

MILTON KEYNES

LAKESIDE LIVING, NEAR CITY CENTRE



**CALDECOTTE LAKE
RESIDENTIAL**

LAKESIDE LIVING - CITY ENERGY

BUILDING 1

63 LUXURY

STUDIO, 1 & 2 BED APARTMENTS

Building 1 of 7

THE BEGINNING OF AN
EXCEPTIONAL NEW COMMUNITY

It's got our signature on it...



It's got our signature on it...



LUXURY LAKESIDE LIVING NEAR THE CITY CENTRE

Welcome to Caldecotte Lake Residential — an elegant new development of seven buildings. This building features 63 luxury apartments perfectly positioned near Caldecotte Lake in Milton Keynes.

More than just a collection of homes, Caldecotte Lake is a vibrant community, offering residents a unique blend of modern design, comfort, and convenience — all set against the tranquil backdrop of the lake.

The impressive four-storey building has been crafted with exceptional attention to detail, combining elegant architecture with high-specification interiors to create the ultimate urban living experience.

Choose from a stunning selection of studio, one-bedroom, and two-bedroom apartments – some featuring dedicated studies or private gardens. Each home is designed for contemporary open-plan living, where generous proportions meet seamless style.

Blending luxury, lifestyle, and location, Caldecotte Lake Residential offers homeowners an enviable position in the very centre of the New City — where serene lakeside living meets the vibrant energy of Milton Keynes.

Discover a new level of modern living — discover Caldecotte Lake Residential.

WHY CHOOSE CALDECOTTE LAKE RESIDENCE?

Experience a standard of living defined by serenity, sophistication, and effortless luxury. Caldecotte Lake Residence offers an exclusive lakeside lifestyle surrounded by nature, crafted for those who appreciate the finer things.

Modern Luxury Apartments

Indulge in beautifully crafted contemporary residences featuring elegant finishes, generous layouts, and an atmosphere of refined comfort.



Direct Lakeside Living

Wake up to uninterrupted views of Caldecotte Lake — a private sanctuary of calm, with the water and wildlife forming part of your daily backdrop.



Scenic Walking & Biking Trails

Step outside to miles of picturesque lakeside pathways ideal for peaceful strolls, morning jogs, or evening sunset walks. Enjoy beautifully maintained cycling routes offering both leisurely rides and energising outdoor adventures.



A True Community Feel

Caldecotte Lake Residence is more than a home — it's a community. A warm, welcoming environment where neighbours connect, friendships grow, and residents share a lifestyle centred on comfort, wellbeing, and quality living.



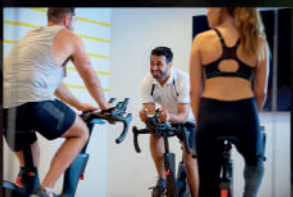
On-Site Cafe

A stylish café located within the development provides a sophisticated spot for coffee, meetings, or relaxed afternoons overlooking the lake.



Private Residents' Gym

Maintain your wellbeing with exclusive access to a fully equipped, modern fitness facility designed for convenience and discretion.



Minutes From The City

Enjoy the perfect balance of tranquillity and connectivity — only 10 minutes from Milton Keynes City Centre, offering shopping, dining, transport links, and urban convenience whenever you need it.





A Thriving City on Your Doorstep

Milton Keynes is a diverse, vibrant and forward-thinking city, renowned for innovation, green living and exceptional connectivity. Its unique design and award-winning amenities have created a modern urban environment that delivers all the benefits of contemporary city life — without the congestion and complexity of older metropolitan areas.

Residents enjoy excellent transport links, including fast access to the regional road and rail networks, extensive cycling routes and some of the shortest average commute times in Europe. The city also features over 6,000 acres of parkland, lakes and landscaped green space, offering room to breathe, relax and reconnect with nature.

Perfectly Positioned for Work, Life and Leisure

Caldecotte Lake is ideally located for city living, working and commuting. Whether you are based at home, travelling into London, or working across Buckinghamshire, Bedfordshire or Hertfordshire, this is a location designed for effortless convenience.

You'll be within walking distance of a wide selection of restaurants, cafés, bars, shopping and cultural venues — and just a ten-minute drive from Milton Keynes Central railway station, providing direct services to London Euston in as little as 35 minutes.

Here, everything you need is right where you need it.



11 MINUTE DRIVE
To Central Milton
Keynes



OVER300
Restuarants &
Eateries



34 MINUTE DRIVE
to Luton Airport

It's got our signature on it...



WILLEN LAKE



XSCAPE



CALDECOTTE
LAKE



MK CENTRE

RAILWAY
STATION



FANTASTIC CENTRAL LOCATION, BOASTING AN
EXCEPTIONAL ARRAY OF LOCAL AMENITIES IN
CLOSE PROXIMITY, INCLUDING SHOPPING, DINING,
ENTERTAINMENT, PARKS & TRANSPORT LINKS.



DESIGN & ARCHITECTURE

Great attention has been paid to every detail — from the elegant façade to the interiors. Every floor is unique in its configuration, giving each apartment its own character. All homes feature high-quality fixtures and fittings, with bright, airy open-plan living. Expansive floor-to-ceiling windows flood the interiors with natural light. Apartments also benefit from a private balcony or garden, perfect for relaxing.

SPECIFICATIONS

General

- Open plan living area
- Sleek electric panel heating
- Smooth plastered high ceilings
- Quality herringbone design 6.5mm laminate flooring throughout
- USB sockets in master bedroom & kitchen
- Hikvision Video door entry colour monitor
- I.C.W 10 year structural warranty
- Laminated door, White colour on both sides
- Private garden to selected plots

Kitchen

- Alby Blue True handles. Silver anodised rails
- Quartz Calacatta stone worktops
- Integrated Bosch appliances including: washer/dryer, fridge/freezer, oven, hob and extraction hood
- Stainless steel undermount sinks with 1810 chrome taps
- Blum soft-close components

Bathroom

- Fully tiled floor and walls
- Quality white bathroom suite
- Luxurious large square shower
- Large mirror with LED strip light
- Stainless steel sinks and taps
- Ladder style Towel Rail



thoughtfully planned
distinct character.
layouts designed for
natural light, while many
or entertaining.

s
er head
ighting around

Other

- Secure indoor cycle unit
- Beautifully landscaped grounds
- Right next to Caldecotte lake with stunning views, nature trails and activities
- Gym on premises
- Cafe on premises



GROUND FLOOR

- 1 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

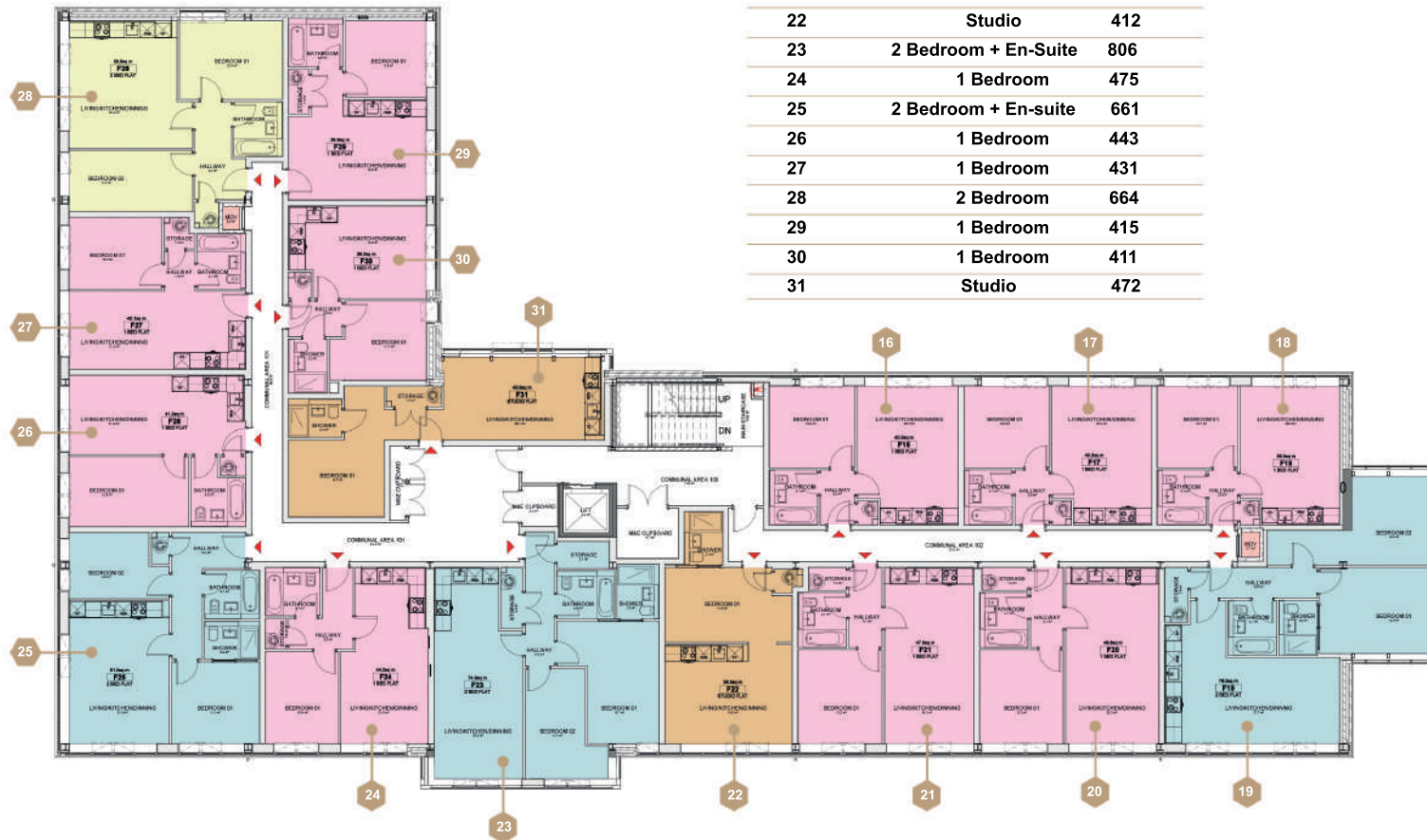
APARTMENT	TYPE	SIZE (SQ FT)
1	1 Bedroom	456
2	1 Bedroom	436
3	1 Bedroom	424
4	2 Bedroom + En-Suite + Garden	698
5	1 Bedroom + Garden	472
6	1 Bedroom + Garden	504
7	1 Bedroom + Study	602
8	2 Bedroom + En-Suite + Garden	819
9	1 Bedroom + Garden	476
10	1 Bedroom + Garden	554
11	1 Bedroom	513
12	1 Bedroom	462
13	1 Bedroom	434
14	1 Bedroom	425
15	2 Bedroom	585



FIRST FLOOR

APARTMENT	TYPE	SIZE (SQ FT)
16	1 Bedroom	436
17	1 Bedroom	432
18	1 Bedroom	419
19	2 Bedroom + En-Suite	820
20	1 Bedroom	525
21	1 Bedroom	512
22	Studio	412
23	2 Bedroom + En-Suite	806
24	1 Bedroom	475
25	2 Bedroom + En-suite	661
26	1 Bedroom	443
27	1 Bedroom	431
28	2 Bedroom	664
29	1 Bedroom	415
30	1 Bedroom	411
31	Studio	472

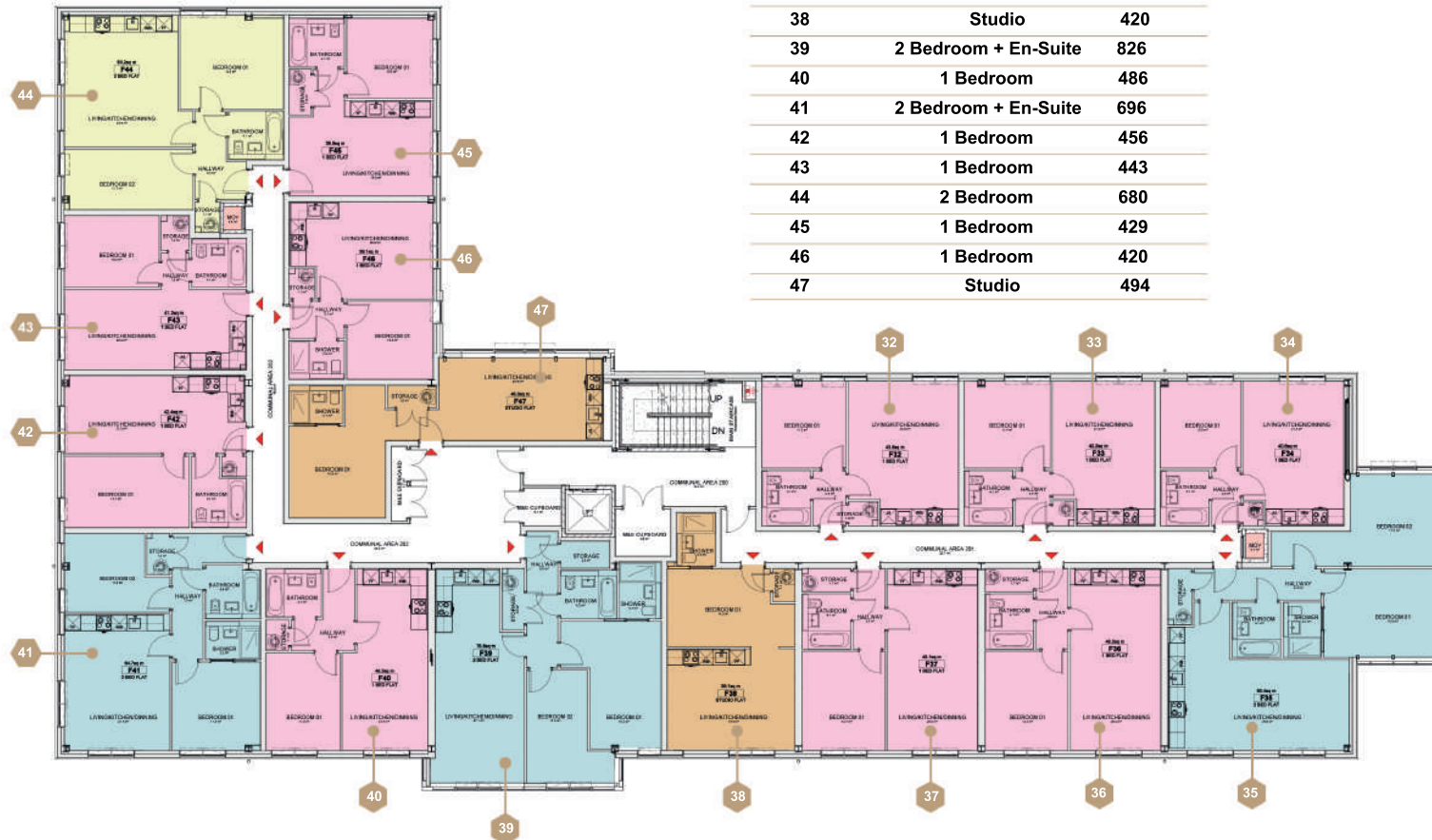
	1 BEDROOM
	2 BEDROOM
	2 BEDROOM + EN-SUITE
	STUDIO



SECOND FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE
- STUDIO

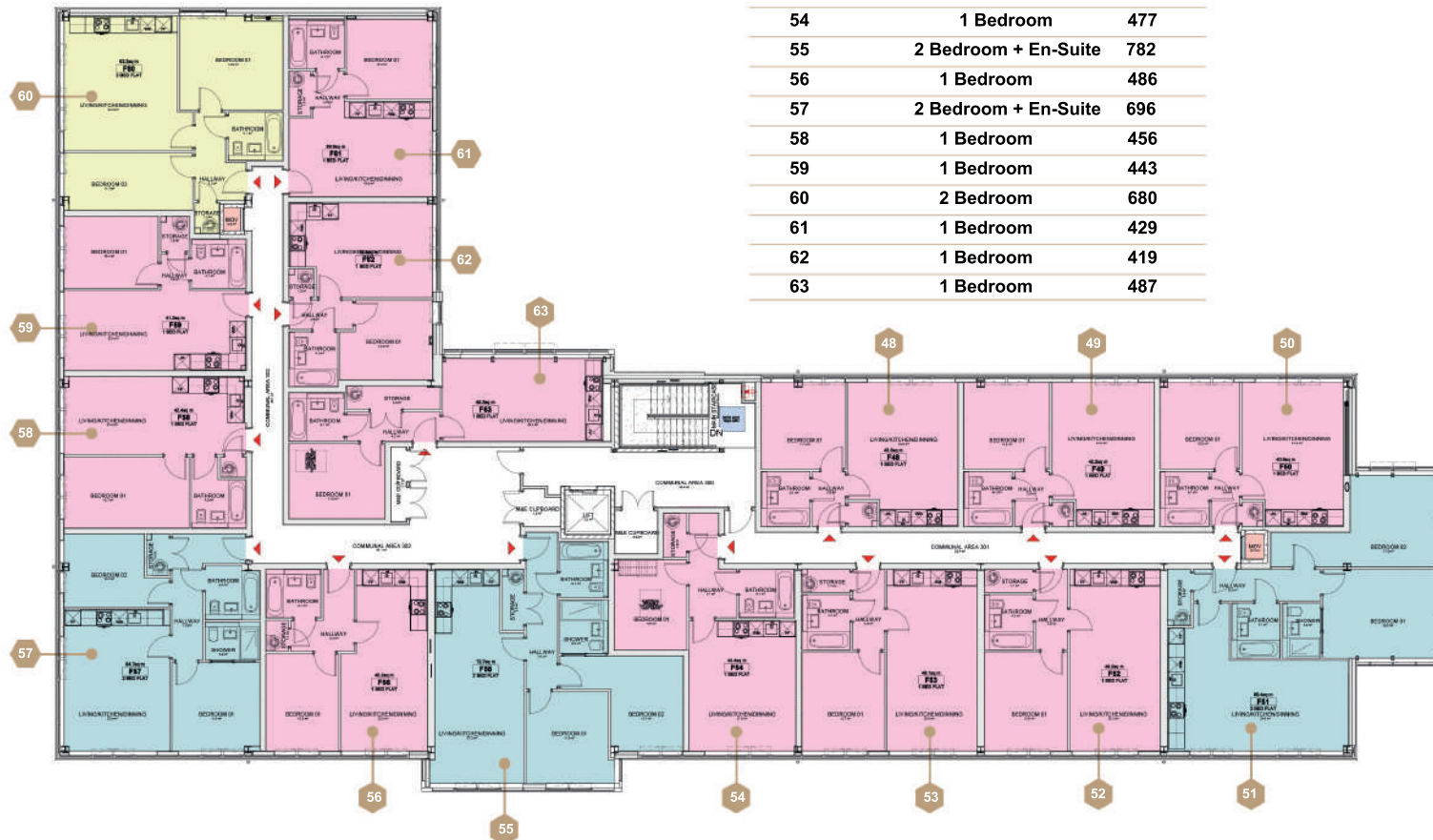
APARTMENT	TYPE	SIZE (SQ FT)
32	1 Bedroom	468
33	1 Bedroom	454
34	1 Bedroom	437
35	2 Bedroom + En-Suite	865
36	1 Bedroom	529
37	1 Bedroom	528
38	Studio	420
39	2 Bedroom + En-Suite	826
40	1 Bedroom	486
41	2 Bedroom + En-Suite	696
42	1 Bedroom	456
43	1 Bedroom	443
44	2 Bedroom	680
45	1 Bedroom	429
46	1 Bedroom	420
47	Studio	494



THIRD FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + EN-SUITE

APARTMENT	TYPE	SIZE (SQ FT)
48	1 Bedroom	457
49	1 Bedroom	454
50	1 Bedroom	437
51	2 Bedroom + En-Suite	865
52	1 Bedroom	549
53	1 Bedroom	528
54	1 Bedroom	477
55	2 Bedroom + En-Suite	782
56	1 Bedroom	486
57	2 Bedroom + En-Suite	696
58	1 Bedroom	456
59	1 Bedroom	443
60	2 Bedroom	680
61	1 Bedroom	429
62	1 Bedroom	419
63	1 Bedroom	487





Sample studio flat

Total gross area 412SQM - 494SQFT
Bedroom 10.1 SQM - 108 SQFT
Kitchen/Living 21.8 SQM - 234 SQFT
Bathroom 3.1 SQM - 33 SQFT




Sample 1 Bedroom flat

Total gross area 41 SQM - 450 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT



Sample 2 Bedroom flat

Total gross area 445.3 SQM - 488 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT





Sample 1 Bedroom + Garden flat ???

Total gross area 445.3 SQM - 488 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT



Sample 1 Bedroom + Study + Garden flat

Total gross area 445.3 SQM - 488 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT



Sample 2 Bedroom + En-Suite

Total gross area 445.3 SQM - 488 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT



Sample 2 Bedroom + En-Suite + Garden

Total gross area 445.3 SQM - 488 SQFT
Bedroom 10.7 SQM - 115 SQFT
Kitchen/Living 19.7 SQM - 212 SQFT
Bathroom 4.1 SQM - 44 SQFT

CALDECOTTE LAKE IS MORE THAN JUST A BEAUTIFUL PLACE - IT IS A THRIVING COMMUNITY.



Caldecotte Lake is not only a stunning modern development — it's a vibrant, welcoming community made up of over 450 couples and families who call this special place home.

Nestled around the tranquil waters of the lake, our community blends natural beauty with modern living. At the heart of it all is a fully equipped, state-of-the-art gym, offering everything you need to stay active and healthy. Whether you're into strength training, cardio, or group fitness classes, our gym has it covered.



THE CAFE AT CALDECOTTE LAKE

Conveniently located within the community, our coffee shop is a warm, welcoming hub where neighbours become friends.

CONVENIENTLY LOCATED WITHIN THE COMMUNITY, OUR COFFEE SHOP IS A WARM, WELCOMING HUB WHERE NEIGHBOURS BECOME FRIENDS.



FREINDLY & RELAXING



FREE WI-FI AVAILABLE



INDOOR & OUT-DOOR SEATING



LIGHT SNACKS & PASTRIES



REASONABLE PRICES



Open daily, the coffee shop brings people together — whether it's for a morning caffeine fix, a casual meeting, or a spontaneous chat with someone new. It's not just about coffee — it's about community.

THE GYM AT CALDECOTTE LAKE

Our on-site gym is more than just a place to work out — it's a modern, high-spec fitness space designed to help residents stay healthy, strong, and motivated.

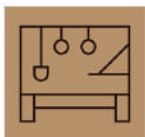
WHETHER YOU'RE JUST STARTING YOUR FITNESS JOURNEY OR ALREADY A REGULAR, YOU'LL FIND EVERYTHING YOU NEED:



PERSONAL
TRAINING OPTIONS



GROUP WORK-
OUT AREAS



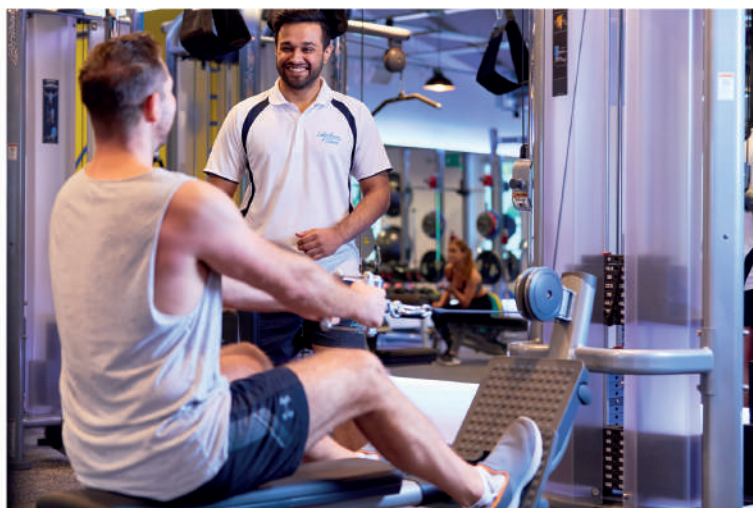
FUNCTIONAL
TRAINING SPACE



FREE WEIGHTS &
TRAINING EQUIPMENT



STATE OF THE ART
CARDIO MACHINES



The gym is exclusively for Caldecotte residents, offering a clean, safe, and well-maintained environment with flexible hours to suit every schedule. Whether you're up early or squeezing in an evening session, it's all right here - just steps from your front door.



CALDECOTTE LAKE STANDS AS ONE OF THE MOST EXCEPTIONAL PLACES TO BELONG

Nestled in a serene natural setting yet brimming with life, Caldecotte Lake offers a rare blend of peaceful living and dynamic social engagement. It's a place where early-morning lake walks turn into friendly conversations, where every sunset feels like a shared moment, and where community events bring neighbours together in a way that feels both effortless and genuine.

At Caldecotte Lake, the natural beauty of the surroundings isn't just a backdrop—it's part of the community's identity. Residents bond over the tranquil water views, the wildlife that calls the area home, and the countless outdoor activities that bring people into shared spaces. Whether it's paddleboarding on the lake, picnicking by the water, or simply enjoying the calm of nature, the environment encourages a healthy, active, and connected lifestyle.

But what truly makes Caldecotte Lake remarkable is the spirit of the people who live there. It's a community defined by friendliness, positivity, and togetherness. Newcomers are welcomed with warmth, long-time residents look out for each other, and there's a shared pride in preserving the beauty and harmony of the area. Here, you don't just find neighbours—you find a sense of family.

Living at Caldecotte Lake means more than enjoying a beautiful place; it means becoming part of something meaningful. It's waking up every day knowing you're surrounded by people who care, in an environment that inspires, supports, and uplifts. It's a community where memories are made, friendships flourish, and life simply feels richer.

Caldecotte Lake isn't just an amazing community to be part of—it's a place where you truly belong.







Caldecotte Lake Residential is a project by the development company DNA UK Properties.

DNA UK Properties is a distinguished property development company with a proven history of delivering exceptional projects across the UK. With Caldecotte Lake as the latest addition to our portfolio, we continue to exemplify our commitment to excellence and innovation. With a track record of completing projects on time and ensuring full occupancy, we are proud of the strong relationships we build with our buyers, who are consistently satisfied with the high-quality homes we create. What makes DNA UK Properties stand out is our combination of vast industry experience, a top-tier team of professionals, and an unwavering focus on quality. We see ourselves as leaders in the property development space, driven by a passion for creating homes that meet the real needs of modern living. Our expert team, from architects to engineers and contractors, works seamlessly together to deliver projects efficiently, on schedule, and to the highest standards.

Our collaborative approach extends beyond the construction site. At DNA UK Properties, we work hand in hand with local councils to ensure that each development is thoughtfully integrated into the surrounding community. We focus on responsible development by providing affordable housing options and supporting local infrastructure improvements such as roads, parks, and youth services. This holistic approach ensures our projects not only deliver great homes but also enhance the communities in which they are located.

DNA UK Properties is committed to setting the standard for excellence in the property development industry. Our passion for quality, attention to detail, and dedication to improving the communities we serve make us a trusted name in UK housing development. We don't just build properties—we create homes and environments where people thrive.

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