



UNITECH KARMA LAKELANDS

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*‘Karma creates all, like an artist,
Karma composes, like a dancer’*
– Buddha

Karma implies, the power latent within one’s actions as well as the inevitable results that such actions bring, good or bad, either in this life or in reincarnation.

For a select few, the results of good karma reflect in an exquisite piece of heaven on earth – the Unitech Karma Lakelands.

Set in abundance of the four elements of nature, Karma Lakelands is where adventure and serenity walk hand in hand. Where good life has ample space to play, relax and rejuvenate.

Its a place where you can surround yourself with nature, without giving up on luxury living.

Welcome to an exclusive living experience. Welcome to the Unitech Karma Lakelands.

THE FOUR ELEMENTS

KARMA

offering

This exquisite beauty is nestled amongst pristine surroundings and is spread over approximately 300 acres; at Karma Lakelands there's truly a lot on offer.

- A community of about 250 private luxurious villas in areas ranging from 1100 sq. yd. - 4000 sq. yd. All villas have 4 bedrooms and 2 staff quarters each, with a total built-up area ranging from 5867 sq. ft. - 6870 sq. ft.
- An international standard golf course by reputed golf designer Phil Ryan from Australia, providing breathtaking views of the greens and the fairways.
- A fully equipped modern club house.
- A luxurious spa & boutique hotel and an art gallery.

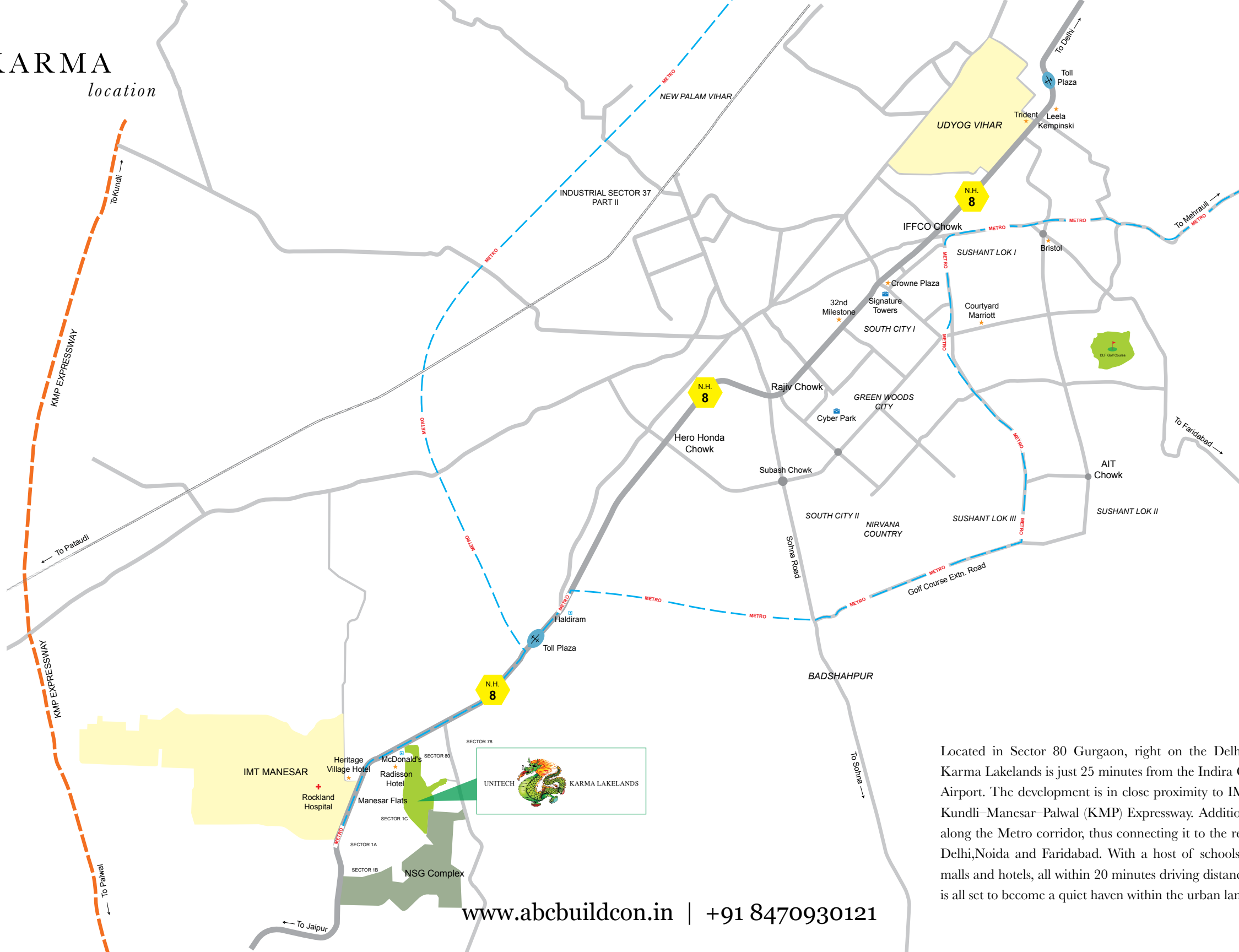


Actual photograph at Karma Lakelands

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KARMA

location



Located in Sector 80 Gurgaon, right on the Delhi-Jaipur Expressway, Karma Lakelands is just 25 minutes from the Indira Gandhi International Airport. The development is in close proximity to IMT Manesar and the Kundli-Manesar-Palwal (KMP) Expressway. Additionally, it is positioned along the Metro corridor, thus connecting it to the rest of Gurgaon, New Delhi, Noida and Faridabad. With a host of schools, hospitals, shopping malls and hotels, all within 20 minutes driving distance, Karma Lakelands is all set to become a quiet haven within the urban landscape.



AT KARMA
— a visual tour

underlying
THEMES

Tree-top level development – with no structure higher than the trees, ensuring that the only thing crowding around you is nature.

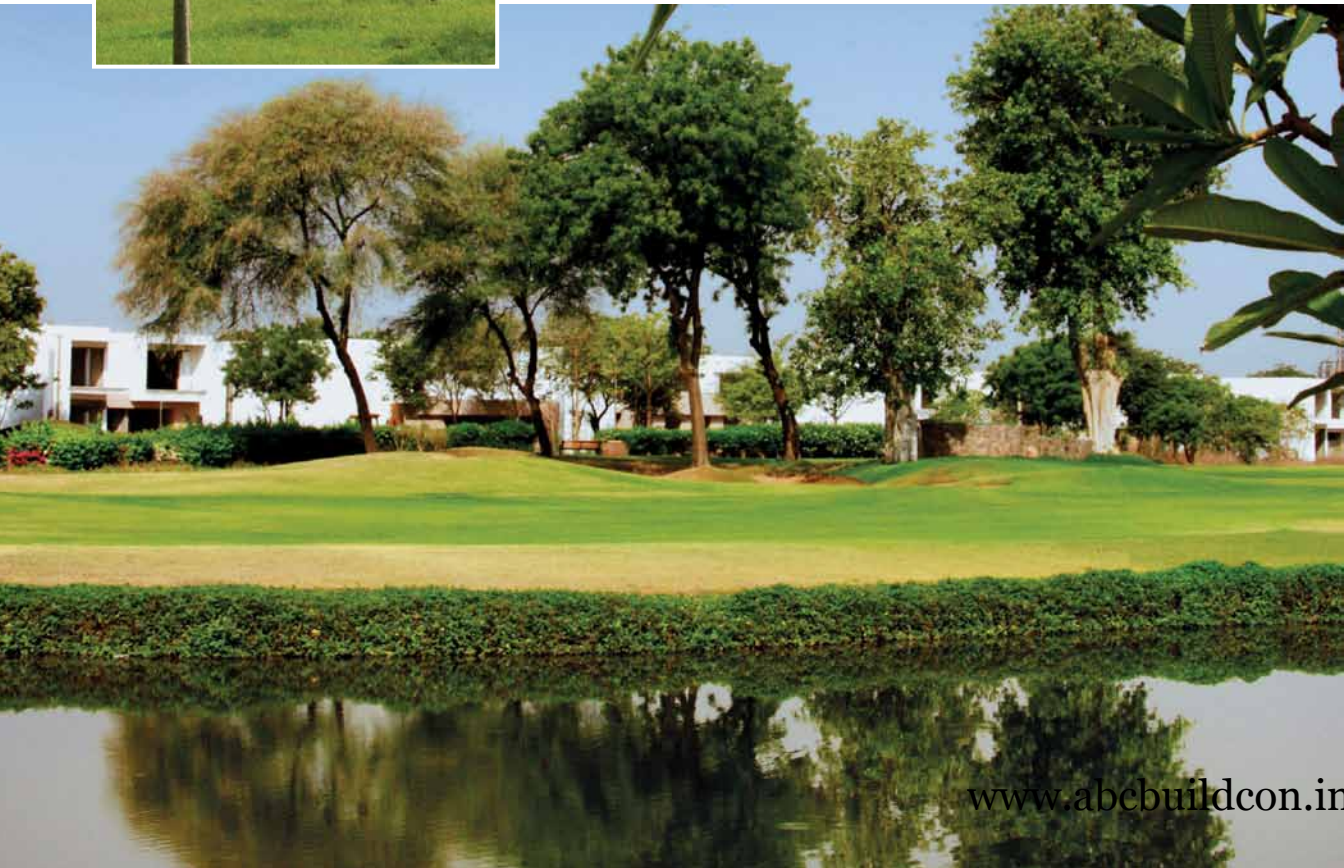
Idyllic views – all villas are placed around the golf course and water bodies, affording paradisaical views of the scenic landscape.

No boundaries – with only hedges to demarcate the boundaries, you'll surely not be closed in.

Acres to call your own – spread over 300 acres of pristine natural surroundings, there will be about 250 private luxurious villas – a population density of less than 10 people per acre.

Less load on the land – with more than 80% of the area occupied by water bodies, common greens and golf course, the actual construction is less than 10% of the gated community.

Self-sufficient living – with gardens laden with fruits & vegetables and zero run-off water harvesting systems, Karma Lakelands encourages a self-sufficient lifestyle.



Come, touch and feel the golf course at an arm's length from the villas. A 9 hole boutique golf course designed by world renowned Phil Ryan of Pacific Coast Design, Australia with more than 25 years of experience in designing golf courses across the globe.

Spread over 72 acres, the 5400 yard, par 33 course has an envious driving range. Multiple tees, contoured fairways, large bunkers and feature water bodies make sure your golfing experience here is always exciting.

A professional golf academy managed by Tiger Sports is a part of the golf course at Karma Lakelands.

An exclusive golf academy with a golfer's lounge make the unwinding after the game even more pleasurable.

The golf cart path encircles the entire course, the available electric golf carts make the sport here suitable for all ages.

THE GOLF
living



VILLAS

by the golf greens

Most villas at Karma Lakelands are positioned to take maximum advantage of the idyllic views, with large windows looking out over lakes, greenery and the golf course; painting picture perfect landscapes to feast your senses.



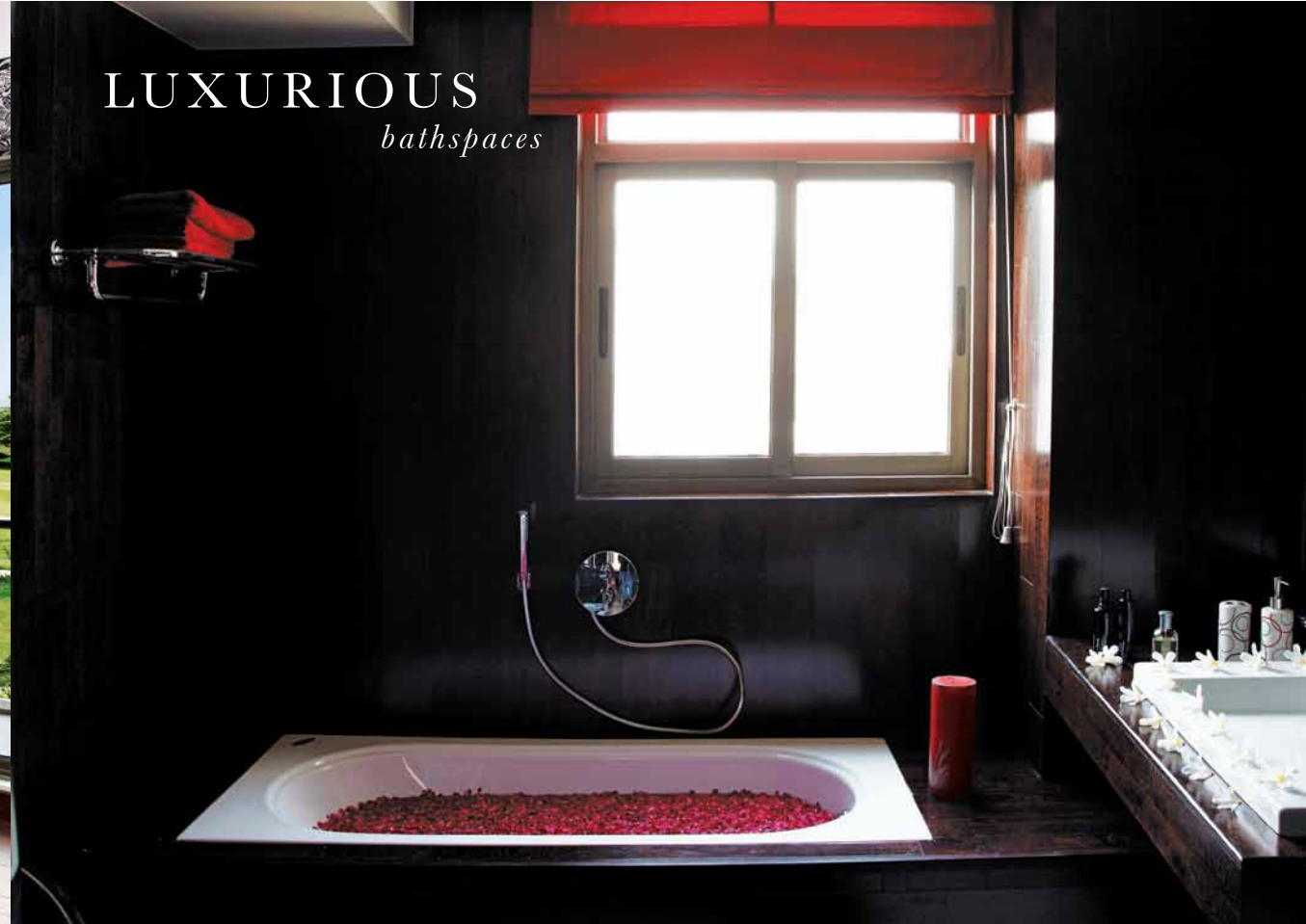
BOUNDLESS
living spaces



OPULENT
rooms with a view



LUXURIOUS
bathspaces



CHOICE *of villas*

You'll be spoilt for choice with the 5 villa types on offer, each especially designed keeping your ease and comfort in mind – giving you all that you'd ever need.

- Courtyard Villa
- Terrace Villa
- Pavillion Villa
- Portico Villa
- Atrium Villa



COURTYARD VILLA



Unit 1 = 2882 sq. ft. (267.8 sq. mts.)
Unit 2 = 2985 sq. ft. (277.5 sq. mts.)



BASEMENT



GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR

TERRACE VILLA



PAVILLION VILLA



Unit 1 = 3627 sq. ft. (337 sq. mts.)
Unit 2 = 2476 sq. ft. (230 sq. mts.)

Unit 1 = 3202 sq. ft. (297.5 sq. mts.)
Unit 2 = 3578 sq. ft. (332.5 sq. mts.)

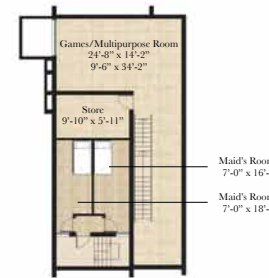


BASEMENT

GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR



BASEMENT



FIRST FLOOR

GROUND FLOOR WITH LANDSCAPED LAWN

PORTICO VILLA



ATRIUM VILLA



Unit 1 = 3054 sq. ft. (283.9 sq. mts.)
 Unit 2 = 3375 sq. ft. (313.7 sq. mts.)

Unit 1 = 2850 sq. ft. (264.9 sq. mts.)
 Unit 2 = 3455 sq. ft. (321.1 sq. mts.)

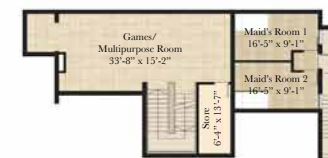


BASEMENT

GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR



BASEMENT



GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR



CLUB & HOTEL

leisure & pamper

The exclusive club at Karma Lakelands will ensure you never want to step out.

- Gourmet dining
- Bar & lounge
- Library
- Yoga & activity studio
- Modern gymnasium
- Multiple swimming pools
- Tennis & squash courts
- Spa
- Art gallery



VITALS

taken care of

Your security and comfort is our prime concern.

- An army of trained security personnel networked over wireless communication and quick response systems
- 24-hour central monitoring station
- Close proximity to the National Security Guard complex
- On campus electrician, carpenter and plumber
- 100% power back-up facility
- Solar powered water heating in villas and club
- Fully fitted modular kitchens
- Battery powered electric carts to move around the property
- Ready access to neighbourhood mall and market for groceries and daily needs





Grande, NOIDA

UNITECH

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab, Maharashtra and Tamil Nadu, with an endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of residential, commercial, retail, IT parks, SEZs, hotels, schools and amusement parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2000 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design and have adopted best practices that exude superior quality of construction in our developments.

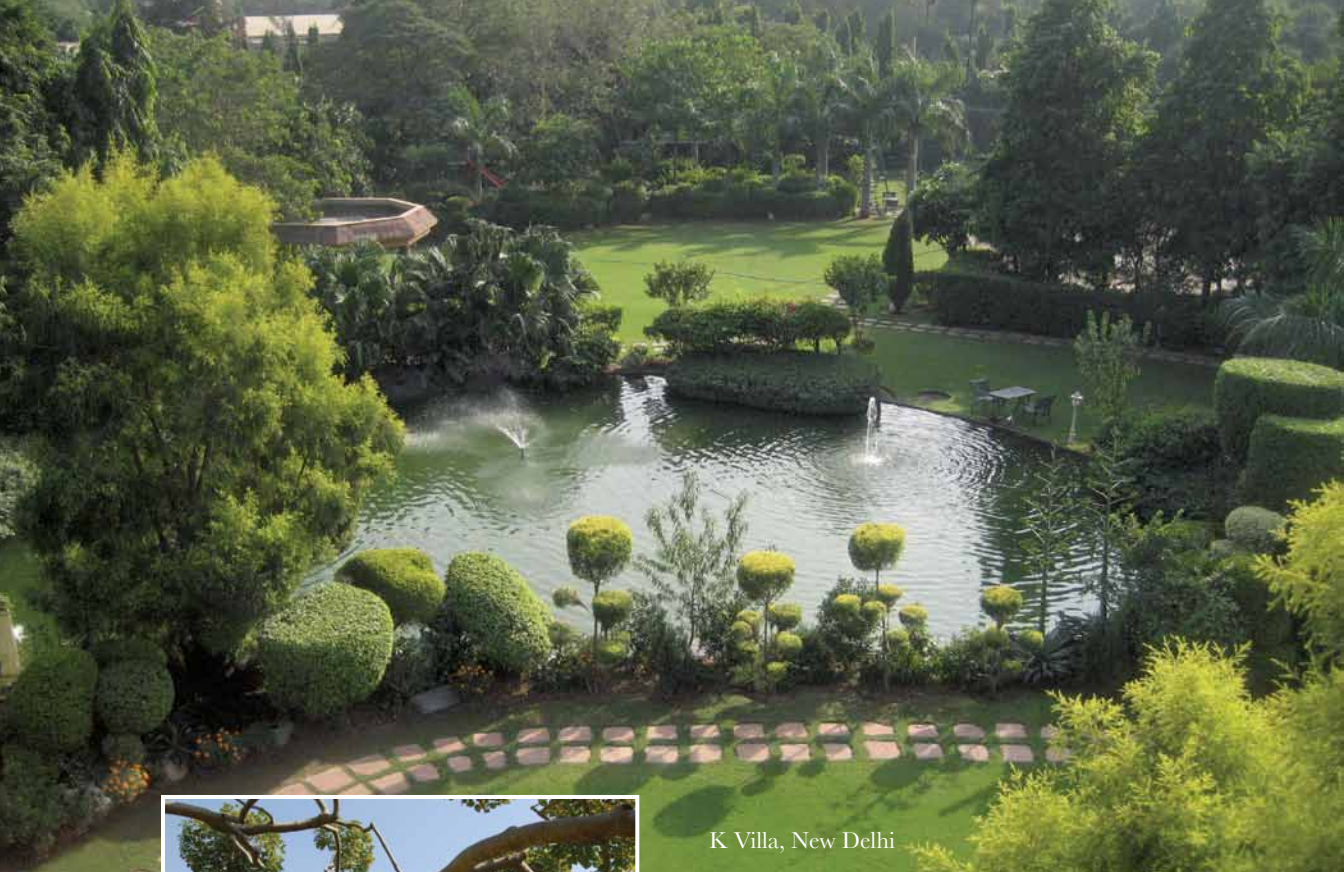
Mr. Ramesh Chandra is the Executive Chairman of Unitech. A graduate in civil engineering from IIT Kharagpur, he has also obtained a masters degree in structural engineering from the University of South Hampton (UK). Associated with the company since its inception, he is the leading light of the real estate industry in India .

Ajay Chandra, son of Mr. Ramesh Chandra, is Managing Director of Unitech. He studied civil engineering from Cornell University, USA and completed his masters in business administration from University of North Carolina, USA. With the company since 2003, he oversees the real estate operations and expansion into various geographies.

Sanjay Chandra, the other son of Mr. Ramesh Chandra, is also Managing Director of Unitech. He has completed business management at Boston University, USA. With Unitech since 2001, he has been responsible for the launch of various projects of the company. He is also responsible for diversifying the company into the telecom business and is the Chairman of Unitech Wireless, which has its services under the brand of Uninor.



Air, Kolkata



K Villa, New Delhi



KARMA LAKELANDS

Ashwani Khurana is one of the most passionate environmentalists of our times and believes in walking his talk. Already a successful and admired entrepreneur in India, at the age of 28 he had the unique distinction of being the highest individual income taxpayer in the country. He is currently the President of Karma Lakelands and, assisted by co-directors Salman Jafri and Gul Tekchandani, heads the corporate functions, marketing and exploring collaborator/partnering options.

Anki Khurana is the Managing Director of Karma Lakelands. A woman with immense energy, she heads the entire site development, landscaping, interiors and contracting. She has not only mastered the “eco-arts” of water harvesting, kitchen & garden waste composting and creating magnificent gardens, but is also an acclaimed artist and an interior designer.

PACIFIC COAST DESIGN

Pacific Coast Design, Australia, established by Phil Ryan, are one of the leading golf course architects in the industry. Examples of their innovative golf designs are Black Mountain Golf Course in Thailand, Eagle Ridge Golf Course in Australia, Tianma Golf Course in China amongst others.

Phil has been involved in the development of Karma Lakelands for over ten years from project concept to site master planning and then detailed designing. As a Director, he specializes in management, operations and marketing for the project, but as he says ‘Karma is a team effort and everyone involved shares the same vision for this unique environmental lifestyle development.’



Black Mountain Golf Course, Thailand



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LAKELANDS

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