

  
THE  
**GOLDEN**  
RESIDENCES



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
Pataudi Expressway	2.0 km	4 Minutes	Bus Stand	8.5 km	17 Minutes
Maruti Suzuki, Imt Manesar	1.0 km	2 Minutes	NH 8 (National Highway 8)	7.4 km	13 Minutes
St. Xavier's High School	6.0 km	8 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

\*as per ideal traffic conditions





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# SITE PLAN

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**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 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!



# THE GOLDEN CITY

SECTOR-M10  
(INDUSTRIAL)

SECTOR-M13  
(INDUSTRIAL)

BLOCK (A)

SECTOR-M9  
(INDUSTRIAL)

BLOCK (C)

SECTOR-M14  
(INDUSTRIAL)

OTHER  
VACANT LAND

OTHER  
VACANT LAND

OTHER  
VACANT LAND

VACANT LAND  
OTHER

OTHER  
VACANT LAND

BLOCK (D)

- Proposed Main Road
- Proposed Secondary Road
- Proposed Tertiary Road
- Proposed Footpath
- Proposed Drainage
- Proposed Water Supply
- Proposed Sewerage
- Proposed Electricity
- Proposed Gas
- Proposed Telecommunications

CLUB / COMMUNITY AREA  
SPREAD OVER 2.14 ACRE



**THE GOLDEN RESIDENCES**

BLOCK (D)

# MASTER PLAN



60 M WIDE SECTOR ROAD



# 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.



Library



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!





Because Life Is More  
Than Just Existing!

Artistic Impression™



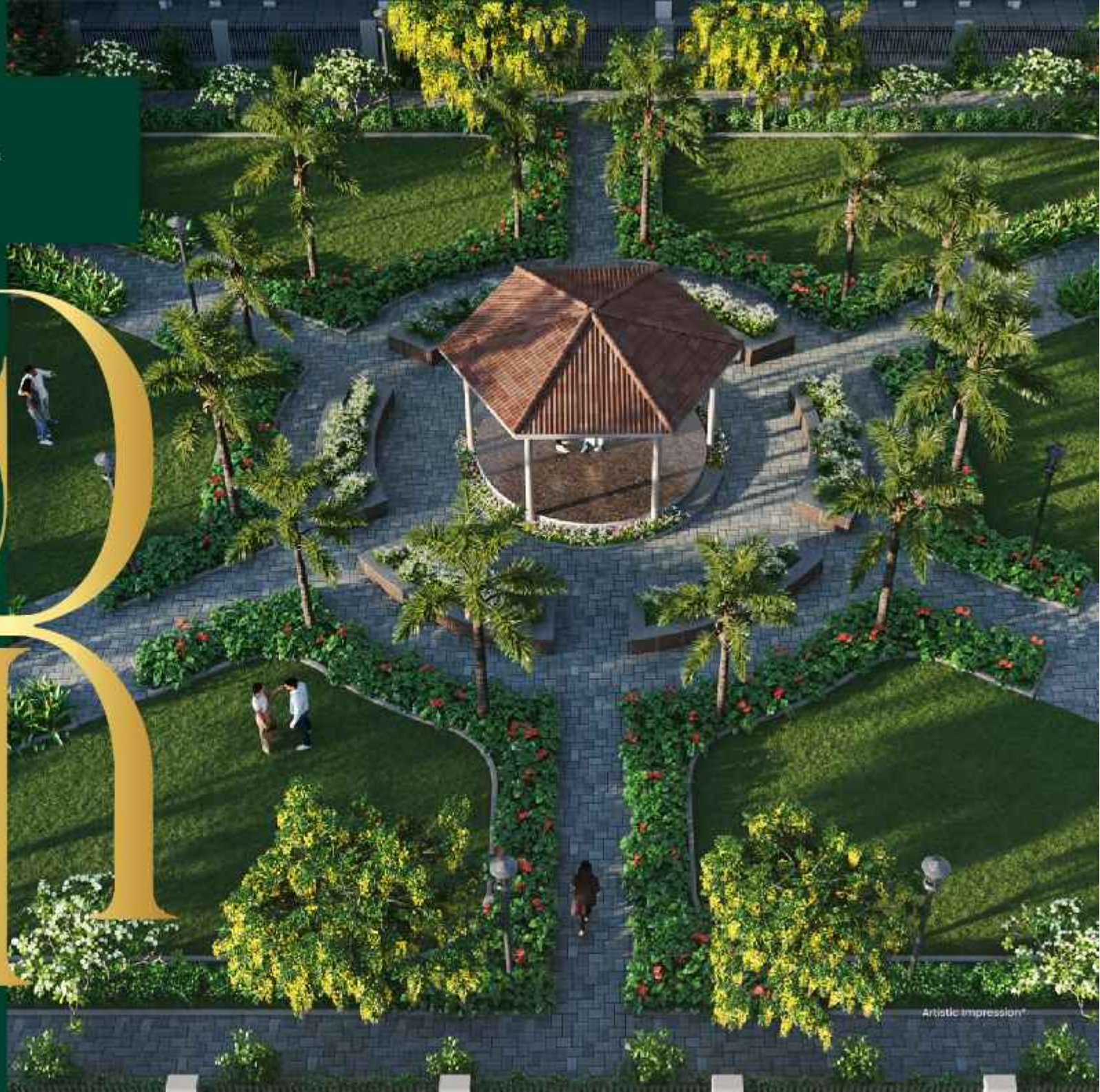
THE  
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# Independent Living!

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

# FR



Artistic Impression\*



# INDEPENDENT LIVING

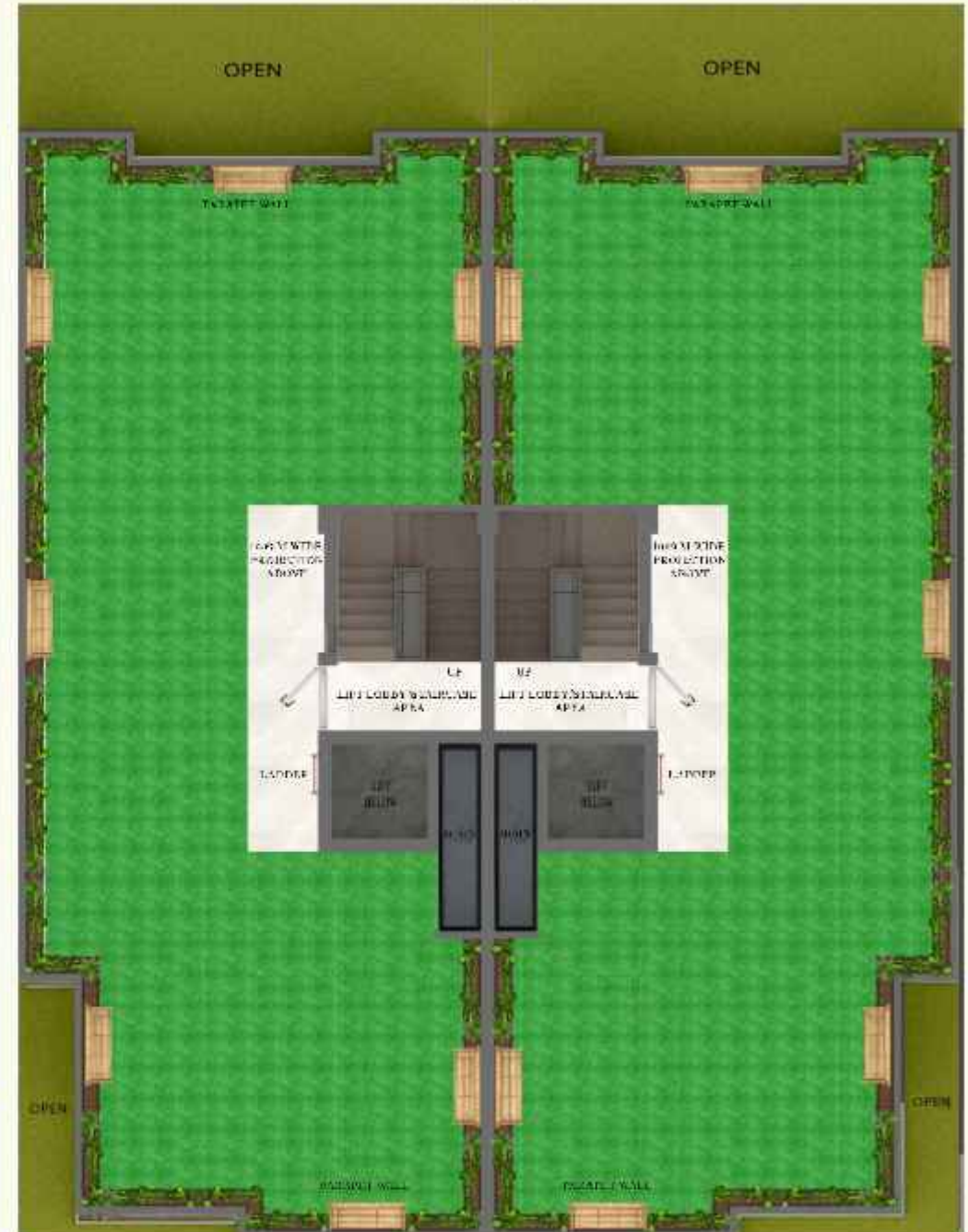
- 3 & 3.5 Spacious Bedrooms with study & 3 toilets
- Fully Fitted Modular Kitchen
- Vitrified Tiles in Living and Dining Room
- Air-Conditioned in all Rooms and Common Area
- False Ceiling in Living and Dining Room
- UPVC Doors and Windows (External)
- Home Automation in Drawing Room
- Video Door Bell

**TYPE A**

**Typical Floor Plan**



**Terrace**



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

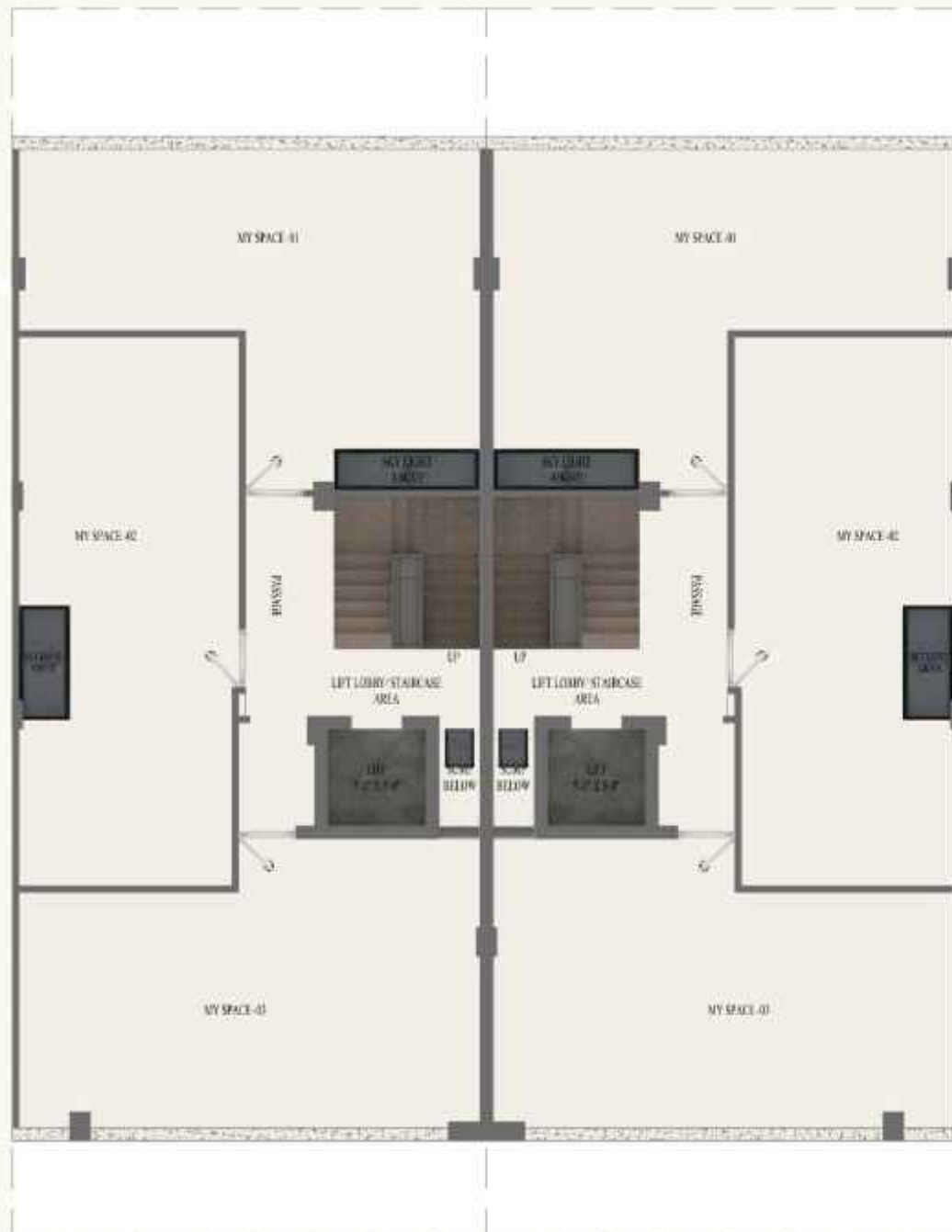
C) Balcony area of the unit: 195 sq. ft.  
 D) Total Built Up Area (B+C): 1311 sq. ft.

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



TYPE A

Basement

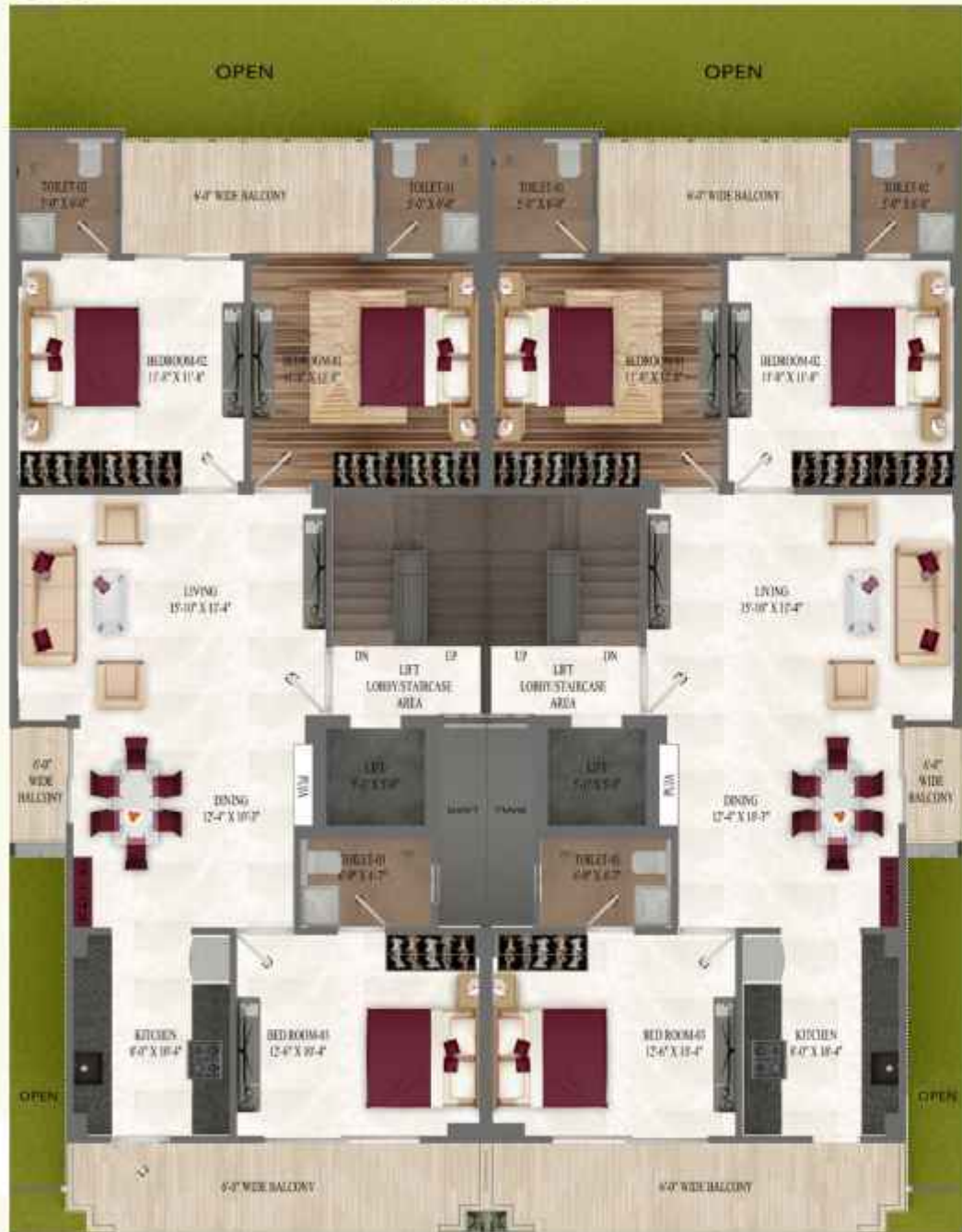


Stilt Layout



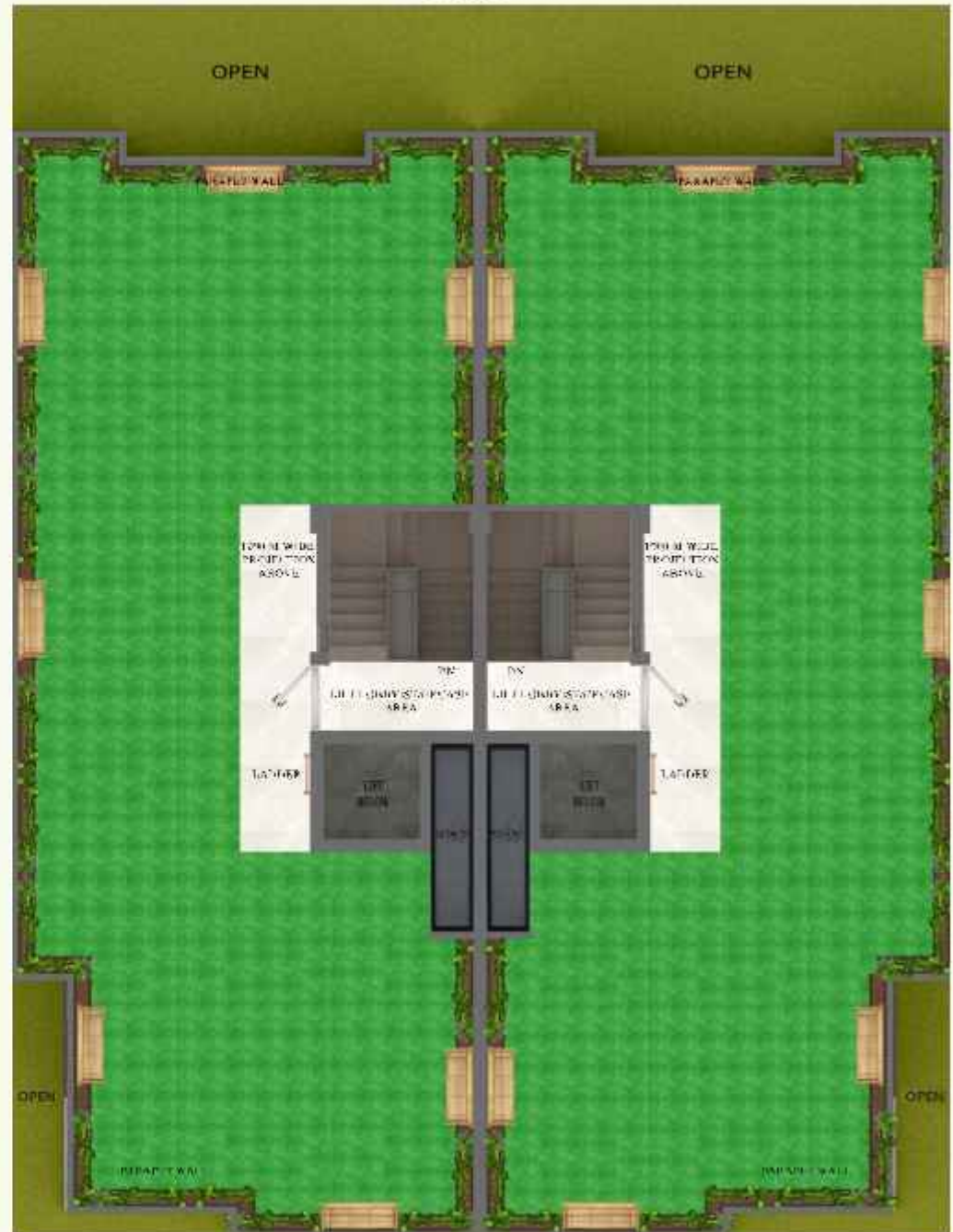
**TYPE B**

**Typical Floor Plan**



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

**Terrace**



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



**TYPE B**

**Basement**



**Stilt Layout**



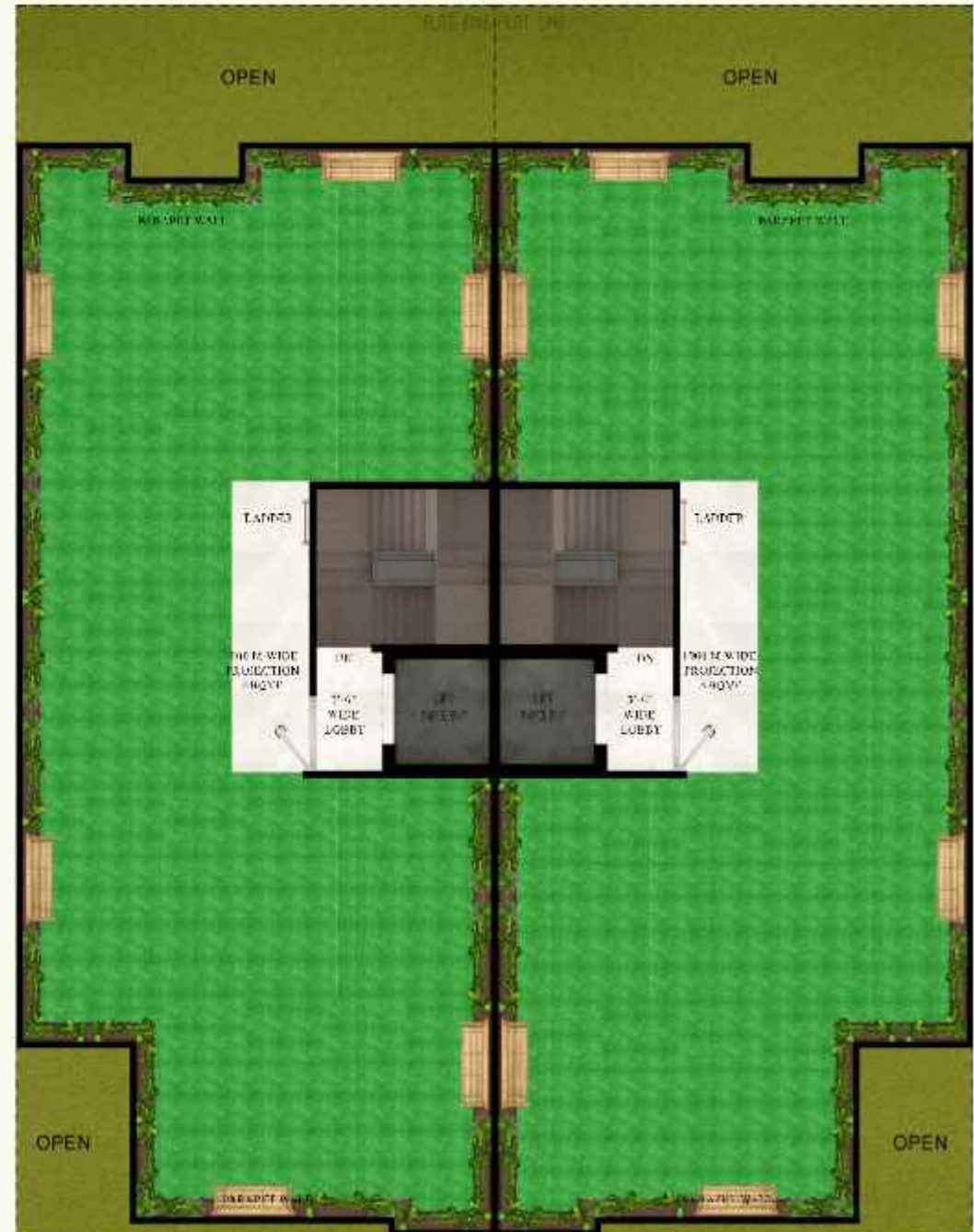
**TYPE C**

**Typical Floor Plan**



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.

**Terrace**

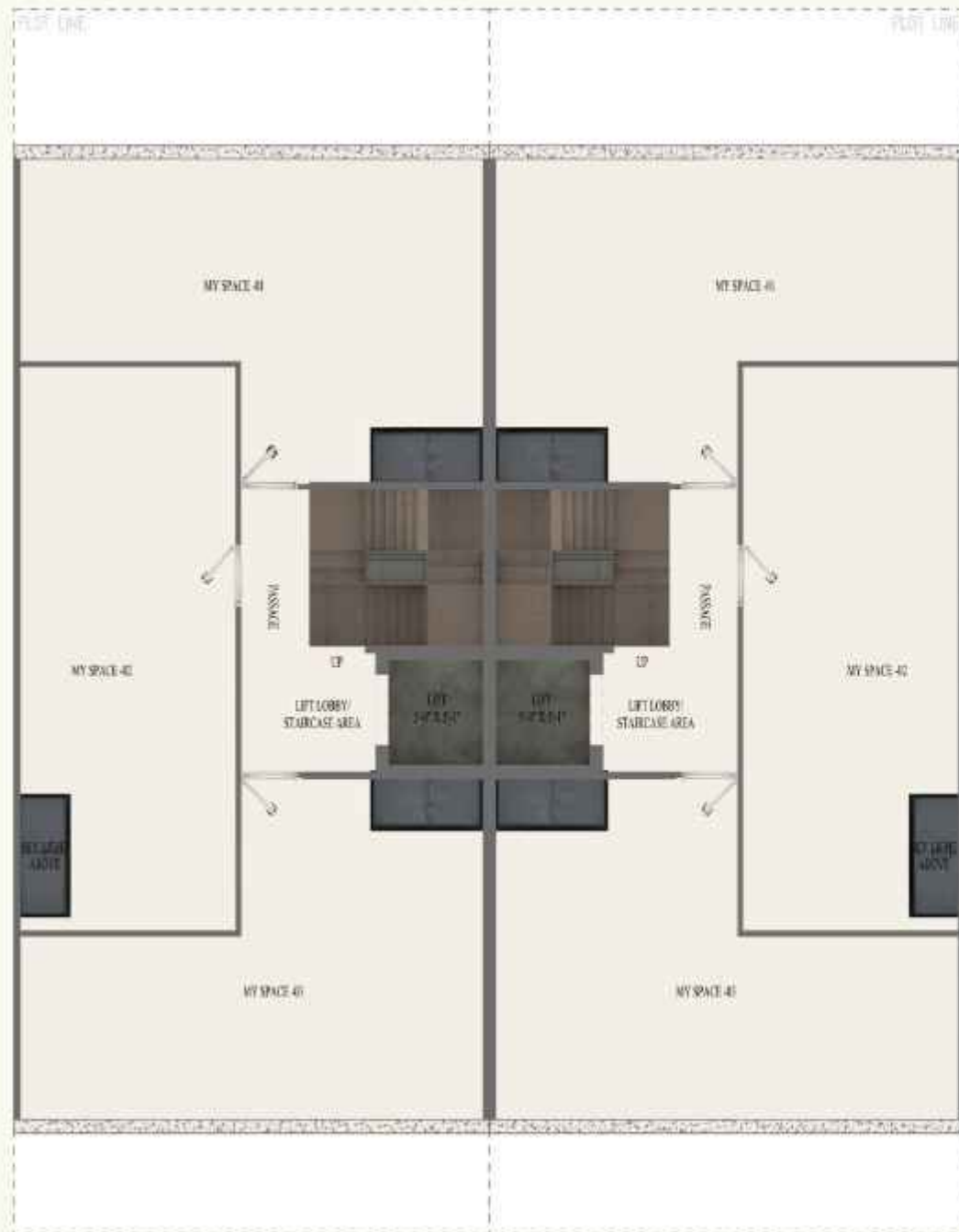


E) Extra Basement area of the unit: 305 sq. ft.



# TYPE C

## Basement



## Stilt Layout





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# INDEPENDENT LIVING

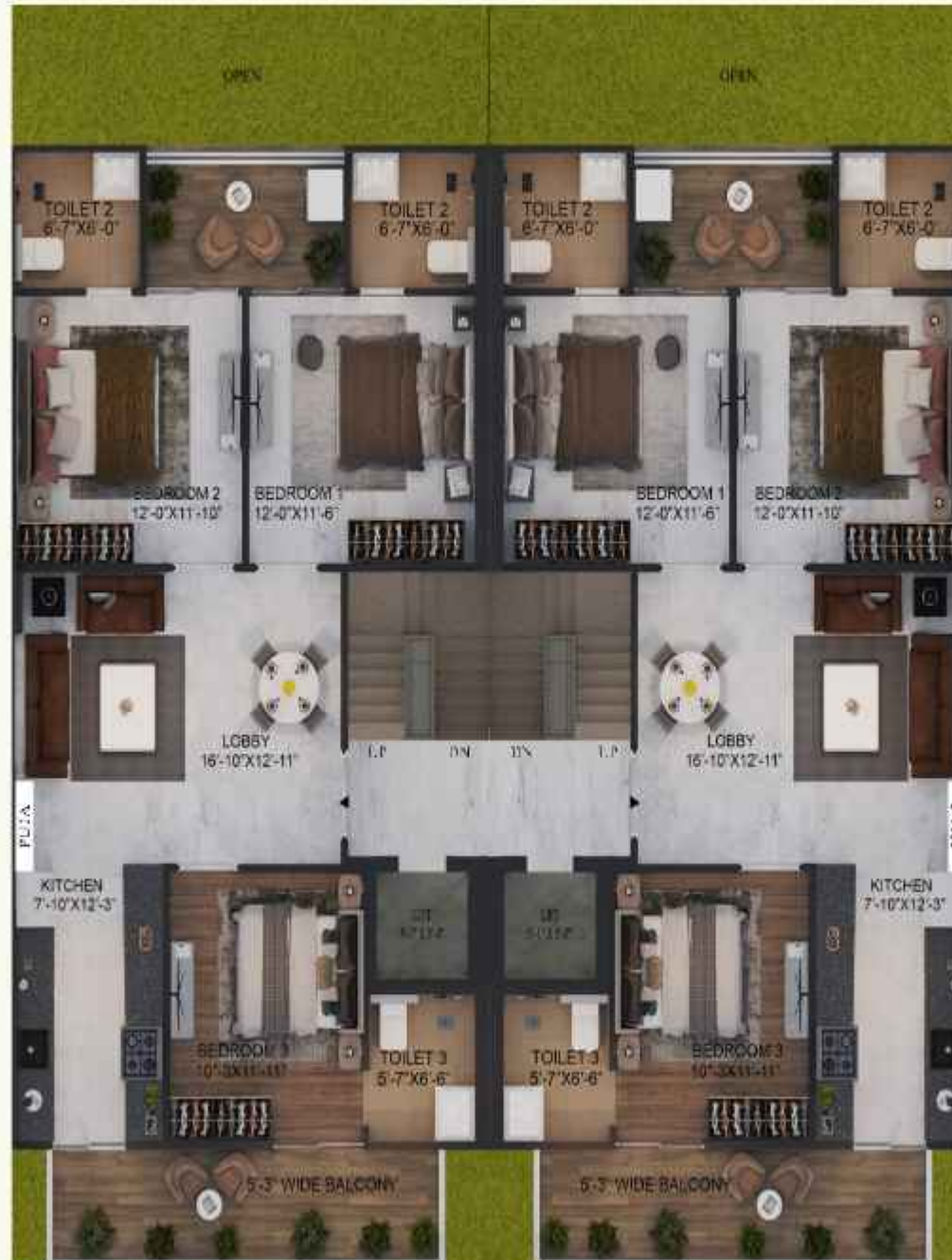
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- 3 Spacious Bedrooms with 3 toilets without Basement
- Fully Fitted Modular Kitchen
- Vitrified Tiles in Living and Dining Room
- Air Conditioned in all Rooms and Common Area
- False Ceiling in living and Dining Room
- UPVC Doors and Windows (External)
- 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.

**TYPE D**

Typical Floor Plan



A) Carpet area of the unit: 860 sq. ft.  
 B) Covered area of the unit: 1052 sq. ft.

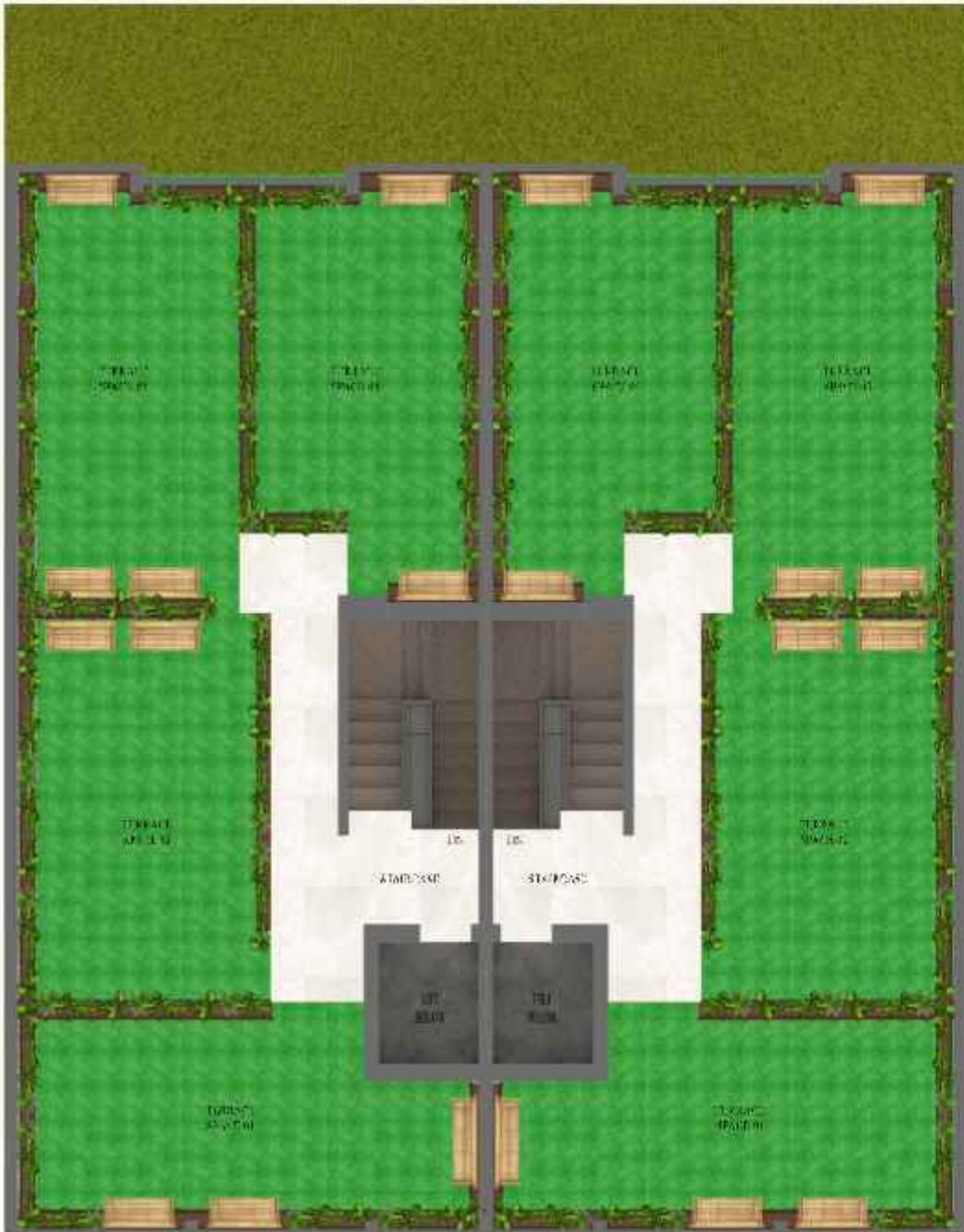
C) Balcony area of the unit: 203 sq. ft.  
 D) Total Built Up Area (B+C): 1255 sq. ft.

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



TYPE D

Terrace



Stilt Layout





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# INDEPENDENT LIVING

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- 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
- 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.

**TYPE E**

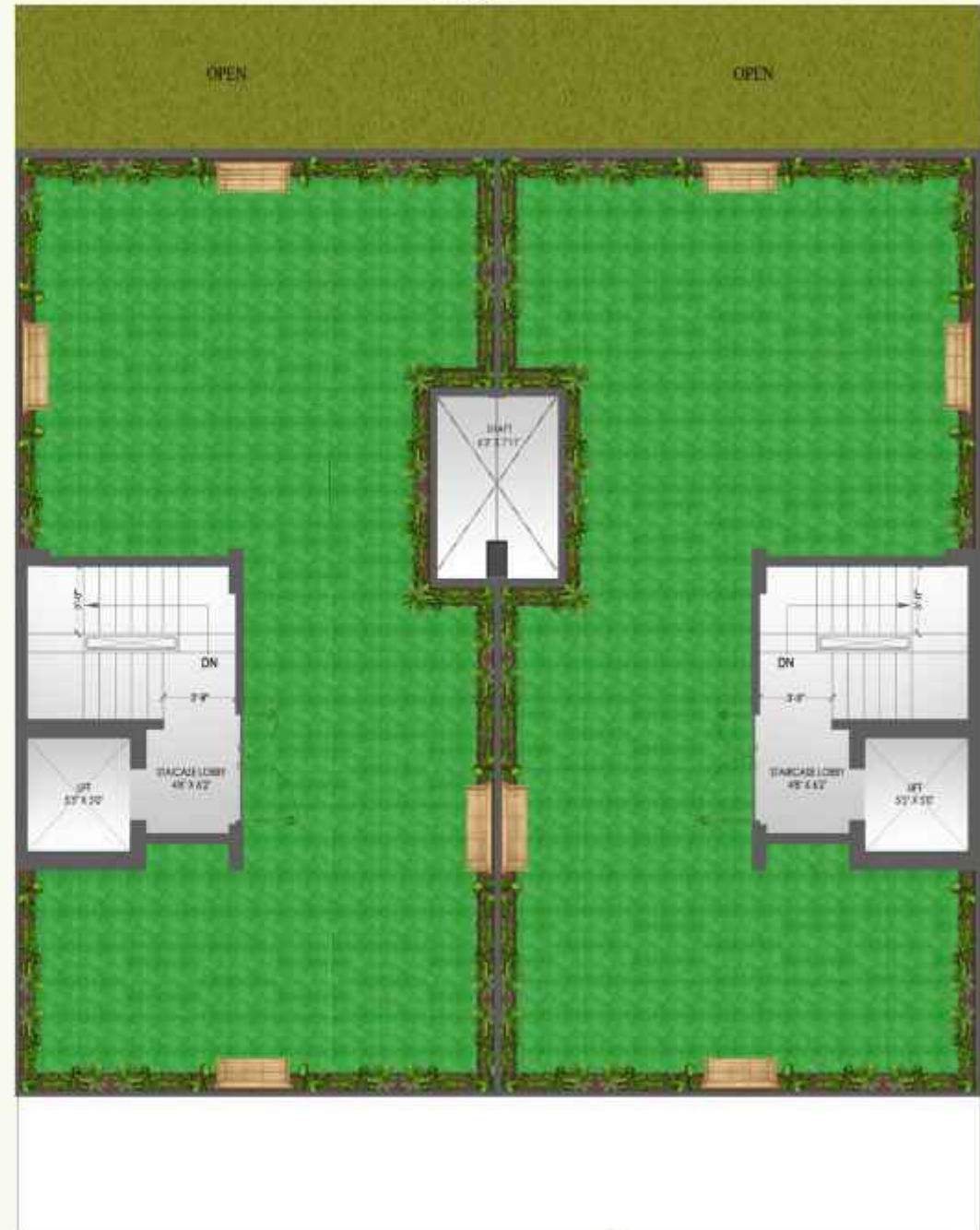
**Typical Floor Plan**



A) Carpet area of the unit: 771 sq. ft.  
 B) Covered area of the unit: 979 sq. ft.

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

**Terrace**



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



TYPE E

Basement



Stilt Layout



# SPECIFICATIONS



Artistic Impression



## Living Room & Dining Room

Flooring  
Walls  
Air conditioners  
False Ceiling  
Appliances

Tiles/marble flooring  
Plastic Emulsion Paint on Walls  
Split AC  
Box Ceiling all around periphery with Cove & Cove Lights  
Ceiling Fan & LED Light



## Master Bedroom

Flooring  
Walls  
Air conditioners  
False Ceiling  
Wood Work  
Doors & Windows  
Appliances

Wooden laminate Flooring/Tile Flooring  
Plastic Emulsion Paint on Walls  
Split AC  
Box Ceiling all around periphery with Cove & Cove Lights  
Wardrobes in all bedrooms  
Internal door- Veneer/ Laminated  
External - Facade UPVC door/ Aluminium door & Windows  
Ceiling Fan & LED Light



## Kitchen

Flooring  
Dado  
Walls  
False Ceiling  
Sink  
Counter Top & Fascia  
Kitchen Appliances  
LPG Line  
C.P Fittings

Tiles  
Tiles 600 mm high above counter  
Plastic Emulsion Paint on Walls  
Ceiling  
Stainless Steel single bowl sink with drain board  
Granite Stone with full moulding Stone slab (locally available)  
Modular Kitchen, Exhaust Fan, Geyser & RO, microwave, chimney,  
Sleeve for LPG Line from Kitchen to Utility Balcony.  
Provision  
CP Fittings - good quality material  
(Jaguar/Grahe/Kahler/Roca/Duravit/Gratto or equivalent)



## Toilet

Flooring  
Dado  
Counter Top & Facia  
False Ceiling  
Sanitary Fixtures  
Appliances  
Mirrors

Anti Skid Ceramic/Vitrified 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, Geyser (for bathing & 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  
Railing  
Utility Balcony  
Appliances

Tiles  
Exterior grade Weather proof paint  
MS/SS Railing /as per facade  
Utility balcony will have provision for washing machine with  
water Inlet & electrical socket,  
Light, Switch 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/veneer finish  
Red Mirandi wood frame with doors - Laminated/Veneered  
UPVC/Aluminium (Door/Windows)



## Home Automation (For Drawing Room Only)

Light  
Fan  
AC  
Video Door Bell  
CCTV

Yes  
Yes  
Yes  
Video Door Phone  
Provision



PHOTO: HANNAH JONES



**Staircase**

Flooring/treads  
Walls & Ceiling

Granite stone in Tread, Risers & Skirting  
Oil bound Distemper over putty on walls  
& Cement Paint on soffit  
MS Handrail with Hardwood Tops

Railing



**Lift Lobby/  
Passage**

Lift Fascia  
Flooring  
Walls / Ceiling

Granite/Tile/Marble as per approved drawing  
Granite/Tile Flooring and Skirting  
Acrylic Emulsion/CBD



**Overhead Water  
Tank**

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



**External  
Finishing**

All surfaces

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



**Lifts**

Flooring in cabin car  
Walls

Granite stone in floor  
SS finish with mirror on one wall and hand rail on  
other (vendor scope)  
White Wash

Lift Well & All Shafts Wall



**Number Plates for  
Individual**

As per decision/ design



**Terrace**

Flooring/treads  
Walls

Anti Skid Tiles  
External grade paint



**Letter Box**

For each in Stilt Floor



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 [www.worldwiderealty.in](http://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**  
REALTY

BUILDING THE CHANGE