



AHEAD



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Hyderabad - 500 081, Telangana, India.

Bengaluru | Hyderabad | Mumbai | Pune | Kolkata | Chennai | Goa | Coimbatore



A Crisil 'A' STABLE RATED COMPANY
Founding Member IGBC



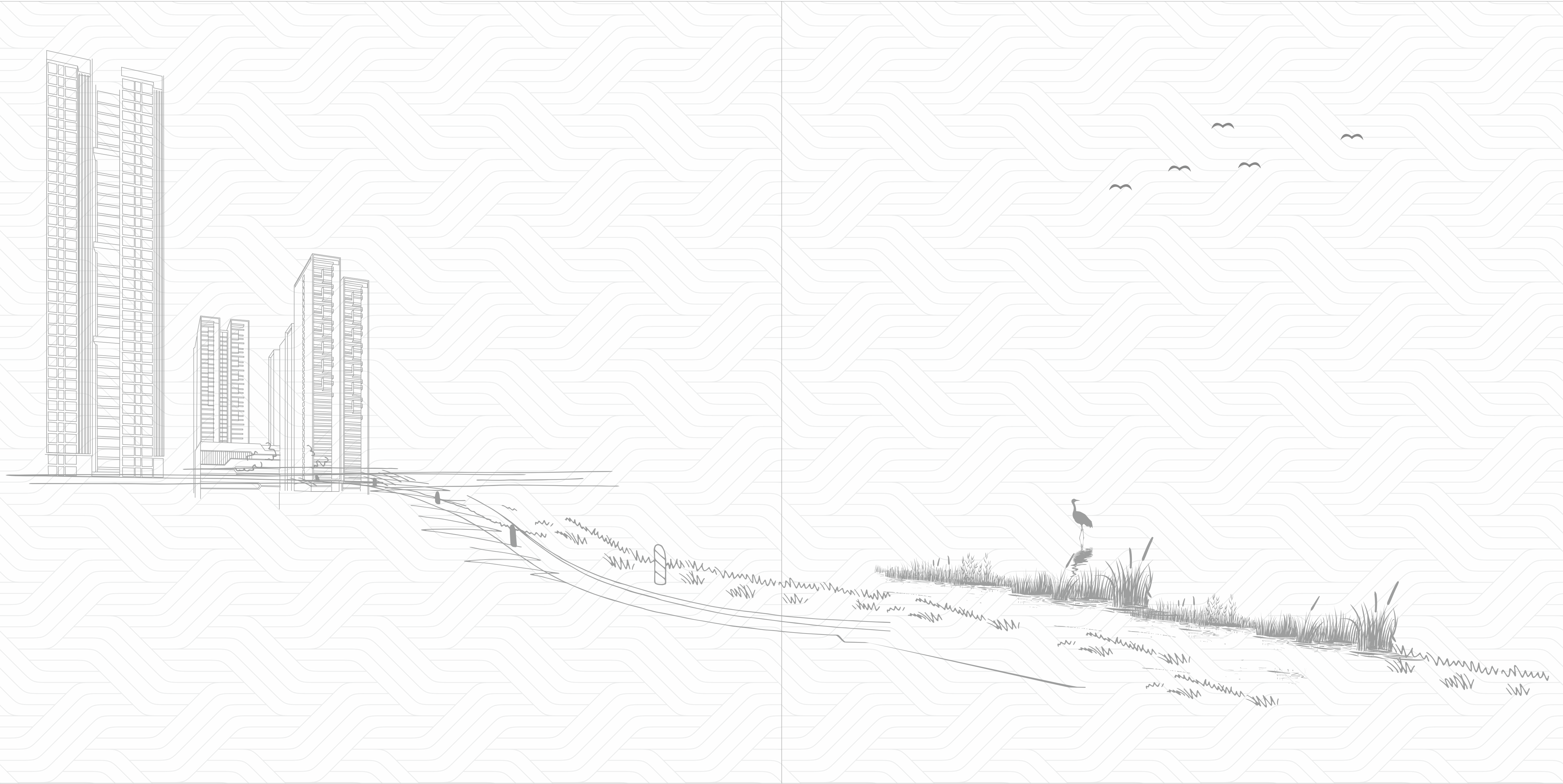
An ICRA 'A' STABLE RATED COMPANY
ISO 9001, 14001 & 18001 CERTIFIED

www.sattvagroup.in

RERA Number: P02400006230, P02400006231

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Furniture layout is indicative only.

tempestadvertising.com



LEAVE THE ORDINARY BEHIND. UNAPOLOGETICALLY.

You did not work hard and get to this position, to share your space with mediocrity and be surrounded by monotony. Leave it all behind and arrive at a higher dimension of luxury. Just like you claimed the throne at work, come, claim your royal suite in the most charming landscape of the future. It's where you rightly belong.



Neopolis

10 Minutes from
Financial District

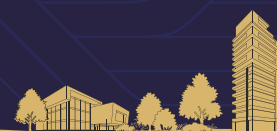
Far Away
from the Clutter

15 Minutes from
HITEC City

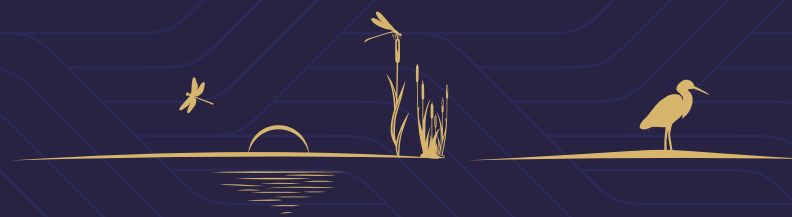
Infinitely
more Accessible

THE FUTURE IS
NEOPOLIS.
AND, IT'S YOURS.

Simple. Those who are better than the rest must live ahead of the rest. Neopolis, Hyderabad is truly an icon of modern urban landscaping – an address reserved for those who don't want to just knock on the future, but claim it.



 **SATTVA
LAKE RIDGE**
Neopolis, Kokapet



WELCOME TO SATTVA LAKE RIDGE. YOU DESERVE TO STAY AHEAD.

Home - it means different things to different people. However, we understand what it means to you. A sense of Pride. When others come home, they just come home. When you come home, you come home to the most opulent landmark every day. A symbol of your refined taste and your desire to be truly distinguished.

Welcome to Sattva LakeRidge. For those who take pride in their address, it's a nameplate that you will wear with pride. It's where the winners come home.





SATTVA LAKERIDGE

Neopolis, Kokapet

SATTVA LAKERIDGE. EARTH, WATER, SKY, AND MESMERIZING VIEWS.

Wake up every single day to a beautiful sunrise reflected on a lake. Get pristine views of the horizon. Where sky meets land, let your imagination meet manifestation. Quiet morning walks by the lake are the perfect antidotes to busy morning routines.

Have the sun, the moon, and the stars perform a magical opera for you. Imbibe the calmness of a picturesque lake into everyday living.

Find more time to cherish the extravagant. Make the most of this convergence. Make your peers envious. Indeed, have no peers at all.



ALTITUDE IS ALSO AN ATTITUDE.

For Sattva LakeRidge, we have really picked a landscape that's physically (and metaphorically) higher than the rest of the geography. So that you are the king of all you survey. And now, literally, the world is at your feet. And you are where you belong, right on top of the world.



A TOWERING ODE TO YOU. TRANQUILITY FOR YOUR INNER SELF.

Designed by the best minds in the business, the 6 marvelous towers at Sattva LakeRidge complement your mindset like nothing else. Writing a silent ode to the lake that it overlooks.

Welcome to the most awe-inspiring exteriors you will ever see. It's like your own ambition standing up tall and saluting you proudly. If you have earned it, then it's time to own it. Perhaps, even flaunt it.

G+37 FLOORS
3, 4 & 5 BHK
2100 - 5500 SFT.

6 Astounding
Towers.

One Astounding
Expression:

Wow!

AN ODE TO NATURE'S MIGHTIEST SKYSCRAPERS.

Luxury without nature is nothing, and this ideology reflects in our exotic nomenclature for each of the magnificent towers at Sattva LakeRidge.

The ALPINE Tower
The BIRCH Tower
The CEDAR Tower
The DEODAR Tower
The EBONY Tower
The FERN Tower





Private Elevator

Two Apartments per Floor

More Carpet Area

Explicitly, Next Level.

THE 'FERN' TOWER. FOR THOSE WHO STAND TALL.

An exclusive tower for the most outstanding personalities, because some of us just like to underline our signature, with a bold stroke and a couple of dots to establish our supremacy. Certainly, for you. Definitely not for everyone.

AHEAD IN
SO MANY
ASPECTS, YOU'LL
DISCOVER
ONE, EVERY DAY.

A HIGHER CEILING
Introducing a new
dimension of 'spacious'.

CENTRALISED AC
Just so you always stay
cool while you rule.

FLOOR-TO-CEILING
WINDOWS
Every view of yours
deserves to be grand.

DOUBLE GLAZING GLASS
Heat and noise belong
nowhere close to you.



INFINITE PLEASURE PER APARTMENT.

Come, marvel at the space, the large window walls, the views, the textures, the finesse, and the feeling. Often, there will be moments when you'll just pause in the middle of something, to take in the warm interiors and marvel at all that you have achieved. Indeed, a tribute to your endeavour to never settle for anything but the best.

The free flow of air and light will ensure abundant positive energy that makes for sheer optimism and joy in everything you do. Everything you touch, every inch, every corner, every facet of the creation feels like an extension of you.



A SUBLIME CAFÉ.
A SENSATIONAL PARTY PLACE.
IT'S YOUR PRIVATE DECK.

Come dawn, you can peacefully relish your favourite beverage in a beautiful, private setting.

Come dusk, you can joyfully celebrate life with your friends and loved ones.

One deck for both times of the day, seems just so perfect.





**WORLD-CLASS AMENITIES.
UNMATCHED LEISURE TIMES.
STAY AHEAD... EVEN ON
WEEKENDS.**

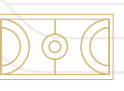
Why compromise on what truly belongs to you. Experience only the best in your own riveting kingdom called Sattva LakeRidge. An abode that you will want to share with very few people. Come, be surprised at every step through this thriving green layout. The best of amenities, thoughtfully embedded in the project to entertain every facet of your life.




Outdoor Fitness Station


Tennis Court


Jogging Track


Multipurpose Court


Cricket Pitch


Basketball Court

ALWAYS
STAY FIT
TO RULE.



UNWIND
LIKE YOU
OWNED IT.

Party Lawn


Lap Pool


Senior Citizen Seating Area


Pergola Seating Decks


Temperature
Controlled Pool




GIVE YOUR
KIDS THEIR
KINGDOM.



Kids Pool



Amphitheatre



Pet Park



Childrens' Play Area



Toddler's Park



THE SATTVA LAKERIDGE CLUBHOUSE. A LAVISH COMPLEMENT TO YOUR SUCCESS.

What's success without a place to constantly celebrate it. With the like minded. With those who have the same fine taste as you. With yourself – because after all, you are simply, your best company ever.

PLAY.
PAUSE.
PLAY AGAIN.



Squash Court



Billiards



Table Tennis



AV Room



Multipurpose Hall



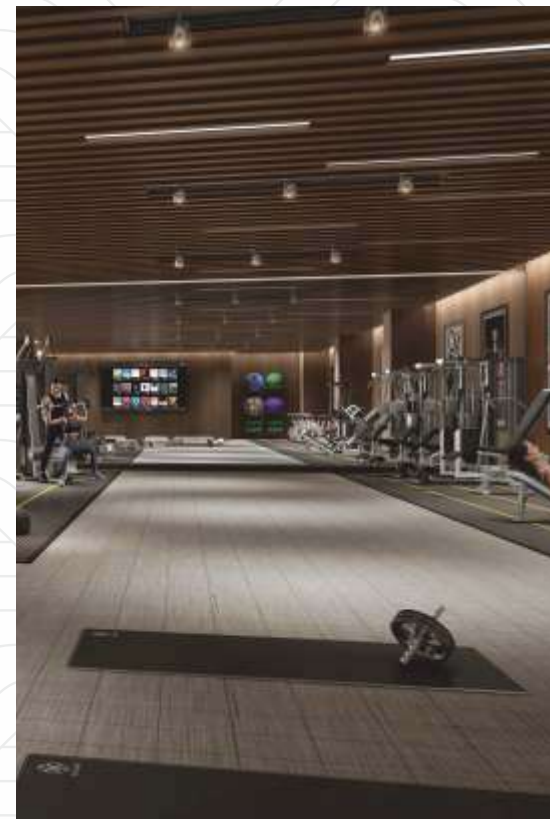
Laundrette



Tennis Court



Refuge Terrace



Gymnasium



Yoga/Aerobics



Office Spaces



Health Club



Convenience Store



THE ELEVATED
GROUND FLOOR
EXPERIENCE.

Indoor Games

Private Rooms with
Waiting Lounge

Creche

Clinics

Café



MORE THAN
JUST A HOME.
ONE THAT
IS ALSO
ENVIRONMENT
CONSCIOUS.



Sattva LakeRidge is an IGBC Pre-Certified Gold Rated Project. This means exclusivity has been seamlessly merged with sustainability. It's a green building that's been designed to conserve the environment.

AHEAD IN CONSERVING
THE PLANET.



GRANDEUR
AND MORE
GRANDEUR.

A SETTING
THAT WILL
KEEP YOU
CHARMED
FOREVER.



SO AHEAD IN
DESIGN,
CALL IT A
WORK OF ART.





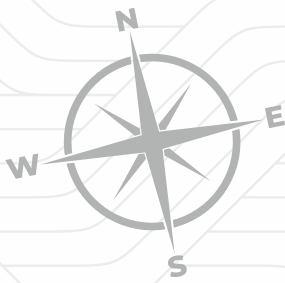
AHEAD IN
PLANNING.

MASTER LAYOUT

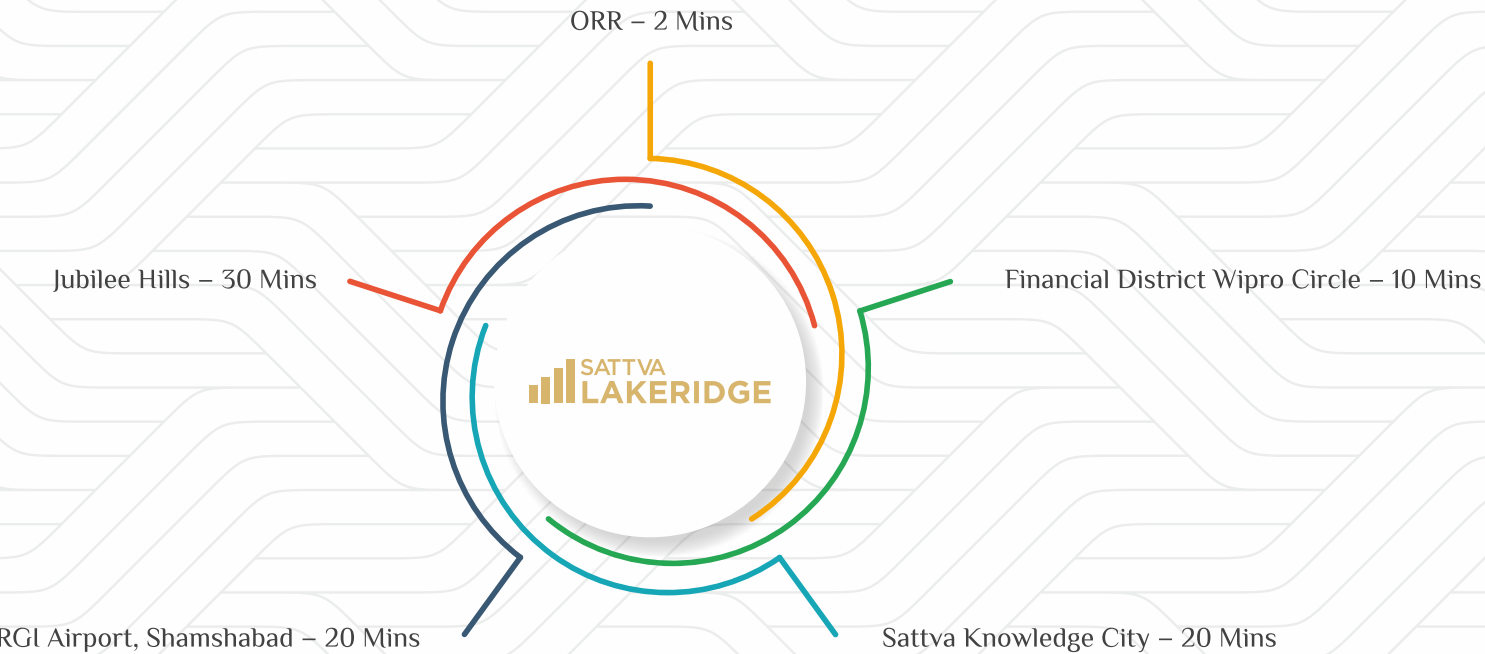
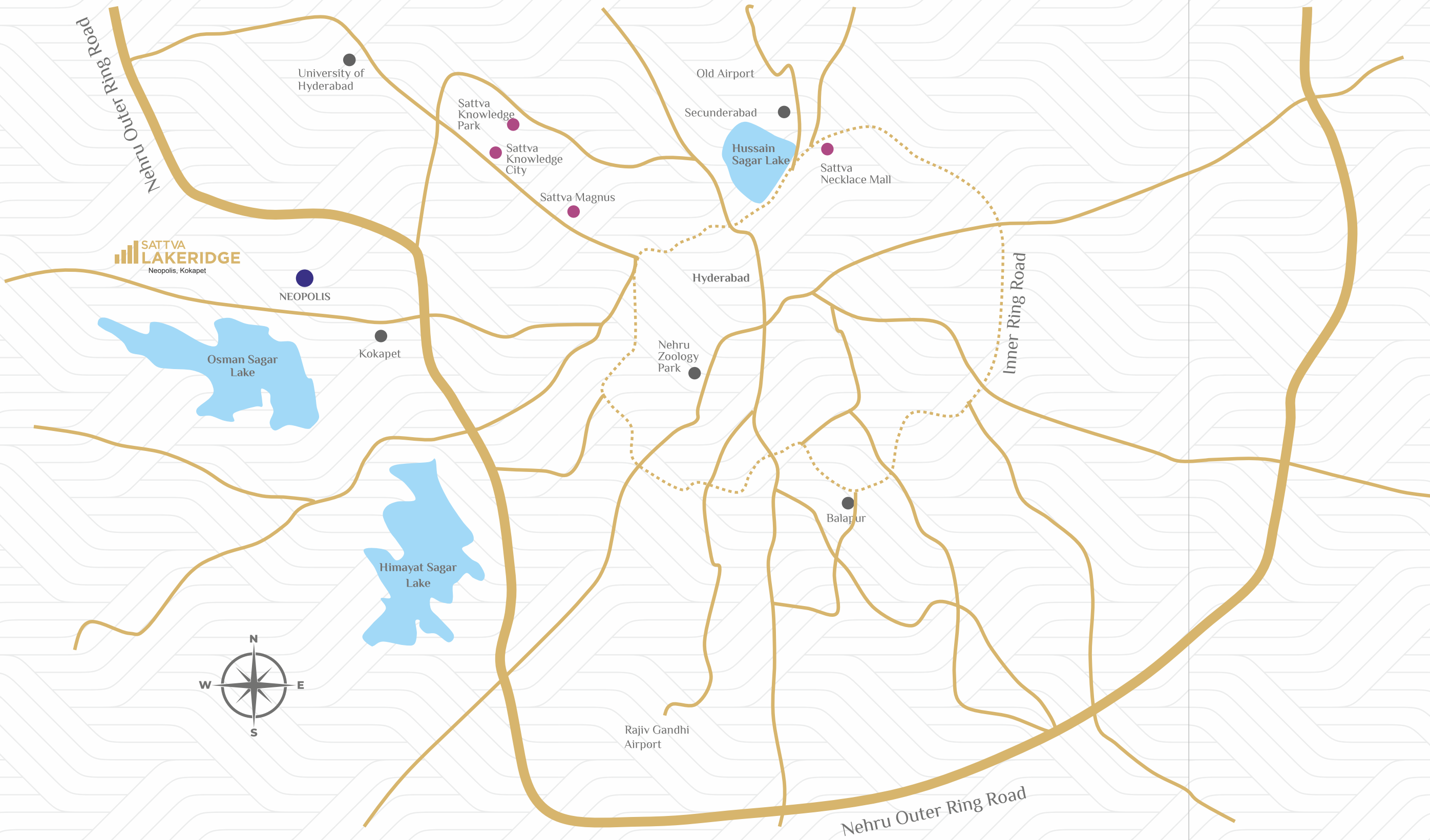
LEGEND

- | | |
|-------------------------------|--|
| 01. Entry/Exit | 13. Badminton Court |
| 02. Drop Off | 14. Childrens' EPDM Play Area |
| 03. 11.0 Mts Driveway | 15. Toddler's Play Area |
| 04. Swimming Pool | 16. Amphitheatre |
| 05. Kids Pool | 17. Seating Deck under Pergola |
| 06. Lawn with Stepping Stones | 18. Cricket Pitch |
| 07. Entry to Podium -01 | 19. Outdoor Fitness Station |
| 08. Exit from Podium -01 | 20. Elderly Seating under Pergola |
| 09. Services | 21. Pet Park |
| 10. Visitors Car Parking | 22. Jogging Track/Pathway |
| 11. Multipurpose Court | 23. Halfscatch Court with EPDM Play Area |
| 12. Tennis Court | 24. Clubhouse |

Site Area 9.50 A
Note: All Areas are in SBA



LOCATION MAP

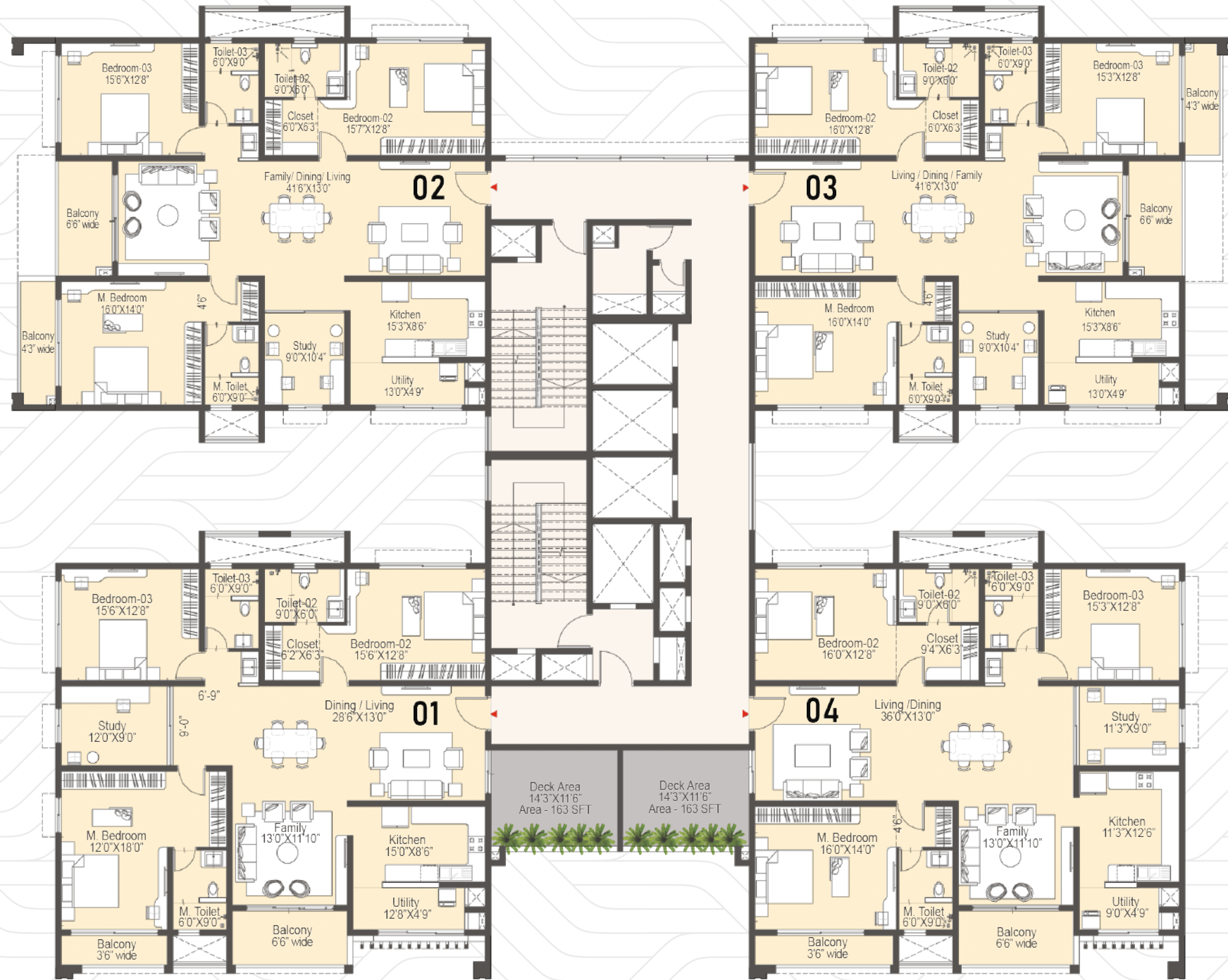


AT THE CENTRE OF IT
ALL AND STILL WAY AHEAD.

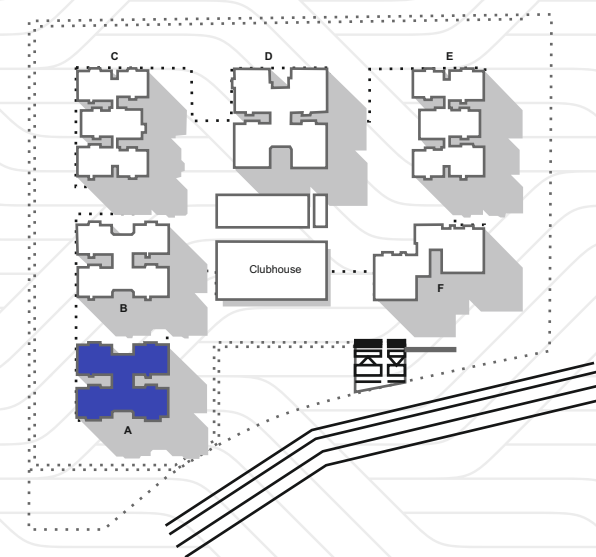
Ease-of-access is really an understatement when it comes to Sattva LakeRidge. You can walk to the lake in minutes, and you can drive to work in the same time.

You have open views for thinking big, and open roads for getting there faster.

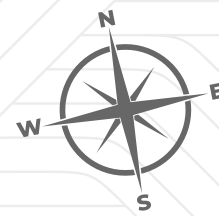
Go anywhere in a jiffy, and still have the space around you, not cramped by everyday monotony. Convenience was never so liberating. An address was never so futuristic and peaceful at the same time.



ALPINE



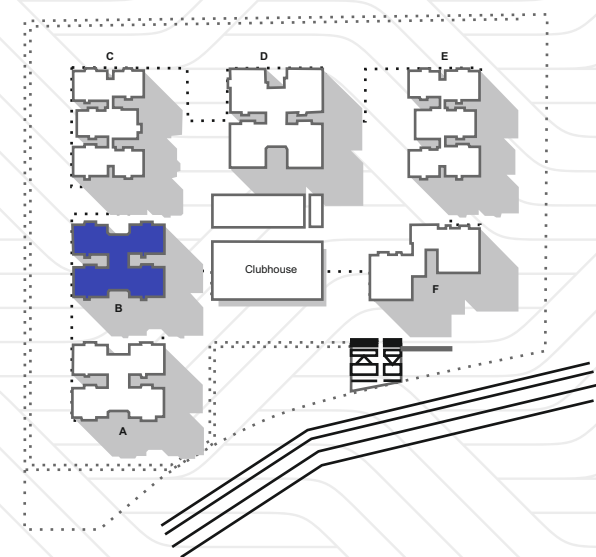
SATTVA
LAKERIDGE
Neopolis, Kokapet



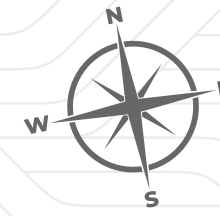
	SFT
Flat No.1	
Super Built up Area	3019
Carpet Area	1909
Carpet area of (Balcony/Deck/Entry court)	291
Flat No.2	
Super Built up Area	2751
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	143
Flat No.3	
Super Built up Area	2744
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	137
Flat No.4	
Super Built up Area	3036
Carpet Area	1909
Carpet area of (Balcony/Deck/Entry court)	304



BIRCH



SATTVA
LAKERIDGE
Neopolis, Kokapet



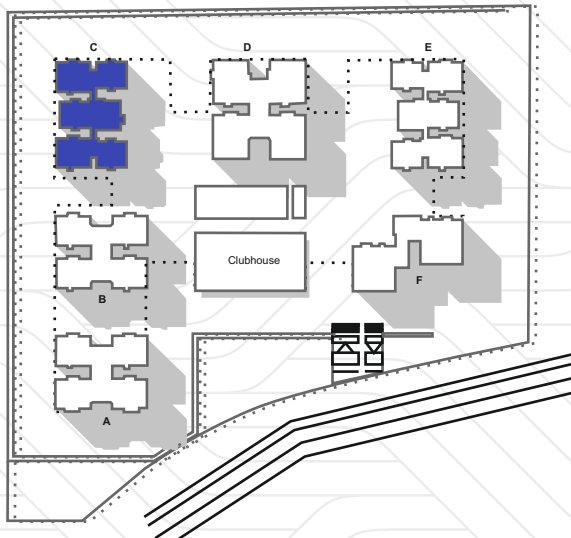
	SFT
Flat No.1	
Super Built up Area	2979
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	306
Flat No.2	
Super Built up Area	2751
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	143
Flat No.3	
Super Built up Area	2744
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	137
Flat No.4	
Super Built up Area	2972
Carpet Area	1857
Carpet area of (Balcony/Deck/Entry court)	301



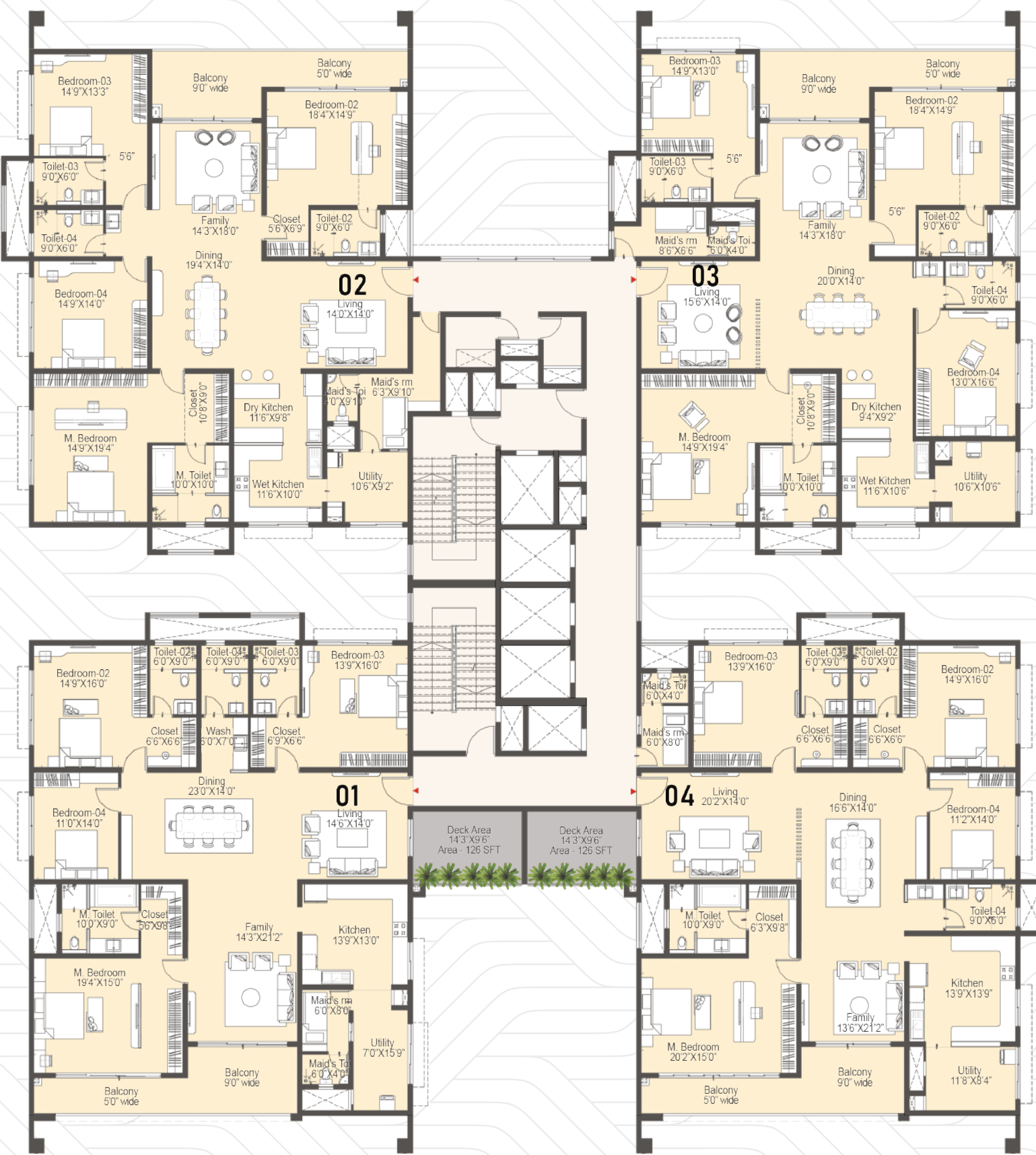
SATTVA
LAKERIDGE
Neopolis, Kokapet



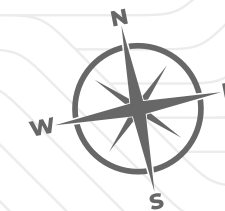
CEDAR



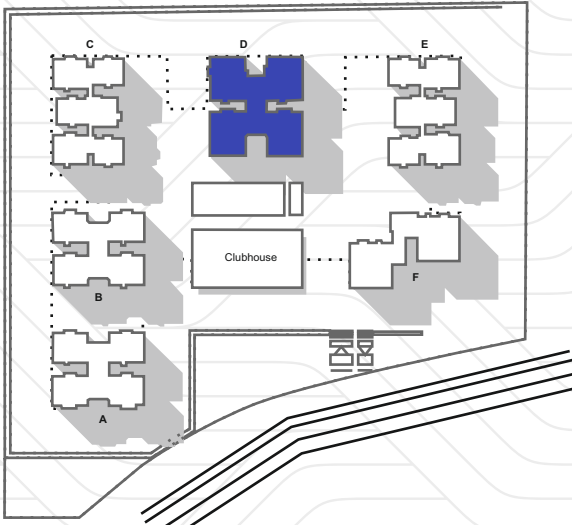
	SFT
Flat No. 1 & 3	
Super Built up Area	2751
Carpet Area	1850
Carpet area of (Balcony/Deck/Entry court)	143
Flat No.2	
Super Built up Area	2152
Carpet Area	1429
Carpet area of (Balcony/Deck/Entry court)	112
Flat No. 4&5	
Super Built up Area	2153
Carpet Area	1425
Carpet area of (Balcony/Deck/Entry court)	117



SATTVA
LAKERIDGE
Neopolis, Kokapet



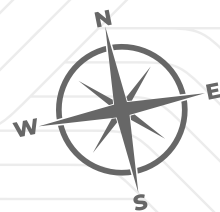
DEODAR



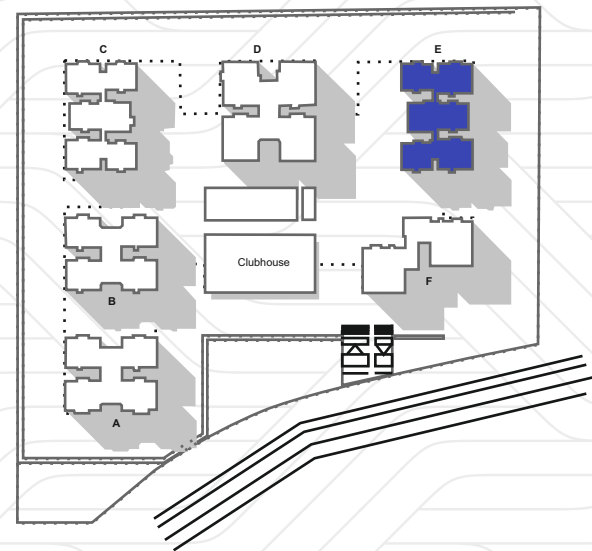
	SFT
Flat No. 1	
Super Built up Area	4115
Carpet Area	2657
Carpet area of (Balcony/Deck/Entry court)	362
Flat No.2	
Super Built up Area	4046
Carpet Area	2755
Carpet area of (Balcony/Deck/Entry court)	221
Flat No.3	
Super Built up Area	3983
Carpet Area	2711
Carpet area of (Balcony/Deck/Entry court)	221
Flat No.4	
Super Built up Area	4106
Carpet Area	2644
Carpet area of (Balcony/Deck/Entry court)	359



**SATTVA
LAKERIDGE**
Neopolis, Kokapet



EBONY



	SFT
Flat No. 1 & 2	
Super Built up Area	2152
Carpet Area	1429
Carpet area of (Balcony/Deck/Entry court)	112
Flat No. 3 & 5	
Super Built up Area	2744
Carpet Area	1850
Carpet area of (Balcony/Deck/Entry court)	137
Flat No. 4	
Super Built up Area	2153
Carpet Area	1425
Carpet area of (Balcony/Deck/Entry court)	117



FERN



	SFT
Flat No. 1	
Super Built up Area	5266
Carpet Area	3204
Carpet area of (Balcony/Deck/Entry court)	662
Flat No. 2	
Super Built up Area	5123
Carpet Area	3202
Carpet area of (Balcony/Deck/Entry court)	550

**SATTVA
LAKERIDGE**
Neopolis, Kokapet



FOR ONCE,
THE WORD
‘PERFECTION’
IS NOT USED IN
VAIN.



STRUCTURE	R.C.C Frame Structure Super Structure – R.C.C Shear Walls, Concrete blocks for non-structure elements Floor to Floor height of 3.6 Mts (12 Ft)
FLOORING	A. Common Areas Entrance Lobby of Towers - Marble Flooring Lift Lobby - Granite/Vitrified Flooring Staircase - Vitrified Tile/Granite Flooring Corridors - Vitrified Flooring B. Apartment Foyer/Living/Dining- Imported Marble Flooring Master Bedroom & Study - Wooden Finish Vitrified Tile/ Wooden Laminated Flooring Other Bedrooms – Vitrified Tile Kitchen – Vitrified Tiles Balconies - Vitrified Tiles C. Toilets All Toilets - Vitrified/Ceramic Tiles and Dado up to False Ceiling height
KITCHEN	2 feet high Dado Tile 1 Hot & Cold Wall Mixer Provision for Water Purifier Inlet & Outlet for Washing Machine and Dryer
TOILETS	Chromium plated fittings of Kohler, TOTO or equivalent makes Hot & Cold Wall Mixer for all Toilets European Water Closets Vanity Countertop Basin for Master Bedroom (Granite Counter) Countertop Wash Basin for other bedrooms
DOORS	Entrance Door - 8 feet high opening with hardwood frame and flush shutter with both sides Veneer finish including Hinges, Lock and Handle. Bed Room & Toilet Doors - 8 feet high opening with hardwood frame and flush shutter with laminate finish including Hinges, Lock and Handle. Balcony/Open Terrace Doors - Aluminum Double Glazed Sliding with Mosquito Mesh
WINDOWS	Aluminum Double Glazed Sliding with Mosquito Mesh Kitchen/Utility - Aluminum Sliding Window with separate provision for Chimney Exhaust Common Area Windows - Aluminum Windows Toilet Ventilators - Aluminum operable shutter with Exhaust Fan provision

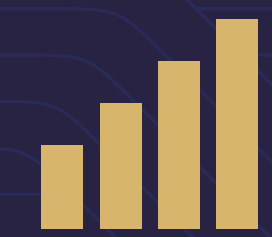
WALL/CEILING FINISH	Exterior of Building - Exterior Grade Texture Paint Ceilings on Corridor Area - False Ceiling with Acrylic Emulsion Paint Utility - Vitrified Tile Flooring and Dado up to 1.2m height All lift facing wall - Vitrified Tiles with Architrave in Granite Corridors/Service Rooms at Typical Floor - Vitrified Tiles Dado up to 0.9m Apartment Interior Wall face - Punning with Acrylic Emulsion Paint
GRILLS/RAILINGS	Balcony Railing - Laminated Glass railing
ELECTRICAL	TV Point in all Living Rooms, Master Bedroom and other Bedrooms Fire-Resistant Electrical Wire of reputed make Electrical Modular Switches of reputed make AC Power in all Bedrooms, Living and Dining Rooms
TELEPHONE & INTERCOM FACILITY	Telephone Points in Living Room Intercom Facility in each Apartment 100% Power Backup Provision for Video Door Phone
HVAC	Centralized Air Conditioning System with Tap-off for each Apartment with BTU Meter
HEAT PUMP	Centralized Heat Pump System
FIRE FIGHTING SYSTEM	As per NBC
GAS SYSTEM	Centralized Gas Bank System
SECURITY SYSTEM	Round-the-clock CCTV Monitored Security Control System

TOWERS:
ALPINE, BIRCH,
CEDAR, AND EBONY

STRUCTURE	R.C.C Frame Structure Super Structure – R.C.C Shear Walls, Concrete Blocks for non-structure elements. Floor to Floor height of 3.6 Mts (12 ft)
FLOORING	A. Common Areas Entrance Lobby of Towers - Marble Flooring Lift Lobby-Granite/Vitrified Flooring Staircase-Vitrified Tile/Granite Flooring Corridors-Vitrified Flooring B. Apartment Foyer Living Dining-Imported Marble Flooring Master Bedroom & Home Theatre-Wooden Finish Vitrified Tile/ Wooden Laminated Flooring. Other Bedrooms-Imported Marble Flooring Kitchen-Imported Marble Flooring Balconies-Vitrified Tiles C. Toilets All Toilets-Vitrified/Ceramic tiles and Dado up to False Ceiling Height
KITCHEN	2 feet high Dado Tile 1 Hot & Cold Wall Mixer Provision for Water Purifier Inlet & Outlet for Washing Machine and Dryer
TOILETS	Chromium plated fittings of Kohler, TOTO or equivalent makes Hot & Cold Wall Mixer for all Toilets European Water Closets Vanity Countertop Basin for Master Bedroom (Granite Counter) Countertop Wash Basin for other Bedrooms
DOORS	Entrance Door - 8 feet high opening with hardwood frame and flush shutter with both sides Veneer finish including Hinges, Lock and Handle. Bed Room & Toilet Doors - 8 feet high opening with hardwood frame and flush shutter with laminate finish including Hinges, Lock and Handle. Balcony/Open Terrace Doors - Aluminum Double Glazed Sliding with Mosquito Mesh
WINDOWS	Aluminum Double Glazed Sliding with Mosquito Mesh Kitchen/Utility - Aluminum Sliding Window with separate provision for Chimney Exhaust Common Area Windows - Aluminum Windows Toilet Ventilators - Aluminum Operable Shutter with Exhaust Fan provision

WALL/CEILING	Exterior of Building - Exterior Grade Texture Paint Ceilings on Corridor Area - False Ceiling with Acrylic Emulsion Paint Utility - Vitrified Tile Flooring and Dado up to 1.2m height All Lift facing Wall - Vitrified tiles with Architrave in Granite Corridors/Service Rooms at Typical Floor - Vitrified Tiles Dado up to 0.9m Apartment Interior Wall face - Punning with Acrylic Emulsion Paint
GRILLS/RAILINGS	Balcony Railing - Laminated Glass Railing
ELECTRICAL	TV Point in all Living Rooms, Master Bedroom and other Bedrooms Fire-Resistant Electrical Wire of reputed make Electrical Modular Switches of reputed make AC Power in all Bedrooms, Living and Dining Rooms
TELEPHONE & INTERCOM FACILITY	Telephone Points in Living Room. Intercom Facility in each Apartment 100% Power Backup Provision for Video Door Phone
HVAC	Centralized Air Conditioning System with Tap-off for each apartment with BTU Meter
HEAT PUMP	Centralized Heat Pump System
FIRE FIGHTING SYSTEM	As per NBC
GAS SYSTEM	Centralized Gas Bank System
SECURITY SYSTEM	Round-the-clock CCTV Monitored Security Control System

TOWERS:
DEODAR AND
FERN



SATTVA LAKERIDGE

Neopolis, Kokapet

WELCOME
AHEAD.
IT'S WHERE THE
WINNERS COME
HOME.

As you close this book, we hope you have seen a new doorway
open for you.

A doorway that allows only the rare few to the other side.
The view is a lot better when it's shared with like-minded folk.

WELCOME TO
SATTVA LAKERIDGE.



FOREVER AHEAD IN KEEPING YOU AHEAD.

For 30 years now, the SATTVA GROUP has outdone itself with every new project, all the way from the blueprint to the execution. It's a name that has built some of India's most coveted properties in the heart of the future. Spaces that have redefined the city scape, inspiring the most ardent ambitions. With rock-solid foundations like trust, innovation, and knowledge-leadership, the group creates architectural marvels that live up to the promise of elevating the urban landscape, redefining your lifestyle, to an extraordinary level.



Countless Lives Inspired.