

A PUNJAB GOVT. APPROVED PROJECT

HOMES THAT BRING  
POSITIVE ENERGY  
IN YOUR LIFE



**Golden Sand**

VASTU FRIENDLY PREMIUM HOMES  
Gazipur-Zirakpur



Urban high living takes on a brand new twist,  
in a residence that outshines anything else all around.  
Here is where home means style and sophistication like never before.  
This is where every thrill, joy and excitement of living  
is waiting to be discovered making every day simply

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# EXTRA ORDINARY



# A CLASS ABOVE THE REST

Imagine living so close to the city yet away from the stresses of city living. Imagine the perfect urban escape designed for the senses. Imagine no more as we make all these and more a reality at Golden Sand, the latest residential landmark comprising super sized 3 BHK Residences. Golden Sand is only residential development boasting 300 ft. of robust frontage on 150 ft. wide road connecting to PR-7 (Airport Road).



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Awe-inspiring mountain views of the Shivalik Range, ample natural sunshine and gentle breeze as well as an ideal location is Golden Sand. Spread over 3.5 acres (approx.) of land, high class construction and ultra luxurious specifications, is devoted to creating the perfect haven for you and your family. Come home to a treasure trove of thoughtful, well designed luxuries.

# A VISION OF THE EXTRAORDINARY

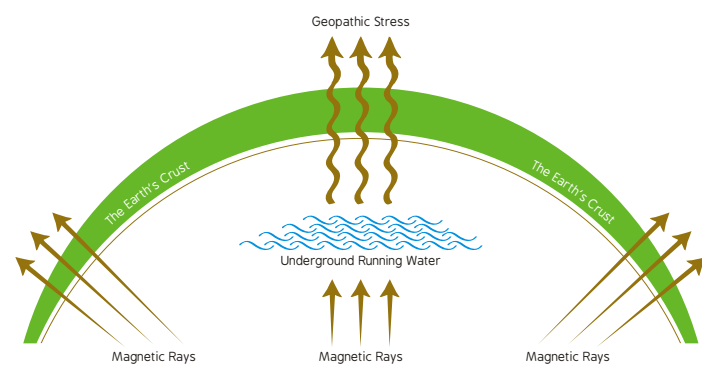


# GEOPATHIC STRESS FREE ZONE

The way Vastu of a place is imperative, Geopathy also plays an important role in the stress free residence. Water is an element of energy and possesses both positive and negative energies. Being one of the most effective elements of nature, when positioned rightly, it can bring positivity, prosperity and good health in life.



Every Golden Sand home is designed to remove negative energies, eschewed by neutralizing and diverting these waves using conventional yet reliable techniques that are being exercised for ages and have constantly shown positive output.



This has been scientifically proven that water flows beneath earth's surface along with magnetic waves but when any structure comes up and restricts the passage it starts emitting the waves through the surface of earth which travels through the building eventually setting up disruptive vibrations in the building. Geopathic stress has been dealt with carefully to keep all the negative energies and effects at bay and generate a happy and healthy precinct inside your home. Thus giving you an environment which is 100% positive energy zone.



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# A WORK OF ART



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An impeccably designed residence with stellar design and unmatched quality throughout. A home in the city that is a representation of modern, stylish living, the selection of well planned apartments. Bold modern designs unfold into generous living spaces with beautifully designed bedrooms, kitchen, living and dining area that flow seamlessly from room to room.

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# A SANCTUARY FOR THE SENSES



Designed by the master developer, residents enjoy first class leisure and recreational facilities to indulge in life's many pleasures and lush green parks to reconnect with nature.

## UNIQUE FEATURES

- Vastu friendly homes
- Large size elevators - 8 & 13 passengers
- Solar Plant for hot water in master bathroom
- Drainage system in common Corridors
- Wooden cabinet for LCDs in Bedrooms & DD
- Basement / stilt parking & visitor parking
- Provision for copper pipe in bedrooms and drawing / dining for split air conditioners
- False ceiling / designer ceiling in master bedroom & DD

## ABUNDANT AMENITIES ALONGSIDE

- 9 Acres MC Park
- Proposed Golf Course
- Upcoming International School

## COMMON FEATURES

- Earthquake resistant design
- 24x7 Gated security with CCTV
- 24x7 Power back-up & water supply
- State-of-art club house
- Lush green park with jogging track
- Multi sports hall with pool tables
- Intercom facility all round the campus
- Community Hall
- Wi-Fi connectivity all round the complex

- Paras Downtown Mall
  - McDonald's, KFC, Gopal's, Best Price and Metro
  - Hotels, Restaurants and Banquet Halls
- .....



# A SAFE AND SECURE HAVEN

Privacy, exclusivity and security are assured. The multi-tier security system with round-the-clock security patrols, guard house with personnel monitoring entrance and exit points offer residents the security of the highest levels and complete peace of mind. For added convenience, the apartment towers have car park with easy access to lift areas and protected by state-of-the-art security systems.





ALL ROUND  
**ACCESSIBILITY**  
 FOR YOUR NEEDS



Temple	1 minute	Panchkula	2 minutes
Mansa Devi Temple	15 minutes	Chandigarh Airport	10 minutes
Govt. Hospital	1 minute	Chandigarh Railway Station	20 minutes
School	15 minutes	Tribune Chowk	20 minutes
Paras Downtown Mall (Big Bazaar)	5 minutes	Chandigarh Bus Stand	30 minutes
Sports Complex	5 minutes	Chandigarh IT Park	30 minutes



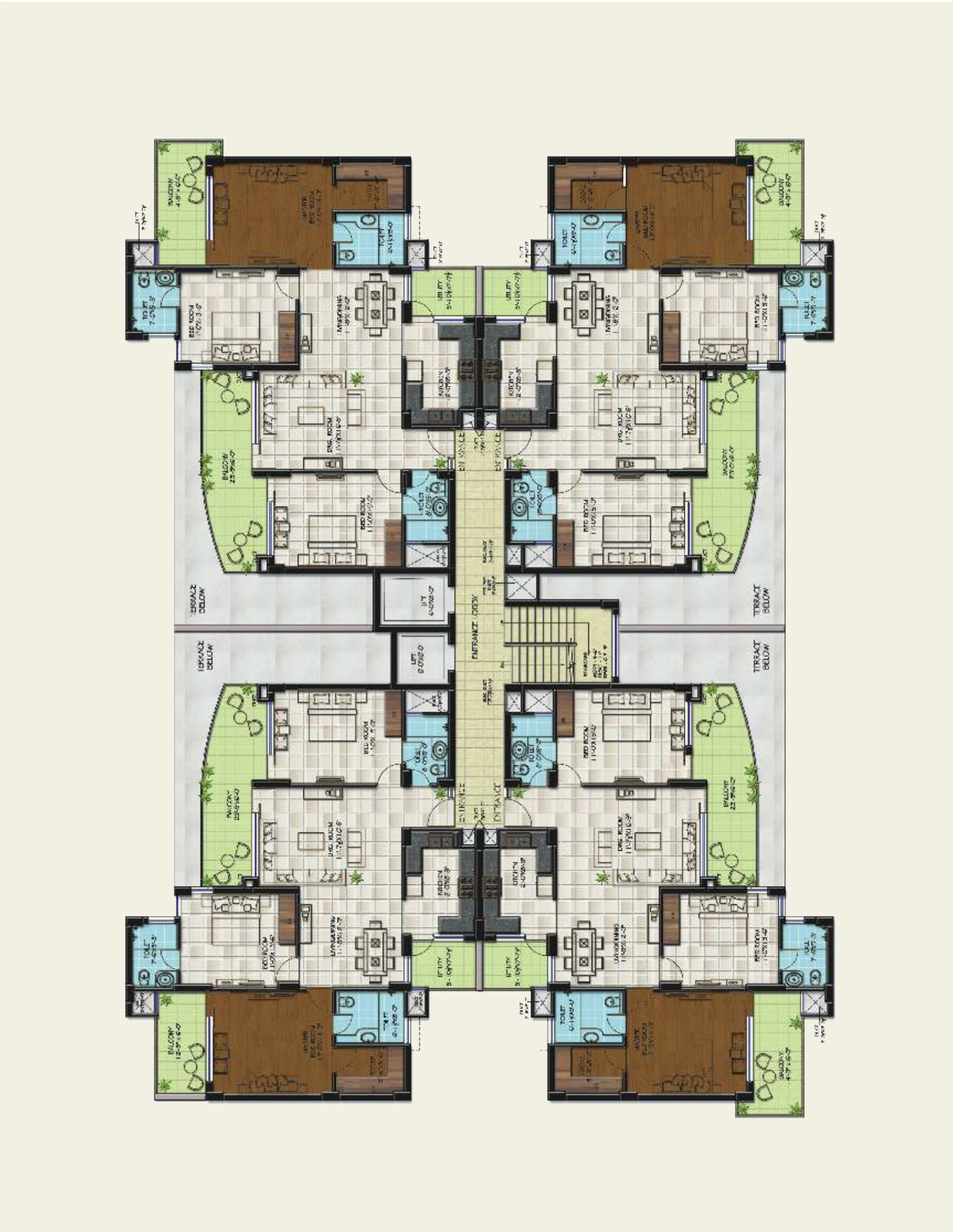
**Golden Sand**  
 RESIDENCES

Map not to scale.

# SITE PLAN



# CLUSTER PLAN



TYPICAL LAYOUT PLAN - 3 BHK

PERSPECTIVE VIEW - 3 BHK



Block 'A' = Super Area 2050 & 2066 sq.ft.



Block 'B', 'C' & 'D' = Super Area 1950 & 1966 sq.ft.

# TECHNICAL SPECIFICATIONS

## MATERIAL

Bricks	100% Coal Baked
Cement	Ultratech/ Ambuja cement / Lafarge
Electrical wire	Copper Wires
Electrical switches	Modular Switches

## BEDROOMS

Doors	Moulded Designer Door
Windows	Judicious mix of quality wood & glass
Frames (chugad)	Marsawa Saal/ Yellow Sinker Heavy Weight , Provision for double door
Provision for Split AC & Drainage	All Bedrooms & Living room
Cupboard	Made of 19 mm Ply & board in All Bedrooms & Both Side Laminated
Walls finish	Designer Acrylic emulsion on plastered surface
Flooring	High Class vitrified tiles
Ceiling	Designer ceiling Painted with pleasing shades of acrylic emulsion

## KITCHEN

Kitchen Cabinets	Modular Kitchen with Cabinet made of 19 mm Ply & board (Both Side Laminated)
Kitchen Baskets	Stainless Steel
R.O.	Yes & "ISI" Certified
Chimney	Yes & "ISI" Certified
Provision for Gas Pipe	Copper Pipe for Gas
Mesh Door	Made of Solid quality wood
Provision for Exhaust	Yes
Flooring	High Class vitrified tiles
Walls Finish	Glazed tiles upto 2 feet height above Platform level
Platform	Granite Top with stainless steel sink

## WASHROOMS

Sanitary Wares	Premium Chinaware
CP Fitting	Premium CP Fittings
Flooring	Anti Skid Tiles
Solar Water Plant	Master Washroom
Rain Shower	All Washrooms
Water Pipes	G.I "ISI" Certified
Slab	Sunken water proof

## LIVING & DINING

Floor	High Class vitrified tiles
Walls	Designer Acrylic emulsion on plastered surface
Ceiling	Designer Ceiling painted with pleasing shades of Acrylic Emulsion

## BALCONIES

Floor	Anti Skid Tiles
Walls	Painting with long lasting water repellant paint
Ceiling	Plastered & painted with pleasing shades
Railing	MS railing with enamel paint



## THE DEVELOPER

The project is conceived by established Realtors Mr. Sanjeev Khanna and Mr. Pawan Sharma, having in depth industry experience of 20 years. The Duo enjoys enviable market reputation and have been associated with successful real estate development projects. Some of the delivered projects are:

- Royale Paam High Street, VIP Road, Zirakpur
- M S Enclave, Dhakoli, Zirakpur
- Sigma City, Loghgarh, Patiala Road, Zirakpur
- Aastha Enclave, Kharar
- Gurjivan Vihar, Dhakoli, Zirakpur



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### Site Office:

**Golden Sand Apartments**

(An ISO 9001 : 2008 Certified Company)

Old Ambala Road

Gazipur (160104) Zirakpur, Mohali

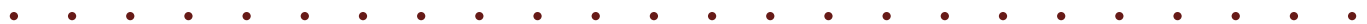
(E) info@goldensandapartments.com

### For Sales & Site Visit

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