



# LUXURY FLOORS

# INTRODUCTION

Where elegance  
meets craftsmanship—  
luxury floors designed  
to impress



# LOCATION

Located at the intersection of three major highways, The Golden Residences is a stone's throw away from many key shopping centers, schools, office spaces, hospitals, and more. So, why wait? Take the plunge today!

KMP (Western Peripheral Expressway)	6.0 km	10 Minutes	The Upcoming Metro Station	7.1 km	12 Minutes
Pataudi Expressway	3.4 km	5 Minutes	The Bus Stand	8.5 km	17 Minutes
Maruti Suzuki, Imt Manesar	2.2 km	6 Minutes	NH 8 (National Highway 8)	7.4 km	13 Minutes
Matrikiran School	12 km	20 Minutes	Dwarka Expressway	10.8 km	18 Minutes
Fortis Hospital	6.5 km	13 Minutes	Udyog Vihar	28.7 km	40 Minutes
Newtown Square Mall	9.4 km	20 Minutes	IGI Airport	38.5 km	38 Minutes



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CITY

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# Independent Living

  
THE  
**GOLDEN**  
RESIDENCES



  
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# DWELLING UNIT

<b>Saleable Area*</b>	1525 to 1600 sqft.
<b>Built-up Area*</b>	1347.610 sqft. of units
<b>Carpet Area*</b>	926.09 sqft.
<b>Balcony Area*</b>	205.90 sqft.
<b>Basement Area*</b>	400 to 450 sqft.
<b>Terrace Area (4th Floor)*</b>	700 to 800 sqft.

3 & 3.5 Spacious Bedrooms with study & 3 toilets  
Fully Fitted Modular Kitchen  
Vitrified Tiles in Living and Dining Room  
Air Conditioned in all Rooms and Common Area  
False Ceiling in Living and Dining Room  
UPVC Doors and Windows  
Home Automation in Drawing Room  
Video Door Bell

Disclaimer: The mentioned areas are indicative of a typical layout and may vary based on plot size, unit selection, and final architectural design. Refer to actual unit plans for precise details.



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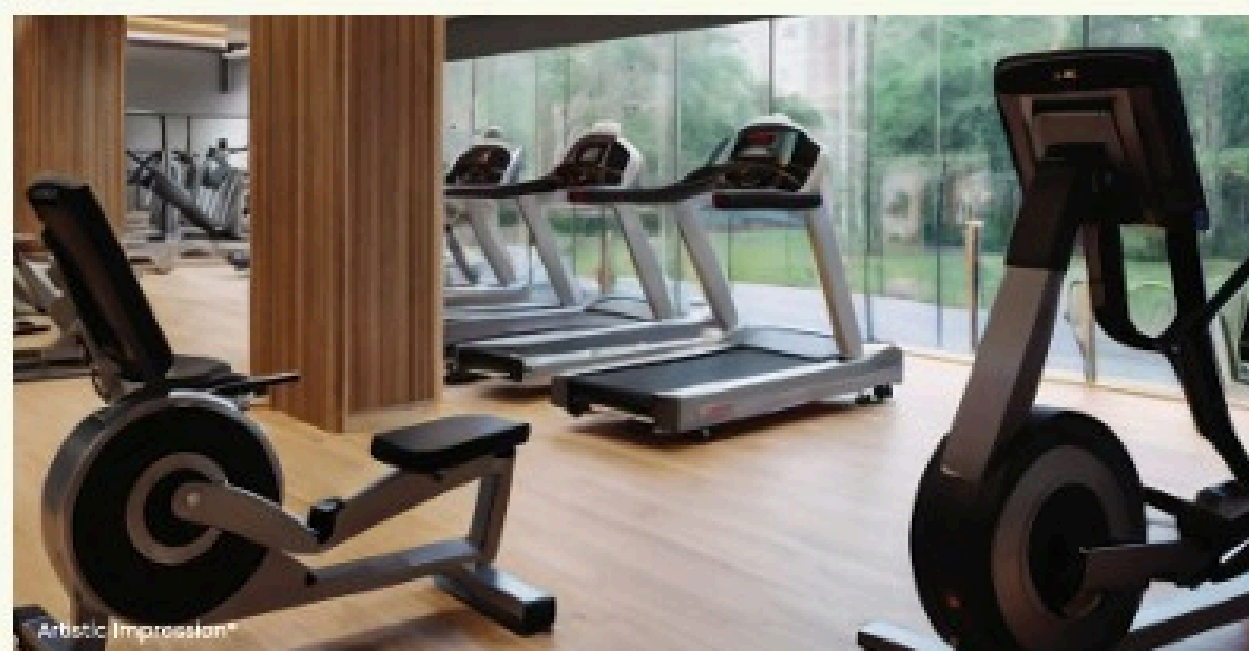
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SPACIOUS  
LIVING SPACES







Get a glimpse of  
life at The Golden  
Residences!

  
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Because Life Is More  
Than Just Existing!



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# VISTA



# SPECIFICATIONS

- Air Conditioner
- Video Door Phone
- Fan
- Chimney
- Hob
- Wardrobes
- Wooden Flooring in master Bedroom
- Modular Kitchen
- Microwave
- LED lights
- Geyser
- Water Purifier
- CCTV

## NOTE:

First Transfer Free For First 100 Customers



# 101 AMENITIES TO GIVE YOU A TRUE LUXURY LIFESTYLE !

THEME BASED GARDENS	LOUNGE BAR	MUSIC ROOM	JUICE BAR	OUTDOOR GYMS	RAIN GARDEN	YOGA ZONE	MEDITATION CENTRE	SENIOR CITIZEN LOUNGE
HEALTH CENTRE	24X7 POTABLE WATER	WALKING TRAIL	HEALTH ZONE	JOGGING TRACK	BUS STOPS	SOLAR STREET LIGHTING	24X7 PHARMACY	POOL/ BILLIARDS TABLE
24X7 CONVENIENCE STORES	CLUB HOUSE	SENIOR CITIZEN ZONE CLUB HOUSE	SPORTS ZONES		SOLAR PARKING SHADES	GAZEBO SEATING	STORM WATER RETENTION	CYCLING TRACK
SELF CLEANING PAINTS	WATER QUALITY MONITORING	SMART PUBLIC AREA LIGHTING			LOW U-VALUE GLASS FACADE		DRIVER RESTROOMS	BASKETBALL COURTS
CRECHE AND DAY CARE	VOLLEYBALL COURT	KIDS POOL	PUBLIC RESTROOMS		WELL-VENTILATED RESIDENCES	3-TIER SECURITY	HANGING GARDEN	VIEWING DECKS
BADMINTON COURT	MULTIPLE PURPOSE SPACES	ECO FRIENDLY FINISHES	BIO FILTRATION		BIM BASED FACILITY MANAGEMENT	THEME BASED GARDENS	ROOFTOP LOUNGE	
AUTOMATIC ENERGY SAVING SYSTEMS	SMART VISITOR MONITORING SYSTEM	AMPHITHEATRE			COATED NON-TOXIC PAINTS & FINISHES	BANK & ATMs	LARGE GREEN ZONE	STORAGE AREAS
CABANAS IN LANDSCAPES	PARTY EVENTS LAWN	CIGAR LOUNGE	URBAN FARMING AREA		TREE SHADED WALKWAYS	FAMILY DECK AT TERRACE LEVEL		BIRD'S CORNER
DRIP IRRIGATION NETWORK	LPG GAS PIPELINE PROVISION	THEMED LANDSCAPED AREA			KIDS ACTIVITY ZONE	24X7 UNINTERRUPTED POWER SUPPLY		PRIVATE HOME CLUB
FOOD WASTE COMPOST	CAR WASH	ROCK CLIMBING WALL	BARBEQUE & BON FIRE AREAS		GREY WATER COLLECTION & DISTRIBUTION	SAFE PICKUP POINTS FOR CHILDREN		
THEME BASED GARDENS	LOUNGE BAR	MUSIC ROOM	JUICE BAR	YOGA ZONE	LIBRARY/ STUDY CENTRES	SWIMMING POOL	DEDICATED BIKE LANES	
OUTDOOR GYMS	RAIN GARDEN	WALKING TRAIL	HEALTH ZONE	JOGGING TRACK	SOLAR PARKING SHADES	GAZEBO SEATING	STORM WATER RETENTION	CYCLING TRACK
								THEME BASED GARDENS
								ROOFTOP LOUNGE



# WE ARE PROVIDING WHAT YOU MISSED IN AN INDEPENDENT HOUSE



CLUB



COMMON  
MAINTENANCE



SECURITY



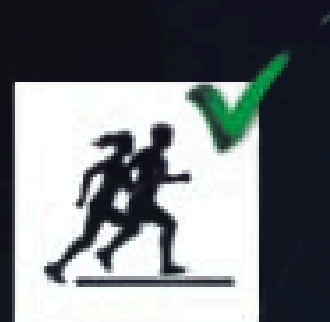
DEDICATED  
PARKING



COMMON  
AMENITIES



THEMED  
GARDENS



JOGGING  
TRACKS

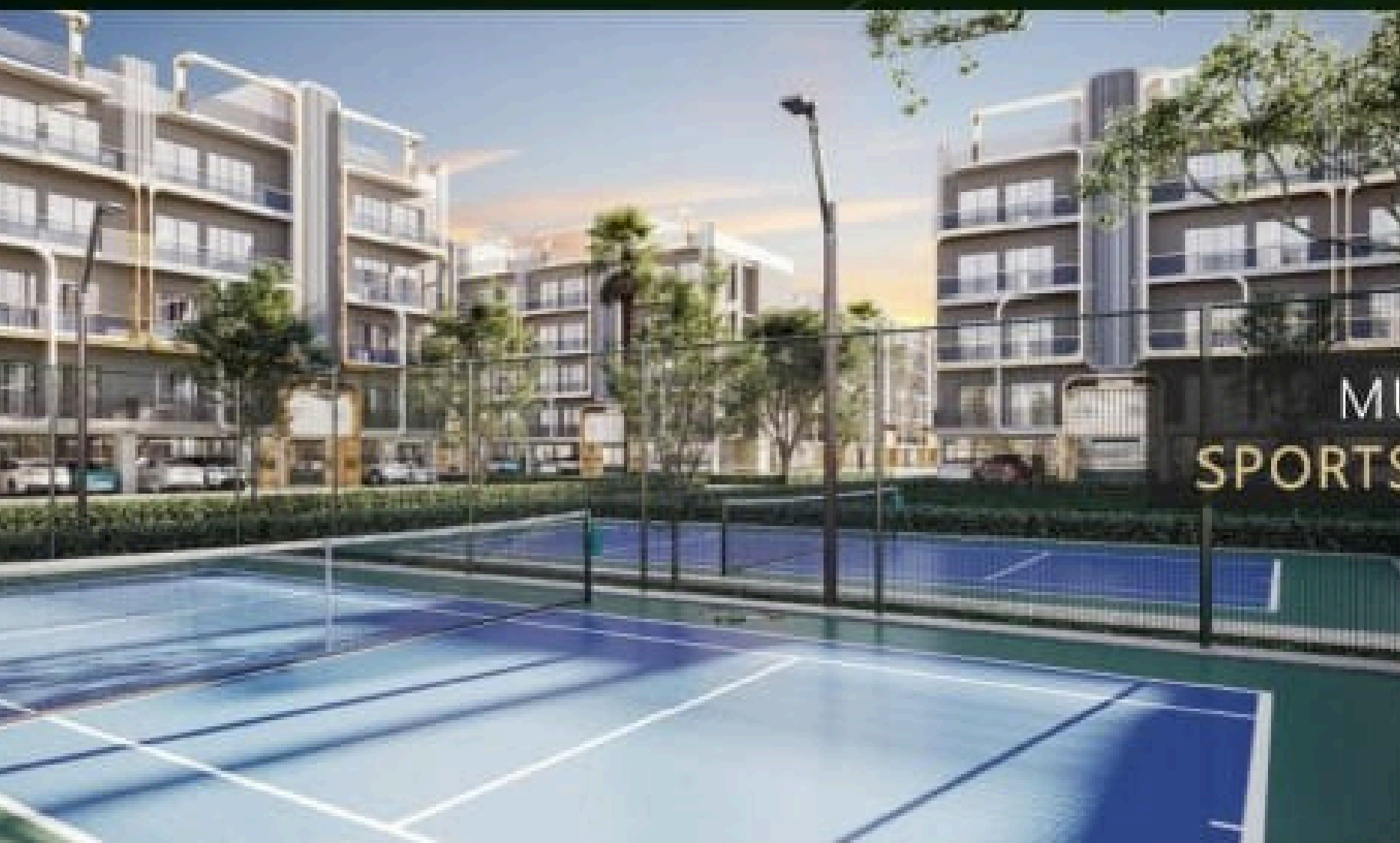


HEALTH &  
SPORTS ZONE

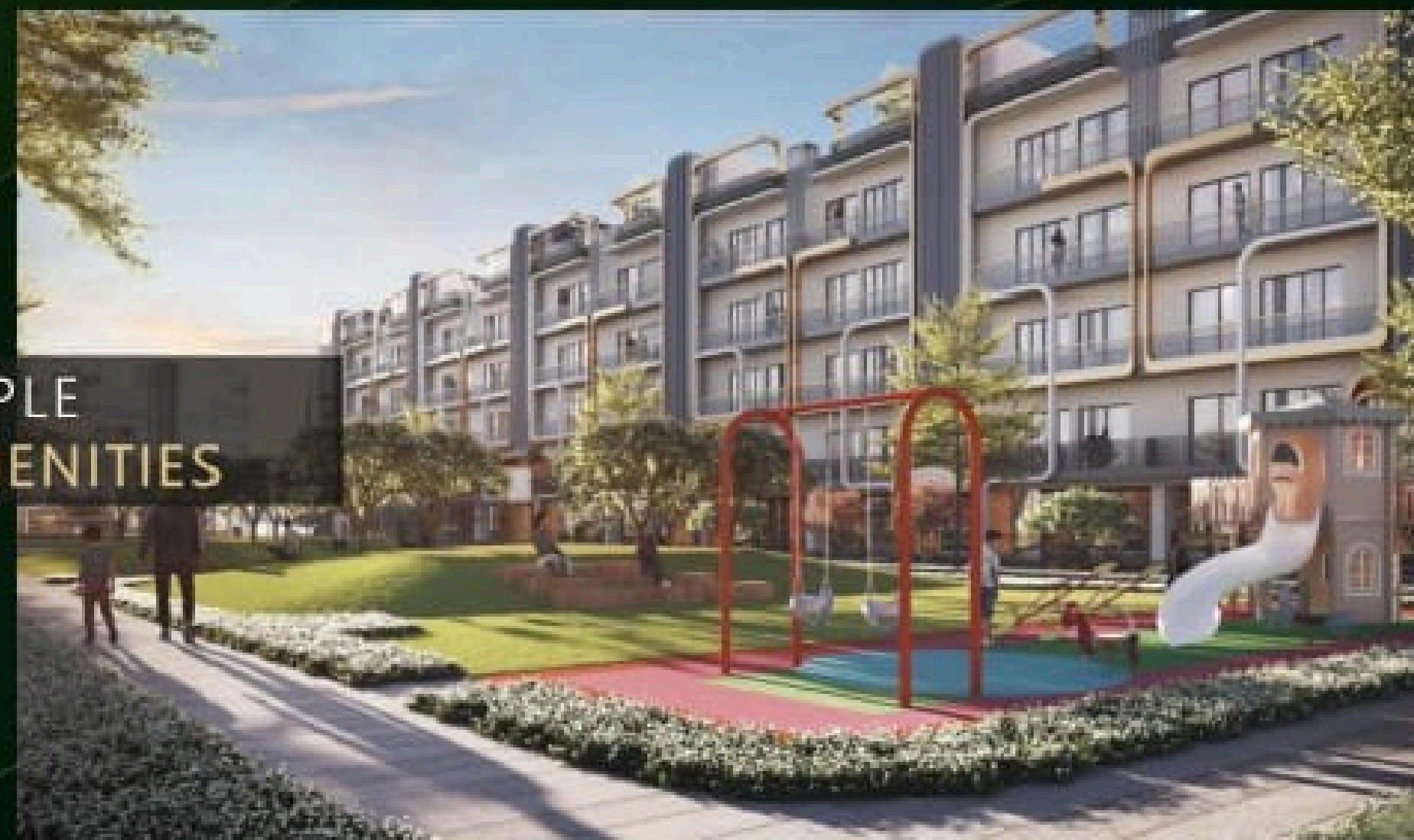


KIDS PLAY AREA  
WALKING TRACK  
COMMUNITY GARDEN





MULTIPLE  
SPORTS AMENITIES





LUSH LANDSCAPE &  
SERENE WATER BODIES



well-appointed  
clubhouse








Bar & Lounge



Fitness center



Your personal  
zone  
in basement



# PRICING & PAYMENT PLANS



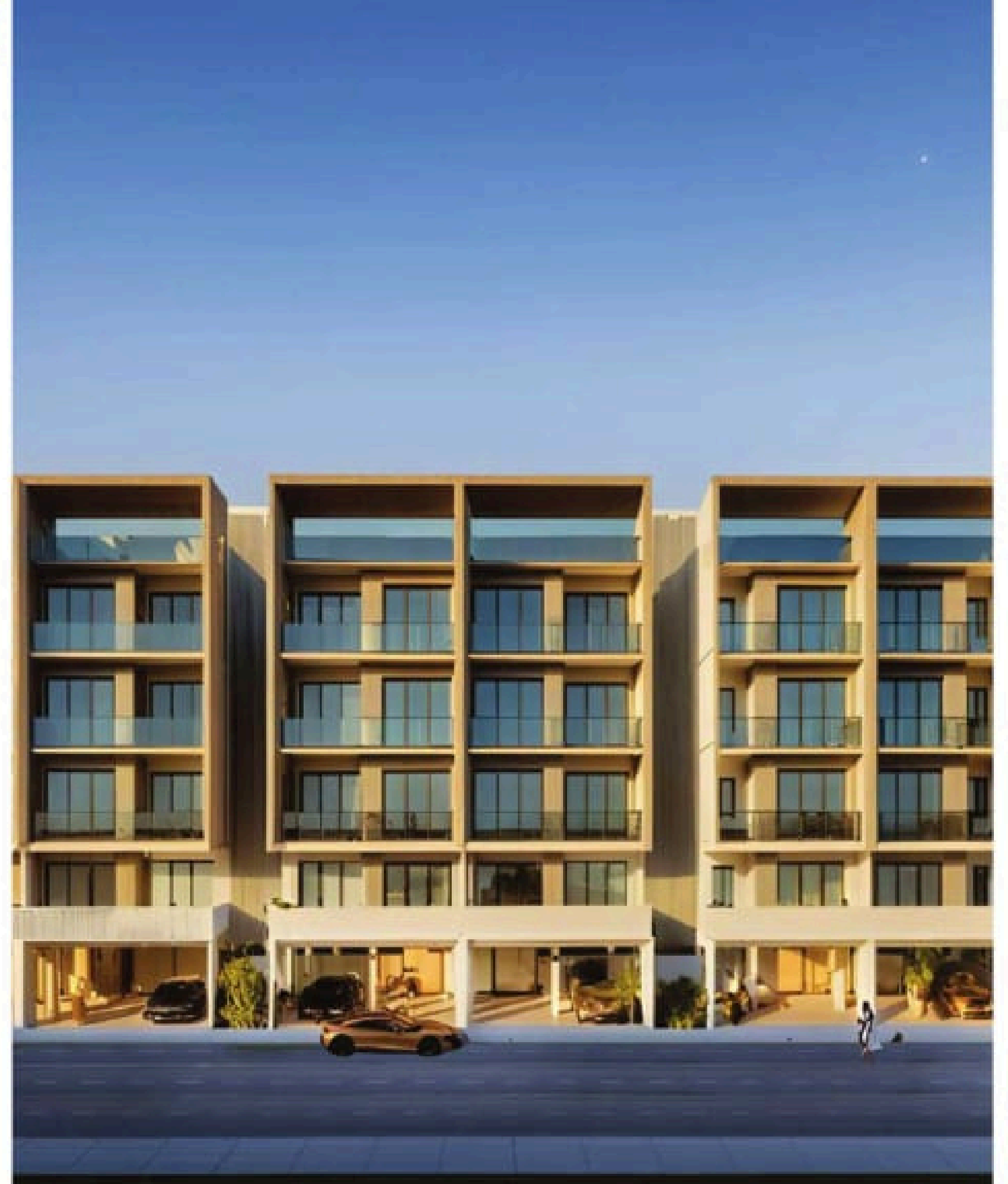
# FLOOR PLANS

- Type A
- Type B



# TYPE A

- Low Rise Floors
- 3 BHK + 3 Toilets + Puja Room  
+ Lounge + Bar
- Modular Kitchen + Utility Area
- Air Conditioned Interiors



## BASEMENT FLOOR





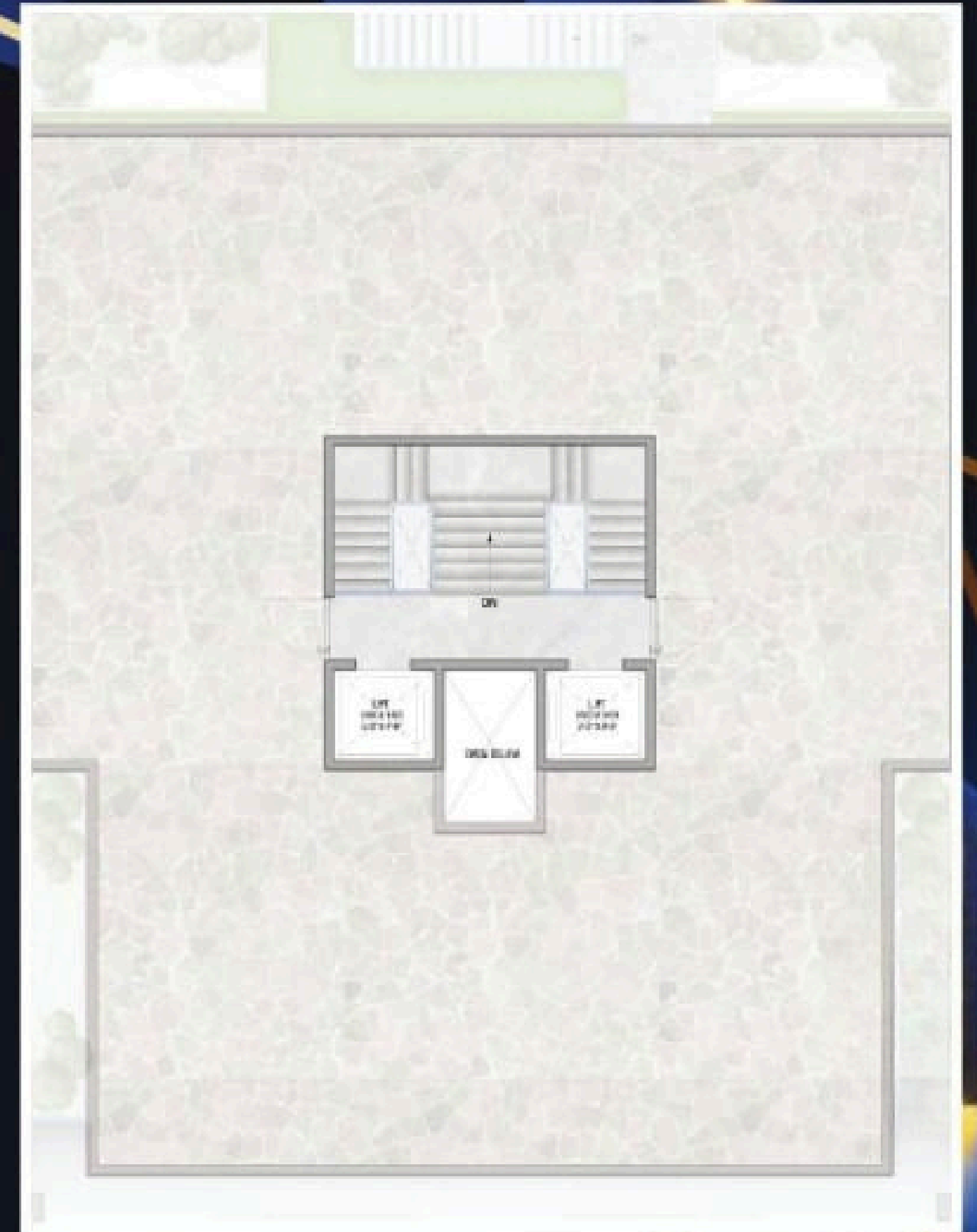
# TYPE A PLAN

Floor	Approximate Size in Sq. Ft.
1st Floor + Basement	1,747
2nd Floor + Basement	1,747
3rd Floor + Basement	1,747
4th Floor + Terrace	1,976



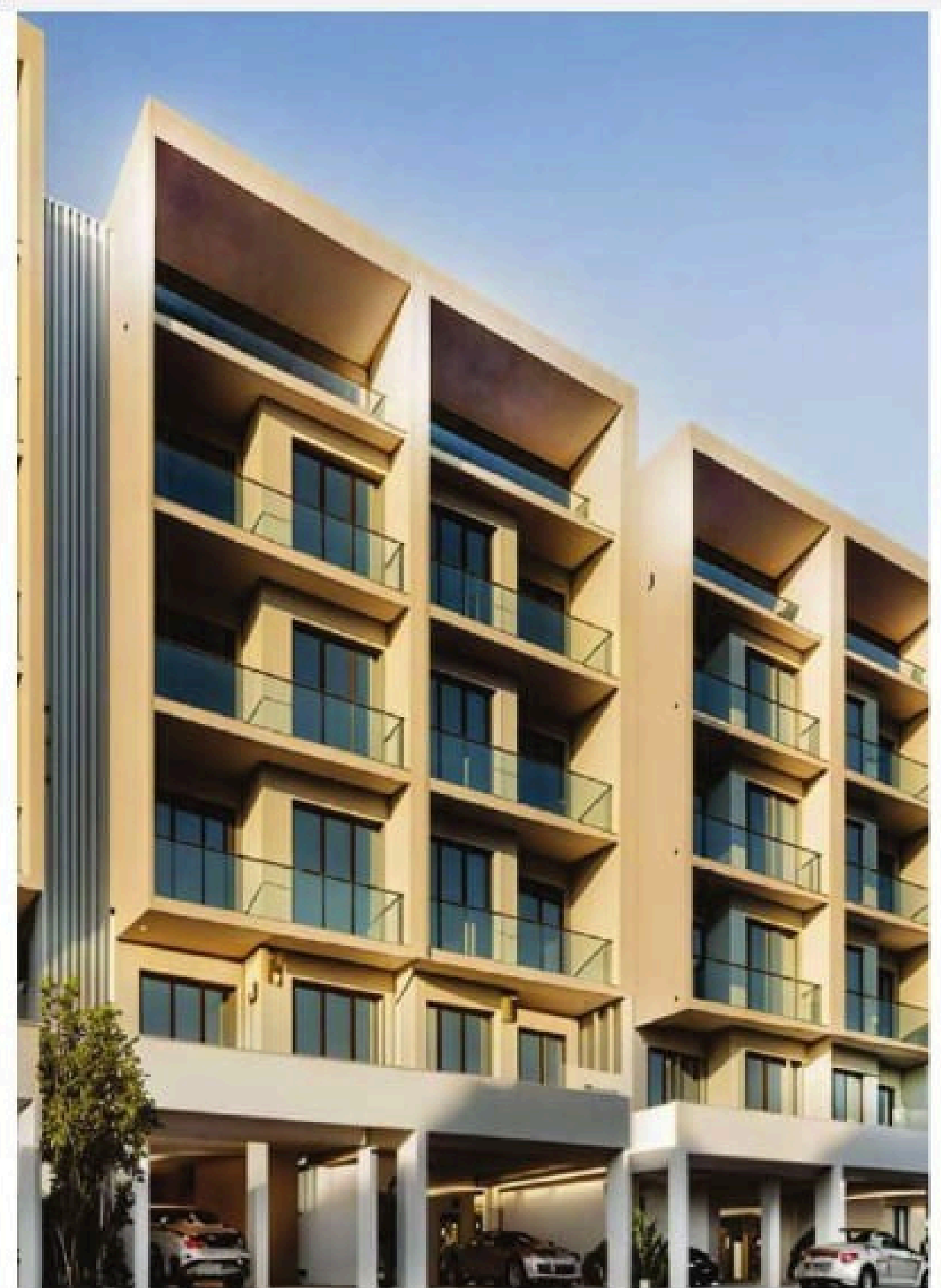
# TYPE A PLAN

CORE AREA



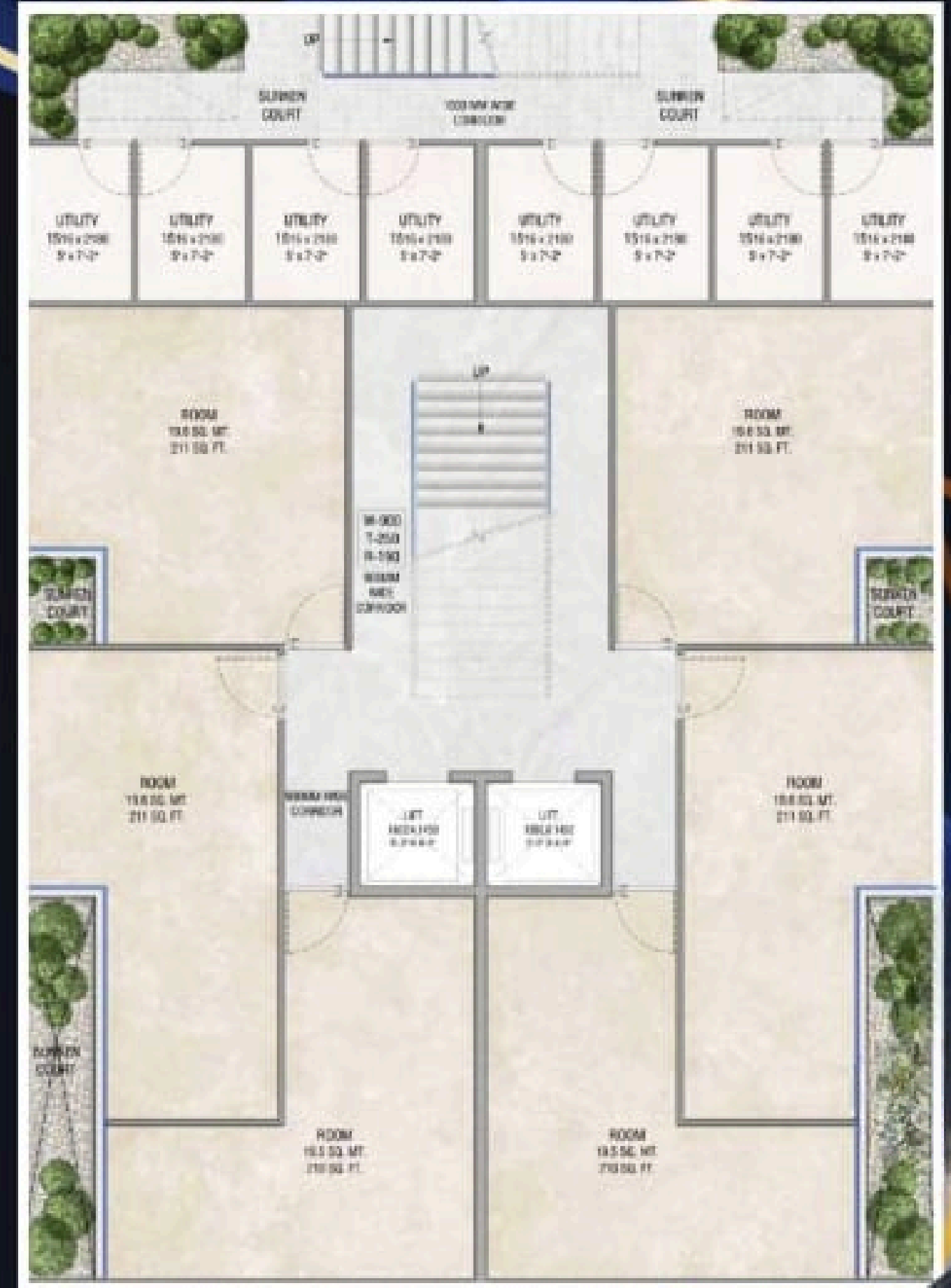
# TYPE B

- Low Rise Homes
- 3 BHK + 3 Toilets + Puja Room  
+ Lounge + Bar
- Modular Kitchen + Utility Area
- Air Conditioned Interiors



# TYPE B PLAN

## BASEMENT FLOOR





# TYPE B PLAN

## STILT FLOOR



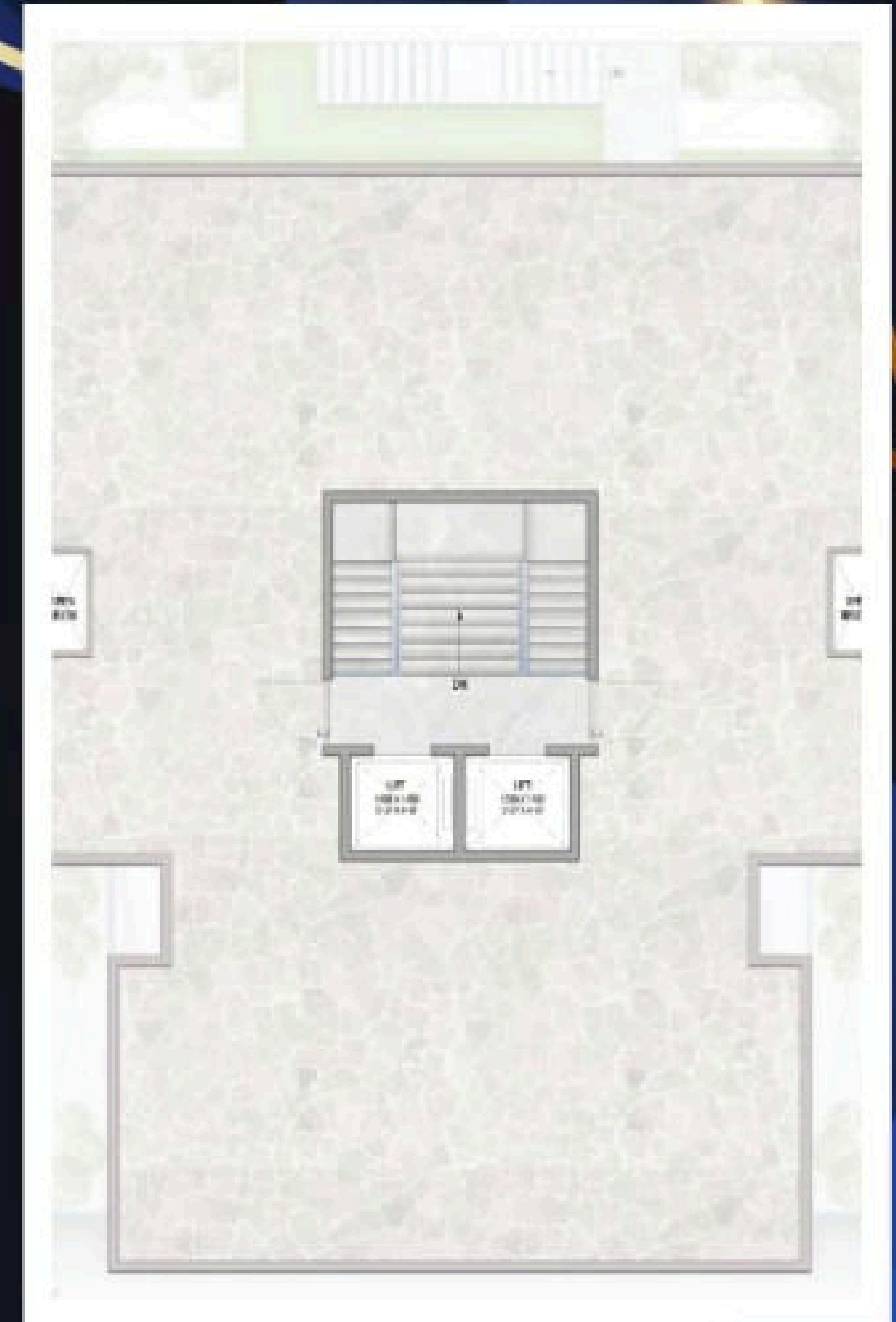
# TYPE B PLAN

Floor	Approximate Size in Sq. Ft.
1st Floor + Basement	1,477
2nd Floor + Basement	1,477
3rd Floor + Basement	1,477
4th Floor + Terrace	1,671



# PLAN B

## CORE AREA



# FINISHING SPECIFICATIONS

AREA	LOCATION	SPECS
Drawing / Dining	Flooring	Marble Flooring or Equivalent
	Wall	Acrylic emulsion
	Ceiling	OBD with Design Elements
	Door	Veneer Finish ( Door size 1.2 x 2.4 ) Red miranti Frame 62 x 125 mm
	Windows	UPVC glazing with toughened Glass
Master Bedrooms	Flooring	Laminate Wooden Flooring
	Wardrobes	Laminated
	Wall	Acrylic emulsion
	Ceiling	OBD with Design Elements
	Door	Veneer Finish (1 x 2.1) Red miranti Frame section 50 x 100 mm
	Windows	UPVC glazing with toughened Glass
Bedrooms	Flooring	Laminate Wooden Flooring
	Wardrobes	Laminated
	Wall	Acrylic emulsion
	Ceiling	OBD with Design Elements
	Door	Veneer Finish (0.9 x 2.1) Red miranti Frame section 50 x 100 mm
	Windows	UPVC glazing with toughened Glass



# FINISHING SPECIFICATIONS

Kitchen	Flooring	Marble Flooring or Equivalent
	Kitchen	Modular with granite top & Exhaust Chimney for 500 type
		Modular with granite top & Exhaust Chimney for 360 type
		Modular with granite top & Exhaust Chimney for 300 type
		Modular with granite top & Exhaust Chimney for 240 type
		Modular with granite top & Exhaust Chimney for 180 type
	Wall	Acrylic / Dado in Ceramic Tiles-2' high above counter
	Ceiling	OBD
	Windows	UPVC glazing with toughened reflective Glass
Bathrooms	Flooring	Digital Ceramic Tiles/ Vitrified antiskid tiles
	Wall	Digital Ceramic Tiles
	Fittings & Fixtures	Jaguar / Grohe / Duravit / Kohler equivalent/Shower curtain in master bedroom
	Ceiling	OBD / False Ceiling
	Door	Veneer Finish (0.75 x 2.1) Red miranti frame section 50 x 100 mm
Basement	Flooring	Matt finished Ceramic Tiles/ Vitrified Tiles
	Wall	OBD
	Ceiling	OBD
	Door	Veneer Finish
Balcony	Flooring	Matt finished antiskid Ceramic Tiles
	Wall	External Texture paints
	Ceiling	OBD
	Railing	SS with Glass on front side/MS Railing on the rear side

# FINISHING SPECIFICATIONS

Staircase & Lobby	Flooring	Granite Flooring
	Wall	External Texture paint
	Door	MS Handrail with hardwood tops Glass Door at Entrance only
Stilt	Flooring	Heavy duty antiskid tiles / Softscapes as per design.
	Wall	External Texture paint
	Ceiling	OBD
General	HVAC	Highwall VRV System for Inside house only. No Capacity design for Basements.( 500=11 TR,360=8 TR,300=7 TR,240=6TR,180=5 TR)
	DG	80% Diversity on 7.5 KVA, Chargeable (Considering Single Point metering)
	Electrical Fixtures	Switch Sockets only. Fittings in common areas & balconies only. Copper wiring in PVC Conduits
	Elevator	MRL Common for 6 units, No personal Elevators.
	Glazing	UPVC glazing with toughned Glass
	External	Combination of following as per design FunderMax Exterior grade F-Quality panel for cladding Acrylic Smooth exterior paint with Silicone additives / Weather proof External Texture Paint
	Entrance	Glass canopy work
	Planters	Wet cladding- Red & white sand stone

## PRICE LIST | PAYMENT PLAN

### TYPE A

Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1747	17243381	500000	16743381
2nd Floor + Basement	1747	16943381	500000	16443381
3rd Floor + Basement	1747	16943381	500000	16443381
4th Floor + Terrace	1976	18143381	500000	17643381

### TYPE B

Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1477	14629907	500000	14129907
2nd Floor + Basement	1477	14329907	500000	13829907
3rd Floor + Basement	1477	14329907	500000	13829907
4th Floor + Terrace	1671	15344907	500000	14844907

### TYPE C

Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1649	16290954	500000	15790954
2nd Floor + Basement	1649	15990954	500000	15490954
3rd Floor + Basement	1649	15990954	500000	15490954
4th Floor + Terrace	1864	17123495	500000	16623495

### TYPE D

Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1722	16856930	500000	16356930
2nd Floor + Basement	1722	16556930	500000	16056930
3rd Floor + Basement	1722	16556930	500000	16056930
4th Floor + Terrace	1948	17729625	500000	17229625



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## PRICE LIST | PAYMENT PLAN

TYPE E				
Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1722	17008109	500000	16508109
2nd Floor + Basement	1722	16708109	500000	16208109
3rd Floor + Basement	1722	16708109	500000	16208109
4th Floor + Terrace	1948	17891512	500000	17391512

TYPE F				
Floor	Size (Sq. Ft.)	BUC	Ing. Discount	Final BUC
1st Floor + Basement	1680	16591422	500000	16091422
2nd Floor + Basement	1680	16291422	500000	15791422
3rd Floor + Basement	1680	16291422	500000	15791422
4th Floor + Terrace	1900	17445245	500000	16945245

Note :

- PLC & EDC & Government charge as per applicable







Land stars

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