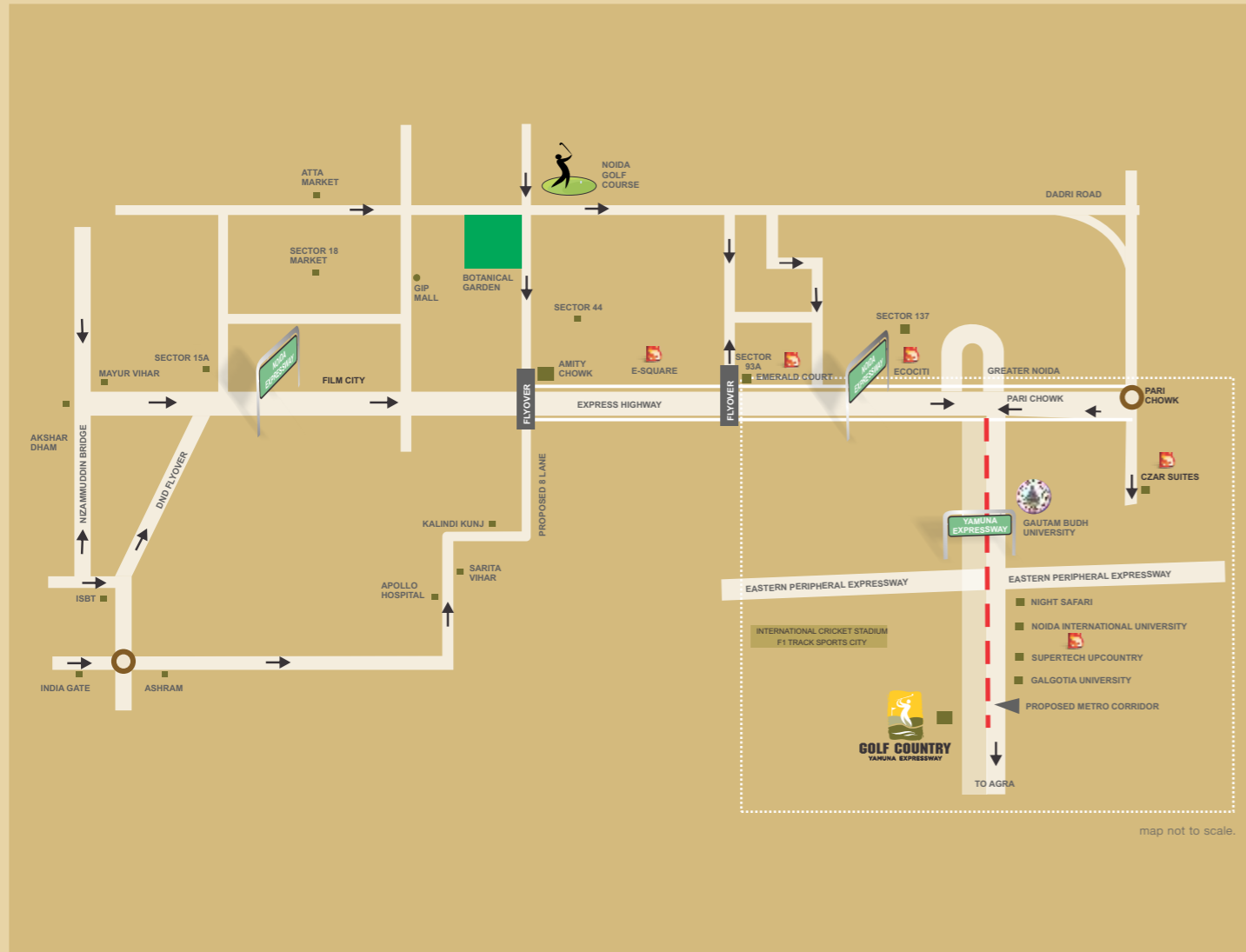
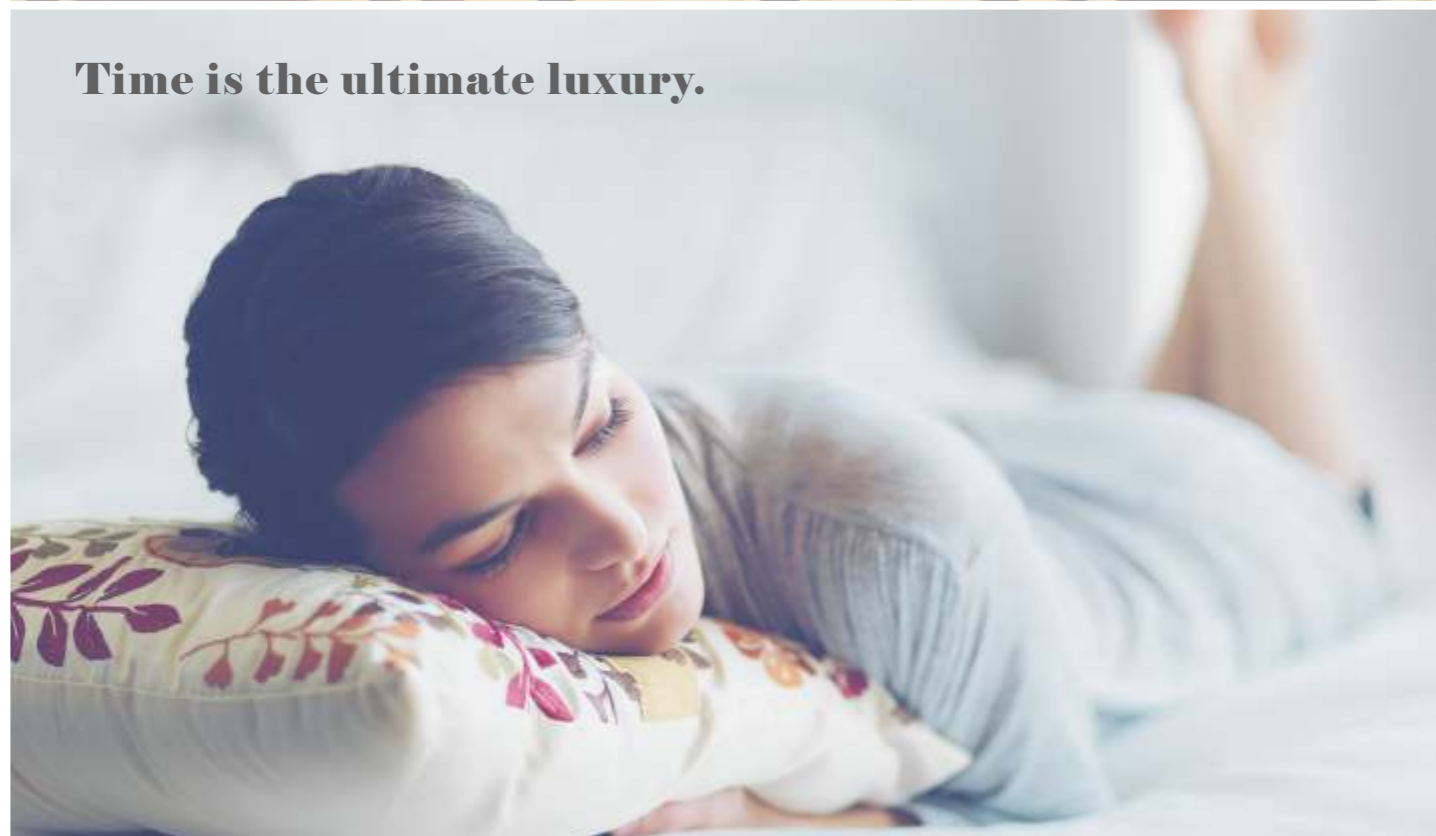


Location Map





Time is the ultimate luxury.



Golf Country is 100 acres of mixed development that includes a 9 holes signature golf course, villas, apartments, commercial district, 5 star hotels, club house and shopping destinations.



Golf Country: today's holiday homes will be tomorrow's city life.

Just imagine! A luxurious, modern holiday home in an international standard integrated township with a fine signature Golf Course to indulge yourself in, modern shopping destinations, club class entertainment, top-of-the-line medical facilities and reputed schools; all in your neighborhood and located faraway from the distractions of the city, yet conveniently connected to it.

Golf Country will be the ideal destination to own that holiday home you have always wanted. Coming up next to the new hub of international development, this place holds a potential for unmatched appreciation.

With the environs of country farm houses, Golf Country's ideal location will make it the most fruitful investment decision in just a few years from now.



An integrated township spread across 100 acres designed meticulously to live an extraordinary lifestyle.

All set to reduce the commute time from New Delhi to Agra by 50%, the Yamuna Expressway belt has numerous planned initiatives:

- INTERNATIONAL CRICKET STADIUM
- SIGNATURE GOLF COURSES
- COMMERCIAL DISTRICTS
- OFFICE SPACES
- INDIA'S FIRST PROPOSED NIGHT SAFARI
- OVER 800 ACRES OF SPECIAL DEVELOPMENT ZONES (SDZ)



Eco-friendly township



Extraordinary Features



THE TOWNSHIP

- Spread across 100 acres
- Mixed development of residential, commercial and recreational options
- 9-hole signature Golf Course at the epicenter
- Plots, villas & group housing living spaces
- High-end specifications
- Designs by world renowned architectural firm Space Designers International

UNMATCHED INFRASTRUCTURE

- Gated complex with advanced security systems
 - Large central greens, children's play areas
- Well planned roads, paved walkways and tree-lined avenues
 - Underground sewage treatment plant
- Rain water harvesting and solid waste management systems
 - 24 hours power back up



VILLA HOMES

- Villas inspired by contemporary architecture
- Double height balconies for natural ventilation
- Exclusive space for home theatre, bar, gymnasium and party halls
- Spacious open terraces
- Ample parking for residents as well as visitors

COMMERCIAL DISTRICT

- Upcoming commercial district spread over 2 lac sq. ft.
 - Shopping arcade with international brands
 - Entertainment and fine dining
 - New age office spaces



RECREATIONAL OPTIONS

- Exclusive clubhouse with privilege membership
- Recreational options including swimming pool, spa, gym, badminton court and multi-cuisine restaurant

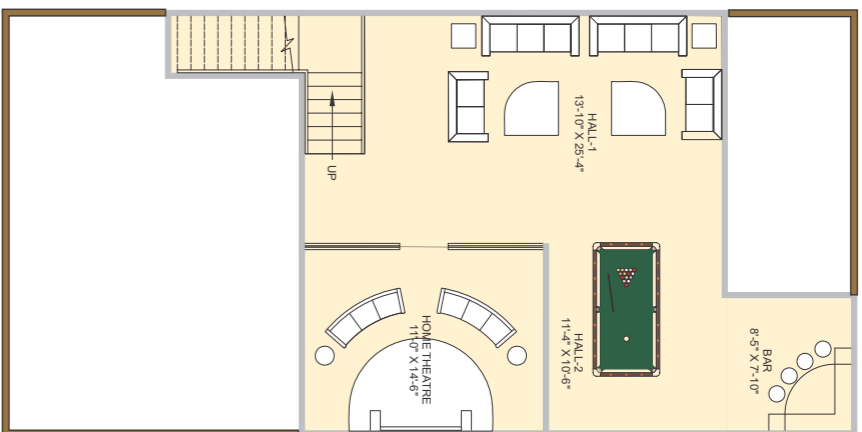
Site Map



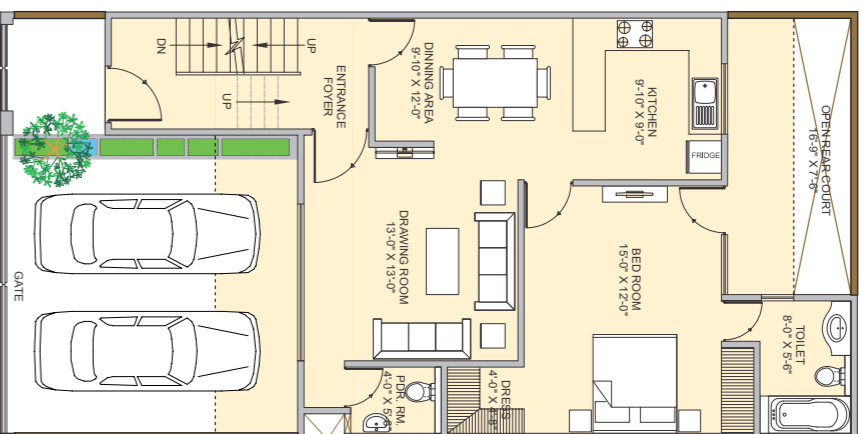
VILLA: 150 SQ. YDS.
Lower Ground and G+2

- 5 bedroom villa with car park for 2 cars
- Open rear court
- Exclusive home theatre, bar and party hall area on the lower ground floor

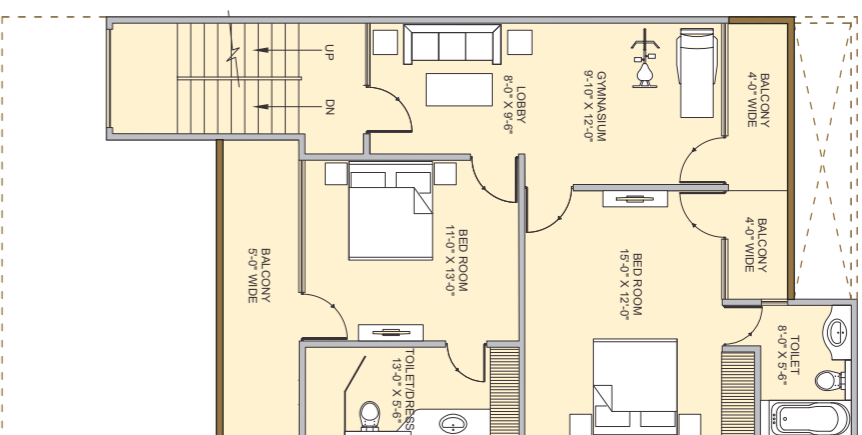
- Special gym area on the 1st floor
- 3 spacious balconies and a terrace



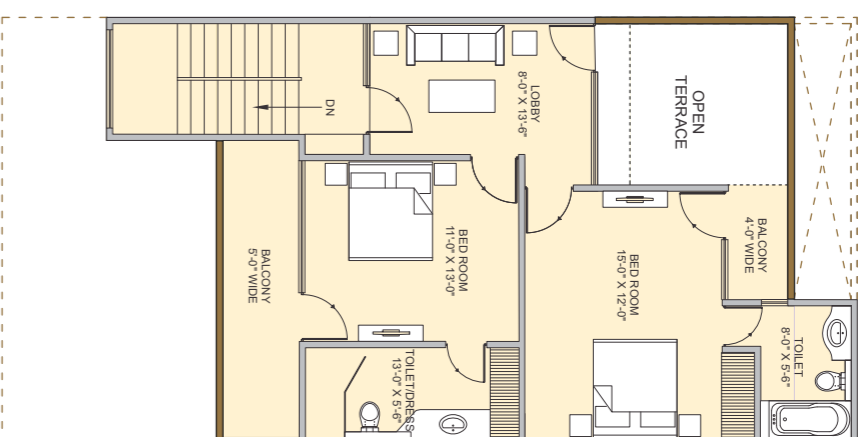
LOWER FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



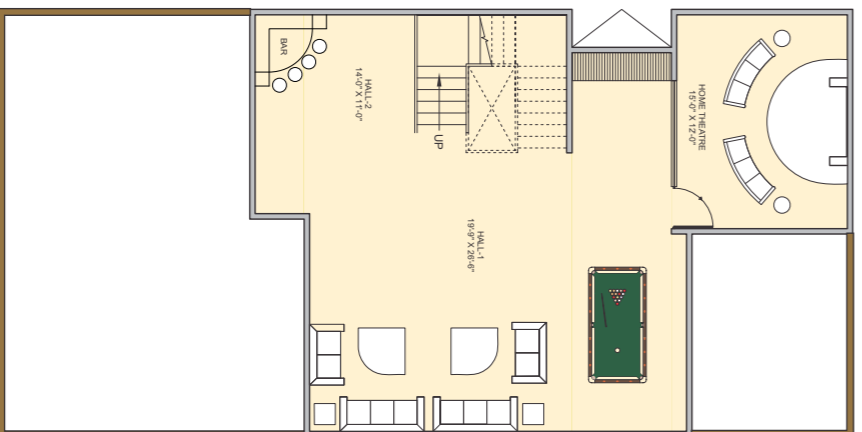
SECOND FLOOR PLAN

FLOOR	BUILT-UP AREA	TERRACE AREA
Lower GF	780.7 sq.ft.	
Ground Floor	995.35 sq.ft.	
First Floor	995.36 sq.ft.	
Second Floor	893.73 sq.ft.	101.6 sq.ft.
Total Area	3665.14 sq.ft.	101.6 sq.ft.

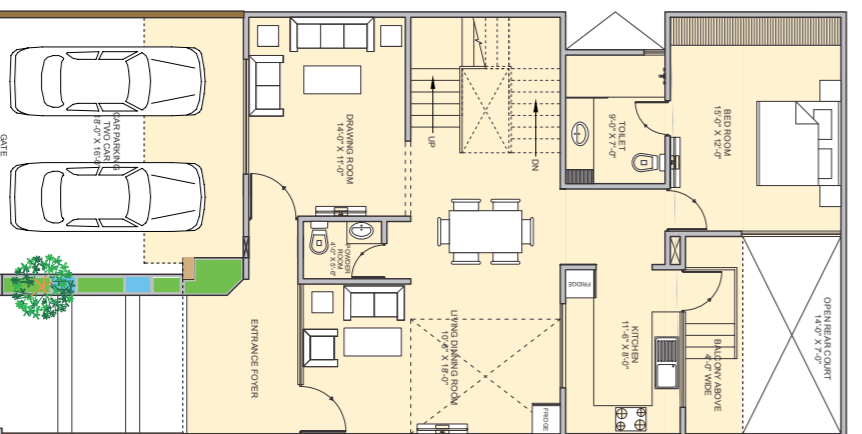
VILLA: 200 SQ. YDS.
Lower Ground and G+2

- 5 bedroom villa with car park for 2 cars
- Open rear court
- Exclusive home theatre, bar and 2 halls on the lower ground floor

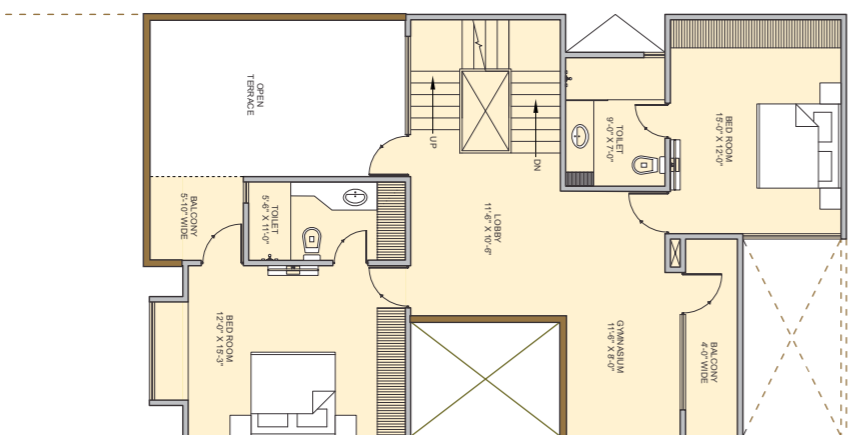
- Special gym area on the 1st floor
- Utility room on the 2nd floor
- 4 spacious balconies and a terrace
- Servent room (expandable)



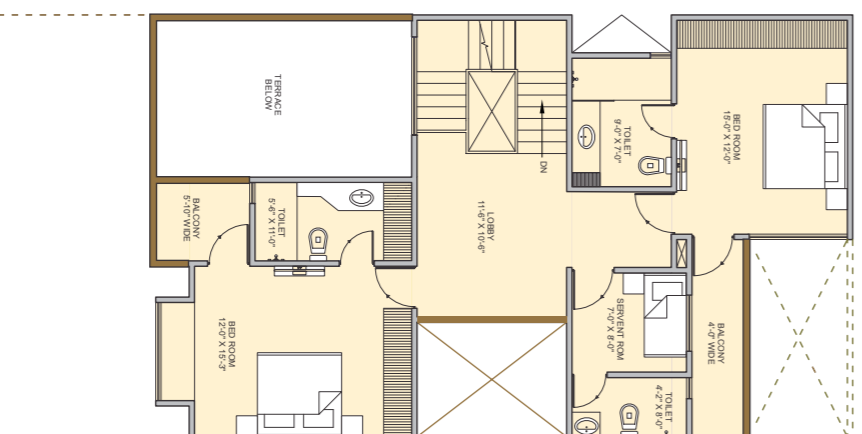
LOWER FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR	BUILT-UP AREA	TERRACE AREA
Lower GF	1031.73 sq.ft.	
Ground Floor	1322.68 sq.ft.	
First Floor	1131.72 sq.ft.	208.71 sq.ft.
Second Floor	1131.72 sq.ft.	
Total Area	4617.85 sq.ft.	208.71 sq.ft.

Specifications

Structure

RCC structure designed for highest seismic consideration Fort Zone V against Zone IV as stipulated by the code, ensuring better safety.

Wall finish

- Internal: Walls in cement plaster with POP punning with plastic emulsion or texture finish
- External: Combination of stone, tiles, acrylic emulsions/texture paint

Flooring Wall Dado

- Drawing room, living, dining: The living room, dining room will have high quality vitrified tiles
- Entrance foyer: Foyer will have high quality vitrified tiles
- Bedrooms: Bedroom flooring will have vitrified tiles/high quality wooden laminated flooring
- Balcony/Terrace: High quality anti skid ceramic tiles
- Servant room/Study: Ceramic Tiles
- Kitchen: Anti skid ceramic tiles on floor, granite counter, designer ceramic tiles up to 2 feet above the counter
- Toilets: All toilets will have antiskid ceramic tile flooring & designer ceramic tiles for wall up to 7 feet height, balance painted in acrylic emulsion paint.
- Halls, Home Theatre: Vitrified tiles/ laminated wooden flooring
- Gymnasium: Laminated wooden flooring

Kitchen

Imported fittings of Kohler or equivalent. Double bowl stainless steel sink with drain board. Designer/ modular woodwork & fittings. Provisions for piped gas supply & R.O. System

Doors & Windows

- Main entrance: Elegantly designed and finished 8 feet high Entrance door with polished hardwood frame having European style molded shutter with high quality imported / Indian hardware fittings.
- Internal door: Seasoned hardwood frame with European style molded shutter.
- Windows: Branded UPVC windows

Toilets

Premium quality imported sanitary/ high class wall hung W.C and washbasin in matching shades/ colors. Single lever C.P Fittings jaquar or equivalent. All the toilets will include exhaust fan, mirror, towel rack, rod & ring accessories.

Electricals

Modular range switches, sockets will be Legrand or equivalent/ MCBs, Copper wiring. Two wall light fixtures in each of living, dining, lobby and bedrooms area.

Communication

TV and telephone points, EPABX System, LAN, WI-FI

Plumbing

Copper piping for water supply inside the toilet and kitchen

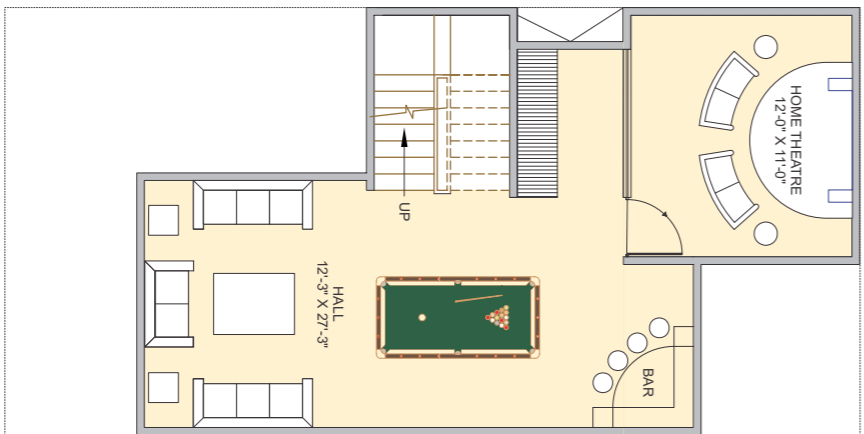
Security

Secured gated community with access control at entrances with automatic boom barriers/ manual gates at entry and exits of the development. Video door phone for each villa.

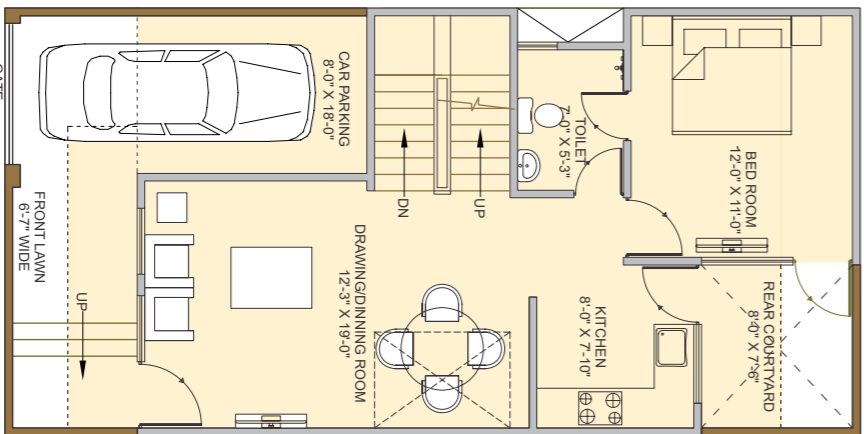
VILLA: 100 SQ. YDS.

Lower Ground and G+2

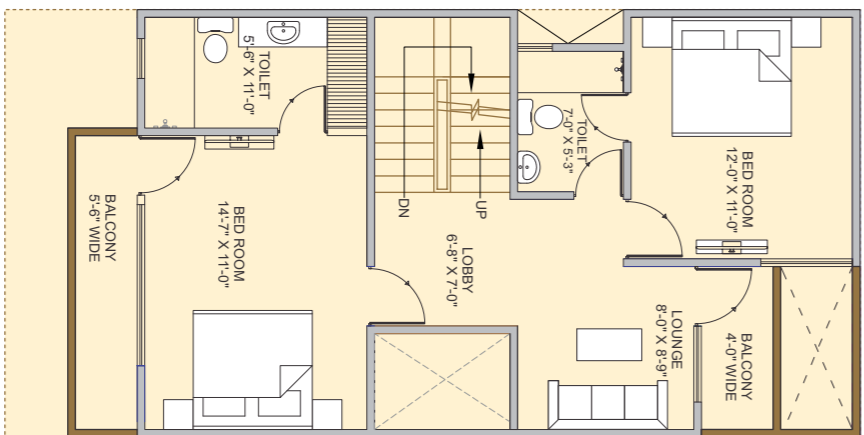
- 4 bedroom villa with car park
- Front and rear lawns
- Exclusive home theatre, bar and party hall area on the lower ground floor
- Spacious open terrace on the 2nd floor
- Double height lounge area and extra spacious balconies



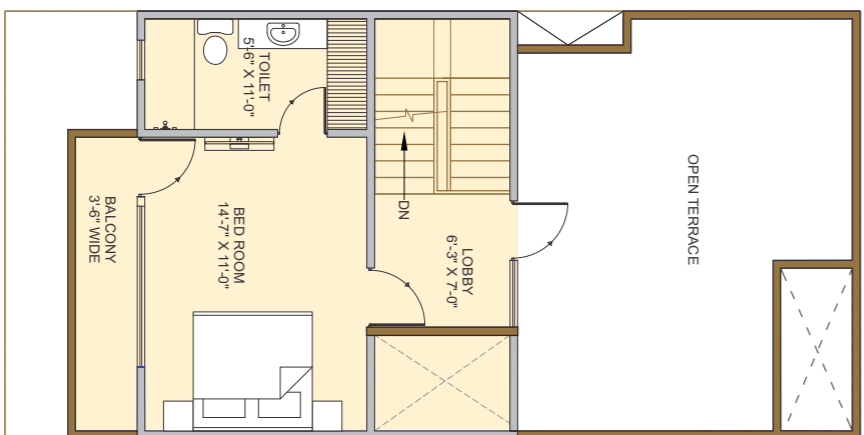
LOWER FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR	BUILT-UP AREA	TERRACE AREA
Lower GF	591.91 sq.ft.	
Ground Floor	771.56 sq.ft.	
First Floor	771.45 sq.ft.	
Second Floor	453.27 sq.ft.	318.29 sq.ft.
Total Area	2588.30 sq.ft.	318.29 sq.ft.