

THE
GOLDEN
RESIDENCES



A PLACE TO BELONG

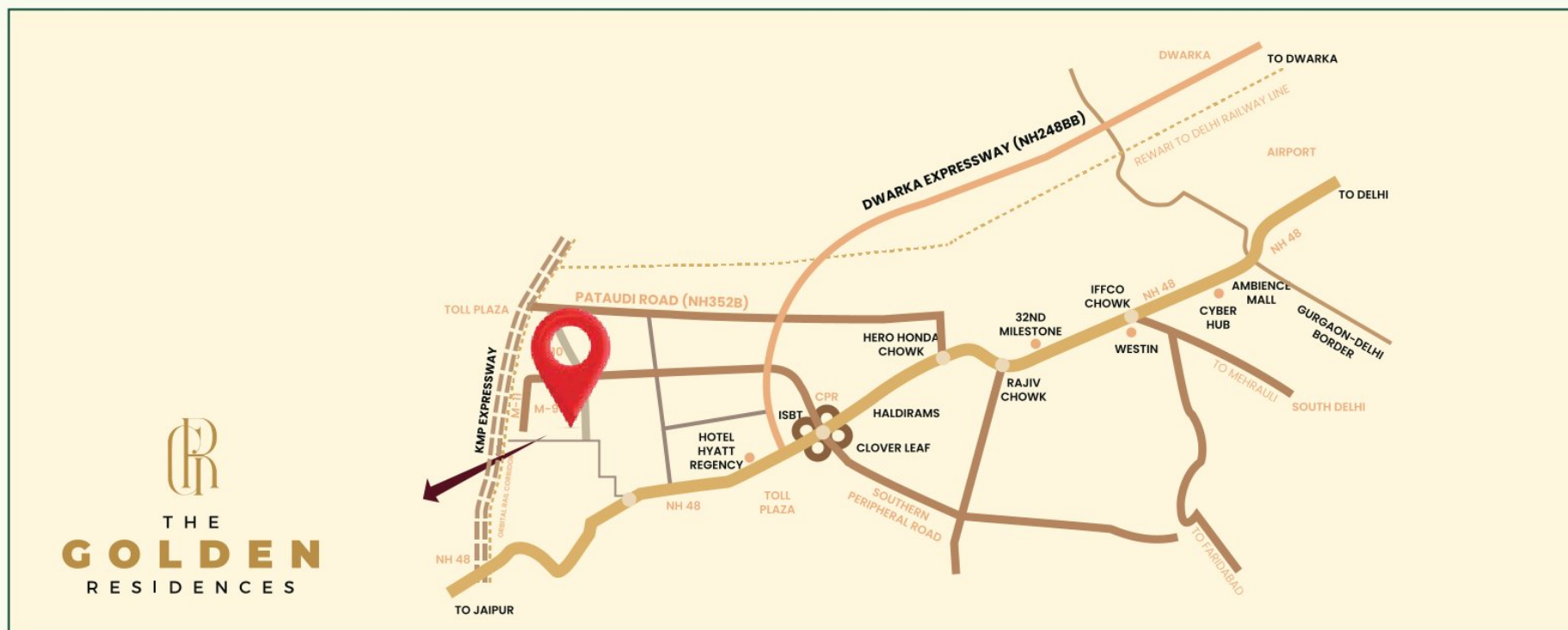
LOCATION

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
Pataudi Expressway	2.0 km	4 Minutes
Maruti Suzuki, Imt Manesar	1.0 km	2 Minutes
St. Xavier's High School	6.0 km	8 Minutes
Fortis Hospital	6.5 km	13 Minutes
Newtown Square Mall	9.4 km	20 Minutes

Upcoming Metro Station	0.5 km	2 Minutes
Bus Stand	8.5 km	17 Minutes
NH 8 (National Highway 8)	7.4 km	13 Minutes
Dwarka Expressway	10.8 km	18 Minutes
Udyog Vihar	28.7 km	40 Minutes
IGI Airport	38.5 km	38 Minutes

*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 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!

SECTOR-M10 (INDUSTRIAL)

OTHERS
VACANT LAND



SECTOR-M13 (INDUSTRIAL)

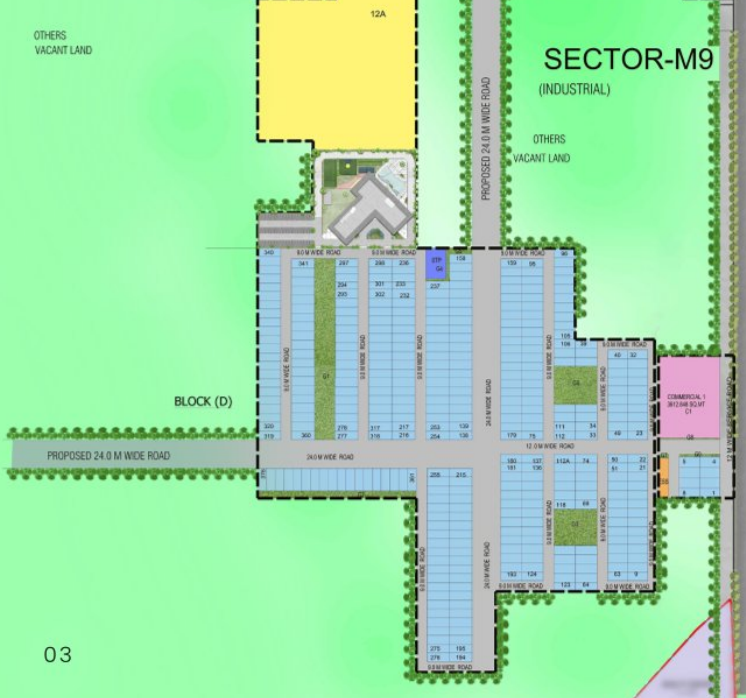
PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 60 M WIDE ROAD



SECTOR-M9 (INDUSTRIAL)

OTHERS
VACANT LAND



60.0 M WIDE SECTOR ROAD
(ACQUIRED AND CONSTRUCTED)

ENTRY

BLOCK (C)

OTHERS VACANT LAND

PROPOSED 24.0 M WIDE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

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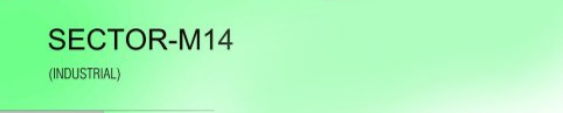
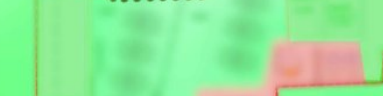
PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD

PROPOSED 12 M WIDE SERVICE ROAD



- HOUSING LAND
- HEALTH CENTER
- NURSERY SCHOOL
- PRIMARY SCHOOL
- HIGH SCHOOL
- CHURCH
- CLUB
- RELIGIOUS BUILDING



THE
GOLDEN
CITY

CLUB / COMMUNITY AREA
SPREAD OVER 2.14 ACRE



BLOCK (D)

MASTER PLAN





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
GOLDEN
RESIDENCES

Independent Living!



Artistic Impression

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

PR



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

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 A

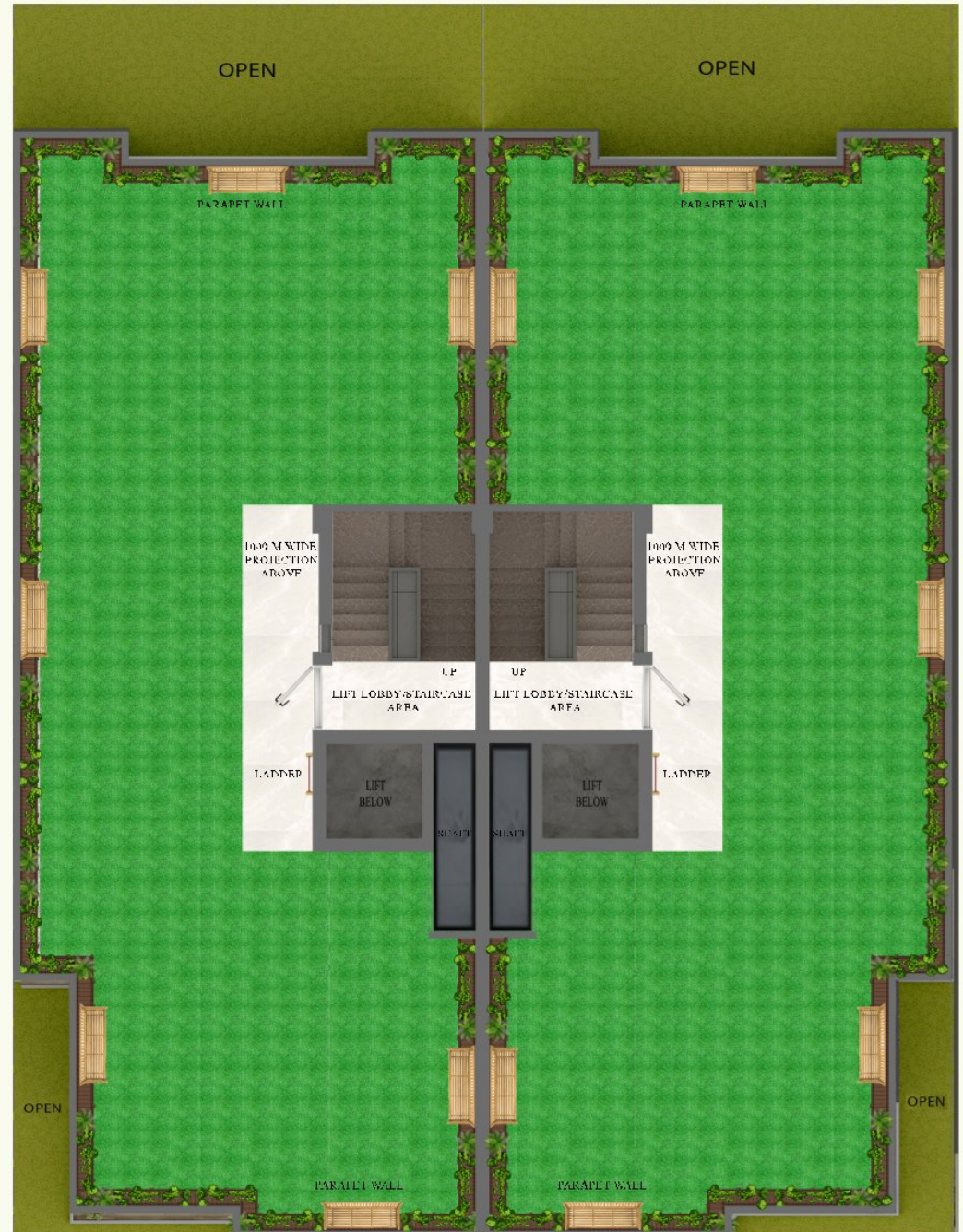
Typical Floor Plan



A) Carpet area of the unit: 917-932 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.

Terrace

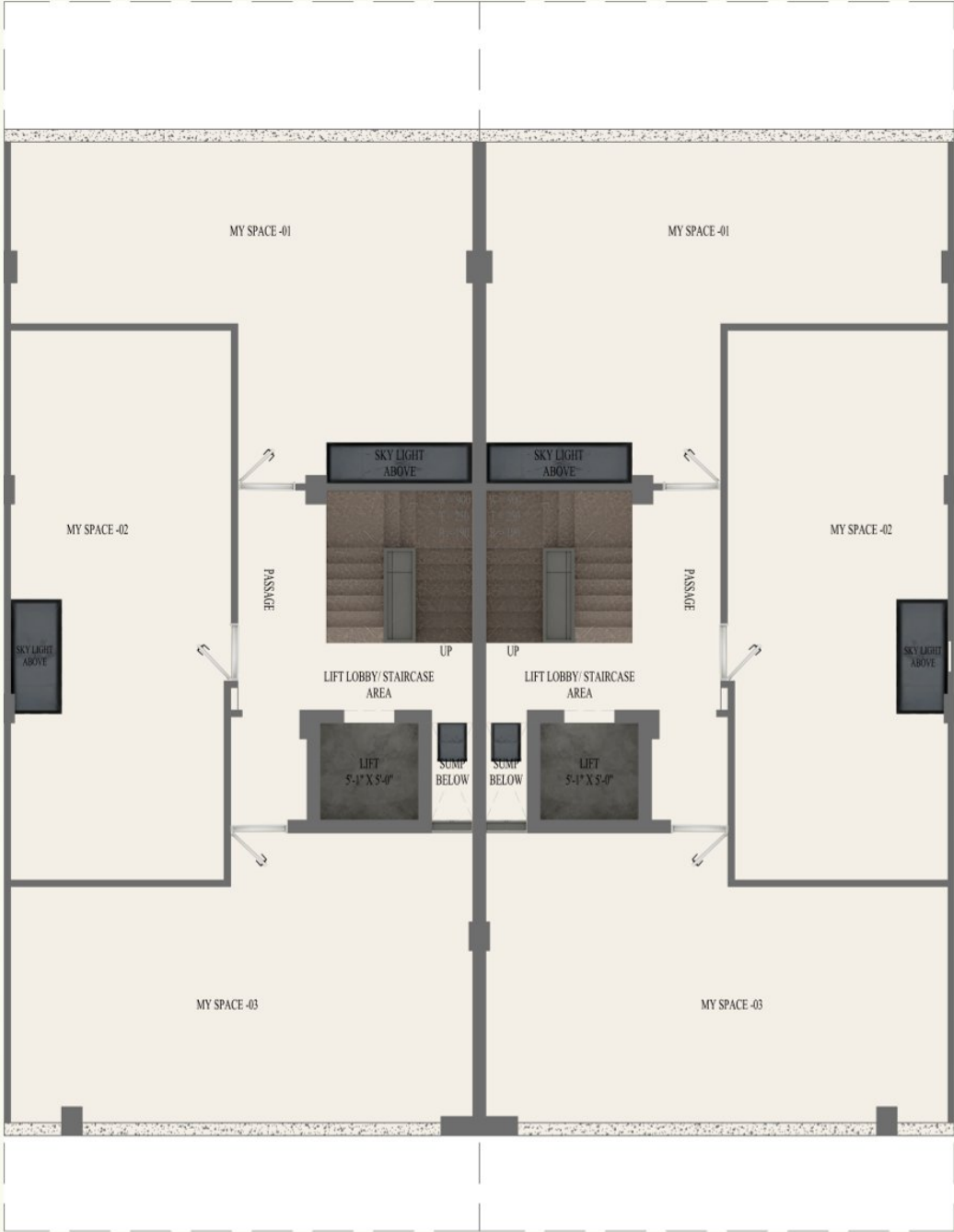


E) Extra Basement area of the unit: 320 sq. ft.



TYPE A

Basement

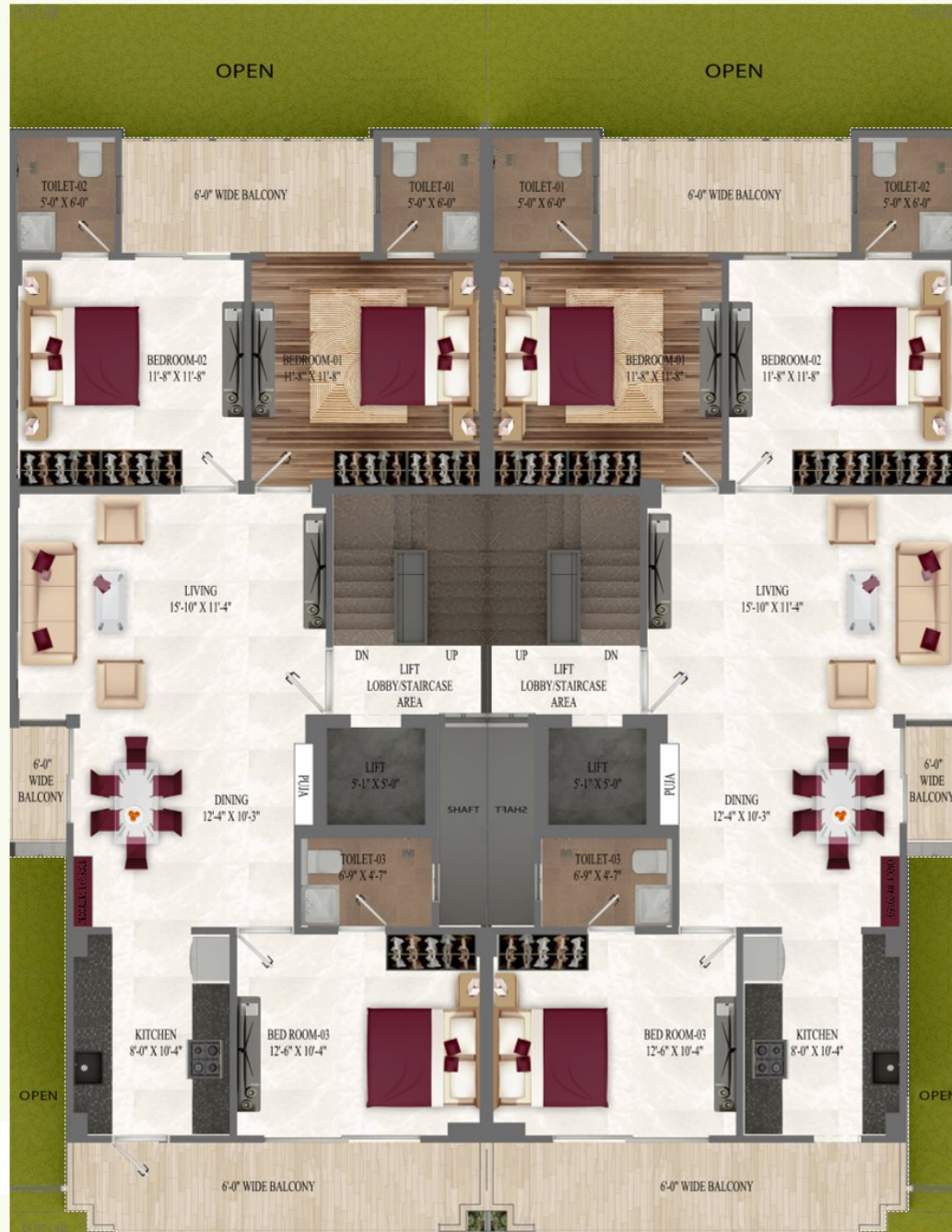


Stilt Layout



TYPE B

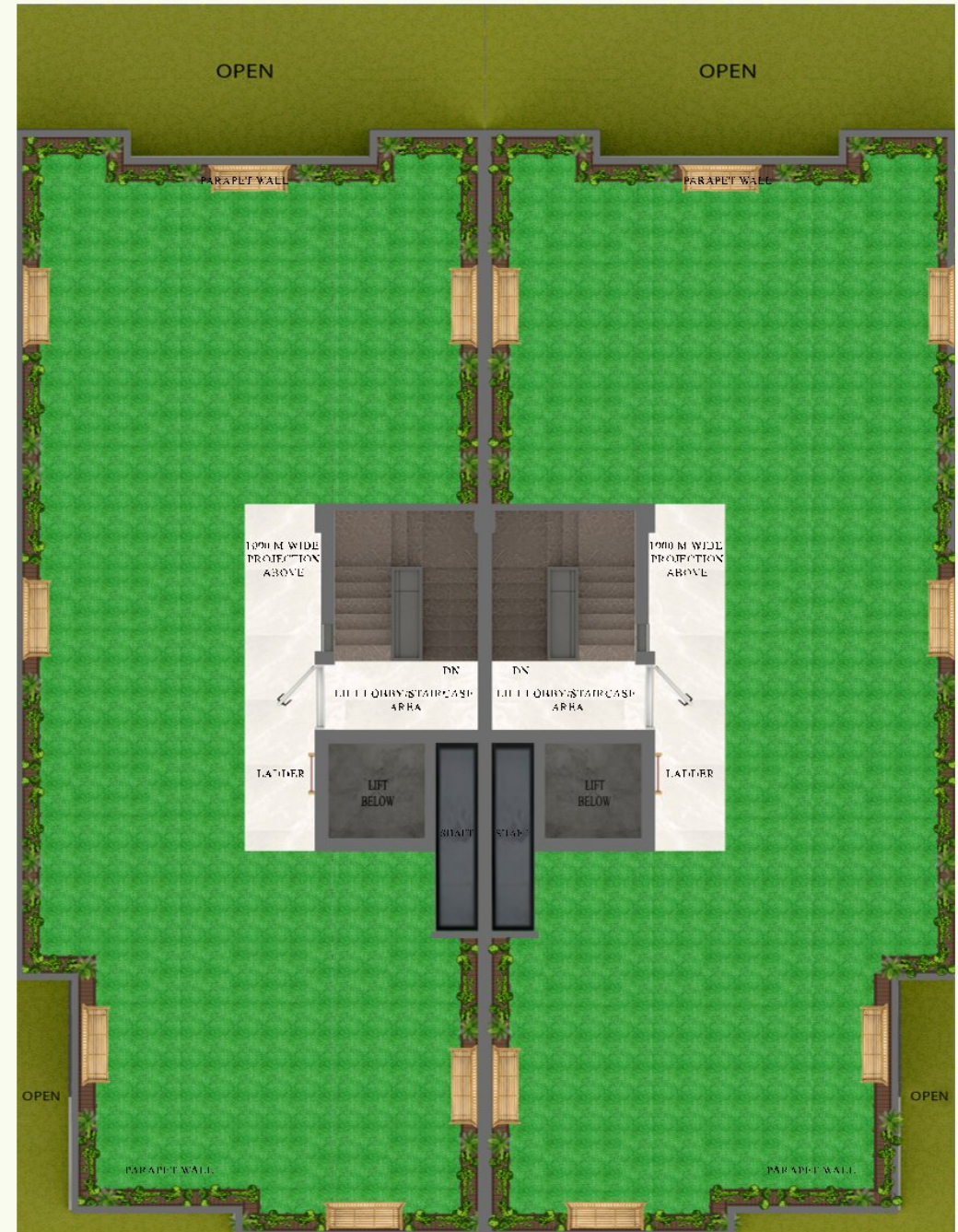
Typical Floor Plan



A) Carpet area of the unit: 890-908 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

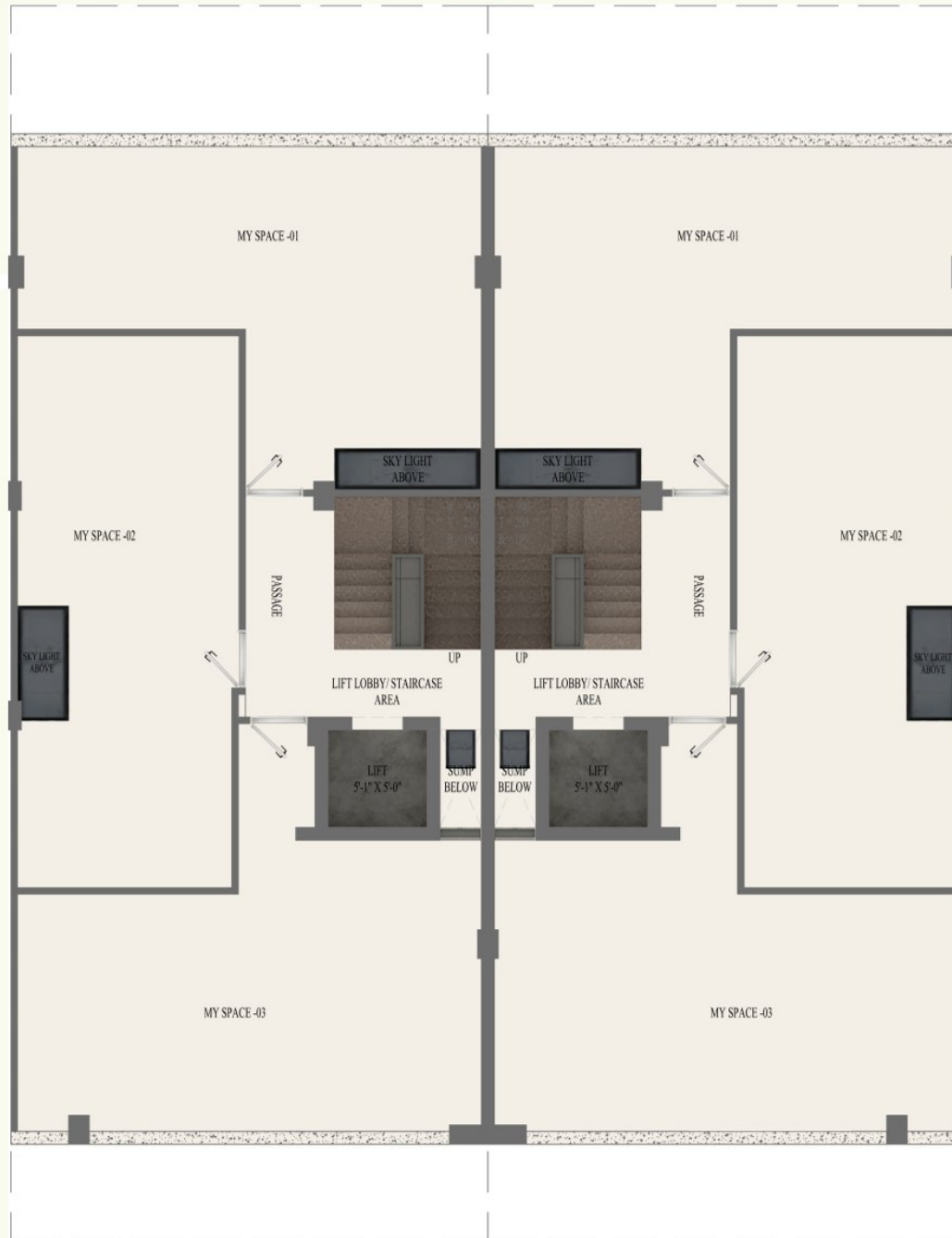


E) Extra Basement area of the unit: 315 sq. ft.



TYPE B

Basement

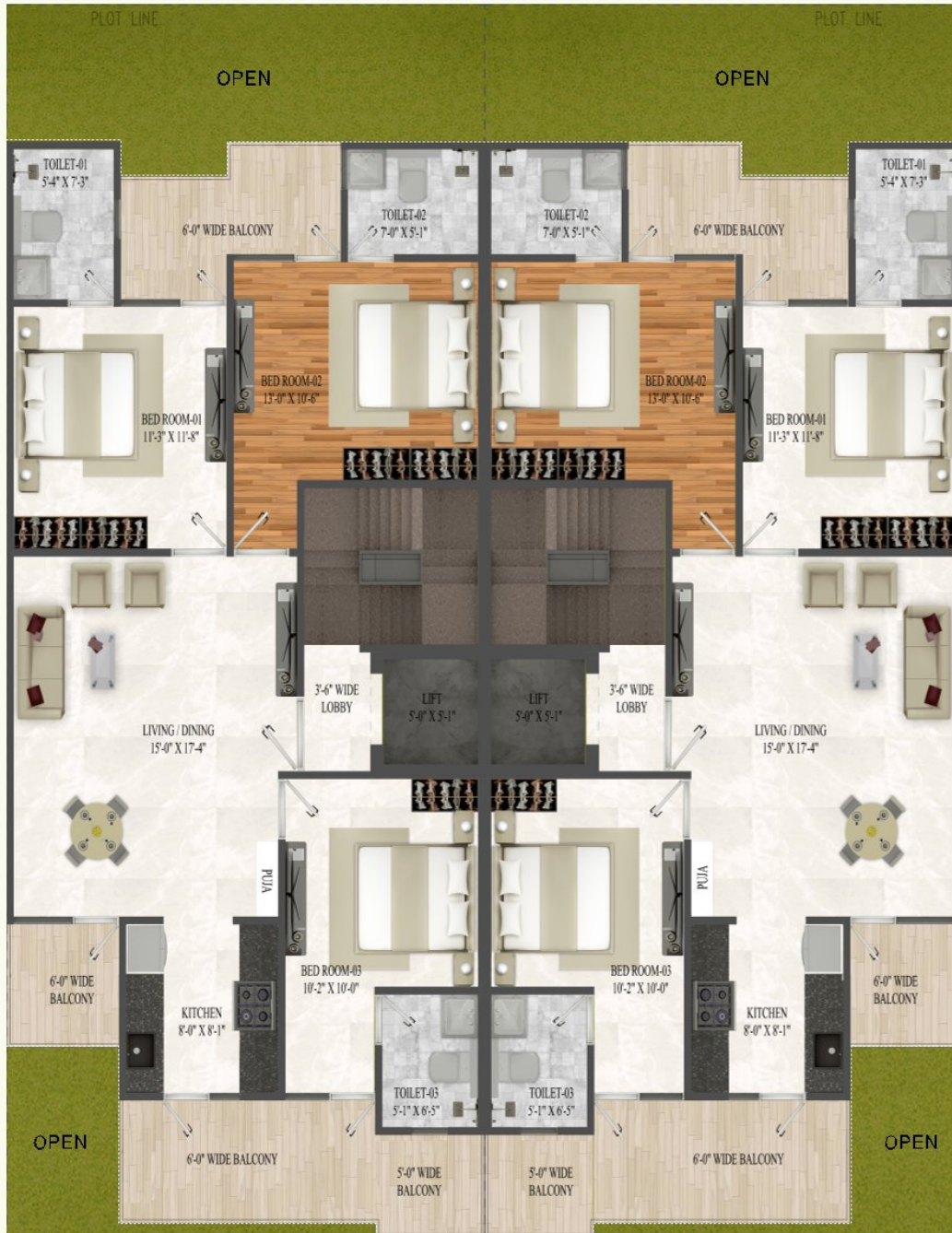


Stilt Layout

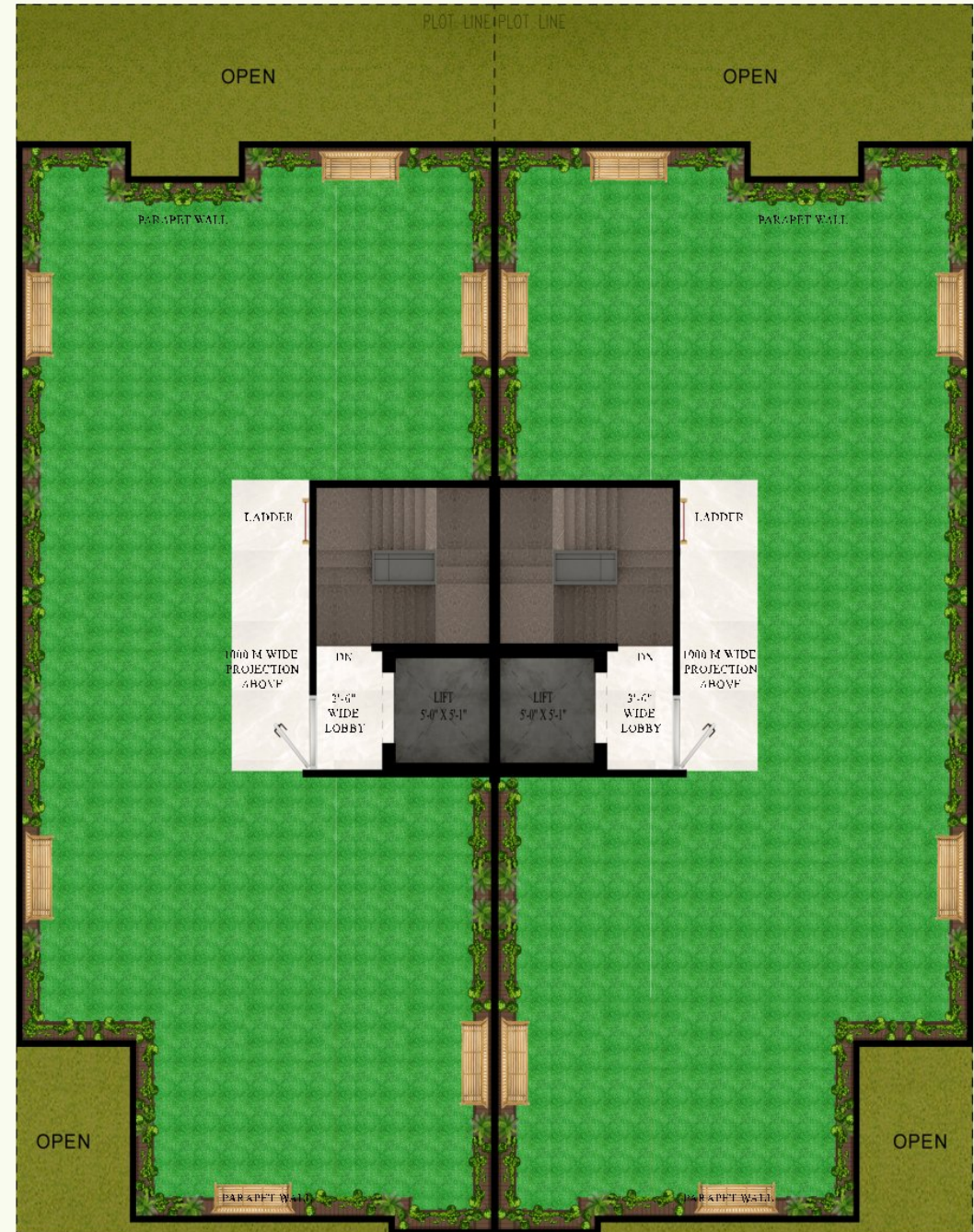


TYPE C

Typical Floor Plan



Terrace



A) Carpet area of the unit: 829-850 sq. ft.
B) Covered area of the unit: 1038 sq. ft.

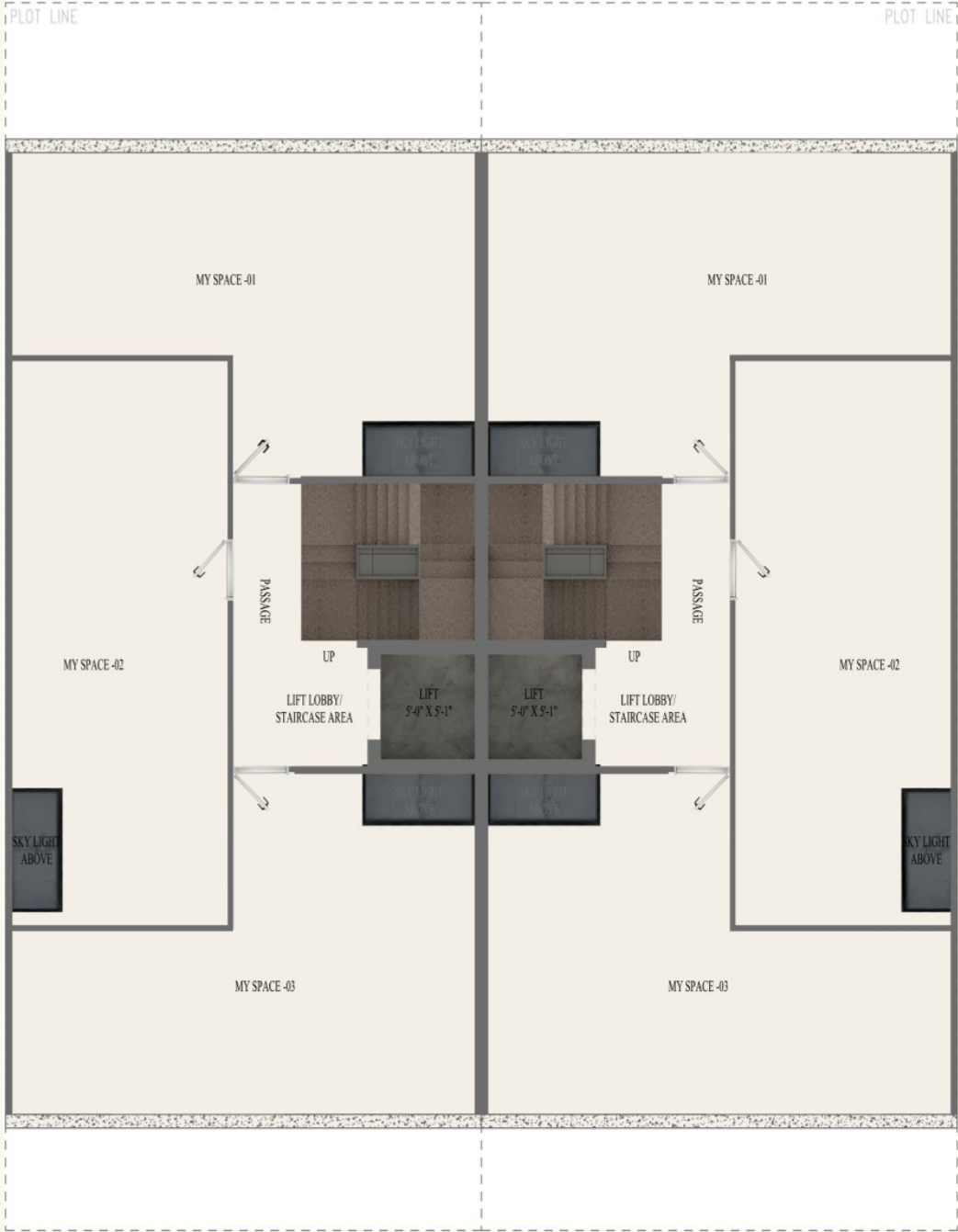
C) Balcony area of the unit: 208 sq. ft.
D) Total Built Up Area (B+C): 1246 sq. ft.

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



TYPE C

Basement



Stilt Layout





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.

TYPE D

Typical Floor Plan



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

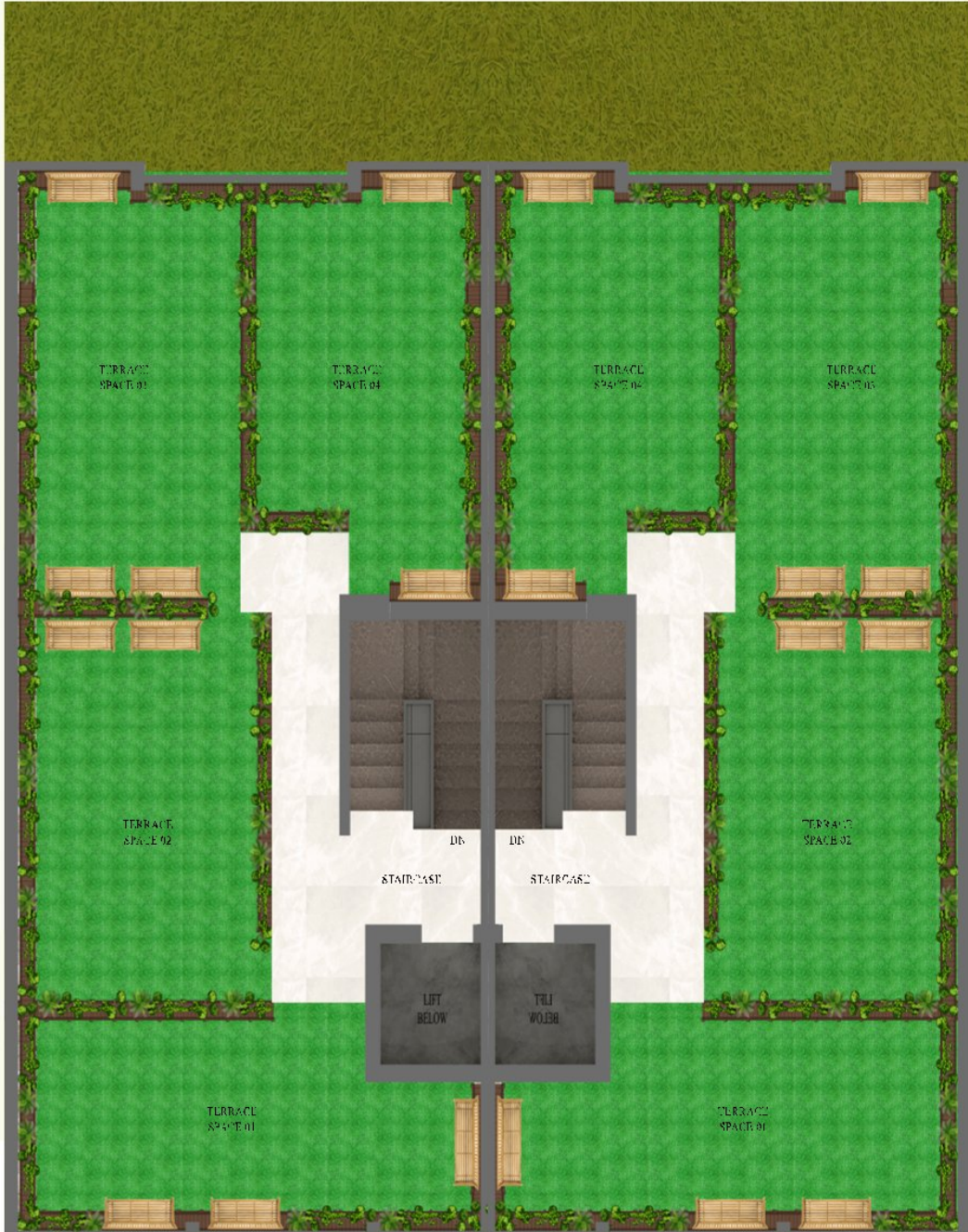
C) Balcony area of the unit: 203 sq. ft.
 D) Total Built Up Area (B+C): 1255 sq. ft.

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

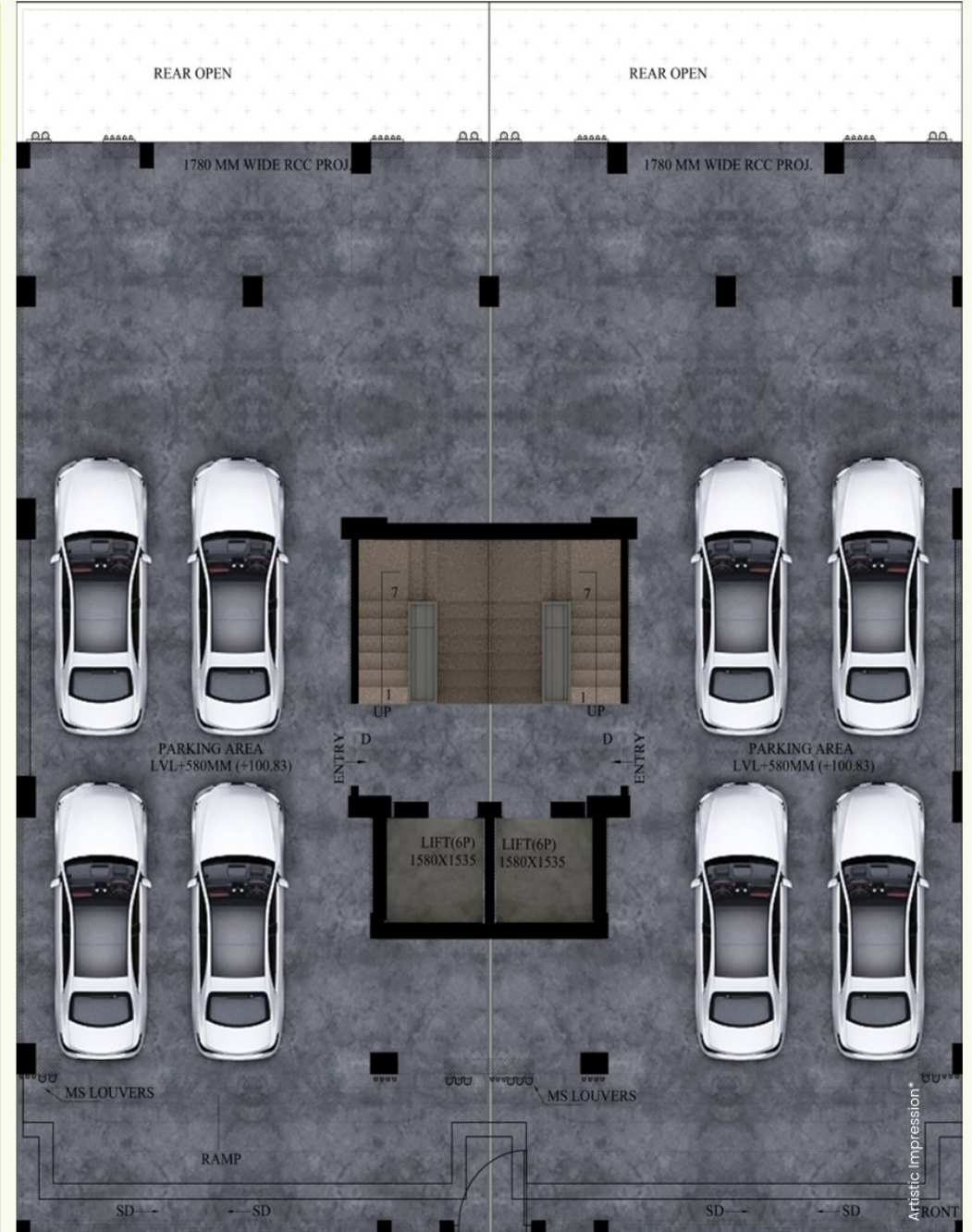


TYPE D

Terrace



Stilt Layout





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

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

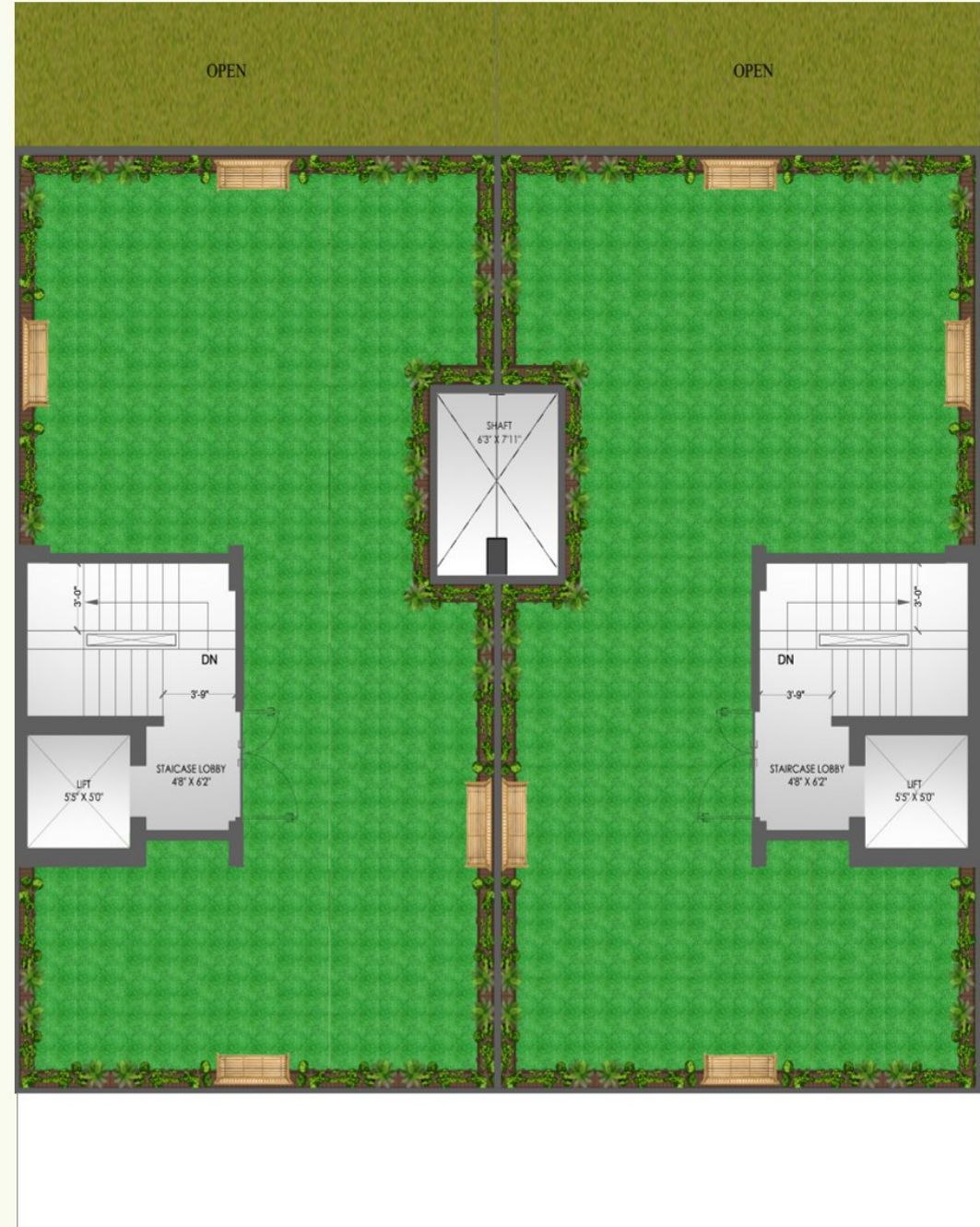
Typical Floor Plan



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



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



Bedrooms

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/ Laminate
External - Façade UPVC door/ Aluminium door & Windows
Ceiling Fan & LED Light



Kitchen

Flooring
Dado
Walls
False Ceiling
Sink
Counter Top & Fascia
Kitchen Appliances

Tiles
Tiles 600 mm high above counter
Plastic Emulsion Paint on Walls
Ceiling
Stainless Steel sink with drain board
Granite Stone with full moulding Stone slab
Modular Kitchen, Exhaust Fan, Geyser, RO, microwave, chimney & hob

C.P Fittings

Premium quality
(Jaquar/Grohe/Kohler/Roca/Duravit/Grotto or equivalent)



Toilet

Flooring
Dado
Counter Top & Facia
False Ceiling
CP & Sanitary Fixtures

Anti Skid Ceramic/Vitrified Tiles
Tiles upto Ceiling Level
Granite Stone with full moulding Stone slab
As per design
Wall Mounted WC, Wash Basin Vanity, Premium quality CP fitting
(Jaquar/Grohe/Kohler/Roca/Duravit/Grotto or equivalent)
Exhaust fan, Geyser (for bathing & basin)
Mirrors

Appliances
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, Modular Switch Socket



Doors & Windows

Doors
External Door/Windows

Wooden door frames good quality Laminated/Veneered doors with good quality hardware
UPVC/Aluminium (Door/Windows)



Home Automation (For Drawing Room Only)

Light
Fan
AC
CCTV
Main Door Lock

Yes
Yes
Yes
Provision
Digital Lock



Artistic Impression*



Staircase

Flooring/treads
Walls & Ceiling
Railing

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



Lift Lobby/ Passage

Lift Fascia
Flooring
Walls / Ceiling

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



Lifts

Flooring in cabin car
Walls

Granite stone in floor
SS finish with mirror on one wall and hand
rail on other



Terrace

Flooring/treads
Walls

Anti Skid Tiles
Exterior grade weatherproof paint



Overhead Water Tank

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



External Finishing

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



Number Plates for Individual Signages

As per drawing/ design
As per drawing/ design



Letter Box

For each in Stilt Floor

THE
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RESIDENCES

85100 00051

 **www.worldwiderealty.in**

The Golden Residences: RERA Registration No. RC/REP/HARERA/GGM/882/614/2024/109 dated 08.11.2024 & Addendum dated 20.02.2025

The Golden Residences II: RERA Registration No. RC/REP/HARERA/GGM/935/667/2025/38 dated 08.04.2025

(Haryana Real Estate Regulatory Authority, Gurugram, Haryana) <https://www.haryanarera.gov.in>

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REALTY

BUILDING THE CHANGE