Grasslands - Lakeside

RERA No.: PRM/KA/RERA/1273/318/PR/210825/008020

18th Landmark Project of

GRASSLANDS

(An Enterprise by Vinit Amin)

A high-rise residential property,
set in the heart of **Manipal**,
a globally renowned
educational and medical hub

Our Legacy

Grasslands has grown from strength to strength since 1995 and is primarily synonymous with **quality, commitment towards customers** and **excellence in construction**.

Grasslands has continually pioneered new technologies, bold design and precision engineering to create landmark projects.

1998
- **Savannah Park**
  Ajjarkad, Udupi

2000
- **Shanthivana**
  Kallianpur, Udupi

2004
- **Zen Garden**
  Ajjarkad, Udupi

2006
- **Riviera**
  Ajjarkad, Udupi

2010
- **Park Residency**
  Ajjarkad, Udupi
- **Sudarshan Residency**
  Ajjarkad, Udupi

2011
- **O'Ville**
  Brahmagiri, Udupi

2012
- **Park Avenue**
  Ajjarkad, Udupi

2013
- **The Castle**
  Brahmagiri, Udupi

2017
- **Blueberry Woods**
  Manipal
- **The Meadows**
  Ajjarkad, Udupi

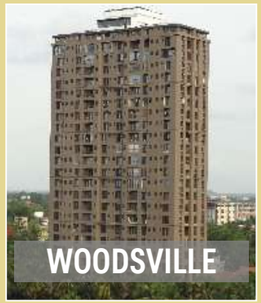
2018
- **Vasundhara**
  Ajjarkad, Udupi

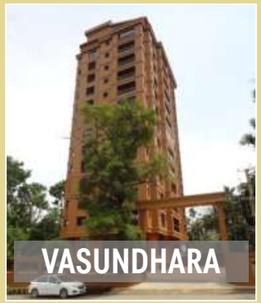
2019
- **Swathi**
  Brahmagiri, Udupi

2020
- **Shipal**
  Brahmagiri, Udupi

2023
- **Woodsville**
  Brahmagiri, Udupi
- **Grasslands Commercial**
  Service Bus Stand, Udupi

2026
- **Raintree**
  NH 66 Service Road, Ambalpady, Udupi
  ONGOING PROJECT





The Project

Grasslands Lakeside is a premium, eco-conscious, residential enclave nestled beside the serene Manipal Lake. Designed to blend luxury with sustainability, the development features high-rise towers that offer panoramic views, smart layouts, and green-living amenities.

Spread across 10.83 acres, the project is located beside the iconic 100-acre Manipal Lake. The name Manipal has been derived from this lake (mannu = mud, palla = lake), which features a 1.8 km tree-lined walking track.

3 TOWERS	**2, 3, 4 BHK** Floors 3 to 30	**5, 6 BHK Penthouses** Floors 35 & 36 (Details will be shared on request)
38 STOREYS	**3, 4 BHK Sky Villas** Floors 31 to 34	**Ample Car Parking**

Grasslands - Lakeside

Click the below links for 3D-VIRTUAL TOUR VIDEOS

Project External
Virtual Walkthrough

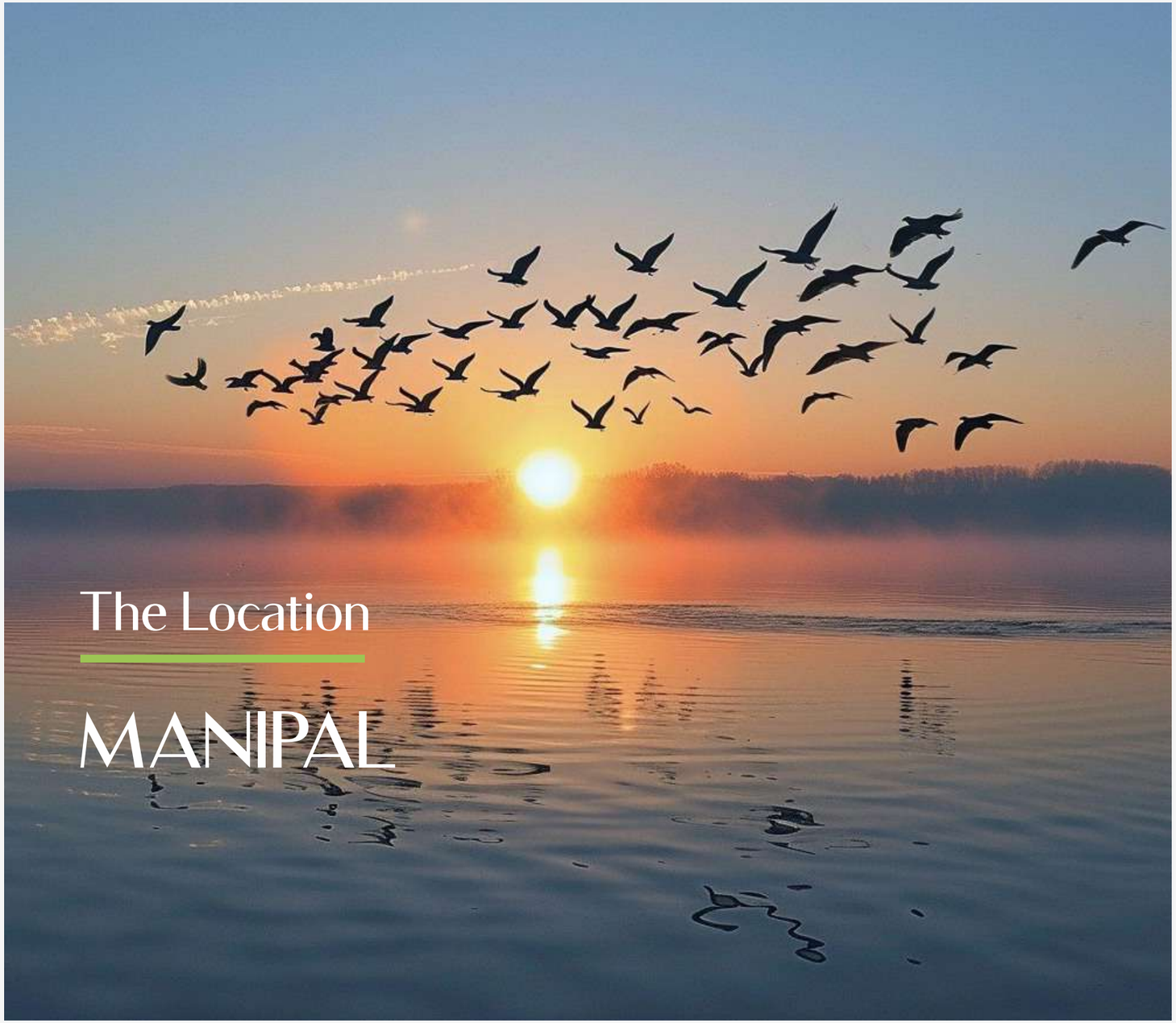
2 BHK
Virtual Walkthrough

3 BHK
Virtual Walkthrough

Sky Villa 3 BHK
Virtual Walkthrough

Site Location
at Manipal

Office Location
at Udupi



- Located beside the scenic Manipal Lake which is an ecological zone.
- A natural sanctuary for rich flora and fauna, including migratory birds.
- Breathtaking sunrise and sunset views.

Why Manipal?

- Manipal is a tranquil hilltop township surrounded by lush green valleys, situated at an altitude of 75 to 90 metres above sea level.
- This natural elevation guarantees you a panoramic view & fresh gentle breeze.
- The site being situated next to Manipal Lake has an abundant water table.
- Manipal is home to around 30,000 students from 30+ countries generating good demand for Rentals and Value Appreciation.

It has a World Class Hospital and Excellent Educational Institutions

- KMC (2000-bed teaching hospital)
- Manipal Institute of Technology (MIT)
- T.A. Pai Management Institute (TAPMI)
- Welcomegroup School of Hotel Administration (WGSHA)
- Madhavakripa School
- Jnanasudha School
- Podar International School
- Sharada Residential School

Strategically Located in the Heart of Manipal

- 5 minutes to MAHE Campus
- Near hospitals, schools & markets
- Well connected by road, rail & air
- Conveniences such as malls, cafés, multi-cuisine restaurants, co-working spaces, etc.

Venugopal Temple

Manipal Lake

Heritage Village

Christ Church

Lake Walking Track

Tree Park

PROXIMITY TO KEY LANDMARKS

Christ Church 200 m	Ganapati Temple 250 m	Venugopal Temple 550 m
Tiger Circle 1.6 km	KMC Hospital 1.7 km	
MIT College 1.9 km	Railway Station 3.7 km	NH 66 7 km

The site is bordered by roads on 3 sides:

EAST : 30m wide Ring Road

NORTH : 18m wide Lake Road

SOUTH : 7.5m wide Layout Road

360 Scenic Views

NORTH : Manipal Lake

EAST : Western Ghats

WEST : Arabian Sea

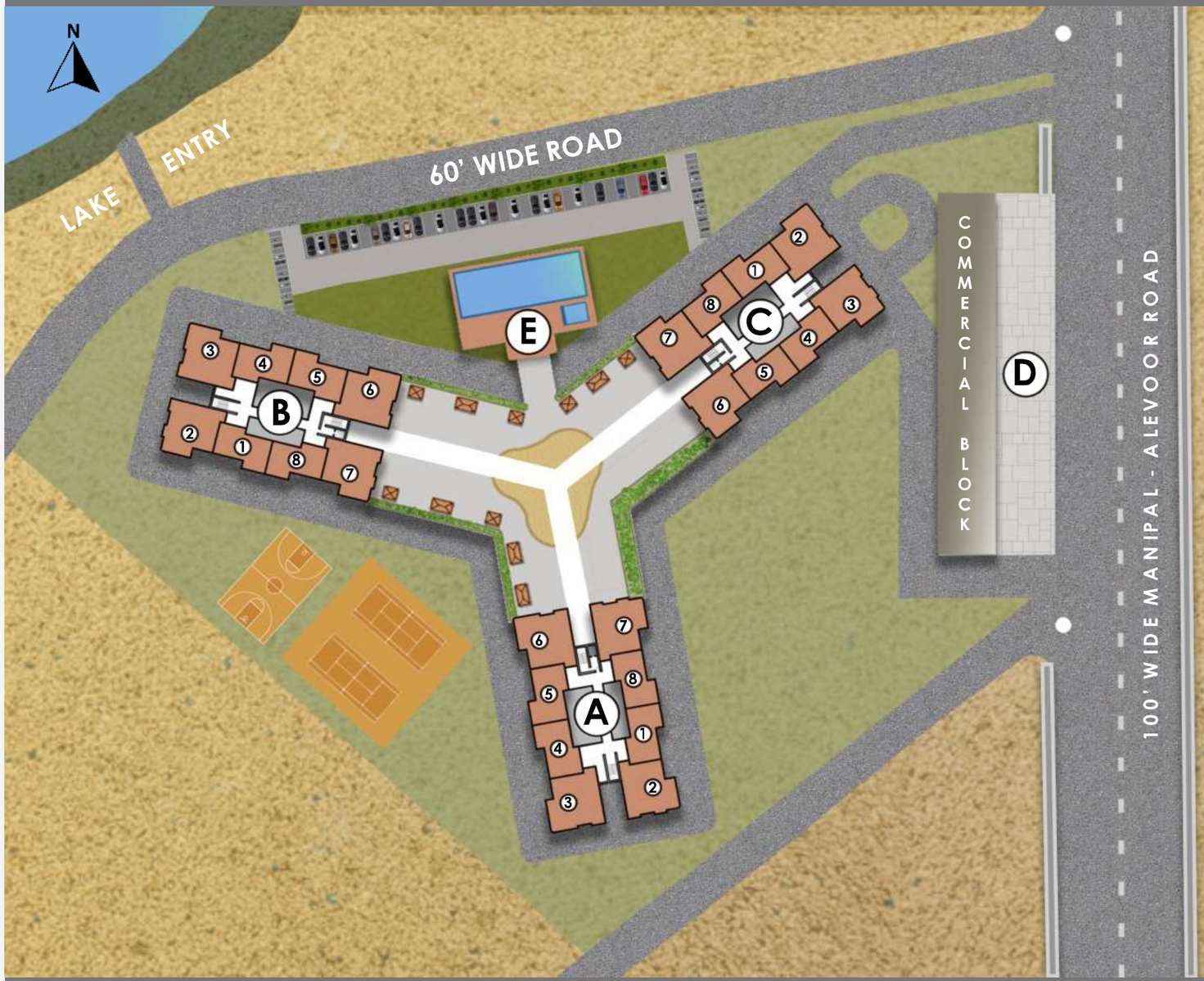
SOUTH : Kapu Lighthouse

SUSTAINABILITY INITIATIVES

Solar Panels for Common Area Lighting	Rainwater Harvesting	Recycled Water for Landscaping
LED & Sensor-based Lighting	Organic Waste Converters	500+ Shade & Fruit giving Trees to be Planted

Architectural & Design Excellence

- Iconic Y-shaped tower configuration for maximum Privacy, Natural Ventilation and unobstructed panoramic views.
- Unmatched vistas of the Arabian Sea, Manipal Lake and Western Ghats.
- 3 Residential Towers: 4 levels of parking + 34 residential floors (Height: 115 m).
- Top floor: 205 meters above sea level, equal to a 68-storey building at sea level.
- 2 walkable Low-rise Commercial Blocks on the periphery.
- Total open space: 70% of which 35% is landscaped.
- A standalone clubhouse for the residential area, seamlessly linked to all 3 towers through a covered sky bridge from the third floor courtyard with direct access also from the residential ground floor.



CLUBHOUSE & COMMERCIAL BLOCK ‘E’

Gymnasium	Indoor Games	Table Tennis	Badminton	Party Hall	Infinity Pool	Lounge Area with TV

OUTDOOR FACILITIES

Basketball Court	Tennis Court	Gazebos	Children’s Play Area	Pickle Ball Court

Eco-lifestyle daily essentials just steps away on the periphery

COMMERCIAL BLOCK 'D'

Concept by

Gayathri & Namith Architects, Bengaluru

Architects

Ar. Ramani Hande

Structural Consultants

Shanghvi and Associates, Mumbai
ACE Technocrats, Udupi

MEP Consultants

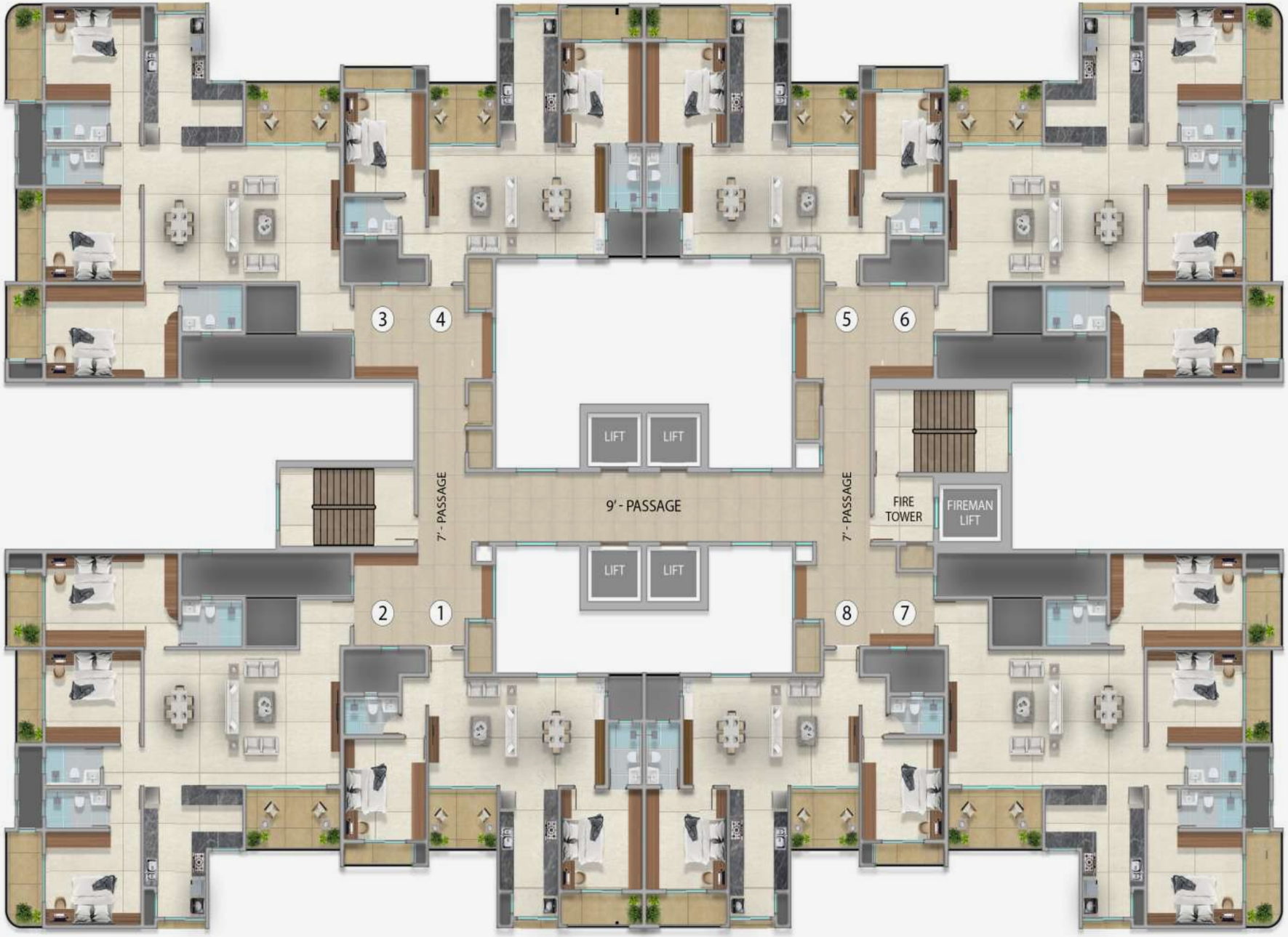
DesignTree Service Consultants

Unique In-house Facilities

In-house Canteen service providing a nutritious, balanced diet with a focus on sustainability.

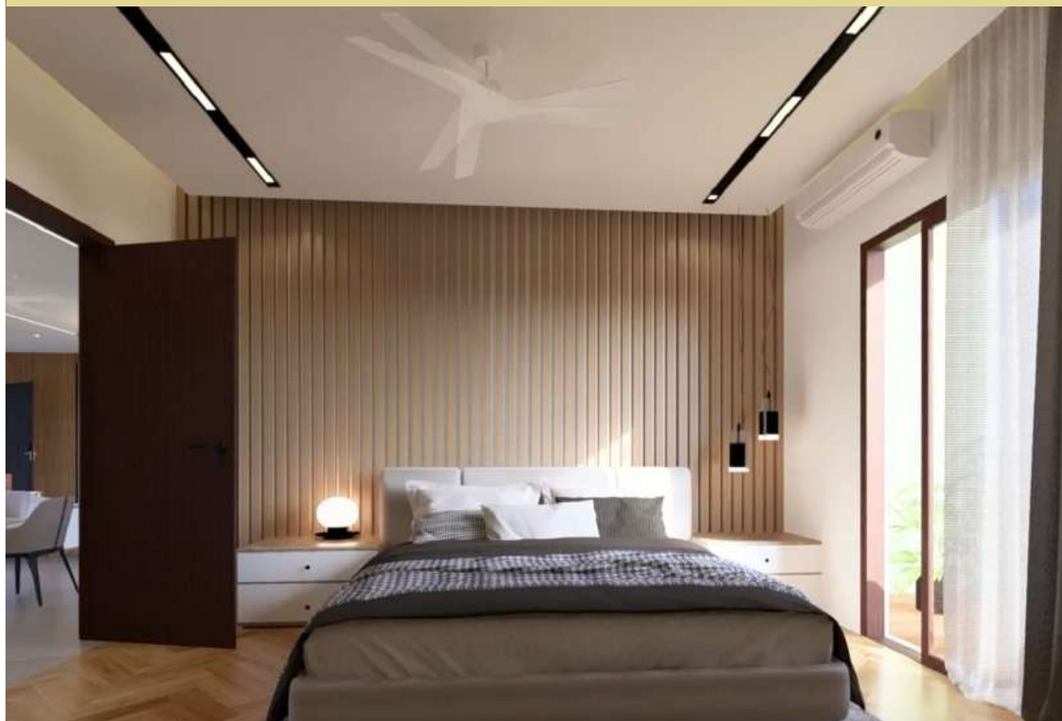
In-house Evening Medical Clinic for primary healthcare support and emergency assistance within the community.

TYPICAL FLOOR PLAN



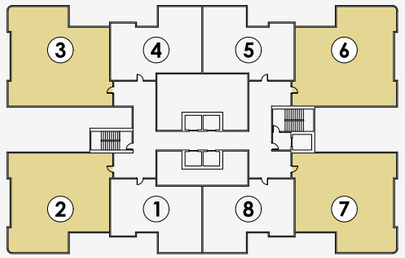
2 BHK | 1400 SFT

SERIES 1/4/5/8 | FLOORS 3 to 30

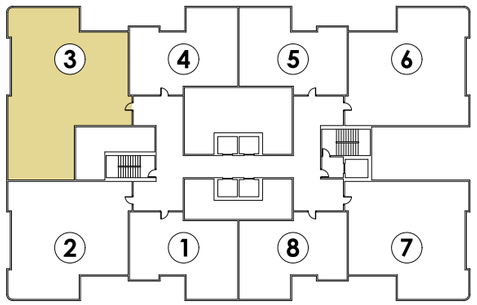


3 BHK | 2100 SFT

SERIES 2/3/6/7 | FLOORS 3 to 30



4 BHK | 2750 SFT | SERIES 3 | FLOORS 19 to 30



Sky Villa 3 BHK | 3500 SFT

SERIES 1&2/5&6/7&8 | FLOORS 31 to 34

Sky Villa 4 BHK | 4150 SFT

SERIES 3 & 4 | FLOORS 31 to 34

A Thoughtful Blend of City Life & Nature
A truly urban development with a rural ambience, balancing luxury, sustainability, and serenity.
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