

80
STYLISHLY
DESIGNED APARTMENTS

 **senthil**
GOLDEN GATE II

IT SEZ ROAD, OPP KCT COLLEGE, SARAVANAMPATTI

LIVING WITH CLASSICAL MODERNITY





0.5 KMS TO SEZ
WALK TO WORK
WALK TO SCHOOL

SWIMMING POOL IN A BEAUTIFUL LUNG SPACE

80 BEAUTIFUL HOMES

LOCATED NEAR MANY
EDUCATIONAL INSTITUTIONS

24 3BHK
56 2BHK



PROJECT BRIEF

Golden Gate II Apartments warmly welcomes you to experience a new level of living, in spaces designed exclusively for you. Located at Saravanampatti, Coimbatore's latest IT corridor, each of the 80 apartments has been thoughtfully designed to offer the most optimum utilization of the space called home. Recognizing the lifestyle demands of today's professional, Golden Gate II throws open a host of conveniences that ensure every comfort factor is taken care of.

Location: Opposite Kumaraguru College & KCT Tech Park, IT SEZ Road, Saravanampatti. 0.5 Kms from IT SEZ (CTS, BOSCH, DELL, Amazon)

- Land area: 1.0 Acre
- Total no of units: 80
- No. of blocks: 2
- Type of units : 2&3 BHK
- No. of 2BHK units: 56
- No. of 3BHK units: 24
- No. of floors: Parking + 4 Floors
- Total built up area: 1,06,024 sq.ft.
- 2BHK unit size: 1032 – 1368 sq.ft.
- 3BHK unit size: 1443 – 1594 sq.ft.

senthil
GOLDEN GATE II



We are **Senthil Constructions**, a professionally managed architecture + construction + real estate company based in Coimbatore. We bring over 25 years of experience in quality design and construction. Keeping pace with the latest trends and demands, we stand committed to sustainable & green architecture. More than 17 Lac Square Feet of build-up area bear testimony to our signature of excellence with several landmark projects dotting the cotton city.



OUTSTANDING ARCHITECTURE COMPREHENSIVE DESIGN

COMMITMENT TO CUSTOMER SATISFACTION **TOP OF THE LINE CONSTRUCTION**

UNCOMPROMISING QUALITY **AWARDED FOR DESIGN EXCELLENCE**

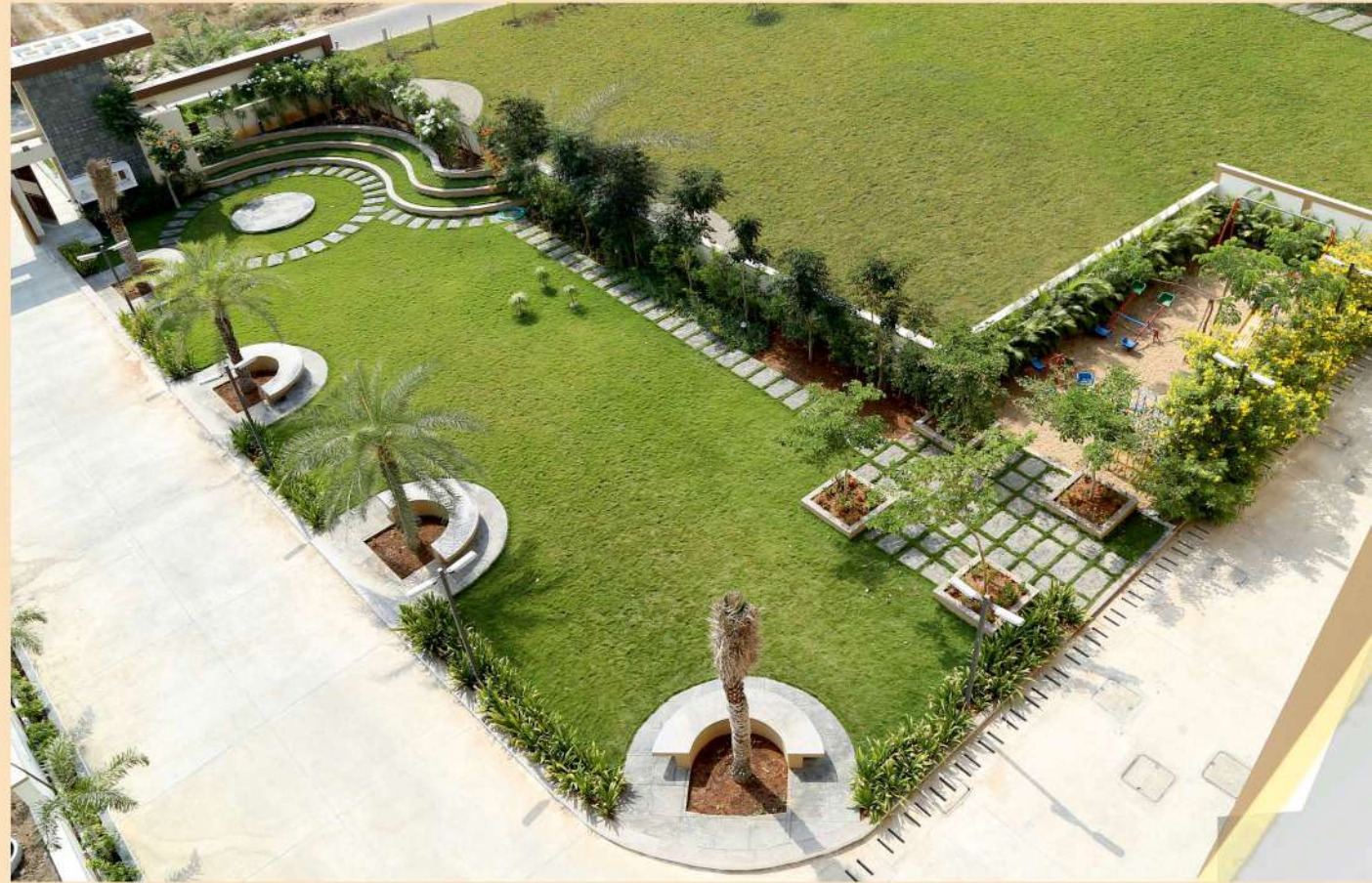
25 YEARS OF EXPERIENCE



PROFESSIONAL
BEST-IN-CLASS
LANDSCAPE ARCHITECTURE

DESIGNED SEATING
FOR A CALM EVENING
ADMIST NATURE

SAFE PLAY AREA
FOR CHILDREN



LANDSCAPE FROM GOLDEN GATE I

**18 INTERNAL GREEN
POCKETS LOCATED
AT THE FIRST FLOOR**

**EXCELLENT LIGHTING
& VENTILATION**



INTERNAL COURTYARD AND CORRIDOR FROM GOLDEN GATE I

NATURALLY LIT CORRIDORS AND COMMON SPACES ON EACH FLOOR



Classic environs
for modern living

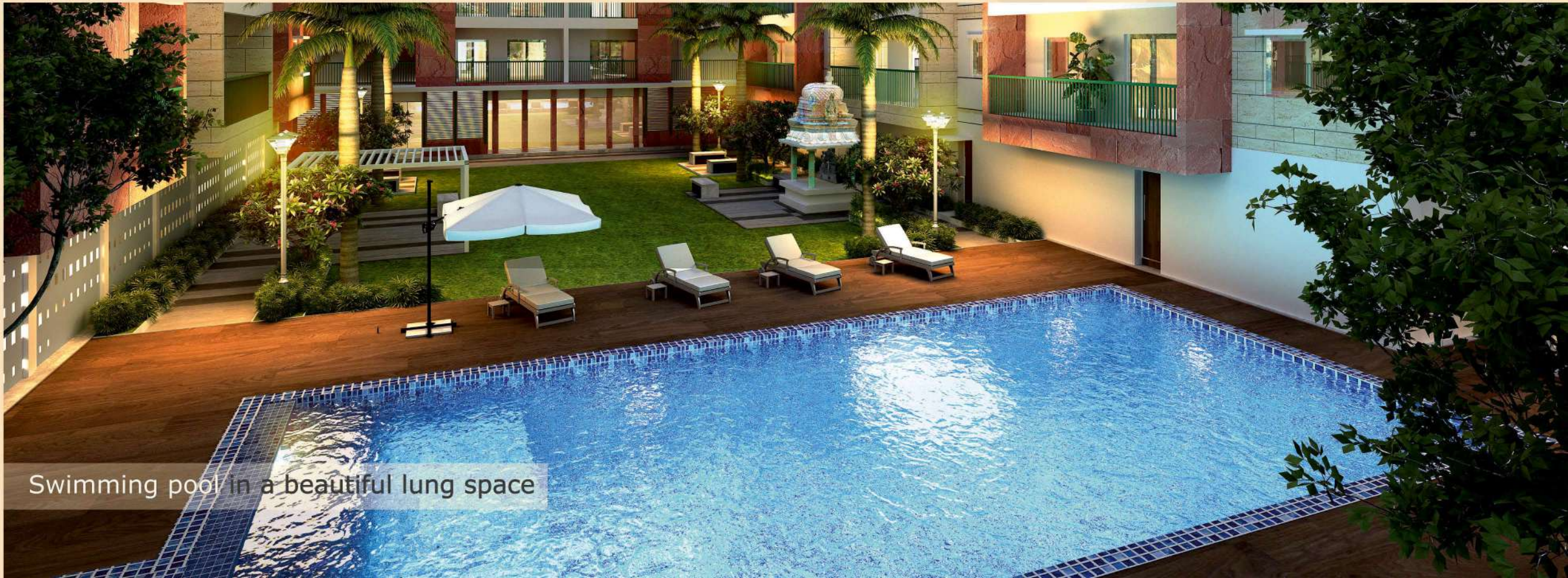
Classic and rich red and white sandstone cladding
Traditional aesthetic elements in contemporary style

DESIGN FEATURES

4000 Sq.ft. of club house facilities for residents

6000 Sq.ft lawn area for outdoor parties

**HIGH END
EXCLUSIVE AMENITIES
FOR LUXURIOUS LIVING**



Swimming pool in a beautiful lung space



TEMPLE FROM GOLDEN GATE I

FEATURES

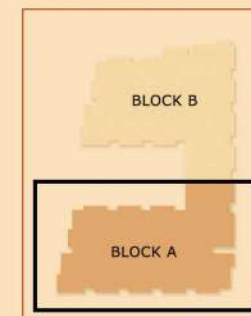
- Club House
- Gymnasium
- Swimming Pool
- Temple
- Indoor Games
- Multipurpose Hall
- Children's Play Area
- Landscaped Garden and Party Lawn with seating
- 16 Internal Landscaped Gardens at First Floor Level
- Excellent Lighting and Ventilation
- Automatic Lifts - KONE 8 Passenger
- Generator back up for Lift & Common Areas
- Generator back up of 500 watts for each flat
- Drinking water connection for kitchen
- Water Softening Plant
- Security room
- Intercom connectivity with security room
- Security Camera System
- Rest room for drivers/servants in parking floor
- Rain water harvesting
- Provision Store
- Covered car parking

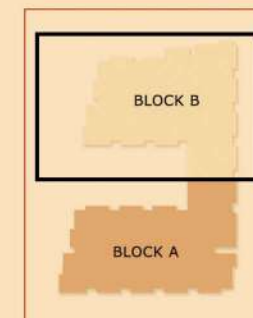


TYPICAL FLOOR PLAN - 'A' BLOCK

Notation

SBA - SUPER BUILTUP AREA
PA - PLINTH AREA
CA - CARPET AREA





key plan

TYPICAL FLOOR PLAN - 'B' BLOCK





SPECIFICATIONS

Unveiling an experience, not just a living space

Structure

- RCC framed structure.

Walls

- 9" brickwork for outerwalls and 4.5" brickwork for inner walls.

Flooring & Wall Tiles

- Rooms: 2'x 2' Premium vitrified tiles of reputed brand. Bathroom, Balcony & Utility Floor: Anti-skid ceramic tiles.
- Bathroom Walls: Designer tiles upto 7'0 height.
- Utility Walls: Tiles upto 4'0 height.
- Kitchen Platform: Granite table top and tiles 2'0" height above table top.

Painting

- Inside Walls: Two coats of putty, primer and roller finished with acrylic emulsion.
- Outside Walls: Exterior emulsion paint finish..

Joineries

- Entrance Door: Teak wood frame and readymade paneled door, polish finished.
- Other Doors: Country wood frame and readymade paneled doors finished with enamel paint.
- Windows & Ventilators: UPVC windows

Electrical

- 3 Phase Connection for each flat. ISI brand wires, DB and MCB. Modular switches.
- Power backup of 500 Watts for each flat.
- AC Provision in Master Bedroom. Heater provision in toilets.
- Telephone provision in Living Room. Intercom connectivity with Security Room.

Plumbing

- ISI brand PVC, UPVC and CPVC pipes.
- Sanitary fittings (White Color) and CP fittings of reputed brand.
- Counter Top wash basins. Wall Mounting EWC.
- SS Sink in Kitchen and Utility. Aquaguard provision in Kitchen.

**PREMIUM AND
DURABLE FITTINGS**

**BEST IN CLASS BRANDED
MATERIALS**

EASY TO MAINTAIN SURFACES

**PRECISELY ENGINEERED
FINISHES**

HIGH QUALITY WOOD AND JOINERY

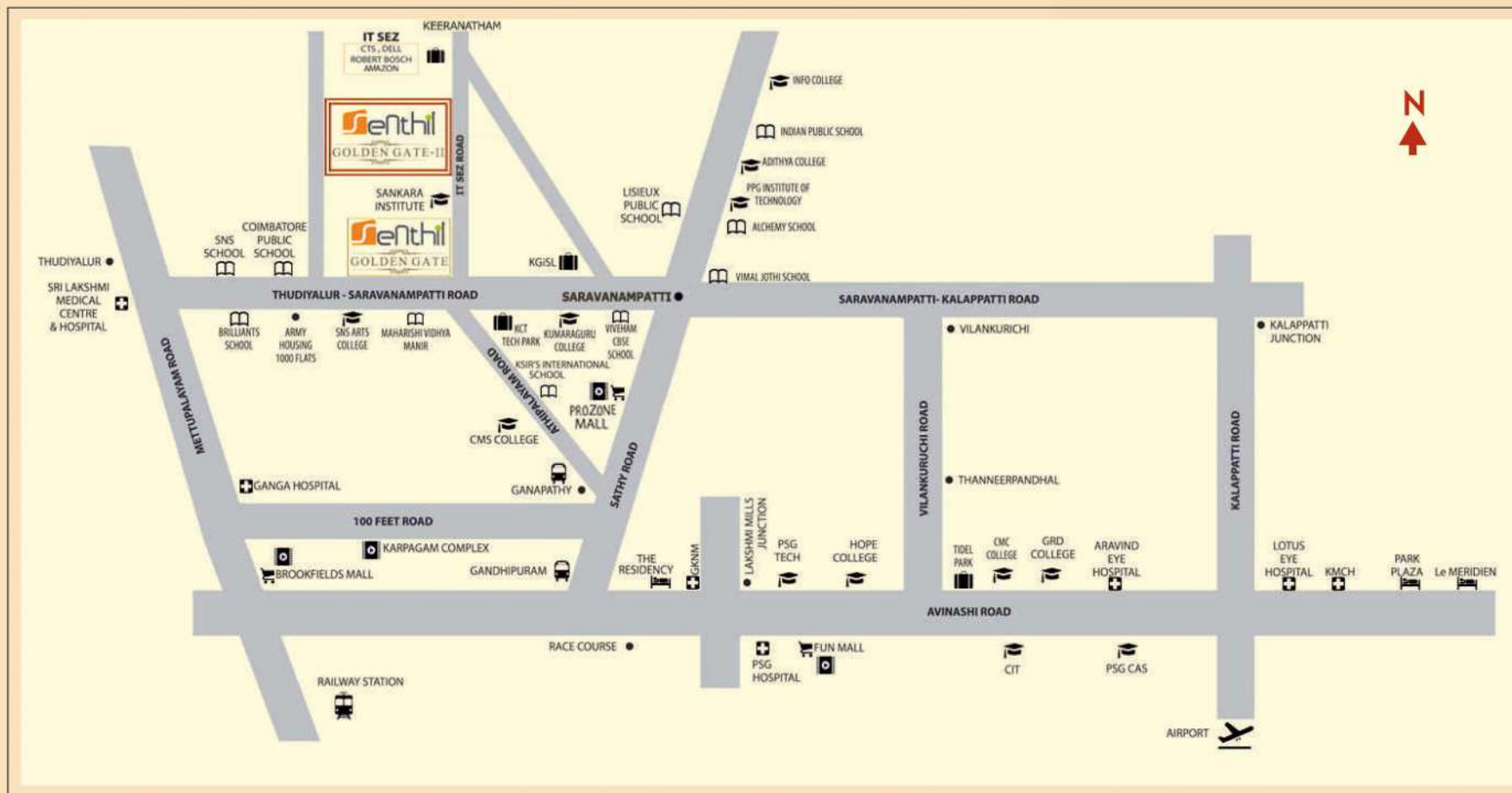
**SOOTHING COLORS FOR A
RELAXED ATMOSPHERE**

Brands Used

- **Steel** : JSW (Jindal). Top 3 brands of India.
- **Bricks** : Machine cut red bricks
- **Flooring Tiles** : KAJARIA/SOMANY
- **Wall Tiles** : KAJARIA/SOMANY
- **CP Fittings** : JAQUAR premium range
- **Sanitary Ware** : KAJARIA/JAQUAR
- **Pipes** : Astral UPVC, CPVC, PVC
- **Switches/MCB** : LEGRAND
- **Wires** : FINOLEX
- **Lifts** : KONE 8 Passenger Automatic
- **Painting** : ASIAN Paints
- **Main Doors** : Teak Frame, Flush Door with Polish Finish
- **Other Doors** : Paduak Frame, Masonite Skin Door



LOCATION MAP



Colleges

Kumaraguru College of Technology	: 1.0 Km
KGiSL Institute of Technology	: 2.0 Km
PPG College of Technology	: 3.0 Km
KG College of Arts and Science	: 2.0 Km
SNS College of Arts and Science	: 2.0 Km
CMS College of Arts and Science	: 2.0 Km

Schools

Maharishi Vidhya Mandir	: 1.0 Km
Vivekam CBSE School	: 1.0 Km
KSIR's International School	: 1.5 Km
Manchester International School	: 2.5 Km
Alchemy Public School	: 4.0 Km
Lisieux Public School	: 2.0 Km
Coimbatore Public School	: 1.5 Km
The Camford International School	: 7.0 Km
CMS Matriculation School	: 5.0 Km
The Indian Public School	: 8.0 Km

Workplace

KCT Tech Park	: 1.0 Km
CTS, CHIL SEZ	: 1.0 Km
Robert Bosch, CHIL SEZ	: 1.0 Km
DELL & AMAZON, CHIL SEZ	: 1.0 Km
India Land KGiSL Tech Park	: 1.0 Km
Tidel Park	: 8.0 Km

Shopping

PROZONE Mall	: 4.0 Km
Brooke Fields Mall	: 13.0 Km
Fun Republic Mall	: 9.2 Km

Transportation

Coimbatore International Airport	: 12.0 Km
Coimbatore Central Railway Station	: 11.3 Km
Gandhipuram Bus Terminus	: 8.8 Km

Hospitals

Sri Lakshmi Medical Center	: 6.0 Km
KMCH - Sitra near Airport	: 10.0 Km
PSG Hospitals – Peelamedu	: 9.4 Km
Sri Ramakrishna Hospital	: 7.7 Km
GKNM	: 9.1 Km
Ganga Hospital	: 11.2 Km



SARVANAMPATTI 94 PREMIUM APARTMENTS

AWARDED
WITH THE

BEST
DESIGNED
APARTMENT

PROJECT
OF THE YEAR
IN
COIMBATORE





SENTHIL GOLDEN GATE PHASE II

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