

GOLDEN
OPULENCE

Lifestyle Enhanced.



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Especially for YOU - a progressive human being who is continuously evolving and perpetually conquering new horizons, have raised your standards all through your life.

Your father's perceived luxury is now your basic necessity. Your present luxury will be a necessity soon, and even more so, an everyday feature to your children. You are no longer satisfied with trivial perks and are working towards an Opulent Lifestyle!

The exotic indulgence that our earlier rulers could only dream about is now your everyday lifestyle at Golden Opulence, which is strategically located with best-in-class amenities and a lavish Victorian styled club house, offered to you at a reasonable price.

Welcome to Golden Opulence, the jewel in the crown of Chennai.





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Location Map

(Not to scale)



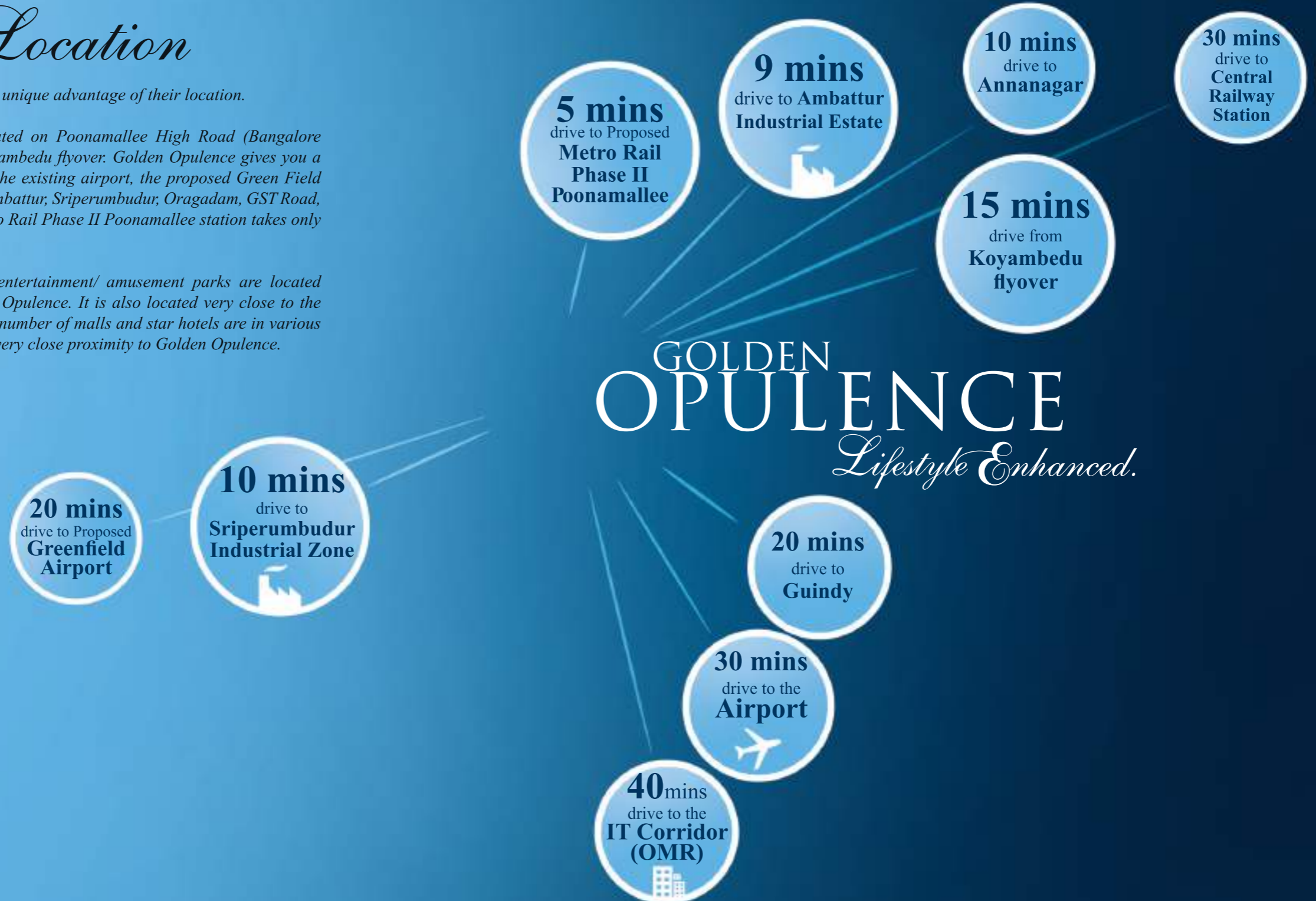
*Proximity
to significant locations*

Strategic Location

Great cities have formed because of the unique advantage of their location.

Golden Opulence is conveniently located on Poonamallee High Road (Bangalore Highway), a 15 minute drive from Koyambedu flyover. Golden Opulence gives you a significantly quick and easy access to the existing airport, the proposed Green Field Airport, and the employment zones of Ambattur, Sriperumbudur, Oragadam, GST Road, and the IT corridor. The proposed Metro Rail Phase II Poonamallee station takes only a 5 minute walk from Golden Opulence.

Reputed schools, colleges, hospitals, entertainment/ amusement parks are located within few minutes' drive from Golden Opulence. It is also located very close to the shopping areas of Anna Nagar. A large number of malls and star hotels are in various stages of planning and construction in very close proximity to Golden Opulence.









Clubhouse & Lifestyle center



Crafted only for YOU, the privileged Golden Opulence resident, the lavish Victorian styled club house spread over 39,000 sq.ft., comes with enviable features and comforts that rival the top clubs in the world.

*Size does matter! Be known as a generous host with class and style. Invite your friends, relatives and acquaintances **IN HUNDREDS** to celebrate your special occasion in the banquet halls. If you wish, you can conduct a **WEDDING** by combining the use of both the banquet halls and the swimming pool deck area.*





For your sports indulgence

- ▼ *36 meter Swimming Pool*
- ▼ *Fitness Centre*
- ▼ *Squash*
- ▼ *Badminton*
- ▼ *Cricket*
- ▼ *Basketball*
- ▼ *Volleyball*

Take a plunge into the 36 meter Swimming Pool, workout in the state-of-the-art Fitness Centre, to obtain the toned physique which you desire. Play an energetic game of Squash or Badminton on the courts built to international standards, or unwind in a relaxed game of Snooker or Billiards at the Clubhouse.

For the outdoor enthusiast, Volleyball, Cricket Nets and Basketball are available in the OSR area.







Pamper your Senses

- ▼ *Steam*
- ▼ *Sauna*
- ▼ *Jacuzzi*
- ▼ *Massage Rooms*
- ▼ *Parlour*

Spoil yourself in the spa. Indulge in the Steam, Sauna, and Jacuzzi or take a massage to soothe your mind and relieve the stress from your body. A Parlour is also available for all the beauty care you desire.



Every day Conveniences

- ▼ *Premium Crèche*
- ▼ *In-house Physician*
- ▼ *Pharmacy*
- ▼ *Convenience Store*
- ▼ *Library*
- ▼ *ATM*

A Premium Crèche is provided to take care of your young ones in a safe and comfortable place, when both the parents are away at work.

Walkways and seating area through the lush green landscape have been provided for the safety and comfort of your family.





Site Plan



To Chennai ←

Poonamallee bye pass

→ To Sriperumbudur

Tower index

Tower No.	No. of Floors	No. of Flats per Floor	No. of Flats per Tower
1	S+16	8	128
2	S+16	8	128
3	S+17	4	68
4	S+17	4	68
5	S+17	8	135
6	S+16	8	128
7	S+16	10	160
7 Nos.	TOTAL NO. OF FLATS		815

Floor Plan Tower - 1 & 2



1
3 Bed + 2 Toi
1458 Sft

2
2 Bed + 2 Toi
1082 Sft

3
2 Bed + 2 Toi
1077 Sft

4
3 Bed + 3 Toi
1715 Sft

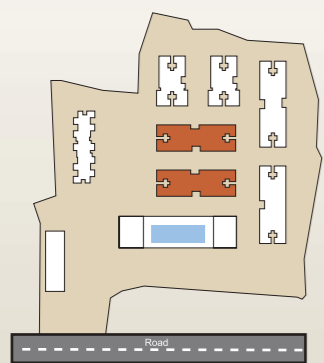


8
3 Bed + 2 Toi
1447 Sft

7
2 Bed + 2 Toi
1093 Sft

6
2 Bed + 2 Toi
1093 Sft

5
3 Bed + 3 Toi
1722 Sft



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Tower - 1 & 2

Typical floor plan
(1 to 16 floors)

Tower details

- No. of flats per floor - 8 nos.
- Total no. of floors - 16 nos.
- Total no. of flats - 128 nos.

Floor Plan Tower - 3 & 4



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1
3 Bed +3 Toi
1737 sft

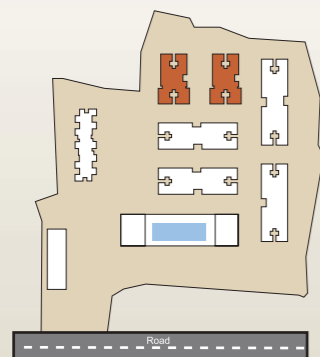


2
3 Bed +3 Toi
2067 sft

4
3 Bed +3 Toi
1688 sft



3
3 Bed +3 Toi
2067 sft



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Tower - 3 & 4
Typical floor plan
(1 to 17 floors)

Tower details	
No. of flats per floor	- 4 nos.
Total no. of floors	- 17 nos.
Total no. of flats	- 68 nos.

Floor Plan Tower - 5

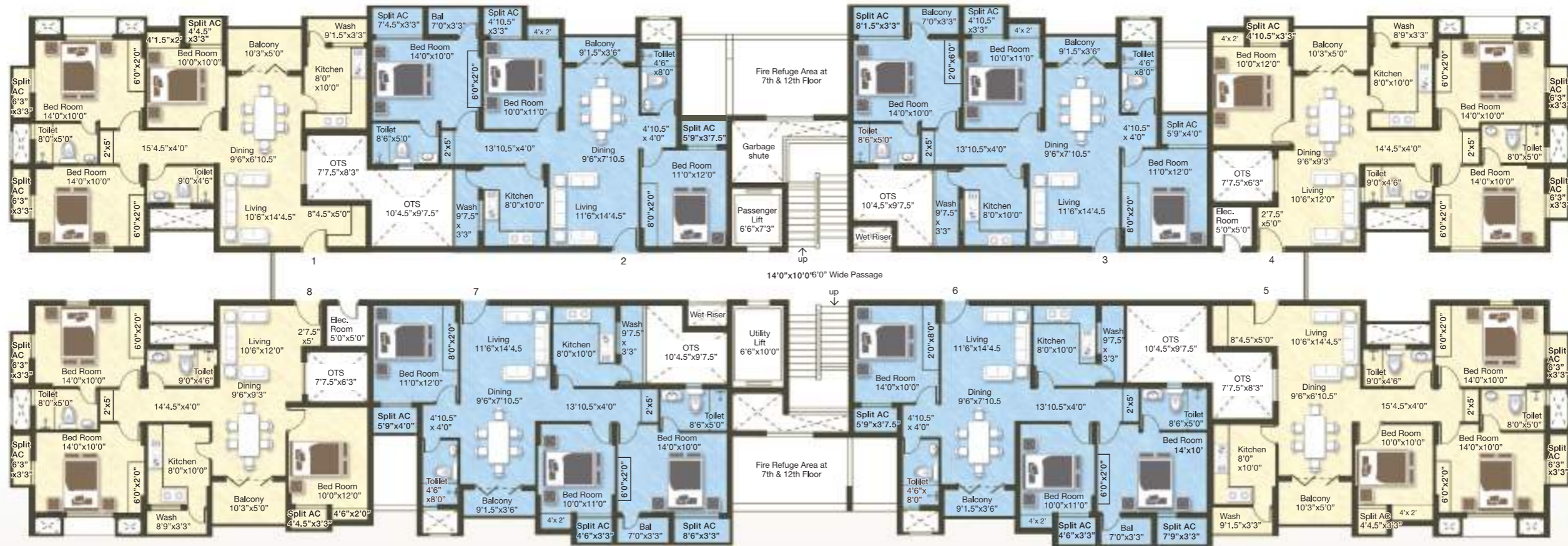


1
3 Bed +2 Toi
1510 sft

2
3 Bed +2 Toi
1510 sft

3
3 Bed +2 Toi
1522 sft

4
3 Bed +2 Toi
1490 sft

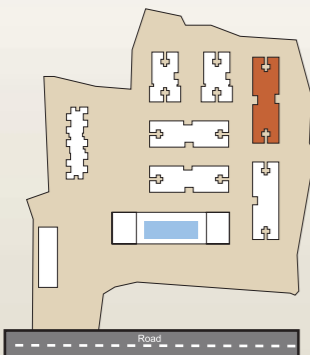


8
3 Bed +2 Toi
1491 sft

7
3 Bed +2 Toi
1519 sft

6
3 Bed +2 Toi
1510 sft

5
3 Bed +2 Toi
1510 sft



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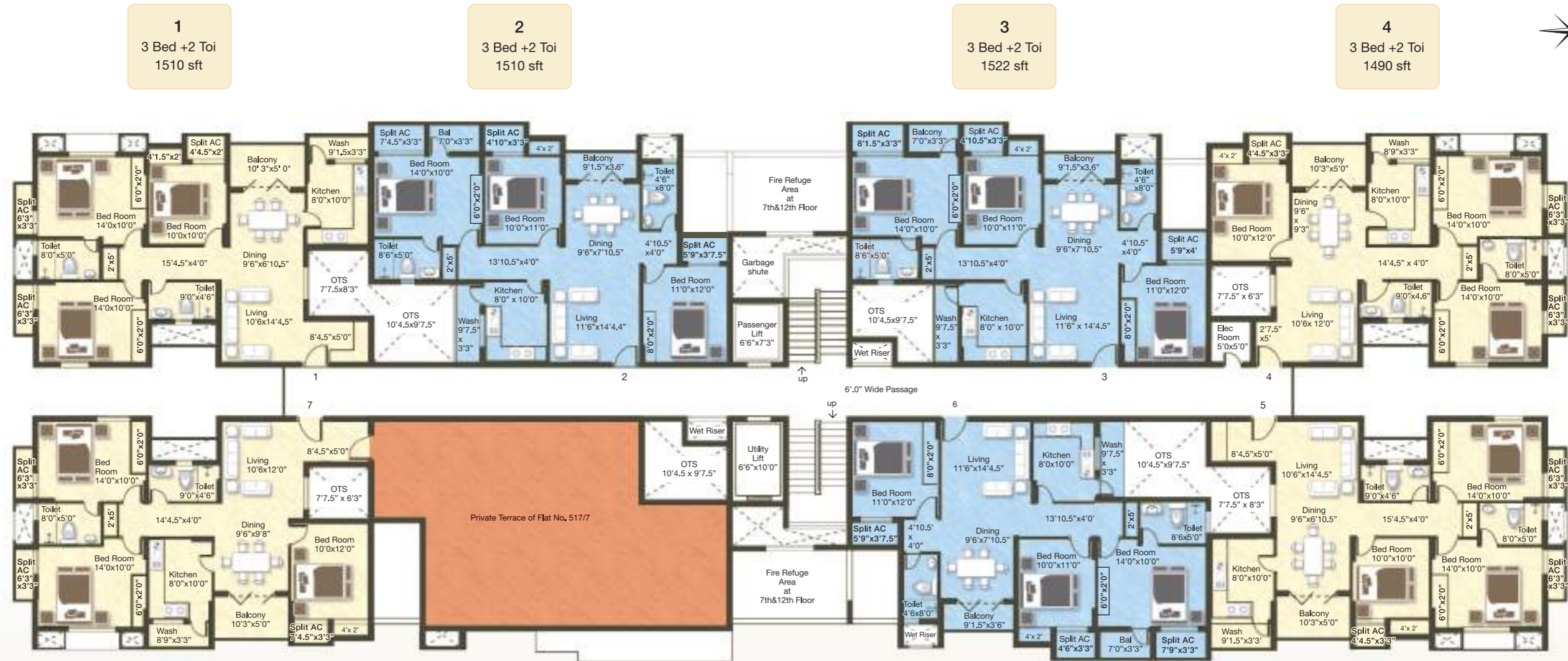
Tower - 5
Typical floor plan
(1 to 16 floors)

Tower details
No. of flats per floor - 8 nos.
Total no. of floors - 17 nos.
Total no. of flats - 135 nos.

Floor Plan Tower - 5



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1
3 Bed +2 Toi
1510 sft

2
3 Bed +2 Toi
1510 sft

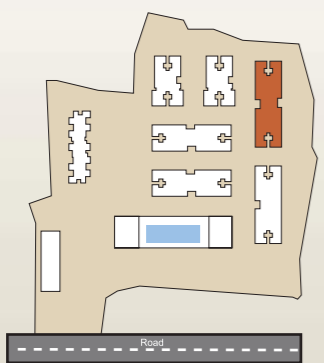
3
3 Bed +2 Toi
1522 sft

4
3 Bed +2 Toi
1490 sft

7
3 Bed +2 Toi
1539 sft

6
3 Bed +2 Toi
1510 sft

5
3 Bed +2 Toi
1510 sft



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Tower - 5
17th floor plan

Tower details

No. of flats per floor	-	8 nos.
Total no. of floors	-	17 nos.
Total no. of flats	-	135 nos.

Floor Plan Tower - 6

1
3 Bed +2 Toi
1512 sft

2
2 Bed +2 Toi
1107 sft

3
2 Bed +2 Toi
1116 sft

4
3 Bed +2 Toi
1447 sft

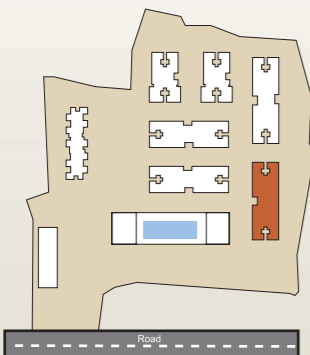


8
3 Bed +2 Toi
1447 sft

7
2 Bed +2 Toi
1086 sft

6
2 Bed +2 Toi
1080 sft

5
3 Bed +2 Toi
1442 sft



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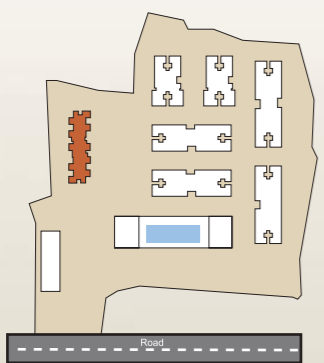
Tower - 6
Typical floor plan
(1 to 16 Floors)

Tower details	
No. of flats per floor	- 8 nos.
Total no. of floors	- 16 nos.
Total no. of flats	- 128 nos.

Floor Plan Tower - 7



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Tower - 7
Typical floor plan
(1 to 16 floors)

Tower details

No. of flats per floor	-	10 nos.
Total no. of floors	-	16 nos.
Total no. of flats	-	160 nos.

Building Specifications

Structure

- RCC framed structure with brick masonry in ground moulded chamber made bricks or fly-ash bricks or hollow blocks.

Walls & Ceiling Finish

- Plastering with cement mortar in smooth finish for internal walls and ceiling.
- Internal walls and ceiling will have putty finish and painted with emulsion paint.

Joinery

- Main Door : Teakwood panel door, fully polished.
- Internal doors : Masonite skin doors painted with enamel paint.
- Windows : Aluminium frames with glazed shutters.

Tiles

- Floor:
 - Living, Dining, Bedrooms, Balcony & Kitchen:
24"x24" or suitable size vitrified tiles.
 - Toilets & Utility Area:
12"x12" or suitable size ceramic tiles.
- Wall:
 - Toilets:
12"x8" or suitable size ceramic tiles, up to 7'0" height from finished floor level.
 - Kitchen:
12"x8" or suitable size ceramic tiles, up to 2'0" height above kitchen counter.
 - Utility area:
12"x8" or suitable size ceramic tiles, up to the top of the parapet level.

The specifications mentioned above are only indicative. The developer reserves the right to revise the above mentioned specifications.

Kitchen

- 2'0" wide polished granite platform.
- 36"x18" Stainless steel sink with drain board (Diamond or equivalent).

Plumbing & Sanitary

- Toilet:
 - Heavy duty PVC / CPVC pipes wherever required.
 - Hot / cold plumbing line and power point for geyser.
 - Floor mounted European water closet (Kohler / Parryware / Hindware or equivalent - white colour).
 - Counter top wash basin (Kohler / Parryware / Hindware or equivalent - white colour).
 - Kohler / Jaquar Continental or equivalent CP range tap fittings.

Electrical

- Modular switches with Anchor Roma or equivalent make.
- Three Phase electrical supply with individual meters.
- Anchor or equivalent ISI certified wires.
- Provision for Split AC in all bedrooms and living room.
- Television points in living and master bedrooms.
- Generator backup for common areas, lifts, pumps, etc. and 500W in each flat.

Lift

- Two numbers of automatic passenger lift in each block.

General

- Water treatment plant (RO)
- Sewage treatment plant.
- Piped cooking gas.
- Underground water sumps.
- Common overhead tanks.
- Bore wells.
- Polished marble / granite for staircase and lobby.
- Compound wall with appropriate gates.
- Ample car parking space.
- Intercom facility from the security to each flat.

Perfection

- The Art of Golden Homes



THE GREAT STAR OF AFRICA (THE CULLINAN I), the most celebrated diamond for decades and proudly exhibited by the BRITISH ROYALTY in their collection of crown jewels, was surpassed in size and significance by the GOLDEN JUBILEE DIAMOND. The GOLDEN JUBILEE DIAMOND will one day lose its position of being the largest polished diamond to another stone waiting to be found.

Golden Homes firmly believes in this philosophy, that the best of today can be beaten and improved upon. Constant effort to surpass the past success and quality standards, willingness to continuously learn and improve is the spirit behind the conception, design, and creation of our projects. With perfection as our goal, impeccable quality as our signature Golden Opulence will stand as a testimony to the conviction of Golden Homes.



THE COMPANY

Golden Homes Pvt. Ltd. was established in the year 1986. Backed by a dedicated team of professionals, strong capital base, extensive experience and expertise, Golden Homes primarily focuses on the residential sector. With over 36 years of experience and impeccable track record, it is one of the most reliable and trusted names for high quality premium homes in Chennai. A Pioneer and Innovator in the residential sector, since its inception, Golden Homes has to its credit various renowned landmarks spread across Chennai.

Every Golden Homes project is executed with the same passion and commitment that has been the hallmark of the company. Over 3000 satisfied families across several generations have found their homes at Golden Homes.

*Over 3000
satisfied families*



ISO 9001:2008
ISO 14001:2004

Over 100 Projects





GOLDEN HOMES
PRIVATE LIMITED

*Redefining Luxury,
Since 1986*

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