



1.8 acres	2 Blocks 165 Units	3 & 4 BHK
Ranging from 1600 _{sft.} to 3000 _{sft.}	Kids Pool	Clubhouse 12,000 _{sft}
Kids Play Area	Designer Landscape	Indoor & Outdoor Games

ENTHRALLING NEIGHBOURHOOD. REFRESHING LOCALE

Minutes from serene Manikonda Lake and enclosed by IT offices, Interlake is all set to be an enthralling neighborhood - with best of the schools, quality healthcare options, elegant eateries and most happening night spots to discover.

LOCATION HIGHLIGHTS

EDUCATION

- Delhi Public School
- Oakridge Int. School
- Eng. Staff College of India
- Indian School of Business
- Hyderabad Central University

WORK PLACES

- Hitech City
- NSL SEZ
- Lanco SEZ
- Financial District

HOSPITALS

- Care Hospitals
- Sunshine Hospitals
- Continental Hospitals

LEISURE

- Trekking Trail
- Botanical Garden
- Bio Diversity Park
- Inorbit Mall
- Shilparamam

CONNECTIVITY

- Khajaguda Cross Roads
- Nehru ORR
- Financial District
- Gachibowli
- Mehdipatnam
- Hitech City

Developers

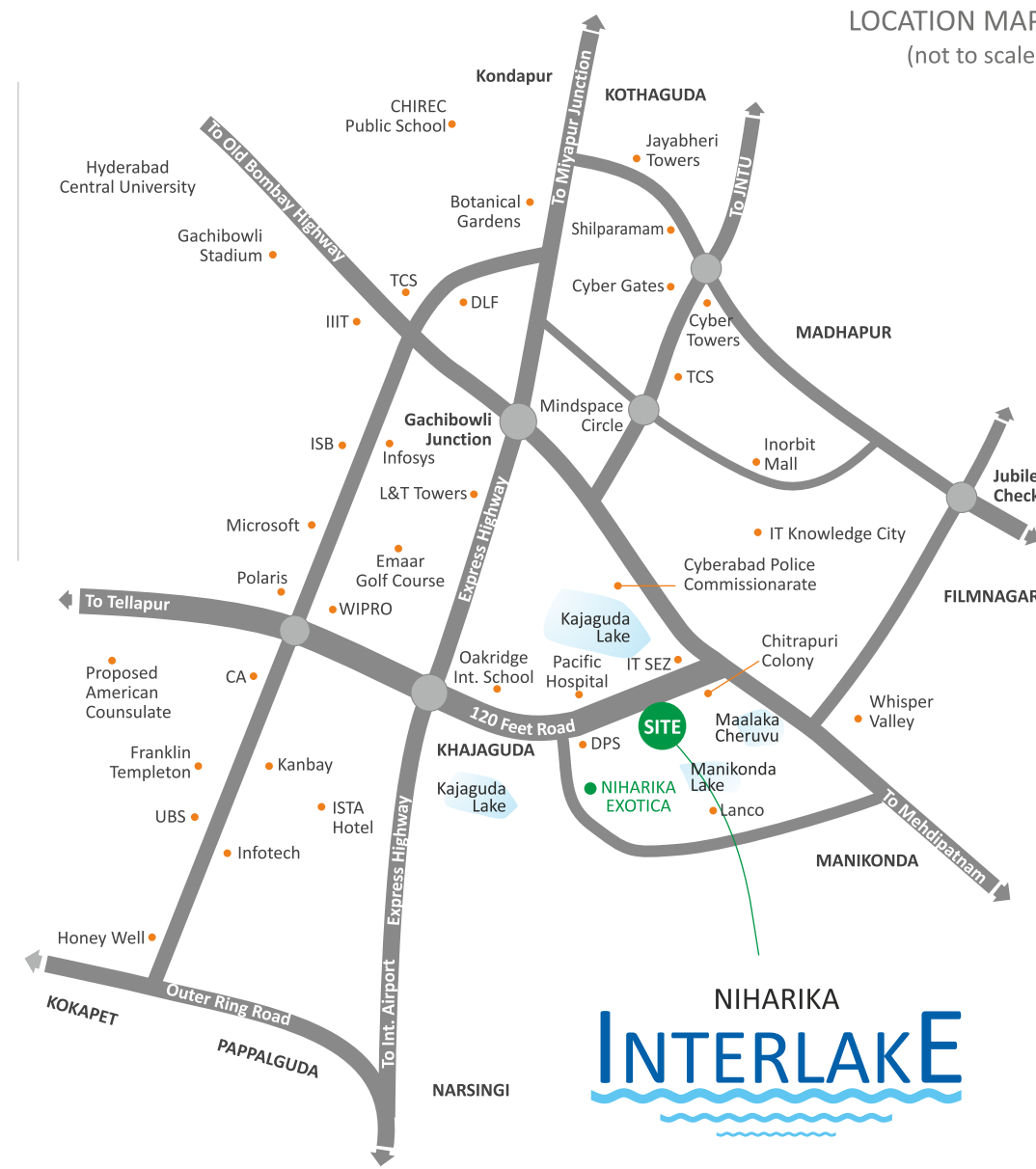


NIHARIKA PROJECTS

401, Niharika Jubilee One, Plot No. 1355 H&I, Road No 1, Jubilee Hills, Hyderabad - 33.

Ph. : +91 40 23540884, +91 9618966888,
E-mail: sales@niharikaprojects.com

www.niharikaprojects.com



LOCATION MAP
(not to scale)



INSPIRATION HAS A NEW ADDRESS



NIHARIKA
INTERLAKE

Luxury Lifestyle Apartments
Near Delhi Public School, Khajaguda, Gachibowli, Hyderabad

A LIFE WITHOUT BOUNDARIES AWAITS AT INTERLAKE

Built to inspire. Designed to enjoy Hyderabad living at its best. Interlake is an elegant masterpiece that will boast 165 beautifully appointed 3 & 4 BHK residences in 15 stories of ground breaking architecture. The iconic residential high-rise is destined to be class apart in the center of an eclectic, culturally rich city. Refined urban living at your doorstep and the exquisite amenities of a high-end high rise, but further enhanced by art, endless views, intrigue and romance.



NIHARIKA
INTERLAKE

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the facade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

a concept of [63] +91 98491 92657

SITE PLAN



LEGEND

- | | | | |
|---|---------------------------------------|------------------------------------|-------------------------------------|
| 1 Entrance Gate with Security Room | 9 Wash Concrete Paving | 17 Deck | 25 Celebration for Large Gatherings |
| 2 Entrance Court Paved in Granite | 10 Driveway Bands | 18 Skating Rink | 26 Bird Attracting Trees |
| 3 Covered Seating Court with Feature Wall | 11 Outdoor Court / Table Tennis | 19 Stepped Seating with Lawn Bands | 27 Avenue Plantation |
| 4 Signage Wall | 12 Basket Ball Court Cum Tennis Court | 20 Meditation & Yoga Decks | 28 Screen Plantation |
| 5 Children's Play Area | 13 Butterfly Garden | 21 Herb Garden | 29 Badminton Court |
| 6 Senior Citizen Court | 14 Club House | 22 Flower Garden | 30 Jogging Track |
| 7 DG & Transformer Yard | 15 Party Lawn | 23 Cricket Pitch | 31 Temple |
| 8 Fragrance Garden | 16 Paved Area for Dining | 24 Shade Plantation | 32 Water Feature |

PROJECT FEATURES

- | | |
|--------------------------------------|---|
| Extent of land - 1.8 Acres | CC cameras and round the clock security |
| 2 Cellars + Ground + 15 Floors | Glass/SS railing for balconies |
| Number of Blocks - 2 | Piped Gas connection |
| Number of flats - 165 | STP |
| 3 and 4 BHK only | Fire Protection |
| Earthquake resistant design | |
| High speed automatic passenger lifts | |

FOYER
BESET
WITH
RARIETY



TYPICAL FLOOR PLAN

AREA STATEMENT (IN SFT.)

BLOCK - B

FLAT	1	2	3	4	5
AREAS	2300	2300	2000	2600	3000

BLOCK - A

FLAT	1	2	3	4	5	6
AREAS	1900	1600	2000	2600	1600	1600



AMENITIES

- | | |
|--|------------------------------------|
| Visitors Lounge & Reception | Convenience store |
| Club House with Rooftop Swimming Pool | Salon |
| Multipurpose Hall with 90 Persons Capacity | Roof Top & Pool Side Barbecue Deck |
| Indoor Games and Outdoor Games | Senior Citizen Court |
| Multipurpose Court | Party Lawn |
| Badminton Court | Skating Ring |
| Maintenance Office | Meditation and Yoga Decks |
| Fully Equipped Contemporary Gym | Cricket Pitch |
| Children Play Zones | Jogging Track |

SPECIFICATIONS

STRUCTURE

- RCC framed structure with earth quake resistant design.
- AAC / Cement blocks for the walls.
- Two coats cement plastering for both internal & external walls.
- POP Ceiling for electrical light points in living, dining and all bed rooms.

FLOORING & DADO

- Granite/Imported Marble flooring in Lounge & Passages.
- Granite/Imported Marble wall Cladding in common area passages.
- Vitrified tiles (800 X 800) flooring in hall and dining. (RAK/KAJARIA or Equivalent).
- Wooden Flooring in Master bedroom.
- Vitrified tiles (600 X 600) flooring in other rooms. (RAK /KAJARIA or Equivalent).
- Anti skid tile flooring in toilets, balconies & Utility. (RAK /KAJARIA or Equivalent).
- Tiles dado in toilets and utilities. (RAK/KAJARIA or Equivalent).

PLUMBING & SANITARY

- EWC and Wash Basins in all bathrooms of premium make. (Duravit / TOTO /American Standard or Equivalent).
- CP Fittings of premium make with diverters. (GROHE / KOHLER or Equivalent).
- CPVC pipes for plumbing of premium make. (ASHIRVAD or Equivalent).

ELECTRICAL

- Distribution boards & MCB's of Premium Make. (LEGRAND or Equivalent).
- PVC insulated wires of premium make (FINOLEX /HAVELLS or Equivalent).
- Modular Electrical Switches of premium make. (LEGRAND / MK / CRAB TREE or Equivalent).
- Provision for Split ACs in hall, dining and all bedrooms.

PAINTS

- Premium Emulsion with luppum finish for interior Walls and Ceiling. (Asian / Dulux or Equivalent).
- Premium Emulsion with putty and textured finish for exteriors. (ASIAN / DULUX or Equivalent).

LIFTS

- Premium Lifts of sufficient numbers (SCHINDLER /Mitsubishi or Equivalent).

DOORS & WINDOWS

- Engineered wood frame with Designer shutter with PU polish for main door.
- Engineered wood frames with designer flush shutters for bedroom, toilet and utility.
- UPVC Windows with mosquito mesh of premium make.
- UPVC Bathroom Ventilators with provision for exhaust fan.
- UPVC French window with mosquito mesh for balconies.

NIHARIKA
INTERLAKE



LIFE BETWEEN TWO LAKES



www.niharikaprojects.com



Luxury Lifestyle Apartments
Near Delhi Public School, Khajaguda, Gachibowli, Hyderabad



WELCOME TO INTERLAKE.
ALL NEW IN THE AIR.
ARCHITECTURE AND LIFESTYLE.





A PLACE WITHOUT EQUAL

Created with a focus on community living. Striking the perfect balance between the indoors and outdoors, each home overlooks the lush green gardens. Simply put, this is where modern architecture and nature come together, to create an exceptional living experience.

Welcome to Interlake. A distinctive 2 blocks, 15-storey towers nestled between Kajaguda lake and Manikonda lake, within the tranquillity of Hyderabad city. Featuring 165 bespoke 3 & 4 bedroom residences offering the finest of facilities and a wealth of amenities.



1.8
Acres



2 Blocks
165 Units



3 & 4
BHK



Ranging from
1600sft.
to 3000sft.



Clubhouse
12,000sft.



Kids
Pool



Kids Play
Areas



Designer
Landscape



Indoor &
Outdoor
Games

LEGEND

- 1

Entrance Gate with Security Room
- 2

Entrance Court Paved in Granite
- 3

Covered Seating Court with Feature Wall
- 4

Signage Wall
- 5

Children`s Play Area
- 6

Senior Citizen Court
- 7

DG & Transformer Yard
- 8

Fragrance Garden
- 9

Wash Concrete Paving
- 10

Driveway Bands
- 11

Outdoor Court / Table Tennis
- 12

Basket Ball Court Cum Tennis Court
- 13

Butterfly Garden
- 14

Club House
- 15

Party Lawn
- 16

Paved Area for Dining

17

Deck

18

Skating Rink

19

Stepped Seating with Lawn Bands

20

Meditation & Yoga Decks

21

Herb Garden

22

Flower Garden

23

Cricket Pitch

24

Shade Plantation

25

Celebration for Large Gatherings

26

Bird Attracting Trees

27

Avenue Plantation

28

Screen Plantation

29

Badminton Court

30

Jogging Track

31

Temple

32

Water Feature



MASTER PLAN



DESIGNED AROUND
THE WAY YOU LIVE

Interlake is a master-planned residential development, with a balance of sensitive residential design. Nestled in 1.8 acres with 70% of greenery, 2 imposing 15 storied blocks crafted with environments that inspire exceptional lifestyles inspire a unique urban narrative.



EXQUISITE FROM EVERY ANGLE





A GLIMPSE IN TO INTERLAKE

PROJECT FEATURES

- | | |
|----------------------------------|---|
| • Extent of land - 1.8 Acres | • High speed automatic passenger lifts |
| • 2 Cellars + Ground + 15 Floors | • CC cameras and round the clock security |
| • Number of Blocks - 2 | • Glass/SS railing for balconies |
| • Number of flats - 165 | • Piped Gas connection |
| • 3 & 4 BHK only | • STP |
| • Earthquake resistant design | • Fire Protection |

WHERE LIFE
FINDS
THE RIGHT
BALANCE



EXCLUSIVITY, FOR THOSE WHO
PREFER NOTHING LESS.

Interlake has been designed to elevate lifestyles. Between the two blocks is a well-appointed recreational space, conceptualised to offer the most premium of leisure facilities. Take a dip in terrace infinity swimming pool, keep fit at the modern gym or chill out at the grill/barbecue area. Children can enjoy at the kid's pool/play area/outdoor spaces and landscaped gardens and parks encircling the blocks.

AMENITIES

- \\ Visitors Lounge & Reception
- \\ Club House with Rooftop Swimming Pool
- \\ Rooftop & Pool Side Barbecue Deck
- \\ Multipurpose Hall with 90 Persons Capacity
- \\ Indoor Games and Outdoor Games
- \\ Multipurpose Court
- \\ Badminton Court
- \\ Maintenance Office
- \\ Fully Equipped Contemporary Gym
- \\ Children Play Zones
- \\ Convenience store
- \\ Salon
- \\ Senior Citizen Court
- \\ Party Lawn
- \\ Skating Rink
- \\ Meditation and Yoga Decks
- \\ Cricket Pitch
- \\ Jogging Track



SPECIFICATIONS

STRUCTURE

- + RCC framed structure with earth quake resistant design.
- + AAC/Cement blocks for the walls.
- + Two coats cement plastering for both internal & external walls.
- + POP Ceiling for electrical light points in living, dining and all bed rooms.

FLOORING & DADO

- + Granite/Imported Marble flooring in lounge & passages.
- + Granite/Imported Marble wall cladding in common area passages.
- + Vitrified tiles (800 X 800) flooring in hall and dining. (RAK/KAJARIA or Equivalent).
- + Wooden flooring in master bedroom.
- + Vitrified tiles (600 X 600) flooring in other rooms. (RAK/KAJARIA or Equivalent).
- + Anti skid tile flooring in toilets, balconies & utility. (RAK/KAJARIA or Equivalent).
- + Tiles dado in toilets and utilities. (RAK/KAJARIA or Equivalent).

PLUMBING & SANITARY

- + EWC and Wash Basins in all bathrooms of premium make. (Duravit/TOTO/American Standard or Equivalent).
- + CP Fittings of premium make with diverters. (GROHE/KOHLER or Equivalent).
- + CPVC pipes for plumbing of premium make. (ASHIRVAD or Equivalent).

ELECTRICAL

- + Distribution boards & MCB's of premium make. (LEGRAND or Equivalent).
- + PVC insulated wires of premium make (FINOLEX/HAVELLS or Equivalent).
- + Modular Electrical Switches of premium make. (LEGRAND/MK/CRAB TREE or Equivalent).
- + Provision for Split ACs in hall, dining and all bedrooms.

PAINTS

- + Premium Emulsion with luppum finish for interior walls and ceiling. (Asian/Dulux or Equivalent).
- + Premium Emulsion with putty and textured finish for exteriors. (ASIAN/DULUX or Equivalent).

LIFTS

Premium Lifts of sufficient numbers (SCHINDLER/Mitsubishi or Equivalent).

DOORS & WINDOWS

- + Engineered wood frame with Designer shutter with PU polish for main door.
- + Engineered wood frames with designer flush shutters for bedroom, toilet and utility.
- + UPVC Windows with mosquito mesh of premium make.
- + UPVC Bathroom Ventilators with provision for exhaust fan.
- + UPVC French window with mosquito mesh for balconies.



LIVE AS YOU DESERVE

Interlake reverberates with a distinctive character of its own. To enable residents to have the best very best start in life, each residence is crafted with the finest quality elements procured from the most trusted manufacturers. Spacious inner spaces that ease the senses and splendid exteriors that render visual relief – it's a new epitome of spectacular living.



A MODERN HIDEWAY THAT HAS A SMART, CEREBRAL AIR

With a serene site that's all leafy freshness and hugging Manikonda Lake, Niharika Interlake stands like an urban oasis in the concrete jungle of Hyderabad. Step a little further and you will see the busy, buzzy side of the city - one of the highest concentrations of high-end workspaces, world-class schools, quality hospitals, elite eateries and watering holes aplenty.



FOCUSED ON BUILDING RELATIONSHIPS AS WELL AS HOMES

Acknowledging that crafting homes is about bringing dreams to reality, Niharika Projects has rapidly emerged as a trustworthy real estate company since its origination in 2002. With visionary entrepreneurs R.Rajasekhar Reddy and R. Sreelatha at the helm, the company is focused on building relationships as well as homes. Guided by a clear vision of enabling premium living spaces, the company takes pride in providing exceptional quality. While customer-centric approach has won the hearts of thousands of home seekers, the 'CNBC Award for Best Project in Hyderabad' stands testimony to recognition received from a prestigious institution like CNBC.



CNBC Best Residential
Project Award
Niharika Signature

Tv5 Best Residential
Project Award
Niharika Exotica



NIHARIKA
SIGNATURE



NIHARIKA
JUBILEE ONE



NIHARIKA
EXOTICA
ICONIC LIFESTYLE APARTMENTS

NIHARIKA PROJECTS

401, Niharika Jubilee One, Plot No. 1355 H&I, Road No. 1,
Jubilee Hills, Hyderabad-33.
Ph. : +91 40 23540884, +91 9618966888,
E-mail: sales@niharikaprojects.com

www.niharikaprojects.com

CONNECTIVITY

- \\ Khajaguda Cross Rds
- \\ Nehru ORR
- \\ Financial District
- \\ Gachibowli
- \\ Mehdiapatnam
- \\ Hitech City

EDUCATION

- \\ Delhi Public School
- \\ Oakridge Int. School
- \\ Eng. Staff College of India
- \\ Indian School of Business
- \\ Hyd Central University

HOSPITALS

- \\ Care Hospitals
- \\ Sunshine Hospitals
- \\ Continental Hospitals

WORK PLACES

- \\ Hitech City
- \\ NSL SEZ
- \\ Lanco SEZ
- \\ Financial District

LEISURE

- \\ Trekking Trail
- \\ Botanical Garden
- \\ Bio Diversity Park
- \\ Inorbit Mall
- \\ Shilparamam

Architects

STUDIO INFINITE
ARCHITECTURE | DESIGN | INTERIORS

B1002, Rainbow Vistas,
Moosapet, Hyderabad.
Mob.: +91 98480 63663
E-mail: info@studioinfinite.in
Web: studioinfinite.in

Structural Consultant

**CONTINENTAL
DESIGNERS**

Flat No. 4, Shilpa Apartment,
Erramanzil Colony, Hyderabad.
Mob.: +91 9849690622
E-mail: continentaldesigner17@gmail.com
continentaldesigners@gmail.com

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.