

--- PATULI, E M BYPASS ---

PLAY THE MEMORIES!



### EVER WISHED FOR A LIFE THAT'S AS RESTFUL AS IT'S PLAYFUL?

Lakewood Estate brings you a perfect world where you can pause your fast paced life for moments of calm and comfort while indulging in a lifestyle that's fun and playful enough to make everlasting memories! Be it personal time, recreations, nature, spacious homes or urban lifestyles – Lakewood Estate offers you the best of everything!

### **Lakewood Estate Highlights:**

- 6 High-Rise Towers
- 2/3/4 BHK abodes perched amidst lavish Landscaped Garden
- Ultramodern Clubhouse Facilities
- Community living surrounded by Lush Greens and Water Bodies
- Located in close vicinity of E.M. Bypass and Metro Station



# WHERE GOOD TIMES PLAY, WITHOUT A PAUSE!

Lakewood Estate features a complete array of finest urban amenities - right from lush outdoor spaces, recreational amenities to fitness facilities that'll keep you in good spirits, every single day!





#### **CLUBHOUSE FEATURES - EUPHORIA**

- -Banquet/Community Hall
- -Landscaped Deck
- -Business Centre
- -Home Theatre with Surround Sound
- -Indoor Games Room with Table Tennis,
- Pool, Carrom, Darts, Cards and Games

#### **TOWER FEATURES & FACILITIES**

- -Designer Lobby
- -Modern Elevators
- -Advanced Security with 24X7
- -CCTV Surveillance

### **APARTMENT FEATURES**

- -Meticulous Planning to Ensure Spacious Living
- -Uninterrupted Natural Views with Ample Light and Cross Ventilation
- -Designer Bathroom with Branded Sanitary Ware

#### **HEALTH & WELLNESS FEATURES**

- -Swimming Pool
- -Steam and Jacuzzi
- -Multipurpose Sports Court
- -Hi-Tech A/C Gymnasium
- -Yoga and Meditation Zone

#### LANDSCAPED FEATURES

- -Landscaped Garden with Family Sit-outs
- -Children's Zone with Toddler's Play Area
- -Senior Citizen's Spot
- -Jogging Track and Walkways
- -Adda Zone for Chit-chat
- -Cycling Track

\*Artist's impression

### WITNESS THE BENEFITS OF A GREAT ADDRESS COME INTO PLAY!

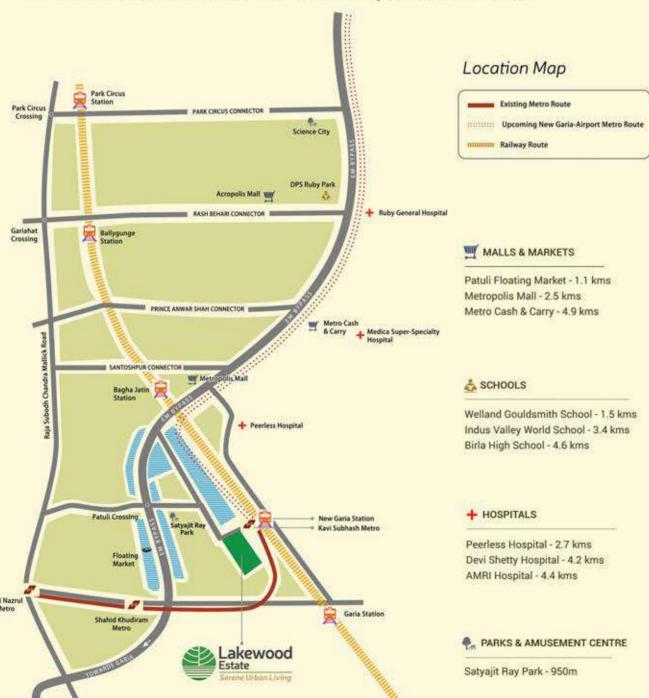
Lakewood Estate is located at Patuli, which is connected to all major transportation routes and keeps you within close vicinity of every convenience of urban life, while maintaining a green and serene environment!

### **Location Highlights:**

Adjacent to Kavi Subhash Metro Station and New Garia Station.

In close vicinity of E.M. Bypass.

Hospitals, Restaurants, Educational Institutions, Shopping Destinations etc. in the vicinity. Pollution-free and calm environment as it is surrounded by trees and water bodies.





### MASTER PLAN



### LEGEND

#### PHASE-I

- 1. MAIN GATE AND GOOMTY
- 2. PROJECT SIGNAGE
- 3. ENTRANCE PLAZA
- 4. FEATURE WALL
- 5. LAWN
- 6. AMPHITHEATER
- 7. LANDSCAPED WALL
- 8. DROP OFF ZONE 9. PERGOLA STRUCTURE
- 10. LANDSCAPED COURTYARD
- 31. DRIVEWAY
- 32. OPEN PARKING
- 34. JOGGING TRACK

#### PHASE II

- 5. LAWN
- 8. DROP OFF ZONE
- 11. LANDSCAPED PODIUM
- 12. LANDSCAPED PATHWAY
- 13. COMMUNITY HALL 14. MULTIPURPOSE COURT
- 15. GYMNASIUM 16. YOGA ZONE
- 17. CHILDREN'S PLAY ROOM
- 18. KIDS ROOM
- 19. OUTDOOR CHILDREN'S PLAY AREA
- 20. HOME THEATRE
- 21. INDOOR GAMES ROOM
- 22. READING ROOM
- 23. SWIMMING POOL
- 24. JACUZZI
- 25. DECK LOUNGE
- 26. RAISED DECK
- 27. HIS CHANGING ROOM
- 28. HER CHANGING ROOM
- 29. STEAM BATH 30. CONFERENCE ROOM WITH LOUNGE
- 31. DRIVEWAY
- 32. OPEN PARKING
- 33. PRIVATE TERRACE
- 34. JOGGING TRACK

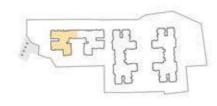
## FLOOR PLAN-TOWER 1 FLOORS 1ST TO 12TH

(EXCLUDING 7TH & 12TH)



# ja,

Flat Type	внк	Carpet Area	Balcony/Utility Area	Built-Up Area
А	звнк	802	35	915
В	звнк	914	39	1044
С	звнк	914	37	1050
D	звнк	805	35	916

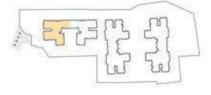


### FLOOR PLAN-TOWER 1 FLOORS 7TH & 12TH





Flat Type	внк	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	802	35	915
В	звнк	914	39	1044
С	3BHK	914	37	1050
D	звнк	805	35	916



### FLOOR PLAN-TOWER 2 FLOORS 1ST TO 12TH

(EXCLUDING 7TH & 12TH)

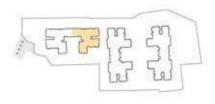
### BALCONY 4'1" WIDE BALCONY 4'1" WIDE BEDROOM 9'10"X10'11" BEDROOM 10'10"X10"11" TOILET 4'9"X7"11" BEDROOM 10' X 10'11" DINING 96"X7"2" DINING 9'X7'2" LIVING 13'2"X11'2" 4'4"X8'5" BEDROOM 10'10"X11'7" TOILET 4'9"X7"10" (D) CB CB F LIFT LIFT BEDROOM 10'X11'7" LMING 13'2"X11'7" UTILITY 44"X8'6" BALCONY 411 WIDE LIVING 10'11"X11'1" TOILET 4'9"X7'11" BEDROOM 10'X10'11" TOILET 4'9"X7'2" BEDROOM 4"1" WIDE BALCONY KITCHEN 7'2"X8'3" 11'X10' TOILET 72'X4'8' TOILET 7'2"X4'8" BEDROOM 11'X11' BEDROOM 10'11"X11"

### FLOOR PLAN-TOWER 2 FLOORS 7TH & 12TH



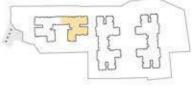


Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
А	звнк	802	35	915
В	звнк	914	39	1044
С	звнк	914	37	1050
D	звнк	805	35	916



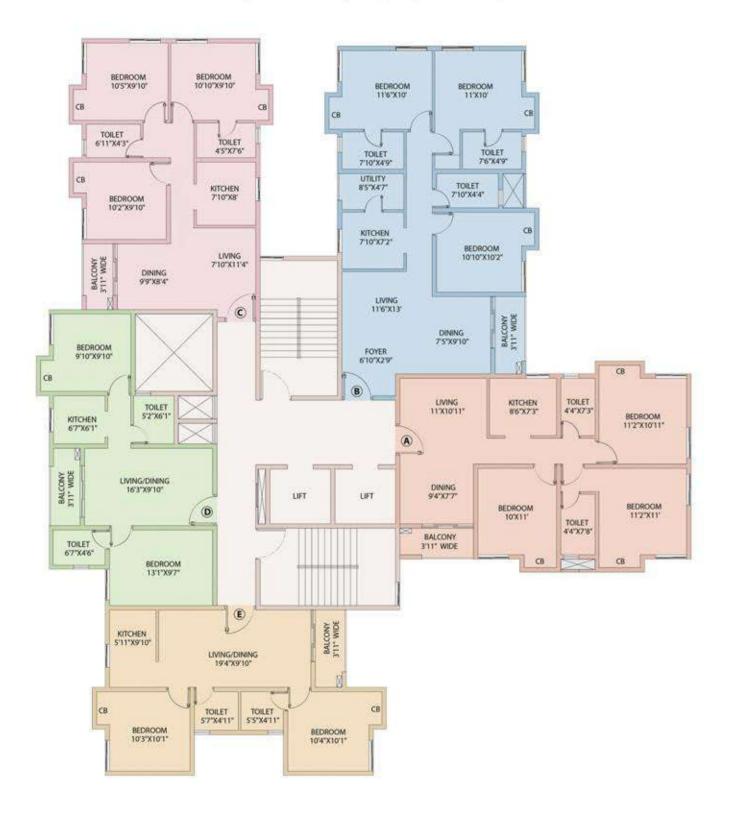


Flat Type	внк	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	802	35	915
В	звнк	914	39	1044
С	3BHK	914	37	1050
D	звнк	805	35	916



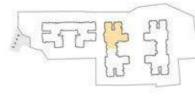
## FLOOR PLAN-TOWER 3 FLOORS 1ST TO 18TH

(EXCLUDING 1ST, 2ND, 7TH, 12TH & 17TH)



# E

Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	812	34	908
В	3BHK	932	37	1044
С	звнк	729	31	822
D	2BHK	542	36	640
E	2BHK	558	37	651

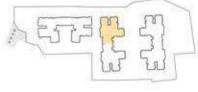


### FLOOR PLAN-TOWER 3 FLOORS 7TH, 12TH & 17TH





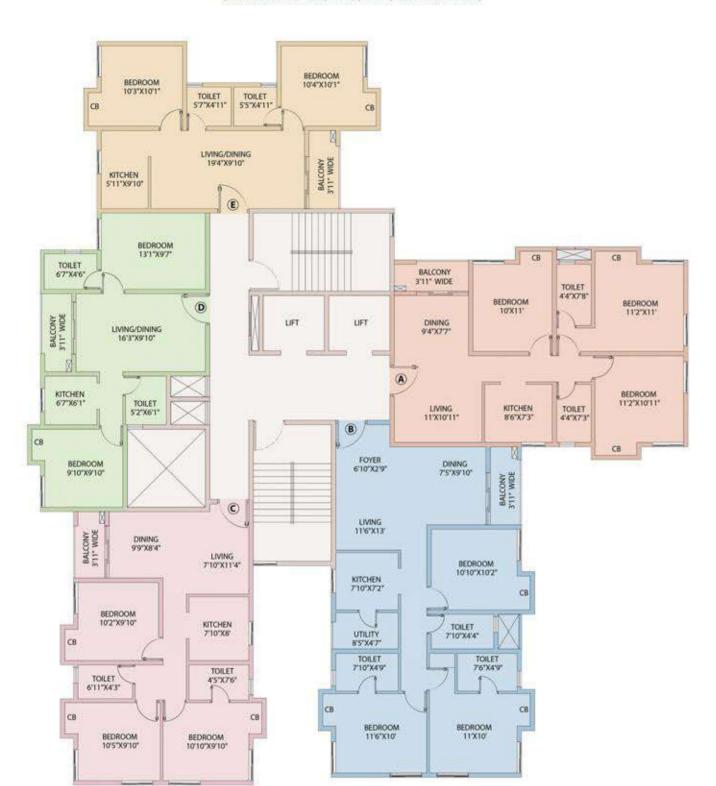
Flat Type	ВНК	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	3BHK	812	34	908
В	3BHK	932	37	1044
С	4BHK	897	80	1076
E	3BHK	741	37	857



### FLOOR PLAN-TOWER 4

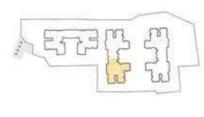
### FLOORS 1ST TO 18TH

(EXCLUDING 1ST, 2ND, 7TH, 12TH & 17TH)

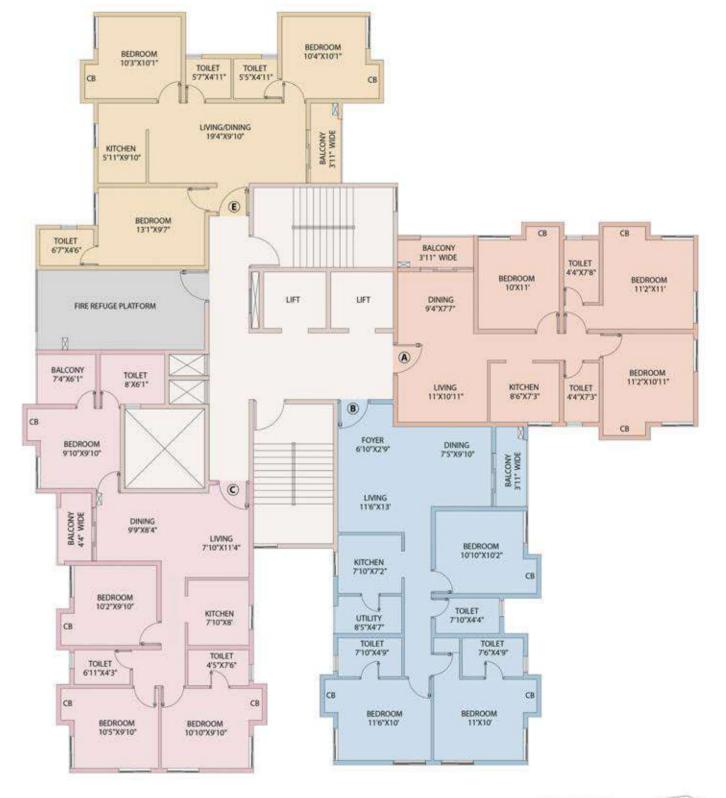


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Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	812	34	908
В	звнк	932	37	1044
С	3BHK	729	31	822
D	2BHK	542	36	640
Е	2BHK	558	37	651

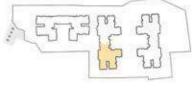


## FLOOR PLAN-TOWER 4 FLOORS 7TH, 12TH & 17TH



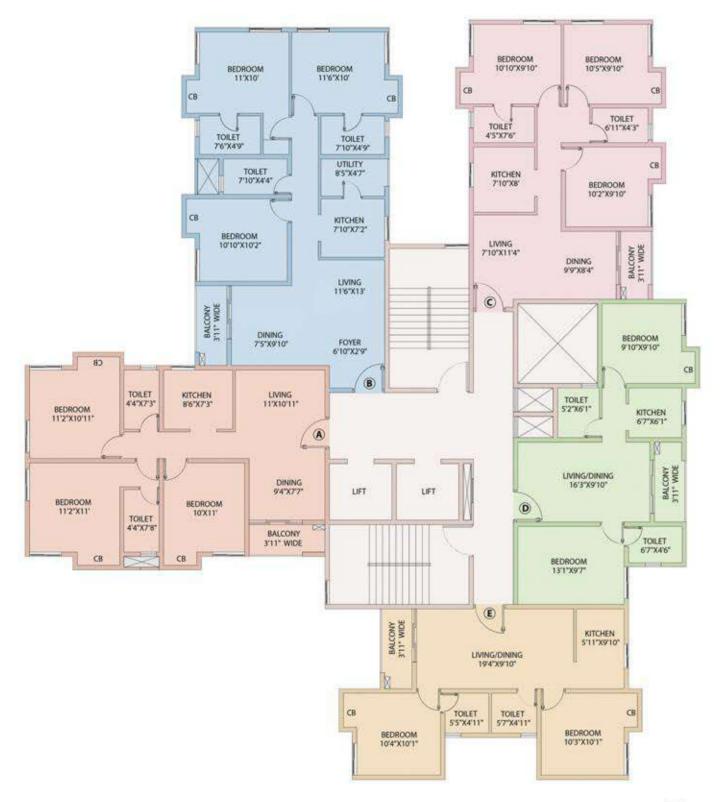


Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	812	34	908
В	звнк	932	37	1044
С	4BHK	897	80	1076
E	звнк	741	37	857

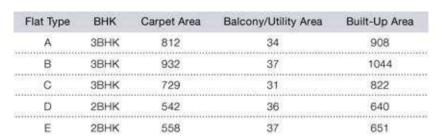


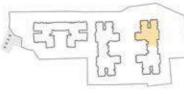
# FLOOR PLAN-TOWER 5 FLOORS 1ST TO 18TH

(EXCLUDING 1ST, 2ND, 7TH, 12TH & 17TH)

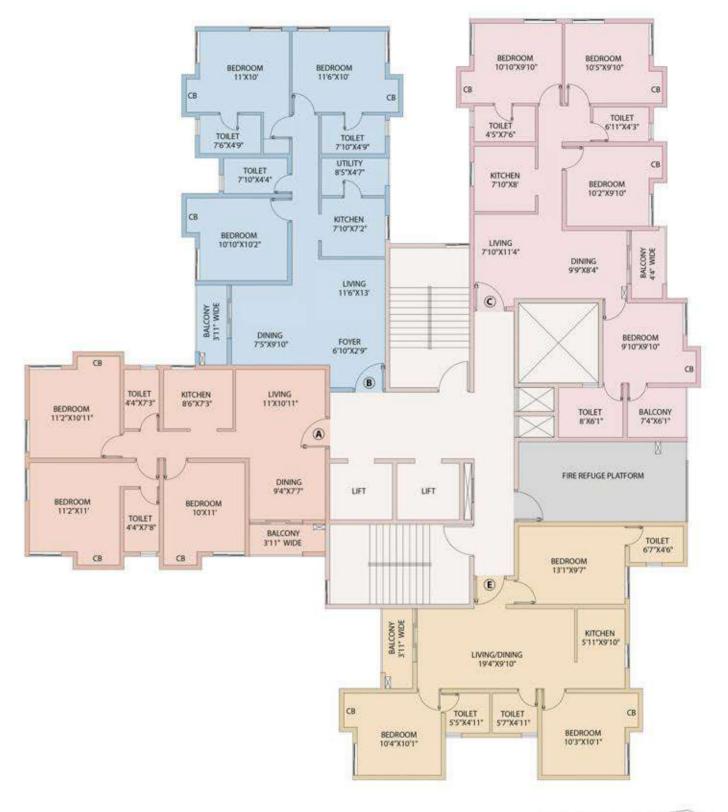


# E.



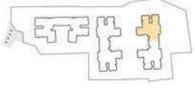


### FLOOR PLAN-TOWER 5 FLOORS 7TH, 12TH & 17TH





Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	812	34	908
В	звнк	932	37	1044
С	48HK	897	80	1076
E	звнк	741	37	857



### FLOOR PLAN-TOWER 6 FLOORS 1ST TO 18TH

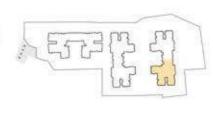
(EXCLUDING 1ST, 2ND, 7TH, 12TH & 17TH)

### BEDROOM BEDROOM 10'3"X10'1" 10'4"X10"1" TOILET TOILET 5'5"X4"11" CB LIVING/DINING 19'4"X9'10" KITCHEN 5'11"X9'10" (E) BEDROOM 13'1"X9'7" TOILET 6'7"X4'6" BALCONY 3\*11\* WIDE TOILET 4'4"X7'8" 0 8EDROOM 11'2"X11' DINING 94"X77" LIFT LIFT LIVING/DINING 16'3"X9'10" BEDROOM 11'2"X10'11" KITCHEN 6'7"X6'1" TOILET 5'2"X6'1" TOILET 4'4"X7"3" KITCHEN 8'6"X7"3" CB BEDROOM DINING 75"X9"10" (C) LIVING 7'10"X11'4" BEDROOM 10'10"X10'2" KITCHEN 7'10"X7'2" C8 BEDROOM KITCHEN 7'10"X8" 10'2"X9'10" TOILET 7'10"X4'4" UTILITY 8'5"X4'7" TOILET 7'6"X4'9" TOILET 7"10"X4"9" TOILET 4'5"X7'6" TOILET 6'11"X4'3"

Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	3BHK	812	34	908
В	звнк	932	37	1044
С	3BHK	729	31	822
D	2BHK	542	36	640
Е	2BHK	558	37	651

BEDROOM 11'6"X10"

BEDROOM 11'X10'

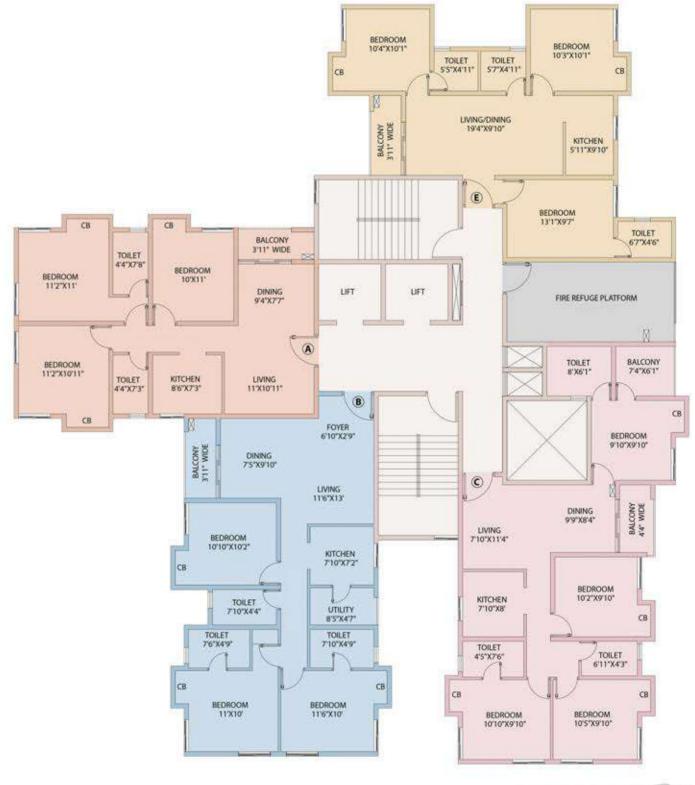


BEDROOM 10'5"X9'10"

CB

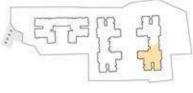
BEDROOM

### FLOOR PLAN-TOWER 6 FLOORS 7TH, 12TH & 17TH





Flat Type	BHK	Carpet Area	Balcony/Utility Area	Built-Up Area
Α	звнк	812	34	908
В	звнк	932	37	1044
С	4BHK	897	80	1076
E	звнк	741	37	857



### **SPECIFICATIONS**



#### DOORS & WINDOWS

- Main Entrance Door: Decorative Flush Door with Lock
- Internal Doors: Flush Doors Painted on Both Sides
- Windows: Powder Coated Aluminum or UPVC Windows

### TOILETS

- Flooring: Anti-skid Ceramic Tiles
- Wall and Ceiling: Designer Ceramic Tiles upto Door Height, POP Finish
- Sanitary Ware: Parryware/Hindware or Equivalent Make
- CP Fittings: Hindware or Equivalent Make

### SAFETY FEATURES

- Intercom System
- 24x7 CCTV Surveillance for Common Areas
- Modern Fire Fighting and Alarm System as per Government Regulations

### LIVING, DINING & BEDROOMS

- Flooring: Vitrified Tiles
- Wall and Ceiling: POP Finish

### ELECTRICAL

- Concealed Copper Wiring
- Modular Switches of Reputed Make
- A/C Points in Living Room and all Bedrooms
- 24x7 Power Back-up for Common Areas

#### **COMMON AREAS**

- Main Entrance Lobby: Exquisitely Designed with Marble/Granite/Tiles
- Floor Lobbies: Vitrified Tiles
- Stairwell: Black Stone
- Elevators: Automatic Elevators of Otis/ Kone/Schindler/Thyssenkrupp or Equivalent Make

#### KITCHEN

- Flooring: Anti-skid Ceramic Tiles
- Wall and Ceiling: Ceramic Tiles upto Two Feet Above Counter Level, POP Finish
- Counter: Granite Counter Top
- Fittings and fixtures: Stainless Steel Sink and Provision for Exhaust
- CP Fittings: Hindware or Equivalent Make



### DEVELOPING LIFESTYLES FOR A LIFETIME!

Our group believes "If you can think it, you can achieve it".

Being India's Leading Real Estate Developer, we have successfully delivered magnificent landmarks across 5 million sq.ft. and much more to come. Our innovation, creativity and superlative design have earned us thousands of happy customers.

Apart from lifestyle residential projects, our portfolio comprises of world-class Retail, new age integrated townships, and state-of-the-art commercial centers. We represent the new era of lifestyle evolution and have the foresight to create more landmarks of luxury in the future.

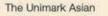


Unimark Riviera



Unimark Springfield









### **BUILDING LIFELONG RELATIONS!**

Our group understands the importance of home in an individual's life and thus believes in building life-long relations based on trust and powered by efficiency. We have envisaged to make our presence felt in the eastern part of Kolkata, and have created a satisfied customer base by offering high quality and timely completion of projects.









Commercial at EM Bypass Commercial at EM Bypass

Mirania Office

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Mirania Gardens 11A/1C, East Topsia Road, Kolkata - 700 046. www.mirania.com

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HIRA No.: PHASE - I: HIRA/P/SOU/2019/000338; PHASE - II: HIRA/P/SOU/2019/000357