Builders & Developers

PREKON CONSTRUCTIONS

8, Jabbar Building, Begumpet, Hyderabad - 16
Ph: +91 70360 38000, +91 95420 95426
Email: prekonconstruction@gmail.com

website: www.prekonconstructions.in

Architects

GUNNAM ASSOCIATES
Architect & Interior Designers
Ameerpet, Hyderabad. Ph: 9000444255, 9908922827
architect_ashokbabu@yahoo.com

Structures

MAS CONSULTING ENGINEERS
H.No: 3-6-146/A, First Floor, Himayathnagar, Hyd - 29.
Tel : +91 40 6535 2846, E-masconsultingengineers@gmail.com

Landscape Architects

NAVEEN ASSOCIATES
Venkat Sai Building, 1st Floor, Plot no: 57, Kavuri Hills,
Phase-I, Madhapur, Hyderabad, Ph: 098496 88951

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Artifice 09885253570

MJ'S LAKE FRONT

A life so pleasant



Beautiful Living in a Gated Community @ Ameenpur, BHEL

MORE THAN EXPERIENCES, IT'S CELEBRATIONS.

Project by

PREKON CONSTRUCTIONS

Your entrance
to the life's best times.

Welcome to a lifetime that brings you not just a good living, but a line-up of celebrations every day. It's the life at MJ's Lake Front. With a home that has a lake overlooking, you can look forward to opening the drapes of your windows to the morning sunrise and cool breeze. So here you arrive, to rejoice in life.

Project Highlights

- Approved by HMDA File No. 102757/LO/PLG/HMDA/2013.
- Conveniently located, well laid layout in 6 acres of land. 40 feet / 30 feet black top and avenue plantation.
- Gated community villas with compound wall with solar fencing, all round.
- Underground drainage with STP.
- Round-the-clock security with controlled entry and exit, with Intercom telephone facility to each villa.
- Abundant ground water tested and found good for drinking. Round-the-clock water supply from UG Sump.
- Full fledged clubhouse.
- Underground electrical cabling for villas.
- Green plantation and landscaping in common areas.
- Excellent soil condition suitable for construction and green plantation.

Grand Entrance



MJ'S
LAKE FRONT
A life so pleasant

Layout Plan



A whole new wave
of freedom to breathe fresh.

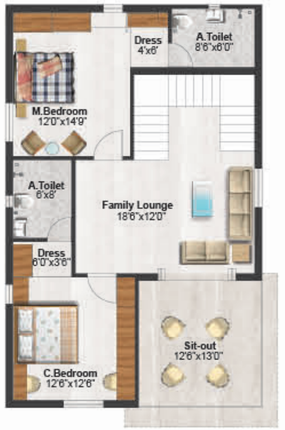




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



East-facing Villas

With homes getting smaller and spaces become less and less, here's one place that offers you all the openness to live and breathe life fresh all over again. With villas surpassing 2900sft of space and set across two floors, each floor is a new level of freedom in itself. It's time to plan the best moments of your life, as you move up.

MJ'S
LAKE FRONT
A life so pleasant

TOTAL PLOT AREA
204.00 SQ. YDS

Ground Floor	:	1127.00 Sft.
First Floor	:	1130.00 Sft.
Second Floor	:	523.00 Sft.
Head Room Area:		126.00 Sft.
Total Area	:	2916.00 Sft.



Designed for your
passion and play.





West-facing Villas

While each villa here is designed to make way for all you ideas and imaginations, it has all the space to conveniently accommodate two cars. Which means, you can pursue your passion for speed and sports too. What's more, the pathways in front of every villa easily double up into space for kids to play and have fun around.

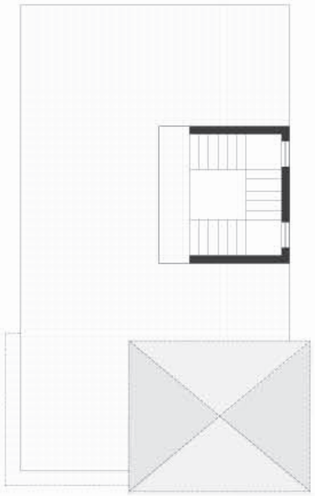
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MJ'S
LAKE FRONT
A life so pleasant

TOTAL PLOT AREA
212.00 SQ. YDS

Ground Floor	:	**1240.00** Sft.
First Floor	:	**1370.00** Sft.
Head Room Area:		**170.00** Sft.
Total Area	:	**2780.00** Sft.





GROUND FLOOR PLAN

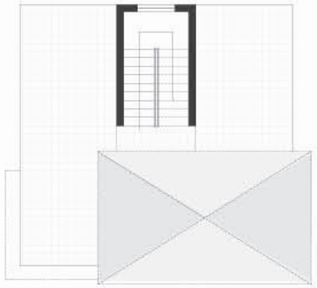


ROAD

FIRST FLOOR PLAN



SECOND FLOOR PLAN



North-facing Villa

TOTAL PLOT AREA
150.00 SQ. YDS

Ground Floor	:	860.00 Sft.
First Floor	:	990.00 Sft.
Head Room Area	:	000.00 Sft.
Total Area	:	1850.00 Sft.



STRUCTURE
RCC M20 grade concrete designed with Sujana TMT Steel Bars.

SUPER STRUCTURE
Good quality bricks with cement mortar.

DOORS
Main Door: 6'9"ft height teak wood frame and flush shutter with melamine polish and designer hardware of good make.
Internal Door: Teak wood frame with factory-made door shutter painted on both sides along with standard hardware of good make.
French Door: Teak wood / UPVC frame with sliding shutter of reputed make.

PLASTERING
Two coats of cement mortar with sponge finish for outside.

WINDOWS
UPVC frame with sliding shutter of reputed make.

PAINTING
External: Synthetic plaster/exterior emulsion paints of standard make.
Internal: Smooth finish with good quality putty over a coat of primer finished with two coats of acrylic paint.

FLOORING
Vitrified tiles of reputed make for all rooms.

CAR PARKING
Paver/ parking tiles 15" X 15".



KITCHEN
Polished granite platform with stainless steel sink.
Ceramic tile up to 2 ft above the counter.
Ceramic tile cladding of 2.5 ft height for wash area.
Utilities/Wash: Anti-skid ceramic tiles.

TOILETS AND BATHS
Toilet accessories of Jaguar, EssEss, Continental, Marc or equivalent make. Provision for shower panel in master bedroom toilet as per design. Provision for geysers in all toilets. Hot and cold wall mixer with shower. EWC of floor-mounted with flush tank. Glazed ceramic tiles up to door height.

POWER
Concealed multi-strand copper wiring with 3-phase meters and MCBs of good quality modular switch power plugs.

WATER
Centralized water supply from underground storage tank.

ROADS
40' & 30' ft bitumen roads with footpaths.

SECURITY
Entire property is secured with a compound wall. All road entrances will be managed by a security team. Intercom connectivity will be provided from security to all units.

NOTE
The promoter reserves the right to change the plans, specifications and elevation as deemed fit in the interest of the development.

Amenities & Features

- Banquet Hall
- Indoor Games
- Table Tennis
- Snooker Pool
- Caroms
- Children's Play Area
- Air-conditioned Gymnasium
- Rock Garden

- HMDA approved (layout with houses) Housing Project.
- Forest feel Avenue Plantation.
- Intercom Connectivity from security office to all the units.
- Hassle-free Underground Electrification.
- UG Sump Hydro Pneumatic Pumping System.
- Centralized Drainage System with Sewage Treatment Plant.



Clubhouse







MORE THAN 50% OPEN SPACE







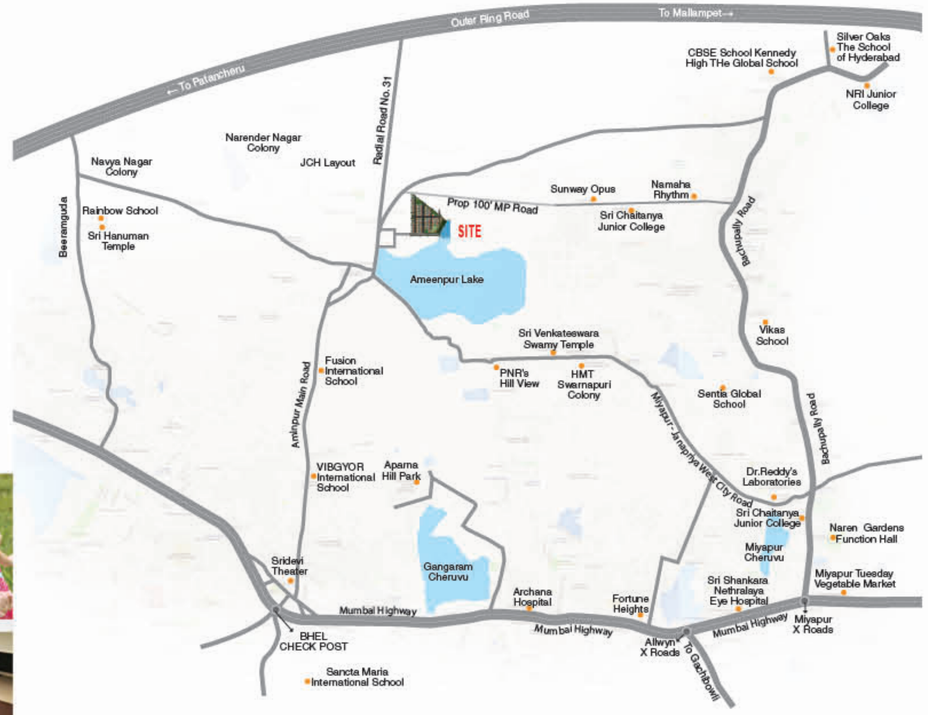


PROXIMITY (APPROX)

Outer Ring Road (ORR)	2.0 km.
BHEL	4.0 km.
Miyapur X Roads	5.5 km.
Vikas, Silver Oaks(schools)	4.0 km.
JNTU, KPHB	10 km.
Hitech City	13 km.
Financial District	13 km.

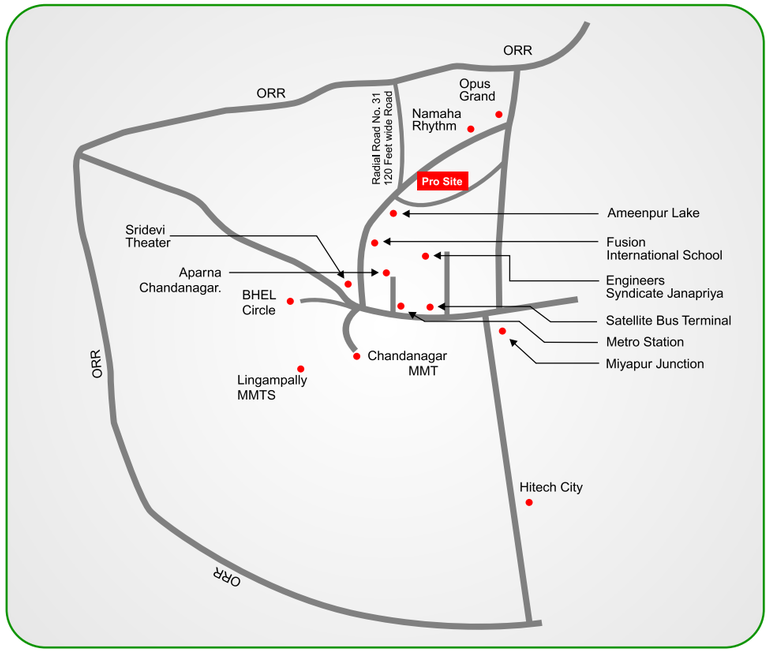
LOCATION MAP

Site Google Co-ordinates: 17.529687, 78.328228



Live closest to ease and entertainment.

MJ's Lake Front is set in the fast-expanding locality of Ameenpur and right in front of the Ameenpur Lake. But more than that, what will put you at an advantage is that the many conveniences and essential landmarks are close-by. Be it top companies or education centres, reputed healthcare or entertainment centres, all of them are right here. And with the Metro Rail not too far away from here, the location offers you several options for connectivity, putting you in a centrally located part of Hyderabad, practically.



PREKON
CONSTRUCTIONS

8, Jabbar Building, Begumpet, Hyderabad - 16
Ph: +91-40-27763035, +919542095426, Email: beckon1546@gmail.com
website: www.prekonconstructions.in

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of theses in the interest of the developer.

PREKON
CONSTRUCTIONS



MJs
LAKE FRONT
@ Ameenpur, BHEL

Scan to visit our website

PREKON CONSTRUCTIONS

LAKE FRONT
@ Ameenpur, BHEL

East Facing

Area Statement
Plot Area- 234 Sq.yds (37' x 57')
Ground Floor Area- 1215 Sft
First Floor Area- 1215 Sft
Second Floor Area- 475 Sft
Total Area- 2900 Sft



Ground Floor

First Floor



Second Floor



West Facing

Plot Area- 212 Sq.yds (34' x 56')
Ground Floor Area- 1185 Sft
First Floor Area- 1170 Sft
Head Room Area- 145 Sft
Total Area- 2500 Sft



Ground Floor

First Floor



East Facing
Area Statement
Plot Area - 198 Sq.yds (33'x54')
Ground Floor Area : 1200 sft.
First Floor Area : 1200 sft.
Head Room Area : 200 sft.
Total Built Up Area : 2600 sft.

West Facing
Area Statement
Plot Area - : 205 Sq.yds (33'x56')
Ground Floor Area : 1240 sft.
First Floor Area : 1240 sft.
Head Room Area : 220 sft.
Total Built Up Area : 2700 Sft



Ground Floor



First Floor



Ground Floor



First Floor