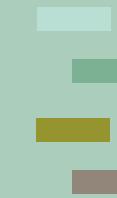


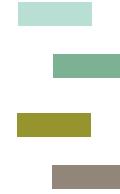
GOLDEN I

SHOP | WORK | LIVE | ENTERTAIN



Ocean Infraheights Pvt. Ltd. (RERA Regn. No. : UPRERAPRJ6747) (www.up-rera.in)
Corp. Off. : H-191, Sector - 63, Noida (Uttar Pradesh) - 201301, Site Off. : Plot No. 11, Sec-Techzone 4, Gr. Noida (West), U.P.
, Email : sales@thegolden-i.com, Website: www.thegolden-i.com

Disclaimer: Images in the brochure used for artistic impression to give the conceptual sense of possible lifestyle.
It can be changed at the discretion of the developer and is not a legal commitment on design or specifications.



GOLDEN I

SHOP | WORK | LIVE | ENTERTAIN

THE LARGEST CENTRAL BUSINESS DISTRICT IN YOUR VICINITY





GOLDEN I

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GREEN BUILDING SUSTAINABILITY

Based on the unique concept of Shop-Work-Live-Entertain, Golden-I is Gold Rated IGBC certified & incorporates Green footprints with sustainable designs improving energy and water efficiency, using eco-friendly construction material and creating healthier indoor space along with superior air quality, abundant natural light, access to views and noise control which benefits building occupants, making our buildings better places to work or live.

PROJECT DESIGN & PLANNING
by
**RENNOWNED
ARCHITECTS**
SAA SIKKA ASSOCIATES

Golden-I has been conceived and planned by renowned Architects SAA SIKKA ASSOCIATES known for their signature projects like NSCBI Airport Kolkata, IIT Ropar Punjab, Global Business Park Gurgaon, IRIS Welldone IT Park Gurgaon among many other architectural marvels.

The intelligent planning is evident from its exceptional design to maximise efficiency and productivity. The landmark creation is a mix of modern and classic styles to meet the demands of today's globalised world.





SHOP | WORK | LIVE | ENTERTAIN



Retail Space



Corporate Suites



IT/ITES Office Space



Virtual Space



Hypermarkets



Banquet Hall



Food Court



Residential



Double Height ceiling shops



Club House



Residential



SCO

YOUR LIFETIME ASSET FOR GREAT RETURNS

Golden-I is among the largest Retail & Technology Services Hub in greater noida west, which is fully Vastu compliant and grandly conceived in every sense of the word around the concept of SHOP/WORK/LIVE/ENTERTAIN. It is strategically positioned nearby proposed metro station surrounded by more than 1000 acres of Residential Development.

As a multi-discipline Business Hub, it comprises a balanced blend of Retail, Showrooms, Lockable Offices, Food Court Spaces, Hypermarkets, Hospitality, Corporate Suites and Residential Apartments. Spread across 25 acre, Golden I is easily accessed via the FNG Expressway, Delhi-Meerut Expressway, DND Flyway & proposed Jewar Airport.

It's sprawling 25 acres of prime land brings in a opulent calm and a sense of magnificence while integrating seamlessly with all modern facilities like High Street Shopping, Green Surroundings, Break-Out Zones, Sitting Areas, Chilling Zones, Designated Visitor Parking and more. Golden-I aspires to be the most reputed Centralised Retail & Business District hub serving over 10,00,000 inhabitants expected to live in the vicinity and perhaps the most celebrated shopping & business landmark of the locality.



YOUR LIFETIME ASSET FOR GREAT RETURNS





GOLDEN I

SHOP | WORK | LIVE | ENTERTAIN



650 METRE WIDE FRONTAGE

UNPARALLELED
INFRASTRUCTURE
AND AMENITIES

- Climatically sealed structure
- Double insulated glass
- High speed elevators
- 24hrs CCTV security surveillance
- Modern fire detection system
- Fire and smoke detectors
- 100% Power backup
- Gymnasium
- Open & underground parking

HIGH STREET
RETAIL

- Wide frontage with dedicated section spread across Ground floor.
- Double Height Ceilings and low maintenance Retail Spaces.
- Street Level Entrance overlooking pedestrian walkaway.
- Comfortable and wide passage.
- Maximum Units open towards Central Atrium.
- Separate entry, exits and ample parking.



WELCOME TO THE LIFESTYLE
DESTINATION

DOUBLE HEIGHT CEILING SHOPS

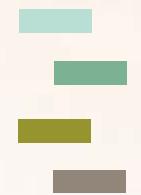
Every Shoppers delight

Golden-I offers an array of unforgettable experiences besides an retail ambience spread across multiple acres.

It is all set to revolutionise the customer shopping experience blended for an exhaustive mix of International, National and regional premium brands with large storefronts and glazing areas for retail units.

It will aspire to be the one stop shopping destination for latest fashion brands for men, women & kids.

Artistically furnished lobbies, public spaces, ample parking space, fully furnished public restrooms and separate entrances for retail will be every shoppers dream come



GOLDEN I
SHOP | WORK | LIVE | ENTERTAIN



GOLDEN I
SHOP | WORK | LIVE | ENTERTAIN

5 ACRES OF OPEN
GREEN SPACES GREET YOU

MEET ALL YOUR RETAIL, OFFICE, LIVING NEEDS HERE.

PREMIUM CORPORATE SUITES

Stamp your address that will soon be making headlines in the entire Delhi NCR. You need only to look out from the window to see what can be achieved through vision to scale heights never reached before



TIME TO GROW BIG. CORPORATE/ITES OFFICES FOR THE NEW AGE.

Intelligent, energising work spaces in all sizes to meet your ever changing business needs. Tailored to impress Clients and Associates these prime commercial lockable offices ensure Green Building Sustainability and offer clear vistas, abundant natural light, access to noise control replete with all the trappings and A Grade specifications. Supported with plentiful opportunities for shopping, leisure and recreational activities.



A RETAIL, BUSINESS AND LIVING DESTINATION
WHERE IT ALL COMES TOGETHER.

GOLDEN I

SHOP | WORK | LIVE | ENTERTAIN



HIGHLIGHTS:

- 100% Paid-up Land
- Low rise (G+4) Storey Building
- 2 side open corner property
- Among the largest Retail & Business Hub Destinations
- Aesthetic sit out areas, ATM Shops, Anchor Stores & F&B Destination
- Strategically located on 135 metre wide multi-utility corridor
- Based on unique concept of SHOP/WORK/LIVE/ENTERTAIN
- Double Height Ceiling Shops
- IT/ITES with Modern Amenities and High Speed Internet
- Situated at the cross-road of 60 metres
- Fully Fenced Campus Layout & Infrastructure
- Surrounded with over 10,00,000 Residents
- Club for Socialising & Recreation within Business Park
- High-End Voice & Data Communication

GOLDEN I

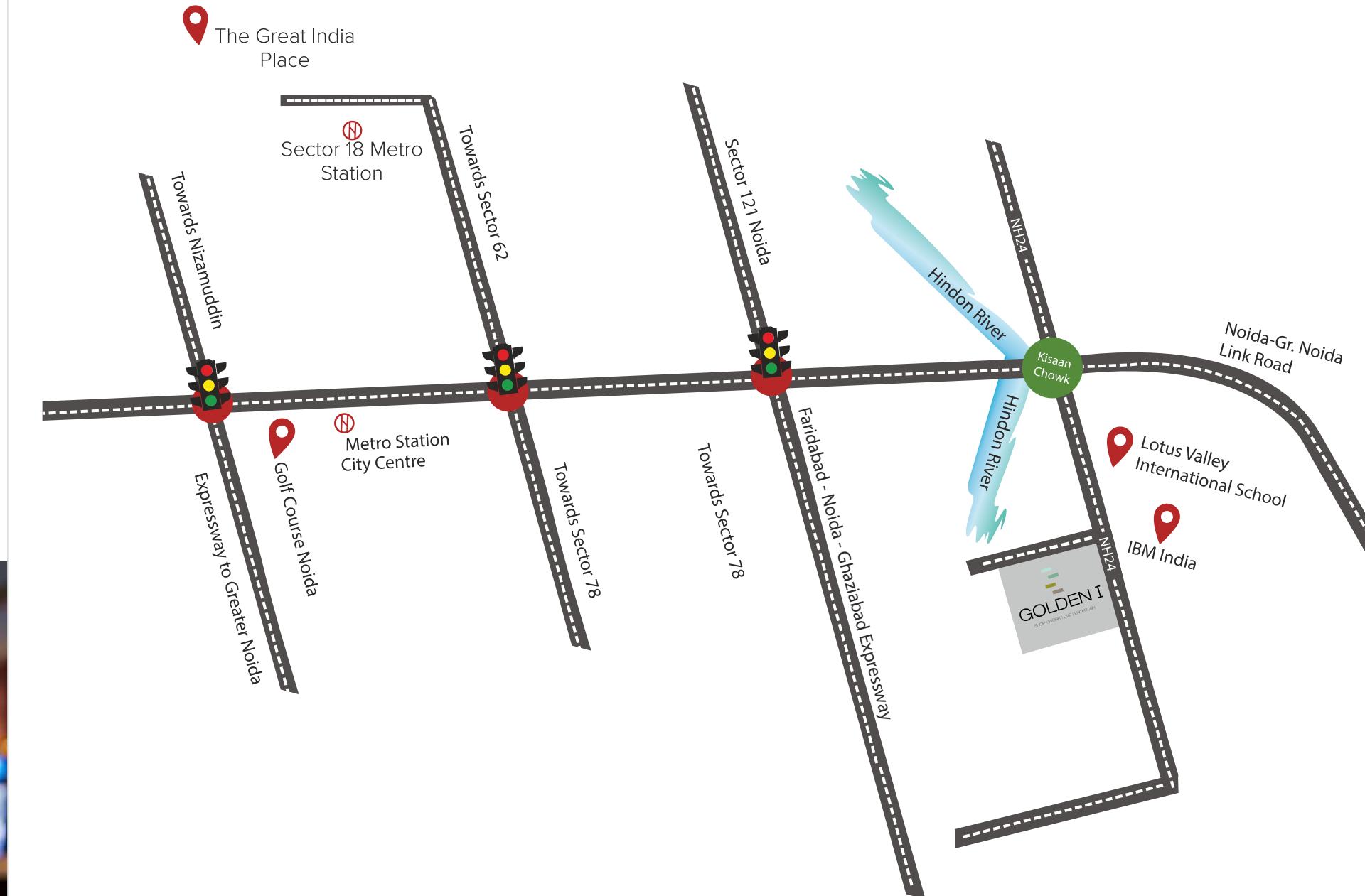
SHOP | WORK | LIVE | ENTERTAIN

WHERE BUSINESS MEETS PLEASURE

Golden-I is ideally positioned for retail, office and leisure. Whether it is a business lunch with associates, dinner and important clients or just a quick meeting over a cup of coffee, you'll find the perfect venue within walking distance.

PRIVATE CLUB YOUR PERFECT GETAWAY

To revive, a private luxury spa awaits you at the central club. Let nature sway you away from the worries of the city life within the retail & business hub complex.



*Map Not to Scale

CONNECTIVITY

Walking distance from Proposed Metro Station (Kisan chowk).

3 Minutes Drive to FNG Expressway.

8 Minutes Drive to nearest Hospital

10 Minutes Drive from Delhi-Meerut Expressway.

20 Minutes Drive to DND Flyway.

40 Minutes Drive to Jewar Airport.