

VISHWA
LAKE-रिझ
2 & 3 BHK RESIDENCY

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LAKE-रैडव
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"Luxury in Nature"

Iksa - in Sanskrit, stands for 'sight'...
A sight to behold in the lap of nature,
Lake Iksa is lifestyle re-defined for you..

An abode- Where Class, Prosperity and
the goodness of Nature meet!

*We Live to Fulfil
Our dreams on Earth...*

The architecture creates a song in the evening skyline, A harmony of earth and concrete. Taking you back to the times of abundance by blending nature with comfort. "Lake-Iksa" Is luxury amplified one brick at a time.



Ground Floor Plan



60 ft. MAIN ROAD



CLUB HOUSE

LAWN

SECURITY CABIN

ENTRANCE

DRIVE WAY

DRIVE WAY

PARKING

DRIVE WAY

PARKING

FOYER C
30'0" X 7'0"

FOYER
10'0" X 9'8"

CENTRAL PLAZA

DRIVE WAY

EXIT

RAMP

LIFT

LIFT

FOYER A
22'8" X 14'0"

LIFT

LIFT

FOYER B
22'8" X 14'0"

ENTRY

RAMP

DRIVE WAY

PARKING

PARKING

DRIVE WAY

PARKING

DRIVE WAY

VISHWA
LAKE-1R5A
2 & 3 BHK RESIDENCY



Floor Plan



ENTRANCE

LAWN

GYM

A
FOYER
22.8' X 14.0'

B
FOYER
22.8' X 14.0'

C
FOYER
30.0' X 7.0'

O.T.S.

3 BHK

2 BHK

3 BHK

2 BHK

2 BHK

3 BHK

2 BHK

3 BHK

3 BHK

3 BHK

2 BHK

2 BHK



VISHWA
LAKE-irsa
2 & 3 BHK RESIDENCY



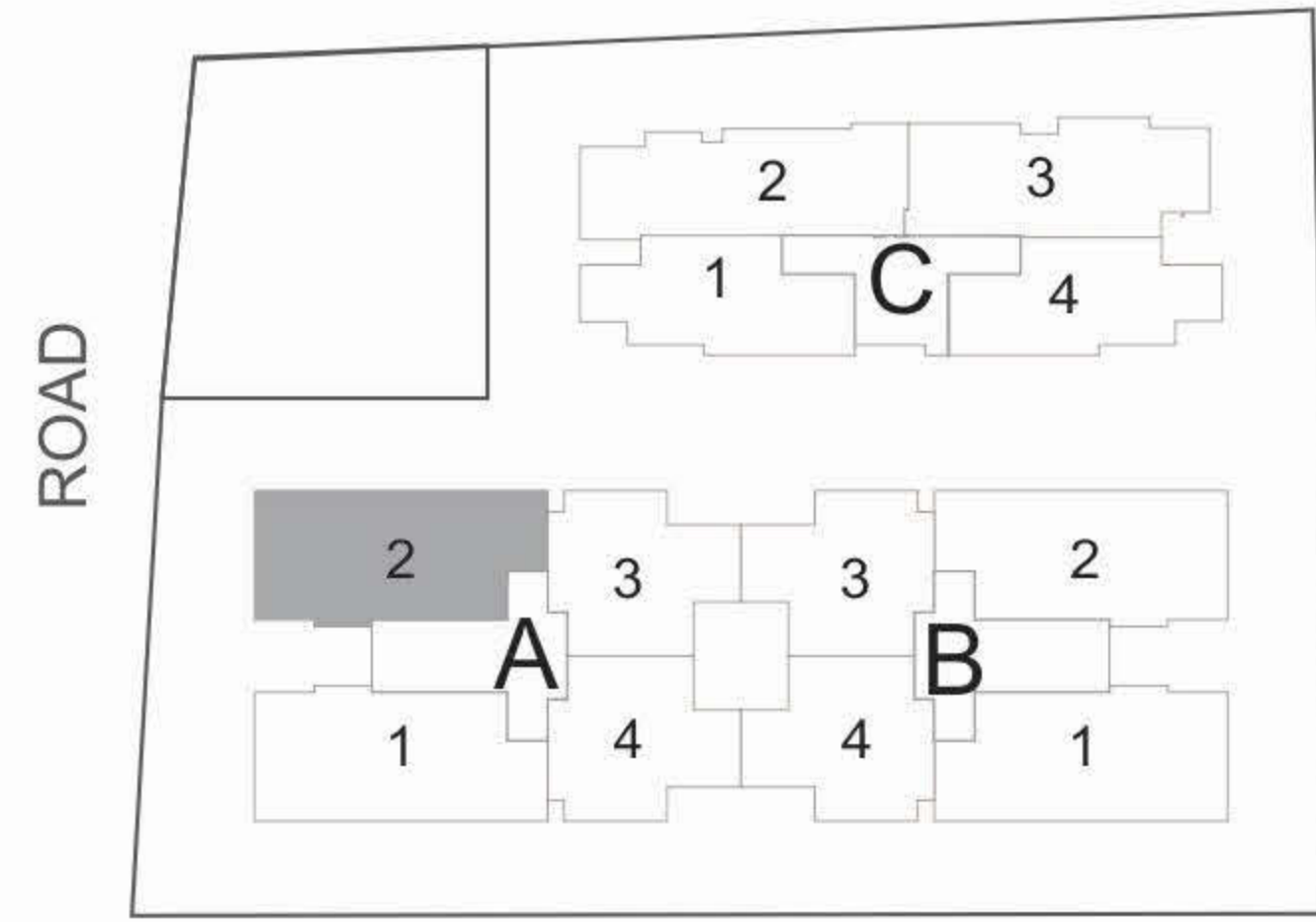
Terrace Plan (Penthouse)





*Illuminated bliss surrounded with
Lake-Ikṣā Trees...*





BLOCK -A&B / FLAT NO.1&2
UNIT PLAN

3 blk



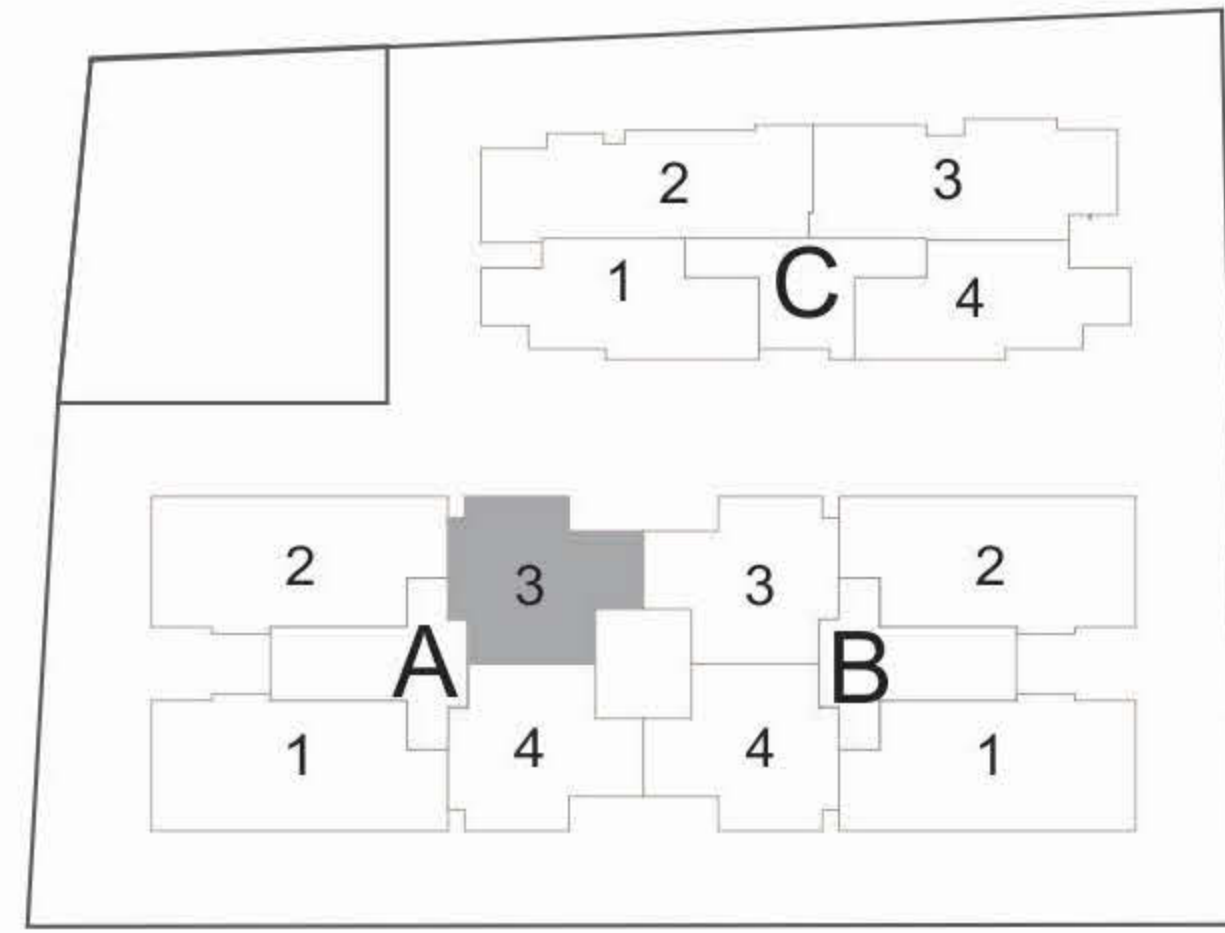
ENTRY

FOYER
22'.8"X14'.0"

1 VESTIBULE.....	4'6" X 5'4"	8 WASH YARD.....	4'6" X 6'1"
2 DRAWING ROOM.....	11'0" X 16'6"	9 BEDROOM.....	15'0" X 11'1"
3 DINING SPACE.....	9'6" X 7'0"	10 ATT. TOILET.....	6'6" X 5'8"
4 BALCONY.....	9'6" X 4'6"	11 BEDROOM.....	14'6" X 10'6"
5 KITCHEN.....	11'6" X 9'0"	12 ATT. TOILET.....	6'6" X 5'0"
6 STORE.....	4'8" X 5'0"	13 BEDROOM.....	10'0" X 13'0"
7 PUJA.....	4'6" X 4'5"	14 G. TOILET.....	4'6" X 5'3"



ROAD



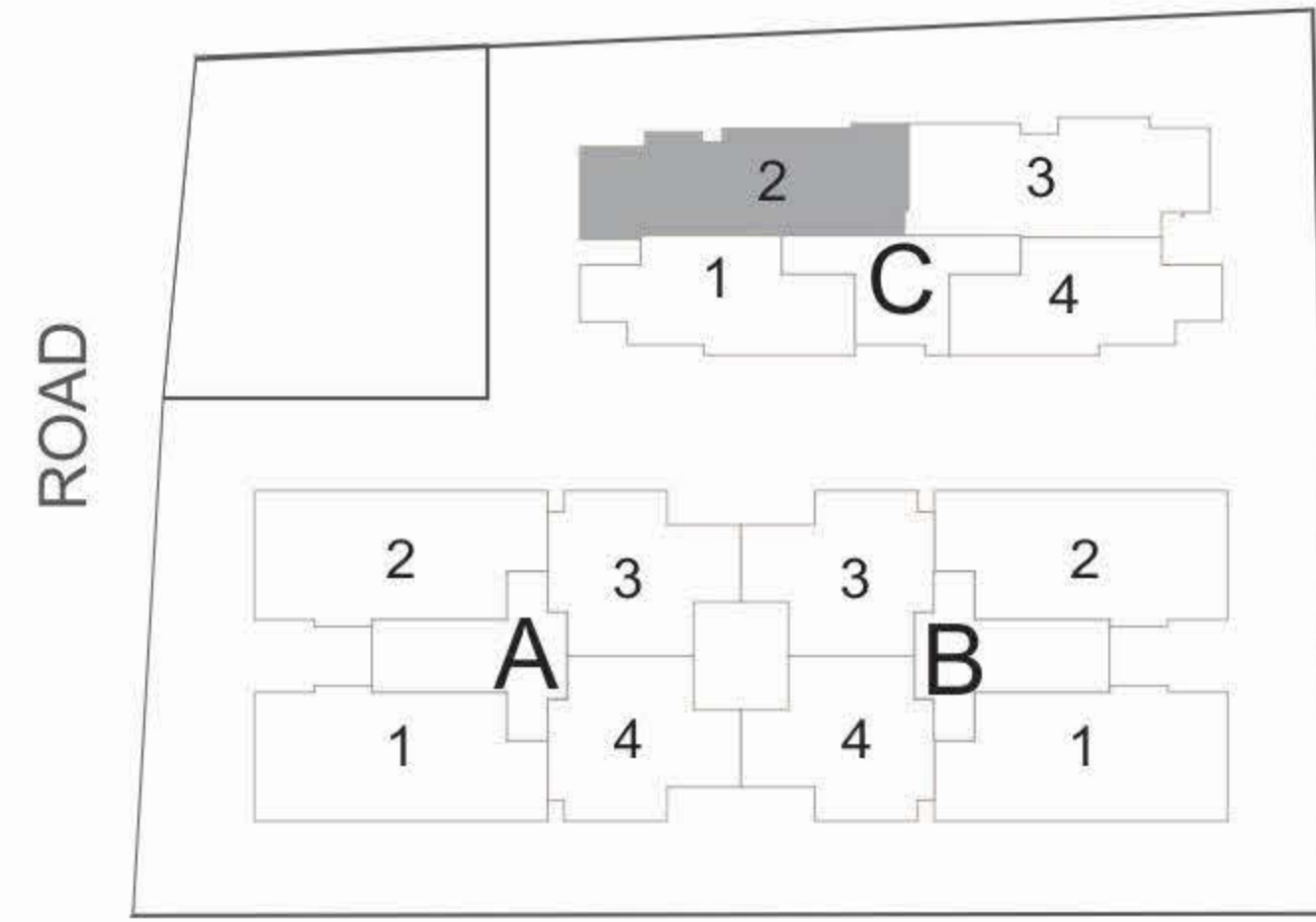
BLOCK -A&B / FLAT NO.3&4
UNIT PLAN

2 blk



FOYER
22'.8"X14'.0"

1 DRAWING ROOM.....	10'6" X 16'6"	7 FOYER.....	4'10"X 4'7"
2 BALCONY.....	7'0" X 4'0"	8 G. TOILET.....	4' 6" X 5'0"
3 DINING.....	10'4" X 6'2"	9 BEDROOM.....	10'6" X 13'6"
4 KITCHEN.....	10'0" X 9'0"	10 ATT.TOILET.....	4'6" X 7'0"
5 STORE.....	4'6" X 4'6"	11 BEDROOM.....	10'0" X 12'0"
6 WASH YARD.....	6'0" X 4'10"		



BLOCK -C / FLAT NO.2
UNIT PLAN

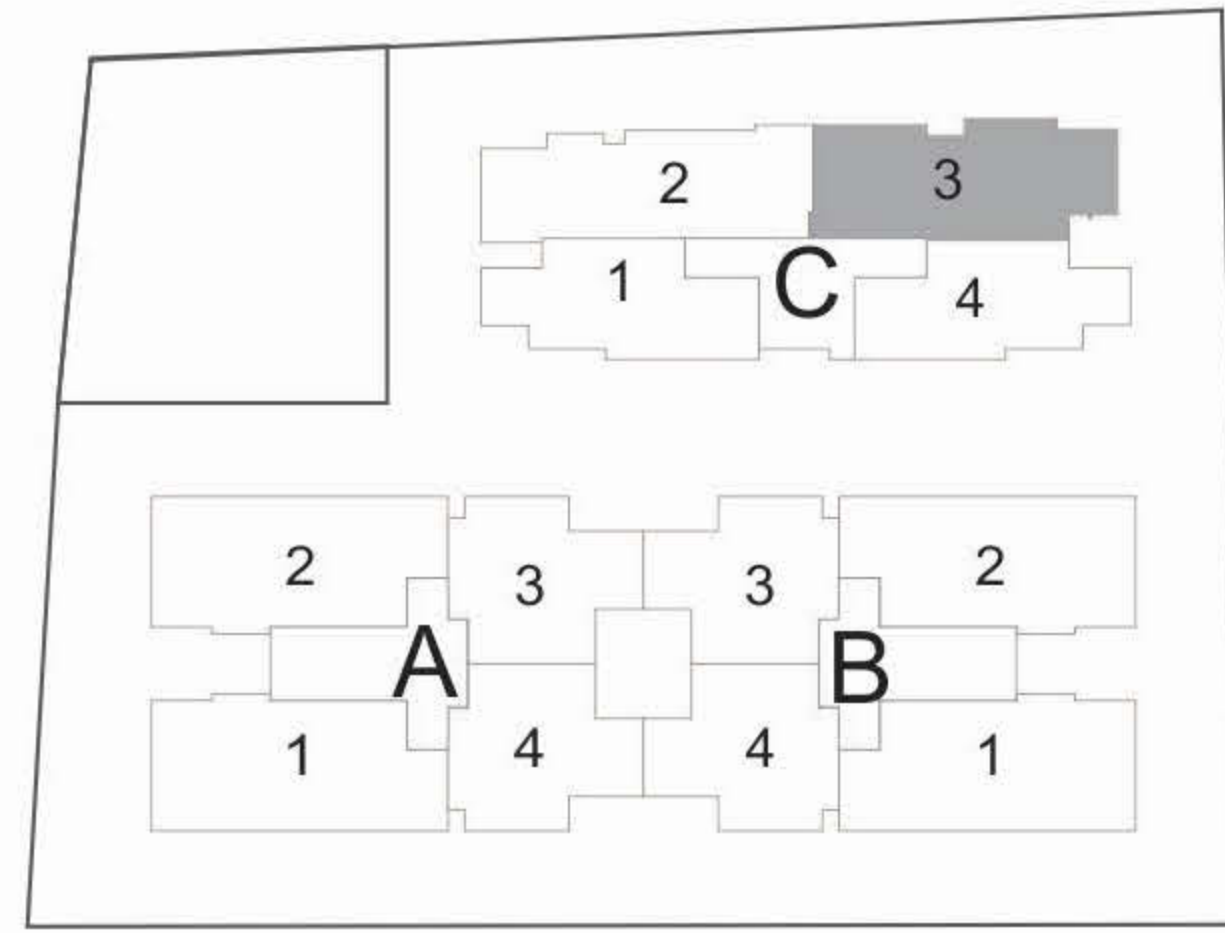
3 blk



1 VESTIBULE.....	5'0" X 6'3"	7 G. TOILET.....	6'3" X 4'2"
2 DRAWING ROOM.....	11'0" X 18'1"	8 BEDROOM.....	10'6" X 17'0"
3 KITCHEN.....	13'8" X 9'5"	9 ATT. TOILET.....	7'0" X 4'6"
4 PUJA.....	3'0" X 4'0"	10 BEDROOM	14'0" X 10'0"
5 STORE.....	4'6" X 4'2"	11 ATT. TOILET.....	6'6" X 4'2"
6 WASHYARD.....	6'6" X 4'2"	12 BEDROOM	10'0" X 12'6"



ROAD



BLOCK -C / FLAT NO. 3
UNIT PLAN

3 blk

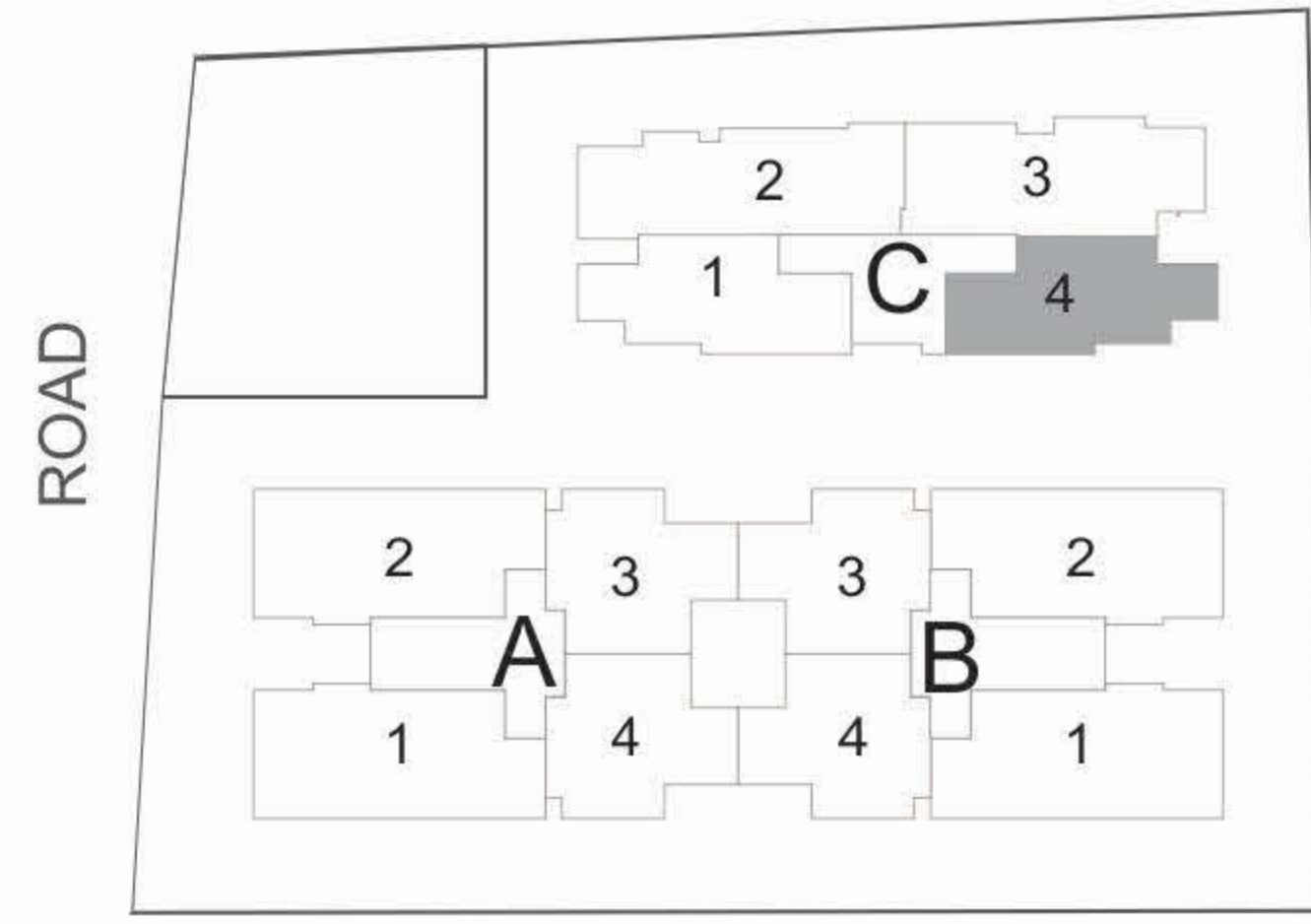


FOYER
30'0"X7'0"

ENTRY

LIFT

1 VESTIBULE.....	40" X 46"	8 WASH YARD.....	7'0" X 5'2"
2 DRAWING ROOM.....	10'6" X 18'9"	9 G. TOILET.....	6'2" X 4'7"
3 DINING & PUJA.....	7'6" X 9'3"	10 BEDROOM	15'0" X 10'6"
4 BALCONY.....	7'2" X 5'0"	11 ATT. TOILET.....	7'0" X 4'7"
5 KITCHEN.....	12'6" X 9'9"	12 BEDROOM	10'0" X 13'10"
6 STORE.....	5'0" X 4'10"	13 ATT. TOILET.....	7'0" X 4'10"
7 FOYER.....	3'10" X 4'7"	14 BEDROOM	11'0" X 10'6"



BLOCK -C / FLAT NO.1&4
UNIT PLAN

2 blk



- | | |
|--|--------------------------------|
| 1 DRAWING ROOM/DINING..... 19'0" X 12'9" | 6 G. TOILET.....4'3" X 5'0" |
| 2 KITCHEN..... 11'6" X 9'5" | 7 BEDROOM.....14'0" X 10'0" |
| 3 STORE..... 5'5" X 4'10" | 8 ATT. TOILET..... 7'0" X 4'2" |
| 4 WASH YARD..... 7'0" X 4'5" | 9 BEDROOM.....11'6" X 10'0" |
| 5 PUJA..... 4'3" X 6'6" | |



Lake-iksha living...!!

A space defining your true self-exuding elegance, style and comfort in every inch..!



LIVING ROOM



MASTER BED ROOM

AMENITIES



LANDSCAPE



MULTIPURPOSE
ROOM



GYM



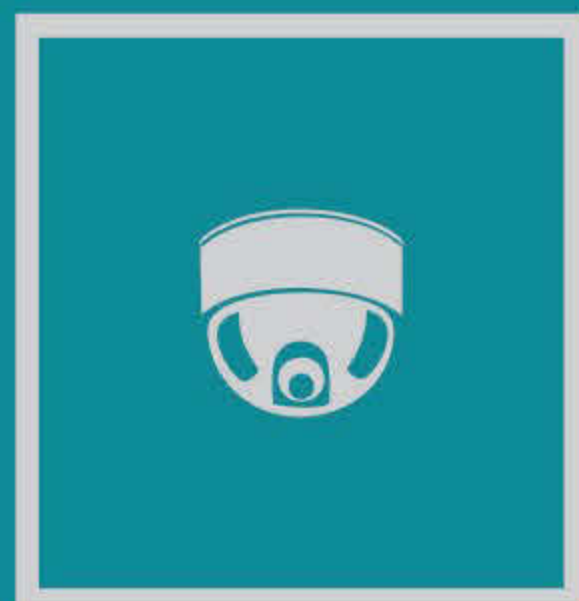
INDOOR GAME



CHILDREN'S
PLAY AREA



SENIOR CITIZEN
SITTING AREA



C.C.T.V.



FIRE SAFETY

SPECIFICATIONS

STRUCTURE

- Quality controlled, Earthquake resistant, RCC framework structure according to NBC approved norms.
- Full 2 level basement with ample parking facility.

FLOORING & TILING

- Premium quality digital / vitrified tiles in all rooms.
- Premium quality Tiles up to lintel level in all bathrooms & kitchen with different designs.

PLUMBING AND SANITATION

- Pressurized water-supply in each unit.
- Premium quality sanitary ware & fittings in all toilets (Jaguar, Kohler, Plumber, Cera, or equivalent)
- Hi-quality CPVC & UPVC Plumbing line.

DOORS & WINDOWS

- Decorative main entrance door with hi-quality locking arrangement
- Fully laminated internal flush doors with Granite/Wooden frames & premium SS/BRASS hardware & handles
- High quality anodized aluminum windows with Granite jambs for all windows

KITCHEN

- Premium quality Granite platform.
- Premium Quality S.S. Sink & R.O. Point.
- Designer Tiles dado up to lintel level.

ELECTRICAL

- 3 - Phase Concealed copper wiring
- Distribution Board with MCB & ELCB to Ensure Maximum Safety.
- Premium quality Modular switches
- Sufficient Electric Points in All Rooms.
- Geyser Points in all Toilets.
- A/C Points in all rooms.

PLASTER WORK

- Polymer textured external walls with premium acrylic paint.
- Smooth finished internal walls with white cement based putty.

ELEVATORS

- Two high speed automatic elevators

FIRE-SAFETY

- Government approved fire safety system

Please Note : ● Stamp Duty. Registration Charges. Legal Documentation Charges. Advance Maintenance, Fix Maintenance Charges, AMC / AUDA Charges and GEB Electrical Charges including cable and sub-station cost shall be borne by the purchaser. ● GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme will be borne by the purchaser. ● In the interest of the continual developments in design and quality of construction the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes. ● Membership of member will be cancelled automatically -who will be unable to make payment in-time and deposited amount will be refunded only after new booking with 24% deduction of unit cost as an administration charges

● Changes/Alteration of any nature, including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ● The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser. ● All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. ● All dimensions shown here are unfinished to unfinished wall and of the longest measure of the area

LOCATION PLAN MEMNAGAR - NARANPURA



A PROJECT BY:



VISHWA DEVELOPERS

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Architect



Structural Consultant



Landscape Architect



Member of

