

  
THE  
**GOLDEN**  
RESIDENCES

  
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**85100 00051**

 **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](http://www.haryanarera.gov.in)

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**worldwide**<sup>®</sup>  
REALTY  
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

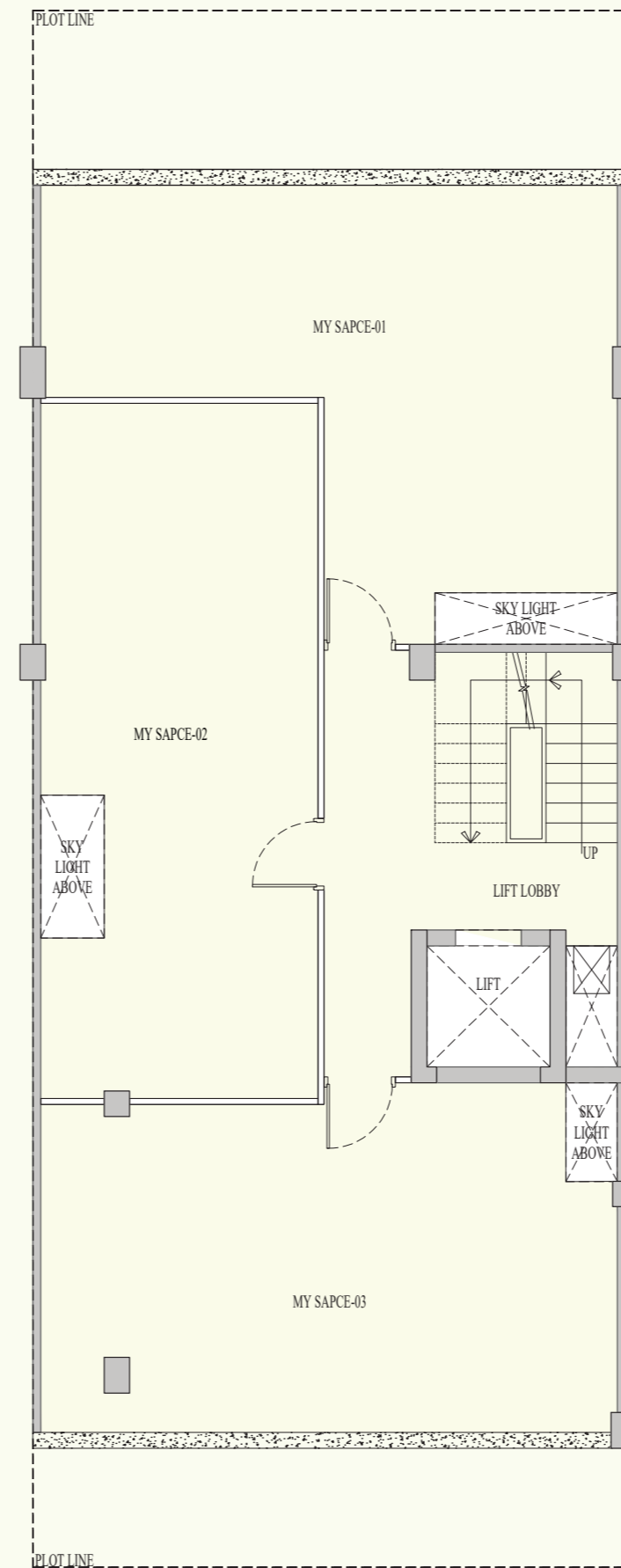
Disclaimer: The mentioned areas are indicative of a typical layout and may vary based on plot size, unit selection, and final architectural design. Refer to actual unit plans for precise details.

# TYPICAL FLOOR PLAN

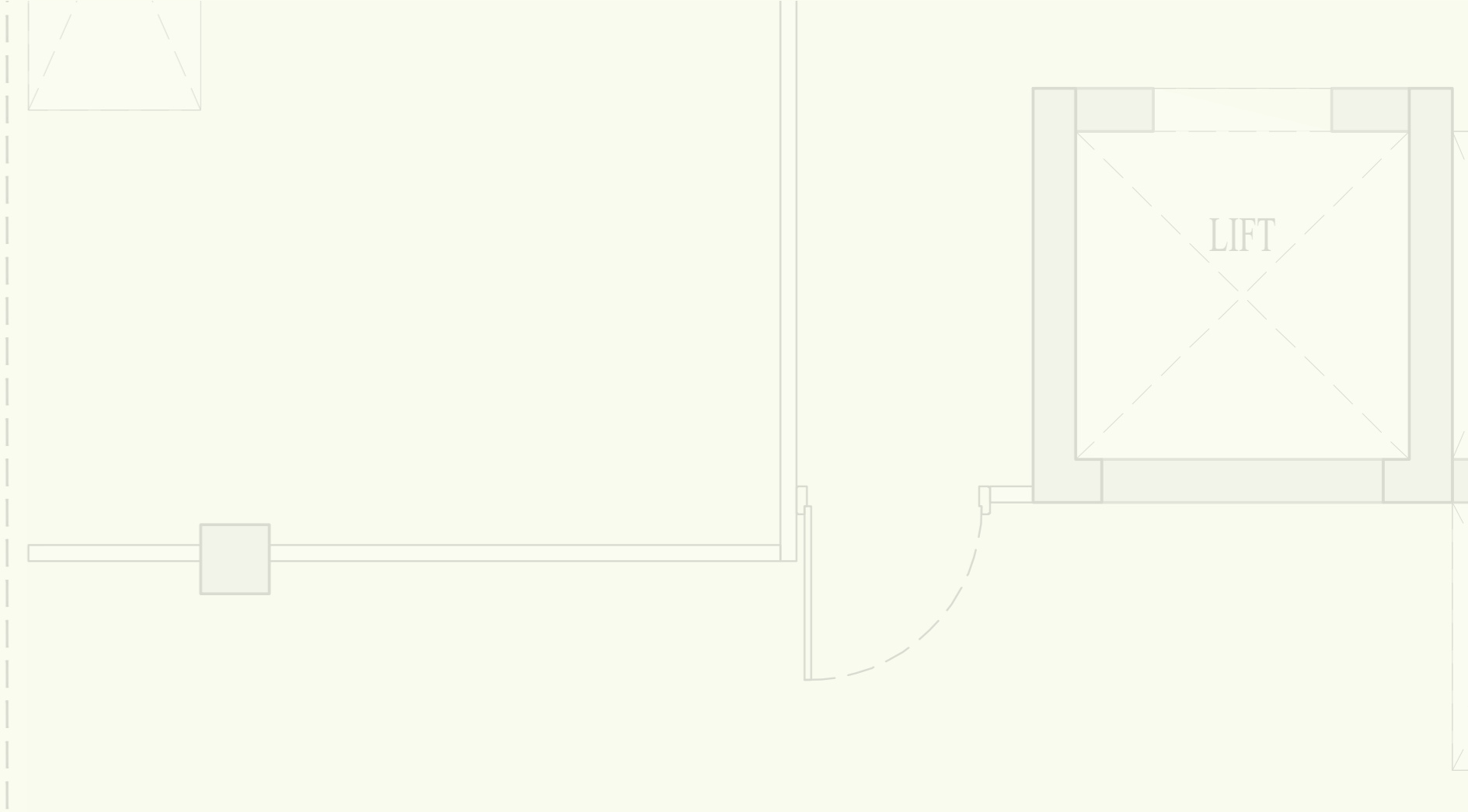
- 1 Bedroom 1 11-9" x 11-10"
- 2 Bedroom 2 11-9" x 11-10"
- 3 Bedroom 3 12-4" x 10-0"
- 4 Toilet 1 5-4" x 7-0"
- 5 Toilet 2 5-4" x 7-0"
- 6 Toilet 3 6-8" x 4-7"
- 7 Kitchen 8-2" x 8-1"
- 8 Lobby 7-2" x 5-5"
- 9 Study 8-10" x 5-5"
- 10 Lift 5-1" x 5-0"
- 11 Balcony 1 5-11"
- 12 Balcony 2 5-11"
- 13 Balcony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



# TYPICAL FLOOR PLAN



# BASEMENT FLOOR LAYOUT PLAN



# SPECIFICATIONS



	<b>Living Room &amp; Dining Room</b>	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
	<b>Bedrooms</b>	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
	<b>Kitchen</b>	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.
	<b>Toilets</b>	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
	<b>Stilt</b>	Flooring Walls & Ceiling	Combination of Granite Stone & Tile Oil bound Distemper over putty
	<b>Basement</b>	Flooring Walls & Ceiling	Vitrified Tiles with 4" high skirting. Oil bound Distemper over putty
	<b>Balcony</b>	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.
	<b>Doors &amp; Windows</b>	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
	<b>Switch &amp; Socket</b>	Modular	
	<b>Home Automation (For Drawing Room Only)</b>	Light Fan AC Video Door Bell	Yes Yes Yes Video Door Bell



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