

# GODREJ GOLD COUNTY

TUMKUR ROAD, BANGALORE

## BRAND GODREJ



Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.16 million square meters (134.69 million square feet) in 12 cities.

---

### IN THE LAST 3 YEARS, GODREJ PROPERTIES HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS

---



GODREJ PROPERTIES'  
MOST PREMIUM  
VILLAS AND TOWNHOMES

---

GODREJ **GOLD COUNTY**

TUMKUR ROAD, BANGALORE

# GODREJ GOLD COUNTY

TUMKUR ROAD, BANGALORE

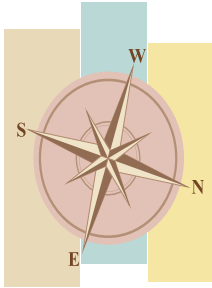
## CONVENIENT LOCATION










In a bustling city like Bengaluru, having a wonderful home is not enough, especially when it takes ages to get home and the day's stress doesn't melt away when you arrive. Godrej Gold County offers a coveted lifestyle at a great location. Situated in North-West Bengaluru, it's easily accessible and your commute home is made much smoother by the travel infrastructure including the elevated highway and the metro.

- Smooth 35 minutes drive to MG Road
- About 500 m away from the peripheral ring road
- Just 1 km away from the Nagasandra metro station, (operational)
- Easy 45 minutes drive to the airport
- About 20 minutes drive to Malleshwaram and Rajajinagar
- Short 10 minutes drive to Orion Mall
- Convenient 10 minutes and 15 minutes drive to The Taj Vivanta and Sheraton Hotels respectively via an elevated expressway
- Easy 15 minutes drive to Columbia Asia Hospital



# MASTER PLAN | SPREAD ACROSS 13 ACRES | JUST 87 VILLAS & 22 TOWNHOMES



-  Entrance
-  Clubhouse
-  Landscaped Garden
-  1.5 Acre Central Park
-  Amphitheatre
-  Children's Play Area
-  Lagoon
-  Townhomes
-  Villas

# GRAND ENTRANCE



# TREE-LINED AVENUES & WALKWAYS



# A 1.5-ACRE CENTRAL PARK



# ABUNDANT LANDSCAPING AT THE BOUNDARY



Bamboo shoots add to the landscape and act as separators to offer greater privacy

# LUSH GREENERY



1.5-acre Central Park with  
3 small parks

# KIDS' PLAY AREA



# LAGOON



# WIDE ROADS WITHIN PREMISES



25-35 ft wide roads  
across the project

# SERENE NEIGHBOURHOOD



Expansive greenery

# RAINWATER HARVESTING WITHIN PREMISES



# WI-FI POWERED CLUB AND FTTH (FIBRE TO THE HOME) CONNECTIVITY



1394 SQ.M.  
CLUBHOUSE

IMMEDIATE ACCESS TO THE CLUBHOUSE



# MULTI-PURPOSE HALL



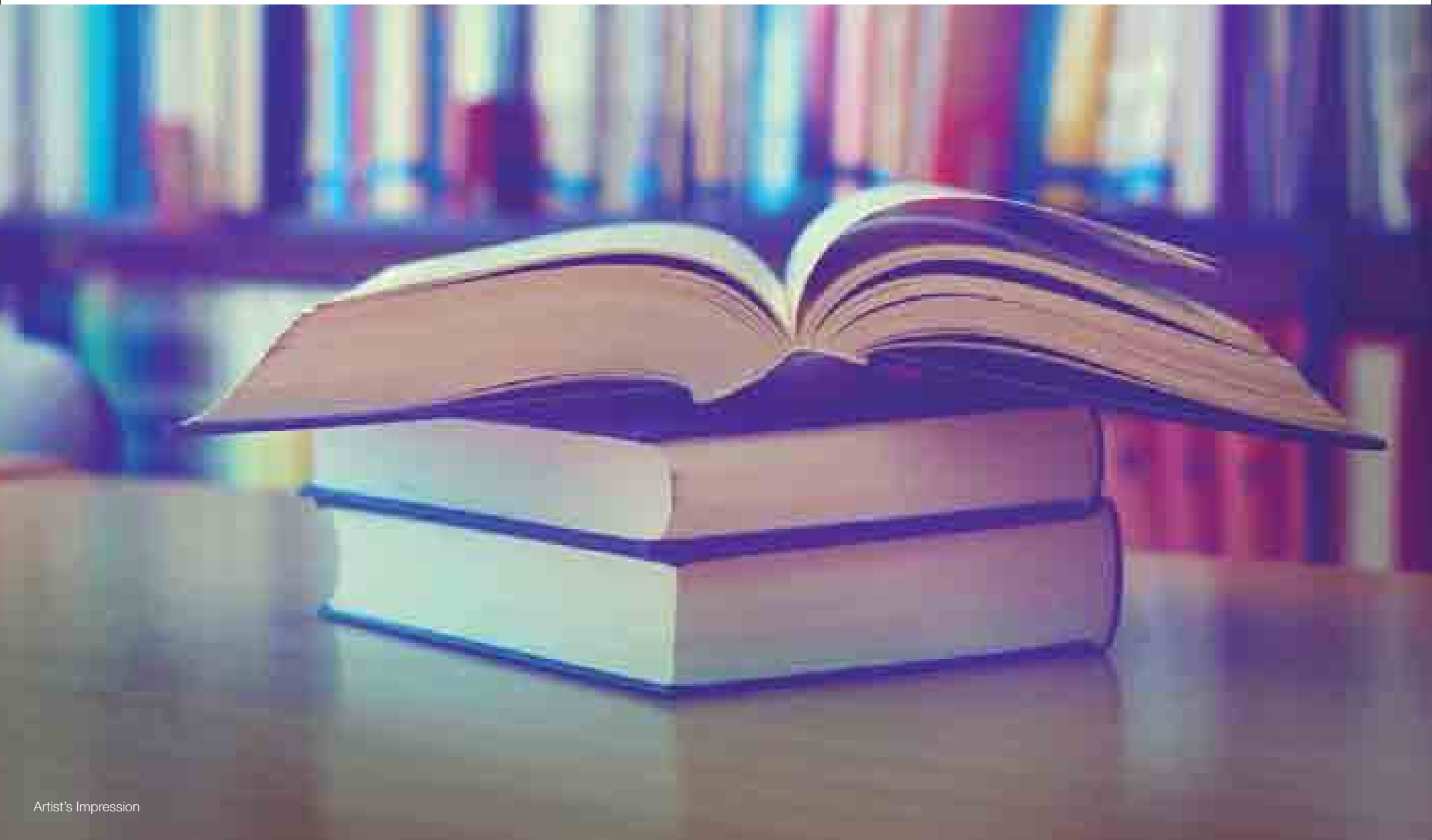
# WORLD-CLASS GYMNASIUM



# SQUASH COURT



# READING LOUNGE



# ROOFTOP SWIMMING POOL



# TENNIS COURT



# DESIGN & AMBIENCE



# PLUSH LIVING AREA



# LARGE GLAZED WINDOWS FOR NATURAL LIGHT AND ENHANCED VENTILATION



Ceiling height of up to 3.3 mtrs

# EXCLUSIVE FAMILY ROOM



# EXPANSIVE MASTER BEDROOM SUITE



# AMPLE NATURAL DAYLIGHT



More than 50% of the regularly occupied areas enjoy enhanced natural light

# LARGE TERRACE AND BALCONIES



# PRIVATE GARDEN DECK



Your home is thoughtfully designed with access to a private deck from the family room

# DEDICATED PRIVATE PARKING WITH ELECTRIC CAR CHARGING STATIONS



Car charging points in every  
Villa and Townhome

# SOLAR WATER HEATING

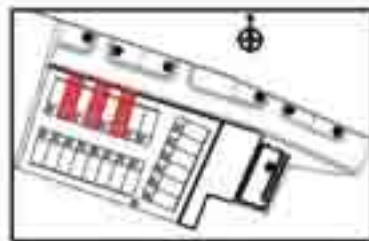
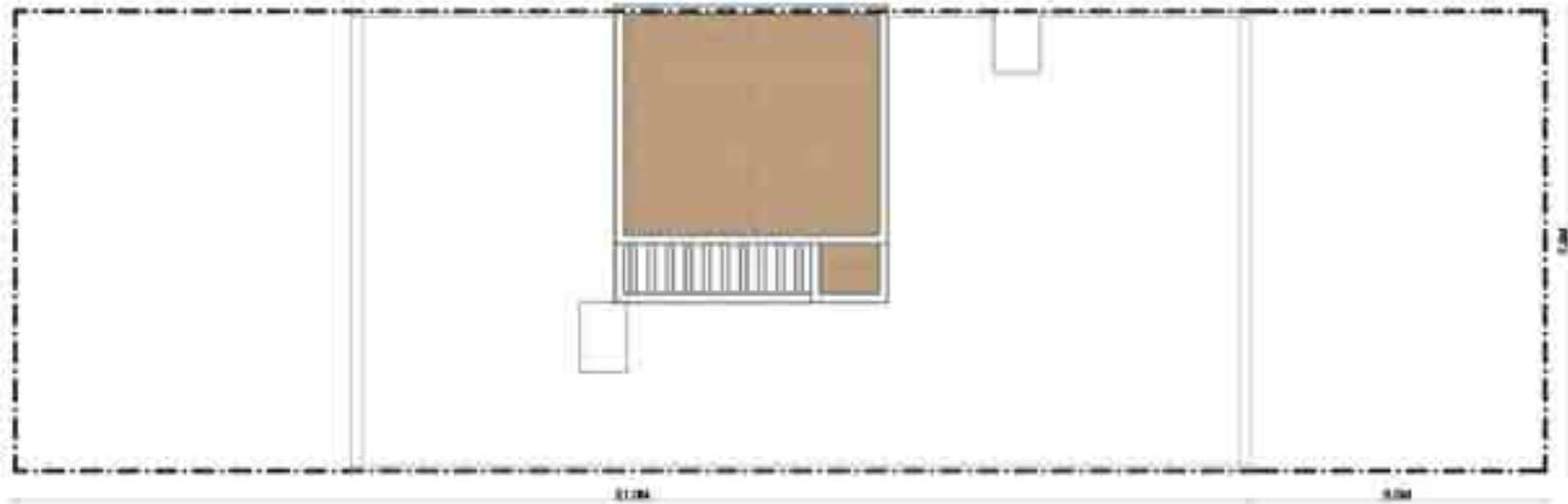


Supply of hot water to all  
bathrooms and kitchen

# ELEGANTLY DESIGNED TOWNHOMES

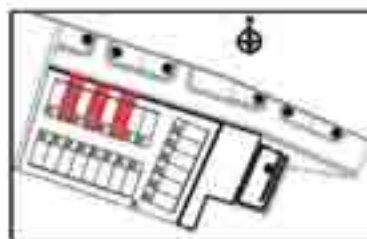


TOWNHOME TYPE B - C UNIT 2, 3, 4, 5, 6, 7  
3 BHK, ROOF



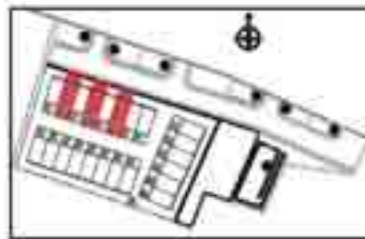
KEY PLAN

TOWNHOME TYPE B - C UNIT 2, 3, 4, 5, 6, 7  
3 BHK, SECOND FLOOR



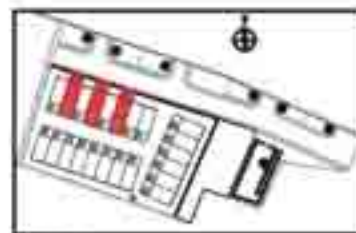
KEY PLAN

TOWNHOME TYPE B - C UNIT 2, 3, 4, 5, 6, 7  
3 BHK, FIRST FLOOR



KEY PLAN

TOWNHOME TYPE B - C UNIT 2, 3, 4, 5, 6, 7  
3 BHK, GROUND FLOOR

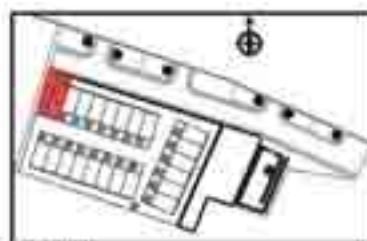


KEY PLAN

**Goody** | PROPERTIES

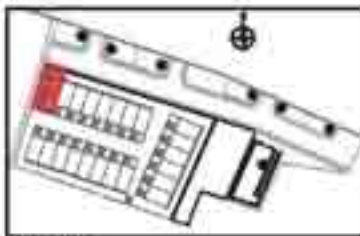
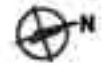
Prime Entrance through Private Garden | Additional Entrance from the Garage | Central Courtyard with skylight | 5.4 m ceiling height | Large Private Gardens | Dedicated Car Parking space for 2 cars | Large Terrace Deck | Spacious Deck next to Living Area which extends into the Garden | Separate access to the Utility and Kitchen for household help

TOWNHOME TYPE A - UNIT 1  
4 BHK, ROOF

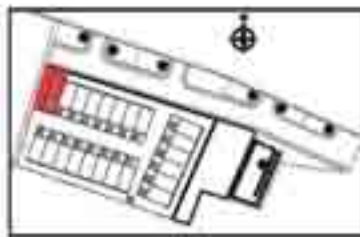


KEY PLAN

TOWNHOME TYPE A - UNIT 1  
4 BHK, SECOND FLOOR

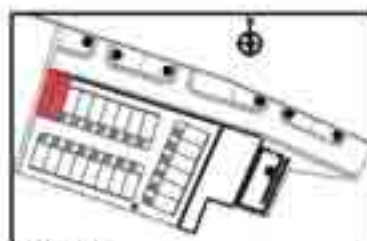


KEY PLAN



## KEY PLAN

TOWNHOME TYPE A - UNIT 1  
4 BHK, GROUND FLOOR



KEY PLAN

**garry** | PROPERTIES

Prime Entrance through Private Garden | Additional Entrance from the Garage | Central Courtyard with skylight | 5-4 m ceiling height | Large Private Gardens | Dedicated Car Parking space for 2 cars | Large Terrace Deck | Spacious Deck next to Living Area which extends into the Garden | Separate access to the Utility and Kitchen for household help

# CONTEMPORARY ELEVATION DESIGN





VILLA DIOR

GROUND FLOOR PLAN



Dedicated Car Parking Space | Private Garden Area | Double-height ceiling in Living Area

VILLA DIOR

FIRST FLOOR PLAN



VILLA DIOR

SECOND FLOOR PLAN



Large Terrace Deck next to Family Room | Spacious Master Bedroom with attached Restroom | Private Gym | Large Party Terrace on Top Floor | Gym with attached Balcony

VILLA CARMELLA



VILLA CARMELLA

GROUND FLOOR PLAN



Dedicated Car Parking Space | Large Garden Space

VILLA CARMELLA

FIRST FLOOR PLAN



VILLA CARMELLA

SECOND FLOOR PLAN



Large Terrace Deck accessible from Family Room | Spacious Master Bedroom with attached Restroom | Private Gym | Large Party Terrace on Top Floor

VILLA AURUM



VILLA AURUM

GROUND FLOOR PLAN



Private Parking | Large Garden Space | Separate Alcove Space

VILLA AURUM

FIRST FLOOR PLAN



VILLA AURUM

SECOND FLOOR PLAN



Large Terrace Deck accessible From Bedroom & Family Room | Spacious Master Bedroom with attached Restroom | Private Gym | Large Party Terrace on Top Floor

VILLA MIDAS



VILLA MIDAS

GROUND FLOOR PLAN



VILLA MIDAS

FIRST FLOOR PLAN

VILLA MIDAS

SECOND FLOOR PLAN



Spacious Master Bedroom with attached Restroom | Private Gym | Large Party Terrace on Top Floor

# IGBC GOLD PRE-CERTIFIED VILLAS



# LAND OWNERSHIP FOR VILLAS & 1 UDS FOR TOWNHOMES



Land value is around  
₹ 4500 psft

Actual Photograph

---

7 UNIQUE  
OFFERS

---

# PRIVATE GYM BY STAYFIT



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# PRIVATE LIBRARY BY JUSTBOOKS



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# ADVANCED HOME AUTOMATION FEATURES BY SMITCH



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# PRIVATE MINI GARDEN DECK BY MY SUNNY BALCONY



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# MODULAR KITCHEN AND WARDROBES BY GODREJ CUISINE REGALE AND INTERIO



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# PRIVATE MINIPLEX BY BOSE



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

# PRIVATE PARTY DECK BY SOULSCAPE AND MY SUNNY BALCONY



Artist's Impression

OFFERS VALID ONLY ON 17<sup>TH</sup>, 18<sup>TH</sup>, 24<sup>TH</sup> & 25<sup>TH</sup> JUNE

## Specification for Villas

### FLOORING

- Villa Interiors
  - Entrance foyer, living, dining : Imported Marble
  - Family room : Laminated wooden flooring
  - Master bedrooms : Laminated wooden flooring
  - Other bedrooms : Vitrified tiles
  - Staff room : Ceramic tiles
  - Kitchen : Vitrified tiles
  - Toilets : Vitrified tiles matt finish
  - Staff toilets : Ceramic tiles
  - Utility : Vitrified tiles
  - Balcony : Vitrified tiles
  - Terrace deck (1st Floor & 2nd Floor) : Vitrified tiles
- Staircase and mid landing
  - Granite

### WALLS

- Villa Interiors
  - Living, dining, family, bedrooms and kitchen : Acrylic emulsion paint
  - Other rooms : Oil bound distemper
- Staircase & mid-landing : Acrylic emulsion paint
- Terrace & balcony : Textured paint

### CEILING

- Oil Bound Distemper

### KITCHEN & UTILITY

- Provision for modular kitchen with necessary electrical and plumbing points for hot and cold water

### TOILETS

- All sanitary ware & fittings shall be Kohler make or equivalent
- Wall mounted EWC with concealed flush tank ( Concealed flush tank )
- Staff toilets : Floor mounted EWC with exposed flush tank – Hindware
- Cladding dado : Vitrified tile
- Wash basin with granite counter in all toilets
- Bath tub in master bedroom toilet

### DOORS

- Main door : Teak frame with flush door shutter with teak veneer on both sides melamine polished
- All other bed room doors, kitchen & toilets : Red maranti / Ghan sal wood frame with flush shutter, with flat white oil paint on both sides
- Hardware : SS matt finish

### WINDOWS

- White powder coated aluminium 3 track glazed windows with provision for mosquito mesh shutter
- Toilets : White powder coated aluminium ventilators with louvers with a provision for exhaust fan

## Specification for Villas

### RAILING

- Staircase : MS railing with teak wood hand rail
- Balcony & terrace : SS / MS railing

### VILLA PHE / ELECTRICAL

- TV, telephone in living & all bed rooms
- Modular electrical switches of Schneider or equivalent
- A/C provision in living, dining & all bedrooms
- Power loads for each unit:
  - (S1, S2, & S3) Aurum, Dior, Carmella – 9 KW
  - ( L4 ) Midas – 10 KW
- All villas will have an electrical charge points for battery operated cars

### EXTERNAL PAINTING

- Exterior grade textured paint : Asian paints or equivalent

### COMMON AMENITIES

- Large central park with walkways
- Intercom connection between villas and security room
- Rain water harvesting
- Children's play area with equipments

### CLUBHOUSE

- Lounge
- Well equipped gymnasium
- Rooftop swimming pool
- Multi-purpose hall
- Health club : Steam, massage room with change rooms, lockers and toilets
- Squash court
- Indoor games with table tennis & billiards

### BACK-UP GENERATOR

- 5 KW D.G. backup power per villa

### CAR PARKING

- 2 Car parks (1 with roof cover & 1 open) for Villa Aurum, Dior, Carmella, 3 car parks (1 with roof cover & 2 open) for Villa Midas

**FLOOR TO FLOOR HEIGHT:** 3.30 mt. only

## SPECIFICATIONS FOR TOWNHOMES

### 1. FLOORING

- a. Entry Foyer , Living, Dining - Large size vitrified tiles
- b. Master bedroom– Laminated wooden floor.
- c. All other bedrooms - Vitrified tile.
- d. Family room –Laminated wood floor
- e. Kitchen - Vitrified tile
- f. Toilets - Vitrified/ Ceramic tiles
- g. Balcony – Vitrified/Ceramic tiles
- h. Utility and Servant toilets – Ceramic tiles
- i. Staircase – Sardarahalli granite
- j. Terrace – Ceramic tiles

### 2. WALLS

- a. External Painting – Textured paint for front façade and Acrylic Emulsion paint for other sides.
- b. Internal Painting – Acrylic emulsion paint

### 3. CEILING

- a. Acrylic Emulsion Paint

### 4. TOILETS

- a. Granite counter with wash basin
- b. Fixtures shall be of Jaguar or equivalent fittings.
- c. Sanitary ware shall be of Jaguar make or equivalent
- d. Shower with single lever diverter
- e. Wall: Ceramic tile dado till 2.1 m
- f. Wall mounted EWC with concealed flush tank and health faucets
- g. Staff Toilets – floor mounted EWC with exposed flush tank

### 5. WINDOWS

- a. Aluminum window frames and shutters for all windows.
- b. Toilets –Aluminum ventilators with louvers with a provision for exhaust fan.

### 6. KITCHEN AND UTILITY

- a. Electrical and plumbing points for a provision for a modular kitchen.

### 7. RAILINGS

- a. Master bedroom and other balconies : MS Railing
- b. Terraces: Parapet wall/MS railing.
- c. Internal staircase –MS railing with teak wood handrail.

## SPECIFICATIONS FOR TOWNHOMES

### 8. APARTMENT DOORS

- a. Main Door – Teak Frame with flush door shutter with teak veneer or both sides melamine polished
- b. All other room doors – Hardwood frame with painted (enamel) flush door shutter on both sides
- c. Hardware shall be of brush steel finish – Godrej make or equivalent

### 9. POWER BACK-UP

- a. 3.75 KW DG back up for 4 BHK
- b. 3 KW DG back up for 3 BHK

### 10. PHE / ELECTRICAL

- a. TV, Telephone points and internet points.
- b. Modular switches of Legrand or Equivalent.
- c. AC provision in all bedrooms, living room & family room
- d. Power load
  - i. 4 BHK – 7.5 KW
  - ii. 3 BHK– 6 KW

### 11. COMMON AMENITIES

- a. FTTH and Reticulated gas piping connection on chargeable basis.
- b. Rain water harvesting

### 12. CLUBHOUSE

- a. Well-equipped gymnasium
- b. Rooftop swimming pool and kids' pool
- c. Multi-purpose hall
- d. Squash court
- e. Indoor games with Table tennis, billiards and Cards room
- f. Health club with change rooms, lockers and toilets

# PAYMENT PLAN

TOKEN NOW (5 LACS)	
%	Payment Milestone
5L	Token amount towards booking
10%	Towards agreement within 30 days from booking date
30%	On completion of unit terrace slab or within 6 months from booking date, whichever is later
30%	On completion of unit flooring or within 12 months from booking date, whichever is later
30%	On notice of possession of the unit

Stay at an independent home with benefits of a gated community in a serene environment. Avail our 7 premium offers on Villas and Townhomes at Godrej Gold County, valid on bookings made on the aforementioned 4 days only.





This is not an advertisement within the meaning of RERA. This is an ongoing project. This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions for illustrative purpose and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.