



**A Lifelong
Investment**



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A Project By



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thoughttrains

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No reds.
No yellows.
Only the greens.





Hugs, kisses and
playing peek-a-boo
with your 3 year old.

Family conversations
over a hearty-meal.





Artist's Impression

Lifestyle. Time.
Health. Recreation.
Lakewood Estate offers you
the best of everything.



Like resting in your mother's lap. Or listening to the laughter and giggles of your little ones, splish-splashing in the pool. Or a romantic stroll down the green lanes around your home.

Precisely why you must consider shifting to 'LAKEWOOD ESTATE' – A living filled with all the things money can't buy. Plus all the lifestyle features, it can.

Lakewood Estate Highlights:

- 6 high-rise towers
- 3 BHK abodes perched amidst lavish lifestyle landscaped garden
- Ultra-modern clubhouse facilities
- Community living surrounded by lush greens and water bodies
- Located around the corner from E.M. Bypass and Metro station

The brilliance of planning & architecture discovers a new place, your home.



Splash away to glory...
Teach him your trademark tricks....
Laugh till your stomachs hurt...



*A lifetime of connectivity.
Because when you give him time,
you make a lifelong investment.*

Convenient Location

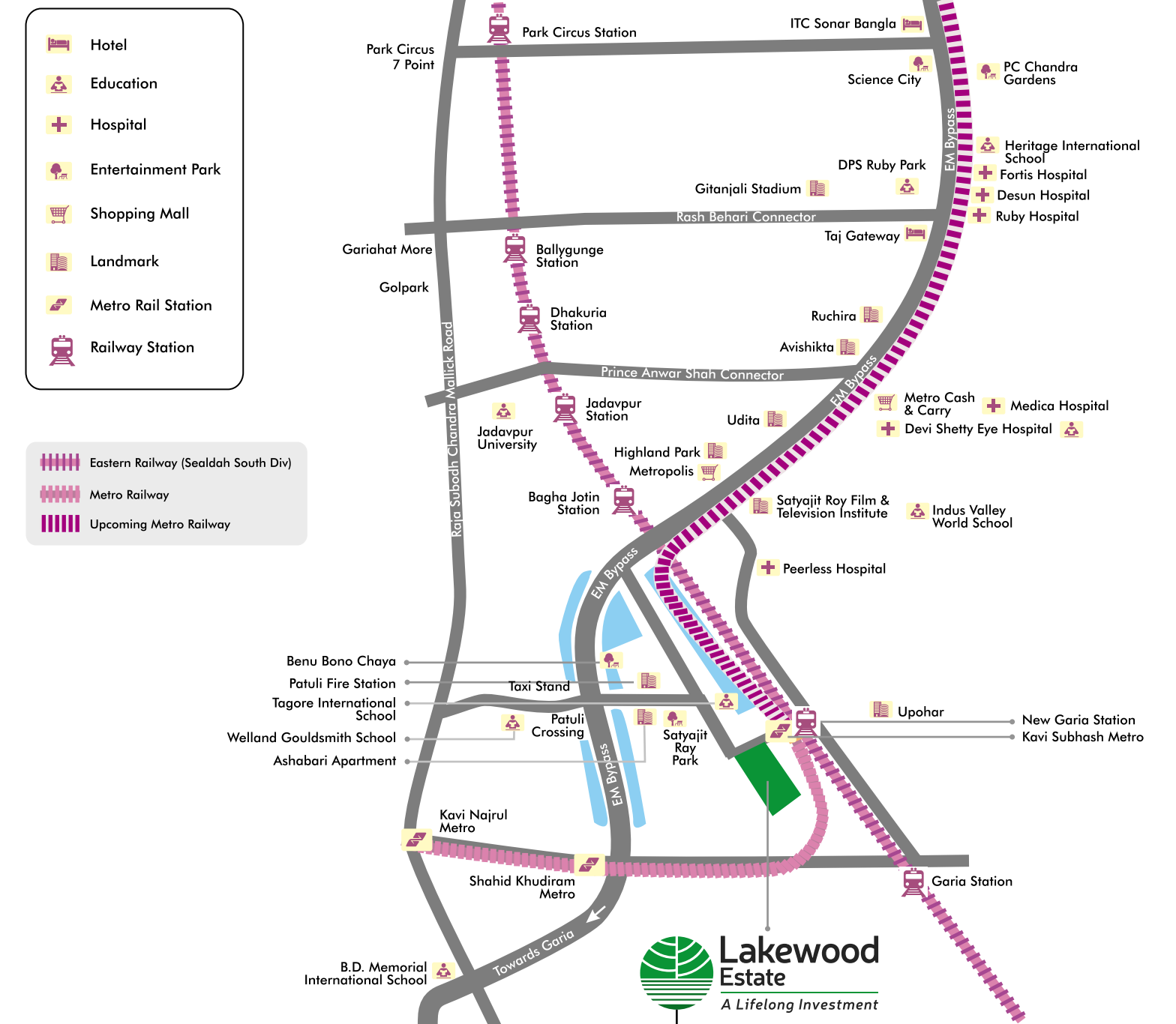
Patuli, Kolkata - A locality blessed with everything in the vicinity.

Moving into LAKEWOOD ESTATE connects you with all the major transportations. A feature that lets you save precious time. Or shall we say, a highlight that lets you give more time to your loved ones?

Location Highlights

- Very close to Kavi Subhash Metro Station and New Garia Station
- Connected to E.M. Bypass
- Hospitals, restaurants, educational institutions, shopping destination, etc. are in the vicinity
- Pollution-free and calm environment as it is surrounded by trees and water bodies

Location Map



Stay surrounded with lush greenery while the world of conveniences surrounds you.



Lakewood Estate

A Lifelong Investment

Convenience of connectivity for professionals, students, home-makers and senior citizens, alike.



Close to all the major modes of transport

Lakewood Estate's connectivity with major highways and railways makes it extremely convenient for its residents to reach any place in Kolkata.



Markets, hospitals, etc., are in close proximity

With supermarkets, general stores, medical assistance and more in close quarters, living here is truly what every homemaker yearns for.



Proximity to business hubs

Lakewood Estate's proximity to corporate houses and business hubs encourages the 'Walk to Work' concept. Thus leaving you with more time and energy for your loved ones, hobbies, relaxations, etc.



Surrounded by educational institutions and entertainment zones

One could get to schools & colleges of repute as well as coveted restaurants & shopping arcades, really fast. So, fun and frolic are just an arm's length away for young students as well as the young at heart.

Listen to the 50 voices of waters...
Tune-in with the birds' chirping...
Let your mind wander into the greens...

*A lifetime of nature.
Because when you become one with nature,
you make a lifelong investment.*

Lavish Lifestyle Landscaped Garden



Life is
full of choices,
so go for it.

Let the musical chirping of birds fill-up your ears; the pretty floral scenery brighten your day; the clean, fresh air energize your spirits.

Beautifully landscaped amidst the serene locale of Patuli lies LAKEWOOD ESTATE. A precious feature that truly lets you unwind... relax... rejuvenate. So make the right choice. Shift to a home amidst the greens.

- Jogging Track and Walkways
- Cycling Tracks
- Kid's Zone with Toddler's Play Area
- Senior Citizen's Spot with Adda Zone



Artist's Impression



Where health always
wins the race.

Jogging Track & Walkways

Life is all about balance.

Cycling Track



Playback your childhood memories.

Kids Zone with
Toddlers Play Area



Making second innings second to none.

Senior Citizen's Spot with
Adda Zone



A romantic evening...
Non-stop
jamming sessions....
Endless fun...

*A lifetime of 'Club' features.
Because when you create memories,
you make a lifelong investment.*

Top-of-the-line Clubhouse

EUPHORIA



Artist's Impression

Lifelong memories
are made here.

EUPHORIA
The Grand Clubhouse

LAKEWOOD ESTATE will never let you fall short of party ideas or celebration venues. In fact, living here offers you more reasons to get-together with friends, rejoice with family, click pictures and create memories.

- Landscaped Deck
- Home Theatre with Surround Sound System
- Indoor Games Room (Table Tennis, Pool, Carrom, Cards, Darts, Chess etc.)
- Banquet and Community Hall
- Business Center with Meeting Room



Make your score count.

Indoor Games Room with Table Tennis,
Pool Table, Carrom, Darts, Cards & Chess

Only special ones enjoy
private screening.

Private Theatre with
Surround Sound System



Come home to your
second office.

Business Centre with
Meeting Room



Be the moment and
celebrate it forever.

Banquet & Community Hall

Let every time be
a party time.

Landscaped Deck





Stay fit.
Rejuvenate senses.
Rediscover your
true self.

*A lifetime of health.
Because when fitness becomes a habit,
you make a lifelong investment.*

Health and Wellness

It's different
when you spend time
doing your
favourite things.

In today's fast-paced life, health is indeed wealth. And living at LAKEWOOD ESTATE means investing in a spectrum of wellness options to keep your family and yourself, fit and fine.

- Hi-tech A/C Gymnasium
- Yoga & Meditation Zone on Terrace
- Box Cricket with Net & Multipurpose Sports Court
- Swimming Pool with Steam & Jacuzzi



Artist's Impression



Holistic health for
the entire family.

Hi-tech A/C Gymnasium

Work-it-out
in your busy schedule.

Yoga and Meditation Zone





Play it like a pro.

Box Cricket with Net & Multipurpose Sports Court

Amazing world of
freshness, just a dip away.

Steam and Jacuzzi Room



Gourmet recipes...
Family dinners...
Sweet dreams...



*A lifetime of bonds.
Because when togetherness means happiness,
you make a lifelong investment.*

Lifestyle Apartments



Quality that adds function to fashion.

Acute attention to every detail and sensitive planning is what elevates the apartments at Lakewood Estate.

One look at the spaces here instantly transports you to a world of premium lifestyle with necessities such as space efficiency, flow of fresh air and sunlight, taken care of.

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



Where lifestyle meets
natural luxuries.

Uninterrupted Natural Views with
Ample Natural Light and Cross Ventilation

Class speaks a
thousand words.

Meticulously Planned
Extravagant Living Spaces



Live in the showers of
happiness forever.

Designer Bathroom with
Branded Sanitary Ware



Comfort with a
touch of elegance.

Vitrified Tiles Flooring

A life where family bonds fund everlasting happiness.



Get habituated to
a 5 Star-like service.

*A lifetime of conveniences.
Because when life bestows
the chosen luxuries,
you make a lifelong investment.*

Tower Features





Stay safe, seek no worries.

Advanced Security with
24x7 CCTV Surveillance



Space for the
mean machines.

Ample Parking Space

**Where being ego-friendly
extends to eco-friendly.**

Green Building Concept.

This concept adds yet another dimension to the high construction values and practices followed by the Unimark Group & the Mirania Group. As the name suggests, it adapts to various environment-friendly and resource-efficient processes at every stage of developing Lakewood Estate. Right from designing to construction to operation to maintenance, its highly-professional team of Designers, Architects and Engineers leave no stone unturned in striking a fine balance between homebuilding and sustainable environment.



Experience life close
to becharming nature &
closer to conveniences.



Project at a Glance

PROJECT HIGHLIGHTS

- 6 high-rise Towers- 3 BHK Abodes Perched amidst Lavish Lifestyle Landscaped Garden
- Community Living Surrounded by Lush Greens & Water Bodies
- Located around the Corner from E.M. Bypass & Metro Station
- Ultra-modern Clubhouse Facilities
- Advanced Security & Ample Parking Space

LANDSCAPED FEATURES

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

CLUBHOUSE FEATURES- EUPHORIA

- Banquet & Community Hall
- Landscaped Deck
- Business Center with Meeting Room
- Home Theatre with Surround Sound
- Indoor Games Room with Table Tennis, Pool, Carrom, Darts, Cards & Chess

APARTMENT FEATURES

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

HEALTH & WELLNESS FEATURES

- Swimming Pool
- Box Cricket with Net
- Steam & Jacuzzi
- Multipurpose Sports Court
- Hi-tech A/C Gymnasium
- Yoga & Meditation Zone on Terrace

TOWER FEATURES & FACILITIES

- Designer Lobby
- Modern Elevators
- Advanced Security with 24x7 CCTV Surveillance

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 with clear Glass

TOILETS

- Flooring: Anti-skid Ceramic Tiles
- Wall & Ceiling: Designer Ceramic Tiles up to Door Height, POP finish
- Sanitary Ware: Parry Ware/Hind Ware or Equivalent
- CP Fittings: Jaguar or Equivalent

SAFETY & SECURITY

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

LIVING, DINING & BEDROOMS

- Flooring: Vitrified Tiles
- Wall & Ceiling: POP finish

ELECTRICAL

- Concealed Copper Wiring
- Modular Switches of Reputed Make
- A/C Points in Living Room & 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: Kota Stone
- Elevators: Automatic Elevators of Otis / Kone/ Schindler or Equivalent Make

KITCHEN

- Flooring: Antiskid Ceramic tiles
- Wall & Ceiling: Ceramic tiles up to two feet above counter level, POP finish
- Counter: Granite Counter top
- Fittings & fixtures: Stainless steel sink & provision for Exhaust
- CP fittings: Jaquar or equivalent



Master Plan



Legend

- | | | | |
|-------------------------------|---------------------------|----------------------------------|--------------------------|
| 1 Signage Wall | 8 Seating Area | 15 Outdoor Fitness Zone | 22 Seating under Pergola |
| 2 Main Entry/Exit Gate | 9 Adda Zone | 16 Main Swimming Pool | 23 Garden Pavilion |
| 3 Open Car Parking | 10 Yoga/Meditation Garden | 17 Jacuzzi | 24 Sports Court |
| 4 Entry Through Portals | 11 Kids Play Area | 18 Water Feature with Knife Edge | 25 Seating Tiers |
| 5 Cricket Net Practice | 12 Rock Climbing Wall | 19 Loungers Under Trellis | 26 Private Terrace |
| 6 Drop-off Area | 13 Elders Seating Area | 20 Pool Deck | |
| 7 Feature Wall with Sculpture | 14 Water Feature | 21 Multipurpose Lawn | |

Podium View



Legend

- | | | |
|--------------------------|----------------------------------|--------------------------------|
| 1 Yoga/Meditation Garden | 10 Main Swimming Pool | 19 Indoor Children's Play Area |
| 2 Gymnasium | 11 Jacuzzi | 20 Community Hall |
| 3 Kids Play Area | 12 Water Feature with Knife Edge | 21 Business Center |
| 4 Elders Seating Area | 13 Seating under Pergola | 22 Card Room |
| 5 Water Feature | 14 Garden Pavilion | 23 Indoor Games |
| 6 Outdoor Fitness Zone | 15 Badminton Court | 24 Pool Room Gents |
| 7 Loungers under Trellis | 16 Seating Tiers | 25 Pool Room Ladies |
| 8 Pool Deck | 17 Private Terrace | 26 Pantry Services |
| 9 Multipurpose Lawn | 18 Home Theatre | 27 Deck Lounge |

Plans

Typical Floor Plan



Tower I, IV, V

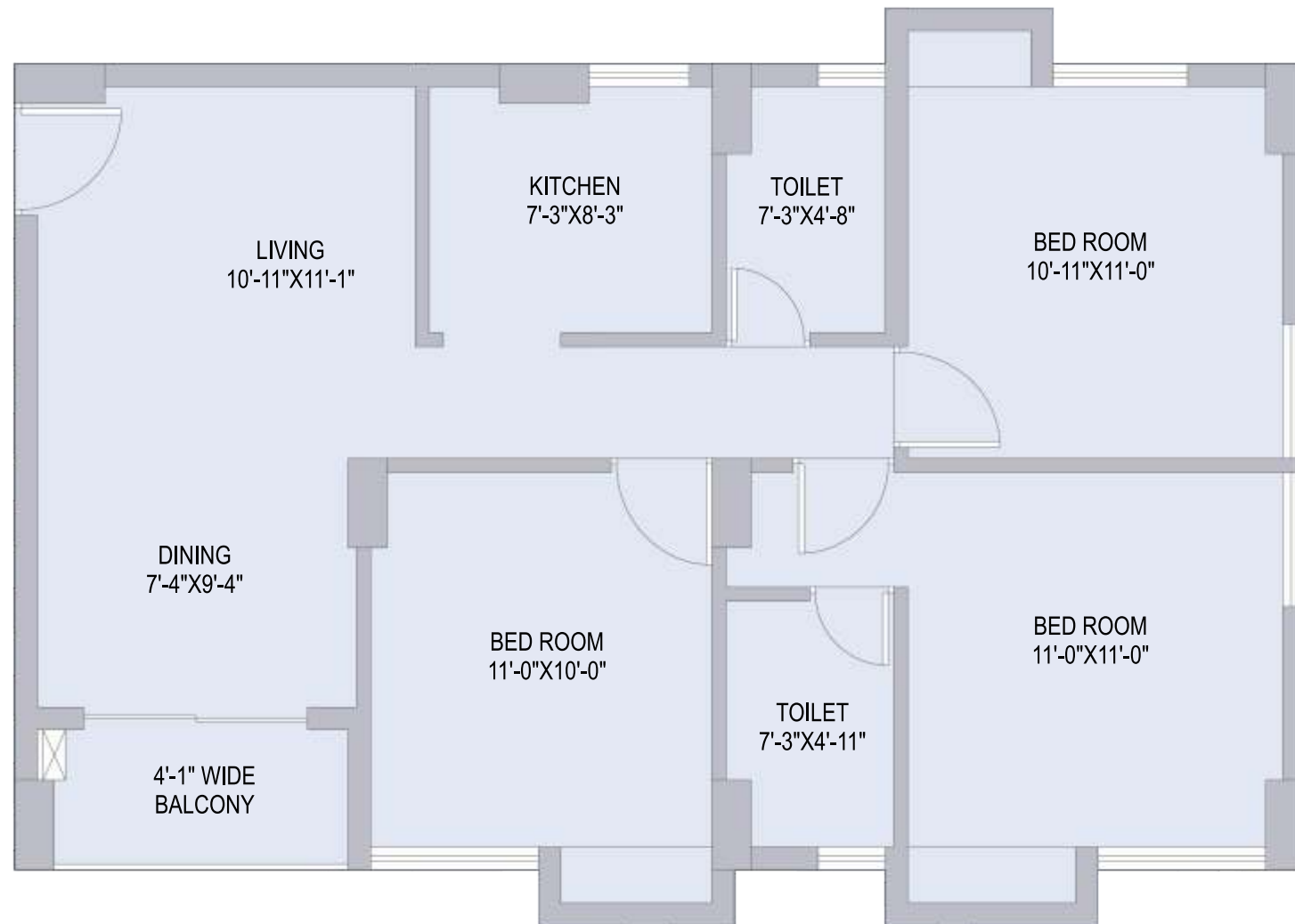
- Flat A 1237 Sq.ft.
- Flat B 1411 Sq.ft.
- Flat C 1419 Sq.ft.
- Flat D 1238 Sq.ft.

Tower II, III, VI

- Flat A 1237 Sq.ft.
- Flat B 1411 Sq.ft.
- Flat C 1419 Sq.ft.
- Flat D 1238 Sq.ft.

Plans

Flat A - 3 BHK

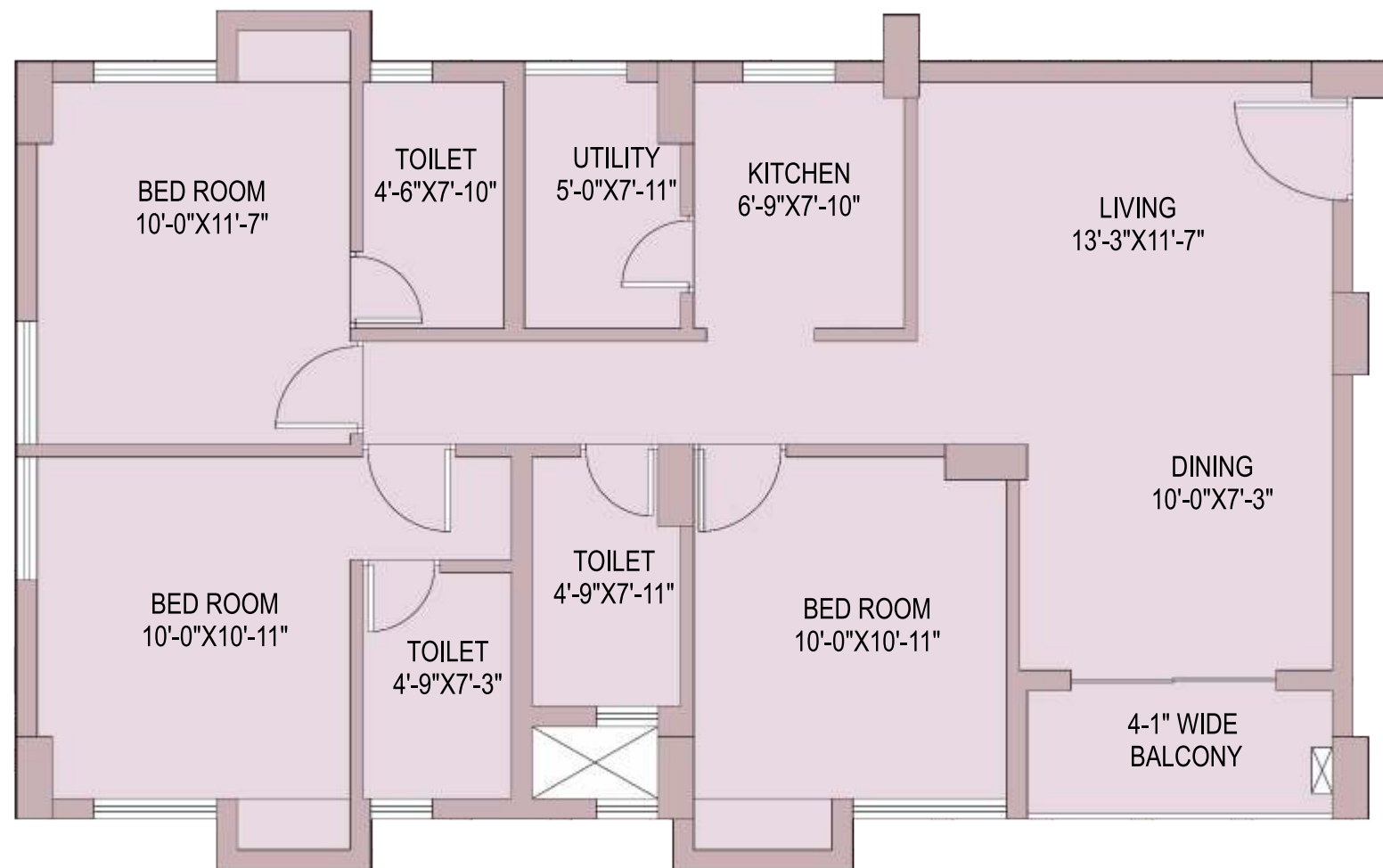


Flat A - 3 BHK Isometric



Plans

Flat B - 3 BHK

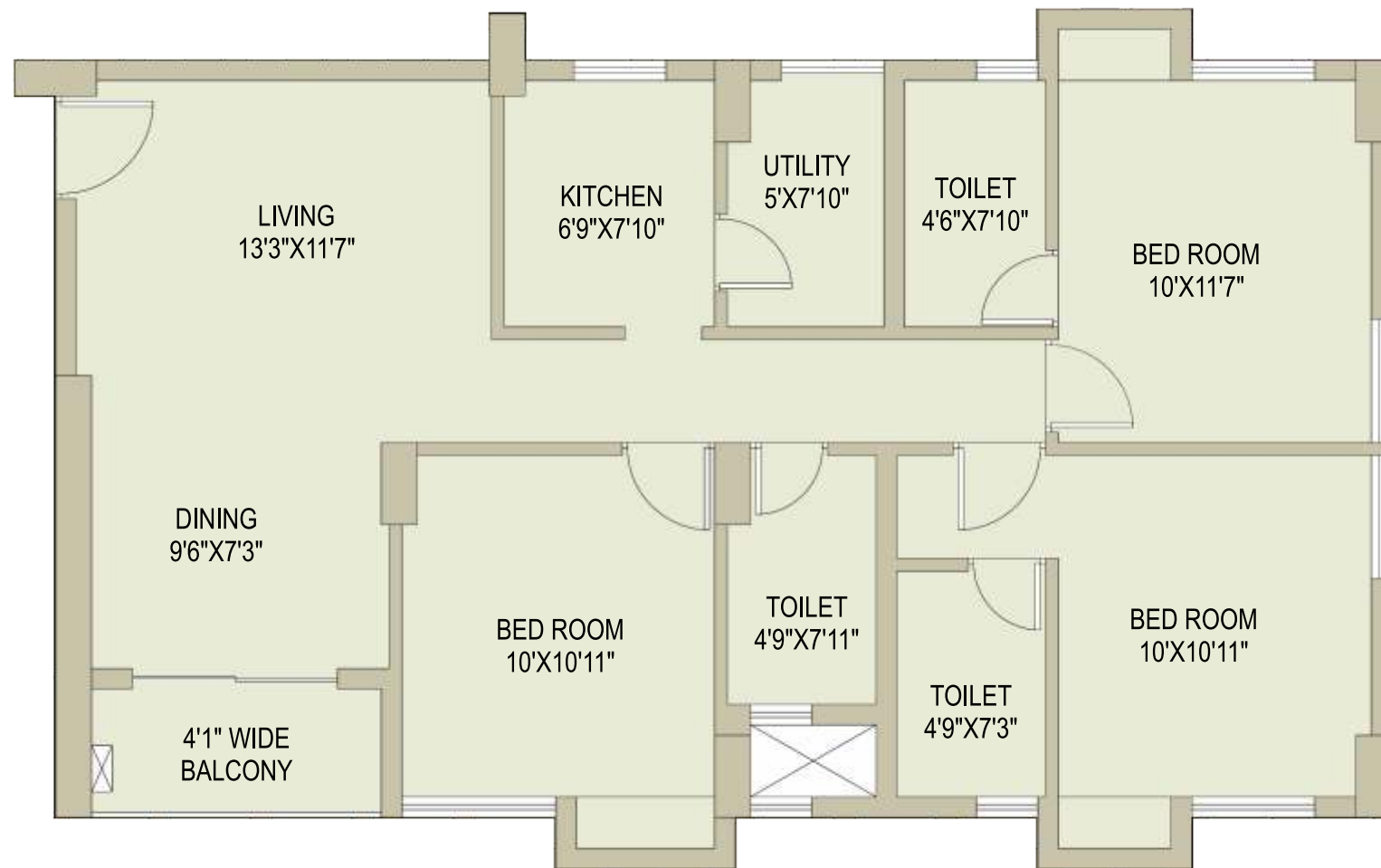


Flat B - 3 BHK Isometric



Plans

Flat C - 3 BHK

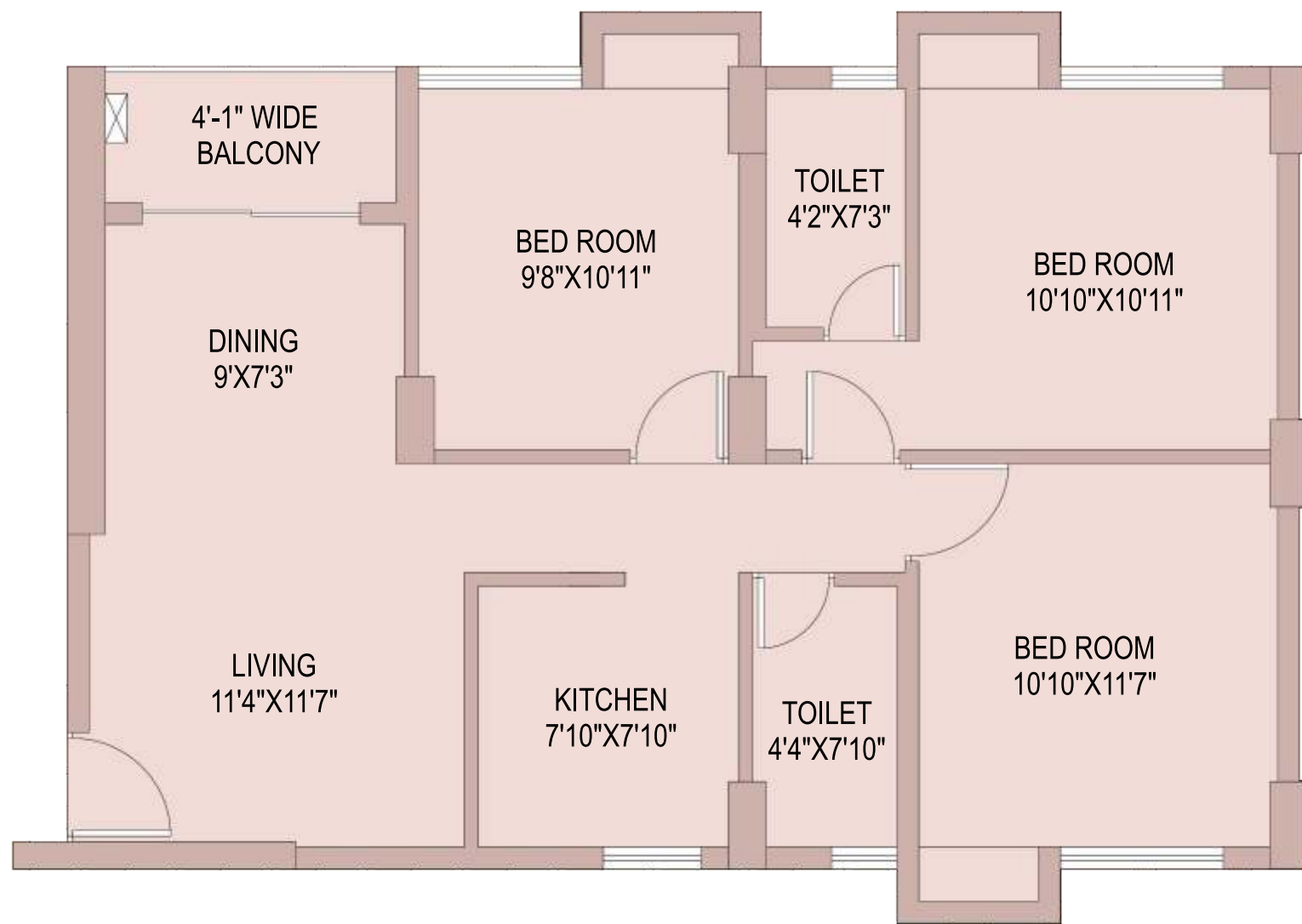


Flat C - 3 BHK Isometric



Plans

Flat D - 3 BHK



Flat D - 3 BHK Isometric



Building Lifelong Relations.



Our Group understands the importance of home in an individual's life and thus believe in building lifelong relations based on trust, 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.

Our Landmarks



The Address, E.M. Bypass



Developing Lifestyles of a Lifetime.



It is mind over matter at Unimark. In other words, "If you can think it, you can achieve it".

Founded by Shri Harsh Vardhan Patodia with a foresight to create luxe landmarks, Unimark has earned its stripes as India's leading real estate developers that represent the evolution of the Heritage Realty Group into the futuristic era.

Pillared by innovation, creativity and superlative design, the Group showcases a portfolio comprising world-class IT Parks, new age integrated townships, lifestyle residential projects and state-of-the-art business centers. In the offering are projects spread across 10 million square feet, aggregating to over ₹ 6,000 Crore.

Our Landmarks

