



OPTUS

*Golden Tulip*  
FARIDABAD

ZRICKS.COM

Experience the Finesse



STRATEGICALLY LOCATED IN SECTOR 63, FARIDABAD

EXTENSIVELY OPEN & GREEN

LICENSED FROM DTCP, HARYANA, CHANDIGARH

# VIDE LICENSE NO.69 OF 2009 DATED 19.11.2009 IN THE NAME OF “IRIS ABODE PVT. LTD.”

PROJECT AREA 5.35 ACRES | VASTU & ECO-FRIENDLY DESIGN



## A Class Apart

Beyond the chaos of city life and amidst the lush of nature stand some very accurately designed homes. Optus Golden Tulip offers the most unique residing space to you that fills life with an expansive feeling, once you are inside.

Spread in 5.35 acres, Optus Golden Tulip is rife with everything that is latest, synergistic and emancipating. From elite interiors to exclusive exteriors and to the surroundings, the entire complex spreads freshness all around.



## The Art of Modernism

The interiors match lifestyles of tomorrow

as they are designed to meet the expressions of today's discerning customers, who are futuristic, with broad outlook and have an eye for class. Great aesthetics backed by extreme functionality, every home is a fine example of great detailing and attention to modern needs.

Every tower has a façade that spells distinction and style like no other. Together they redefine innovation and architectural expressionism in a way more vivid than any till date.



2, 3 & 4 BHK APARTMENTS | NEO-RICH SPECIFICATIONS  
WELL-PLANNED FACADES  
PERFECT BLEND OF AESTHETICS & FUNCTIONALITY





ZRECKS

Architect: GAUTAM & GAUTAM ASSOCIATES, FARIDABAD



CLUBHOUSE | SWIMMING POOL  
INDOOR GAMES | KIDS' PLAY AREA  
JOGGING TRACK



24 X 7 POWER BACK-UP  
CCTV ENABLED SECURITY  
BEAUTIFULLY LANDSCAPED  
PARKS & WATER BODY  
UNDERGROUND AND STILT PARKING  
PARK FACING BEDROOMS





## The Flair for Excitement

Every day comes alive with excitement and fun zones, a nicely styled club with indoor and outdoor activities giving every resident various rejuvenation options at any point of the day.

Further, in-complex shopping facilities have been conceived to add convenience to the day-to-day lives of residents here. The objective is to make life as easy as possible.





## The Art of Professionalism

Optus Group, brings to you the values of dedication, professionalism and vision in the world of real estate.

As a customer centric group, we have been working to foster the vision of changing the way people live with respect to the future. We place great emphasis on detailing, meticulous planning, execution, precision, and superior quality deliverables. No wonder we have achieved a significant stature in the 21st century realty.

**OPTUS**

GROUP

Innovation beyond thinking

IT PARKS | GROUP HOUSING | HOTELS | VILLAS | FLOORS

ETHICAL PRACTICES | CUSTOMER-CENTRIC | METICULOUS PLANNING  
DELIVERING WITHIN TIME STIPULATIONS

## COMPLETED PROJECTS



Optus Sarovar Premiere, Sec. 29, Gurgaon



Optus Boutique Villas, Gurgaon

## ONGOING PROJECTS



Corona Optus, 37C, Gurgaon



Optus Homotel & Corporate Suites, Bhiwadi

# VIVID, SERENE & REFRESHING



TRICKS



SITE PLAN

# FLOOR PLANS



2 Bedroom Apartment  
Super Area : 1386.53 sq. ft.



**3 Bedroom Apartment**  
 Super Area : 1710.50 sq. ft.



4 Bedroom Apartment  
Super Area : 1955.75 sq. ft.









# SPECIFICATIONS

## EXTERNAL FAÇADE

TEXTURE/CEMENT PAINT ON ALL FLOORS.

## LIFTS

TWO LIFTS FOR EACH TOWER.

## FLOORING

STANDARD QUALITY VITRIFIED  
TILES IN DRAWING / DINING / BEDROOMS.  
LAMINATED WOODEN FLOORING IN MASTER BEDROOM.  
CERAMIC TILES IN BALCONY.

## DOORS & WINDOWS

HARDWOOD FRAMES  
FLUSH / SKIN DOORS IN BEDROOM.  
EXTERNAL ALUMINIUM OR UPVC.

## KITCHEN

GRANITE COUNTER TOP,  
STAINLESS STEEL SINK WITH DRAIN BOARD.  
CERAMIC GLAZED TILES ON WALLS, UP-TO 2 FEET ABOVE COUNTER  
FLOORING OF STANDARD MATT FINISH CERAMIC TILES.

## ELECTRICAL

POWER BACK-UP  
COPPER WIRING IN CONCEALED PVC CONDUITS.  
SUFFICIENT LIGHT & POWER POINTS. PROVISION FOR  
TV, TELEPHONE, INTERCOM AND AC POINTS.

## TOILET

STANDARD QUALITY MATT FINISH CERAMIC FLOOR TILES.  
CERAMIC TILES UP-TO APPROX. 7.5 FEET HT.  
STANDARD QUALITY SANITARY WARE & BATH FITTINGS.

## INSIDE WALL & CEILING FINISH

DRAWING/DINING & ALL OTHER INTERNAL  
WALLS WITH OBD.

## EXTERNAL SPACE

LANDSCAPE PODIUM, MANICURED GREEN AREAS, CHILDREN'S PLAY AREA, JOGGING AND WALKING TRACK,  
COMFORTABLE SEATING AREAS, ADEQUATE STREET LIGHTING AND LANDSCAPE LIGHTING  
CLUB WITH SWIMMING POOL AND INDOOR GAMES AREA

Note: The above specifications are only indicative & some of these may change in consultation with the architects/consultants at the discretion of the company.  
Provision of air conditioning, copper piping / conduiting and drainage pipe for split air conditioning unit in living room.

# FARIDABAD- AN EMERGING HUB

Faridabad is a renowned city of Haryana and is quickly transforming into a crucial part of Delhi-NCR. It is Haryana's highest populated town that accounts for majority of revenue of the state. Being the economic hub of state, it has become its leading 'economic force'. A number of the landmark foundations based in this town include:

Nahar Singh Cricket Stadium  
R&D center of Indian Oil Corporation  
9 Hole Golf Course by Haryana Tourism

Logistics base of Indian Air Force (IAF)  
Technology center of JK Tyres & Industries  
Large number of Central Government offices, etc.

Faridabad has several MNCs, ISO-based industries, medium-and-small-scale manufacturing units. The city is ranked as 9th largest industrial estate in Asia. Many international/ multinational companies like Whirlpool, Goodyear, Larsen & Toubro, Asia Brown Boveri, GKN Invel, ABB, Yamaha India, Lakhani, Khaitan, Plasser India, Pooja Forge, Shahi Export, Talbros, Studds, Orient Fan, Imperial Auto, Woodward Governor, Castrol besides Escorts, Eicher, Cutler Hammer, Hyderabad Asbestos, and Nuchem etc. are operating in this belt.

With constant efforts of state, the quality of living and basic lifestyle amenities have been improved manifold. Several flyovers, expressways like Western Peripheral Expressway, KMP (Kundli-Manesar-Palwal) which connects Palwal, Manesar and Sonapat, FNG (Faridabad-Noida-Ghaziabad) expressway that may connect Faridabad to Noida and Ghaziabad and even Delhi Metro is being set up in Faridabad to offer incredible access to entire Delhi-NCR.

## SOME OF THE NOTABLE FACILITIES

### Schools

Delhi Public School  
Apeejay School  
Manav Rachna International School  
Ryan International School

### Colleges / Universities

YMCA Institute of Engineering  
Manav Rachna University  
Lingaya's University  
JB Knowledge Park

### Hospitals

Fortis Hospital  
Asian Institute of Medical Science  
Metro Hospital  
Sarvodaya Hospital

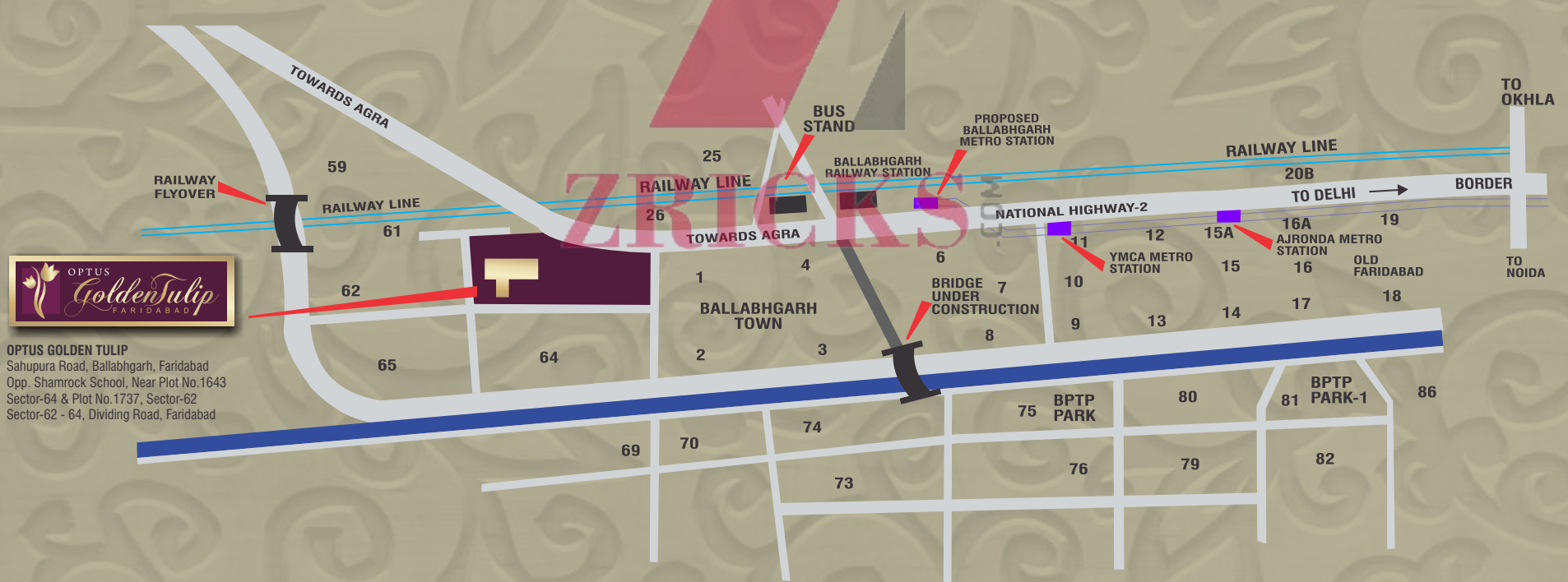
### Shopping Malls

Crown Interior  
Ansal Crown Plaza  
SRS Mall  
Eldeco Station Mall

# UNBEATABLE LOCATIONAL ADVANTAGES

- Unparalleled connectivity from Delhi, Gurgaon & Noida
- Elevated corridor of NH2 & metro coming up soon for easy access across NCR
- Widening of Mathura road, flyover at Badarpur & 6 lane bypass road will provide smooth drive
- Proposed Taj Expressway connecting Noida & NH2 at Shahpura will improve Faridabad-Noida connectivity
- 30 mins drive from Apollo hospital
- 15 mins drive from Badarpur border
- Close to the proposed metro station
- Adjacent to IMT Faridabad
- Just 1 KM from bypass road

## LOCATION MAP



**OPTUS GOLDEN TULIP**  
 Sahupura Road, Ballabgarh, Faridabad  
 Opp. Shamrock School, Near Plot No.1643  
 Sector-64 & Plot No.1737, Sector-62  
 Sector-62 - 64, Dividing Road, Faridabad

Map not to scale

Disclaimer : Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

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**OPTUS ABODE PVT. LTD.**

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# Approval of building plans vide memo no. ZP 580/SD(DK)/2014/3355 dated 12.02.14