



LIVE EXCLUSIVELY IN  
**SUNNY LAKE GREENS**



RERA No. UKREP10200000353

A PROJECT BY SHIKHAR GROUP



# ABOUT SHIKHAR

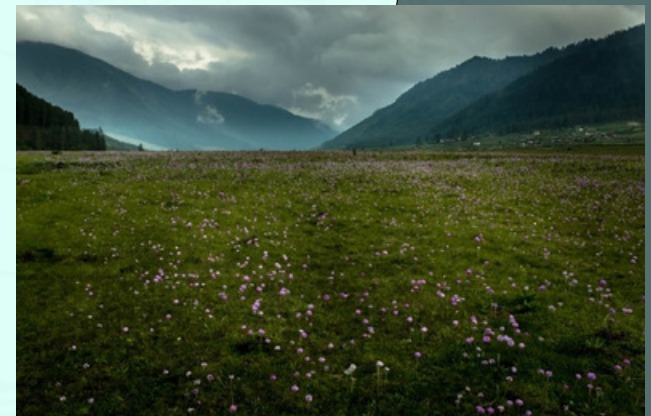
Our projects are more than a seamless blend of comfort and convenience in a picture-perfect landscape. For almost three decades, we have been building dream homes that are in harmony with nature. The hills are our roots, and we know how to care for them. Shikhar is a pioneer in generating employment in Uttarakhand through mindful real estate development. You can be the proud owner of a home in our gated communities that transform unproductive land into thriving, lush green communities.





# **SUNNY LAKE GREENS - A luxurious retreat surrounded by nature's beauty....**

Sunny Lake Greens is a gated residential community project at bhimtal sattal road in the kumaun foothills of the outer Himalyas, The project offers studio apartments 1 and 2 BHK residential spaces with luxurious amenities. Sunny Lake Greens is surrounded by Verdant, scenic hills and tranquil environment. Thoughtfully created with all modern comforts for the classy Sunny Lake Greens rightfully sets the tone for blissful living in nature's lap.





# SATTAL BIRD WATCHING

*“Sattal Lake provides a famous spot for tourists who seek solace in nature. A wide variety of birds frequent the region, and allow enthusiasts to be at the perfect location for casual observation as well as photography.”*





“ SPARKLING WATER  
LUSH GREENS,  
WELCOMING ROADS”

## KEY DISTANCES

SATTAL	3.5 KMS
BHIMTAL	5 KMS
GOLU BABA TEMPLE	5 KMS
NAUKUCHIA TAL	8 KMS
KAINCHI DHAM TEMPLE	14 KMS
NAINITAL	15 KMS
KATHGODAM RAILWAY STATION	24 KMS
PANTNAGAR AIRPORT	80 KMS
HALDWANI	28 KMS
DELHI	290 KMS





## ATTRACTIONS NEAR **SUNNY LAKE GREENS**

- *Kainchi Dham*
- *Bhimtal Lake*
- *Butterfly Research centre*
- *Island Aquarium*
- *Nainital Zoological Park*
- *Naina Devi Peak*
- *Hidimba Temple*
- *Garg Parwat*





**SUNNY LAKE**  
GREENS  
SATTAL, NAINITAL



WELCOME TO  
**SUNNY LAKE GREENS**







**LEGEND :-**

-  SPECIAL APARTMENTS -
-  ONE BHK APARTMENTS - TYPE 1
-  PUBLIC SEMI PUBLIC AREA
-  TWO BHK APARTMENTS - TYPE 1
-  TWO BHK APARTMENTS - TYPE 2
-  TWO BHK APARTMENTS - TYPE 3

# Features

- Gated Complex
- Sun-facing Apartments
- 24\*7 Security
- Power Supply & back-up
- All-Weather Swimming pool
- Bank Loan Available
- Library
- Kid's play area
- Gym
- Doctor on-call
- In House Maintenance
- Drivers & Maid Dorms







# STUDIO

## Apartment Plan

### AREA DETAIL

Carpent Area	280.00 sq.ft.
Super Area	510.00 sq.ft.



# 1 BHK Apartment Plan



## AREA DETAIL

Carpent Area	452.62 sq.ft.
Super Area	810.00 sq.ft.



# 2 BHK TYPE-1 Apartment Plan



## AREA DETAIL

Carpet Area	617.00 sq.ft.
Super Area	1070.00 sq.ft.



# 2 BHK TYPE-2 Apartment Plan



## AREA DETAIL

Carpet Area	778.37 sq.ft.
Super Area	1422.00 sq.ft.



# 2 BHK TYPE-3 Apartment Plan



## AREA DETAIL

Carpent Area	1009.50 sq.ft.
Super Area	1744.00 sq.ft.



# SPECIFICATION

Structure Earthquake-Resistant RCC Framed  
 External Structure Appropriate Finish with Weather Coat

## Living/ Dinning Room

Flooring Premium Vitri ied Tiles  
 Walls Plastic Emulsion Paint  
 Ceiling Plastic Emulsion Paint, False Ceiling with Cove as per Design

## Bedrooms

Wardrobe Wardrobe in Master Bedroom  
 Flooring Laminated Wooden Flooring in Master Bedroom and Premium Vitri ied Tiles in Other Bedrooms  
 Wall Plastic Emulsion Paint  
 Finishes Plastic Emulsion Paint  
 Ceiling

## Toilets

Premium Anti-skid Vitri ied Tiles  
 Complete Wall- Premium Vitri ied Tiles  
 Premium Emulsion Paint  
 Premium Sanitary Fixtures and Other CP Fittings From Grohe/ Roca/ Kohler or Equivalent Mirror and Vanity

## Kitchen

Cabinet Premium, Italian Design Modular Kitchen Cabinets of Appropriate Finish with Chimney, Hob and RO System  
 Flooring Premium Anti-skid Vitri ied Tiles  
 Dado Premium Vitri ied Tiles Up To 2 Ft. Above Counter  
 Wall Finishes Vitri ied Tiles/ Plastic Emulsion Paint  
 Ceiling Plastic Emulsion Paint  
 Counter Pre-Polish Premium Granite

## Balcony

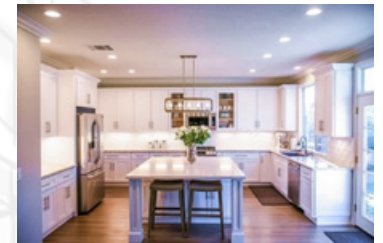
Flooring AntiSkid Vitri ied Tiles  
 Wall Finishes Appropriate Finish of Exterior Grade Paint  
 Ceiling Appropriate Finish of Exterior Grade Paint  
 Handrails Designer MS Railing

## Doors and windows

Doors First-Class Seasoned Hardwood Frame with Flush Having Teak Finish Laminated Doors  
 Windows/Ventilators Windows/ Ventilators UPVC Sections

## Staircase

Risers and Treads Granite Up To the Third Floor, the Rest in Indian Marble/Stone  
 Wall Finishes OBD  
 Ceiling OBD  
 Handrails MS Railing





# OUR DELIVERED PROJECTS



## PINE GREENS

- Bhowali
- Type Aartments & Villas



## VALLEY VIEW COTTAGES

- Bhimtal
- Type Villas



## SUNNY LAKE PHASE 1

- Bhimtal
- Type Apartments



## KRISHNA HERITAGE

- Bhowali Road
- Type Cottages



## HOTEL PINE CREST

- Bhowali
- Type Hotel



## THE ETHERIA

- Dhanachuli
- Type Villas



## GOLUDHAR

- Bhimtal
- Type Villas



## DILBAHAR COTTAGES

- Farsoli
- Type Cottages



## NIRVANA AT SUNNY LAKE

- Bhimtal
- Type Villas



## RAKSHA RETREAT

- Sattal
- Type Villas





Site office: Sunny Lake Greens, Village Bhagtura, Sat-Tal Road, Bhimtal 263136 Uttarakhand  
Noida Office: 1610-1611, 16th Floor, Logix City Centre Office Tower, Sector-32, Noida, UP-201301  
Regd. office: United Press Building, Ranikhet Road, Bhowali 263132, Nainital, Uttarakhand



+91-9007077299