

# SOBHA ARANYA

In Partnership With

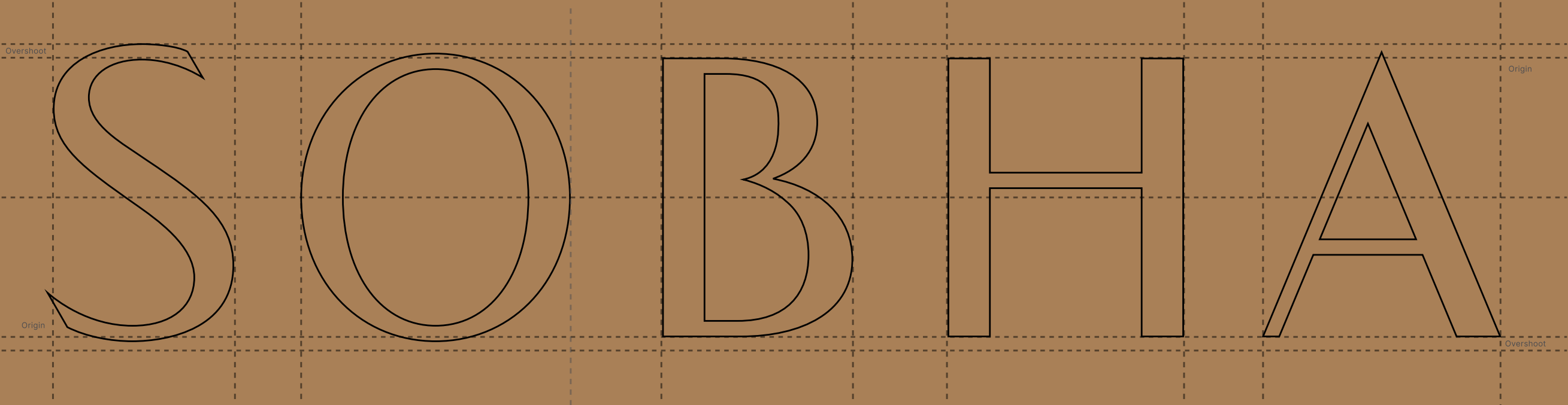
  
**KARMA**  
LAKELANDS  
GOLF RESORT & RESIDENCES



Estd.  
1995



PASSION. INKED WITH PERFECTION.



SOBHA has crafted over 548 iconic projects in the residential, commercial and contractual spaces spread over 136.68 million sq. ft. (12.69 Sq. m.) by paying minute attention to detail – in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

29 Years of  
Passion at Work

Strong Workforce  
14,000+ Employees

Over 230  
Prestigious Awards


National Footprint  
27 Cities in 14 States






# KARMA LAKELANDS

GOLF RESORT & RESIDENCES



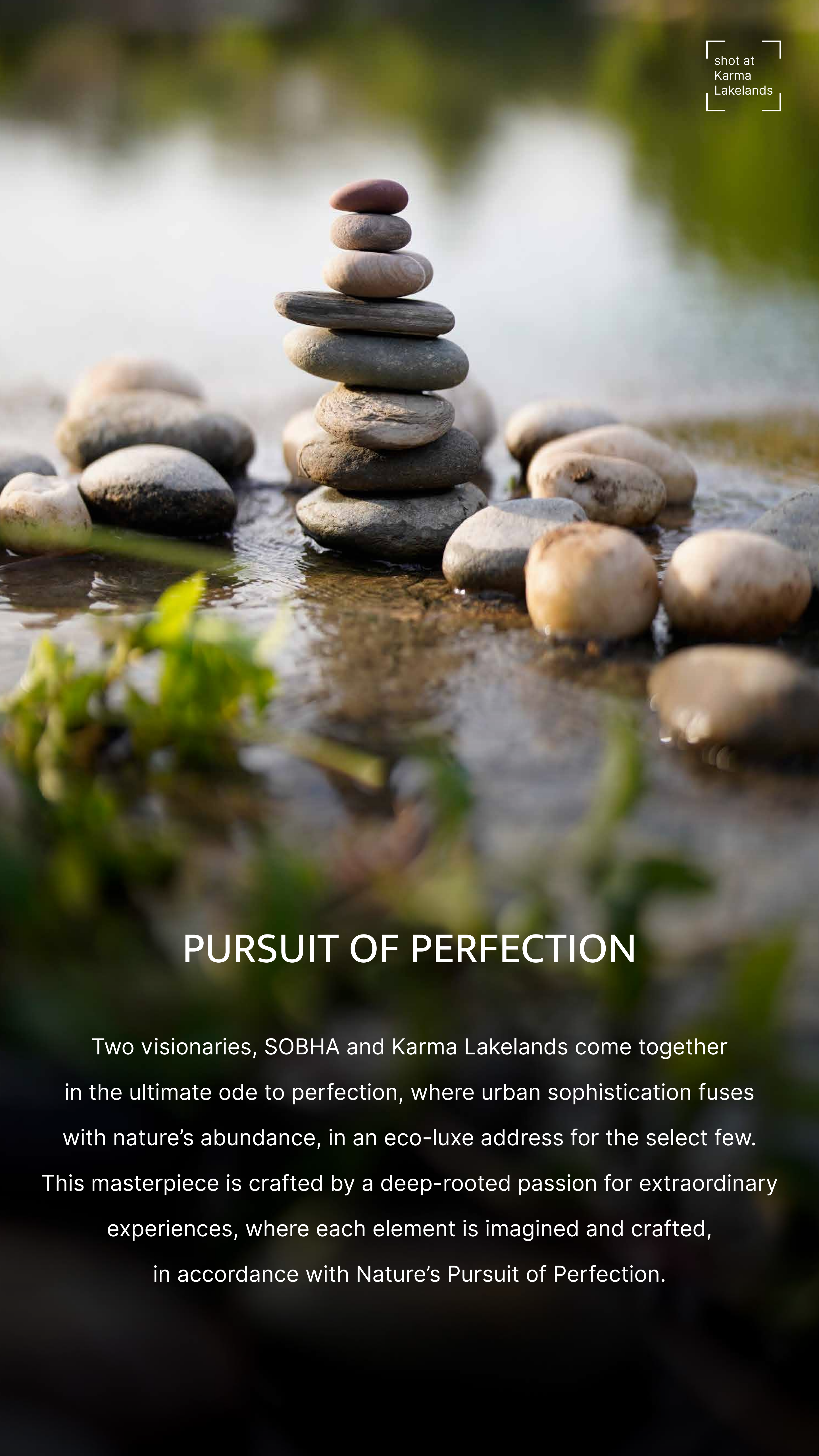
Renowned for its exclusivity, what distinguishes the 270-acre (1.9 mil sq. m.) Karma Lakelands is its strong emphasis on sustainability. Amidst lavish amenities including a 9-hole award-winning golf course, a silent revolution of environmental consciousness integrates energy-efficient infrastructure with a bio-diverse paradise.



All images are

shot at  
Karma  
Lakelands





shot at  
Karma  
Lakelands

## PURSUIT OF PERFECTION

Two visionaries, SOBHA and Karma Lakelands come together in the ultimate ode to perfection, where urban sophistication fuses with nature's abundance, in an eco-luxe address for the select few. This masterpiece is crafted by a deep-rooted passion for extraordinary experiences, where each element is imagined and crafted, in accordance with Nature's Pursuit of Perfection.



# SOBHA ARANYA

Breathe in the beauty of nature in the blissful SOBHA Aranya

- a home imbining the essence of a delicate balance.

A seamless fusion of quality craftsmanship and nature's intricate design, with stunning views of a verdant forestscape and an award-winning golf course.

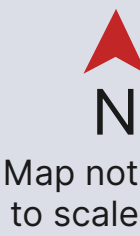
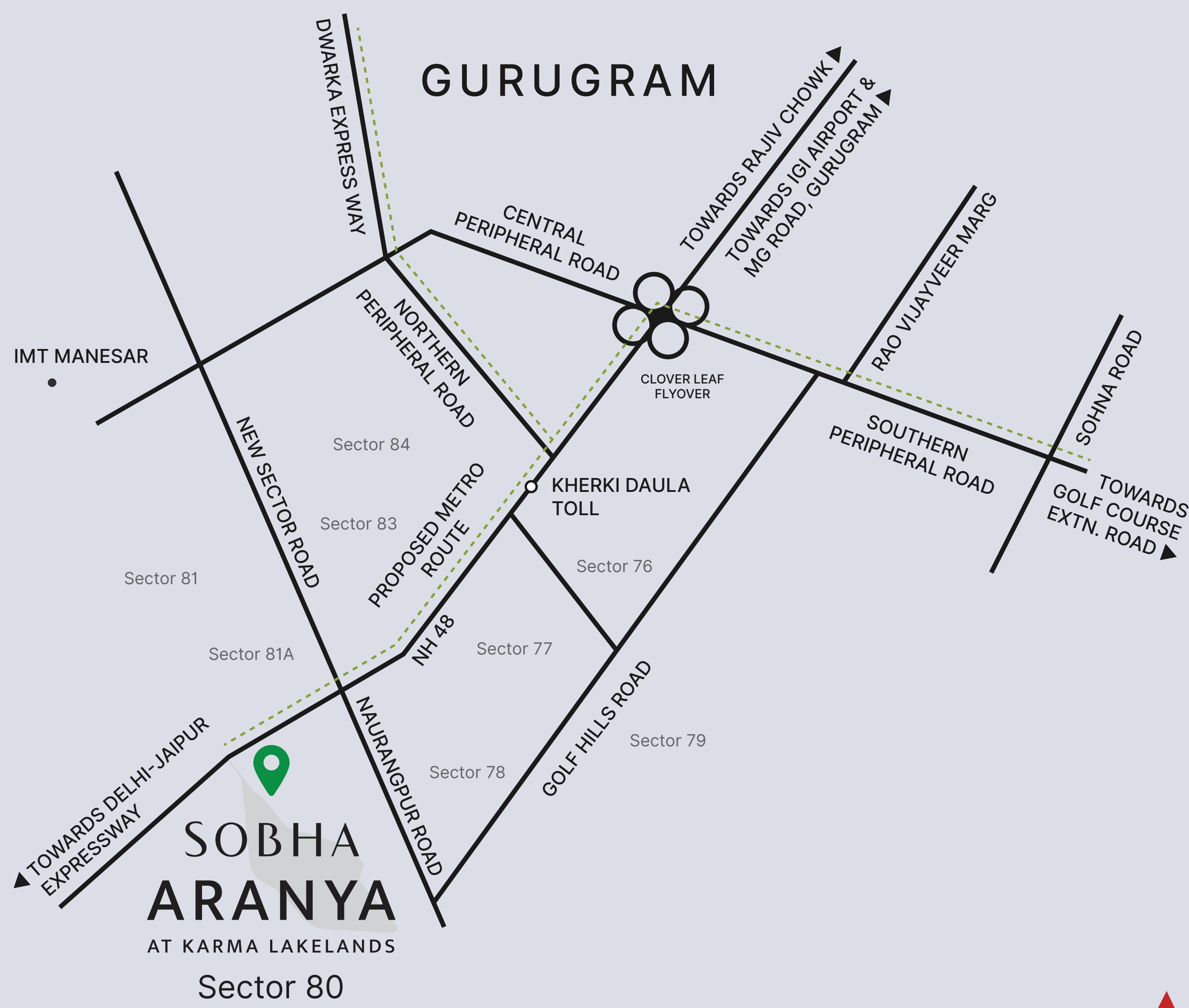


Artist's impression



# WELCOME TO GREEN SUBURBIA

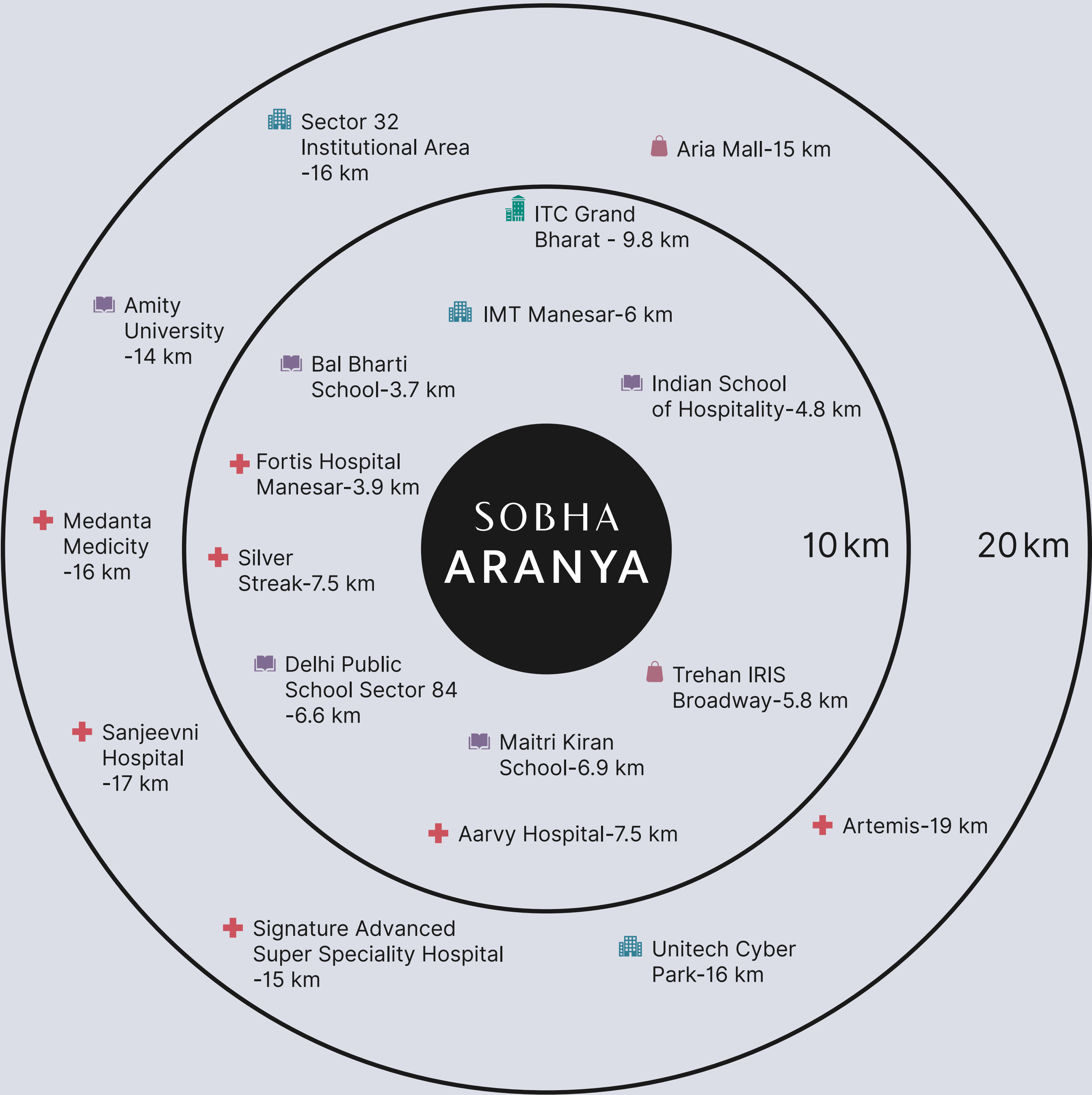
SOBHA Aranya is located in Sector 80, Gurugram, as a gateway to both current and future developments in the Delhi NCR region. The proximity to the Dwarka Expressway has reduced commute time to Delhi and the IGI Airport via a signal-free drive.





# THE EASE OF CONVENIENCE

Life is seamless when all conveniences are in the vicinity.  
SOBHA Aranya is in proximity to reputed schools, hospitals,  
industrial and commercial hubs, shopping malls  
and key locales in the city.



\* Represents distance only. Actual directions may vary.





Disclaimer: The illustration above is for representative purpose only & its contents do not constitute a commitment by the developers of Karma Lakelands & any claims arising out of it. The Promoters/Architects reserve the rights to add/delete/modify any details mentioned & they are subject to change without any prior notice.

\*Sub judice



# MASTERFULLY CRAFTED LIKE NATURE'S PERFECTION.



- Over 85% of open spaces and a large central space designed to house recreational amenities and community gathering spaces with an eco-conscious clubhouse.
- The peripheral vehicular driveway cuts off the traffic ensuring uninterrupted movement and a safe amenities zone.
- The project includes several sustainable features like solar panels, rainwater collection pond, OWC among others.



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Map not  
to scale



# MASTERFULLY CRAFTED LIKE NATURE’S PERFECTION.



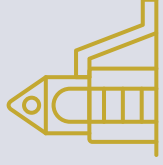
## PARK & PLAZA ZONE

- 02. Healing Garden
- 04. Seniors' Park
- 16. Pet Park
- 18. Island Cove
- 19. Amphitheatre
- 22. Hanging Garden
- 24. Feature Garden
- 25. Celebration Lawn
- 26. Scented Garden
- 27. Centrepiece
- 30. Water Feature
- 31. Zen Garden
- 34. Party Lawn



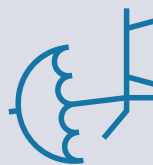
## ACTIVE ZONE

- 03. Reflexology Pavilion
- 10. Jogging/Cycling Path
- 11. 6-Lane Olympic Size Pool
- 28. Outdoor Fitness Deck



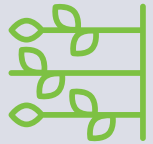
## KIDS' ZONE

- 12. Play Park
- 13. Water Play Deck
- 14. Kids' Pool
- 20. Fountain Deck
- 29. Play Plaza



## RECREATIONAL ZONE

- 05. Picnic Grove
- 06. Sun Deck
- 09. Bonfire Circle
- 15. Leisure / Lazy Pool
- 32. Alfresco Deck
- 35. Clubhouse



## ECO AMENITIES ZONE

- 01. Peripheral Planting
- 07. Bamboo Walk
- 08. Camping Grounds
- 17. Ecology Deck
- 21. Eco Pond
- 23. Forest Grove (West Side)
- 33. Forest Grove (East Side)



Map not  
to scale



# TOWERS

shot at  
Karma  
Lakelands

Inspired by Nature's grand design, at SOBHA Aranya, we commit to the ultimate perfection of form & functionality.

PHASE 1: The 5 Towers of Phase 1 come with 524 residences offering spectacular forestscape and golf course views. This includes 3B+G+43/46 Floors.

Double-height Visitors Lounge • Green Terraces on various floors

Eco-sustenance Features • Privacy, No Homes Face Each Other

Forest Grove



Artist's impression



Living Room



Artist's impression

shot at  
Karma  
Lakelands

# INTERIORS

Nature's intricate workmanship and artful endeavours have been a source of inspiration while creating visually stunning spaces that foster a sense of balance and tranquility.



shot at  
Karma  
Lakelands

# ARTISTRY IN DETAIL - LIVING ROOM

The interiors are created with the detailing and craftsmanship offered by one of nature's most intriguing architects – bees. The living room has been crafted to maximise space, from the large entrance door to the grand foyer. The living, dining, lounge area & bar space come with a balcony offering picturesque views.

Bee Farming



Artist's impression



Bedroom



Artist's impression

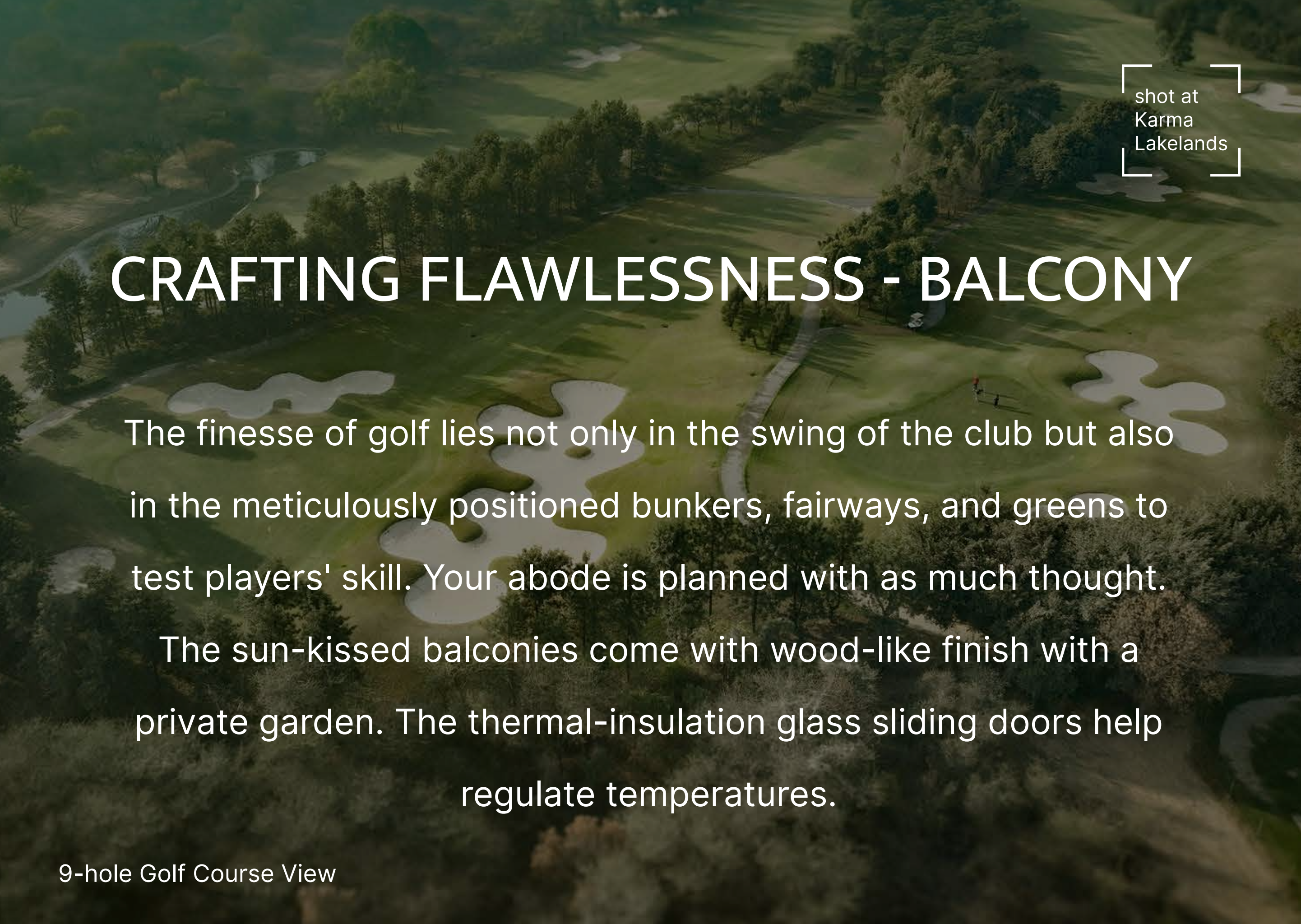
# WOVEN WITH THE ULTIMATE COMFORT - MASTER BEDROOM

shot at  
Karma  
Lakelands

Just like a weaver bird, creating a safe and secure haven of comfort, the expansive master bedroom is created with precision and care. It has an attached balcony offering stunning views, along with a dedicated vanity space, a generously-sized walk-in wardrobe, and a home-office niche.

Weaver Bird nest





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Lakelands

# CRAFTING FLAWLESSNESS - BALCONY

The finesse of golf lies not only in the swing of the club but also in the meticulously positioned bunkers, fairways, and greens to test players' skill. Your abode is planned with as much thought.

The sun-kissed balconies come with wood-like finish with a private garden. The thermal-insulation glass sliding doors help regulate temperatures.

9-hole Golf Course View



Balcony

Artist's impression





Artist's impression

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Karma  
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# TWICE THE THOUGHTFULNESS - MASTER BATHROOM

It is said that nature's perfection is found in pairs. Akin to the African Queen butterflies spotted at SOBHA Aranya, our bathroom is a quintessential tribute to the power couple. The spacious well-lit bathroom comes with a large entry featuring a dedicated vanity space, along with twin chambers with basins. This ensures both me-time and we-time.

African Queen Butterflies





# CURATING THE BEST OF INSIDE-OUTSIDE LIVING

Experience an array of nature-first amenities, designed to mesh the beauty of the great outdoors into your everyday life. There are 5 zones: Eco-Amenities Zone, Park & Plaza Zone, Recreational Zone, Active Zone & Kids' Zone.



# RECREATIONAL ZONE

The property hosts expansive recreational spaces that foster both me-time and community bonding.

Clubhouse • Picnic Grove • Leisure Pool • Alfresco Deck  
Bonfire Circle • Sun Deck



# THE CLUB

Luxurious eco-conscious 75000 sq. ft. (6967 sq.m) clubhouse with panoramic views. The electricity here is generated from the Solar Panels while the rainwater harvesting caters to the water requirement.

Café & Reading Lounge • Indoor pool • Co-working Space  
Kids' room • Mini theatre • Multipurpose Room • Gym • Yoga  
Activity Room (hobby room) • Indoor Games • Table Tennis  
Badminton Court • Squash





# KIDS' ZONE

A vibrant space for dreaming and doing,  
while being closer to nature.

Play Park • Kids' Pool • Water Play Deck

Play Plaza • Fountain Deck



# ACTIVE ZONE

There are multiple spaces for fitness enthusiasts  
and those seeking wellness.

Jogging/Cycling Path • 6-lane Olympic-size Pool  
Outdoor Fitness Deck • Reflexology Pavilion



# ECO-AMENITIES ZONE

SOBHA Aranya is dotted with several eco-amenities that adhere to the principle of reduce, reuse, restore & recycle.

Eco Pond • Ecology Deck • Restoration Forest • Forest Grove  
Bamboo Walk • Camping Ground

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# PARK & PLAZA ZONE

The most vibrant and gorgeous section is the Park and Plaza with several thematic gardens for leisure and social activities.

Celebration Lawn • Party Lawn • Amphitheatre • Seniors' Park

Water Feature • Scented Garden • Island Cove Centrepiece

Pet Park • Feature Garden • Zen Themed Hanging Garden

Healing Garden



# TESTIMONIES OF EXCELLENCE



**Mr. Naresh & Family**  
SOBHA City,  
Gurugram

We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities - from cricket ground to skating rink.



**Mr. Pulkit & Family**  
SOBHA Royal Pavilion,  
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.



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RC/REP/HARERA/GGM/808/540/2024/35 dated 01-April-2024

SOBHA Aranya, Karma Lakelands, Sector 80, Gurugram.

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