



A PLACE TO BELONG

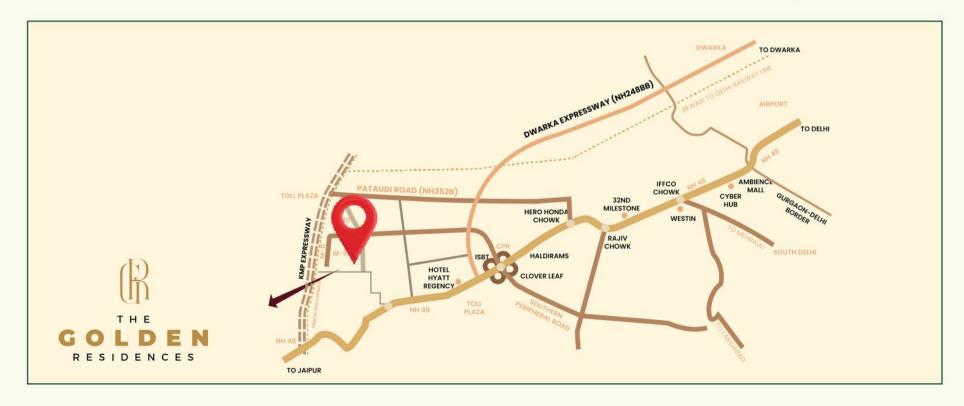


LOCATION

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)	4.0 km	8 Minutes	Upcoming Metro Station	0.5 km	2 Minutes
			Bus Stand	8.5 km	17 Minutes
Pataudi Expressway	2.0 km	4 Minutes	NH 8 (National Highway 8)	7.4 km	13 Minutes
Maruti Suzuki, Imt Manesar	1.0 km	2 Minutes	Dwarka Expressway	10.8 km	18 Minutes
St. Xavier's High School	6.0 km	8 Minutes	Udyog Vihar	28.7 km	40 Minutes
Fortis Hospital	6.5 km	13 Minutes	IGI Airport	38.5 km	38 Minutes
Newtown Square Mall	9.4 km	20 Minutes	,	22.3	

*as per ideal traffic conditions

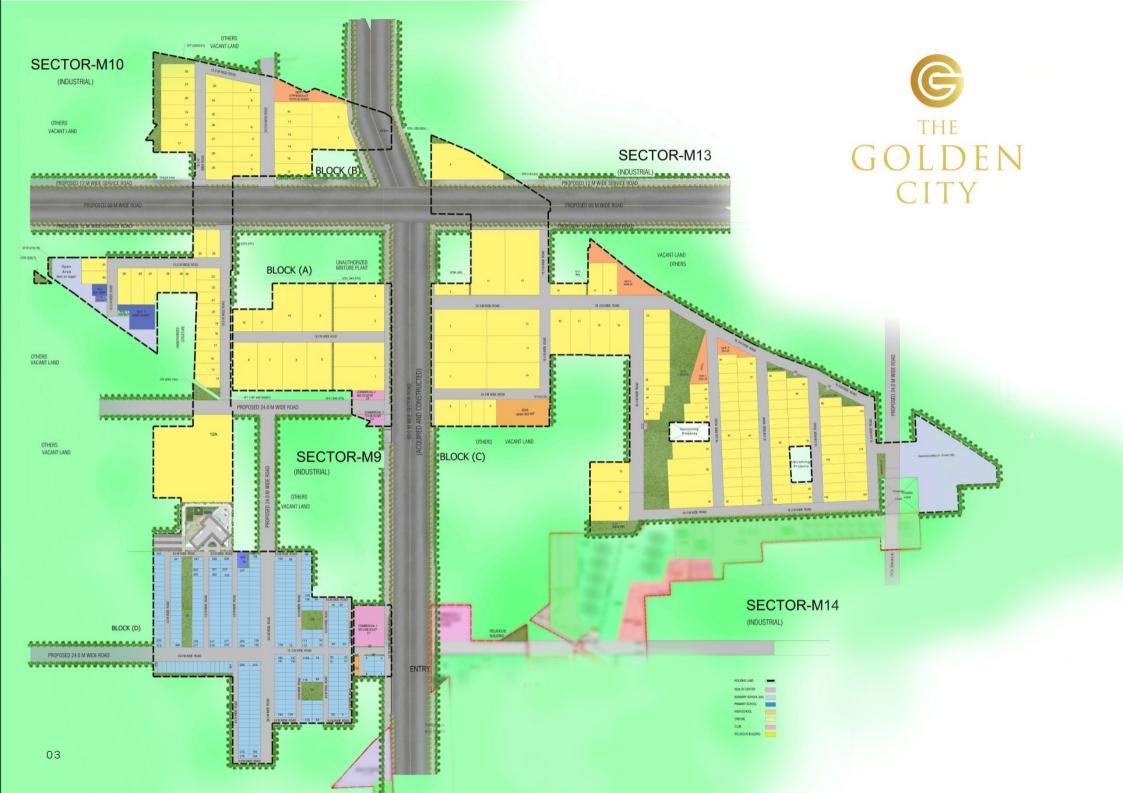




SITE PLAN

The Golden Residences spread over approx. 22 acres is part of the megacity The Golden City, spread over 171.32 acres. The Golden Residences is a tranquil oasis of luxury, offering unparalleled peace and vast, open spaces amidst the lush greenery of Manesar. Discover refined living in a community where tranquility meets elegance and nature blends seamlessly with sophistication. Featuring dedicated sports areas, wellness centers, state-of-the-art gyms, vibrant play zones, and more, The Golden Residences brings all your daily essentials within reach. Crafted for a life of convenience and fulfilment, this community has everything you need to thrive - all in one thoughtfully designed space.

Come Experience The Perfect Blend Of Peace, Tranquility, Convenience, And Community—Away From The Rush Of The City!







AMENITIES



Exclusive Clubhouse



Kids Play Zone



Pharmacy



Convenience Shopping Center



Swimming Pool with Pool Deck



Cycling & Walking Track



Dedicated Sports Area



Jogging Track



THE COMMUNITY CLUB

The Golden Residences Club, spread across 2.14 acre, comes alive, bringing you closer to your community. Vibrant and buzzing, it's the perfect place to spend your evenings, savoring delicious food and creating lasting memories. The club comes with provision of the mentioned amenities.







Swimming Pool



Restaurant & Coffee Shop



Banquet Hall



Wellness Centre



Outdoor Games & Activities



Fully Equipped Gymnasium



Indoor Games



Yoga/Meditation Area



Salon



Guest Room



Juice Bar







Get a glimpse of life at The Golden Residences!













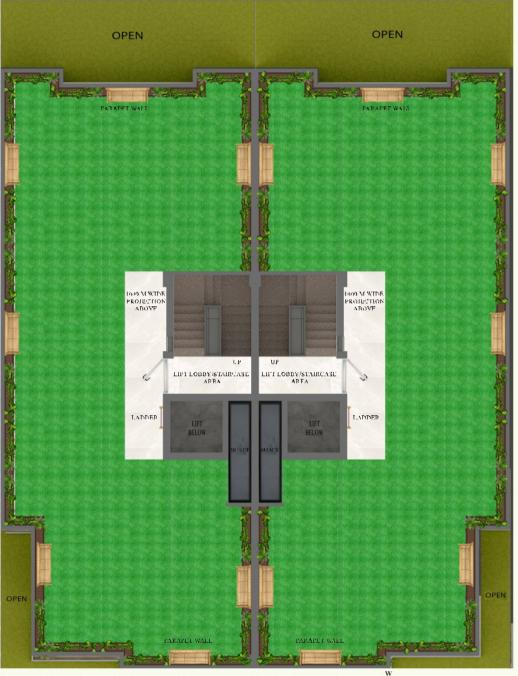
TYPE A, B & C



INDEPENDENT LIVING

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 (External)
Home Automation in Drawing Room
Video Door Bell





A) Carpet area of the unit: 917 sq. ft. B) Covered area of the unit: 1116 sq. ft.

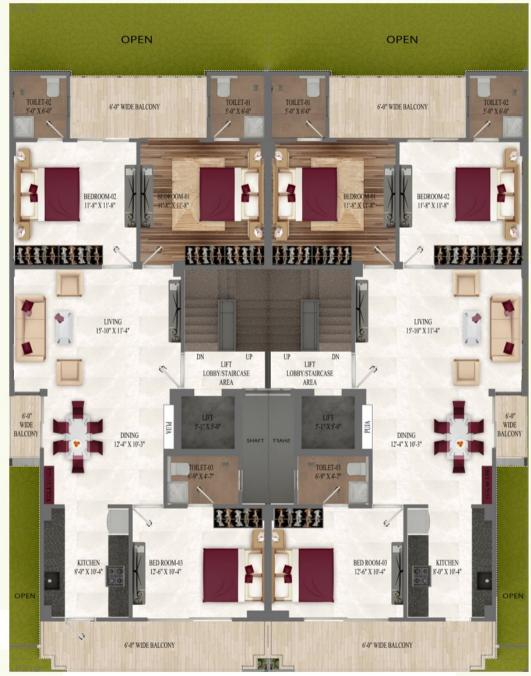
C) Balcony area of the unit: 195 sq. ft. D) Total Built Up Area (B+C): 1311 sq. ft

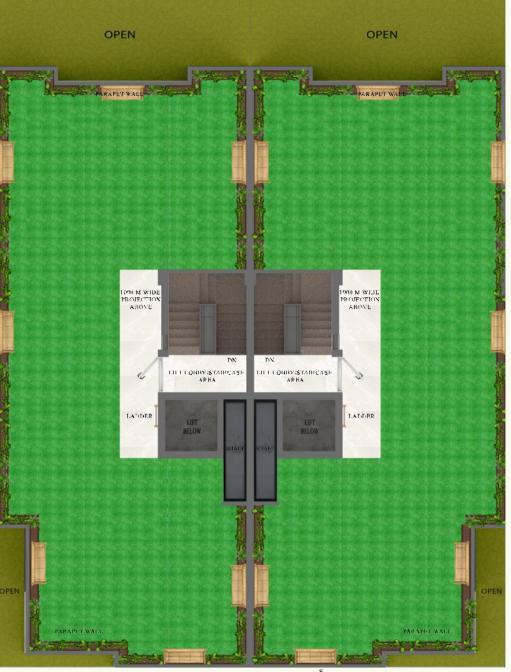
E) Extra Basement area of the unit: 320 sq. ft.

TYPE A Basement Stilt Layout







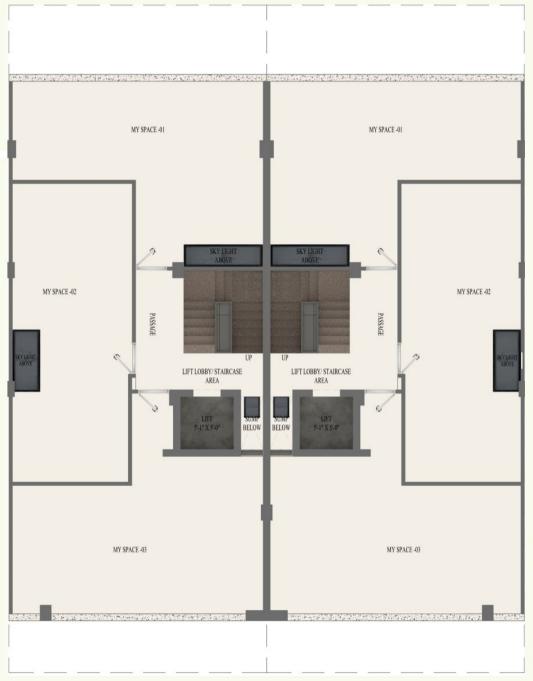


A) Carpet area of the unit: 908 sq. ft. B) Covered area of the unit: 1097 sq. ft.

C) Balcony area of the unit: 196 sq. ft. D) Total Built Up Area (B+C): 1293 sq. ft

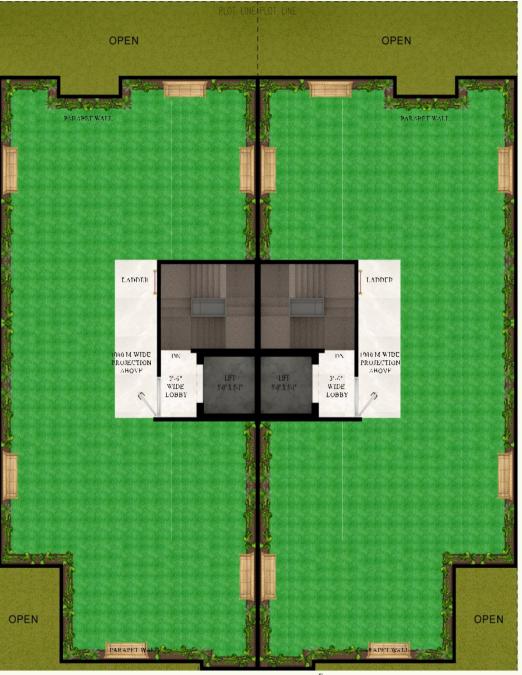
E) Extra Basement area of the unit: 315 sq. ft.

TYPE B Basement Stilt Layout







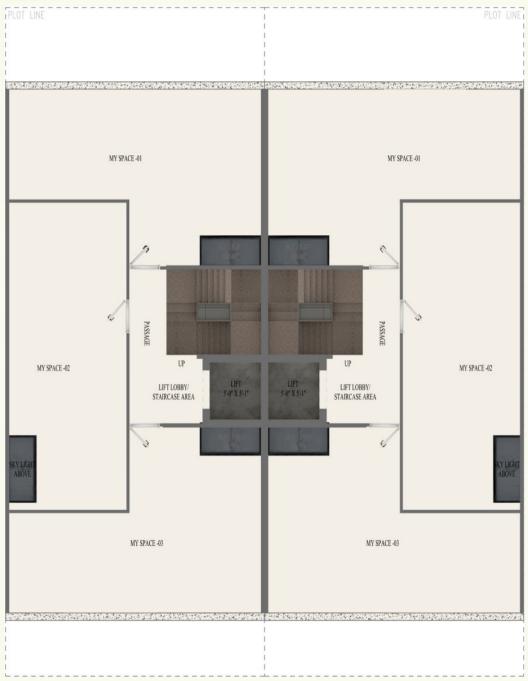


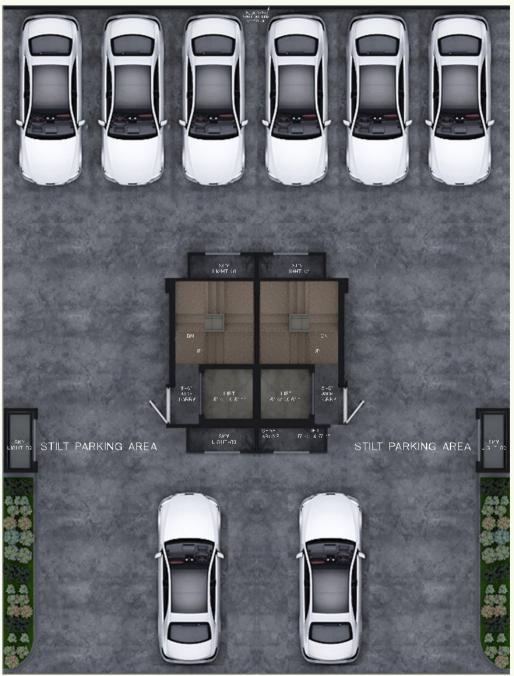
A) Carpet area of the unit: 850 sq. ft. B) Covered area of the unit: 1038 sq. ft.

C) Balcony area of the unit: 208 sq. ft. D) Total Built Up Area (B+C): 1246 sq. ft

E) Extra Basement area of the unit: 305 sq. ft.

TYPE C Basement Stilt Layout





TYPE D

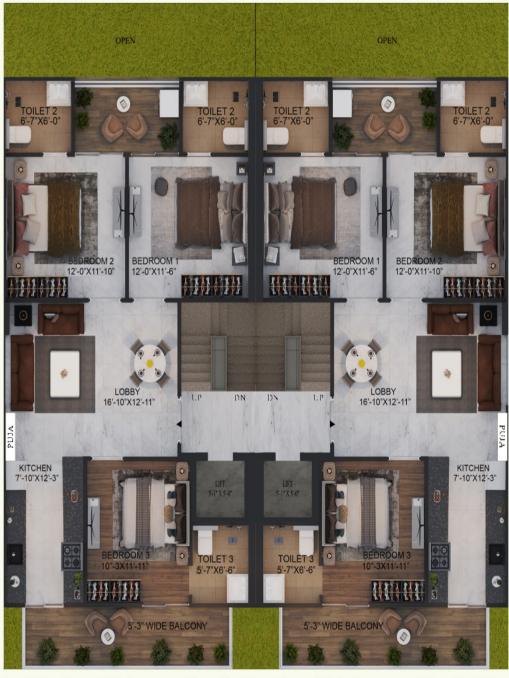


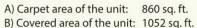
INDEPENDENT LIVING

3 Spacious Bedrooms with 3 toilets without Basement
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 (External)
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.

Typical Floor Plan



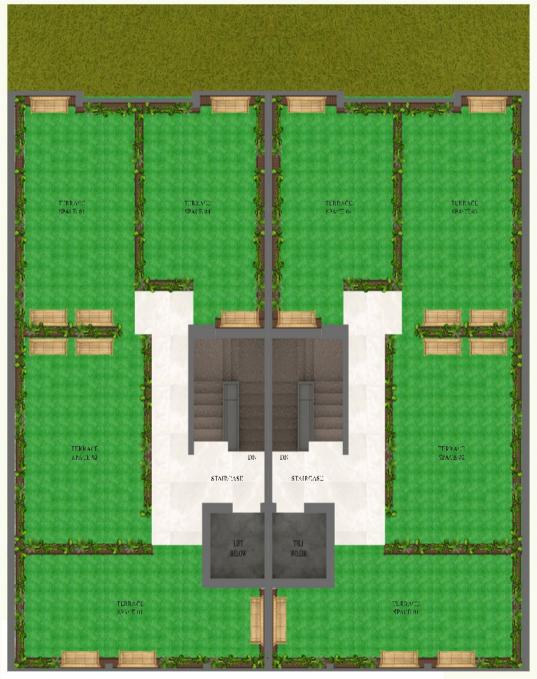


C) Balcony area of the unit: 203 sq. ft. D) Total Built Up Area (B+C): 1255 sq. ft

E) Extra Terrace area of the unit: 236 sq. ft.



TYPE D Terrace Stilt Layout





TYPE E

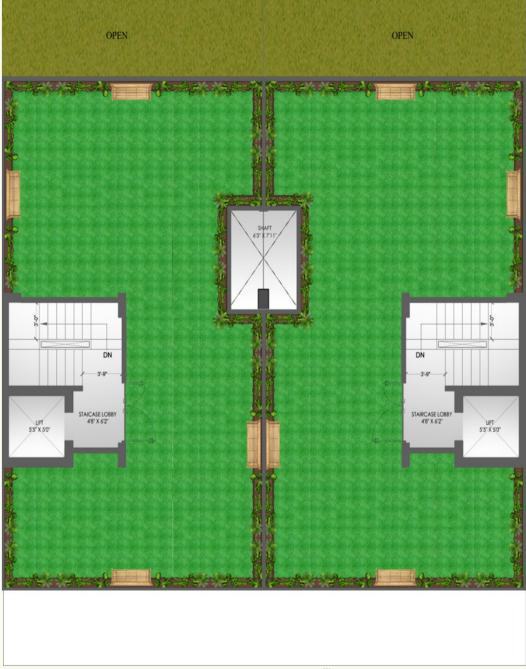


INDEPENDENT LIVING

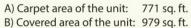
3 Spacious Bedrooms with 2 toilets
Fully Fitted Modular Kitchen
Vitrified Tiles in Living and Dining Room
Air Conditioned in all Rooms and Common Area
False Ceiling in Living and Dining Room
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Terrace



C) Balcony area of the unit: 172 sq. ft. D) Total Built Up Area (B+C): 1151 sq. ft

E) Extra Basement area of the unit: 270 sq. ft.









Tiles/marble flooring Plastic Emulsion Paint on Walls Air conditioners Split AC False Ceiling Appliances Box Ceiling all around periphery with Cove & Cove Lights Ceiling Fan & LED Light Wooden laminate Flooring/Tile Flooring Plastic Emulsion Paint on Walls Air conditioners Split AC False Ceiling Wood Work Doors & Windows Box Ceiling all around periphery with Cove & Cove Lights
Wardrobes in all bedrooms
Internal door - Veneer/ Laminate
External - Façade UPVC door/ Aluminium door & Windows
Ceiling Fan & LED Light Appliances Tiles 600 mm high above counter Plastic Emulsion Paint on Walls False Ceiling Ceiling Stainless Steel single bowl sink with drain board Counter Top & Fascia Granite Stone with full moulding Stone slab (locally available) Modular Kitchen, Exhaust Fan, Geyser & RO, microwave, chimney, Kitchen Appliances Sleeve for LPG Line from Kitchen to Utility Balcony. **C.P Fittings** CP Fittings - good quality material (Jaguar/Grohe/Kohler/Roca/Duravit/Grotto or equivalent) Anti Skid Ceramic/Vitrified Tiles Tiles upto Ceiling Level Counter Top & Facia Granite Stone with full moulding Stone slab Calcium Silicate Board False Celling with trap doors as per design Wall Mounted Wc, Wash Basin (counter top) Vanity Exhaust fan, Geyser (for bathing & basin) False Ceiling Sanitary Fixtures Appliances Mirrors Mirrors Combination of Granite Stone & Tile Walls & Ceiling Oil bound Distemper over putty Vitrified Tiles with 4" high skirting Walls & Ceiling Oil bound Distemper over putty Exterior grade Weather proof paint MS/SS Railing /as per facade Walls & Ceiling Railing Utility Balcony Utility balcony will have provision for washing machine with water inlet & electrical socket. Light, Switch Socket

Al internal Doors I/C **Toilet Doors** External Door/Windows Red Mirandi wood frame, Good quality Flush doors with both sides laminated/vineer finish Red Mirandi wood frame with doors - Laminated/Vineered

UPVC/Aluminium (Door/Windows)

Video Door Bell

Yes Video Door Phone Provision

Yes

Yes





Staircase

Flooring/treads Walls & Ceiling

Railing

Walls

Granite stone in Tread, Risers & Skirting Oil bound Distemper over putty on walls & Cement Paint on soffit

MS Handrail with Hardwood Tops

Granite/Tile/Marble as per approved drawing Granite/Tile Flooring and Skirting Acrylic Emulsion/OBD Lift Fascia

Flooring Walls / Ceiling

Lift Lobby/ Passage

Lifts

Flooring in cabin car

Granite stone in floor

Lift Well & All Shafts Wall

SS finish with mirror on one wall and hand rail on other (vendor scope)

White Wash



Terrace

Flooring/treads Walls

Anti Skid Tiles External grade paint



Overhead Water

PVC tank individual over raised platform for domestic water supply, lushing water supply.



External Finishing All surfaces

In Façade - Covering of shafts with GRC/MPC/WPC jali as per approved design. Paint as per design



Individual

Number Plates for As per decision/ design



Letter Box

For each in Stilt Floor



* www.worldwiderealty.in

The project, The Golden City floors, is being developed in phases, this bearing phase HARERA registration number 109 of 2024 available on www.haryanarera.gov.in

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