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A Crisil 'A' STABLE RATED COMPANY  
Founding Member IGBC



An ICRA 'A' STABLE RATED COMPANY  
ISO 9001, 14001 & 18001 CERTIFIED

[www.sattvagroup.in](http://www.sattvagroup.in)

Toll Free Number 1800 121 33 44

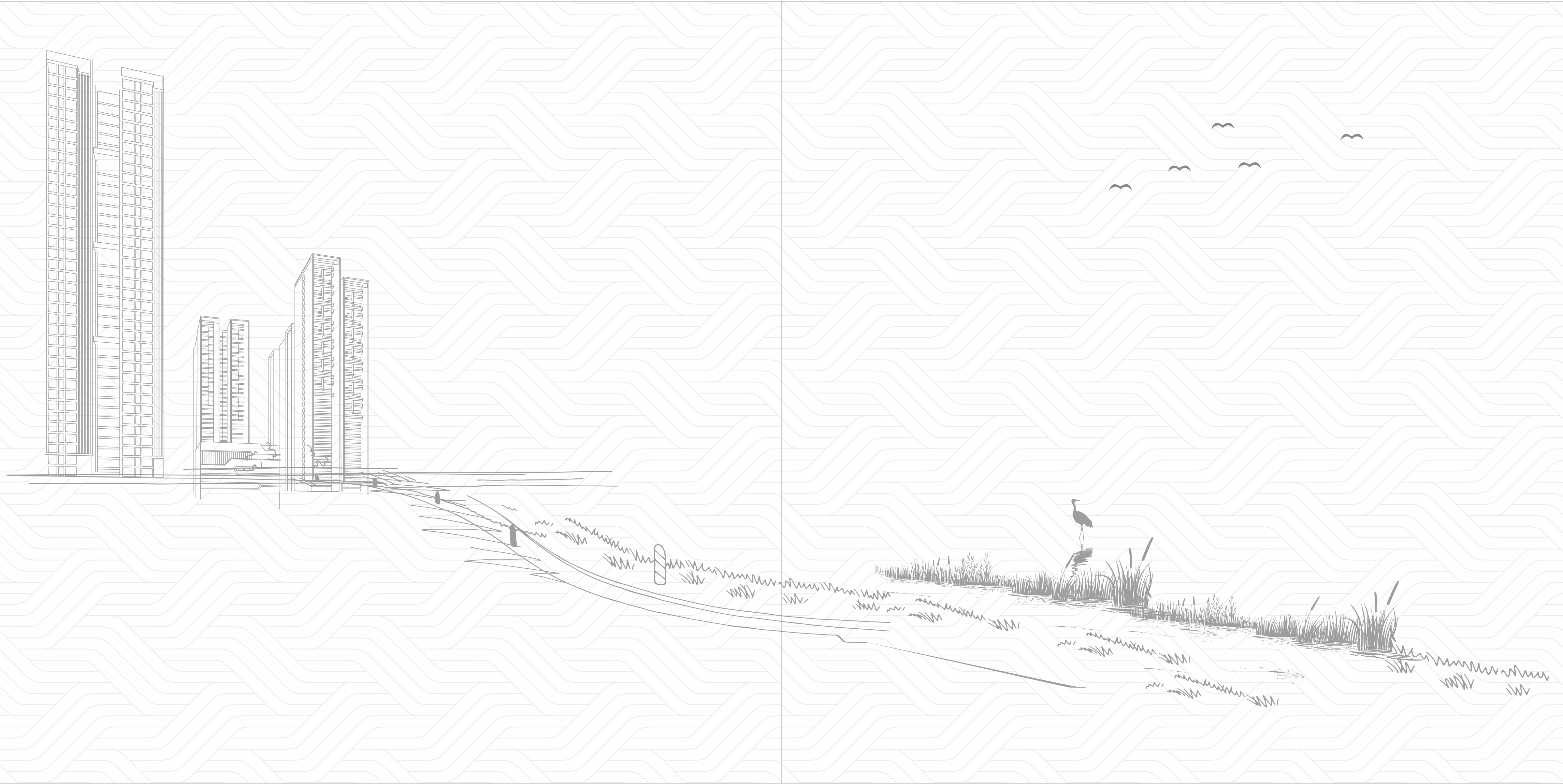
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RERA Number: P02400006230, P02400006231

This is purely conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.  
Furniture layout is indicative only.

tempestadvertising.com

AHEAD



## LEAVE THE ORDINARY BEHIND. UNAPOLOGETICALLY.

You did not work hard and get to this position, to share your space with mediocrity and be surrounded by monotony. Leave it all behind and arrive at a higher dimension of luxury. Just like you claimed the throne at work, come, claim your royal suite in the most charming landscape of the future. It's where you rightly belong.



# Neopolis

10 Minutes from  
Financial District

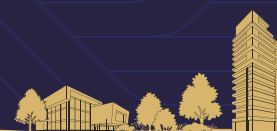
Far Away  
from the Clutter

15 Minutes from  
HITEC City

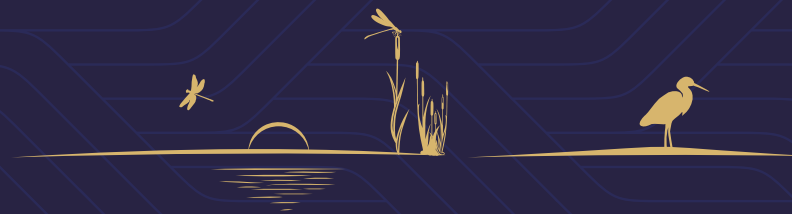
Infinitely  
more Accessible

THE FUTURE IS  
NEOPOLIS.  
AND, IT'S YOURS.

Simple. Those who are better than the rest must live ahead of the rest. Neopolis, Hyderabad is truly an icon of modern urban landscaping – an address reserved for those who don't want to just knock on the future, but claim it.



 **SATTVA  
LAKE RIDGE**  
Neopolis, Kokapet



## WELCOME TO SATTVA LAKE RIDGE. YOU DESERVE TO STAY AHEAD.

Home - it means different things to different people. However, we understand what it means to you. A sense of Pride. When others come home, they just come home. When you come home, you come home to the most opulent landmark every day. A symbol of your refined taste and your desire to be truly distinguished.

Welcome to Sattva LakeRidge. For those who take pride in their address, it's a nameplate that you will wear with pride. It's where the winners come home.





## SATTVA LAKERIDGE

Neopolis, Kokapet

### SATTVA LAKERIDGE. EARTH, WATER, SKY, AND MESMERIZING VIEWS.

Wake up every single day to a beautiful sunrise reflected on a lake. Get pristine views of the horizon. Where sky meets land, let your imagination meet manifestation. Quiet morning walks by the lake are the perfect antidotes to busy morning routines.

Have the sun, the moon, and the stars perform a magical opera for you. Imbibe the calmness of a picturesque lake into everyday living.

Find more time to cherish the extravagant. Make the most of this convergence. Make your peers envious. Indeed, have no peers at all.



## ALTITUDE IS ALSO AN ATTITUDE.

For Sattva LakeRidge, we have really picked a landscape that's physically (and metaphorically) higher than the rest of the geography. So that you are the king of all you survey. And now, literally, the world is at your feet. And you are where you belong, right on top of the world.



## A TOWERING ODE TO YOU. TRANQUILITY FOR YOUR INNER SELF.

Designed by the best minds in the business, the 6 marvelous towers at Sattva LakeRidge complement your mindset like nothing else. Writing a silent ode to the lake that it overlooks.

Welcome to the most awe-inspiring exteriors you will ever see. It's like your own ambition standing up tall and saluting you proudly. If you have earned it, then it's time to own it. Perhaps, even flaunt it.

G+37 FLOORS  
3, 4 & 5 BHK  
2100 - 5500 SFT.

6 Astounding  
Towers.

One Astounding  
Expression:

# Wow!

## AN ODE TO NATURE'S MIGHTIEST SKYSCRAPERS.

Luxury without nature is nothing, and this ideology reflects in our exotic nomenclature for each of the magnificent towers at Sattva LakeRidge.

The ALPINE Tower  
The BIRCH Tower  
The CEDAR Tower  
The DEODAR Tower  
The EBONY Tower  
The FERN Tower





Private Elevator

Two Apartments per Floor

More Carpet Area

Explicitly, Next Level.

## THE 'FERN' TOWER. FOR THOSE WHO STAND TALL.

An exclusive tower for the most outstanding personalities, because some of us just like to underline our signature, with a bold stroke and a couple of dots to establish our supremacy. Certainly, for you. Definitely not for everyone.

AHEAD IN  
SO MANY  
ASPECTS, YOU'LL  
DISCOVER  
ONE, EVERY DAY.

A HIGHER CEILING  
Introducing a new  
dimension of 'spacious'.

CENTRALISED AC  
Just so you always stay  
cool while you rule.

FLOOR-TO-CEILING  
WINDOWS  
Every view of yours  
deserves to be grand.

DOUBLE GLAZING GLASS  
Heat and noise belong  
nowhere close to you.



## INFINITE PLEASURE PER APARTMENT.

Come, marvel at the space, the large window walls, the views, the textures, the finesse, and the feeling. Often, there will be moments when you'll just pause in the middle of something, to take in the warm interiors and marvel at all that you have achieved. Indeed, a tribute to your endeavour to never settle for anything but the best.

The free flow of air and light will ensure abundant positive energy that makes for sheer optimism and joy in everything you do. Everything you touch, every inch, every corner, every facet of the creation feels like an extension of you.



A SUBLIME CAFÉ.  
A SENSATIONAL PARTY PLACE.  
IT'S YOUR PRIVATE DECK.

Come dawn, you can peacefully relish your favourite beverage in a beautiful, private setting.

Come dusk, you can joyfully celebrate life with your friends and loved ones.

One deck for both times of the day, seems just so perfect.






**WORLD-CLASS AMENITIES.  
UNMATCHED LEISURE TIMES.  
STAY AHEAD... EVEN ON  
WEEKENDS.**

Why compromise on what truly belongs to you. Experience only the best in your own riveting kingdom called Sattva LakeRidge. An abode that you will want to share with very few people. Come, be surprised at every step through this thriving green layout. The best of amenities, thoughtfully embedded in the project to entertain every facet of your life.



  
Outdoor Fitness Station

  
Tennis Court

  
Multipurpose Court

  
Jogging Track

  
Cricket Pitch

  
Basketball Court

ALWAYS  
STAY FIT  
TO RULE.





UNWIND  
LIKE YOU  
OWNED IT.

Party Lawn  


Lap Pool  


Senior Citizen Seating Area  


Pergola Seating Decks  


Temperature  
Controlled Pool  




GIVE YOUR  
KIDS THEIR  
KINGDOM.



Kids Pool



Amphitheatre



Pet Park



Childrens' Play Area



Toddler's Park



## THE SATTVA LAKERIDGE CLUBHOUSE. A LAVISH COMPLEMENT TO YOUR SUCCESS.

What's success without a place to constantly celebrate it. With the like minded. With those who have the same fine taste as you. With yourself – because after all, you are simply, your best company ever.

PLAY.  
PAUSE.  
PLAY AGAIN.



Squash Court



Billiards



Table Tennis



AV Room



Multipurpose Hall



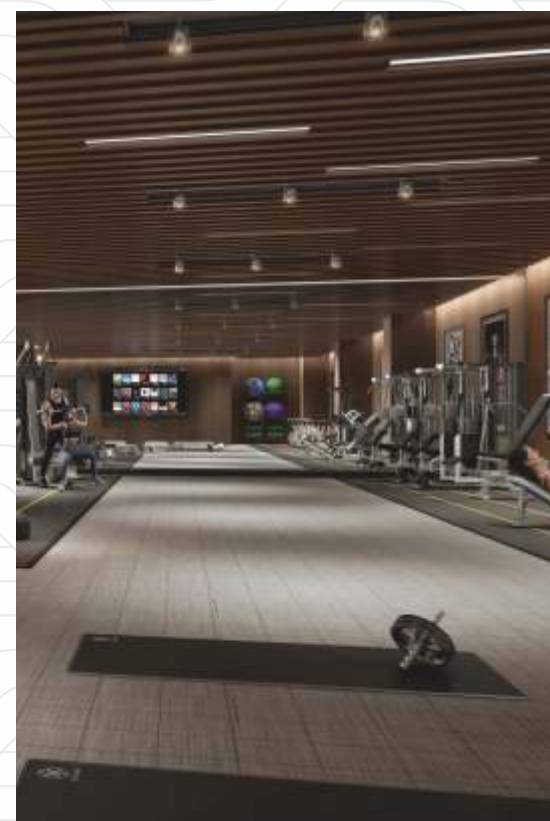
Laundrette



Tennis Court



Refuge Terrace



Gymnasium



Yoga/Aerobics



Office Spaces



Health Club



Convenience Store



THE ELEVATED  
GROUND FLOOR  
EXPERIENCE.

Indoor Games

Private Rooms with  
Waiting Lounge

Creche

Clinics

Café



MORE THAN  
JUST A HOME.  
ONE THAT  
IS ALSO  
ENVIRONMENT  
CONSCIOUS.



Sattva LakeRidge is an IGBC Pre-Certified Gold Rated Project. This means exclusivity has been seamlessly merged with sustainability. It's a green building that's been designed to conserve the environment.

AHEAD IN CONSERVING  
THE PLANET.



GRANDEUR  
AND MORE  
GRANDEUR.

A SETTING  
THAT WILL  
KEEP YOU  
CHARMED  
FOREVER.



SO AHEAD IN  
DESIGN,  
CALL IT A  
WORK OF ART.





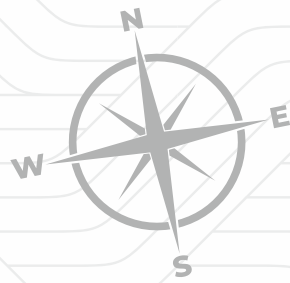
AHEAD IN  
PLANNING.

## MASTER LAYOUT

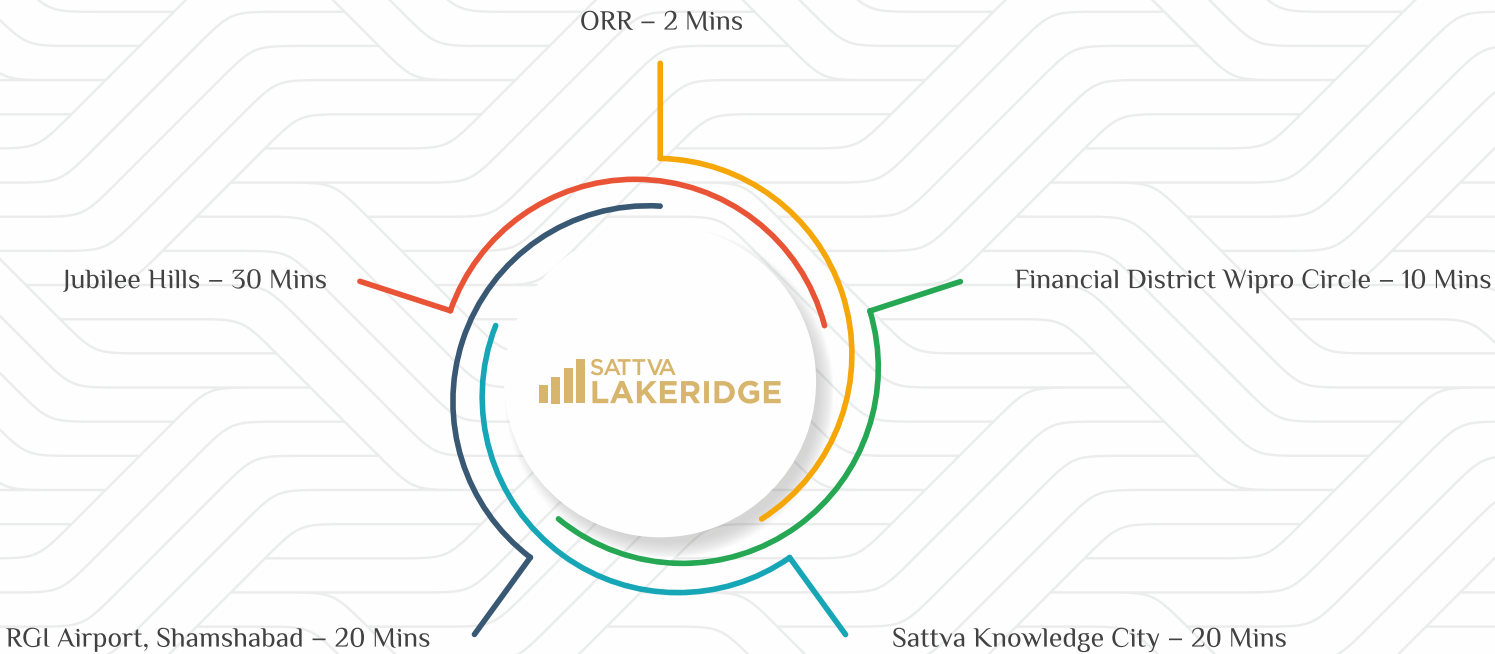
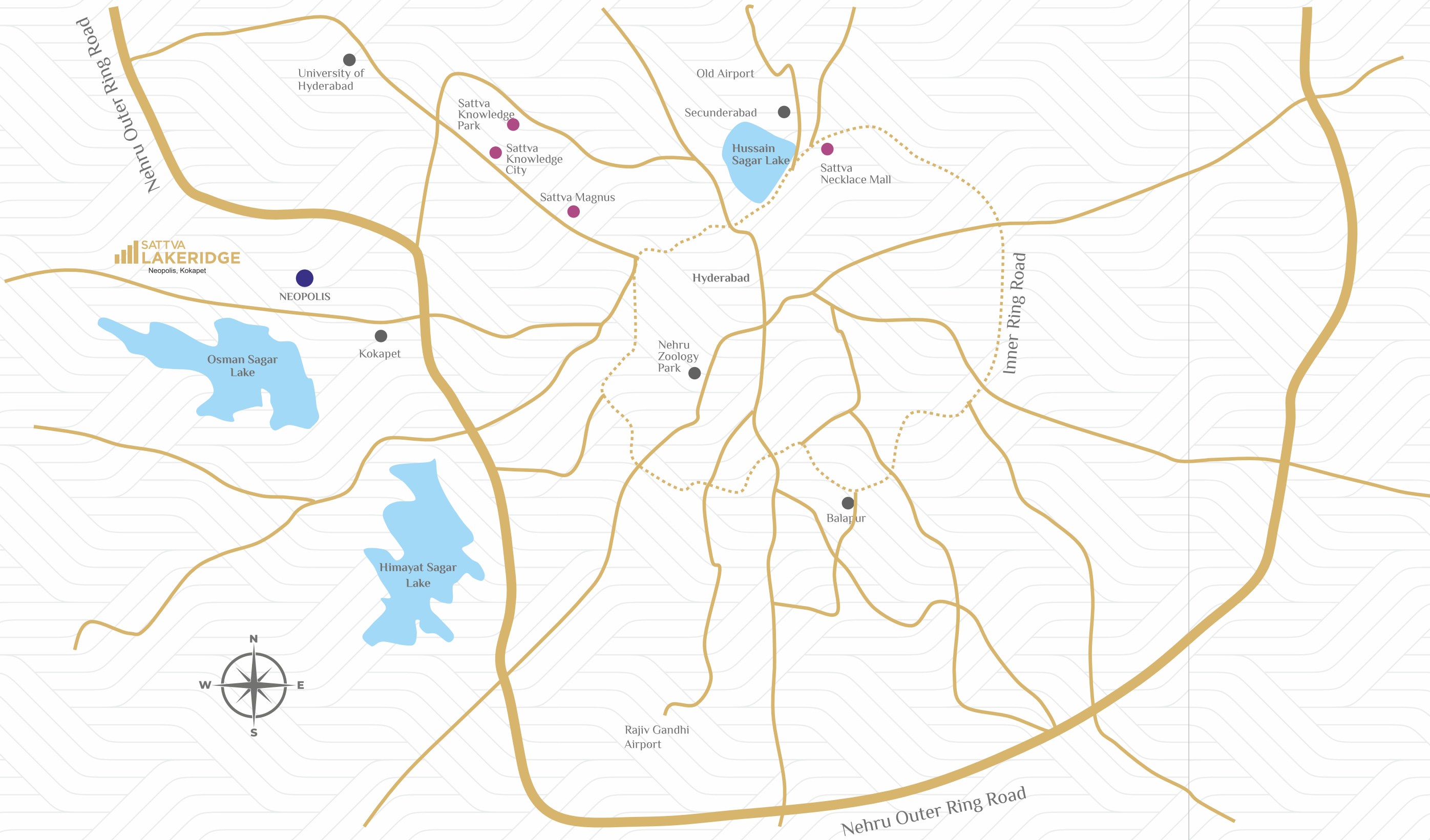
### LEGEND

- |                               |  |
|-------------------------------|--|
| 01. Entry/Exit                | 13. Badminton Court                      |
| 02. Drop Off                  | 14. Childrens' EPDM Play Area            |
| 03. 11.0 Mts Driveway         | 15. Toddler's Play Area                  |
| 04. Swimming Pool             | 16. Amphitheatre                         |
| 05. Kids Pool                 | 17. Seating Deck under Pergola           |
| 06. Lawn with Stepping Stones | 18. Cricket Pitch                        |
| 07. Entry to Podium -01       | 19. Outdoor Fitness Station              |
| 08. Exit from Podium -01      | 20. Elderly Seating under Pergola        |
| 09. Services                  | 21. Pet Park                             |
| 10. Visitors Car Parking      | 22. Jogging Track/Pathway                |
| 11. Multipurpose Court        | 23. Halfscatch Court with EPDM Play Area |
| 12. Tennis Court              | 24. Clubhouse                            |

Site Area 9.50 A  
Note: All Areas are in SBA



LOCATION MAP

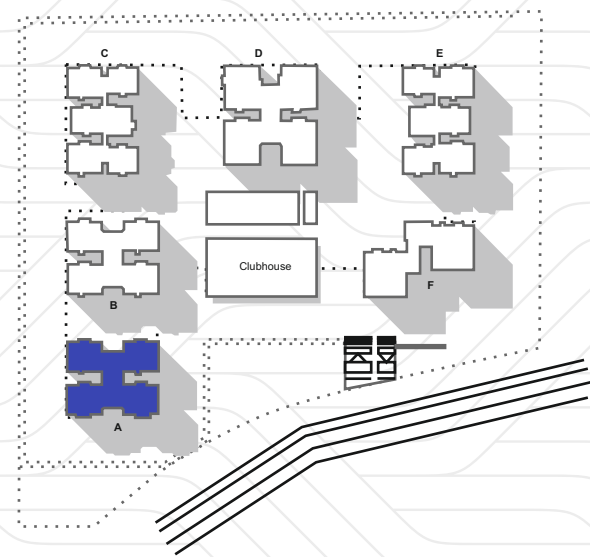
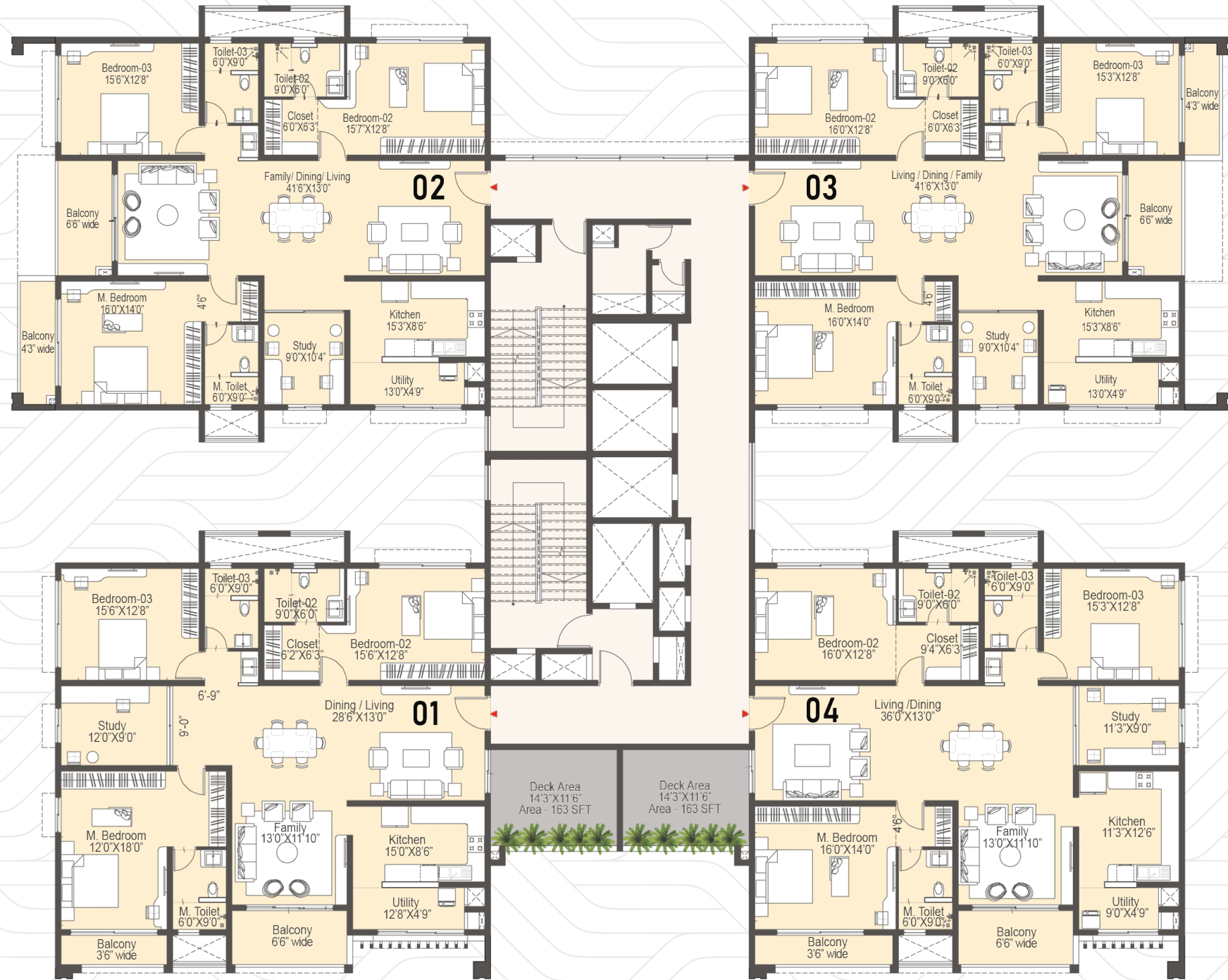


AT THE CENTRE OF IT  
ALL AND STILL WAY AHEAD.

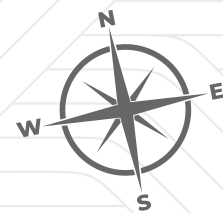
Ease-of-access is really an understatement when it comes to Sattva LakeRidge. You can walk to the lake in minutes, and you can drive to work in the same time.

You have open views for thinking big, and open roads for getting there faster.

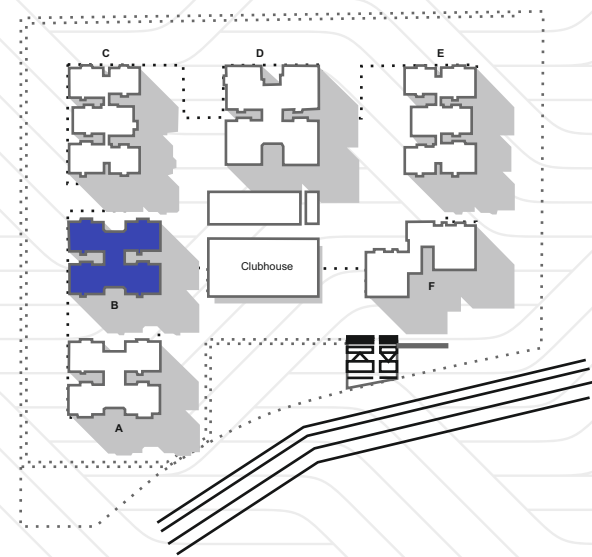
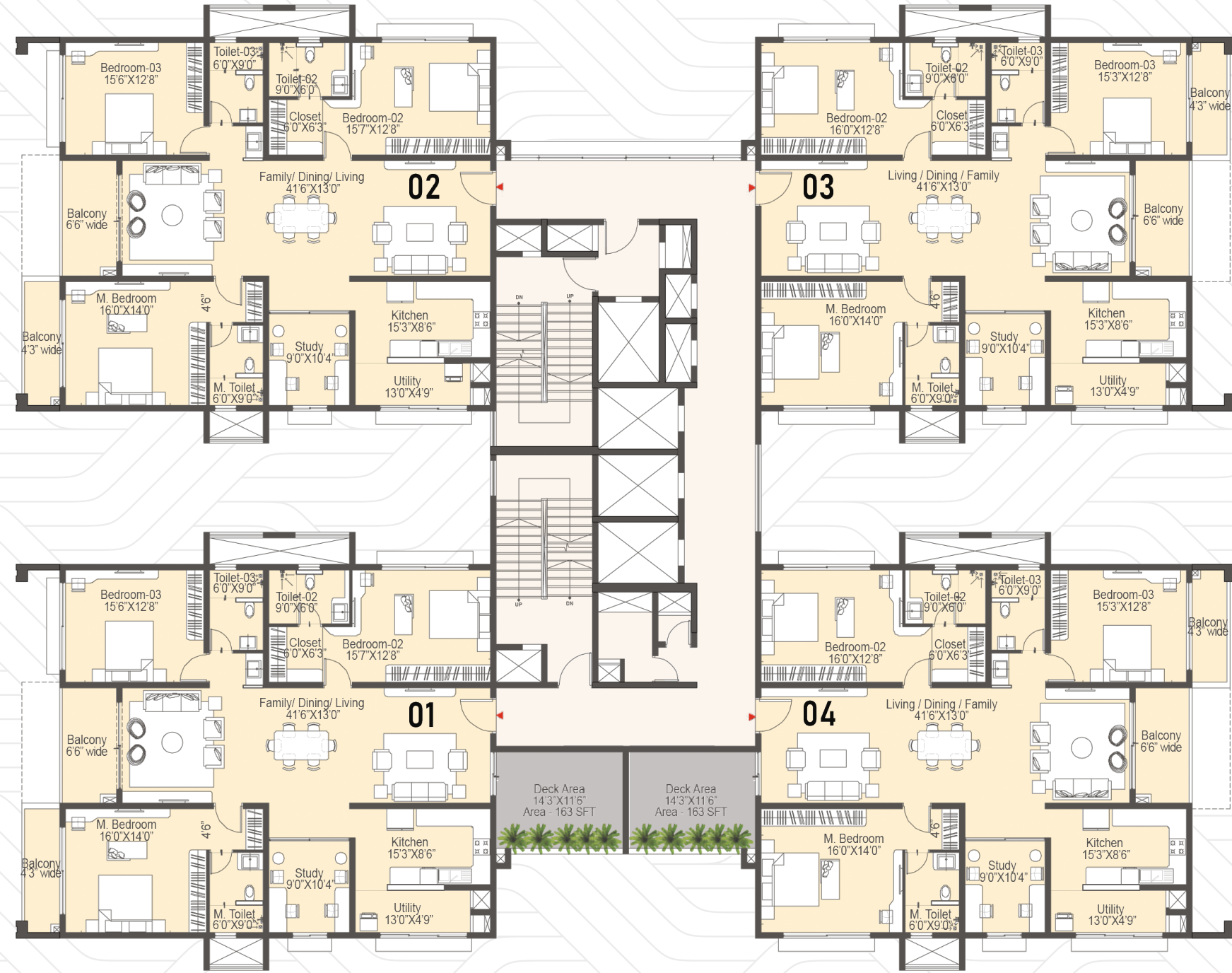
Go anywhere in a jiffy, and still have the space around you, not cramped by everyday monotony. Convenience was never so liberating. An address was never so futuristic and peaceful at the same time.



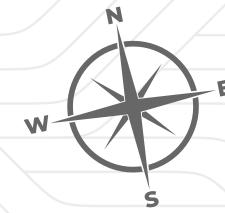
**SATTVA LAKERIDGE**  
Neopolis, Kokapet



	SFT
<b>Flat No. 1</b>	
Super Built up Area	3019
Carpet Area	1909
Carpet area of (Balcony/Deck/Entry court)	291
<b>Flat No.2</b>	
Super Built up Area	2751
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	143
<b>Flat No.3</b>	
Super Built up Area	2744
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	137
<b>Flat No.4</b>	
Super Built up Area	3036
Carpet Area	1909
Carpet area of (Balcony/Deck/Entry court)	304



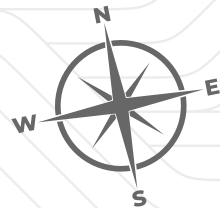
**SATTVA LAKERIDGE**  
Neopolis, Kokapet



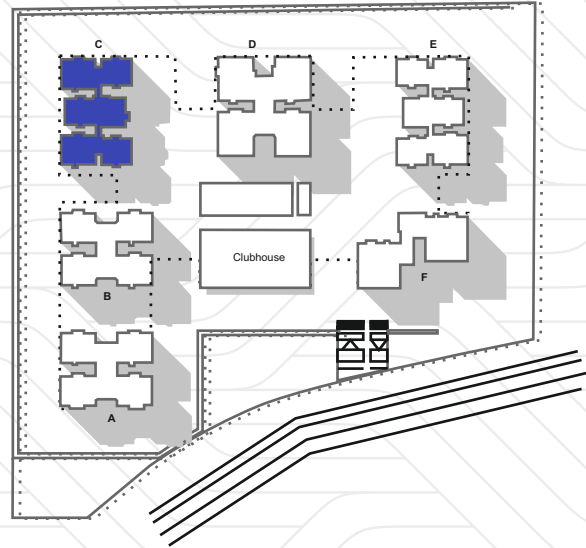
	SFT
<b>Flat No. 1</b>	
Super Built up Area	2979
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	306
<b>Flat No.2</b>	
Super Built up Area	2751
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	143
<b>Flat No.3</b>	
Super Built up Area	2744
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	137
<b>Flat No.4</b>	
Super Built up Area	2972
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	301



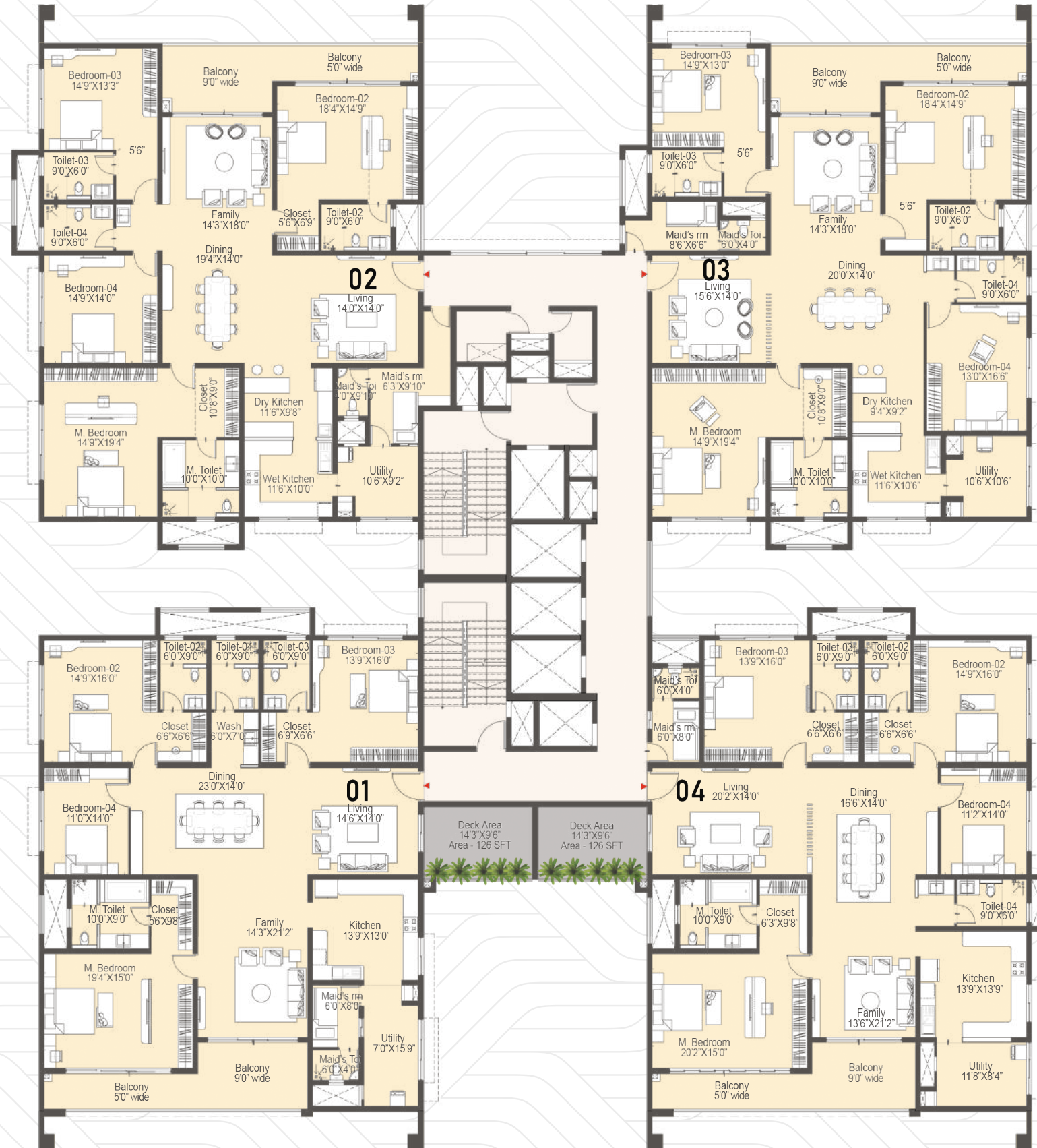
**SATTVA**  
**LAKERIDGE**  
Neopolis, Kokapet



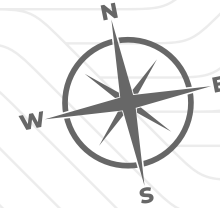
## CEDAR



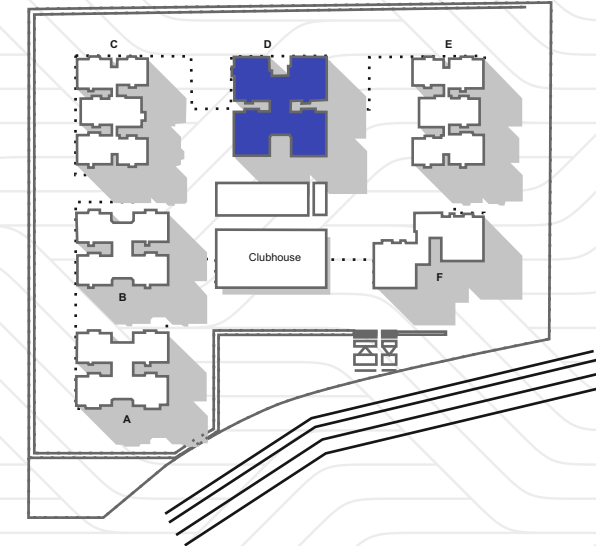
	SFT
<b>Flat No. 1 &amp; 3</b>	
Super Built up Area	2751
Carpet Area	1850
Carpet area of (Balcony/Deck/Entry court)	143
<b>Flat No.2</b>	
Super Built up Area	2152
Carpet Area	1429
Carpet area of (Balcony/Deck/Entry court)	112
<b>Flat No. 4&amp;5</b>	
Super Built up Area	2153
Carpet Area	1425
Carpet area of (Balcony/Deck/Entry court)	117



**SATTVA**  
**LAKERIDGE**  
Neopolis, Kokapet



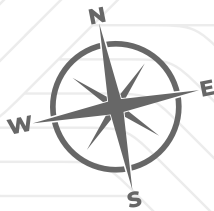
## DEODAR



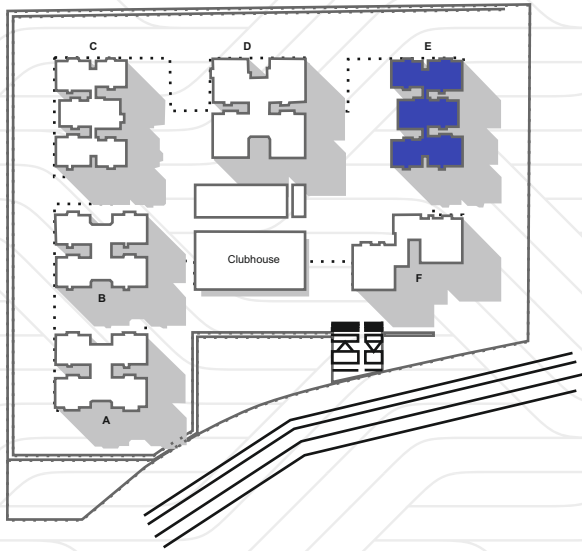
	SFT
<b>Flat No. 1</b>	
Super Built up Area	4115
Carpet Area	2657
Carpet area of (Balcony/Deck/Entry court)	362
<b>Flat No.2</b>	
Super Built up Area	4046
Carpet Area	2755
Carpet area of (Balcony/Deck/Entry court)	221
<b>Flat No.3</b>	
Super Built up Area	3983
Carpet Area	2711
Carpet area of (Balcony/Deck/Entry court)	221
<b>Flat No.4</b>	
Super Built up Area	4106
Carpet Area	2644
Carpet area of (Balcony/Deck/Entry court)	359



**SATTVA  
LAKERIDGE**  
Neopolis, Kokapet



## EBONY



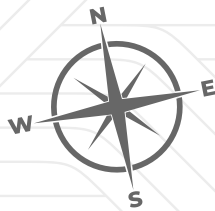
	SFT
<b>Flat No. 1 &amp; 2</b>	
Super Built up Area	2152
Carpet Area	1429
Carpet area of (Balcony/Deck/Entry court)	112
<b>Flat No. 3 &amp; 5</b>	
Super Built up Area	2744
Carpet Area	1850
Carpet area of (Balcony/Deck/Entry court)	137
<b>Flat No. 4</b>	
Super Built up Area	2153
Carpet Area	1425
Carpet area of (Balcony/Deck/Entry court)	117



## FERN



**SATTVA  
LAKERIDGE**  
Neopolis, Kokapet



	SFT
<b>Flat No. 1</b>	
Super Built up Area	5266
Carpet Area	3204
Carpet area of (Balcony/Deck/Entry court)	662
<b>Flat No. 2</b>	
Super Built up Area	5123
Carpet Area	3202
Carpet area of (Balcony/Deck/Entry court)	550

FOR ONCE,  
THE WORD  
‘PERFECTION’  
IS NOT USED IN  
VAIN.



STRUCTURE	R.C.C Frame Structure Super Structure – R.C.C Shear Walls, Concrete blocks for non-structure elements Floor to Floor height of 3.6 Mts (12 Ft)
FLOORING	A. Common Areas Entrance Lobby of Towers - Marble Flooring Lift Lobby - Granite/Vitrified Flooring Staircase - Vitrified Tile/Granite Flooring Corridors - Vitrified Flooring  B. Apartment Foyer/Living/Dining- Imported Marble Flooring Master Bedroom & Study - Wooden Finish Vitrified Tile/ Wooden Laminated Flooring Other Bedrooms – Vitrified Tile Kitchen – Vitrified Tiles Balconies - Vitrified Tiles  C. Toilets All Toilets - Vitrified/Ceramic Tiles and Dado up to False Ceiling height
KITCHEN	2 feet high Dado Tile 1 Hot & Cold Wall Mixer Provision for Water Purifier Inlet & Outlet for Washing Machine and Dryer
TOILETS	Chromium plated fittings of Kohler, TOTO or equivalent makes Hot & Cold Wall Mixer for all Toilets European Water Closets Vanity Countertop Basin for Master Bedroom (Granite Counter) Countertop Wash Basin for other bedrooms
DOORS	Entrance Door - 8 feet high opening with hardwood frame and flush shutter with both sides Veneer finish including Hinges, Lock and Handle.  Bed Room & Toilet Doors - 8 feet high opening with hardwood frame and flush shutter with laminate finish including Hinges, Lock and Handle.  Balcony/Open Terrace Doors - Aluminum Double Glazed Sliding with Mosquito Mesh
WINDOWS	Aluminum Double Glazed Sliding with Mosquito Mesh Kitchen/Utility - Aluminum Sliding Window with separate provision for Chimney Exhaust Common Area Windows - Aluminum Windows Toilet Ventilators - Aluminum operable shutter with Exhaust Fan provision

WALL/CEILING FINISH	Exterior of Building - Exterior Grade Texture Paint Ceilings on Corridor Area - False Ceiling with Acrylic Emulsion Paint Utility - Vitrified Tile Flooring and Dado up to 1.2m height All lift facing wall - Vitrified Tiles with Architrave in Granite Corridors/Service Rooms at Typical Floor - Vitrified Tiles Dado up to 0.9m Apartment Interior Wall face - Punning with Acrylic Emulsion Paint
GRILLS/RAILINGS	Balcony Railing - Laminated Glass railing
ELECTRICAL	TV Point in all Living Rooms, Master Bedroom and other Bedrooms Fire-Resistant Electrical Wire of reputed make Electrical Modular Switches of reputed make AC Power in all Bedrooms, Living and Dining Rooms
TELEPHONE & INTERCOM FACILITY	Telephone Points in Living Room Intercom Facility in each Apartment 100% Power Backup Provision for Video Door Phone
HVAC	Centralized Air Conditioning System with Tap-off for each Apartment with BTU Meter
HEAT PUMP	Centralized Heat Pump System
FIRE FIGHTING SYSTEM	As per NBC
GAS SYSTEM	Centralized Gas Bank System
SECURITY SYSTEM	Round-the-clock CCTV Monitored Security Control System

TOWERS:  
ALPINE, BIRCH,  
CEDAR, AND EBONY

STRUCTURE	R.C.C Frame Structure Super Structure – R.C.C Shear Walls, Concrete Blocks for non-structure elements. Floor to Floor height of 3.6 Mts (12 ft)
FLOORING	A. Common Areas Entrance Lobby of Towers - Marble Flooring Lift Lobby-Granite/Vitrified Flooring Staircase-Vitrified Tile/Granite Flooring Corridors-Vitrified Flooring  B. Apartment Foyer Living  Dining-Imported Marble Flooring Master Bedroom & Home Theatre-Wooden Finish Vitrified Tile/ Wooden Laminated Flooring. Other Bedrooms-Imported Marble Flooring Kitchen-Imported Marble Flooring Balconies-Vitrified Tiles  C. Toilets All Toilets-Vitrified/Ceramic tiles and Dado up to False Ceiling Height
KITCHEN	2 feet high Dado Tile 1 Hot & Cold Wall Mixer Provision for Water Purifier Inlet & Outlet for Washing Machine and Dryer
TOILETS	Chromium plated fittings of Kohler, TOTO or equivalent makes Hot & Cold Wall Mixer for all Toilets European Water Closets Vanity Countertop Basin for Master Bedroom (Granite Counter) Countertop Wash Basin for other Bedrooms
DOORS	Entrance Door - 8 feet high opening with hardwood frame and flush shutter with both sides Veneer finish including Hinges, Lock and Handle.  Bed Room & Toilet Doors - 8 feet high opening with hardwood frame and flush shutter with laminate finish including Hinges, Lock and Handle.  Balcony/Open Terrace Doors - Aluminum Double Glazed Sliding with Mosquito Mesh
WINDOWS	Aluminum Double Glazed Sliding with Mosquito Mesh Kitchen/Utility - Aluminum Sliding Window with separate provision for Chimney Exhaust Common Area Windows - Aluminum Windows Toilet Ventilators - Aluminum Operable Shutter with Exhaust Fan provision

WALL/CEILING	Exterior of Building - Exterior Grade Texture Paint Ceilings on Corridor Area - False Ceiling with Acrylic Emulsion Paint Utility - Vitrified Tile Flooring and Dado up to 1.2m height All Lift facing Wall - Vitrified tiles with Architrave in Granite Corridors/Service Rooms at Typical Floor - Vitrified Tiles Dado up to 0.9m Apartment Interior Wall face - Punning with Acrylic Emulsion Paint
GRILLS/RAILINGS	Balcony Railing - Laminated Glass Railing
ELECTRICAL	TV Point in all Living Rooms, Master Bedroom and other Bedrooms Fire-Resistant Electrical Wire of reputed make Electrical Modular Switches of reputed make AC Power in all Bedrooms, Living and Dining Rooms
TELEPHONE & INTERCOM FACILITY	Telephone Points in Living Room. Intercom Facility in each Apartment 100% Power Backup Provision for Video Door Phone
HVAC	Centralized Air Conditioning System with Tap-off for each apartment with BTU Meter
HEAT PUMP	Centralized Heat Pump System
FIRE FIGHTING SYSTEM	As per NBC
GAS SYSTEM	Centralized Gas Bank System
SECURITY SYSTEM	Round-the-clock CCTV Monitored Security Control System

TOWERS:  
DEODAR AND  
FERN



# SATTVA LAKERIDGE

Neopolis, Kokapet

WELCOME  
AHEAD.  
IT'S WHERE THE  
WINNERS COME  
HOME.

As you close this book, we hope you have seen a new doorway  
open for you.

A doorway that allows only the rare few to the other side.  
The view is a lot better when it's shared with like-minded folk.

WELCOME TO  
SATTVA LAKERIDGE.



## FOREVER AHEAD IN KEEPING YOU AHEAD.

For 30 years now, the SATTVA GROUP has outdone itself with every new project, all the way from the blueprint to the execution. It's a name that has built some of India's most coveted properties in the heart of the future. Spaces that have redefined the city scape, inspiring the most ardent ambitions. With rock-solid foundations like trust, innovation, and knowledge-leadership, the group creates architectural marvels that live up to the promise of elevating the urban landscape, redefining your lifestyle, to an extraordinary level.



Countless Lives Inspired.