



Life
by the
Lake

Three horizontal, wavy gold lines positioned below the text "Life by the Lake".



Images used for advertisement purposes

AT KEYA HOMES, WE BELIEVE THAT EVERY DREAM COMES TRUE

Our philosophy is to harmoniously integrate nature and technology, creating spaces that nourish the soul and elevate the spirit. Our homes are more than just bricks and mortar, they are a reflection of the natural world weaving the technological marvels of the modern age. Our green projects having solar power embody our commitment to sustainable living and a better tomorrow.

With signature designs and luxurious amenities, we invite you to step into a world of sophistication and comfort, where every day feels like a dream. We believe that a home is not just a place to live, but a canvas for life.

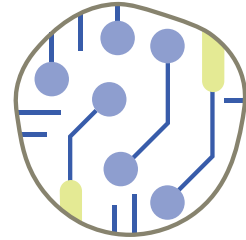
We are dedicated to creating homes that inspire, heal, and bring joy to those who dwell within them.

WHAT ARE WE KNOWN FOR



One with Nature

The one constant in all our properties. The only change you feel is the experience, from forest-themed jogging tracks and oxygen pavilions to fully sunlit homes, nature is your forever companion in our homes.



Technological Foresight

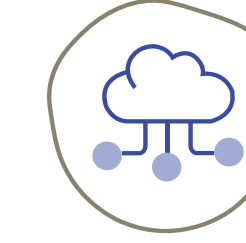
We don't keep up with it. We stay ahead of it. Be it to impart convenience through home automation or to nurture the environment through solar power or zero water discharge systems, our technology is new, innovative, and rewarding.



Designing Lifestyles

It breathes life into even the tiniest details. The aim is to let you reside along with nature. And plenty of open spaces ensure nature will never let you go.

WHAT SETS US APART



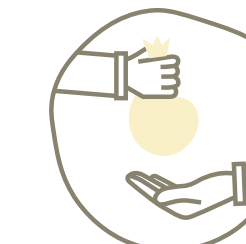
Technology

We create homes that are intuitive and technologically forward while always keeping an eye out for the environment. We build future-ready homes.



Economical Homes

We price our products – even the luxury, high-end ones – at a price that is economical and keeps us affordable.



Debt-free

Keya Homes is a debt-free company since inception.



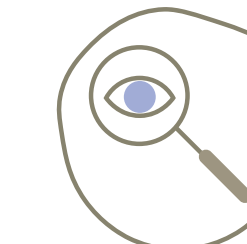
On-time

Timely delivery of projects is a top priority. Our record shows that we complete projects within a 2.5-3 year timeframe, which is significantly shorter than the industry standard of 5-6 years.



International Brands

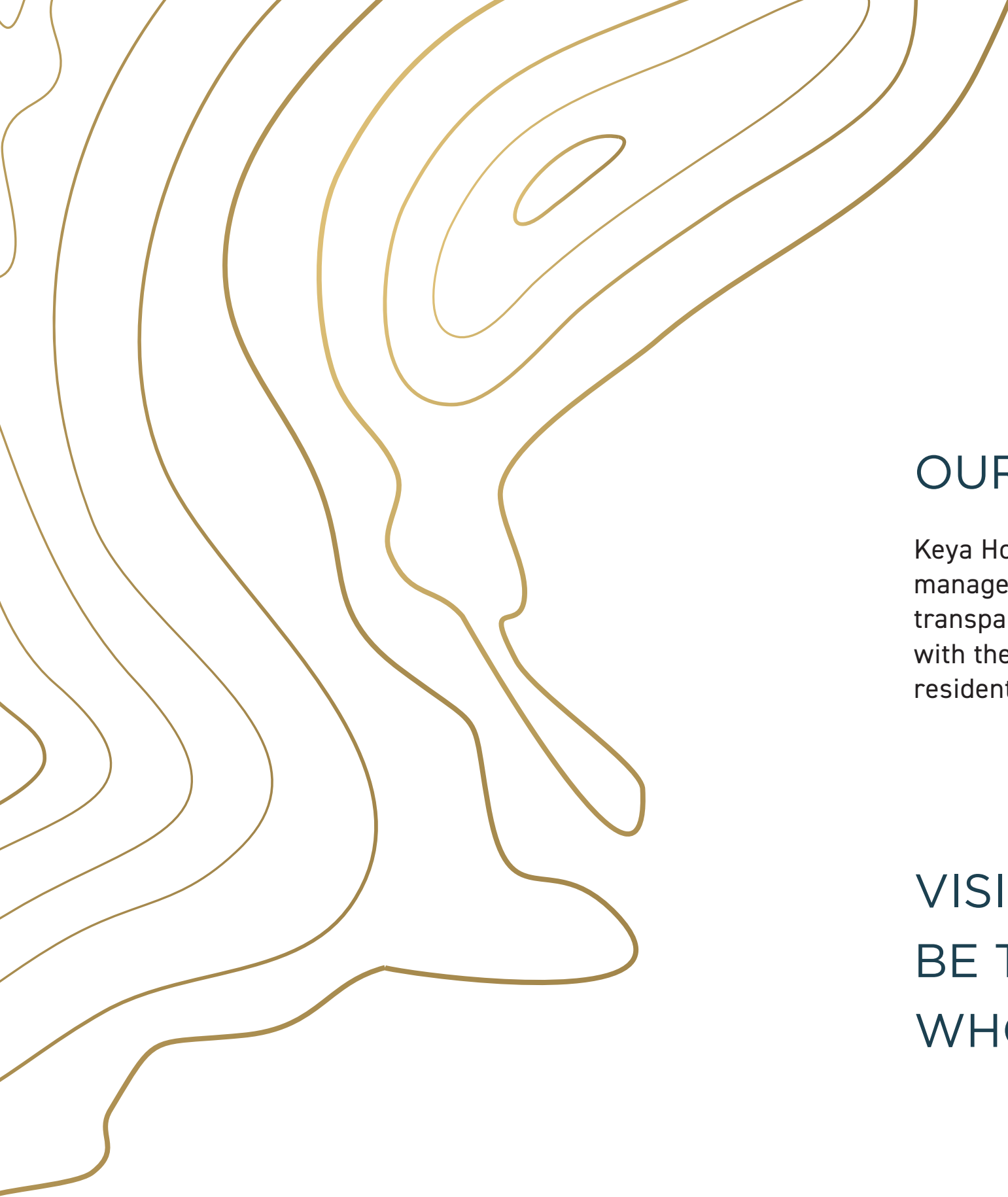
We bring internationally acclaimed brands closer to you, keeping quality and your safety at the forefront.



Transparency

When you are on a journey with us, there are no secrets between us. Complete transparency is our credo.





OUR VISION

Keya Homes Private Limited is a professionally managed company with a completely transparent approach. It has been incorporated with the intent of building contemporary residential landmarks in Bangalore.

VISION@2025
BE THE FIRST CHOICE FOR HOMESEEKERS
WHO ASPIRE TO BUY A HOME

OUR MISSION

Our endeavor is to lead the development of futuristic properties by building homes with timeless designs and quality, through well-planned processes.



COMPLETED PROJECT



An ode to the fusion of nature and technology — a collection of 393 bespoke homes in a variety of 1, 2, and 3 BHK situated in Electronic City.



ONGOING PROJECT



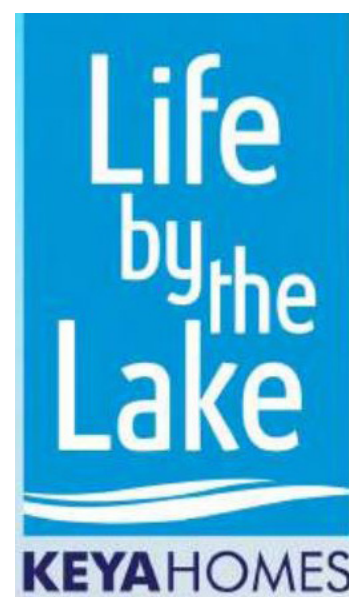
Where curiosity, aspiration and the thirst for more are kept alive — the hustle and bustle of Whitefield's work culture are perfectly complemented by the decadent luxury that goes with 2, 3, and 4 BHK homes.

Homes that are welcoming for everyone and rated Platinum by the Indian Green Building Council.





WELCOME TO



WHERE BEAUTY TAKES WING!



A STUNNING VIEW OF THE SHIMMERING LAKE,
REFLECTING THE SKY, A STUNNING SIGHT,
THE GENTLE BREEZE, THE RUSTLING TREES,
A PEACEFUL SYMPHONY THROUGHOUT THE NIGHT.

LIFE REIMAGINED

With endless opportunities to dive into leisure, take a swim, relax, and bask in the pleasure. Leisure meets luxury here.



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LUXURY, INDEED, RESIDES IN THE LAP OF NATURE AT KEYA LIFE BY THE LAKE

Close your eyes and imagine yourself surrounded by nature's beauty – the gentle rustling of leaves, the chirping of birds and the invigorating scent of fresh air. Now, add a touch of luxury to this dreamy setting – a beautiful, spacious abode that exudes opulence in every nook and cranny. It's a vision that's hard to resist, isn't it?

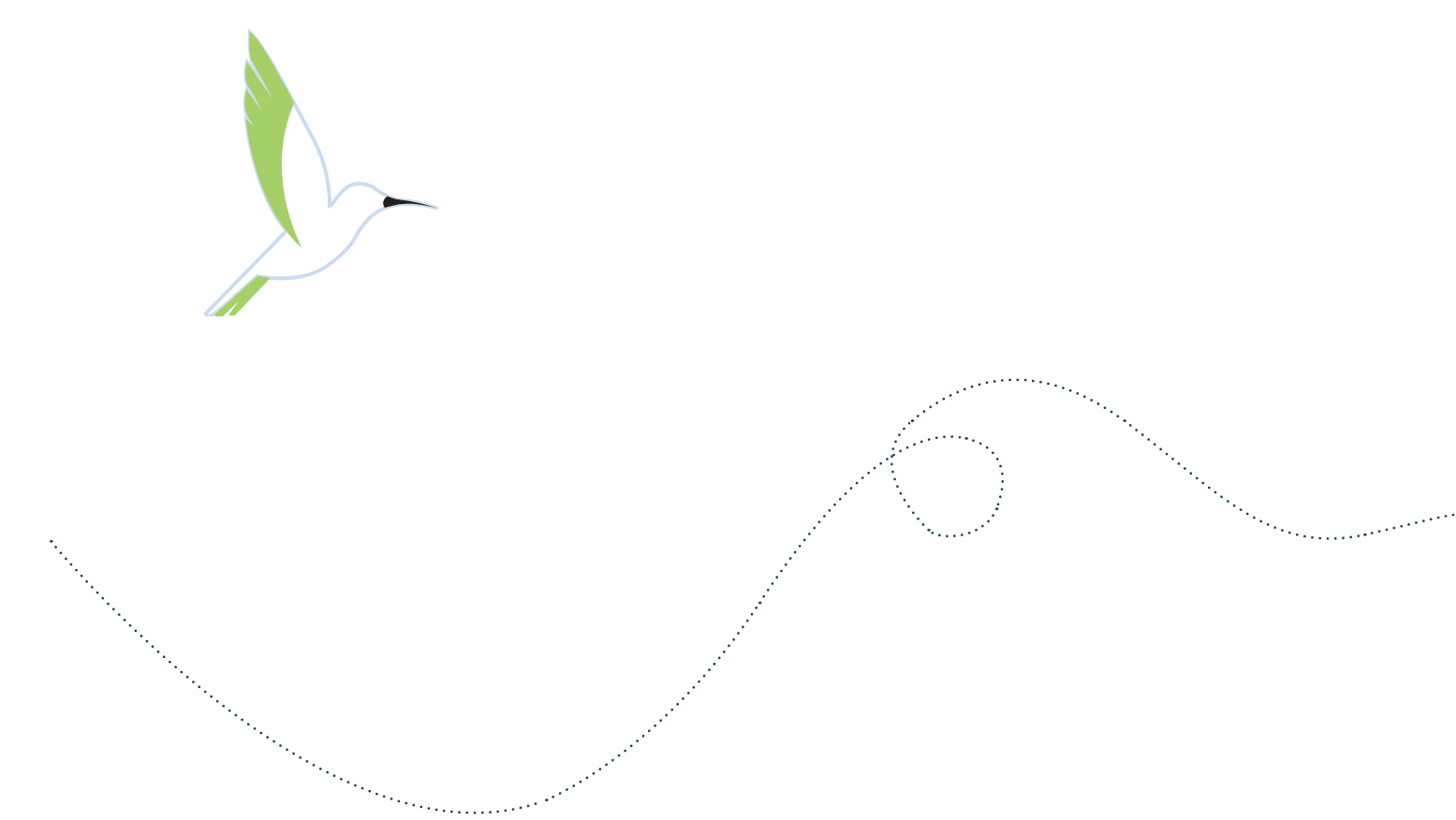




A HOME IN THE FUTURE MANHATTAN OF BANGALORE?

Sure, why not.

Experience luxury living surrounded by nature
at Life by the lake, located in Hebbal, North
Bangalore. The location boasts the future
Manhattan of Bangalore.



THE ADJOINING JAKKUR LAKE IS A THRIVING ECOSYSTEM THAT ATTRACTS A DIVERSE ARRAY OF LIFE. THE LANDSCAPE SURROUNDING THE LAKE IS ADORNED WITH MELODIES OF BIRDS AND COLOURFUL FLOWERS.

HOME FOR 60+ BIRDS

This location is a habitat for diverse bird species, including the Great Cormorant, Spot-billed Pelican, Painted Stork, Grey Heron, White-throated Kingfisher, White-breasted Waterhen, Gray-headed Swampphen, and Purple-rumped Sunbird.



LUXURY LIVING AMIDST SERENE SURROUNDINGS

Escape to the serene shores of Life by the Lake, where contemporary luxury meets spacious living. Spread across **2.6 acres of pristine land**, our community of villaments offers **over 4000 sq ft of opulent living space** in each of our 4 BHK villaments, giving you the freedom to live life to the fullest.





We offer a collection of **50 luxurious villaments and penthouses**, including upper and lower duplexes, that epitomise opulent living. Every residence comes with a private garden and deck, as well as a plethora of sumptuous amenities that are sure to mesmerise you.





OUR HOMES BALANCE
OPULENCE AND
TRANQUILLITY WHILE
INCORPORATING
NATURE'S GIFTS, SUCH
AS SUNLIGHT AND
VENTILATION.

Bring harmony and positivity to your living space with **Vaastu principles**.

We believe that **positive energy** can be harnessed and promoted, leading to a **happier and more peaceful living** environment.





BRING A TOUCH OF NATURE INTO YOUR HOME

Our homes feature a terrace garden, providing the perfect place to grow your own vegetables, herbs, and flowers. Whether you're a seasoned gardener or a beginner, our terrace garden is the perfect fit for all.

DISCOVER THE
KEY TO ELEVATED
LIVING

Our project has received the OC, which means there's no risk of any delays. You can just pack your bags and move in immediately without any worries.



Images used for advertisement purposes



SAVOR EVERY MOMENT OF YOUR
LIFE WITH OUR INDULGENT AND
THOUGHTFULLY DESIGNED AMENITIES.



GRAND ARRIVAL

The towering archway, standing at a majestic **7.5 metres** tall, seems to stretch endlessly into the sky. The exquisitely detailed stone walls that encase the entrance create an arrival experience that is fit for royalty.

The plants that surround the gateway are unlike any you've ever seen before. Each plant holds its own story, its own history, adding to the rich tapestry of life that surrounds the grand gateway.



Thai Hybrid Lotus



Blue Pine Bamboo



Bird of Paradise



Torch Ginger



ATMOSPHERE AMENITIES

As you step into Life by the Lake, get ready to be transported into a world of serene and calming atmosphere and amenities.

A **half-acre podium area awaits**, boasting a signature landscape, an actual golf putting green, a water fountain, and a serene lotus pond.

ARRIVAL PLAZA WITH SIT-OUTS

Our Arrival Plaza features comfortable sit-out where you can relax amidst the beautiful flora and take a moment to soak in the serene surroundings.



WATER
FOUNTAINS

We have created a serene water fountain area with comfortable sit-outs to provide a peaceful and calming atmosphere for our residents.

The tranquil sound of water cascading down the fountain creates a peaceful ambience that helps residents relax and unwind after a long day.



TERRACE GARDEN

For a Zero Cholesterol Lifestyle

All of the **45,000** square feet of land area allocated for residential units has been transformed into a terrace garden.

The garden is home to various own-grown vegetables that help in reducing heart problems.



Images used for advertisement purposes

FRUIT PLANTS AND OTHER PERENNIAL EDIBLE PLANTS



Amala



Pomegranate



Star Fruit



Water Apple



All Spices



Lemon



Mausambi



Rosemary



Italian Basil



Lemon Grass



Annapurna Plant



Brinjal



Spinach

SEASONAL VEGETABLES



Lady Finger



Methi



Coriander



Pudina



Chili



Cauliflower



Beans



Tomato



Radish



Ridge Gourd



Cucumber



Pumpkin



Knol Khol



Bitter Gourd



Lettuce



Capsicum



Cabbage

PRIVATE LANDSCAPED TERRACE/GARDEN

Step outside your home and into your own private paradise with our private landscaped terrace and garden areas, ranging from **250 to 2000 square feet**. Whether you're looking for a peaceful retreat to unwind or a space to host a gathering with loved ones, our private areas are the perfect setting.



Images used for advertisement purposes



Cananga odorata



Gardenia tubifera



Plumeria pudica



Nyctanthes arbor-tristis



Murraya paniculata



Lonicera japonica



Cestrum nocturnum



Plumeria obtusa



Jasmine sambac

WALKWAY WITH LANDSCAPING

The walkway with lush landscaping and comfortable sit-outs is a perfect retreat for those who want to take a leisurely stroll amidst nature's beauty. As you walk along the pathway, you will be surrounded by a variety of plants and trees that add to the natural charm of the space.



ZERO OBESITY LIFE

A picturesque **12-meter jogging track**, nestled in the midst of a serene forest surrounding the expansive **182-acre Jakkur lake**. Enjoy a refreshing run or leisurely stroll, all while taking in the natural beauty.





GOLF PUTTING

Life by the Lake is designed with a magnificent golf-posing area perfect for novice and seasoned golfers. Surrounded by lush green landscaping, this golf-putting course provides a challenging yet enjoyable experience for golf enthusiasts.

PET PARK

We have your little furry runabouts in mind when we envision your dream home. Bring your pets to the park and socialise, while they mingle and make friends of their own.



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CLUB VERDE

Sprawling over a vast expanse of **23,500 square feet**, the clubhouse is a hub of unmatched luxury and grandeur, built with contemporary design and cutting-edge amenities.

It has something for everyone.

- Serene swimming pools
- State-of-the-art fitness centers
- Vibrant sports facilities
- Exquisite social areas

And many more amenities that keep you wanting more.

TRANQUIL CENTRAL COURT

The central court provides ample space for various community activities and features a world-class putting green with **Bermuda 419 lawns**, perfect for professional putting.

A grand water feature wall offers a healing touch of water upon arrival.

In addition to the grand water feature wall at Tranquil Central Court, there are several plants that hold significance in the area.





Plumeria rubra



Costus woodsoni



Agathis robusta



Tecoma stans



Plumeria pudica



Ixora coccinea



Golden veitchia palm



Lonicera japonica



Hymenocallis narcissiflora



Justicia carnea



Hymenocallis fulva



Rhaps excelsa



Heliconia densiflora



Quassia amara



Bougainvillea



Howea forsteriana



Alpinia purpurata



BIOPHILIC COURT

Our tropical garden boasts over 30 plant varieties, including air-purifying NASA-recommended plants. The lush greenery has a calming effect, absorbing stress and providing a healing experience while also providing increased oxygen and promoting good health.





CLUB LOUNGE

Perfect for socializing and unwinding, our **Club Verde*** lounge features plush seating arrangements and stylish decor that is sure to leave you in awe.

*Please refer to our Clubhouse booklet

KOMPAN CHILDREN'S PLAY AREA

An exclusive children's play area designed with the innovative Kompan play equipment which engages and develops children of all age.



GOLF SIMULATION

Halfway to golf club perfection, this is where you perfect your strokes and party while you putt.

SPEND MORE TIME LIVING AND LESS TIME IN COMMUTE

Kempegowda Airport - 20 minutes
Hebbal Junction - 10 minutes
Phoenix Mall - 5 minutes
Manipal Hospital - 10 minutes
All major schools - 5-20 minutes

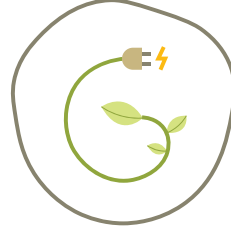


ENVIRONMENTALLY APPROVED

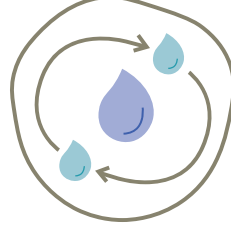
Keya Life by the Lake proudly presents our IGBC Platinum-worthy project – one of the highest possible ratings for a residential project. Our design is a perfect blend of nature-inspired elements and top-notch finishes, all aligned with outstanding environmental standards.



WHAT DOES AN ECOLOGICALLY
SOUND HOME FEEL LIKE?



100% green power



100% recycled water



100% own oxygen

We are committed to providing you with a home
that is Green in every aspect.



INTRODUCING GREEN CONCEPTS

We have incorporated a range of green concepts into the design of our homes.

From electric vehicle charging points for all car parks to a no-open parking policy at the podium, to the use of the entire podium for landscape, we've thought of everything to make sure that our residents have the best of both worlds— comfortable living spaces and a healthy environment.

Images used for advertisement purposes

All building materials used in our homes are environmentally approved, making them both safe and sustainable.

An inviting space for all of your home is designed to be rated as Platinum by the Indian Green Building Council.



THE FUTURE IS NOW AT KEYA LIFE BY THE LAKE

We are leading the way in sustainable living, with **zero-carbon footprint and zero water discharge.**

With an advanced water management system, we are ensuring that our community has access to clean water while reducing our environmental impact.

SMART LOCATION
SMARTER TECHNOLOGY
SMARTEST HOME

Keeping your safety, comfort and robust lifestyle in mind, we have

- Radio frequency identification for all entries
- Access to all residents
- Centralised gas in all units
- Video doorbell
- Centralised camera surveillance for common areas
- Centralised broadband connection
- Centralised satellite cable system
- Each unit is provided with 11kw power and 5kw backup, along with 1kw solar power

- Rfid systems and centralised platforms are in place, with in-house infrastructure for wifi and dth
- The project has a centralised 24/7 hot water system
- Sensor-based lighting systems are installed in all bathrooms
- Each home has a dedicated fast-charging EV point with a charging gun
- There is a provision for a centralised VRV AC system - Home series by Daikin, which optimizes power requirements





With home automation technology from ABB, you'll enjoy a new level of convenience and luxury in your home. Every residence in our project is equipped with touch panel switches that give you complete control over your lighting, AC and fans.



Torfenster's Full Length Slim Series Aluminium French windows are the perfect addition to our homes, allowing maximum opening to bring in fresh air and natural light. The high-grade glass technology of one-way view privacy-protected glass from **Saint Gobain**, installed in our windows helps reduce heat transfer, keeping you cooler in summer and warmer in winter.

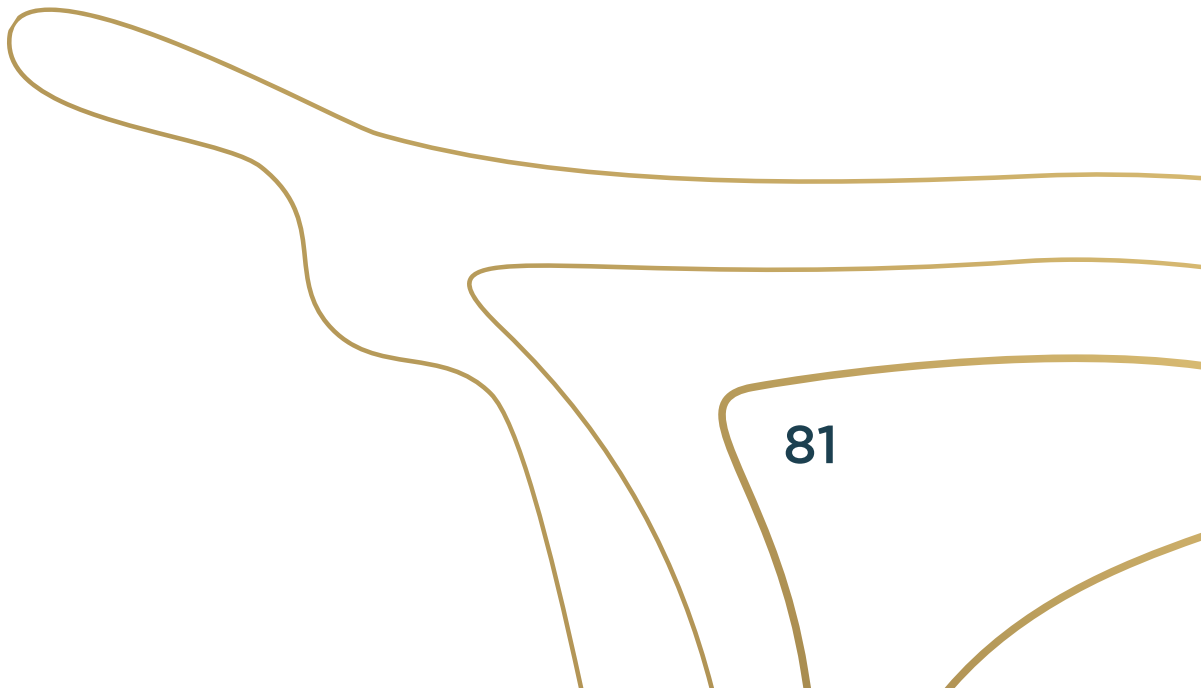




OUR COMMITMENT TO LUXURY IS EVIDENT IN EVERY DETAIL

The **top-notch, handpicked materials and finishes** to the premium Italian marble flooring in every unit.

Enjoy the beauty of **Villeroy & Boch sanitary ware, 8-foot veneer doors, and Royale Emulsion paint** from **Asian Paints**, and experience the true meaning of opulence in your home.



BUILDING A STRONG
FOUNDATION WITH
THE BEST BRANDS

The pursuit of luxury living involves choosing the best of the best, and this includes using top-notch and high-quality brands to create an opulent home environment. Every item in our homes exudes excellence.



LIST OF BRANDS



Sanitary Fittings



Doors



Door Hardware



Lifts



Tiles



Italian Marble



Paint



Electrical Switches



Touch Panels



Glass



Windows



Home Automation

LIST OF BRANDS



Centralised AC



Electrical Wires



Kids Play Area



Pipes



Badminton/Squash Court



Pipes





LEGEND

- | | |
|--------------------|----------------------|
| 01. Entrance Gate | 13. Kompan Kids |
| 02. Driveway | 14. Play Area |
| 03. Fish Pond | 15. Basketball Court |
| 04. Lotus Pond | 16. Golf Putting |
| 05. Pergola | 17. Pet Park |
| 06. Signature | 18. Service Area |
| 07. Landscape | 19. Solar Panels |
| 08. Water Fountain | 20. Club House |
| 09. Pedestrian | 21. Double Height |
| 10. Walkway | 22. Passage |
| 11. Ramp | |
| 12. Private Garden | |

LOWER DUPLEX



Carpet Area	Balcony	Rera Carpet
2530	271	2801
Common Area Share		1035
Garden Area (Charged 1/3)		252
SBU		3920





LOWER DUPLEX - LEVEL 2



PENTHOUSE



Type 4bhk

Carpet Area	Balcony	Rera Carpet
2620	520	3140
Common Area Share		1160
SBU		4300



LIST OF AMENITIES

Podium

- Arrival Plaza with Sit Outs
- Life-size Chess and Snakes & Ladders
- Water Fountain
- Pedestrian Walkway with Landscaping
- Club Lounge
- Entry Pergola
- Fish Pond
- Lotus Pond
- Visitor's Car Parking

- Yoga Garden
- Golf Putting
- Pet Park
- Multi-purpose Party Hall
- Business Centre
- Grocery Store
- Meeting Rooms

Terrace

- Zero Gravity Zone
- Terrace Outdoor Gym

Clubhouse

- Multi-purpose Hall
- Lounge
- Business Centre
- Sports and Fitness
- Sky Gym
- Indoor Badminton Court
- Squash Court
- Heated swimming pool with Pergola
- Kid's Pool

- Carrom
- Chessboard
- Table Tennis
- Basketball Hoop
- Gym
- Children's play area (Kompan equipment)
- Foosball
- Golf simulator
- Pool Table
- Yoga Room

- Kids

Teens

Senior Citizens

Pets
- Toddlers

Adults

All Age Groups

