LML LAKESCAPE

REFLECTION OF GRANDEUR

PREMIUM LAKE FRONT APARTMENTS @ OMR - PADUR

LAKESCAPE

Revel in the glory of morning's first light sweeping over the shimmering lake.
Watch a solitary fisherman on his boat cast his net with perfect skill
Hear the birds chirp happily as they fly above in the radiant sky.
Treasure the glorious serenity that envelops you in blissful abundance.
And feel one with Mother Nature like never before

LML
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Actual view of Muttukkadu Lake & sea
from your home at LML Lakescape



EXPERIENCE THE SPLENDOUR OF FINE LIVING

Step away from the ordinary and enter a world of extraordinary opulence called LML Lakescape.
Offering unhindered views of the tranquil Muttukkadu lake and the sea beyond, this beautiful residential project houses within its strikingly landscaped grounds an exclusive selection of just 16 luxurious three bedroom apartments that spread spaciously across 1685 square feet each.

Each one of them is charmingly constructed to top-of-the-line specifications to offer residents the finest in comfort and convenience. The elegant interiors of the well-ventilated living spaces have been designed to liberally let in the bounties of nature. Big airy windows and large balconies lend an incomparable warmth and freshness to each of the rooms and the apartments in the first floor come with a private terrace attached for you to soak into the fantastic lake view.
Every single material that has gone into each apartment has been carefully chosen to make your space truly inviting and distinctly impressive.

LML LAKESCAPE
REFLECTION OF GRANDEUR



Actual view of sunrise from
your home at LML Lakescape









WELCOME INDULGENCE AT EVERY CORNER

Surrounded by welcoming tranquility and breathtaking scenic views of the Muttukadu Lake, LML Lakescape will be your oasis of peace in a busy lifestyle. A home where you can relax, refresh and rejuvenate amidst enchanting natural splendor and an attractive selection of premium lifestyle amenities:

- Vibrant children's play area
- Gymnasium
- Multipurpose hall / Indoor games room
- Rooftop gazebo to enjoy the striking view
- Massive covered car-parking facility
- Automatic lift
- Audio intercom / CCTV
- Generator backup for common light & lift
- Sewage treatment plant
- Paved Driveways

Crafted thoughtfully to meet all needs and exceed the expectations of modern families, LML Lakescape is a treasured investment that holds the promise of rewarding returns.





A GRAND LIFESTYLE IN A PICTURESQUE SETTING

DISTANCE INDICATOR

Gateway Americal International School - 900 mts
Sholinganallur Junction 11 kms
Siruseri SIPCOT 3 kms
Kelambakkam Junction 5 kms
Chettinad Health Centre 5.5 kms
AGS Cinema Hall 5.4 kms
Sathyabama University 8 kms

Nestling majestically in the highly desirable and rapidly appreciating residential location of PADUR, on OMR, LML Lakescape enjoys a strategic setting that is easily accessible from all parts of the city through an efficient network of roads. Set facing the pristine Muttukkadu lake Lakescape offers you a serene view of the sea beyond.

The best of schools, colleges, hospitals, shopping malls, multinational banks are within a stone's throw of the project with the captivating compounds of the renowned Gateway International School prominently located in close proximity to the project.

Various other commercial complexes, star hotels and multiplexes are coming up at close quarters. What's more, LML Lakescape profits from being in the vicinity of popular entertainment hot-spots and several other prominent landmarks. Any way you look at it, LML Lakescape is blessed with an outstanding dream location at the heart of the IT Corridor, yet far away from the maddening crowd.





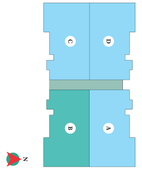
STILT FLOOR PLAN

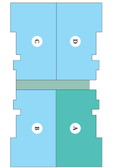


FLAT 'B' - FIRST FLOOR PLAN

3 BHK | SALEABLE AREA : **1685 sq.ft**

+ TERRACE AREA : **160 sq.ft.**





FLAT 'A' - FIRST FLOOR PLAN

3BHK | SALEABLE AREA : **1685 sq.ft**

+ TERRACE AREA : **160 sq.ft.**

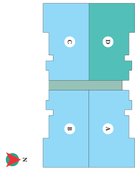


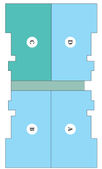


FLAT 'D' - FIRST FLOOR PLAN

3BHK | SALEABLE AREA : **1685 sq.ft**

+ TERRACE AREA : **160 sq.ft.**





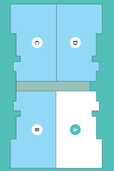
FLAT 'C' - FIRST FLOOR PLAN

3 BHK | SALEABLE AREA : **1685 sq.ft**

+ TERRACE AREA : **160 sq.ft.**





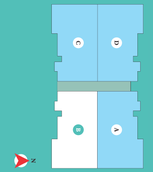


FLAT 'A' - TYPICAL FLOOR PLAN

3BHK | SALEABLE AREA : **1685 sq.ft**

FLAT 'B' - TYPICAL FLOOR PLAN

3BHK - SALEABLE AREA : **1685 sq.ft**







FLAT 'A' - FIRST FLOOR PLAN

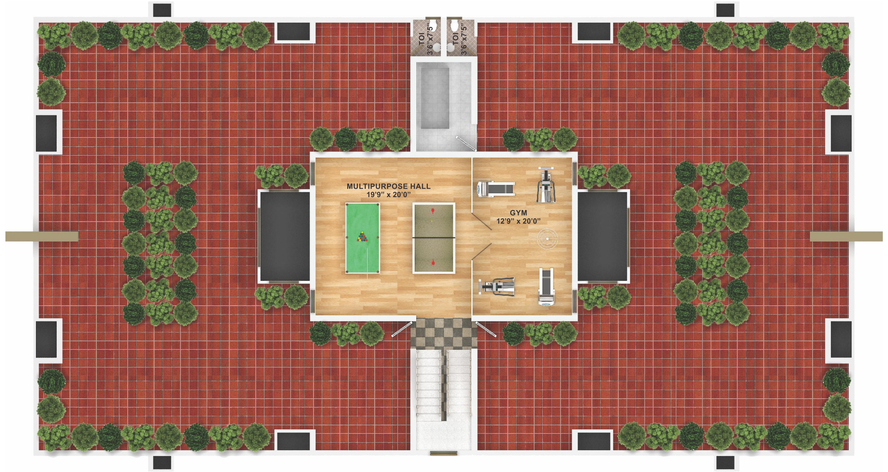
3BHK | SALEABLE AREA : **1685 sq.ft**





FLAT 'D' - TYPICAL FLOOR PLAN

3 BHK - SALEABLE AREA : **1685 sq.ft**



TERRACE FLOOR PLAN



Actual view of the sun rising over the
Bay of Bengal from Lakescape

LML
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A WINDOW FULL OF
SUN, SEA & SKY



Actual scenic view of the Muttukkadu Lake
from LML Lakescape

LML
LAKESCAPE
REFLECTION OF GRANDEUR

A BEAUTIFUL PLACE
TO GET LOST
IN PRISTINE NATURE



WHERE ELEGANCE & SPLENDOUR COME TOGETHER IN PERFECTION

SPECIFICATIONS

TYPE OF CONSTRUCTION
- Framed structure with RCC column beams over masonry walls of 9 inches and 4.5 inches walls.
- Ceiling height will be 9-6" feet approximately except in the toilet where it will be 8'-6".

FLOORING
- Living, dining and bedroom area will be finished with good quality 2X2 vitrified tiles of builder's choice with necessary skirting

PLUMBING AND SANITARY
- Ceramic flooring in the toilets will be provided as per builder's choice (Anti Skid tiles).
- Bathroom walls will be covered with ceramic tiles as per builder's choice upto 7'-0" height.
- Concealed / open plumbing lines from the overhead tank will be provided.
- All closets and washbasins will be white (Jaquar / Kerovit /equivalent) as per builder's choice.
- Plumbing provision will be made for connecting a geyser in each toilet.
- Hot and cold wall mixer will be provided for shower area inside the bathrooms.
- All C.P. fittings will be Jaguar / equivalent fitting as per builder's choice.
- Toilet closets will be EWC floor as per builder's choice.

DOORS
- Main doorframe will be of teak wood and door shutter will be of good quality imported skin, finished with lacquer varnish.
- Other doors will be with good quality wood frames and flush doors with good quality imported skin painted on both sides.
- All door fittings will be of brass fittings.
- Main door will be provided with Godrej or equivalent lock, door eye, tower bolt & door stopper. Doors to the bedrooms will be provided with door handles.
- Door and frame will not be provided for kitchen.

WINDOWS AND VENTILATORS
- Steel grills (painted) will be provided in all windows and ventilators.
- UPVC windows & ventilators
- Provision for split air conditioner will be made in all bedrooms.

KITCHEN
- Kitchen platform will be polished granite with a single bowl stainless steel sink and glazed tiles dado of 2'0" feet above the kitchen platform, 3'0" feet dado in utility area (if provided).

PAINTING
- Living, dining and bedrooms walls will be finished with emulsion paint.
- Ceiling will be finished with cement paint.
- All wooden frames, shutters and M.S. Grill will be finished with enamel paint.

ELECTRICAL
- Concealed copper wiring suitable for three-phase supply, will be of ISI quality. Switches & sockets with adequate points for light, fan and power supply will be provided.
- Separate meter for lighting in common areas and the pumps.
- Three phases supply with auto phase changer and trip switch will be provided for each flat.
- One calling bell point will be provided.
- Provision for UPS wiring will be provided.

WATER SUPPLY
- Common bore well and sump will be provided.
- Pump for bore well and pump for sump will be provided.

GENERAL
- Anti-termite treatment
- Aqua guard point in kitchen.
- Automatic water level controller for pumps will be provided
- EB Panel room and Individual letterbox will be provided at the entrance to the building.
- Concealed PVC pipes for TV antenna will be provided in the living room and bedrooms.
- A common board will be provided near the entrance to the building for incoming telephone line, with provision for concealed wiring from this board to points in each flat in the living room and the bedrooms.





INGENUITY.
PERFECTION.
INTEGRITY.

'LML HOMES' is a division of LUCKY MERCANTILE LIMITED, a reputed Non Banking Finance Company, registered and **commenced business in the year 1992** providing finance. 'LML HOMES' was started in 2005, as a strategic decision to spread out the business portfolios and also to cater to the discerning home buyers in search of good dwelling.

A decade of successful excellence in the real estate industry, 'LML HOMES' implemented 20 prestigious residential and commercial Projects of various size and design, bringing contentment to 300 Plus families. Perfect design, utilitarian value of floor space, quality materials are the hallmark of 'LML HOMES' .

This experience and the joy of our clients, enthuse us to raise the bar of uncompromising quality construction with each completed project. This legacy continues in 'LML Lakescape' too.

LML HOMES

LUXURY AND BEYOND

A DIVISION COMPANY OF
'LUCKY MERCANTILE LIMITED' EXISTING SINCE 1992

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