

SOBHA

# SOBHA ARANYA

AT KARMA LAKELANDS  
Gurugram

In Partnership With





You are invited to be a part of

# THE 1% CLUB.

---

Eco-luxe residences with international aesthetics nestled in a lush 270-acre bio-diverse paradise featuring an award-winning golf course.





- Exclusive golf-course views from every abode.
  - Resort living encompassing a 75,000 sq. ft. clubhouse and a curation of world-class amenities.
  - The opulence of unmatched spaciousness and immaculate craftsmanship.
  - An eco-conscious lifestyle designed with sustainability in every facet.
- 



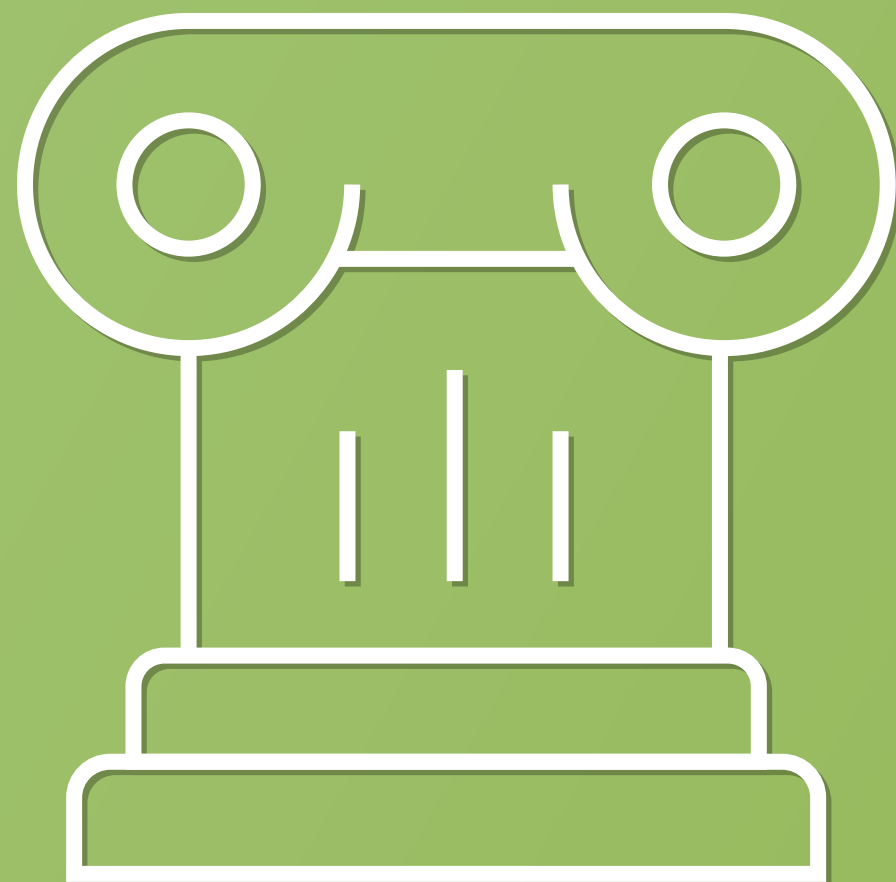
# SOBHA COMMUNITY - A CLASS APART.

---

Over 35,000 families have found their perfect haven across India, discovering the true meaning of refined living at SOBHA.







## AN EPOCH OF ILLUSTROUS LEGACY.

---

Renowned for crafting residences that cater to royalty and billionaires in the Middle East, SOBHA brings forth its global calibre to Indian shores.



## AN ICONIC GLOBAL COMMUNITY.

---

From the top brass of the corporate world to eminent personalities, from the cosmopolitan elite to worldly expats; the SOBHA community is a melting pot of the city's upper echelon.






## A HALLMARK OF EXCELLENCE.

At SOBHA, we deliver the epitome of fine living, meticulously crafted for the most discerning individuals seeking the pinnacle of sophistication and comfort. Every detail of our ultra-luxurious abodes is a testament to exclusivity, ensuring that you experience a lifestyle beyond compare.





# A TESTAMENT TO YOUR LIFE'S JOURNEY, A MASTERPIECE YOU DESERVE.

- A glorious asset that mirrors your achievements and poses as a legacy across generations.
- An abode of sublime quality that is globally recognised as a stamp of premium luxury.





# ARCHITECTING A NEW GURUGRAM.

---

Exemplary apartments and luxury villas since 2011,  
with dedicated amenities for all age groups.

From the visionaries behind vista residences, exclusive villa townships, and ultra-luxe downtown abodes, comes a new wonder. Debuting the first-ever eco-luxe residences in Gurugram's heart of green- SOBHA Aranya.



SOBHA  
ARANYA

AT KARMA LAKELANDS

# GRAND RESIDENCES

IN A LARGER-THAN-LIFE GOLF COMMUNITY.

Golf course view abodes • Blissful retreat with flourishing flora and fauna  
40+ world-class amenities across thematic zones • Replete with the ultimate comforts & conveniences



# SEAMLESSLY BRIDGED — FOR EASE.



Located in Sector 80, a highly sought-after area in Gurugram, there is exceptional connectivity to a network of highways. Positioned at the intersection of NH 48, SPR, and the signal-free Dwarka Expressway, SOBHA Aranya offers unparalleled connectivity and convenience for its residents.

[PLEASE CLICK ON THE PAGE TO VIEW ON GOOGLE MAPS.](#)



shot  
at  
site

# KARMA LAKELANDS, YOUR EVERYDAY CANVAS.

Imagine waking up to the call of the peacocks and the gallops of the hooved equines. Every day is an indulgent joy.

Across the expansive dreamscape lie misty forestscapes, serene nature trails, and thrilling kayaking adventures, for your daily dose of mystique.

Discover a sustainable award-winning 9-hole golf course, that is lavishly complemented by on-course multi-cuisine restaurants and a glamorous ambience for elegant brunches and soirees.



# KARMA LAKELANDS MASTERPLAN





# A SILENT REVOLUTION IN SUSTAINABILITY.

- Features a 9-hole golf course irrigated by recycled water.
- Graced with thematic tree-lined boulevards, Ficus forests and organic gardens.
- Critically renowned farm-to-table, multi-cuisine restaurants located within the premises.
- The stables and the petting farm offer a grounding experience.





# MASTERFULLY CRAFTED AMIDST VERDANT GREENS.



- Over 85% open space and a dedicated central area for community recreation, along with an eco-conscious clubhouse.
- The peripheral vehicular driveway eliminates traffic ensuring uninterrupted movement and safety within the amenities zone.
- A multitude of sustainable features, such as solar panels, a rainwater collection pond, and an OWC, among others.



# MASTERFULLY CRAFTED AMIDST VERDANT GREENS.



## 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

## 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)

## 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



# A GORGEOUS RESORT LIVING EXPERIENCE.

UNLIMITED SPACE • UNRIVALLED CANOPY OF GREEN • UNINTERRUPTED PRIVACY • UNMATCHED AMENITIES







Double-height Lobby

## UNLIMITED SPACE.

---

- 5-star arrival experience is magnified by the grand double-height lobby and entrance plaza.
- SOBHA Aranya offers ultra-expansive living with fewer units on every floor.
- The abode is embraced by multiple large balconies that are an extension of the living spaces.





## UNRIVALLED CANOPY OF GREEN.

---

- Over 85% open spaces and varied vegetation with sacred forests and bamboo groves.
- Enhanced inside-outside living with large windows and seamless balconies with private gardens.

Balconies with Private Gardens.





Master Bedroom

## UNINTERRUPTED PRIVACY.

---

- No entrances of residences face the other.
- Experience utmost privacy with no shared walls.
- Master bedroom thoughtfully crafted with enhanced privacy.





Clubhouse

## UNMATCHED AMENITIES.

---

- A self-sustained ground+ two-storey clubhouse with 360-degree views.
- An array of nature-first amenities handpicked for you, across 5 thematic zones.





Tower 1,2 & 3

## ELEVATED LIFESTYLE IN ELEGANT EDIFICES.

---

- Colossal skyscrapers rising majestically above an award-winning golf course offering magnificent views.
- The sprawling thicket of restored forests encircling the towers offers an exclusive serene setting reminiscent of a forest resort.





Living & Dining Area

## A SYMPHONY OF SOPHISTICATION.

- Expansive golf-view residences ranging from 2836 – 4285 sq. ft.
- These residences are an amalgamation of distinct craftsmanship and global aesthetics.
- Walk into the grand foyer that leads to the expansive living and dining spaces, perfect for lounging and hosting.
- The luxurious master bedroom is a complete bliss with a spacious walk-in wardrobe, vanity space, and a bathroom with dual basins.



An aerial view of a lush garden with a winding path, a pond, and a gazebo. The garden is surrounded by tall trees and dense foliage. A large building is visible in the background. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The text "A TOWERING LIFESTYLE AMIDST LUSHNESS." is overlaid in the center of the image.

A TOWERING LIFESTYLE AMIDST LUSHNESS.

Healing Garden

Artist's Impression



shot  
at  
site

# AN ODE TO LIFE'S INDULGENCES.

THE CLUB • RECREATION ZONE • ACTIVE ZONE  
ECO-AMENITIES ZONE • PARK & PLAZA ZONE • KIDS' ZONE



A man with short dark hair, wearing a grey athletic tank top and black shorts, is running on a treadmill in a gym. He is wearing white earbuds and has a focused expression. The background is a blurred gym interior with other treadmills and equipment.

ENTER AN OASIS OF RELAXATION,  
ENTER THE CLUB.

Café & Reading Lounge • Indoor Pool • Mini Theatre • Co-working Space • Kid's Room • Multipurpose Room  
Yoga • Gym • Badminton Court • Squash Court • Hobby Room • Table Tennis





## PARK & PLAZA ZONE – SANCTUM OF SERENITY.

Seniors' Park • Pet Park • Scented and Healing Gardens • Amphitheatre • Celebration Lawn

\*For the extended list refer to the Master Plan.





## ACTIVE ZONE - FITNESS FIRST.

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

\*For the extended list refer to the Master Plan.



A young boy with short brown hair, wearing a white t-shirt and dark shorts, is sliding down a yellow slide. He is smiling and looking towards the camera. The slide is part of a larger playground structure with blue railings and a green canopy. The background is filled with lush green trees and a clear blue sky.

## KIDS' ZONE - KINGDOM OF LITTLE JOYS.

Play Park • Water Play Deck • Kids' Pool • Fountain Deck • Kids' Play Plaza

\*For the extended list refer to the Master Plan.





## ECO-AMENITIES ZONE - IN NATURE'S HARMONY.

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

\*For the extended list refer to the Master Plan.



A group of six young adults (three men and three women) are sitting on a picnic blanket in a park. They are all smiling and talking to each other while eating food. The background is a lush green park with trees and a grassy area. The lighting is bright and sunny, suggesting a pleasant day.

## RECREATIONAL ZONE - REALM OF REJUVENATION.

Picnic Lawn • Bonfire Circle • Lap & Leisure Pool • Sun Deck

\*For the extended list refer to the Master Plan.





## GREEN SUBURBIA – AN EXTRAORDINARY SETTING.

Experience the epitome of eco-luxe living in ever-burgeoning Gurugram. In the heart of Gurugram's Sector 80, just off National Highway 48, lies the magnificent SOBHA Aranya. This luxurious residential development is strategically positioned to embrace both current and future developments in the bustling Delhi NCR region. The residents will not only be surrounded by nature's beauty but will benefit from seamless connectivity to key destinations.





## THE EASE OF CONNECTIVITY.

The talk of NCR, the famous Dwarka Expressway, is a gateway to Southwest Delhi that slashes commute time with its direct connectivity. The ease of travel to the Delhi-Mumbai Industrial Corridor (DMIC) via Rewari enhances its potential for industrial development.



### DIRECT ACCESS TO NH 48 SOUTHERN PERIPHERAL ROAD

- Key hubs: Golf Course Road and Golf Course Extension Road
- CPR: 135-metre-wide multi-utility corridor (New Gurugram, Manesar)
- NPR 150-metre-wide elevated expressway - Gurugram to Dwarka and IGI airport
- DMIC – Industrial corridor, length of 1504 km

### TRANSPORTATION IS FURTHER BOLSTERED BY

- City Metro Line proposed to connect Rajiv Chowk, SPR and Vatika Chowk, terminating at Manesar. Proposed along SPR from Sector 55/56 to Vatika
- The Rapid Rail Transit System (RRTS)
- ISBT near NH 48
- Bullet Train to Ahmedabad

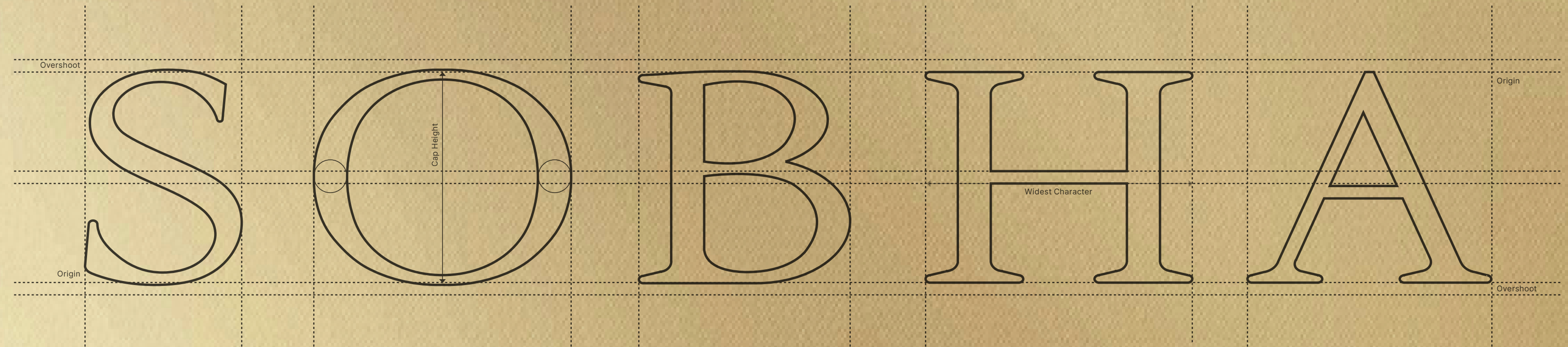
### CONNECTS TO MAJOR WORK & INDUSTRIAL HUBS SUCH AS

- IMT Manesar • Daruhera • Bhiwadi • Udyog Vihar • Cyber City

PLEASE CLICK ON THE PAGE FOR THE PROJECT WALKTHROUGH.



Estd.  
**19  
95**



## INKED IN PERFECTION.

- Recipient of over 230 prestigious awards.
- Presence in 6 countries | Footprint across 27 cities & 14 states in India | Strong workforce of 14,000+ employees.
- Timely delivery for close to three decades.
- Crafted 548 residential, commercial and contractual spaces.
- Attention to minute details in systems, processes, design, and execution resulting in impeccable quality.



# SOBHA ARANYA

AT KARMA LAKELANDS

RC/REP/HARERA/GGM/808/540/2024/35 dated 01-April-2024 | [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

SOBHA Aranya, Karma Lakelands, Sector 80, Gurugram.

✉ [marketing@sobha.com](mailto:marketing@sobha.com)

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.

[sobha.com](http://sobha.com)

PLEASE CLICK ON THE PAGE TO KNOW MORE.