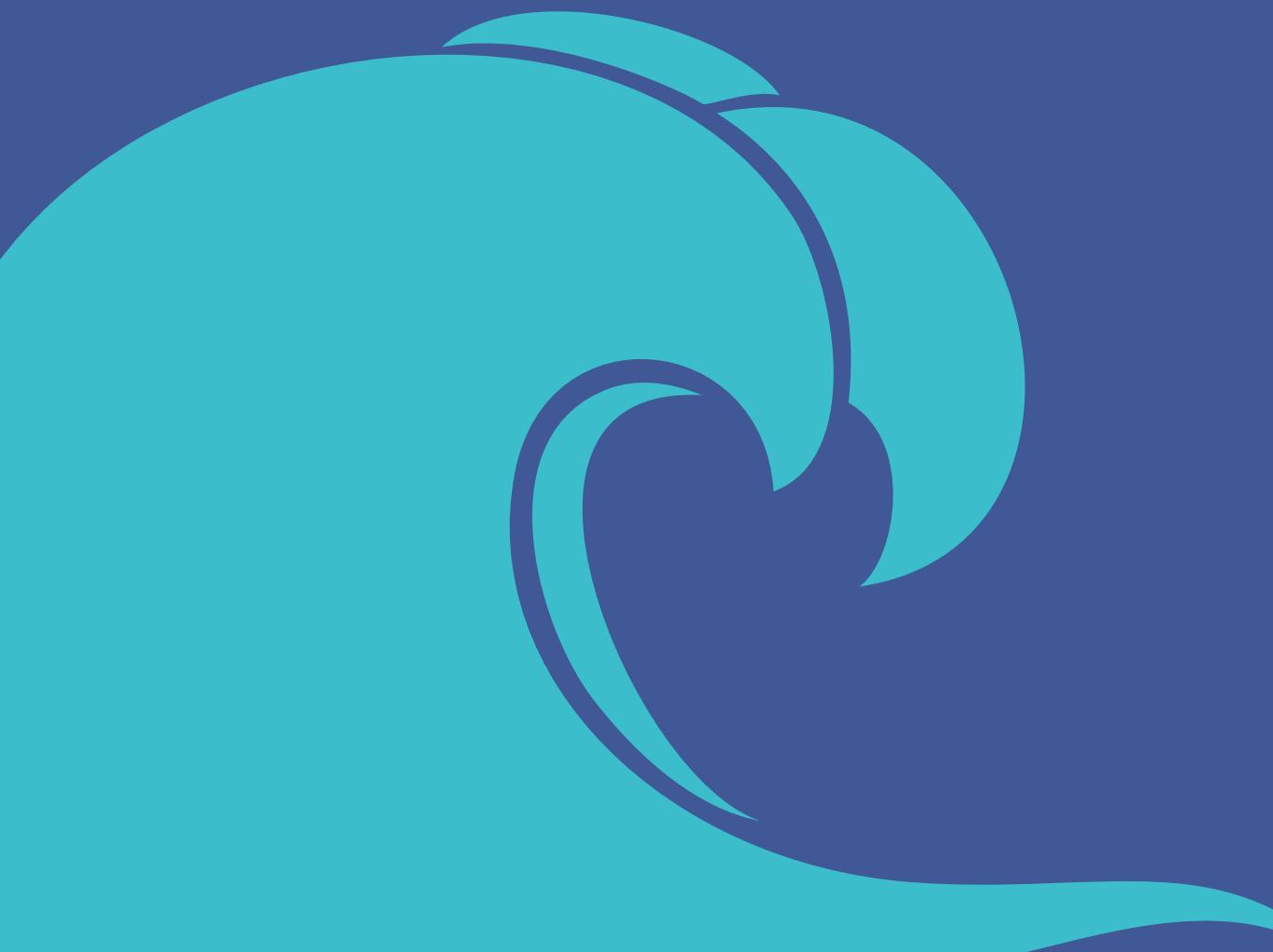


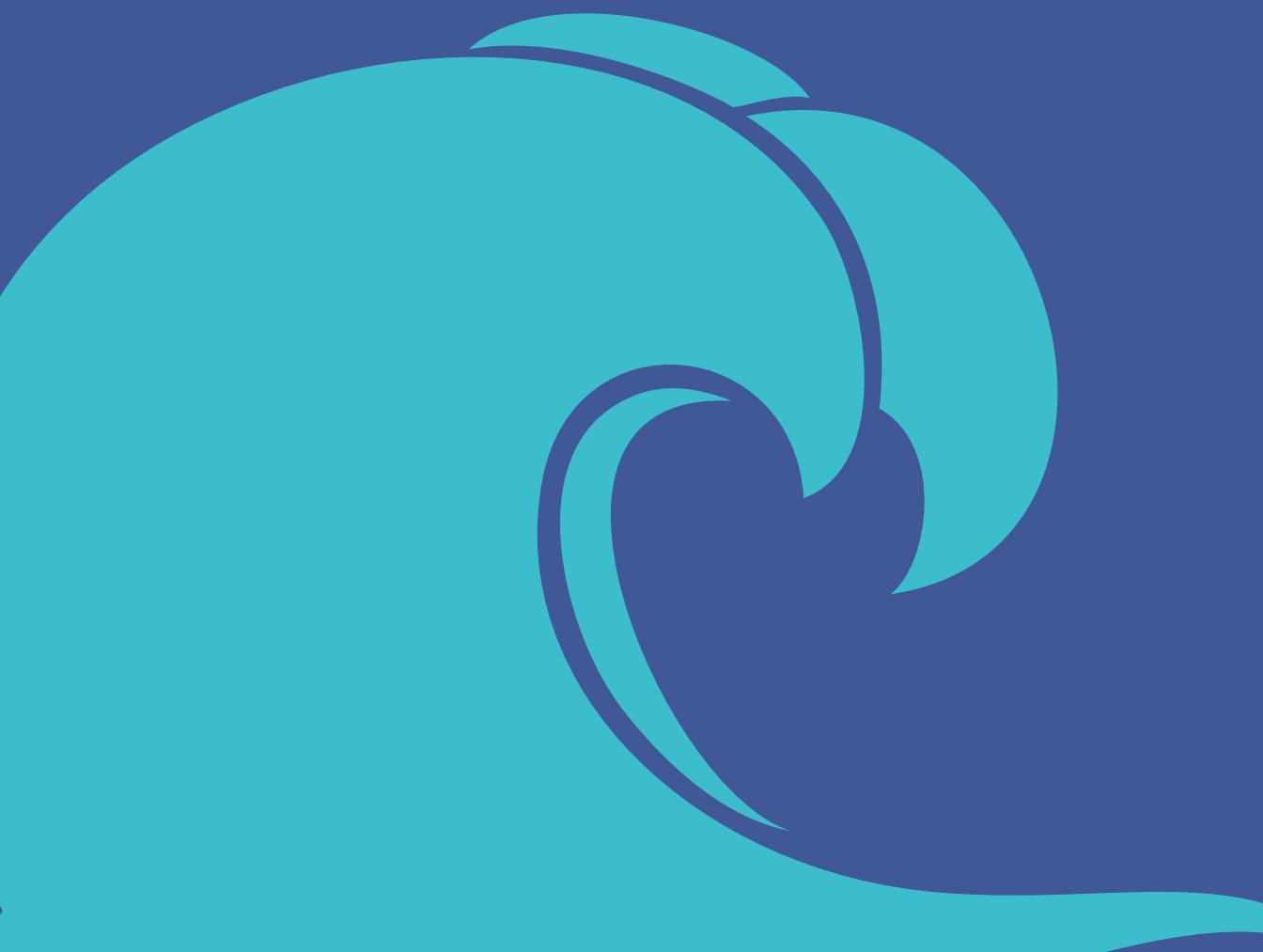


# Waterscapes

Prime Residential Apartments

Gomti Nagar Extn. Lucknow





Introducing



Prime Residential Apartments

Gomti Nagar Extn. Lucknow



Tranquil living spaces inspired by water.



Omaxe is one of India's leading real estate development companies. Having spread its footprints in 9 States across 30 cities in India, the company has already delivered more than 90 million sq. ft. and is currently executing 42 real estate projects - 16 Integrated Townships, 2 Hi-Tech Townships, 14 Group Housing projects, 10 Shopping Malls & Commercial Complexes and Hotels. The genesis of the brand goes back to 1987 when first generation entrepreneur and civil engineer Mr. Rohtas Goel founded Omaxe. Within a short span, the company emerged as one of the largest real estate companies marked by some of the renowned and hugely appreciated projects, awards and accolades and more importantly the trust of the people.

Over the years, Omaxe has made a mark with some landmark projects and engineering marvels in metros. Seeing an opportunity in tier II and III cities, the company made a conscious decision to venture into States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan to name a few. True to its motto, "Turning Dreams into Reality", Omaxe has completed and delivered approx. 90 mn sq ft since inception – 31.8 mn sq ft of construction projects and 58.3 mn sq ft in real estate across India. The Company's success, over the years, bears testimony to its customer-centricity.



## Water – The giver of life.

Water is life. 2/3<sup>rd</sup> of the human body by weight is water. Water covers 71% of the Earth's surface. Water evokes a sense of peace. Water is soothing. Water is pure. Being close to a water body is a great way to de-stress. At Omaxe, we found inspiration to design our next living space from this innate and powerful gift of life. Waterscapes is an extension of this inherent therapeutic goodness of water.





Waterscapes. A world of  
peaceful, laid-back living.

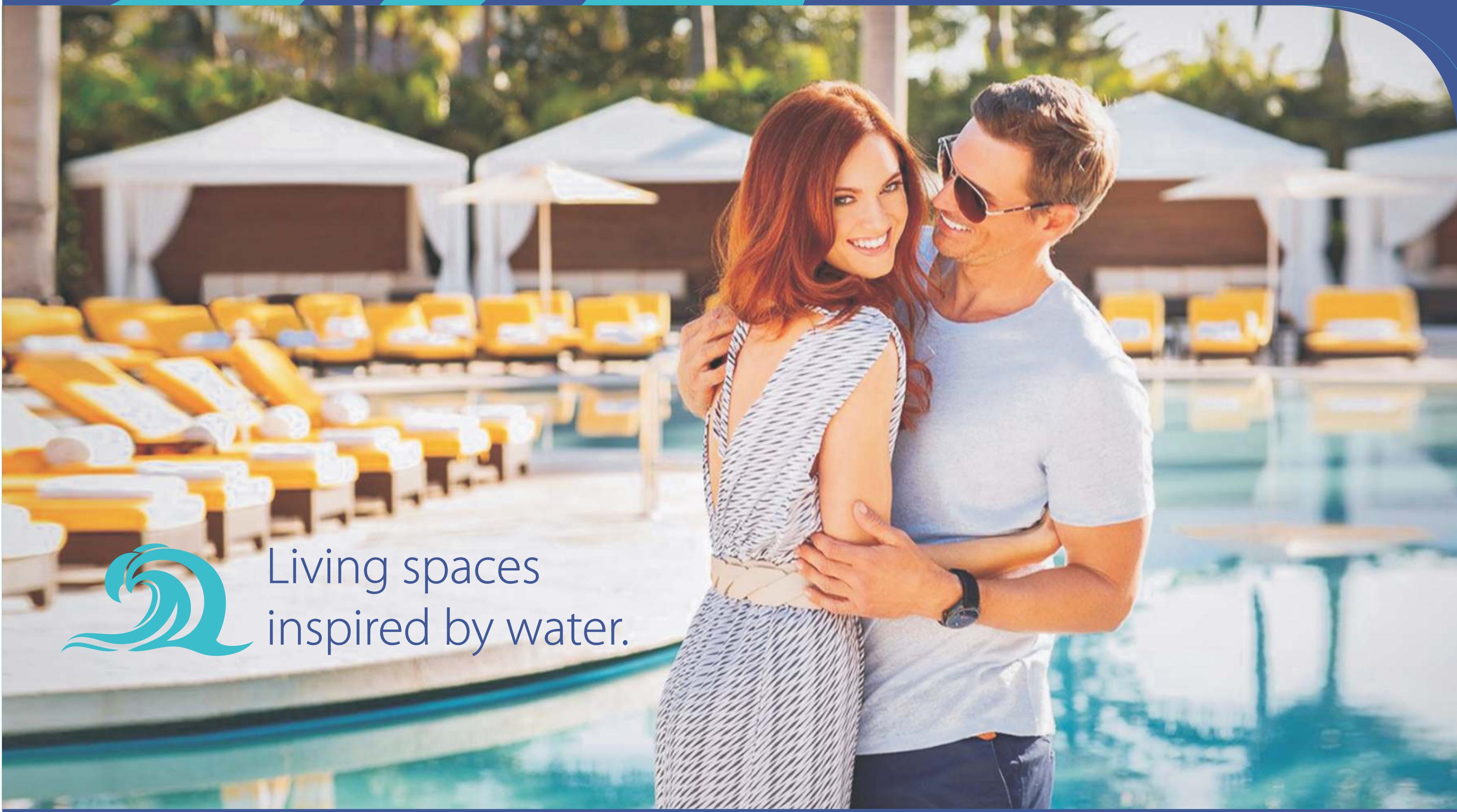


A world-class residential project, Waterscapes sits pretty amidst vast expanses of serene water bodies complemented by lush greenery. Your very own home in high-rise apartments that give you a grand and calming view of a beach\*, waterfalls, fountains, pools, manicured greens and tree cover.

\*Man-made

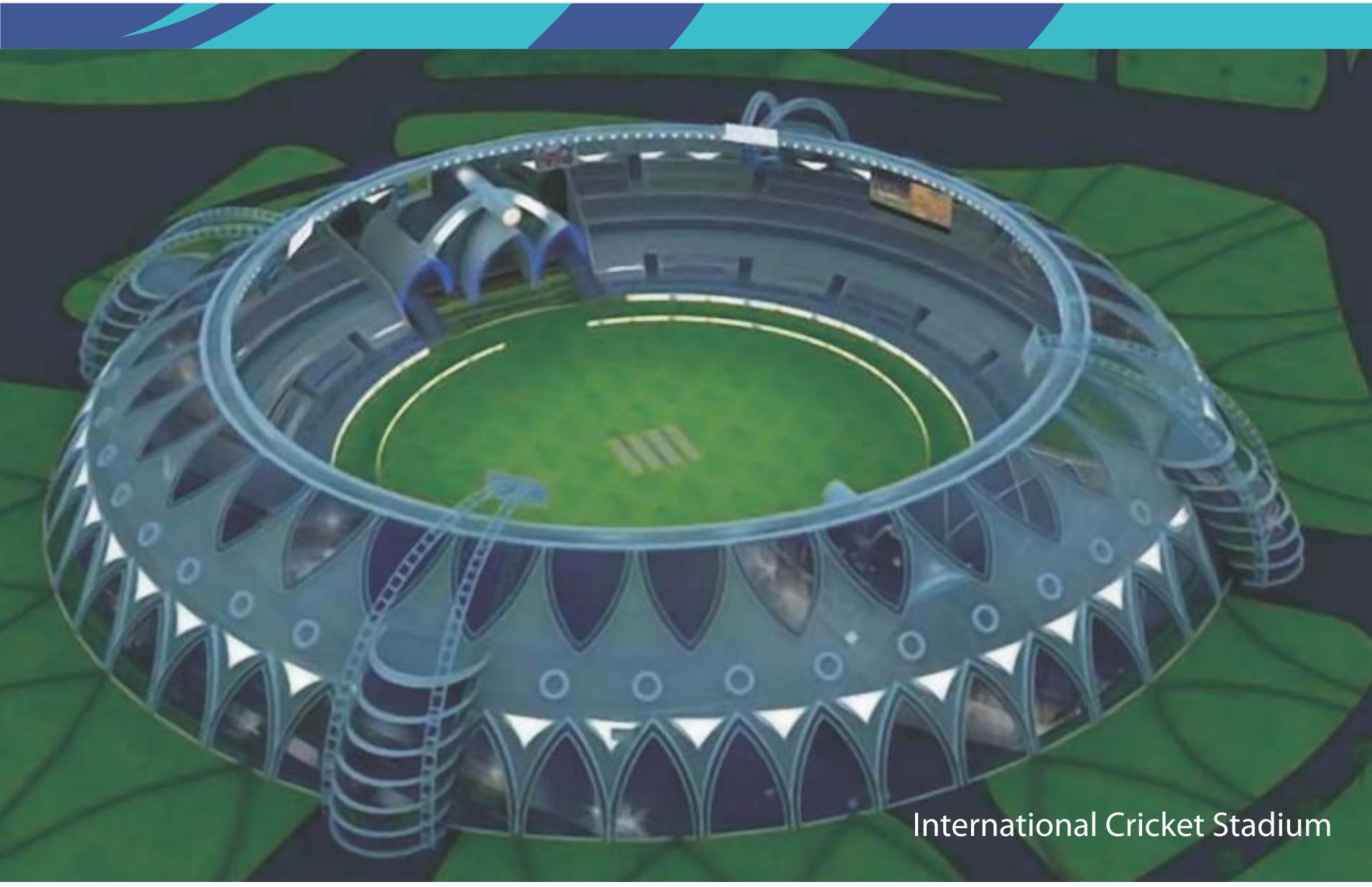


Living spaces  
inspired by water.



A world of features inspired by water awaits you at Waterscapes. The notable ones include:

- › Man-made Beach: Lucknow's first and only property to have one
- › Central Park with expansive Fountains
- › Manicured greenery with Waterfalls
- › Water Rides for Kids
- › Clubhouse with Swimming Pool, Jacuzzi, Sauna, Steam Bath and Shower Cubicle



Gem of a location!



Waterscapes is strategically located in Gomti Nagar Extension, Lucknow on Amar Shaheed Path with noteworthy futuristic developments like:

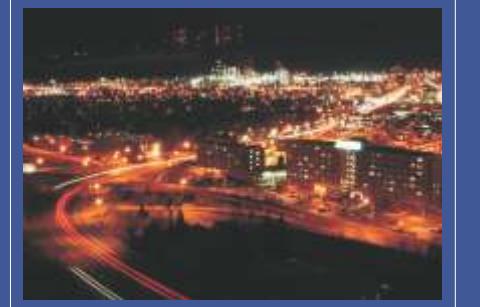
IT City | International Cricket Stadium  
Child & Mother Care Hospital | Police Headquarters | CG City etc.

Other location-driven benefits include:

- › Upcoming Lucknow Metro in the vicinity
- › Approximately 6 km. (3.75 miles) drive from the Gomti Nagar Commercial Hub



Waterscapes. *Premium homes  
amidst an oasis of peaceful living.*



Waterscapes in a nutshell:

- › Residential project spread over approximately 4.5 acres<sup>#</sup>
- › Part of an approximately 122 acre<sup>#</sup> Integrated Township
- › 8 Towers of S+16 and S+17 storeys
- › 528 Apartments of 3BHK and 3BHK+Servant units
- › Earthquake-resistant structure
- › Secured Campus with Gated Entry and Exit
- › 24 hours Power Back-up and Water Supply\*

\*Conditions apply  
#1 acre = 4047 sq. m.



Lucknow's first property  
to have a man-made beach!



With water at the epicenter of everything at Waterscapes, this marvel of an Omaxe offering enjoys the rare distinction of being Lucknow's first and only property to have its own man-made beach. The man-made beach at Waterscapes would let you indulge in sun, sand and surf no matter how far you are away from the sea, at a stone's throw from your home.



*At Waterscapes, every weekend  
could well be a beach holiday!*



Highlights of the man-made beach at Waterscapes:

- › Pristine, white sands lined with palm trees
- › Beach-style pools with 'zero-depth' entry
- › Wave pools that recreate the natural pounding of waves upon a sea beach



At Waterscapes, the party's  
at the waterfront!



The Club at Waterscapes will be the epicenter of your hip and happening social life. A stylishly laid-back place for you to relax over a night-out with your friends or have a whale of a time with your family over the weekend. The international-level clubhouse will have a:

- › Swimming Pool, Jacuzzi, Sauna, Steam Bath and Shower Cubicle
- › Hi-tech Gymnasium
- › Multi-cuisine Restaurant
- › Business Lounge
- › Conference Room
- › Billiards, Snooker & Pool Tables
- › Multi-purpose Court
- › Children's Play Area...and more!



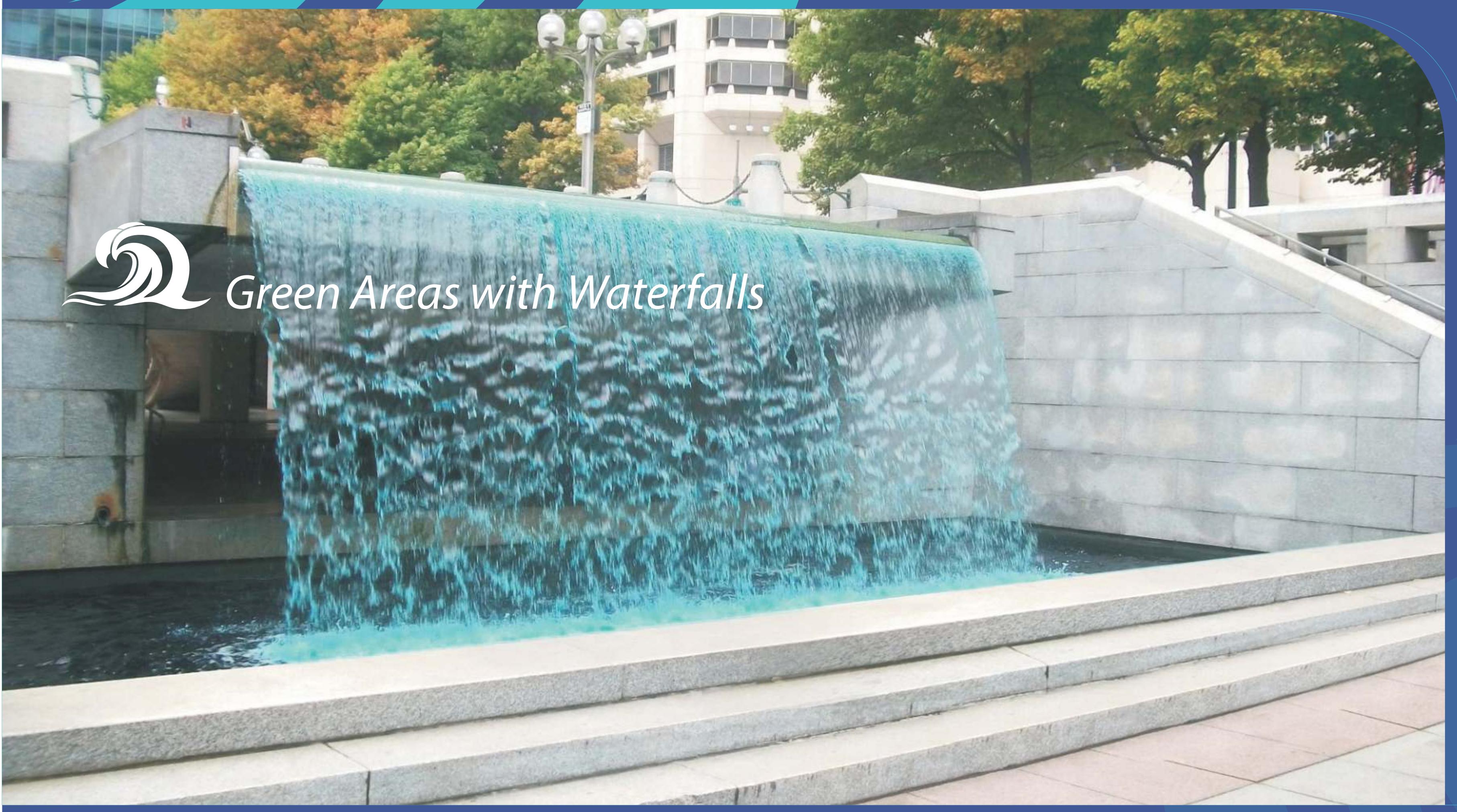
*Swimming Pool & Jacuzzi*



Get drenched  
in luxury.



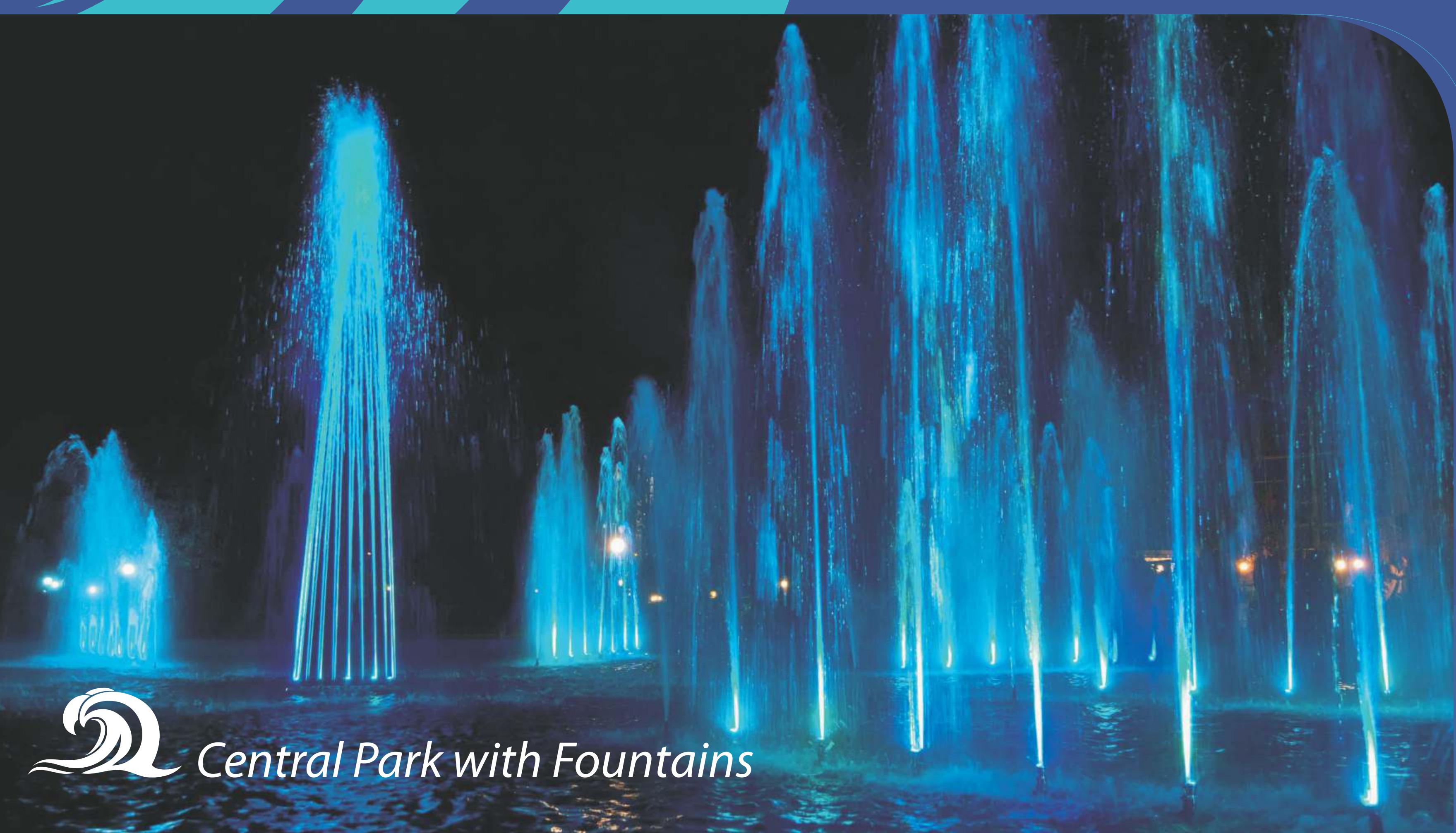
*Green Areas with Waterfalls*



Soak in the  
ambience.



*Central Park with Fountains*



Immerse  
in  
the views.



*Water Rides for Kids*



Slide into  
some fun.



## Hi-tech Gymnasium



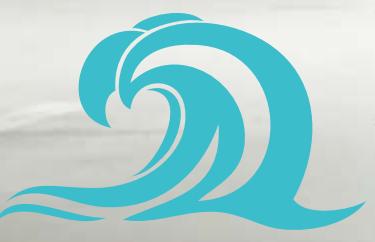
A splash  
of health.



*Multi-cuisine Restaurant*



Dive into  
pure indulgence.



Covered Car Parking



Slip into  
convenience.

**Waterscapes**

Prime Residential Apartments

# LAYOUT PLAN



## 3BHK - TYPICAL FLOOR

1 sq.m. = 10.764 sq. ft.



SUPER AREA - 1575 SQ. FT.

## 3 BHK - 3D VIEW



SUPER AREA - 1575 SQ. FT.

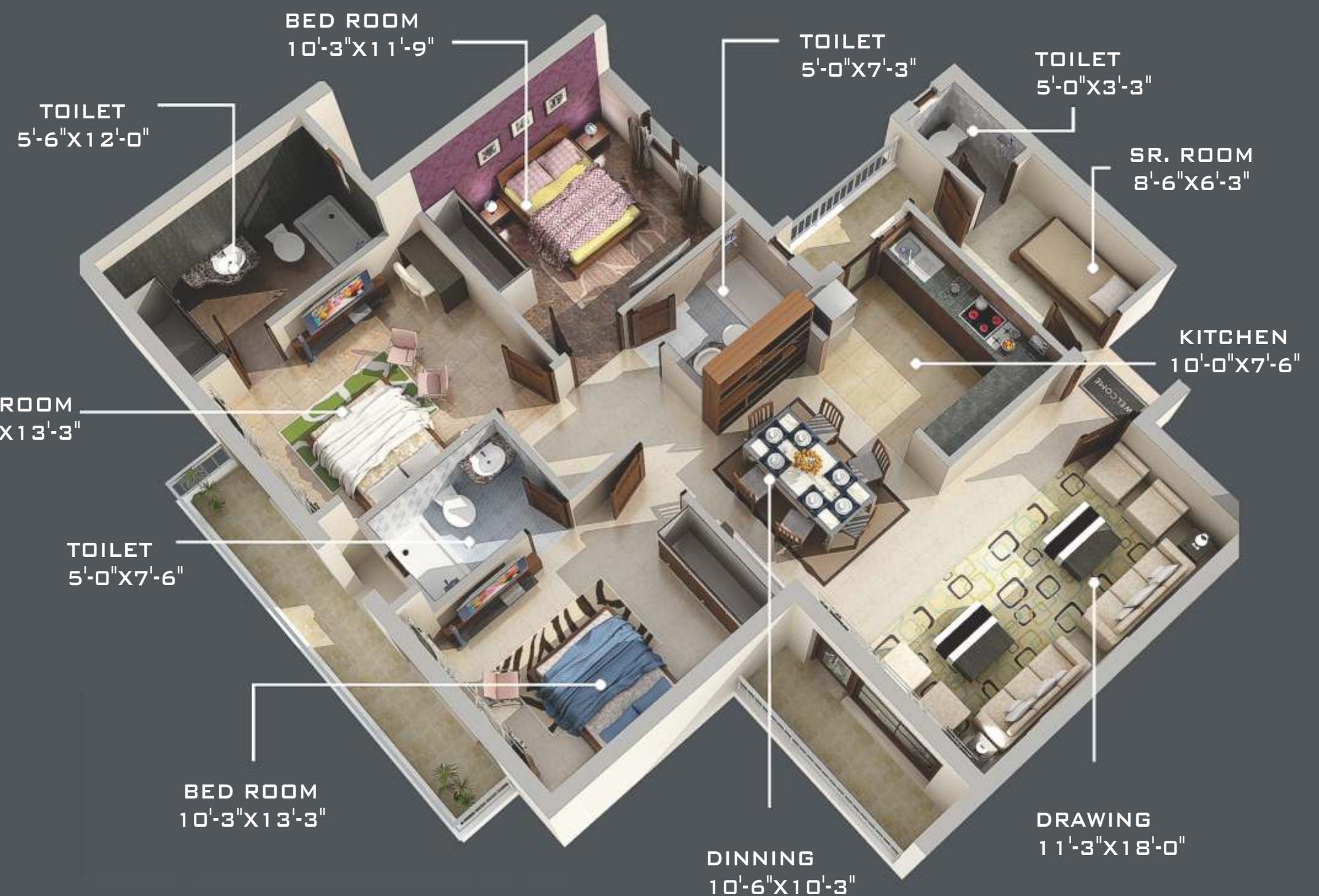
## 3BHK + SERVANT - TYPICAL FLOOR

1 sq.m. = 10.764 sq. ft.



SUPER AREA - 1775 SQ. FT.

## 3BHK + SERVANT - 3D VIEW



SUPER AREA - 1775 SQ. FT.



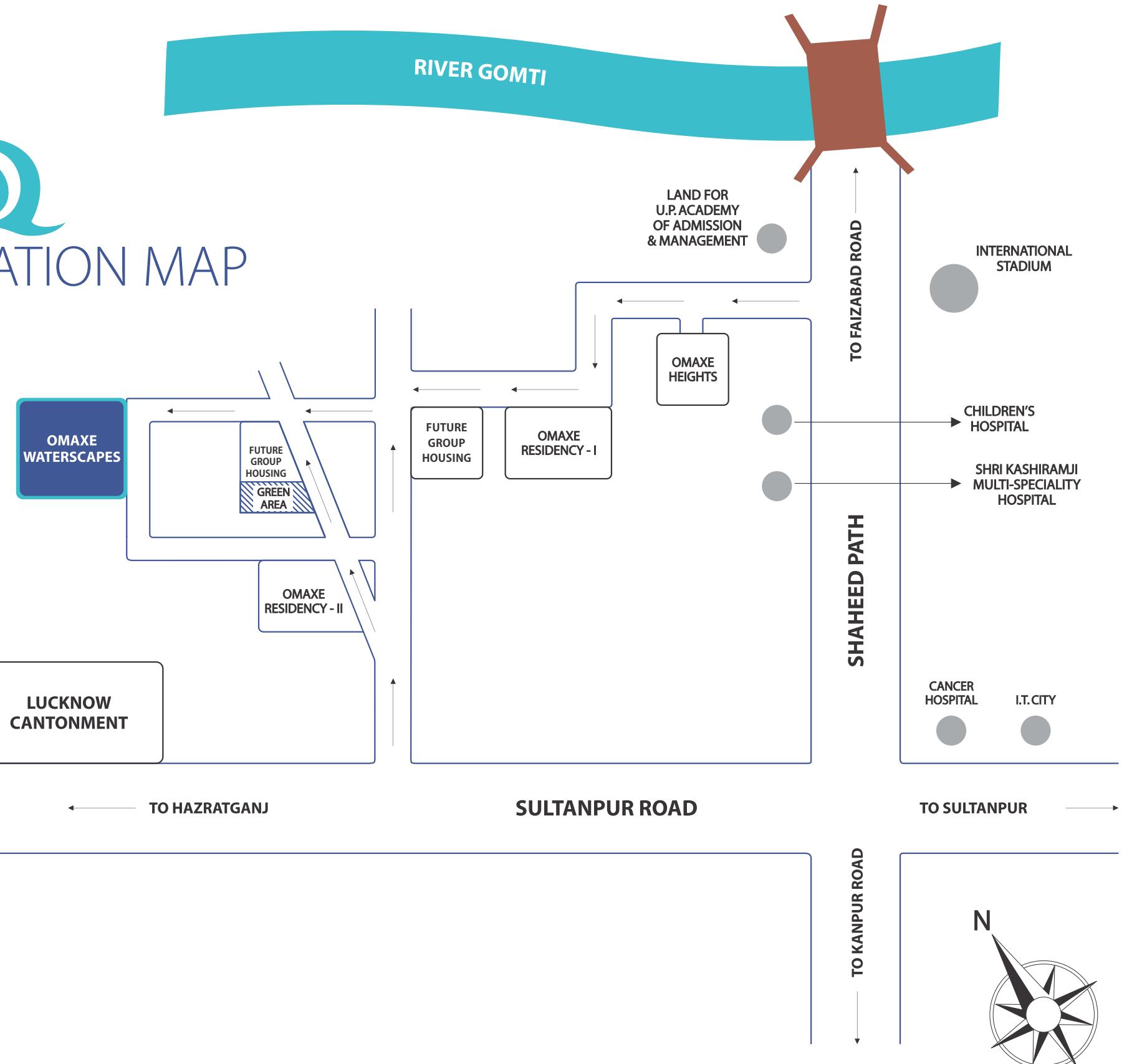
# SPECIFICATIONS

**Disclaimer:** All images, floor plans, layout plans, elevations and specifications are indicative and are subject to change as per the Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

<b>Structure</b>	Earthquake-resistant RCC frame structure
<b>External Finish</b>	Weather-proof paint/Texture paint
<b>Drawing &amp; Dining</b>	
Floor	Vitrified tiles
Walls	Plastered and painted with pleasing shade of OBD
Ceiling	POP cornice and painted OBD
<b>Bed Rooms</b>	
Floor	Vitrified tiles in all bedrooms
Walls	Plastered and painted with pleasing shade of OBD
Ceiling	Painted OBD
<b>Kitchen</b>	
Floor	Anti-skid ceramic tiles
Platform	Pre-polished granite stone with stainless steel sink
Walls/dado	Ceramic tile up to two feet height above kitchen counter, balance OBD paint
<b>Bathrooms</b>	
Floors	Anti-skid ceramic tiles
Walls	Dado of glazed ceramic tiles
Fittings & Fixtures	Standard WC, wash basin, shower cubicle in toilet along with master bedroom, towel rail, concealed hot and cold water system through geyser
<b>Balconies</b>	
Floor	Anti-skid ceramic tiles
<b>Staircase &amp; Common passage</b>	
Floor	Granite / Marble stone
Walls	Plastered and painted with pleasing shade of OBD
Ceiling	OBD
<b>Doors &amp; Windows</b>	
Entrance Door	Well-seasoned hardwood frame
	Wooden-panelled shutter duly polished
Internal Doors	Well-seasoned hardwood frame
	Skin molded shutter duly polished
Windows	Wooden glazed windows duly polished/Aluminium glazed powder-coated windows
<b>Electrical</b>	
Point Wiring	Copper concealed wiring in all rooms; Sufficient light points, fan points, 6/15A sockets; A/C points in living/dining and bedrooms; Provision for TV, Telephone etc.
Switches	Modular switches
Fans	Fans in all bedrooms and living/dining
Lights	All light fittings done
Exhaust fan	Exhaust fan in kitchen
<b>Security System</b>	Gated Community, CCTV, Fire fighting system
<b>Facilities</b>	INTERCOM & EPABX

## GOMTI NAGAR EXTENSION

### LOCATION MAP





concept & design: flamingopartners.co.in

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