



86044-06044

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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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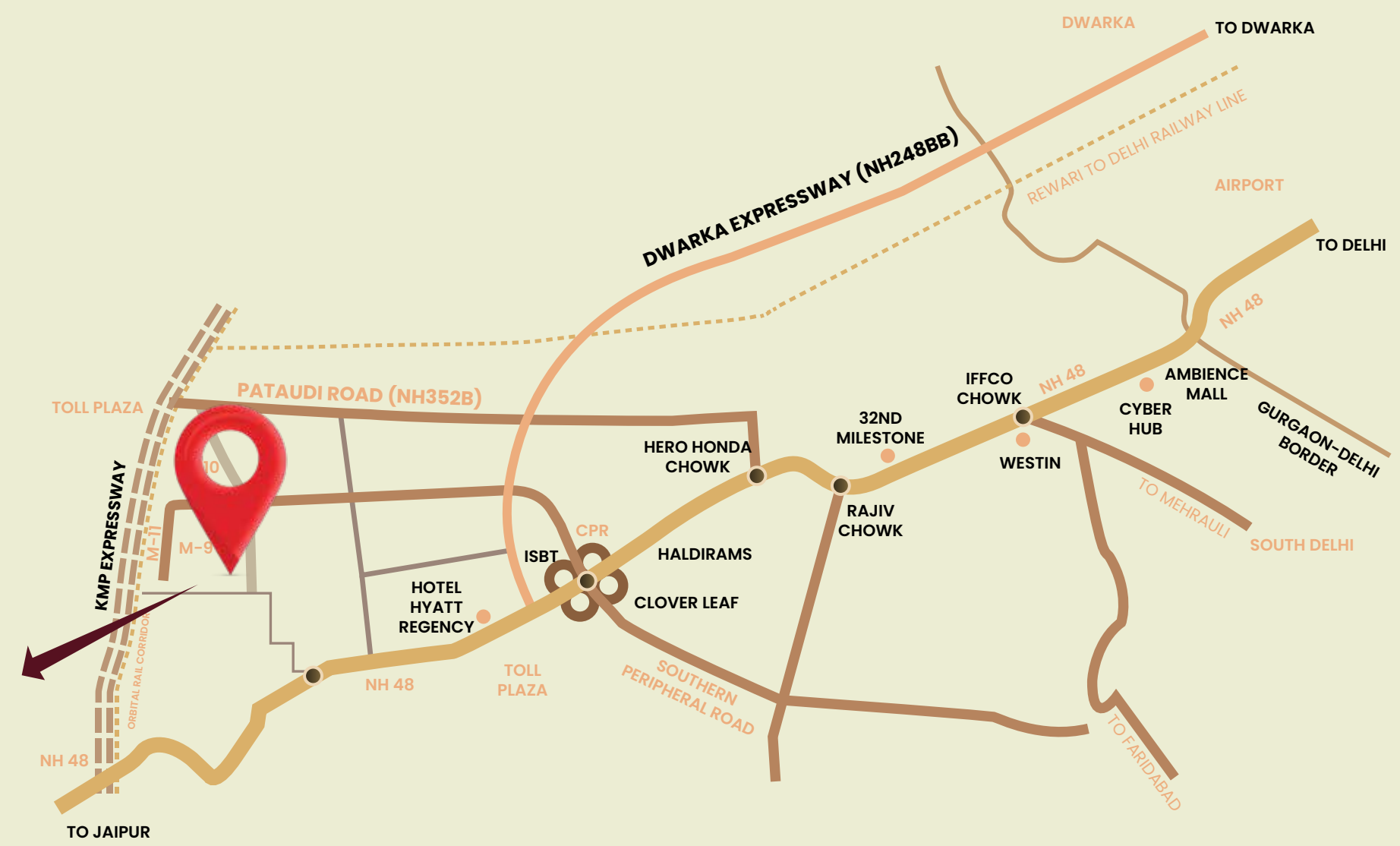
worldwide[®]
R E A L T Y
BUILDING THE CHANGE

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)	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



SITE PLAN

Spread across an expansive 118.15 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 fulfillment, 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!



Get a glimpse of
life at The Golden
Residences!

AMENITIES



Exclusive
Club



Kids Play
Zone



Fully Equipped
Gymnasium



Swimming Pool
with Pool Deck



Banquet
Hall



Exclusive Restaurant
Coffee Shop



Wellness
Centre



Because Life Is More
Than Just Existing!

THE COMMUNITY CLUB

The Golden Residences Club 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.



Cycling & Walking Track



Swimming Pool



Kids Zone



Wellness Centre



Restaurant cum Cafe



Party Terrace



Banquet Hall



Dedicated Sports Area



Indoor Games



Library



Guest Rooms



Juice Bar

Artistic Impression*

Independent Living!

Take a glimpse inside the luxurious homes you get to call your own!

GR





Artistic Impression*

DWELLING UNIT

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

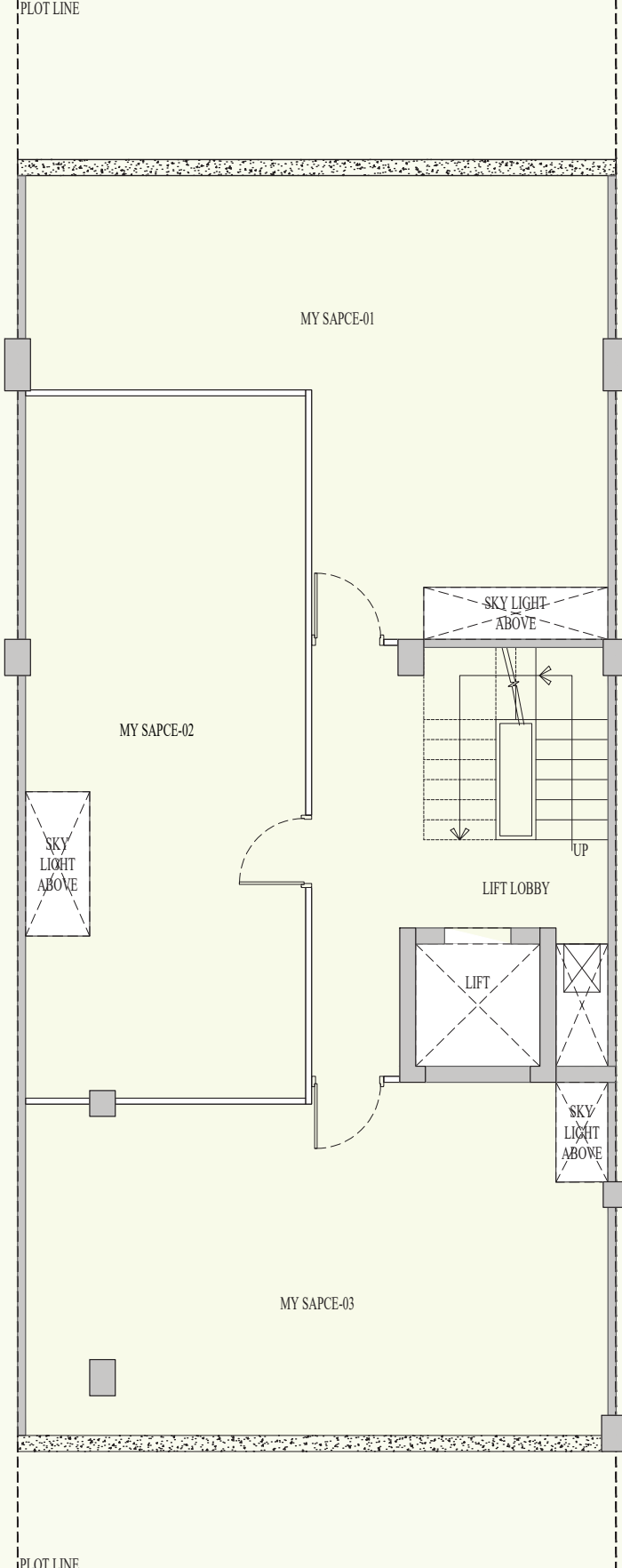
Disclaimer: The mentioned areas are indicative of a typical layout and may vary based on plot size, unit selection, and final architectural design. Refer to actual unit plans for precise details.

TYPICAL FLOOR PLAN

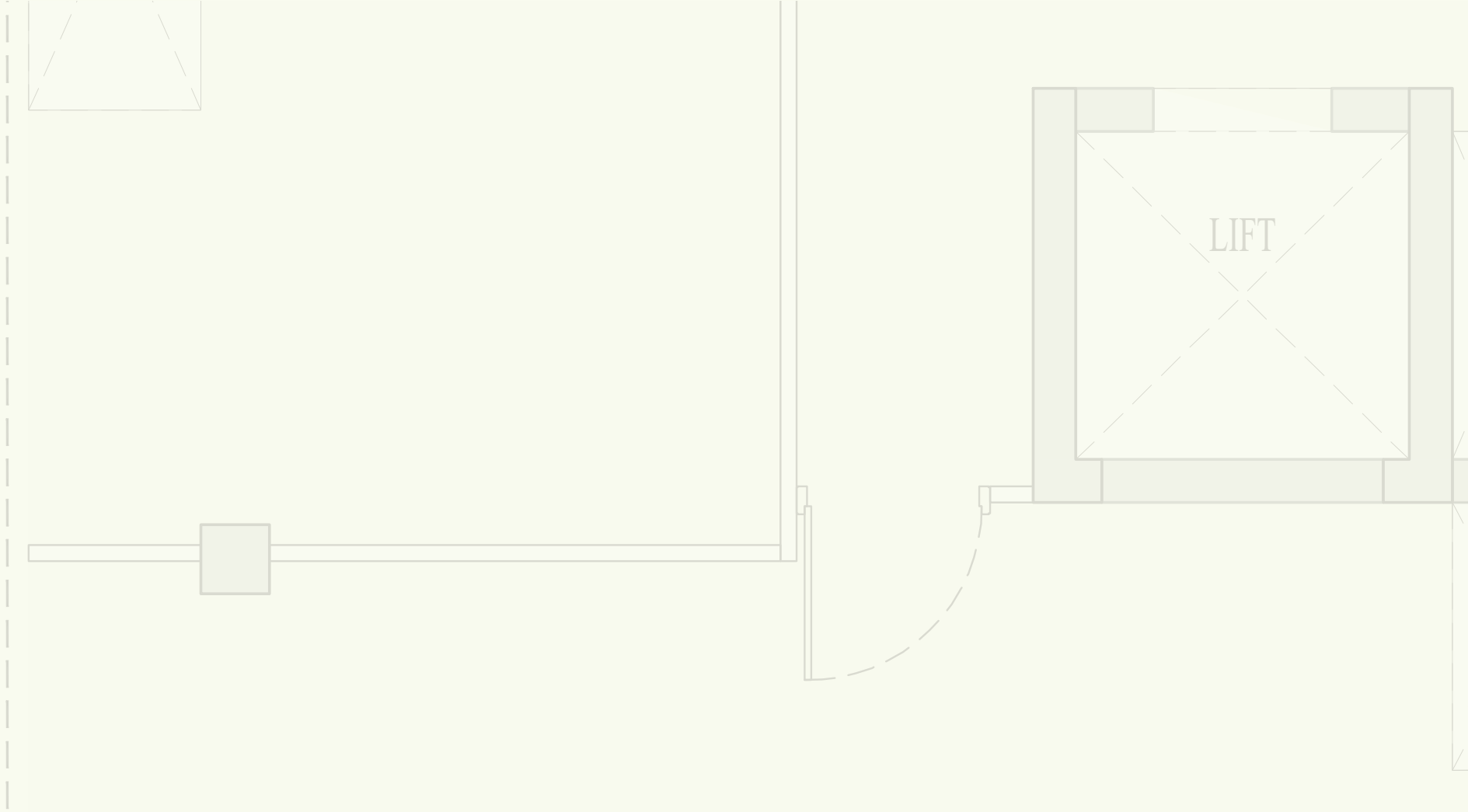
- | | | | | | | |
|-------------------------------|-------------------------------|------------------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| 1 Bedroom 1
11-9" x 11-10" | 2 Bedroom 2
11-9" x 11-10" | 3 Bedroom 3
12-4" x 10-0" | 4 Toilet 1
5-4" x 7-0" | 5 Toilet 2
5-4" x 7-0" | 6 Toilet 3
6-8" x 4-7" | 7 Kitchen
8-2" x 8-1" |
| 8 Lobby
7-2" x 5-5" | 9 Study
8-10" x 5-5" | 10 Lift
5-1" x 5-0" | 11 Balcony 1
5-11" | 12 Balcony 2
5-11" | 13 Balcony 3
5-11" | 13 Balcony 4
4-11" |



TYPICAL FLOOR PLAN



BASEMENT FLOOR LAYOUT PLAN



SPECIFICATIONS

Artistic Impression*



	Living Room & Dining Room	Flooring Walls & Ceiling Air conditioners False Ceiling	Tiles Plastic Emulsion Paint on Wall & Ceiling Split AC Box Ceiling all around periphery with Cove & Cove Lights
	Bedrooms	Flooring Walls & Ceiling Air conditioners False Ceiling	Wooden Laminate Flooring/ Tile Flooring Plastic Emulsion Paint on Wall & Ceiling Split AC Box Ceiling all around peripherywith Cove & Cove Lights
	Kitchen	Flooring Dado Walls & Ceiling Sink Counter Top & Facia Kitchen Appliances Wood Work LPG Line C.P Fittings	Tiles Tiles 600 mm high above counter . Plastic Emulsion Paint on Wall & Ceiling. Stainless Steel single bowl sink with drain board Granite Stone with full moulding Stone slab (locally available) Exhaust Fan, Provision of Geyser & RO. Modular Kitchen Provision C.P Fittings fixing good quality material.
	Toilets	Flooring Dado Counter Top & Facia False Ceiling Sanitary Fixtures Appliances Mirrors	Anti Skid Tiles Tiles upto Ceiling Level. Granite Stone with full moulding Stone slab Calcium Silicate Board False Ceiling with trap doors as per design Wall Mounted WC, Wash Basin (counter top) Vanity Exhaust fan, Provision for Geyser (for shower & wash basin) Mirrors
	Stilt	Flooring Walls & Ceiling	Combination of Granite Stone & Tile Oil bound Distemper over putty
	Basement	Flooring Walls & Ceiling	Vitrified Tiles with 4" high skirting. Oil bound Distemper over putty
	Balcony	Flooring Walls & Ceiling - Rear & Terrace Walls & Ceiling - Front Railing Utility Balcony	Tiles Exterior grade Weather proof paint Texture paint/Exterior grade Weather proof paint - As per Façade MS Railing /as per facade Utility balcony will have provision for washing machine with water inlet & electrical socket.
	Doors & Windows	Main Doors All Internal Doors I/C Toilet Doors External Door/Windows	Red Mirandi wood frame, Good quality Flush doors with both sides laminated Red Mirandi wood frame with Skin doors/ Laminated UPVC Door/Windows
	Switch & Socket	Modular	
	Home Automation (For Drawing Room Only)	Light Fan AC Video Door Bell	Yes Yes Yes Video Door Bell



Artistic Impression*

Artistic Impression*

	Staircase	Walls & Ceiling Flooring/treads Railing	Granite/ Tiles stone in Tread, Risers & Skirting Oil bond Distemper over putty on walls & Cement Paint on soffit. SS Railing		Overhead Water Tank	PVC tank individual over raised platform for domestic water supply, lushingwater supply.
	Lift Lobby/ Passage	Lift Fascia Flooring Walls / Ceiling	Granite/ Tiles stone flooring and Skirting Granite stone flooring and Skirting Acrylic Emulsion/ OBD		External Finishing	All surfaces For Shaft openings Paint as per Design
	Lifts <small>Will not go on Terrace</small>	Flooring in cabin car Walls Lift Well & All Shaf ts Wall	Granite stone in floor SS finish with mirror on one wall and hand rail on others (vendor scope) White Wash		Number Plates for Individual Houses	As per decision design
	Terrace	Flooring/treads Walls	Anti Skid Tiles External grade paint Artistic Impression*		Letter Box	For each in Stilt Floor

*DISCLAIMER: All materials subject to availability; design approval required. Brands mentioned are indicative; equivalent brands may be used. Variations possible based on availability and designer's approval.