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A Project By
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We believe in you!




A Project By



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We believe in you!

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Scan for Walk-Through



Scan for Location



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Soak In A New Life



DISCLAIMER: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, design, dimension etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice.



A **New Life** By The Water

Imagine the first rays of sunlight reflecting on a pristine lake just outside your window. At Lakeshore Oasis, the water's tranquility meets architectural brilliance, offering a luxurious refuge—every day here, feels like a retreat. The soothing presence of nature transforms your home into a private haven, where elegance and peace intertwine beyond imagination.

Your New Life Begins Here

Lakeshore Oasis is more than a residence—it's a 23.35-acre sanctuary of modern comfort and natural beauty. With luxurious Row Houses, it is crafted for those who aspire to elevate their living experience.

Lakeshore Oasis

A Home That Redefines Lakeside Living



Premium 3 & 4 BHK Row Houses



Connected To Mumbai, Pune, Chattisgarh & Hyderabad
Via Samruddhi Mahamarg



A Lake As Your Backyard



A Pristine Haven With 50+ Luxury Amenities



Seamless Access To Key Destinations

Immerse Yourself In
A **New World**






Embrace A **New Life,** **Connected** To Everything


Located in Besa Pipla, a thriving neighborhood of Nagpur, Lakeshore Oasis places you minutes away from the best the city has to offer. Designed for ease and convenience, this location connects you to life's essentials effortlessly, ensuring that work, leisure, and relaxation are always within reach.





The New Definition Of A **Convenient Life**


Live with ease. See how close you are to everything.


-  Airport: 8 Km

-  Pallotti School: 3.3 Km

-  Upcoming D-Mart: 0.5 Km

-  Croma: 3 Km

-  Reliance Smart Bazaar: 3.6 Km

-  Central Park: 300 Mtr



Scan for Location



The **Best of Life,**
Through A **New Lens**

Balcony View



A New Life, Enriched From Every Angle

At Lakeshore Oasis, every detail is crafted to enrich your lifestyle. Experience 50+ thoughtfully curated amenities, including lush outdoor spaces, premium wellness facilities, and entertainment hubs, all designed to provide you with an unparalleled living experience.

Stay Active & Fit

- ▶ Cricket, Basketball & Badminton Courts
- ▶ Modern Fitness Center

Relax & Unwind

- ▶ Swimming Pool
- ▶ Yoga & Meditation Pavilion
- ▶ Lakeside Stroll Path
- ▶ Acupressure Deck

Entertainment & Social Life

- ▶ Exclusive Clubhouse
- ▶ Banquet Halls & Outdoor Event Spaces
- ▶ Cafeteria & Guest Suites

Family-Centric Living

- ▶ Kids' Play Area & Crèche
- ▶ Senior Citizen Retreat Spots
- ▶ Gazebos & Landscaped Sit-Outs



A **New Vibe,**
The Envy of All



Dive Into
A New Life

Swimming Pool



Embark On A
New Life Journey



Where **New Life**
Adventures Begin

Kids' Play Area

Get **Active**, Get A
New Life



Basketball Court



Breathe **New Life**
Into **Your** Routine

New Life,
New You



Recharge, Refresh,
New Life



Indoor Games Room



Celebrate Life's
New Chapter



The Coveted Site
Of **New Horizons**



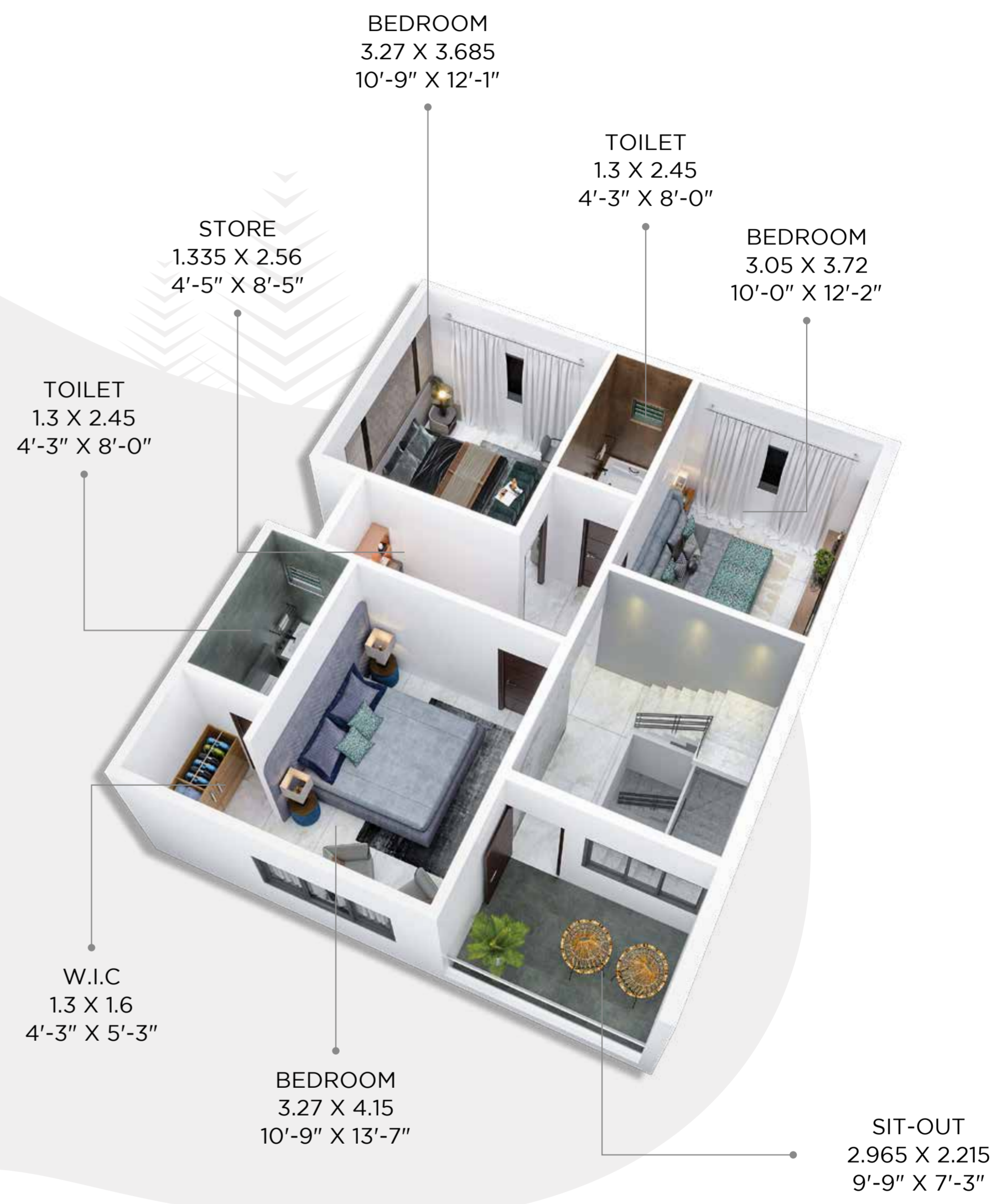
Unveil A New
Standard **Of Living**



**Row House
61, 62 & 79, 80**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Foundation Of Your New Life



Flooring

- ▶ Enjoy the spaciousness of 1200*600 Vitrified Tiles throughout the Row House/Duplex, adding a touch of elegance to every corner.
- ▶ For safety and practicality, Anti-Skid Tiles of 600*600 are installed in the Wash Area, Balcony, Toilets.



Windows

- ▶ UPVC French Windows allow plenty of natural light to fill the living spaces.
- ▶ Enjoy the charm of French Windows.
- ▶ Full Body Tile Sills add a touch of elegance to every room .



Kitchen

- ▶ Kitchen is equipped with a durable Full Body Slab Tile and a Stainless Steel Sink with drain board, perfect for everyday use.
- ▶ A handy Service Platform provides extra workspace for culinary and kitchen appliances.
- ▶ Glazed dado Tiles add a nice touch of style and are easy to clean, while the Water Purifier provision ensures clean drinking water for the family.
- ▶ Modular Kitchen.



Electrification

- ▶ The home is fitted with Modular Switches of Legrand equivalent for ease of operation.
- ▶ Power Points for Air Conditioners in every room.
- ▶ Convenient Power Points for appliances like Refrigerators and Microwaves are included.
- ▶ Inverter Wiring which ensures uninterrupted power supply during outages.



Toilets

- ▶ Bathrooms feature large 1200*600 Wall Tiles, providing a clean and modern look.
- ▶ Good quality Sanitaryware and Jaguar/Kohler Bath Fittings shall be installed in every bathroom.
- ▶ Table Top Wash Basins are included in each toilet for added convenience.



Doors

- ▶ Main Door is solid wood and framed with Teak Wood, providing security and durability.
- ▶ Internal Doors are Pre-engineered doors with frames offer a nice finishing touch to your home. For added security and convenience, a Video Door Phone and Digital Lock are installed.



Painting

- ▶ The exterior is coated with Weather Shield Emulsion Paint for long-lasting protection with 7-year brand warranty.
- ▶ The interior walls have a Putty Finish, providing a smooth canvas for your personal touches.



Railing

- ▶ Stylish Stainless Steel Railings enhance the safety and aesthetics of the home.
- ▶ Refined Glass Railings blend safety with sophisticated balcony aesthetics.

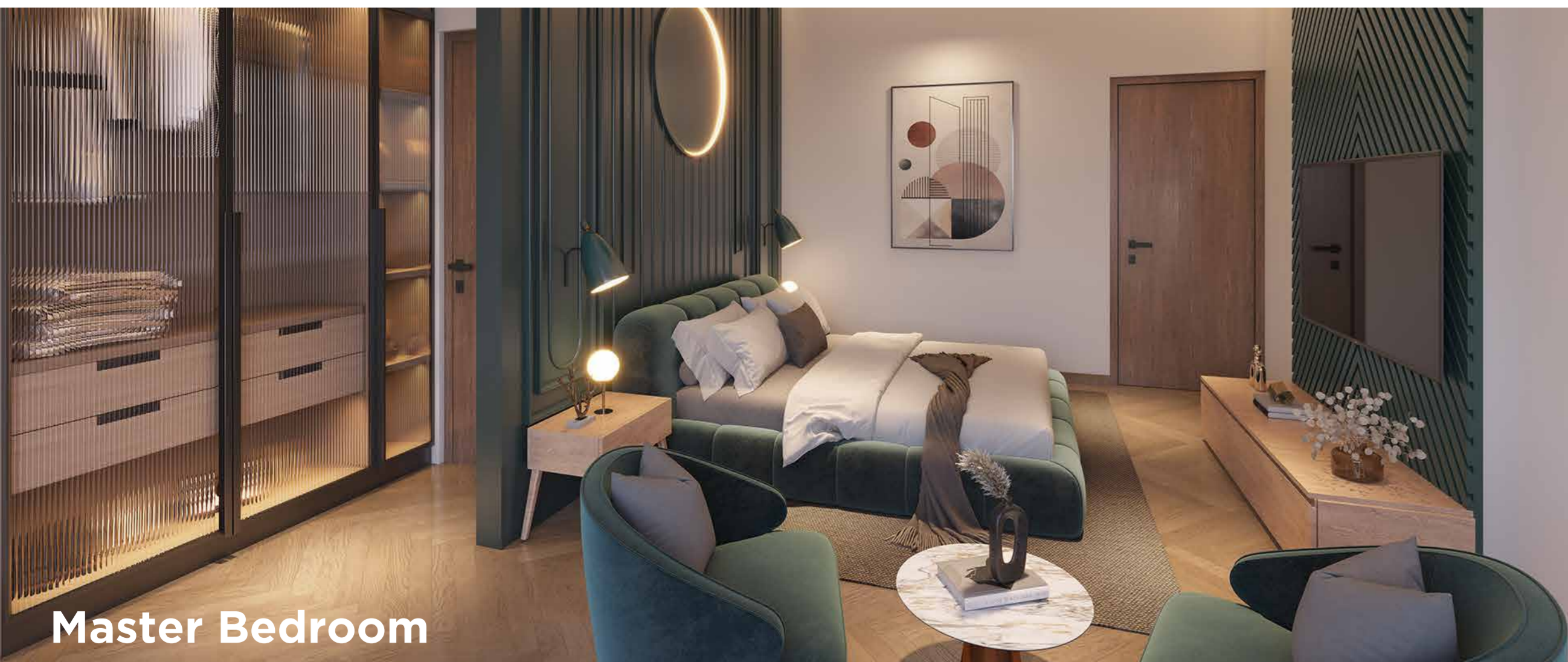


Add Ons

- ▶ Beautiful Landscaping in front of the garden and sit-out area to lift your spirits.



Living Room



Master Bedroom



Kitchen

A **New Emotion**
In Every Detail



Building Your New Life With **Excellence**



For over three decades, R Sandesh Group, co-founded by Mr. Ramdeo Agarwal and Mr. Dilip Agarwal, has been a driving force in Central India's skyline evolution, delivering iconic residential and commercial spaces. With 2,500+ happy clients, the group's legacy includes Central India's grandest medical haven-The Dawa Bazaar, solidifying its name as a leader in real estate excellence.



Established in 2010 by Mr. Aditya Gupta, a renowned CA by profession, and Mr. Vivek Agarwal, a celebrated Nottingham University alumnus, under the leadership of Lt. Shree Umesh Gupta and Shree Govind Prasad Agarwal, Leverage Group has swiftly earned a sterling reputation in real estate. With 2,000+ satisfied homeowners and over a million sq. ft. of development in Nagpur, the group continues to redefine luxury living with innovation, trust, and craftsmanship.



This project is in association with Luxora Infrastructure Pvt. Ltd.



Elevate Your View,
Elevate **Your Life**