



SPLENDID  
**LAKE DEW**

Your World by the Lake





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Has it been long enough since you garnered your thoughts towards a more enhanced living experience?  
It won't be that long it seems...

As the dawn breaks into glimmering streaks of light through the dense flora, the sun shimmers across the serene waters, and onto the greens to reflect the magnificence of the morning dew. Driven by this wondrous imagination of the fascinating coexistence of man and nature, Splendid Group brings to you yet another splendid project on the face of Bengaluru — Splendid Lake Dew - Your World by the Lake.

Situated near Begur Lake, this flagship residential project consists of luxurious 2 and 3 BHK apartments alongside world-class amenities that are promising enough to offer a rich and lasting enhancement to your way of life.







## *Your world is* **Balanced**

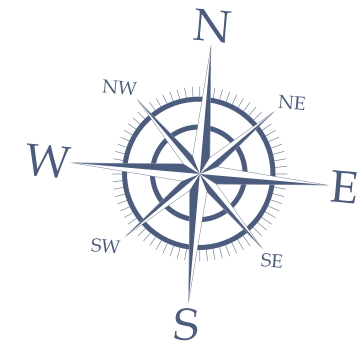
In the stressful age of today, it's harder than ever to get your inner world in tandem with your outer world. There are indefinite external factors that influence your inner well-being. Out of these, where you live and what surrounds you, are two factors that greatly affect the balance in your life. Splendid Group believes that your world must have good symmetry and perfect balance!

Splendid Lake Dew offers you a scenic and harmonious blend of nature in a luxurious setting along with some exuberant amenities such as a swimming pool, a library, a jogging track, a well-equipped gymnasium and health club, and play areas for your children.

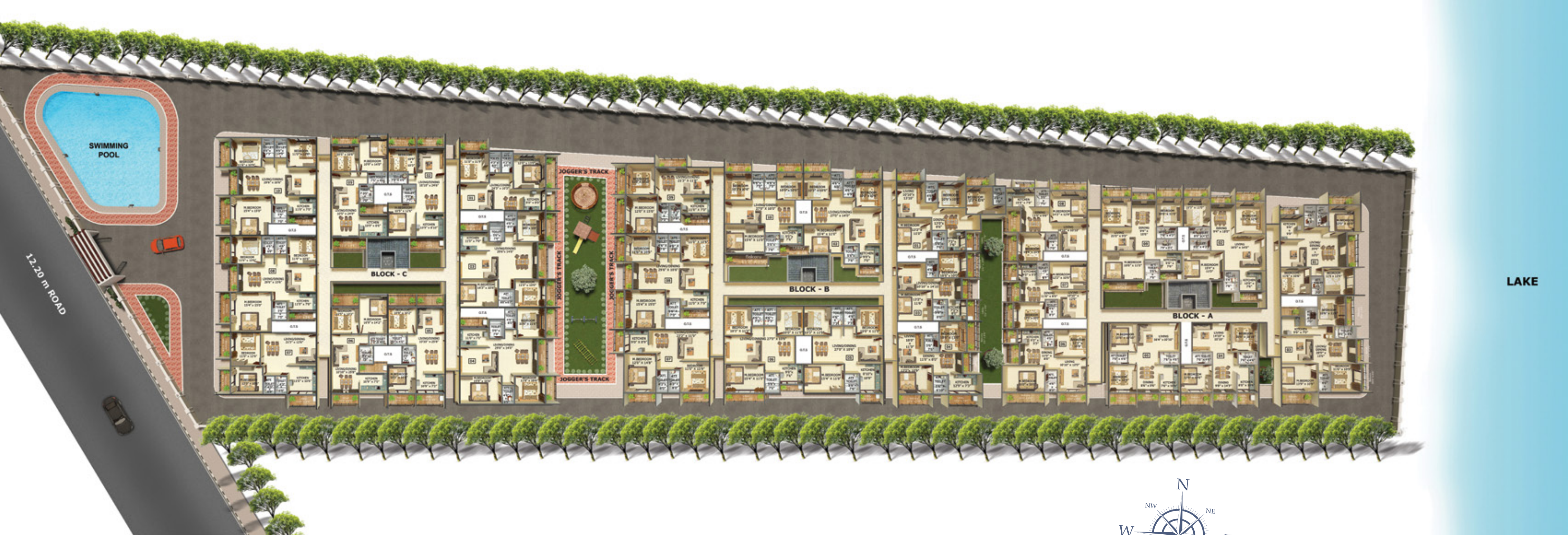
Being ideally located near Begur Lake and NICE Ring Road, and just 3.5 km away from Electronics City, the benefits at this coveted location are infinite!















*Your world is*  
**Wondrous**

As night begins to fall, Splendid Lake Dew begins to rise with the sheer grandeur of its immense structure and beauty of design. A set of 3 blocks that are architecturally so well-crafted that they truly exemplify art-of-living in a picturesque environment.

A landmark of luxury, Splendid Lake Dew is a very comfortable, enjoyable, and a peaceful society that is well-equipped with security staff and surveillance facility to take care of you and your world 24x7.



# Your world is Complete

Splendid Group believes that your world must be complete in every possible way. So this belief has gone a long way in ensuring that Splendid Lake Dew is the most comprehensive project ever.

Splendid Properties, the development wing of Splendid Group, has employed state-of-the-art architectural solutions and engineering techniques to deliver a truly world-class residential project that falls short of words!



## AMENITIES

- Swimming Pool
- Children's Play Area
- Jogging Track
- Table Tennis, Chess, Carom & other Indoor Games
- Fully Equipped Gymnasium
- Health Club
- Multipurpose Hall
- Provision of Library
- Intercom Facility
- Generator Power Backup
- Round the Clock Security
- Camera Surveillance
- Beautiful Landscape

## SPECIFICATIONS

**STRUCTURE:** R.C.C. framed structures with 6" & 4" solid concrete block masonry for the walls.

**DOORS:** Main door with teak wood frame with OST shutter, other door Sal wood frame with water resistant flash shutters.

**WINDOWS:** Aluminum powder coated window frames with glass shutters & M.S. Safety Grills.

**PLASTERING:** Internal walls will be smoothly plastered with lime rendering. External walls with sponge finish.

**PAINTING:** Interior walls will be treated with Wall Putty with Emulsion paint and Exterior with Ace outlook paint.

**FLOORING:** Vitrified flooring living/dinning, bed rooms, kitchen etc. and ceramic flooring in balconies, and toilets.

**KITCHEN:** Black granite platform with stainless steel sink. Glazed tile dado upto 2' height above the platform.

**TOILET:** Hindware or equivalent make sanitary ware (EWC wash basin), C.P. fittings of Jaguar or equivalent make with hot and cold water mixer unit, 7'0" digital ceramic wall tiles with dados.

**ELECTRICALS:** Concealed wiring and modular switches.



## LOCATION MAP

### PROJECT ADDRESS:

Near Begur Lake,  
Vittasandra Road,  
Begur Village,  
Bengaluru (South) - 68



## SURROUNDING AREAS:

### IT & OTHER INDUSTRIES:

Tech Mahindra – 3.3 km  
Xsysys Technologies Pvt Ltd – 4.1 km  
Electronic City Phase 1 – 4 km  
Electronic City Phase 2 – 4.2 km  
Infosys – 4 km  
HCL Technologies – 3.9 km  
Wipro Gate – 4.9 km

### SCHOOLS & COLLEGES

St. Francis School – 2.1 km  
Indian Institute Of Management – 3.9 km  
Oxford Engineering College – 3.4 km  
Kidzee Pre-School – 1.5 km  
International Business School – 0.5 km  
Prerana Day Care And Pre School – 0.5 km  
The Oxford College Of Engineering – 3.5 km  
Sorsfort International School – 4.3 km  
EuroKids – 3.6 km

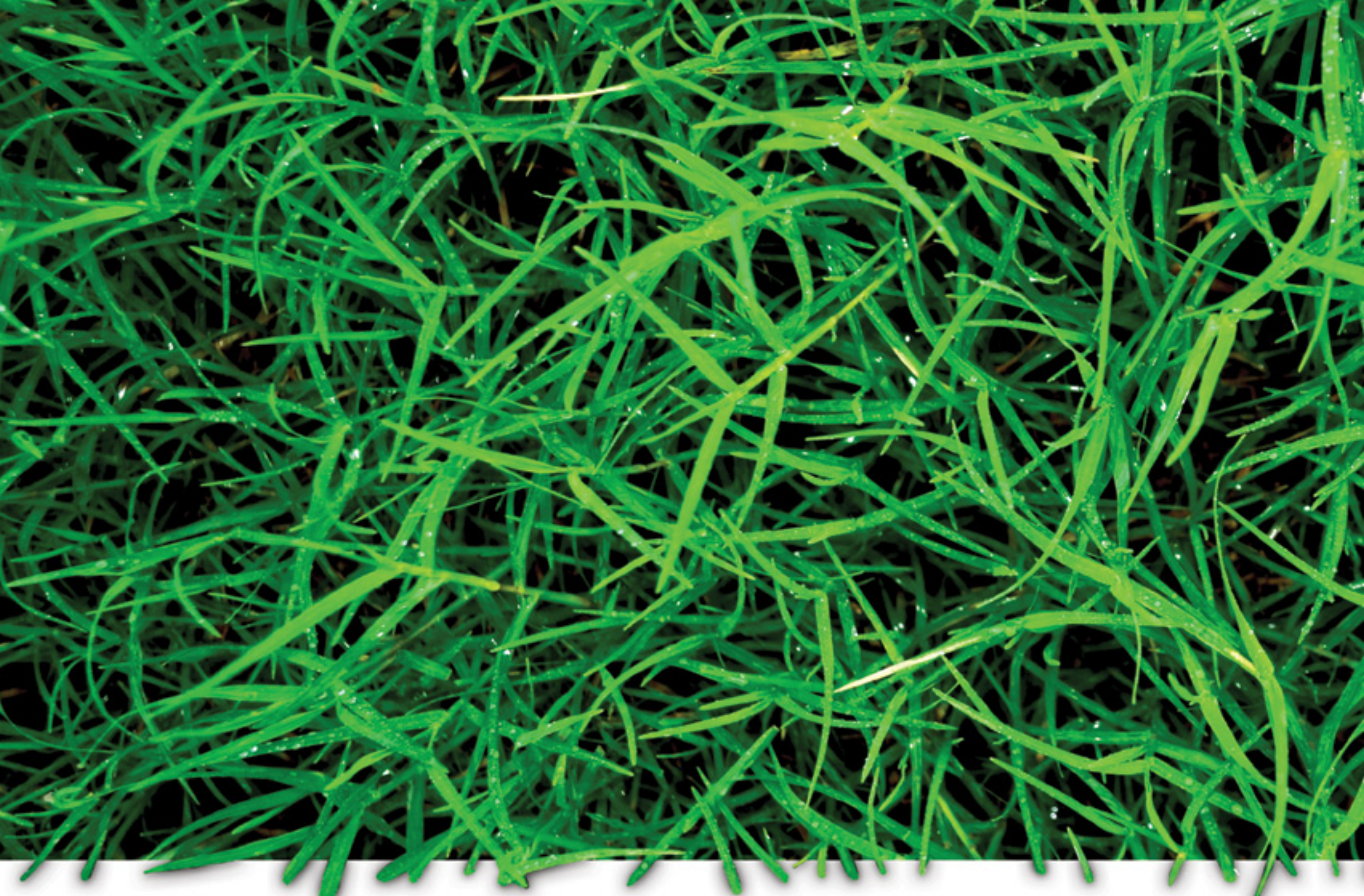
### HOSPITALS:

Apollo Hospitals – 4.3 km  
Shekar Nethralaya – 5 km  
Jayashri Multispecialty Hospital – 1.3 km  
Agarwal National Hospital – 2.4 km

### HOTELS & SHOPPING CENTERS:

Manipal County – 1.5 km  
Keys Hotel, Hosur Road, Bengaluru – 2.2 km  
Crowne Plaza – 4.2 km  
Ibis Bengaluru Hosur Road – 3.4 km





An ISO 9001:2008 Company.

**HEAD OFFICE:**  
**SPLENDID GROUP**

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The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.