



LIFE AT WATERFRONT
FOR THOSE WHO LOVES
LAKEFRONT LUXURY LIVING

2 & 3 BHK HIGH END
PREMIUM
APARTMENTS



A Wonder Beauty Of Ahmedabad, Now Your Landmark Neighbour

Kankaria Lake is the biggest lake in Ahmedabad, Gujarat. A lakefront has been developed around it, which has many public attractions such as a zoo, toy train, kids city, tethered balloon ride, water rides, water park, food stalls, and entertainment facilities.

The "Classic Lakeview" located at "Kankariya Lake" heart of Ahmedabad To escape the bustle of the city, yet live within its heart; to live cocooned in a natural haven and bask in the sheen of modern-day luxury; to savour a wealth of experiences that make life infinitely richer - is to live at "Classic Lakeview"





Your Neighbour Lifestyle

- Kankaria Zoo • Balvatika • Amusement Park • Kids City
- Toy Trains • Balloon Safari • Stone Mural Park • Joyrides
- Water Park • Mall - Multiplex • Foot Ball Ground





A Rare Privilege

13 storeys high is a shimmering tower that transcends every definition of luxury. "Classic Lakeview", a boutique residential development located along city's prestigious Kankaria Lake. "Classic Lakeview" Commanding panoramic views of the city and Kankaria Lake.



Amenities At Ground Floor



Attraction



1
MULTI
PURPOSE
HALL



2
INDOOR
GAMES



3
PREFUNCTION
LOBBY



4
TOILET



5
GYMNASIUM



6
LIFT



7
LOUNGE



8
ENTRANCE
FOYER



9
TWO
WHEELER
PARKING



10
CAR
WASH
AREA



11
THEATER



12
SPLASH POOL

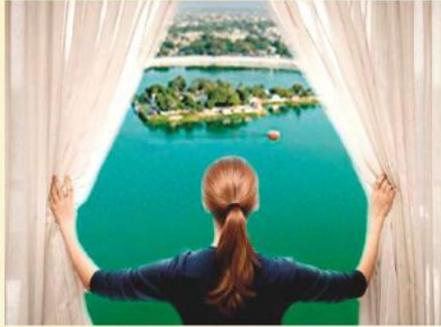


13
CHILDREN
PLAY AREA
& GAZEBO





Site Layout



Basement Parking





You Don't Just Step Into A Luxurious Residence. You Step Into The Future

With everything you could conceivably want at your doorstep, and every wish from the routine to the fanciful catered to, quickly, efficiently and meticulously, the only thing you need do at the "CLASSIC LAKEVIEW" is sit back and enjoy the good life.





Amenities

Club House with Indoor games



Entrance Gate with Security Cabin



2D Security System



Gaming Zone



Mini Theatre



Gymnasium



School Drop-off Zone



Children Play Area



A.C. Entrance Foyer with Waiting lounge



Splash pool



Jogging Track



Party Lawn



Car Wash Area



Puzzle



Garden



Gazebo



Senior Citizen Sitting



Allotted Car Parking



Pool Table



Table Tennis



Water Cascade with Lily Pond



Multi Purpose Utility Hall



Automatic Lift



Wifi Zone



NEIGHBORHOOD SOCIETY

Typical Floor Plan

ADC BANK



KANKARIA LAKE

VED MANDIR ROAD



Experience
Your Dream
With Open Eye.

PRAYER HALL



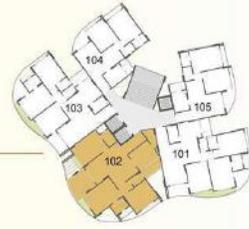


The Grand View
of Living



A

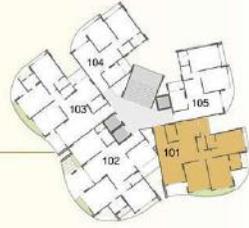
TYPE UNIT PLAN
3 BHK - 102



B

TYPE UNIT PLAN

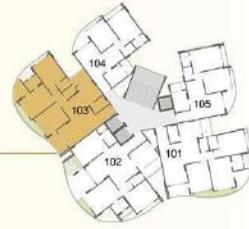
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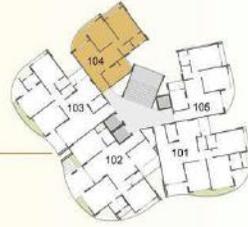
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3 BHK - 103



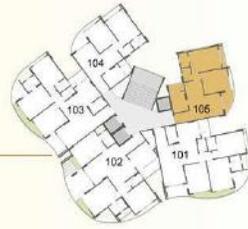
C

TYPE UNIT PLAN
2 BHK - 104



C

TYPE UNIT PLAN 2 BHK - 105



Living room, Dining, Kitchen

A LifeStyle, we believe living rooms should be about living.
Enjoy Superior lifestyle with comfortable and attractive living.



Wonder view from Bedrooms

A beautiful and wonder view of "Kankaria Lake" from the your habitat make your life one step ahead...





Beautifully Designed Residences Accessorized By Stunning Views



A Contemporary design consultancy with focus to create architectural landmark & wonderful living environments. From a dream to a completed, functional building, a project must go through several stages requiring

the expertise of a number of skilled specialists.

Mandviwala Qutub & Associates (MQA) endeavour to balance imagination, creativity and reliability, combining all the skills necessary to envision, design, plan and manage the project to get the best results on-time and on-budget.

MQA designs the projects considering the end user hence the space planning takes a huge priority with assurance to maintain the high standards set with the personal touch in every project.

Awards

- Indian Achievers Award For Construction & Design (2009)
- Bharat Gaurav Award with Gold Medal for Outstanding Contribution to National Development
- Bhartiya Nirman Ratan Award (2009)
- Asia Pacific International Award for Best Mixed Use Development (2010)
- Artists in Concrete Award 2011 (National Level)
- Architect of the year award 2013 by CNBC





A Residence So Rare It's Only Graced By The City's Finest Design

Form and function meld effortlessly in the design. The dwellings are twisted from the plane towards the lake to maximize views, epitomizing the nature and get lost in serenity of Kankaria Lake. This unique design also gives classic lake view tower its iconic look. - Qutub Mandiwala

Classic Lakeview
TOWER





Specification



LIVING ROOM

FLOORS

- Italian stone finish tiles with appropriate border

WALLS

- Appropriate surface Treatment with White Birla Putty

INTERNAL FINISTRATIONS

- Moulded Indian Wooden frames

FITTINGS AND FIXTURES

- Split Air Conditioner Concealed Copper Piping
- Modular Switches
- Digital Full H.D. Cable Connection
- Video Door Phone with Intercom facility

EXTERNAL FINISTRATIONS

- Floor to Lintel UPVC framing window / Track with glass and granite seal

BEDROOM

FLOORS

- Wooden Flooring With Appropriate Border in Master Bedroom and Big Size Double Charge Vitrified In Other Bedroom

WALLS

- Appropriate surface Treatment with Birla White Putty

INTERNAL FINISTRATIONS

- Molded Indian Wooden Frames

FITTINGS AND FIXTURES

- Split Air Conditioner with 1.5 ton in Master Bedroom (2BHK) & Second Bedroom (3BHK) Concealed Copper Piping and cabling in Children Bedroom
- Modular Switches
- Digital Full H.D. Cable Connection
- Electric Automation system in Master Bedroom

EXTERNAL FINISTRATIONS

- Floor to Lintel UPVC Framing With Glass Arid Granite Seal



DINING ROOM

FLOORS

- Italian stone finish tiles with appropriate border

WALLS

- Appropriate surface Treatment with White Birla Putty

INTERNAL FINISTRATIONS

- Moulded Indian Wooden frames

FITTINGS AND FIXTURES

- Modular Switches

EXTERNAL FINISTRATIONS

- Floor to Lintel UPVC framing window / Track with glass and granite seal



KITCHEN

MODULAR KITCHEN

- Modular Kitchen with Elica Chimney and Hob

FLOORS

- Double Charge Vitrified big size appropriate tiles

WALLS / INTERNAL FINISTRATIONS

- Appropriate Digital ceramic tiles in remaining area

FITTINGS AND FIXTURES

- Sandwich Granite counter, RO System, Stainless steel sink and drain board, flexible, Stainless steel fittings with concealed Hot water supply

LIFT LOBBIES / CORRIDORS

FLOORS

- Italian stone finish flooring

WALLS

- Appropriate surface Treatment with plastic emulsion / textured paint

INTERNAL FINISTRATIONS

- Molded Indian / Imported frames clear glass

FITTINGS AND FIXTURES

- A.C. Reception of ground floor, Planters, Sensor operated lighting door in lobbies, C.C.T.V. Cameras & appropriate interior decorations

ELEVATORS

- Automatic Two Elevators in each in tower



BATHROOMS

FLOORS

- Designer Rustic Floor Tiles

WALLS

- Appropriate Digital Glare Tiles Up To The Ceiling Level

INTERNAL FINISTRATIONS

- Molded Granite Door Frames

FITTINGS AND FIXTURES

- All Toilets Fully Loaded With Jaguar Single Lever Cp Fittings shower Jaguar Sanitary Fixtures, Granite Counter With Concealed, Hot Water Supply, Geyser in All Toilet



Specification



ENTRANCE FOYER

FLOORS

Italian floor with other appropriate stone finishes for design

WALLS

- Decorative wall tile cladding

CEILINGS

POP false ceiling with plastic emulsion paint

EXTERNAL FINISTRATIONS

Moulded Indian / Imported frames with coloured / tinted / clear glass

FITTINGS AND FIXTURES

Planters & Appropriate Interior Decorations



BALCONIES

FLOORS

Anti Skid Floor Tiles

WALLS

- Weathercoat Emulsion

FITTINGS AND FIXTURES

Selected Finish Railing

EXTERNAL FINISTRATIONS

Floor to lintel UPVC framing with glass

STRUCTURE

- Earth-quake resistant (with latest seismic code)
- RCC framed Structure with external brick/ block walls masonry with double coat plaster work

ELECTRICAL

- Copper Electrical Wiring Throughout In Concealed Cond Uit With Provision For Light Points.
- Power Points, TV And Telephone Sockets With Protective MCB's

EXTERNAL FINISH

- All Weather Texture Paint With Stone / Aluminium Composite Cladding And Grit Work At Selected Areas

PLUMBINGS

- C & U PVC Pipe For Both Hot And Cold Supply
- Tubewell And Underground Water Storage Tank To Ensure 24 Hrs Water Supply
- Open Plumbing For Easy Maintenance In plumbing Shafts
- Energy Efficient Pressurized Water Supply System Through Installation of VDF Water Pumps



Anti Termite Treatment

- Pest Control Treatment

Terrace

- China Mosaic Flooring in Terrace Area Giving Heat Resistance and Waterproofing

Fire and Safety

- As per Regulations and Sprinklers in Basement

Water Supply

- 24 hrs Water Supply

Road

- RCC Road and Paver block Dust free.

LEGAL NOTES:

- This document is only for the project vision and not for legal use
- Changes / alterations of any nature including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the project are strictly NOT PERMITTED during or after the completion of the project
- All Legal, AUDA/ AMC, Parking, Common Amenities & Area Development and Torrent Power Charges and Maintenance Deposit will be charged extra Any additional charges, taxes, cess or duties levied by the government local authorities during or after the completion of the project will be charged extra.
- Developer reserves all the rights, for any changes without any notice,





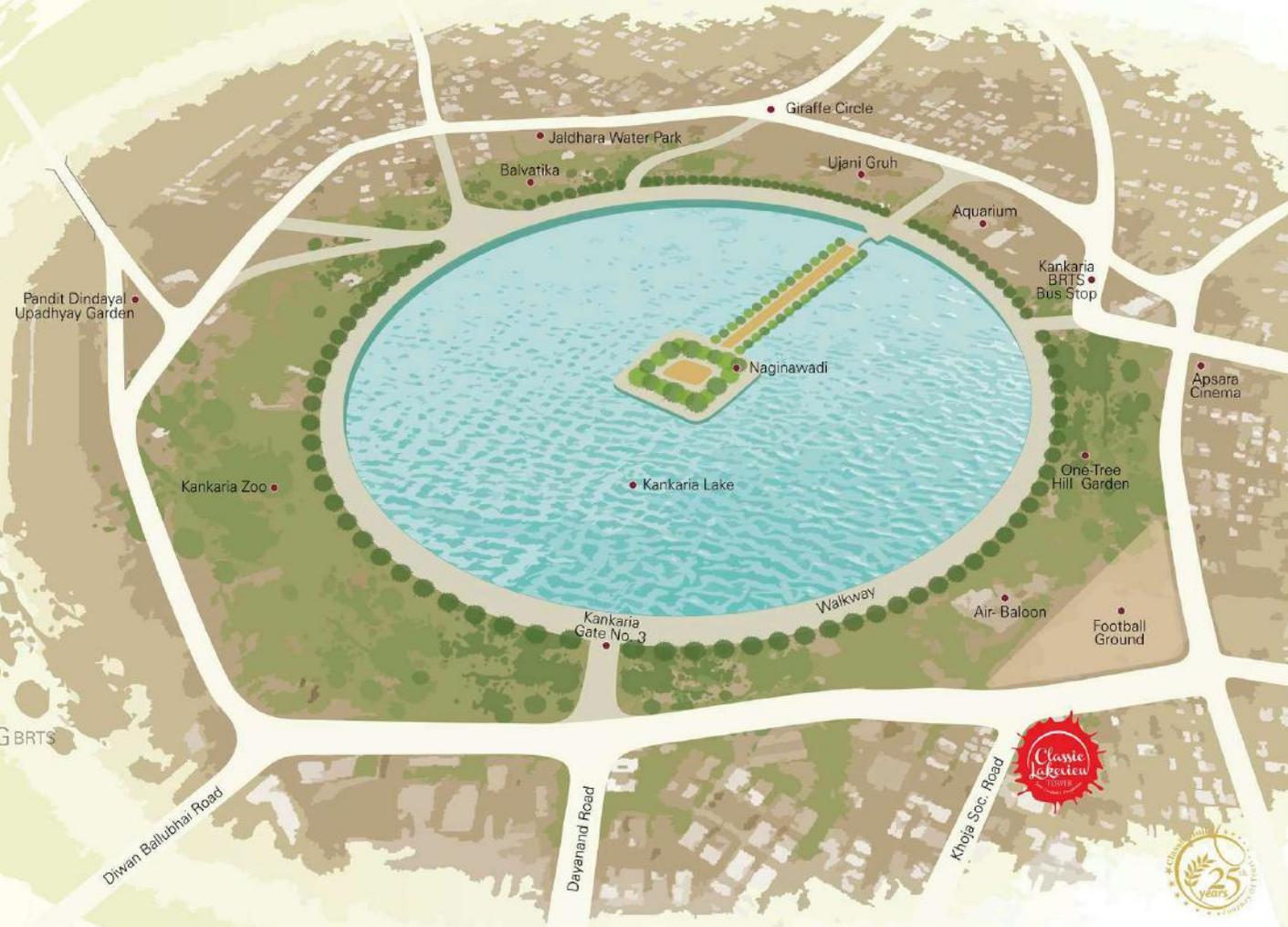
Feeling Expression Impression





Place Where You live...

"Classic Lakeview" located on Kankariya Lake at Maninagar West. Maninagar is an area of Ahmedabad city, Gujarat, India. It is located in the southern part of the city. Maninagar is probably the only locality in Ahmedabad which has a railway station, municipal bus transport station and a state transport station. All at one point. Apart from this you now have a BRTS hub. So all in all, you have every mode of transport available in Maninagar. Maninagar is connected to all parts of the city through these stations.



DANCING FOUNTAIN
BALVATIKA AQUARIUM WALKWAY
LAKE WATERPARK AIR-BALLOON BOATING BRTS
KANKARIA GARDEN FOOTBALL GROUND





Project By



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Site Address

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