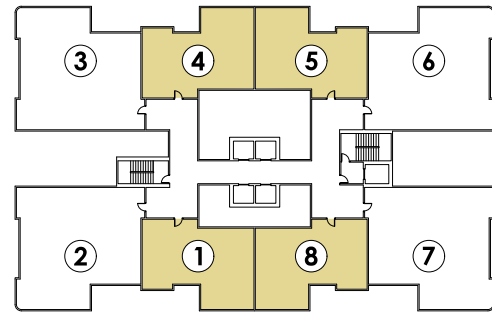
◀ In-house Evening Medical Clinic for primary healthcare support and emergency assistance within the community.

# TYPICAL FLOOR PLAN



2 BHK | 1400 SFT

SERIES 1/4/5/8 | FLOORS 3 to 30



3 BHK | 2100 SFT

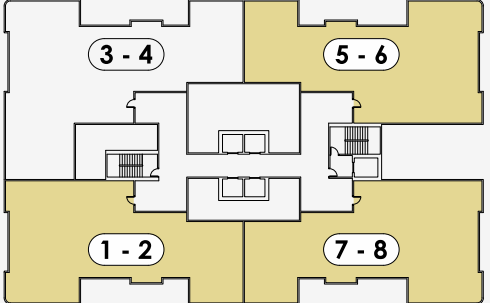
SERIES 2/3/6/7 | FLOORS 3 to 30



4 BHK | 2750 SFT

SERIES 3 | FLOORS 19 to 30





Sky Villa 4 BHK | 4150 SFT

SERIES 3&4 | FLOORS 31 to 34



# A Thoughtful Blend of **City Life & Nature**

A truly urban development with a rural ambience, balancing luxury, sustainability, and serenity.



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Click on number to call

For bookings and more information:

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