




RAKSHA SUNNY LAKE
GREENS
SATTAL, BHIMTAL

ARMED FORCES WELFARE ORGANISATION PRESENTS **RAKSHA SUNNY LAKE GREENS**



STUDIO, 1/2/3 BHK LUXURY APARTMENT AT BHIMTAL
Primarily for Serving & Retired Defence and Paramilitary personnel

RERA No. UKREP10200000353



RAKSHA SUNNY LAKE
GREENS
SATTAL, BHIMTAL

NATURE'S HIDDEN GEM

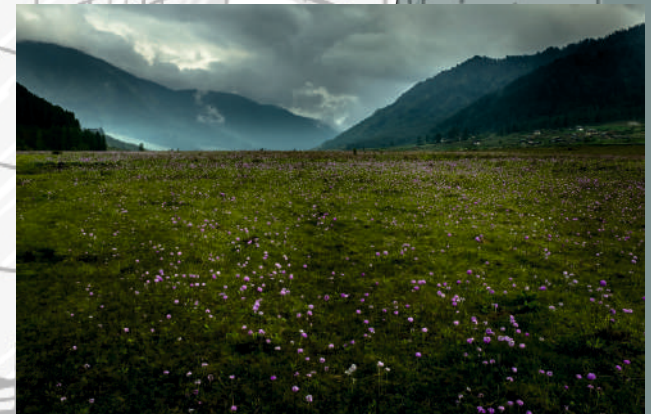
BHIMTAL, NAINITAL

Bhimtal, located in the Nainital district of Uttarakhand, is a picturesque town known for its serene environment and natural beauty. Situated at an altitude of 4,500 feet above sea level, Bhimtal is named after the legendary Bhima from the Mahabharata. The town is centered around the enchanting Bhimtal Lake, one of the largest lakes in the region, which offers boating and other recreational activities.

Surrounded by lush green hills and forests, Bhimtal offers a peaceful retreat for nature lovers and travelers looking for solitude. The town's tranquil atmosphere, coupled with scenic views of the surrounding mountains and valleys, makes it a popular destination for tourists seeking to escape the hustle of city life. Bhimtal's proximity to other famous hill stations like Nainital and its well-preserved natural beauty further adds to its charm.

Step Into A Luxurious Oasis Embraced By The Enchanting Beauty Of Nature!

Nestled amidst the serene embrace of the Kumaun foothills; Sunny Lake Greens is a gated residential community located on the Bhimtal Sattal road. This sprawling project offers studio apartments, 1 and 2 BHK residential spaces. Here, every corner is infused with the essence of natural beauty, with all modern comforts and picturesque views that greet you at every turn. Sunny Lake Greens promises an unforgettable escape for a blissful living.



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*



RAKSHA SUNNY LAKE
GREENS
SATTAL, BHIMTAL

**WELCOME TO
RAKSHA SUNNY LAKE GREENS**



**RAKSHA SUNNY LAKE
GREENS**
SATTAL, BHIMTAL



LEGENDS :-

- STUDIO APARTMENTS
- ONE BHK APARTMENTS - TYPE 1
- PUBLIC SEMI PUBLIC AREAR
- TWO BHK APARTMENTS - TYPE 1
- TWO BHK APARTMENTS - TYPE 2
- TWO BHK APARTMENTS - TYPE 3
- THREE BHK APARTMENTS - TYPE 1
- THREE BHK APARTMENTS - TYPE 2

FEATURES

- Gated Complex
- Sun-facing Apatments
- 24*7 Security
- Power Supply & back-up
- Purified Water Supply
- Bank Loan Available
- Library
- Kid's play area
- Gym
- Doctor on-call
- In House Maintenance
- Drivers & Maid Doms





STUDIO

Apartment Plan

AREA DETAIL

Carpet Area	280.00 sq.ft.
Exclusive Area	54.00 sq.ft.
Super Area	510.00 sq.ft.





1 BHK

Apartment Plan



AREA DETAIL

Carpet Area	468.00 sq.ft.
Exclusive Area	73.00 sq.ft.
Super Area	810.00 sq.ft.





2 BHK TYPE-1 Apartment Plan



AREA DETAIL

Carpet Area	646.00 sq.ft.
Exclusive Area	92.00 sq.ft.
Super Area	1070.00 sq.ft.





2 BHK TYPE-2 Apartment Plan



AREA DETAIL

Carpet Area	823.00 sq.ft.
Exclusive Area	200.00 sq.ft.
Super Area	1422.00 sq.ft.

2 BHK TYPE-3 Apartment Plan



AREA DETAIL

Carpet Area	1033.00 sq.ft.
Exclusive Area	173.00 sq.ft.
Super Area	1744.00 sq.ft.





3 BHK TYPE-1 Apartment Plan



AREA DETAIL

Carpet Area	1033.00 sq.ft.
Exclusive Area	173.00 sq.ft.
Super Area	1744.00 sq.ft.





3 BHK TYPE-2 Apartment Plan



AREA DETAIL

Carpet Area	1060.00 sq.ft.
Exclusive Area	173.00 sq.ft.
Super Area	1775.00 sq.ft.



SPECIFICATIONS

Structure	<ul style="list-style-type: none">• Earthquake-Resistant RCC Framed Structure
External	<ul style="list-style-type: none">• Appropriate Finish with Weather Coat
Living/Dining Room	<ul style="list-style-type: none">• Flooring- Premium Vitrified Tiles (Kajaria/Somany/AGL/Orientbell or equivalent)• Walls- Plastic Emulsion Paint (Berger/Asian or equivalent)• Ceiling- Plastic Emulsion Paint
Bedrooms	<ul style="list-style-type: none">• Flooring- Premium Vitrified Tiles in all Bedrooms• Wall finishes- Plastic Emulsion Paint (Berger/Asian or equivalent)• Ceiling- Plastic Emulsion Paint(Berger/Asian or equivalent)
Toilets	<ul style="list-style-type: none">• Premium Anti-skid Vitrified Tiles• 7" Wall-Premium Vitrified Tiles Premium Emulsion Paint• Premium Sanitary Fixtures and Other CP Fittings (Jaguar or equivalent)
Kitchen	<ul style="list-style-type: none">• Flooring - Premium Anti-skid Vitrified Tiles• Dado- Premium Vitrified Tiles Up To 2 Ft. Above Counter• Wall Finishes- Vitrified Tiles/Plastic Emulsion Paint• Ceiling- Paint Plastic Emulsion Paint• Counter- Pre-Polish Premium Granite
Balcony	<ul style="list-style-type: none">• Flooring - Premium Anti-skid Vitrified Tiles• Wall Finishes- Appropriate Finish of Exterior.• Ceiling- Grade Paint Appropriate Finish of Exterior.• Handrails- Designer MS Railing with enamel paint
Doors and windows	<ul style="list-style-type: none">• Doors- Seasoned Salwood Frame with Flush Door Having Teak Finish Vineer Doors• Windows/Ventilators- UPVC Sections
Staircase	<ul style="list-style-type: none">• Isroba Green Stone• Wall Finishes - OBD• Ceiling - OBD• Handrails- MS Railing with enamel paint

Special Luxury Specifications

- *Modular Kitchen with Hob and Chimney*
- *Wardrobe in each bedrooms.*
- *Exhaust Fans in the kitchen and bathrooms.*
- *Ceiling Fans in the bedroom and the drawing rooms*
- *Geysers in each bathroom*
- *False Ceiling in every bedroom and drawing/dining room along Cove Lights in false ceiling.*
- *Fancy Lights*





ARMED FORCES WELFARE ORGANISATION

NEWLY LAUNCHED PROJECTS



Raksha Paradise
Majkhali, Ranikhet

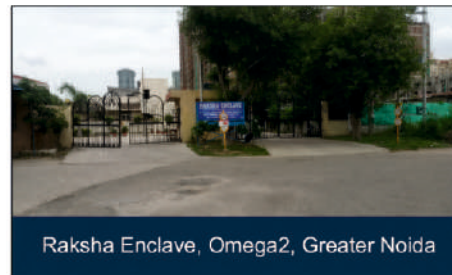


Raksha The Lake County
Naukuchiatal, Uttarakhand

OUR DELIVERED PROJECTS



AFNOE, Dwarka, New Delhi



Raksha Enclave, Omega2, Greater Noida



Raksha Retreat Cottages, Bhimtal, Nainital



Raksha Towers, Vihaan Greens,
Gr Noida West



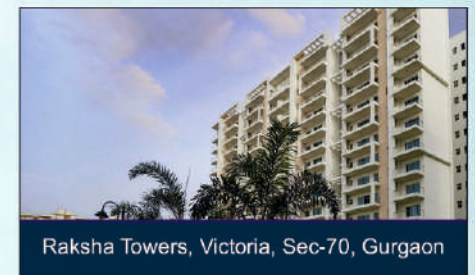
Raksha Towers, Park Serene, Gurgaon



Raksha Addela, Gr Noida West



Raksha Towers, Micasa, Sec68, Gurgaon



Raksha Towers, Victoria, Sec-70, Gurgaon



ARMED FORCES WELFARE ORGANISATION

Site Office: Sunny Lake Greens, Village Bhagtura, Sat-Tal Road, Bhimtal 263136 Uttarakhand

Office Address : J-25, Jorbagh Lane (BK Dutt Colony), New Delhi - 110003

+91 95135 11118 | care@afwo.in | www.sunnylakegreens.com