



*Come to the land where Heaven
 and Earth Unite*

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 x 7 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
- UniteType** : Villas
- Size** : The plot area ranges from 1150 sq. yd. - 3800 sq. yd. & built up area ranges from 5867 sq. ft. - 6870 sq. ft.

Master Plan



VILLA TYPES

- Terrace House
- Portico House
- Atrium House
- Pavilion House
- Courtyard House
- Existing
- Equestrian Trail

This site plan is tentative and subject to change. Amenities including Club and Spa facilities are tentative and subject to change.

Note: Plot numbering may change. Area of some plots may increase or decrease according to demarcation.



Floor Plan

Unit 1 = 3627 sq.ft. / 337 sqm.
Unit 2 = 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

Pavilion 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 recessed 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 |

All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision



The Tree of Life effuses a serenity that transcends reality.. a matchless feeling indeed. Perhaps what comes closest is the sense of tranquility a true golfer experience on a beautiful golf course. Like the one we have at the heart of Unitech Karma Lakelands. A 2514 metre spread of undulating greens, this internationally designed golf course makes for a challenging game. With hundreds of trees dotting its boundaries to lend an air of seclusion, the course is encircled by a golf cart path to ensure that your eco-friendly golf cart can access every nook and corner. Moreover, multiple tees, a strategic array of contoured fairways, large bunkers and lakes make this private course a golfer's delight. And for those who seek further sport, there are three 18-hole golf courses less than fifteen minutes away.

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.

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