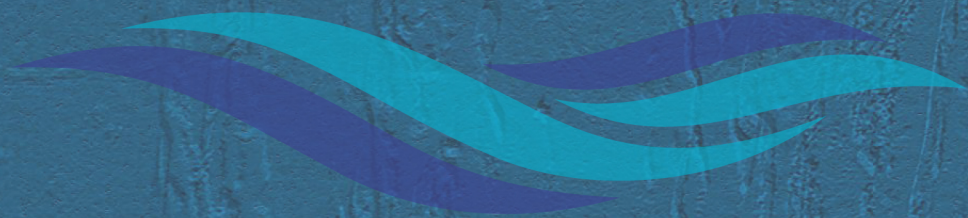


A Gated Community of Condominiums from



LAVISTA WATERFRONT



www.lavistaconstructions.in

LAVISTA WATERFRONT

Luxuriously Crafted -
High-rise Gated
Community

Double Height Stilt
Floor

Well-planned Car
Parking

Lush Green
Landscaping

World-class
Clubhouse

Numerous Sports
Facilities

Premium Quality
Construction

Discover a new height of opulence in the coveted 'Lavista Waterfront' property. An architectural work of art, this gated community is a testament to meticulous design and pure modern luxury. Step into an idyllic oasis within bustling Miyapur, facing the famed Ameenpur Lake and encompassed by lush greens. Not only is the project conveniently situated near IT hotspots for a shorter commute, but also the serene atmosphere of lakeside living ensures added peace and tranquility to your daily routine.

Aerial View

You are on the threshold... of an exciting new discovery





LAVISTA WATERFRONT

*Lavish servings
of opulence*

Spread across a vibrant landscape 'Lavista Waterfront' stands tall, encompassing 7 towers with ultra-spacious 2 & 3 BHK homes across 9 floors with 2 cellars + Stilt. From the impressive entrance gate to assiduously curated hardscapes and softscape and broad drive-arounds, every detail has been meticulously crafted to evoke an ambience of opulence and leisure.

Abundant open spaces filled with natural light, surrounding lush greens with bowers, cobble-stone flooring, meditation areas, etc., add to the allure. Residents enjoy top-notch amenities such as exclusive clubhouses, a modern sports complex, and outdoor game courts, defining 'Lavista Waterfront' as the epitome of extravagant living.





W
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**BLOCK A
FIRST & SECOND
FLOOR PLAN**

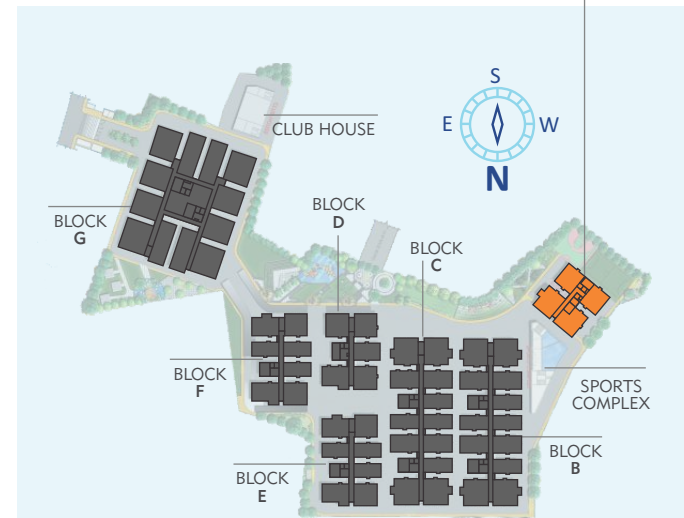


LAVISTA
WATERFRONT



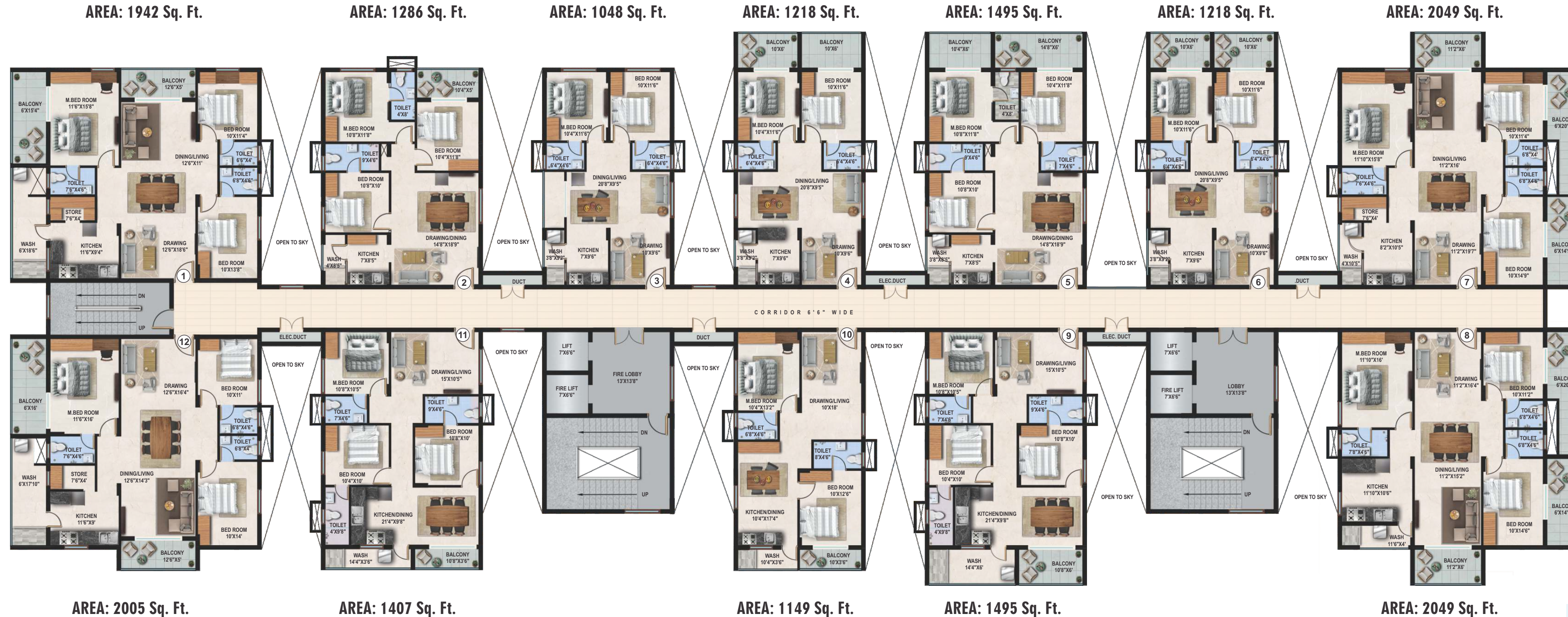
**BLOCK A
TYPICAL
FLOOR PLAN**

**BLOCK A
TYPICAL KEY PLAN**



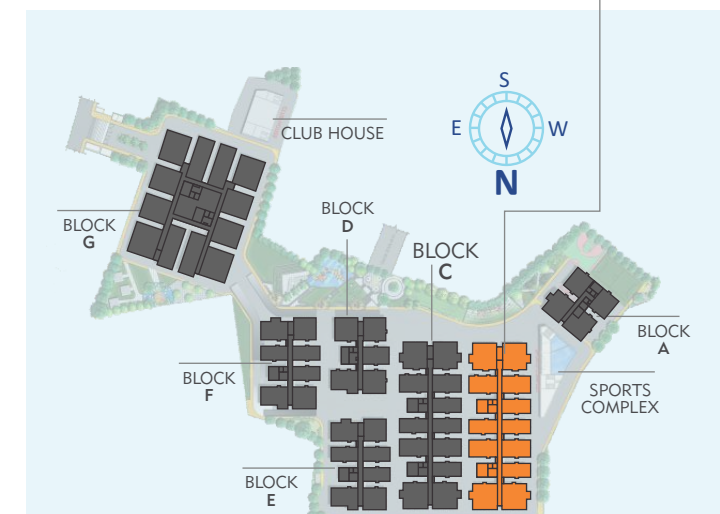
Where imagination meets manifestation

In an idyllic location by the lakeside in Hyderabad's most happening suburb, come home to the sheer joy of a beautifully rendered gated community. Built on pristine acres, are seven splendid towers rising nine storeys high with spacious 2 & 3 BHK residences. 'Lavista Waterfront' offers every conceivable amenity to make your life a dream fulfilled.



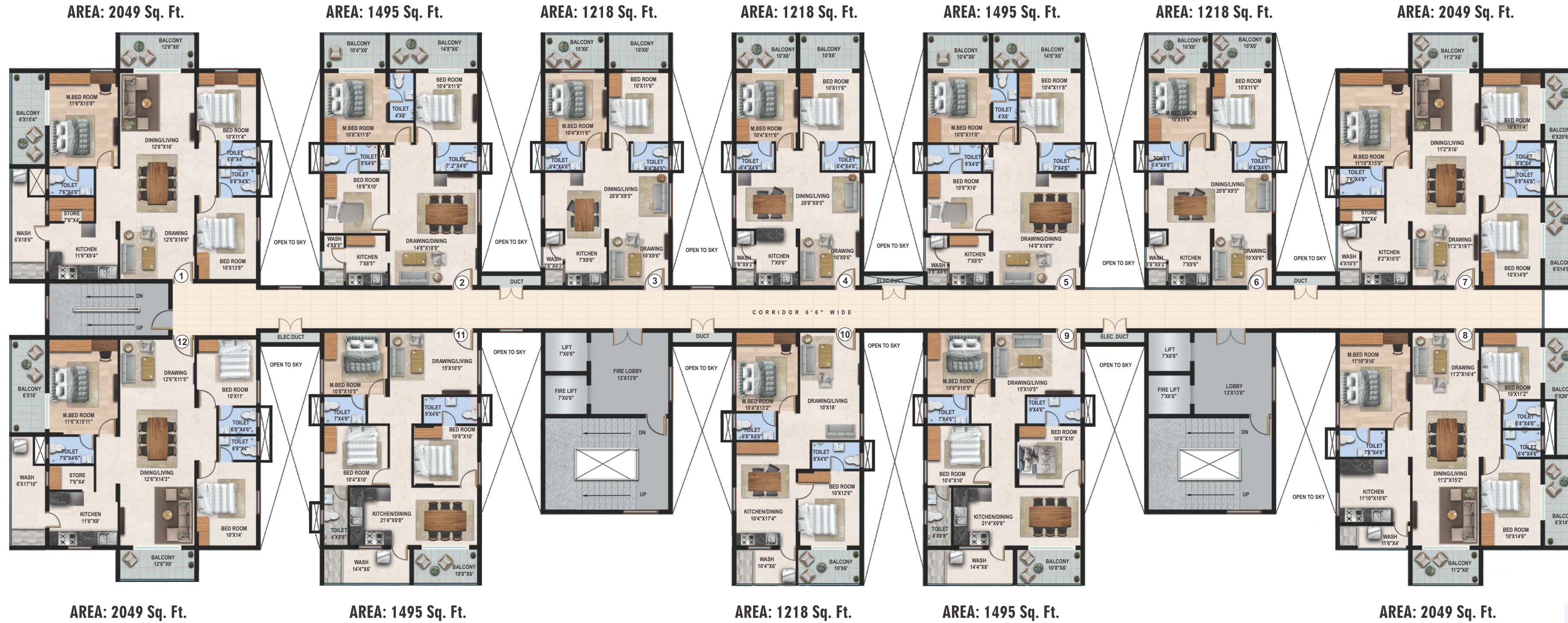
BLOCK B
FIRST & SECOND
FLOOR PLAN

TYPICAL KEY PLAN



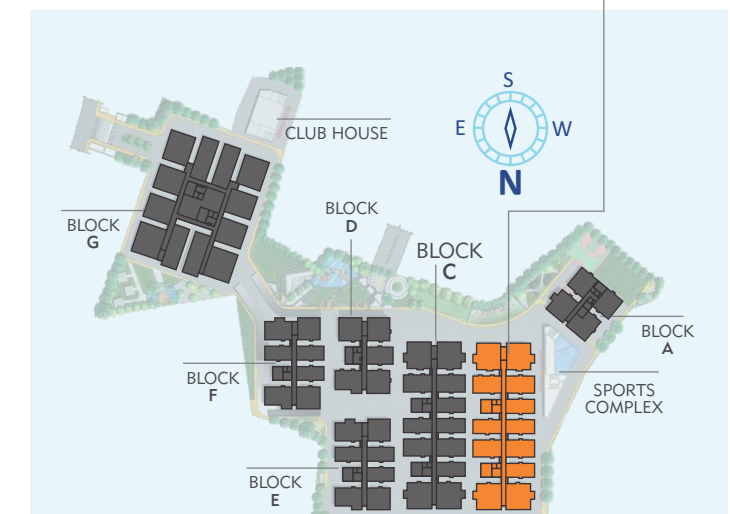
Where openness meets calm

Designed for contemporary living, these residences blend spaces and joy. Natural light and open interiors create a sense of vibrancy and calm. From chic living areas to serene bedrooms and modern kitchens, every step spells comfort. Expansive balconies offer refreshing views and a peaceful connection to the outdoors.



**BLOCK B
TYPICAL
FLOOR PLAN**

**BLOCK B
TYPICAL KEY PLAN**



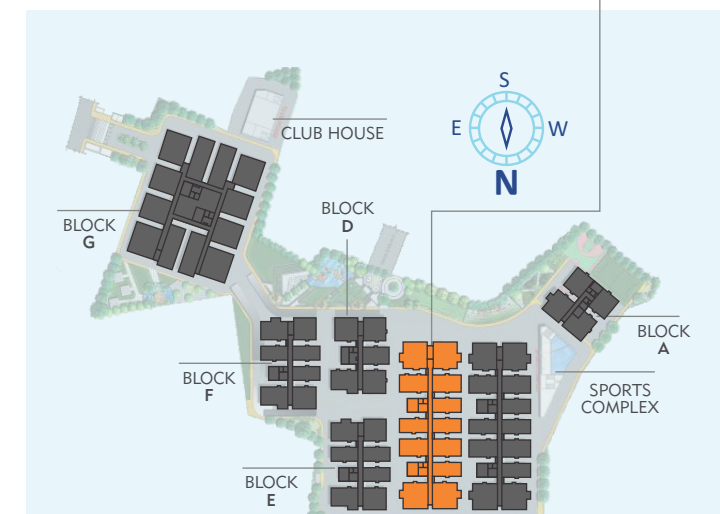
Quiet luxury. Everyday ease

Step into thoughtfully designed interiors where elegant finishes, abundant natural light, and flowing living spaces create an ambience of warmth and sophistication. Blending comfort with contemporary style, every corner is crafted for effortless modern living.



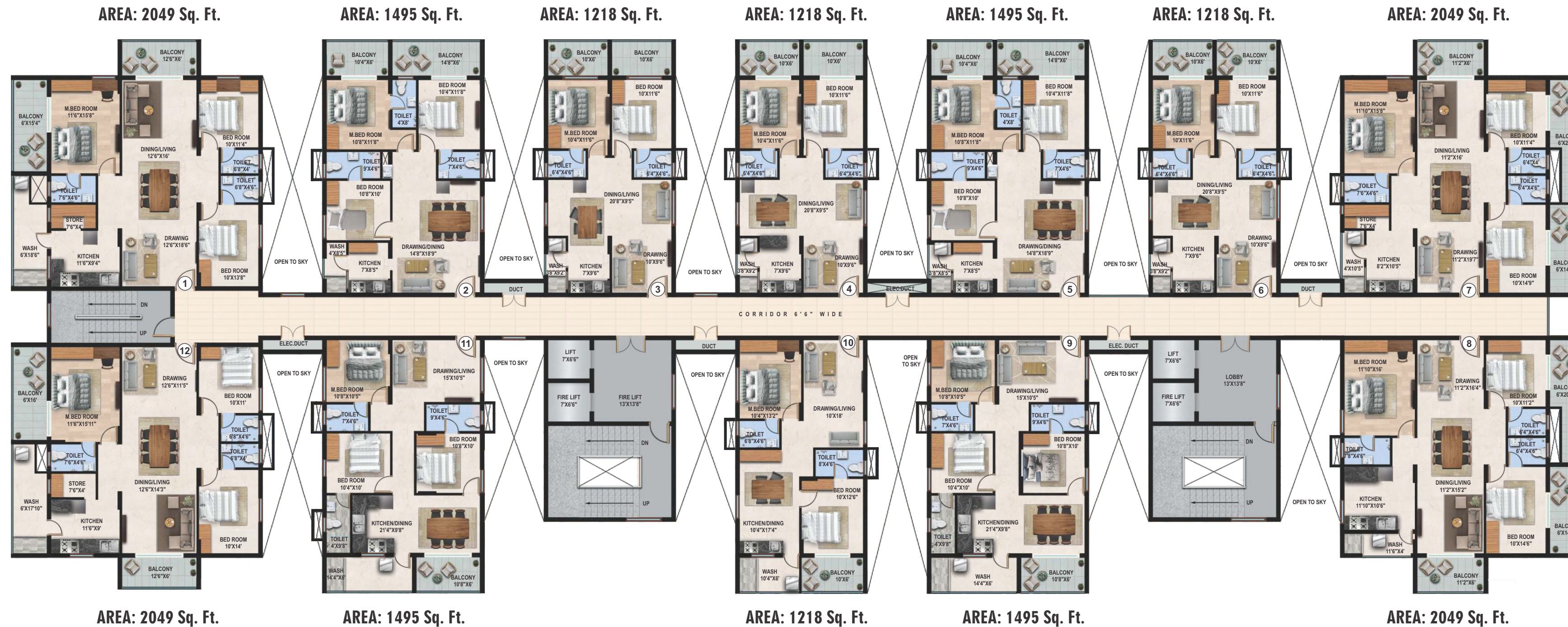
BLOCK C
FIRST & SECOND
FLOOR PLAN

TYPICAL KEY PLAN



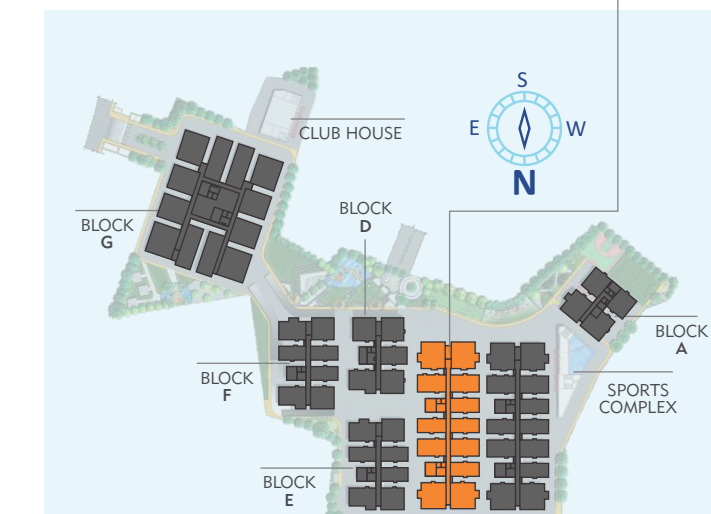
Quiet grandeur, lasting distinction

'Lavista Waterfront' embodies exclusive living at its finest. Premium finishes, bespoke detailing, and refined craftsmanship define every residence. A fountainhead of comfort and natural elegance, each home offers a rare blend of luxury, convenience, and sophistication - an irresistible appeal in every sense.



BLOCK C
TYPICAL
FLOOR PLAN

BLOCK C
TYPICAL KEY PLAN



Living Woven with Grace

'Lavista Waterfront' unfolds as a tapestry of comfort and elegance, where living meets quiet longing. Spacious interiors, graceful layouts, and functional design unite in perfect harmony. Framed by lush greenery and serene views, every home invites you to pause, unwind, and belong.

*With multidimensional
recreation facilities*

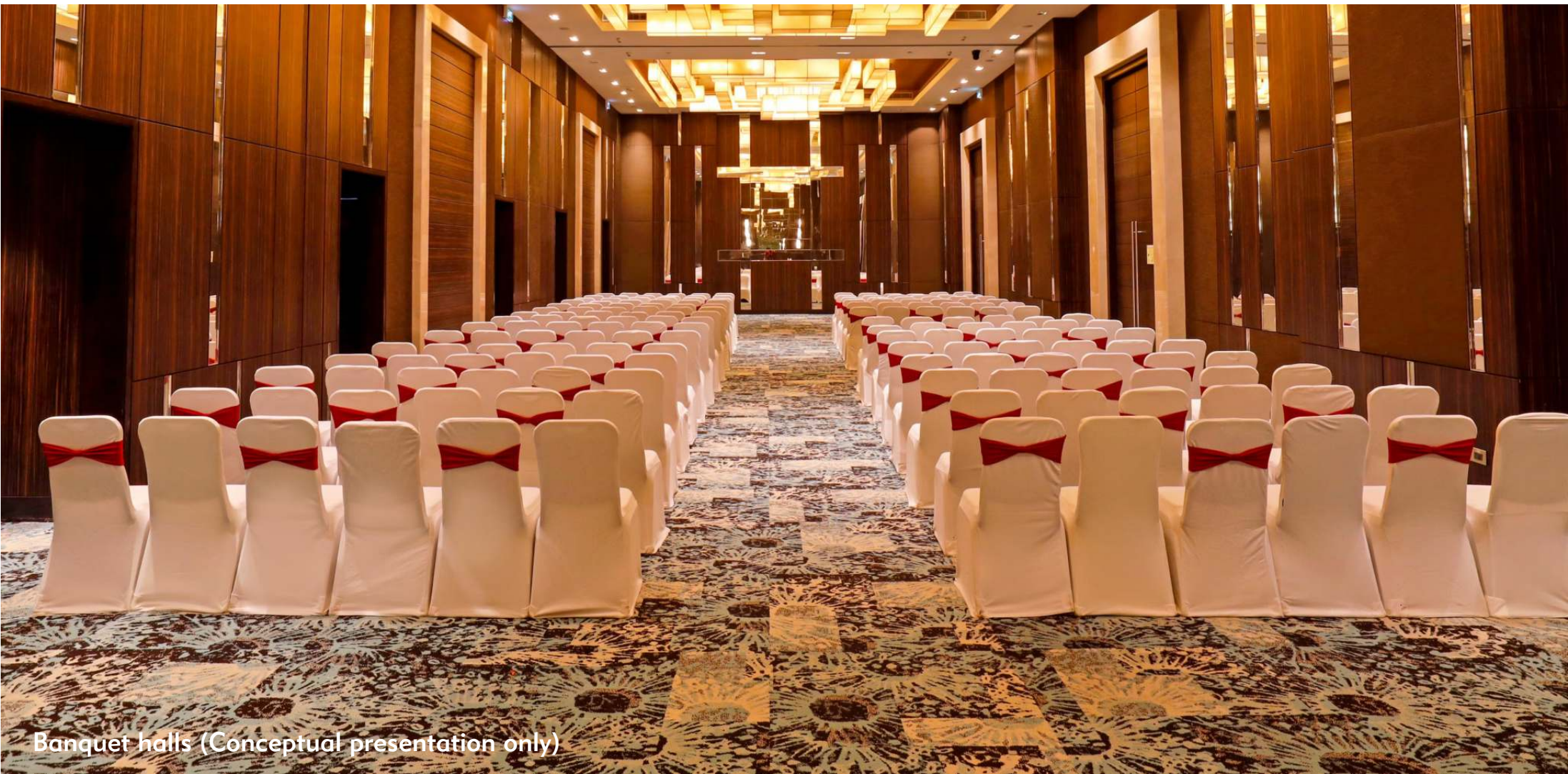
LAVISTA
CLUB

LAVISTA
WATERFRONT

Grand Entrance Lobby (Conceptual presentation only)



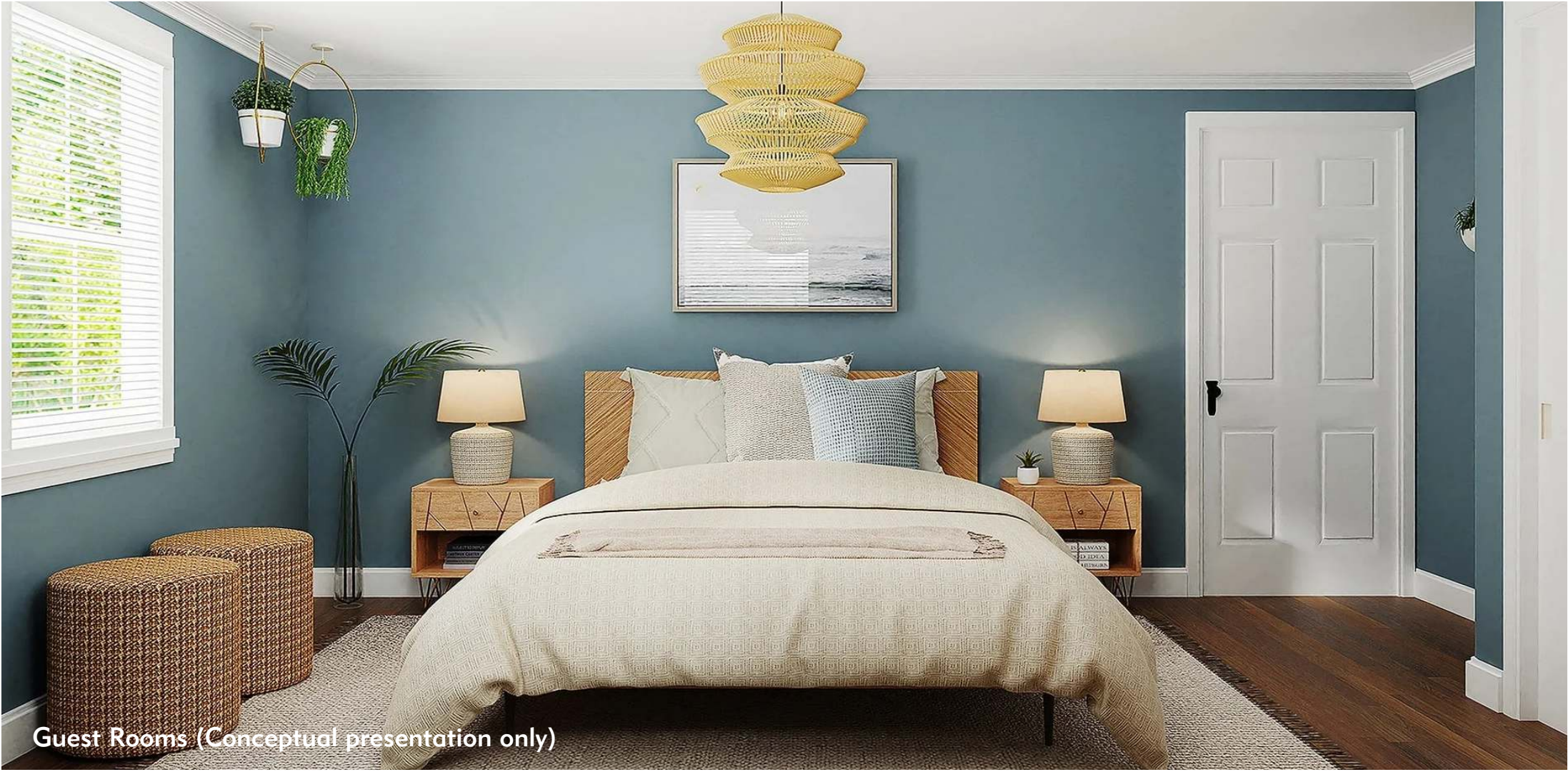
Reception/Waiting Lounge (Conceptual presentation only)



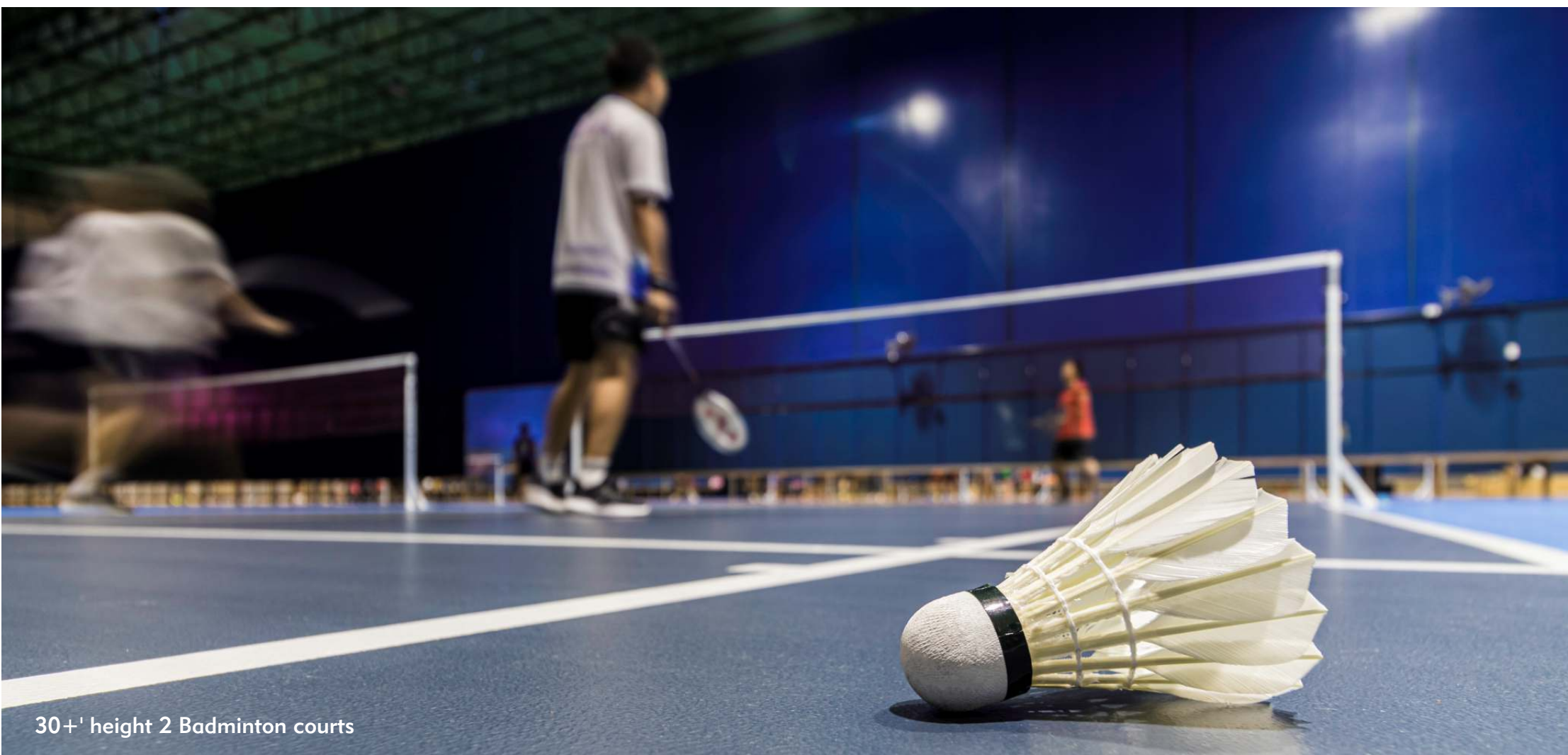
Banquet halls (Conceptual presentation only)



Retail Store (Conceptual presentation only)



Guest Rooms (Conceptual presentation only)



30+' height 2 Badminton courts



Indoor Gym



Table Tennis



Billiards



Air Hockey



Carrom



Foosball



Basketball Court



Box Cricket



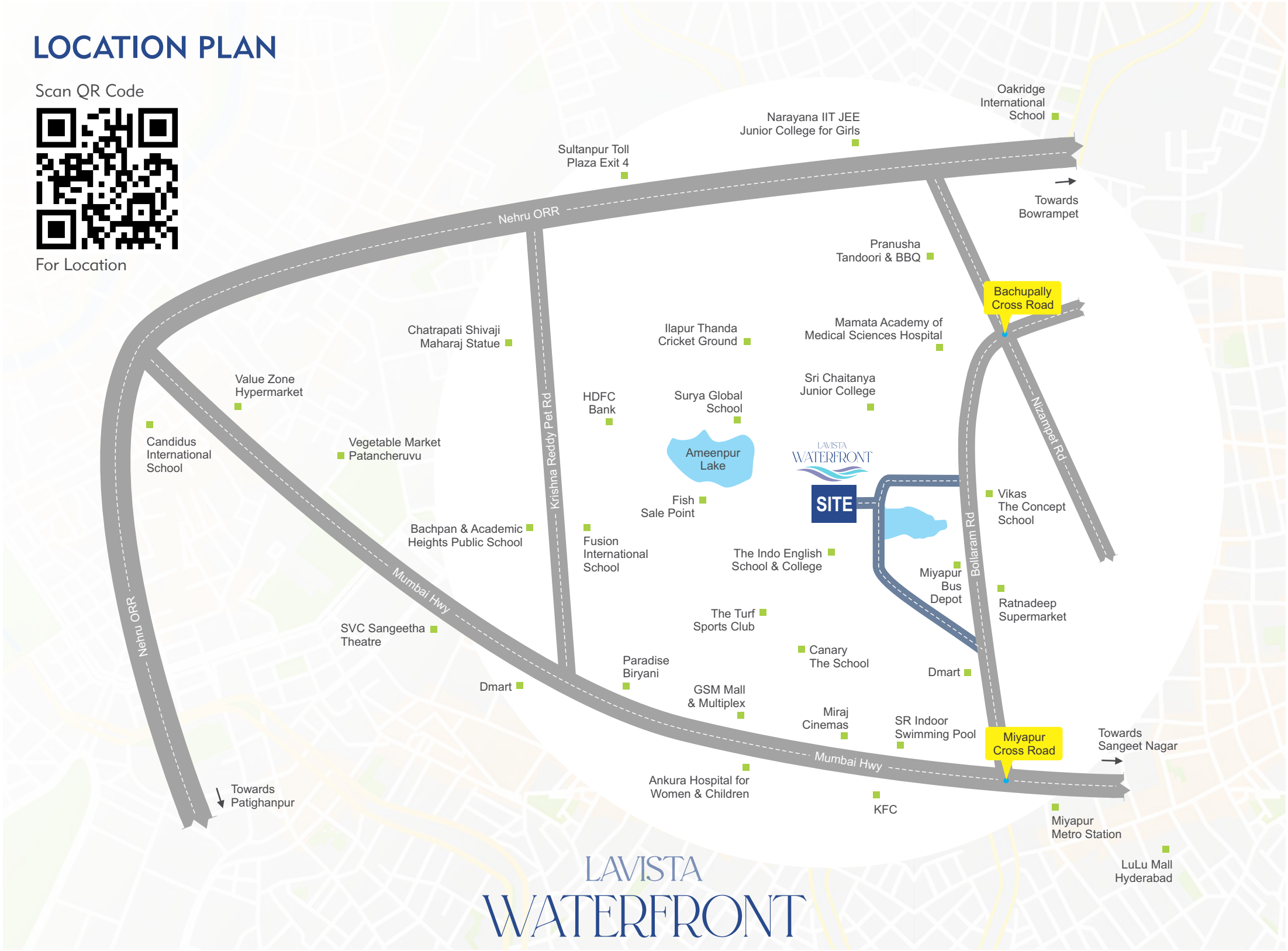
Lush Green Areas

LOCATION PLAN

Scan QR Code



For Location



SURROUNDING HIGHLIGHTS

CONNECTIVITY Outer Ring Road: 7.3 Km Mumbai Highway: 3.3 Km Miyapur Metro Station: 4.8 Km	SCHOOLS Spoorthy School: 950 Mtrs Janapriya School: 1.8 Km Sentia The Global School: 1.9 Km	COLLEGES Impulse Junior College: 850 Mtrs Narayana Junior College: 1.9 Km Sri Chaitanya Junior College: 3.5 Km
HOSPITALS Healix Hospital: 4.2 Km Pranaam Hospital: 4.6 Km Srikara Hospital: 4.3 Km	SHOPPING MALLS Sriven Mall: 2.7 Km JSR Mall: 3.3 Km GSM Mall & Multiplex: 5.4 Km	SUPERMARKETS More Supermarket: 2 Km Ratnadeep Supermarket: 3.3 Km Dmart: 3.9 Km

SPECIFICATIONS



STRUCTURE

- RCC Framed Structure: R.C.C framed structure to withstand wind & seismic loads
- Super Structure: 8" thick solid block work for external walls & 4" thick solid block work for internal walls

PLASTERNIG

- Internal: 2 coats of plastering in CM 1:6 for walls
- External: 2 coats of plastering in CM 1:6 for external walls

DOORS & WINDOWS

- Main Door: M.T wood door frame & veneered flush shutter finished with good quality melamine polish & hardware of reputed make
- Internal Doors: M.T wood door frame & flush shutter finished with good quality Laminated shutter & hardware of reputed make
- Bathroom & Utility Doors: M.T wood door frame & flush shutters with one side good quality Water proofing and one side enamel paint / water proof finish & hardware of reputed make
- French Door: UPVC door frame with plain glass paneled shutters of reputed make
- Windows: UPVC window frame with plain glass shutter of reputed make with provision for mosquito net

PAINTING

- External: Combination of textured and luppam finish over a coat of primer and two coats of weather proof external paint
- Internal: Two coats of luppam finish over a coat of primer and two coats of plastic emulsion paint

FLOORING

- Drawing, Dining, Pooja, All Bedrooms & Kitchen: 600*600mm vitrified tiles of reputed make
- Bathrooms: Anti-skid ceramic tiles of reputed make
- Corridors: 600*600mm vitrified tiles of reputed make
- Balconies: Rustic ceramic tiles of reputed make
- Utility: Rustic ceramic tiles of reputed make
- Staircase: Anti-skid tiles
- Parking & Drive Ways: V.D.F flooring as per design

TILE CLADDING

- Bathrooms: Glazed ceramic tiles dado up to 7'-0" height of reputed make
- Utilities: Glazed ceramic tiles dado up to 3'-0" height of reputed make

UTILITY / WASH AREA

- Provision for washing machine & wet area for washing utensils etc

BATHROOMS

- washbasin of reputed make
- Hot & cold diverter mixer with overhead shower of reputed make
- Provision for geysers in all bathrooms
- Reputed make CP and sanitary fixtures

ELECTRICAL

- Concealed copper wiring in conduits for lights, fans, power plugs of reputed make
- Power outlets for geysers & exhaust fans
- Power plugs for cooking range
- Plug points for T.V & audio system in living & bedrooms
- 3-Phase supply for each apartment & individual pre-paid meters
- Miniature Circuit Breakers (MCB) for each distribution board of MDS or equivalent make
- Power outlets for air conditioners in all bedrooms

COMMUNICATION SYSTEM

- Providing T.V points in living & master bedroom
- Internet provision in living room only

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make

STP

- A Sewage Treatment Plant of adequate capacity as per norms for the entire project with feature to use treated sewage water for the landscaping
- Rain water harvesting pits for recharging ground water levels

GENERATOR

- D.G set with 100% power back up and acoustic enclosure & A.M.F panel

PARKING

- Parking in 3 levels for blocks A, B, C, D, E, F & parking in 4 levels for block G

SECURITY/BMS

- Sophisticated round-the-clock security / surveillance system
- BMS for water, electricity & gas consumption (centralized billing)
- Panic button, C.C cameras connected to the security room and lifts
- Power fencing around the compound wall
- Surveillance cameras at the main security & entrance of each block

CLUB HOUSE AMENITIES

- Entrance Lobby
- Reception / Waiting Lounge
- Retail Store
- Banquet halls
- Guest rooms

SPORTS AMENITIES

- Badminton court (with triple height)
- Admin office
- Indoor games (Table tennis / Chess / Carrom/ Billiards etc)
- Yoga Room
- Gym
- Swimming pool
- Toilets and changing rooms

FIRE & SAFETY

- Fire hydrant & fire sprinkler system as per NBC (National Building Code) norms
- Fire alarm & public address system as per NBC norms

LPG

- Gas supply from a centralized Gas Bank to all individual apartments with pre-paid gas meters

LANDSCAPE

- Aesthetically designed Landscape





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Ph: 040 29803935, 29803798.

Email: shivas@shivasarchitects.com

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