

Introducing The Lake Side by SR Group!

A thrilling ensemble of extraordinary bungalows, each a marvel of design, brought to life by the illustrious Apurva Amin Architects.

Step into The Lake Side - a vibrant fusion of architecture and artistry!

Immerse in the panoramic serenity of Lake Side, where the refreshing mist breathes new life into you.

BEHOLD  
REFRESHING *life*

WELCOME!  
TO YOUR DREAM VILLA AT

Kolat Moraiya, a tranquil locale, is home to Luxurious Villas at The Lake Side,  
offering a refreshing and sophisticated life.



INTEGRATED  
TOWNSHIP



20+ LIFESTYLE  
AMENITIES



2 & 3 BHK LUXURY VILLAS  
800 SQ. YD. ONWARDS





YOUR PATH TO **SERENITY**



Get ready for a tranquil journey under the canopy, leading to a refreshing life at Lake Side





## EMBRACE PROXIMITY & CONNECTIVITY!

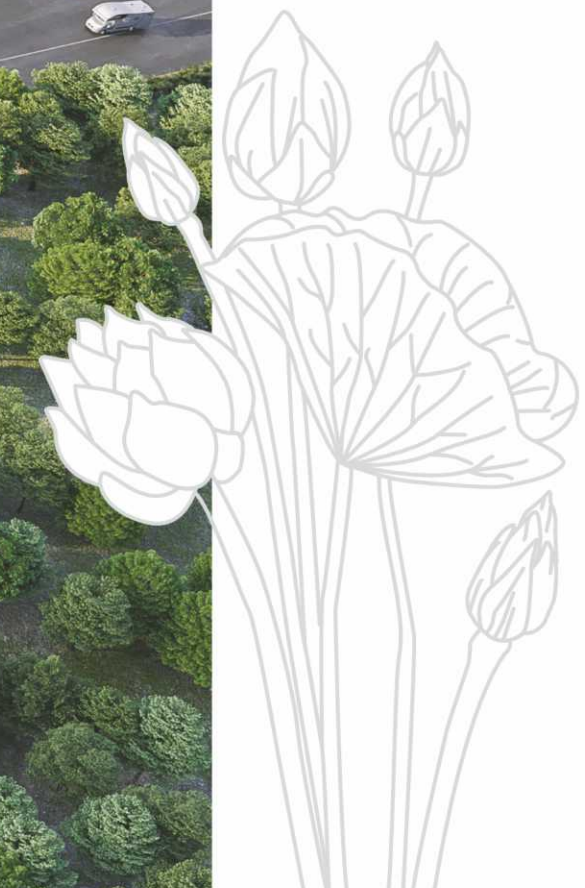
Experience the joy of being close to everything you need, fostering strong relationships and enabling seamless interactions.



Connectivity with Nearest Cities



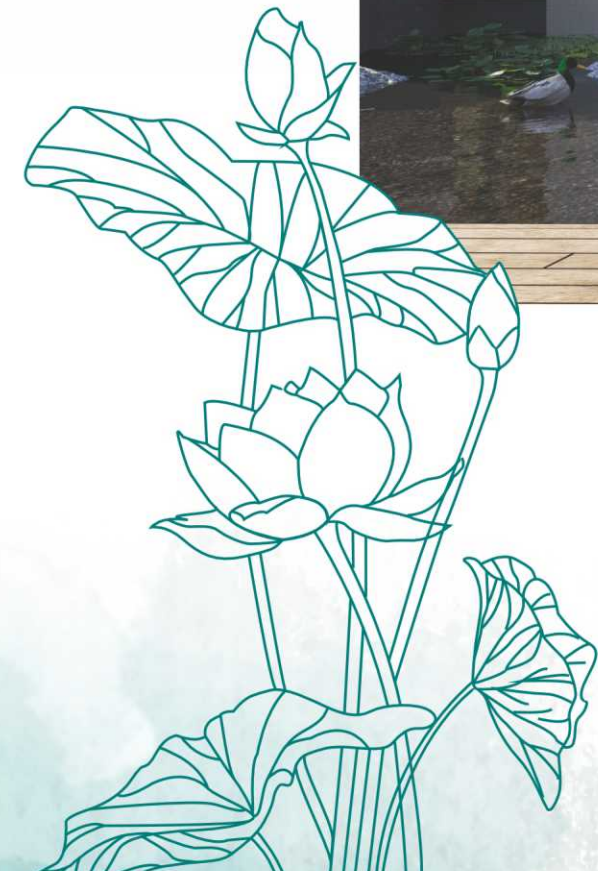
Away From City's Chaos & Pollution



WHERE AGE IS JUST A NUMBER



Indoor Sports | Sit Out Decks | Multi Generational





## TRUE SENSORY EUPHORIA



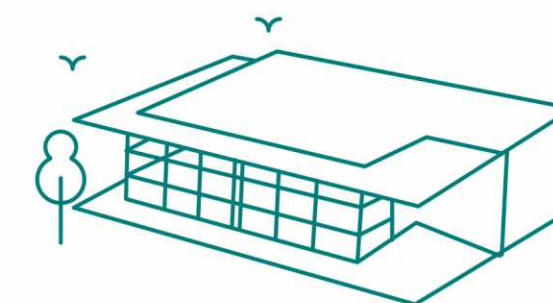
Swimming Pool | Water Lily Pond | Lake



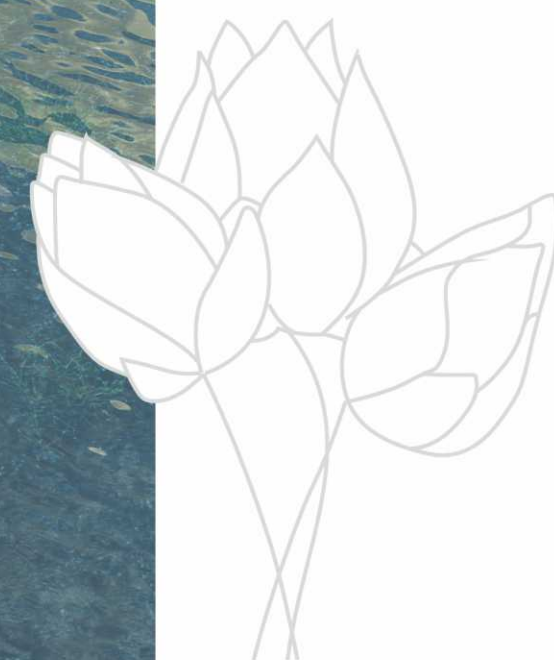


SAVOR EXOTIC MOMENTS  
**WITH PANORAMIC LAKE VIEW!**

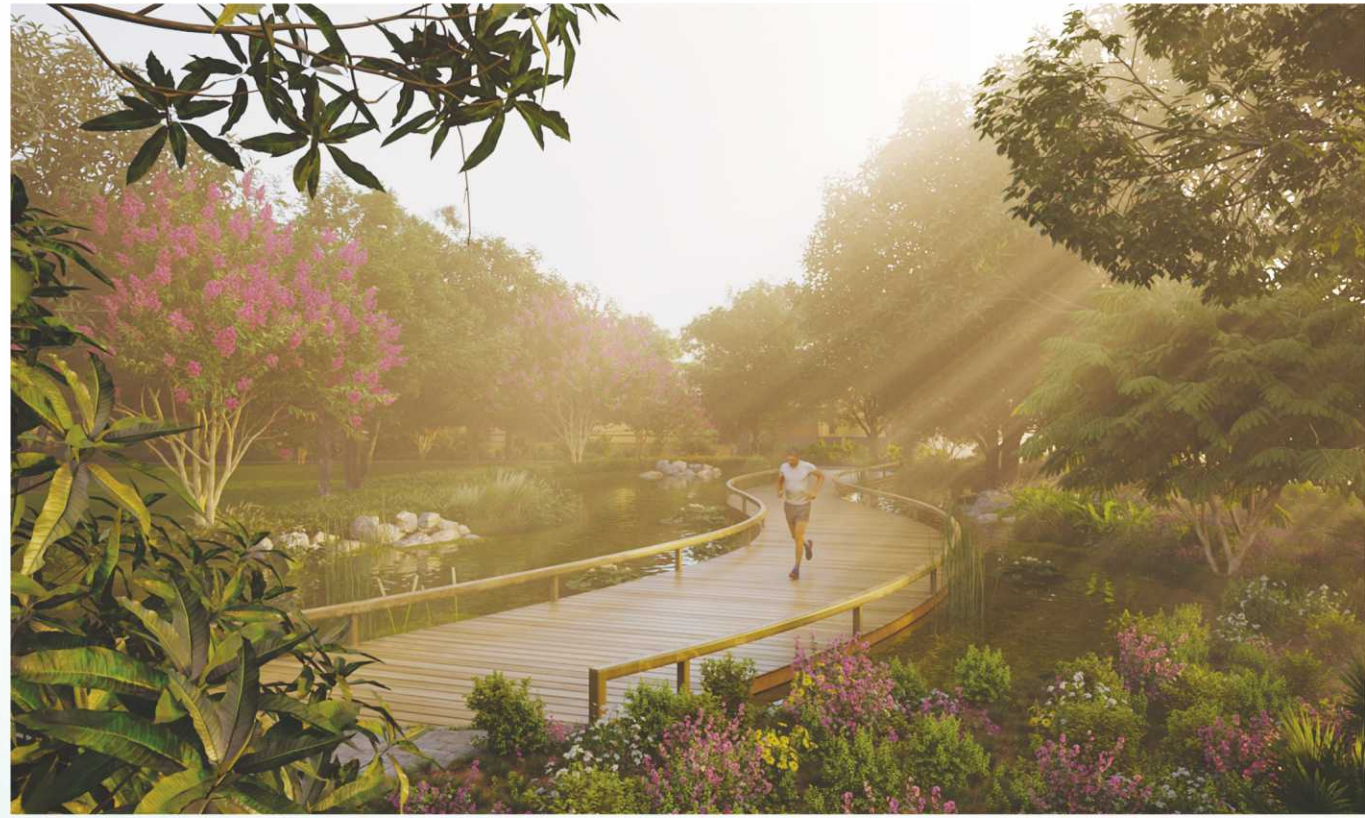
Experience unique moments of tranquility and joy, as every second at our LakeView Restaurant brings enchantment and delight.



**THE LAKEVIEW  
RESTAURANT**



Open Cafeteria | Open Theatre



## STATE-OF-THE-ART EXQUISITE AMENITIES



Swimming  
Pool



Movie  
Theatre



Multipurpose  
Court



Gazebo



Box  
Cricket



Indoor  
Games



Gymnasium



Party  
Lawn



Multipurpose  
Hall



Lake view  
Cafeteria



Open-  
Air Theatre



EV Charging  
Station

DISCOVER THE GRANDEUR OF LUXURY &  
**EXCLUSIVE LIVING**

Immerse in the magnificence of luxurious living, where exclusivity and comfort coexist in an elegant environment.



2 & 3 BHK LUXURY VILLAS  
800 SQ. YD.

5 Type of Villa

**Water Villa** | **Water Grand Villa** | **Earth Grand Villa**  
**Earth Villa** | **Sky Grand Villa**





## YOUR PERFECT GETAWAY! FOR ALL THE COMFORTS YOU SEEK

Indulge in the perfect retreat, where every comfort you desire is catered to, creating an unforgettable escape.



 1 Picturesque Lakes

 Attractive Gate

 Gated Community

 Sustainable Landscaping

 24X7 Security

 CCTV Surveillance

 Underground Cabling

 Sewage Treatment Plant

 Oxygen Rich Environment

 Easy Accessibility

 Senior Citizen Friendly Development

 Lush Green Environs

### SPECIFICATION

#### CONSTRUCTION

- R.C.C. frame structure according to architect design consultant.

#### PLASTER

- Outside & inside exposed brick/smooth finish plaster.

#### FLOORING

- Polished kota stone or kota finish tiles in all room, granite / kota stone in verandah & stair case.

#### KITCHEN

- Granite platform with stainless steel sink & tile dedo up to lintel level.

#### PLUMBING

- CPVC/UPVC pipe fittings. (Astral/standard eq. Make)

#### WINDOWS

- Powder coated aluminium sliding window with mosquito net track.

#### DOORS

- Main door powder coated aluminium laminate glass & other door is laminated flush door.
- Toilet door flush door PVC laminated inside.

#### BATHROOM

- Designer tiles in all toilet up to 8 feet.
- Standard bath fittings & standard quality of sanitary fittings. (Jaquar/standard eq. Make)

#### ELECTRIFICATION

- Concealed copper wiring with modular switches. (Legrand/standard eq. Make)



Near-by Connectivity

30 mins from Ahmedabad  
05 mins from Sanand

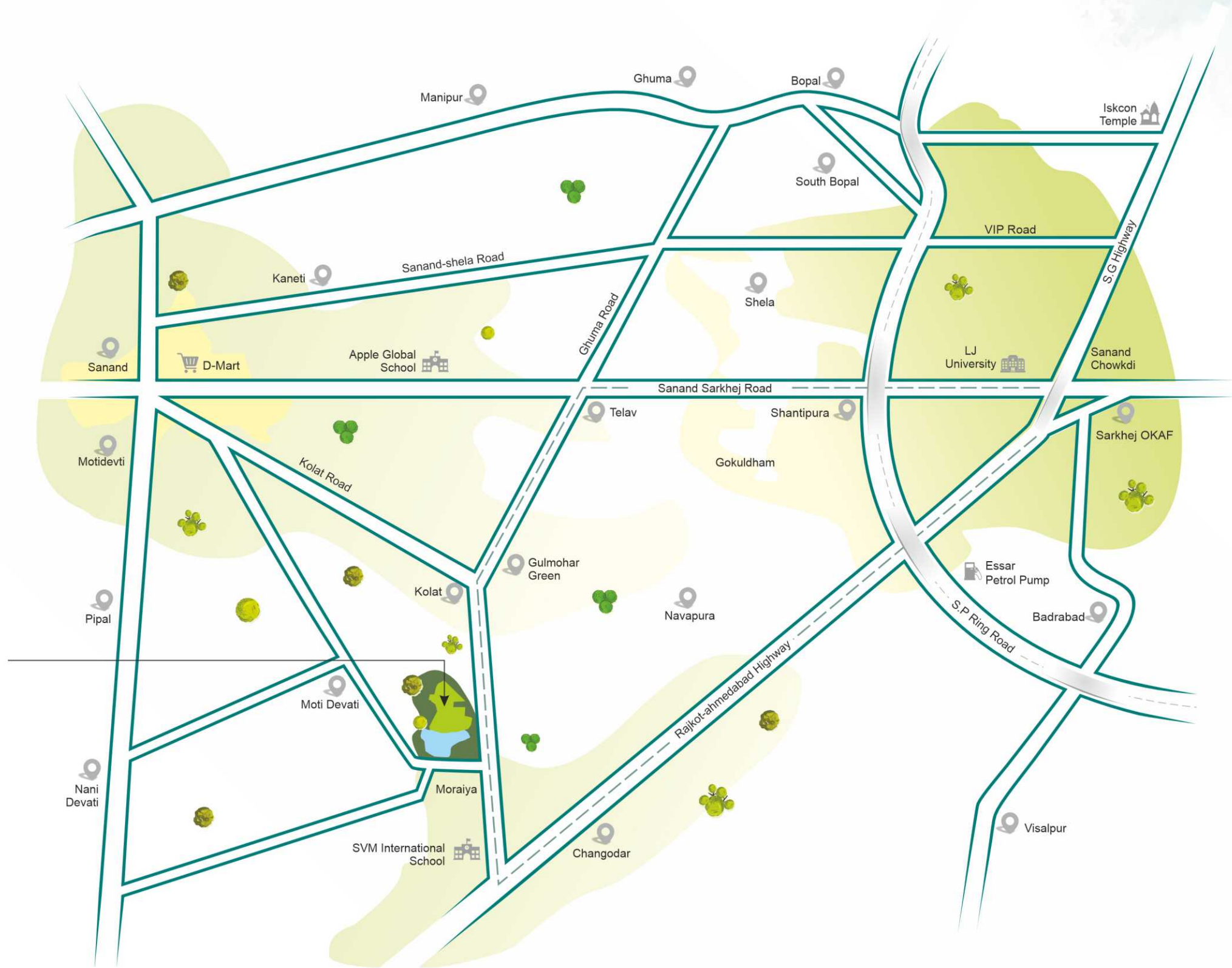


KOLAT - MORAIYA ROAD

+91 83200 46811



Scan For Location



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SKY GRAND VILLA  
3BHK UNIT PLAN

TYPE-C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



 THE LAKE SIDE<sup>TM</sup>  
BY SR GROUP

# WATER GRAND VILLA

3BHK UNIT PLAN

# TYPE-A

# EARTH GRAND VILLA

3BHK UNIT PLAN

# TYPE-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**WATER VILLA**  
2BHK UNIT PLAN



GROUND FLOOR PLAN

**TYPE-A1**

**EARTH VILLA**  
2BHK UNIT PLAN



GROUND FLOOR PLAN

**TYPE-B1**

EXISTING LAKE



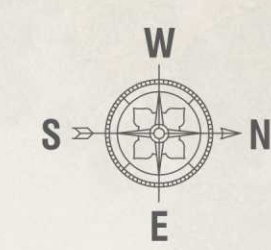
Proposed Project  
@ Kolat - Moraiya

Designed by  
Apurva Amin Architect

### GROUND FLOOR PLAN

- WATER GRAND VILLA
- SKY GRAND VILLA
- EARTH GRAND VILLA

- LEGEND**
- |                   |                        |                       |
|-------------------|------------------------|-----------------------|
| 01 ENTRANCE GATE  | 10 MULTI-FUNCTION HALL | 19 CHILDREN PLAY AREA |
| 02 SECURITY CABIN | 11 MINI THEATER        | 20 JOGGING TRACK      |
| 03 WATER BODY     | 12 DECK                | 21 POND               |
| 04 RECEPTION      | 13 SWIMMING POOL       | 22 PARTY LAWN         |
| 05 ARRIVAL        | 14 LILY POND           | 23 OPEN AMPHITHEATER  |
| 06 M.TOILET       | 15 GYMNASIUM           | 24 OPEN SIT OUT       |
| 07 F.TOILET       | 16 CHANGE ROOM         | 25 CAFÉ               |
| 08 KITCHEN        | 17 INDOOR SPORTS       | 26 CRICKET            |
| 09 SERVICE AREA   | 18 LAKE                | 27 MULTIPURPOSE COURT |





**SR GROUP**  
BUILDING VALUES

