

MILTON KEYNES



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 RESIDENTIAL?

Caldecotte Lake Residential 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.



## Scenic Walking & Biking Trails

Step outside to miles of scenic lakeside paths and well-maintained cycling routes for relaxing walks, energizing jogs, or outdoor adventures.



## Direct Lakeside Living

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



## Railway Station

Bow Brickhill Railway Station is conveniently located just a 2-minute drive away, providing excellent connectivity.



## A True Community Feel

Caldecotte Lake Residence is more than a home—it's a warm, welcoming community where neighbours connect and enjoy a lifestyle focused on comfort & wellbeing.



## On-Site Cafe

A stylish cafe 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 tranquility and connectivity - only 11 minutes from Milton Keynes City Centre, offering shopping, dining, transport links, & urban convenience.





### **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



**OVER 300**  
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  
XCEPTIONAL ARRAY OF LOCAL AMENITIES IN  
LOSE 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. All 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
- Some flats have a study

### Kitchen

- Alby Blue True handleless.
- 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 suites
- Luxurious large square shower
- Large mirror with LED strip lighting
- Stainless steel sinks and taps
- Ladder style Towel Rail



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

lead  
ing 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
- Residents car park



# GROUND FLOOR

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

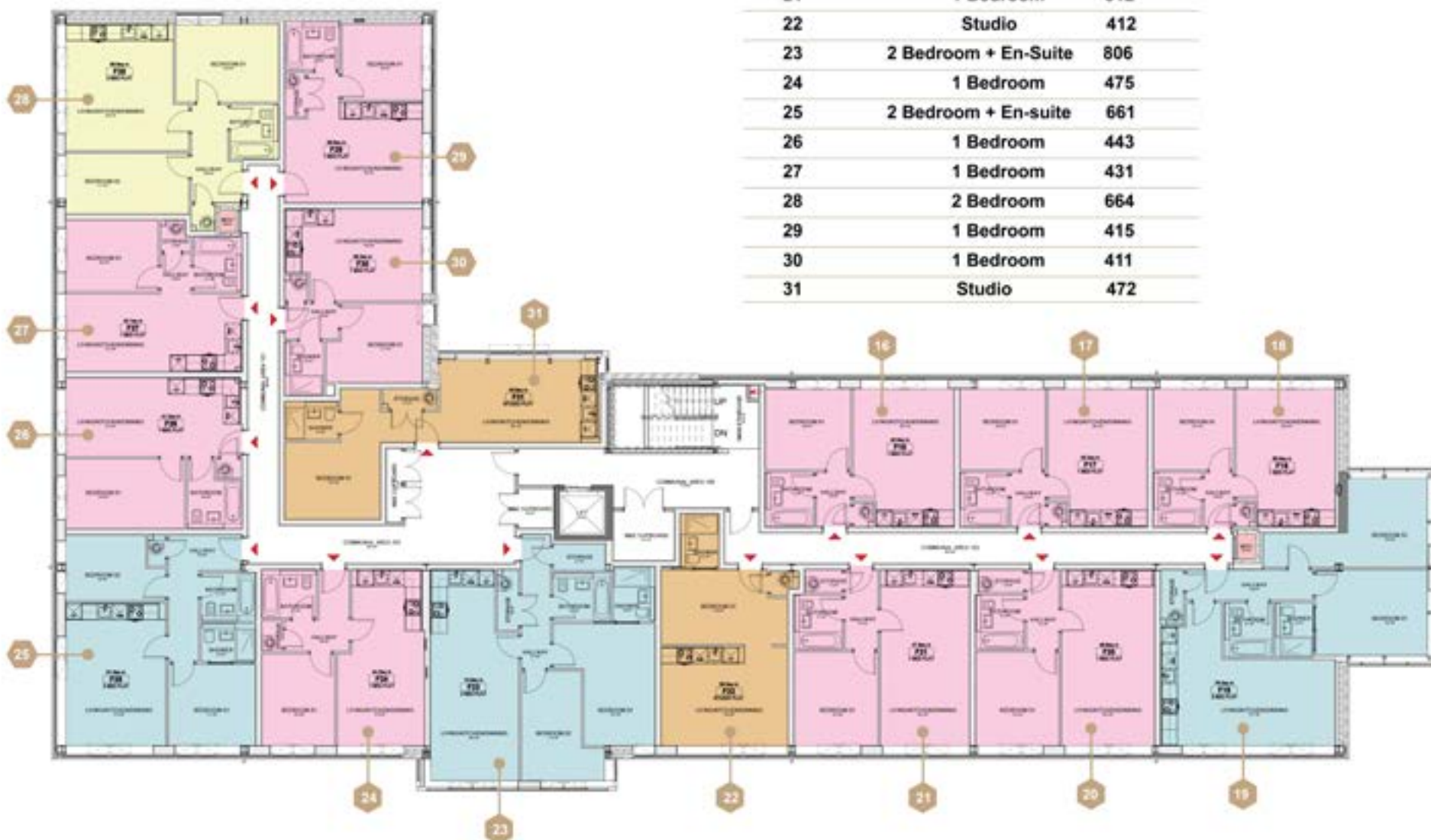
| APARTMENT | TYPE                 | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 1         | 1 Bedroom            | 456          |
| 2         | 1 Bedroom            | 436          |
| 3         | 1 Bedroom            | 424          |
| 4         | 2 Bedroom + En-Suite | 698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



# FIRST FLOOR

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

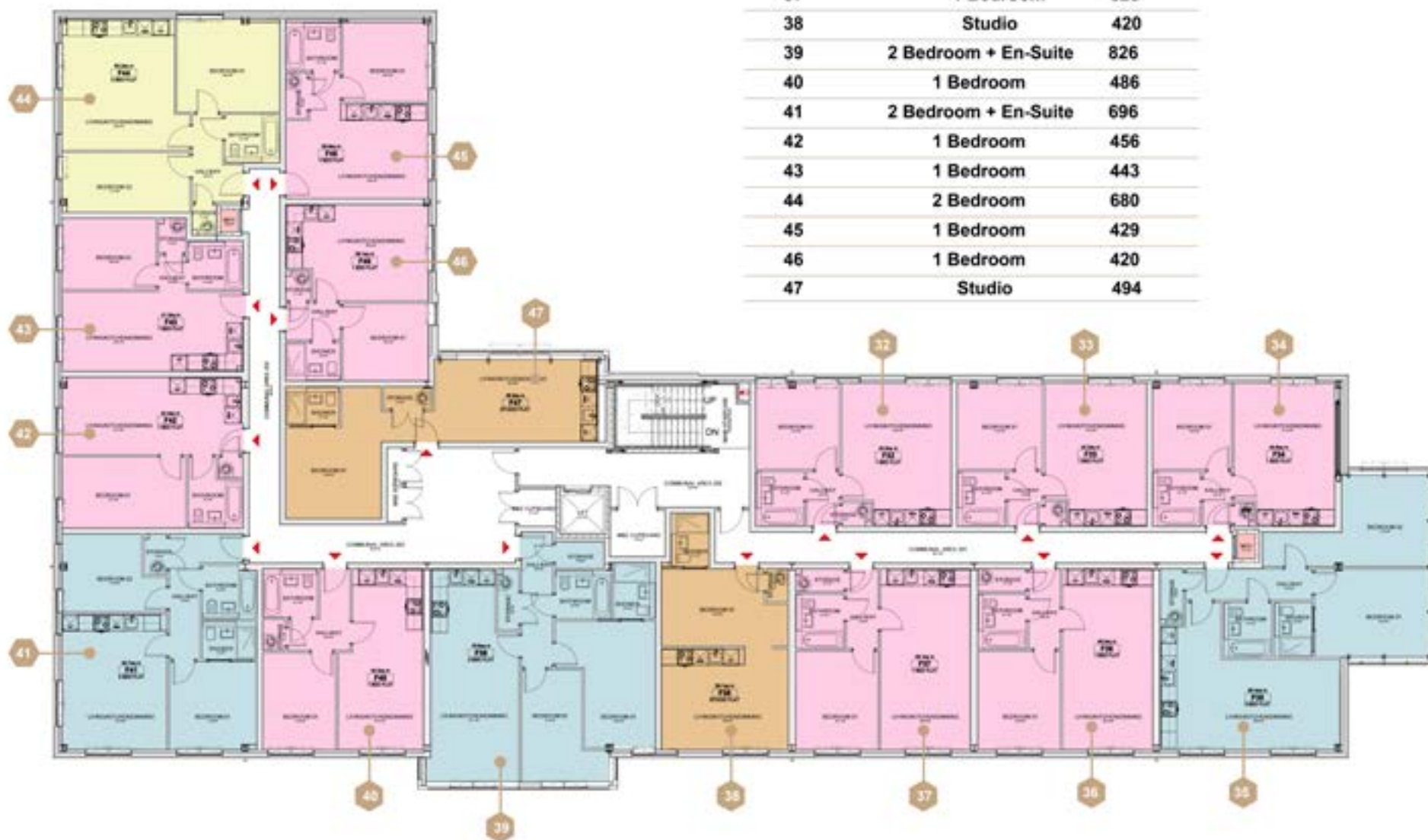
| APARTMENT | TYPE                 | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 16        | 1 Bedroom            | 436          |
| 17        | 1 Bedroom            | 432          |
| 18        | 1 Bedroom            | 419          |
| 19        | 2 Bedroom + En-Suite | 820          |
| 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          |



# SECOND FLOOR

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

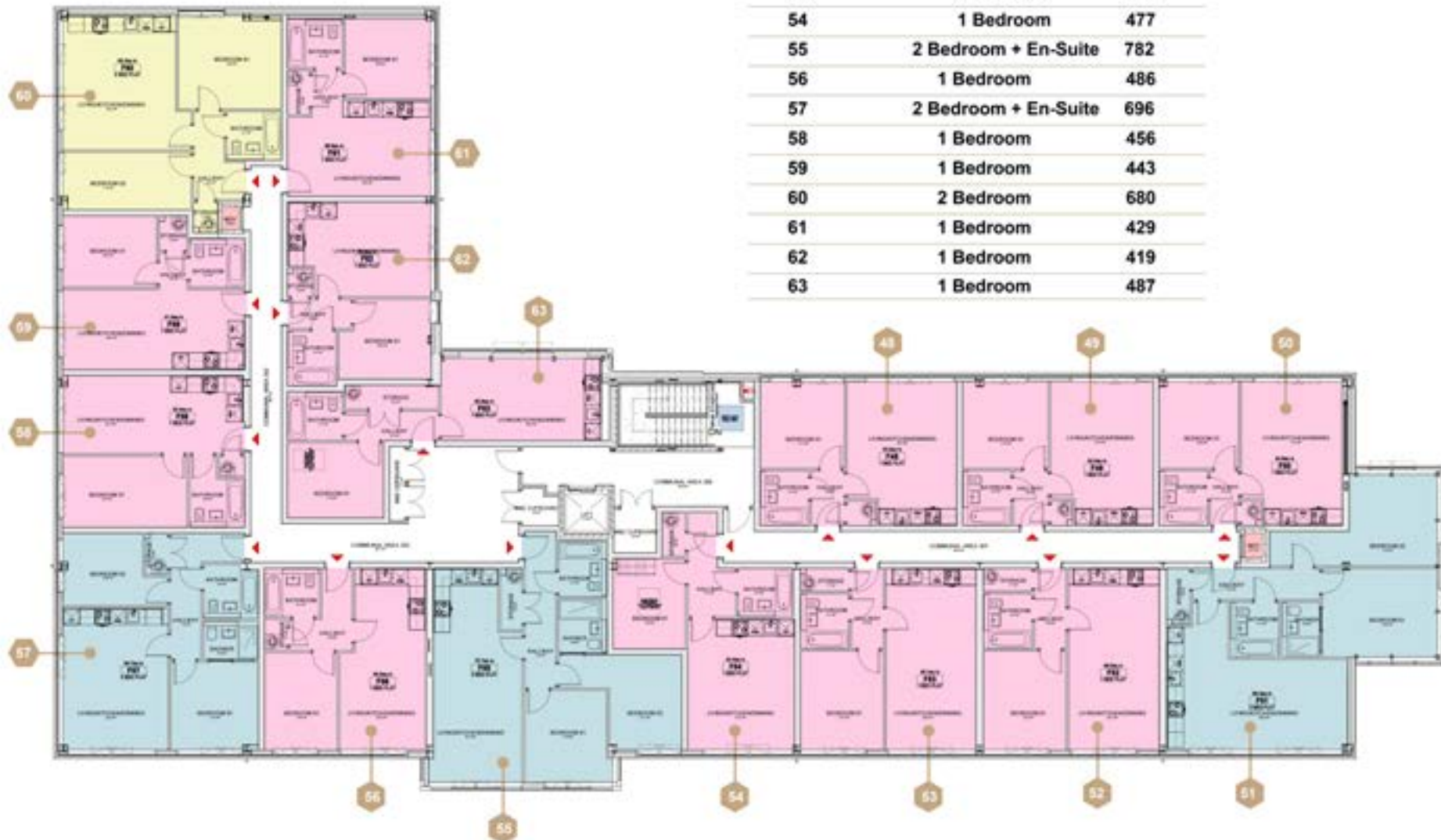
| APARTMENT | TYPE                 | SIZE (SQ FT) |
|-----------|----------------------|--------------|
| 32        | 1 Bedroom            | 468          |
| 33        | 1 Bedroom            | 454          |
| 34        | 1 Bedroom            | 437          |
| 35        | 2 Bedroom + En-Suite | 865          |
| 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 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

### Sam

**Total g**  
**Bedroo**  
**Kitchen**  
**Bathro**



## Sample 1 Bedroom flat

|                  |                            |
|------------------|----------------------------|
| Total gross area | 41 SQM - 450 SQFT          |
| Bedroom          | <b>10.7 SQM - 115 SQFT</b> |
| 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          | <b>10.7 SQM - 115 SQFT</b> |
| 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.



FRIENDLY & RELAXING



FREE WI-FI AVAILABLE



INDOOR & OUT-DOOR SEATING



LIGHT SNACKS & PASTRIES



COMPETITIVELY PRICED



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.

**DISCLAIMER:** All particulars including all information, imagery, computer generated images and any other details found in this brochure, whilst believed to be accurate, are presented as a general guideline and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of representation of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. All details and specifications should be clarified with your legal advisor prior to purchase.







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on site 

**Connells**

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