



**GOLDEN
LANDING**

Beyond Living, Into Legacy

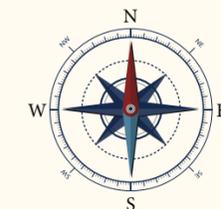
mini BROCHURE

AN OPULENT LIFE
IN A FRAME



24
EXCLUSIVE
HOMES

TYPICAL 1ST - 5TH FLOOR PLAN



FLAT NO	101-501
TYPE OF FLAT	4 BHK
CARPET AREA	1418 SQFT
BALCONY AREA	160 SQFT
SUPER BUILT-UP AREA	2682 SQFT

FLAT NO	102-502
TYPE OF FLAT	4 BHK
CARPET AREA	1466 SQFT
BALCONY AREA	161 SQFT
SUPER BUILT-UP AREA	2785 SQFT

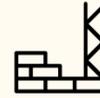
FLAT NO	103	203-503
TYPE OF FLAT	4 BHK	4 BHK
CARPET AREA	1405 SQFT	1486 SQFT
BALCONY AREA	141 SQFT	141 SQFT
SUPER BUILT-UP AREA	2632 SQFT	2775 SQFT

FLAT NO	204-504
TYPE OF FLAT	4 BHK
CARPET AREA	1539 SQFT
BALCONY AREA	171 SQFT
SUPER BUILT-UP AREA	2888 SQFT

FLAT NO	105-505
TYPE OF FLAT	4 BHK
CARPET AREA	1629 SQFT
BALCONY AREA	166 SQFT
SUPER BUILT-UP AREA	3041 SQFT

FACILITIES FOR EASE OF LIFE

1. Jacuzzi Facility in One Bathroom of Each Unit
2. Vanity Unit Below Table Top Wash Basin Counters
3. Smart Home Automation System for Each Unit Operable Both Online/Offline
4. Fully Air-Conditioned Flats Equipped with state-of-the-art VRV/VRF System
5. Luxurious Bathroom with Body-jet Shower, Glass Enclosure & Wall Hung W.C
6. Artificial/Decorative False Ceiling with Light Inside Each Unit & Common Areas
7. Double Covered Car Parking For each Unit with EV Charging Facility in One Parking
8. Adequate Fire Fighting System with Additional Sprinkler & Detection System inside the Flat
9. AC Multipurpose Hall
10. Dedicated Car Wash Point
11. Fully Equipped AC Gymnasium
12. Open Badminton Court on Terrace
13. Indoor Games with Video Game Lounge
14. Sauna Bath for Rejuvenation & Detox Therapy
15. 100% Power Backup for Each Unit & Common Areas
16. 8 Numbers of Care Taker Rooms with Toilet at Additional Cost
17. Temperature Controlled Adult Swimming Pool & Kids' Pool with Jacuzzi
18. Seasonal Hot & Cold-Water Supply for Toilet/Kitchen/Utility by Heat Pump



STRUCTURE

R.C.C Frame Structure with Vizag/SAIL/Equivalent Steel.



MAIN DOOR

Seasoned, Polished Panelled Teak Wood with Architrave & Digital Lock.



DOOR FITTINGS

Cuba/Dorset/Equivalent Make



INTERNAL DOORS

Both Side Panelled Polished Veneer with Mortise Lock.



WINDOWS & SLIDING DOORS

Premium Powder Coated System Aluminium Sliding Windows & Doors.



SANITARY FITTINGS & FIXTURES

CP/Ceramic Fittings (Kohler/Jaquar/Equivalent)



EXTERIOR PAINT

Exterior Primer & Weather Shield Paint Over Texture/Putty



INTERIOR PAINT

Synthetic Primer & 2 Coats of Superior Acrylic Emulsion Paint.



ELECTRICAL WIRES

Finolex /Havells/Equivalent



SWITCHES & SOCKETS

Smart Homes Enabled System



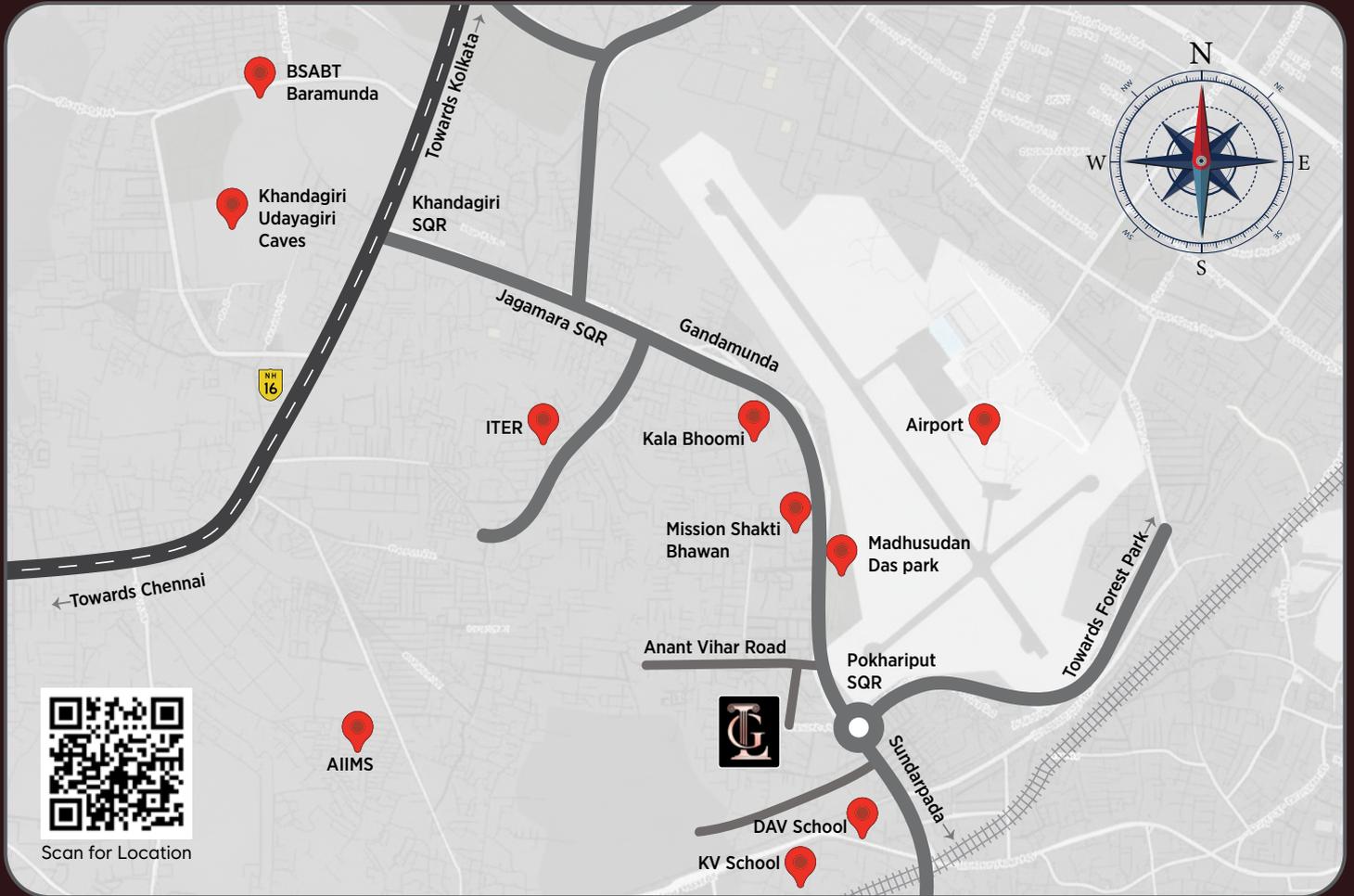
FLOORING & FINISH

All Floors: Italian marble flooring

Stair & Corridor: Italian marble / Granite finish

Toilets: Italian marble / Premium Ceramic Tiles for floors and walls respectively

Stilt /Basement Parking Floor: Heavy-Duty parking floors



DEVELOPER



MKSR BUILDERS
HIG A-19, Lingaraj Vihar,
Pokhariput,
Bhubaneswar-751020



GOLDEN LANDING

CONSULTANT



MKSR ASSOCIATES
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SITE ADDRESS

Near Ananta Vihar Phase-II,
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Odisha

RERA REGISTRATION

RP/19/2024/01137
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PROJECT APPROVED BY



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