



GOLD COAST

— 2&3 BHK FULLY FURNISHED * GOLF COURSE & LAKE FACING APARTMENTS —

Luxury beyond imagination

Where convenience of a township meets modern needs



- Experience beach side living in Delhi NCR
- Adjacent to Golf Course & Lake

Actual lake and golf course at site



Functional club at Sector -2, G.H-7

Beautiful and high class surroundings

Roundabout at Crossings Republik

Crossings Republik has all the amenities of modern living-luxury apartments, golf course, lake, malls, shopping centers, schools, hospitals, clubs etc. catering to all day-to-day needs. All this in a pollution-free environment with ample area of green glades intersected by wide-open roads that make outdoors a mood elevator.

It's time to raise the bar of what you expect from a home. It's time to realize that a home is not just four walls rather it constitutes the surroundings as well. It's time to experience life not in an isolated residential tower but of a sprawling township. Gold Coast promises the dawn of a new lifestyle. Of living in a well-ensconced township, where apartments are Golf Course facing and where round the clock view of serene lake greets you.

- DELHI - NCR'S FIRST READY TO MOVE PRIVATE CITY
- 8000 FAMILIES HAVE A REASON TO SMILE EVERY DAY

- ONLY LAKE FACING PROJECT IN GHAZIABAD
- GOVERNMENT APPROVED PROJECT

- 210 Acres of Master Plan Greens
- Zero Discharge- Green Township
- Eco- friendly & self sustainable
- Lavish and Functional 9-hole Golf course and Sports Facilities
- One of the biggest clubs of Ghaziabad
- Already in the 7th year of operation
- One of the biggest group housing plot area of Crossings Republik Township
- Design by SASAKI ASSOCIATES,

- BOSTON, USA, in association with SK Das Associated Architects
- In close proximity to Proposed Metro Corridor
- Currently Housing 8000 Families
- Total Housing capacity 25000 families
- 360 acres of Integrated Township
- Located on prime location of NH-24
- Seamless connectivity to Delhi, Ghaziabad, Noida & Greater Noida



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www.goldcoastghaziabad.com

Where abundant greenery
meets spectacular layouting



Live green. That's the mantra, which has been our guiding principle behind Gold Coast. Situated adjacent to Noida & NH24 in Crossings Republik, the most happening locality of Delhi NCR, in Ghaziabad, the surroundings, complete with greenery, have been designed to provide you with blissful living. Complete with blooming flowers and landscaped greens, it is living close to nature at its best.



Actual site photograph of
golf course and lake facing apartments



Lake Photo



Actual site photograph of Gold Coast



Roundabout at Crossings Republik

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Where contemporary styling
meets ample facilities



Gold Coast is an epitome of peaceful living. No corner in your apartment has been left untouched to ensure a quality of life that will be a source of envy for others. Well-planned, well-ventilated and spacious interiors including kitchen have been done in such a manner so that your home promotes well-being and happiness apart from catering to all demands of modern life.



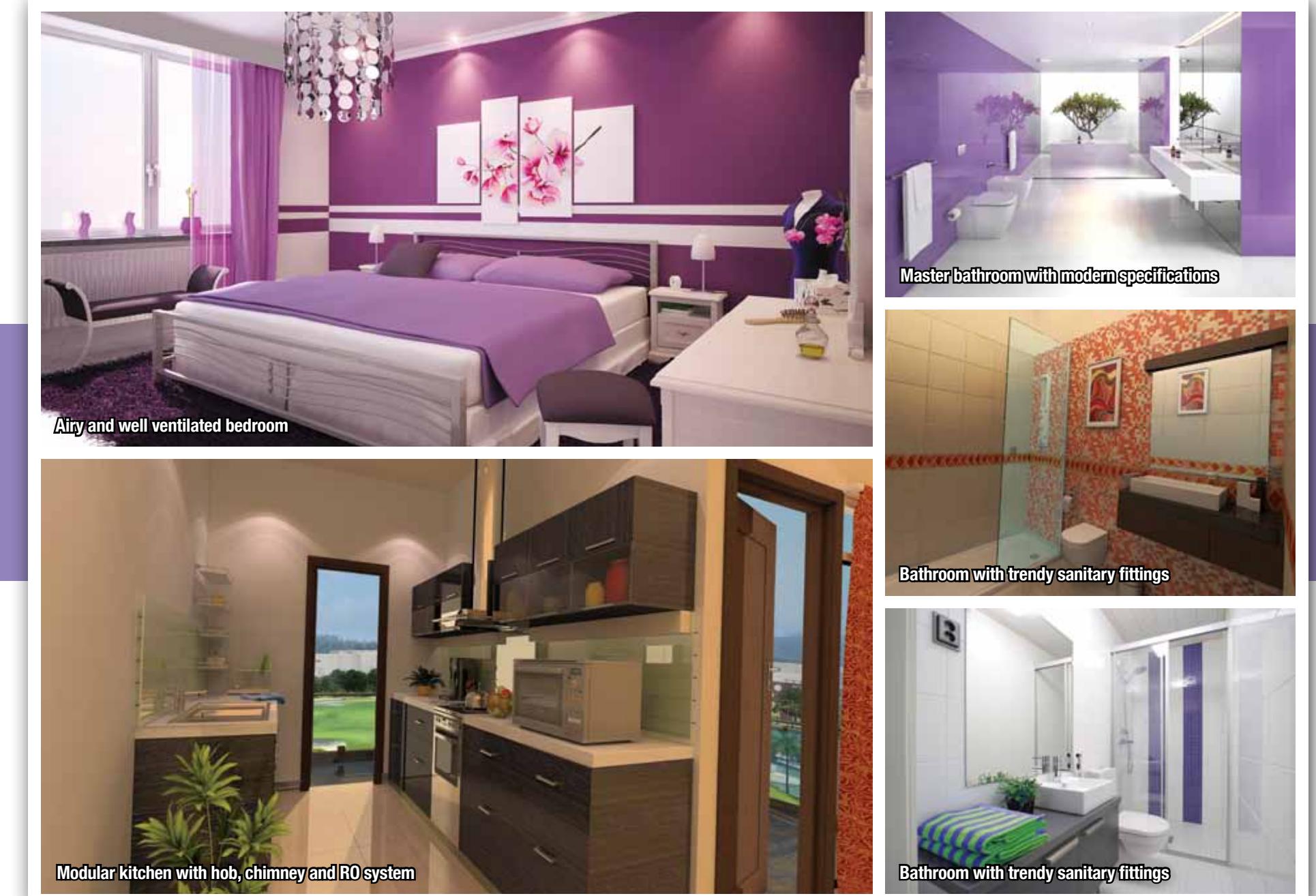
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1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft = 0.305 mt and 1 mt = 3.281 ft.

Where wide open space
meets cozy interiors



Bedrooms that permit easy flow of breeze, vivacious living room and ample space are hallmark of each apartment in Gold Coast. They not only complement your modern lifestyle but are also at par with international standards. No doubt life in Gold Coast will turn out to be truly a refreshing experience. So go ahead. Gift yourself a lifetime of unbridled joy.



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Where a relaxing evening
meets fun filled day

Each inch of Gold Coast has been planned to enhance the joy of living. The club facility and the other amenities here promote harmony in each and every aspect of life. They provide you with a large number of activities including spending leisurely time by the lakeside apart from other facilities to unwind yourself and lead a truly refreshing life. At Gold Coast a well-balanced lifestyle awaits you within its premises.



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LEGENDS

- 1 MAIN ENTRY GATE NO.-1
- 2 OPEN PARKING
- 3 ENTRANCE TO BUILDING
- 4 ENTRY TO CLUB
- 5 CLUB HOUSE
- 6 SWIMMING POOL
- 7 TENNIS COURT
- 8 SUNKEN GARDEN
- 9 GYM AT BASEMENT
- 10 CONVENIENCES
- 11 CHILDREN PLAY AREA
- 12 RESIDENTIAL APPARTMENT BLOCK
- 13 DUPLEX HOUSE
- 14 RAMP DOWN TO 1ST BASEMENT
- 15 FIRE ESCAPE STAIRCASE
- 16 GREEN AREA
- 17 GUARD ROOM
- 18 COMMERCIAL

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GH PLOT NO.-7, CROSSINGS REPUBLIK

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The above Master Plan is showing the Present & Future Plans of Crossings Republik Infrastructure Pvt. Ltd. In Future, this Master Plan may change without any declaration.

3D IMPRESSION OF GOLD COAST - NIGHT VIEW



AREA - 1200 SQ. FT.
GOLD TOWER

CLUSTER PLAN



2 Bedrooms

Kitchen with Utility Balcony

2 Toilets

Living Room

Dining Room

4 Balconies



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AREA - 1285 SQ. FT.
PLATINUM TOWER



- 2 Bedrooms + Study Room
- Kitchen with Utility Balcony
- 2 Toilets
- Living Room
- Dining Room
- 4 Balconies

CLUSTER PLAN



AREA - 1435 SQ. FT.
PLATINUM TOWER



- 3 Bedrooms
- Kitchen with Utility Balcony
- 2 Toilets
- Living Room
- Dining Room
- 5 Balconies

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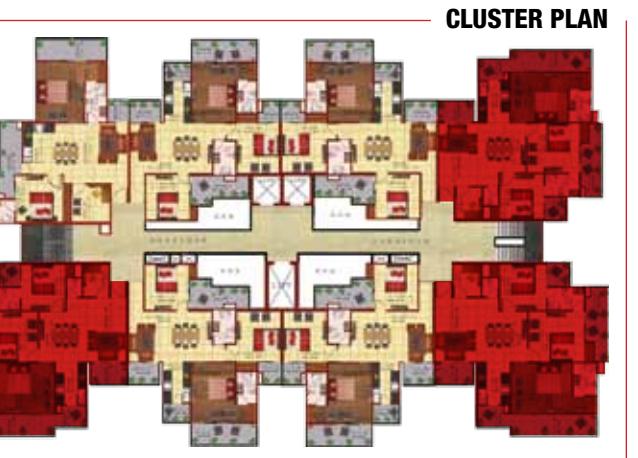
AREA - 1630 SQ. FT.
PLATINUM TOWER



- 3 Bedrooms
- Kid's Room / Servant Room / Study Room
- Kitchen with Utility Balcony
- Dressing Room
- 2 Toilets + 1 WC
- Living Room
- Dining Room
- 5 Balconies

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CLUSTER PLAN

SPECIFICATIONS & HIGHLIGHTS

SALIENT FEATURES

- Township designed by the world's finest architecture firm, Sasaki Associates Inc. U.S.A.
- Award winning unique design of the township.
- Approved freehold property with Project based on Vaastu Shastra principles.
- 360 Acres of Township endowed with malls, retail outlets, Office space, Hospitals.
- WiFi enabled complex
- International Standard Landscaping with stretching Water Bodies, Walk ways & Cycling Track etc.
- 24 hours hi-tech security with high speed elevators.
- 100% Power Backup along with 24 hour water supply.
- Entrance Lobby in Every tower with CCTV & Intercom.
- Club Membership for residents with Ultra modern sports & Health Care facilities

FACILITIES

- Golf course & lake ready.
- Approx 8000 families have been already residing in Crossings Republik.
- Electricity supply direct from NTPC power grid to Crossings Republik township. (Proposed)
- Shopping complex operational.
- Upcoming schools and hospitals.
- World class connectivity from Noida, Delhi, Indirapuram, Greater Noida and Ghaziabad.
- 8 Lane Delhi Meerut Expressway connectivity. (In Planning)
- Metro station connectivity. (Proposed)
- Proposed 14 lane NH-24 connectivity.
- World class club (Biggest in Ghaziabad) boasting of swimming pool, tennis court, basket ball court, badminton court.
- Gas Pipeline IGL.
- Golf course and lake facing flats.
- First hi-tech Police Station in U.P. (Operational).
- World class stadium in Crossings Republik infra.
- CNG Pump (Ready).

STRUCTURE

Eco friendly, earthquake resistant RCC designed according to seismic zone by IIT and similar institution; high quality construction material to be used

FLOORING

Vitrified tiles in Drawing, Dining and Bedrooms
Wooden laminated flooring in Master Bedroom
Kajaria or equivalent floor tiles in kitchen and bathrooms
Anti-skid tiles in balconies

WALL FINISH

Interior: POP finish on walls with pleasing oil bound distemper finish
One wall of drawing room with designer wallpaper/texture paint finish
Exterior: Pleasing weather proof attractive modern finishing

KITCHEN

Granite top with stainless steel sink
Individual R.O. (Kent or equivalent)
Pleasing ceramic tiles above the counter top upto 2 ft. height

TOILETS

Designer toilet with ceramic tiles upto door level
English WC and wash basin
Jaquar/Parryware/Hindware or equivalent C.P. fittings and mirror in all the toilets

DOORS & WINDOWS

Main entry door of Everest/or equivalent designer modular doors
Internal door frame of Maranti or equivalent hard wood with all flush doors
Windows aluminum powder coated/UPVC (Heavy gauge aluminium)
Good quality of hardware

ELECTRICAL

Telephone/TV points with modular switches
Anchor/Kent and equivalent used in copper wiring
Copper wire in PVC conduits with MCB supported circuits
Adequate number of electrical points and light points

TV & TELEPHONE

Provision for landline connection
Provision for DTH connection

FURNISHED FLATS SPECIFICATIONS (OPTIONAL)

Wooden work • Modular kitchen with chimney & hob • Fancy lights • False ceiling in drawing room • Chandelier • Designer fans, Lights & AC in master bedroom

NOTES

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to ± 1% without any change in cost. However, in case the variation is beyond ± 1%, pro-rata charges are applicable.



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Midas SKB Infrastructure (P) Ltd.

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