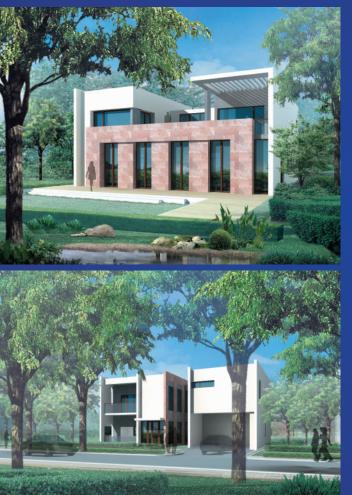


## Karma Lakelands, Gurgaon



Unitech Karma Lakelands is an exhilarating environment offering a particularly high quality of life. Karma Lakelands offers a unique golf residency in Gurgaon to accolade its citizens with truly karmic sentiments. Spread in over 272 acres of natural pristine surroundings, Karma Lakelands is stated to be the most sought after signature address in India, offering contemporary living, away from the city pandemonium. Karma Lakelands is a development of extraordinary beauty where residents and their families can relax fully and enjoy total privacy in a serene setting.

#### Features:

- Fully fitted kitchen with hob / chimney / oven / refrigerator
- 100% Power back-up with diversity factor
- 24 χ7 secure environment
- Solar water pre-heating system
- 246 Villas with five different design options to choose from
- Driving & practice facility
- Feature water bodies
- Designer 9-hole golf course by Phil Ryan
- An exclusive club spa
- Zero run off rain water harvesting system
- Spread over 272 acres of land (90% green space)
- English Country environ, lush green landscape, majestic lakes, the Unitech Karma Lakeland property is one of the greenest area in the region with over 50,000 trees planted.
- Surrounded by 4500 acres of forest area





### Club Facilities

- Recreation & spa wing
- Indoor swimming pool, squash courts, gymnasium & sauna
- Yoga & aerobics studio
- Games, cinema and spa treatment rooms
- Fine dining restaurant, bar & cigar lounge
- Library
- Tennis court
- Putting green, golf carts & golfer lounge
- Children's play area & banquet facilities
- Outdoor swimming pool

# Project Details

Location

NH-8 (Delhi - Jaipur)

Connectivity

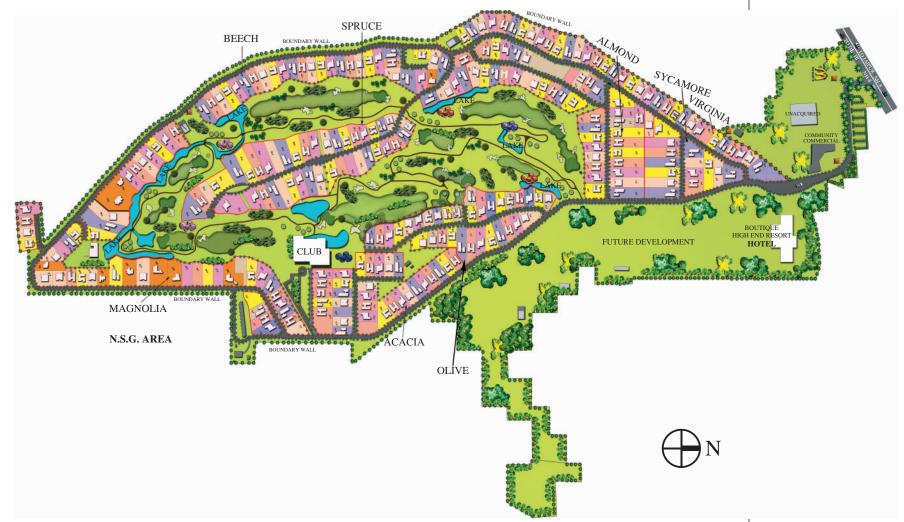
30 minutes drive from IGI airport and 15 minutes drive from Gurgaon Central; close proximity to five star hotels; 3 International Signature Golf courses within 20

minutes drive

Unite Type

The plot area ranges from 1150 sq. yd. - 3800 sq. yd. &

built up area ranges from 5867 sq. ft. - 6870 sq. ft.



### VILLA TYPES

Terrace House

Portico House

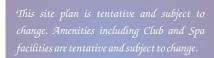
Atrium House

Pavilion House

Courtyard House

Existing

Equestrian Trail



(ote: Plot numbering may change. Area oy ome plots may increase or decrease according





## Floor Plan

Unit1 = 3627 sq.ft. / 337 sqm. Unit2 = 2476 sq.ft. / 230 sqm.

Other villa options available:

> **Atrium Villa Floor Plan** Unit 1- 2850 sq. ft. / 264.9 sqm Unit 2-3455 sq. ft. / 321.1 sqm

**Courtyard Villas Floor Plan** Unit 1- 2882 sq. ft. / 267.8 sqm Unit 2- 2985 sq. ft. / 277.5 sqm

Pavillion Villa Floor Plan

Unit 1- 3202 sq. ft. / 297.5 sqm Unit 2 3578 sq. ft. / 332.5 sqm

Portico Villa Floor Plan

Unit 1 3054 sq. ft. / 283.9 sqm Unit 2 3375 sq. ft. / 313.7 sqm



# Project Specifications

Wall finish	Internal External	Choice of acrylic emulsion paint on POP base Texture paint finishes & stone cladding
Flooring	Living / Dining Bed Rooms Circulation area	Composite marble and wooden flooring Laminated wooden flooring Natural stone / marble flooring
Kitchen	Flooring Dado Platform	Fully fitted modular kitchen with refrigerator, oven, hob and chimney Imported tiles Wall tiles upto cladding upto 2' above work counter Working platform surface in granite with receased double bowl sink & drainer
Fitted En-Suites	Flooring Dado Fittings	Stone Stone / wall tiles upto ceiling level Imported white sanitary fixtures. Four fixtures bathroom for master bedroom, three bathroom fixtures for other bedrooms. Imported bathroom fittings
Doors	External Internal Ironmongery	Powder coated / Anodized aluminium glazed main entrance Wooden frame with solid core flush door with / without veneer Brushed stainless steel handles and latches
Windows		Powder coated - Anodized aluminum with glazed shutters
Electrical		All copper electrical wiring in concealed conduits; provision for adequate light & power points; telephone and TV outlets in all bedrooms and the living room; moulded modular plastic switches with protective MCB's
Balcony & Terraces		Toughened glass infill stainless steel handrails in selected area, natural stone and rustic vitrified tiles, enamelled steel trellis
Air-Conditioning		Fully provided system with externally located condenser units (ground & roof located) with internal dutiable splits / wall splits

 ${\it All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision}$ 



### Location Map



### The Promoter



Unitech is one of India's leading real estate developers reputed for its fine design & construction. Its corporate philosophy is built on trust and commitment. Since its inception in 1972, Unitech Ltd. has come a long way turning many a barren land into landmarks. The first winner of the ISO 9001:2000 certification in north India, Unitech has created cutting edge residential complexes.

Unitech's efforts in establishing world-class standards and quality in real estate development have been highly appreciated. Spreading its wings across the nation, Unitech has made its presence felt in Delhi, Gurgaon, NOIDA and Greater Noida, Bangaluru, Kolkata, Lucknow, Mumbai, Chennai, Varanasi, Hyderabad, Mohali and Agra.

