

CODENAME

Lake & Bloom

Dwell by the Good





CODENAME

Lake & Bloom

Set in the vibrant heart of Sarjapur, Codename Lake & Bloom is a thoughtfully curated boutique enclave featuring ready-to-move-in terrace villas. Designed to strike the perfect balance between space, style, and serenity, the project offers an elevated way of living while staying rooted in everyday comfort and convenience. Surrounded by nature, connected to the city's key hubs, and crafted for modern living, this is where urban life meets a quiet retreat - a home that truly grows with you.

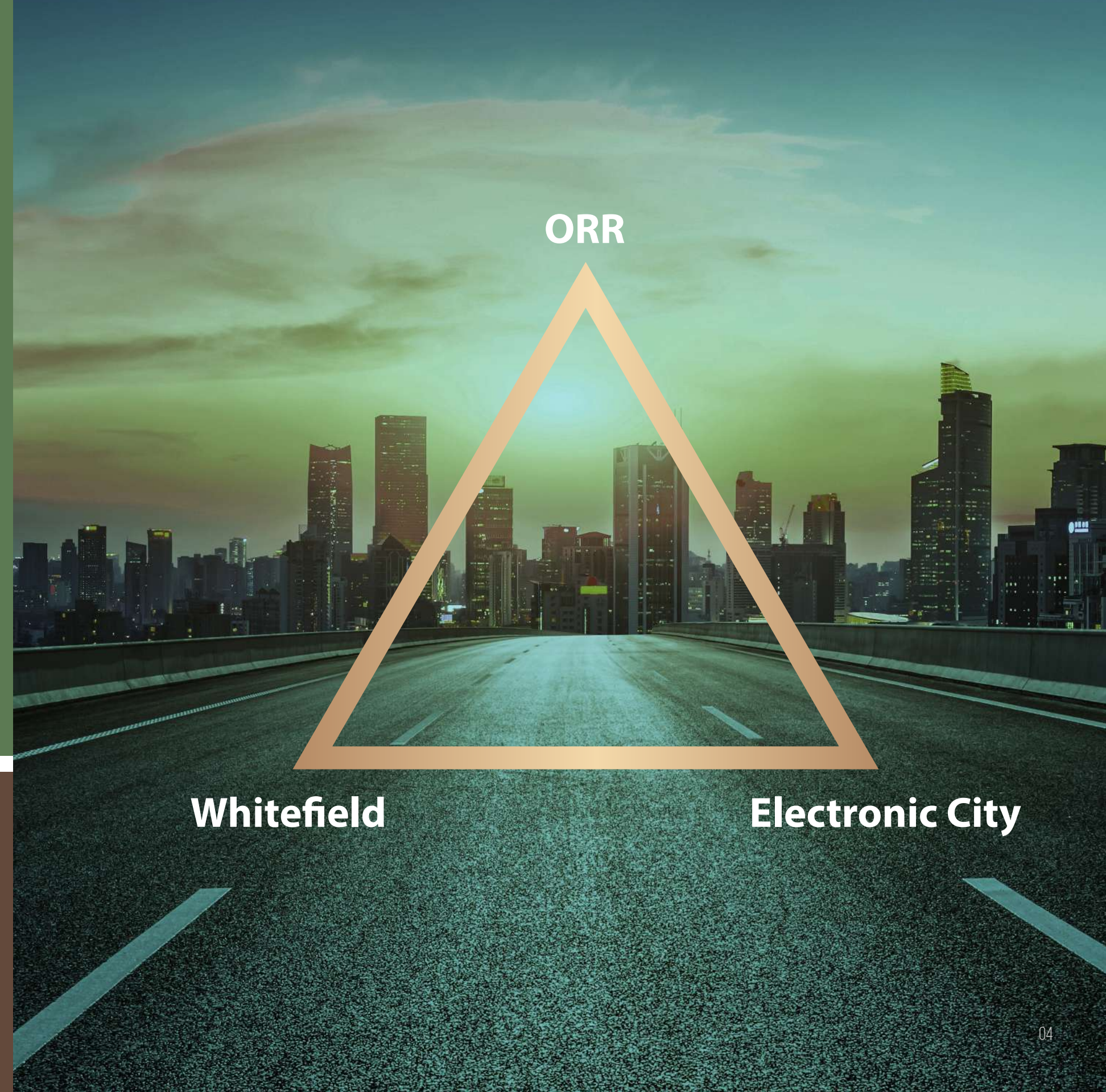
BY THE
**BEST OF
LIFE**

DWELL BY THE **GOOD**

BY THE GOLDEN TRIANGLE

Strategically located in Sarjapur, the project sits at the intersection of Whitefield, Outer Ring Road, and Electronic City - Bengaluru's most dynamic growth corridor. This coveted "Golden Triangle" offers unmatched connectivity to major IT hubs, educational institutions, and shopping & entertainment hubs. Adding to its appeal is the upcoming SWIFT (Startup, Workspace, Innovation, Finance and Technology) City, a large-scale government-backed development that promises to further transform the region into a high-growth, future-ready zone - making this location not just not just accessible, but an area of prestige, promise, and progress.

THE LOCATION



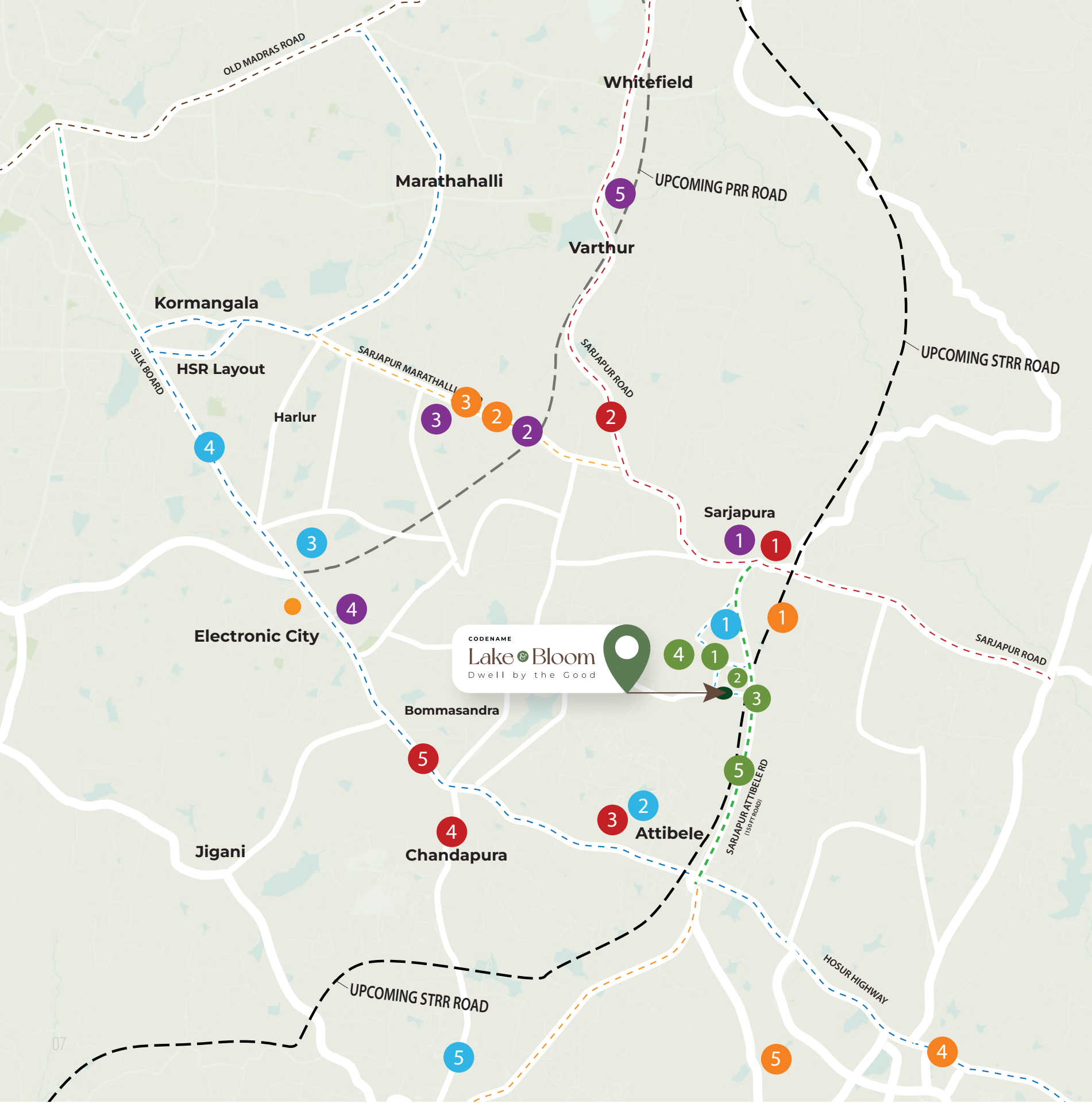


THE SURROUNDING

Codename Lake & Bloom offers seamless access to top-tier institutions and essential infrastructure. With Wipro SEZ and the upcoming Infosys Campus close by, and infrastructure like the STRR, Peripheral Ring Road, and Metro en route, you're positioned for the best of today and tomorrow.

BY THE
BEST
CONVENIENCES

THE LOCATION



Schools

- | | | |
|---|-------------------------------|---------|
| 1 | Indus International School | 03 mins |
| 2 | 10X International School | 05 mins |
| 3 | GEAR Innovative Intl. School | 07 mins |
| 4 | St.Philomena's Public School | 07 mins |
| 5 | Gurukul High The Intl. School | 10 mins |

Malls

- | | | |
|---|--------------------------|---------|
| 1 | DMart | 10 mins |
| 2 | Vishal Mega Mart | 20 mins |
| 3 | Decathlon | 30 mins |
| 4 | M5 E-City Mall | 30 mins |
| 5 | Forum Neighbourhood Mall | 40 mins |

Colleges

- | | | |
|---|----------------------------|---------|
| 1 | Azim Prem University | 07 mins |
| 2 | Oxford Medical College | 20 mins |
| 3 | PES University | 35 mins |
| 4 | Alliance University | 40 mins |
| 5 | Dayananda Sagar University | 45 mins |

IT Parks

- | | | |
|---|-------------------------|---------|
| 1 | Upcoming Infosys Campus | 10 mins |
| 2 | Wipro SEZ | 20 mins |
| 3 | RGA Tech Park | 25 mins |
| 4 | Titan | 30 mins |
| 5 | TVS Motors | 30 mins |

Hospitals

- | | | |
|---|------------------------------|---------|
| 1 | Town Hospital | 10 mins |
| 2 | Spandana Super Speciality | 10 mins |
| 3 | Oxford Medical College Hosp. | 20 mins |
| 4 | Athreya Hospital | 25 mins |
| 5 | Mazumdar Shaw Medical Center | 25 mins |

Connectivity

- | | |
|-----------------|---------|
| Electronic City | 30 mins |
| Whitefield | 40 mins |
| Silkboard | 45 mins |
| Marathalli | 45 mins |
| Bellandur | 50 mins |



BY THE LAKE OF GOODWILL

Just a stone's throw away lies the recently rejuvenated Tyavakanahalli Lake, complete with a scenic walking track - a tranquil retreat for morning jogs and evening strolls. This serene waterbody brings a sense of calm, character, and charm to the community, turning everyday living into a weekend escape.

THE LAKE REBIRTH



THE
DEVELOPER

BY THE METICULOUS GROUP

Motzkin is an emerging real estate developer based in Bengaluru, rapidly gaining recognition for crafting spaces that seamlessly blend quality, aesthetics, and functionality. Backed by a leadership team with diverse professional backgrounds, the company brings a deep understanding of evolving customer needs and delivers projects that embody high quality, aesthetics, and functionality.

Motzkin's vision is shaped by its principal promoter - an entrepreneur with over 30 years of experience, including 15 years in real estate and a portfolio spanning 35+ acres across Delhi-NCR.

Adding to its strength is a strategic partner with a strong foundation in residential interiors, bringing contemporary design insights and technological innovation to every project. With two completed and two ongoing developments, Motzkin is steadily building a reputation for delivering modern, well-designed spaces that resonate with today's lifestyles.

THE MASTERPLAN

Legend

- 1 Security Cabin
- 2 Clubhouse
- 3 Entrance Portal
- 4 Reception Lounge
- 5 Outdoor Seatings
- 6 Cricket Pitch
- 7 Kids Play Area
- 8 Pergola Seatings
- 9 BBQ Area
- 10 Outdoor Gym
- 11 Half Basketball Court
- 12 Kids Pool
- 13 Swimming Pool





THE CLUBHOUSE

‘THE PAVILION’

The project offers an expansive four-storey clubhouse, featuring a crèche, lounge, gym, and steam. The outdoor amenities include a covered swimming pool, cricket pitch, outdoor gym, basketball court, and a barbecue zone.

BY THE
FINEST
RESOURCES

BY THE SPACES WITHIN

The indoor amenities are thoughtfully designed to enrich everyday living. A cheerful crèche offers a nurturing environment for little ones, while the elegant lounge provides a welcoming space to relax, read, or connect with neighbors in a refined setting. For those prioritizing wellness, the well-equipped gym supports daily fitness routines, while the steam room offers a calming retreat to unwind and recharge. Every indoor space is crafted to bring comfort, ease, and a quiet sense of luxury to your day-to-day life.

INDOOR AMENITIES



INDOOR
AMENITIES

- | Gymnasium
- | Steam Bath
- | Creche
- | Yoga/Meditation Hall





- | Lounge
- | Multi-purpose Hall
- | Party Area
- | Indoor Sports Room

INDOOR AMENITIES





Outdoors, the amenities are designed to bring energy, leisure, and community into everyday life. A covered swimming pool ensures year-round enjoyment, offering a refreshing escape no matter the season. The cricket pitch invites friendly matches and weekend bonding, while the outdoor gym encourages a healthy, active lifestyle in the open air. For sports enthusiasts, the basketball court provides the perfect outlet for both recreation and competition. As the day winds down, the barbecue zone sets the stage for relaxed evenings with friends and family, blending the warmth of good company with the beauty of the outdoors. Every corner is crafted to inspire connection, movement, and memorable moments under the open sky.

BY THE LIFE OUTSIDE

OUTDOOR AMENITIES

**OUTDOOR
AMENITIES**

- | Basketball Court
- | Pergola Seating
- | Cricket Pitch
- | Outdoor Gym



**OUTDOOR
AMENITIES**

- | Children's Play Area
- | Swimming & Toddler's Pool
- | Barbeque Pit & Party Lawn



THE TERRACE

BY THE EXPANSIVE TERRACES

Step into a home that opens up to the sky. With private and dual terraces designed for leisure, gatherings, or quiet retreat, these elevated spaces extend your living experience and bring the outdoors closer to everyday life.



FLOOR PLANS

TERRAVUE

4BHK
(2,580 sq.ft.)

The 4 BHK villas offer 2,580 sq.ft. of well-planned space, featuring two expansive living areas. Each home comes with a private terrace on the second floor - ideal for a rooftop garden, weekend get-together, or quiet retreat under the sky.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

TERRAVISTA

5BHK
(3,180 sq.ft.)

The expansive 5 BHK villas span 3,180 sq.ft., offering a luxurious layout with two spacious living areas and enhanced flexibility for multigenerational living or larger families. What sets these homes apart are the dual terraces - one on the first floor and another on the second - giving you ample open-air space to create a terrace lounge, sky garden, or private fitness zone.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE SPECIFICATIONS

BY THE FINEST DETAILS

Every aspect of the project reflects a deep commitment to quality and thoughtful craftsmanship. From the overall layout to the smallest design element, each detail has been carefully considered to ensure a seamless living experience.



Structure

Foundation

To suit soil condition as per NBC norms.

Super Structure

RCC framed structure/block masonry walls as per structural design confirming to NBC norms.



Wall Finishes

External

Designer elevation with a combination of high-end finishes with emulsion paint, etc.

Internal

Asian Paint's emulsion paint.



Flooring

Living, Dining & Kitchen

High end 15mm thick marble finish (6'x4') vitrified tiles with matching skirting.

Master Bedroom, Parent's Bedroom & Entertainment Room

Laminated wooden flooring or equivalent flooring with matching skirting.

Other Bedrooms

5' x 2.5' double charge vitrified tiles.

Bathrooms

Premium quality 4' x 2' wall tiles with matching flooring.

Sit-Out Area, Open Terrace

Ceramic flooring/ Anti-skid tiling.

Staircase

Granite marble with matching skirting.



Doors & Windows

Main Door - 7ft 9in frame & teak veneered flush shutters from reputed brand Greenlam or equivalent.

Digital and Biometric lock for main door.

Internal doors (Bedrooms/Bathrooms) - 7ft high frame with laminated flush shutters of reputed brand - Greenlam or equivalent.

Windows & French doors - UPVC sliding with clear glass & mosquito mesh



Electrical

Fire-resistant electrical wires of Anchor/Finolex or equivalent make.

Premium modular switches - Anchor or equivalent make.

Plug points for split AC in all rooms.

Television points in the living room and bedrooms.

Power back-up for every house..



Kitchen

Dado designer tiling upto 600mm above granite counter with SS sink of reputed make.

Water Purifier provision.

Washing machine and dishwasher provision in utility.



Bathrooms

All sanitary wares and fittings shall be from Kohler or of equivalent make.

Wall tiling- 8 ft high with 4'x2' premium vitrified tiles.

Plumbing & electrical provision for geysers.

Provision for Solar.

Glass shower cubicle in master bedroom bathroom.