



OPTUS

Golden Tulip
FARIDABAD

Experience the Finesse



STRATEGICALLY LOCATED IN SECTOR 63, FARIDABAD

EXTENSIVELY OPEN & GREEN

LICENSED FROM DTCP, HARYANA, CHANDIGARH

VIDE LICENSE NO.69 OF 2009 DATED 19.11.2009 IN THE NAME OF "IRIS ABODE PVT. LTD."

PROJECT AREA 5.35 ACRES | VASTU & ECO-FRIENDLY DESIGN



A Class Apart

Beyond the chaos of city life and amidst the lush of nature stand some very accurately designed homes. Optus Golden Tulip offers the most unique residing space to you that fills life with an expansive feeling, once you are inside.

Spread in 5.35 acres, Optus Golden Tulip is rife with everything that is latest, synergistic and emancipating. From elite interiors to exclusive exteriors and to the surroundings, the entire complex spreads freshness all around.



The Art of Modernism

The interiors match lifestyles of tomorrow

as they are designed to meet the expressions of today's discerning customers, who are futuristic, with broad outlook and have an eye for class. Great aesthetics backed by extreme functionality, every home is a fine example of great detailing and attention to modern needs.

Every tower has a façade that spells distinction and style like no other. Together they redefine innovation and architectural expressionism in a way more vivid than any till date.



2, 3 & 4 BHK APARTMENTS | NEO-RICH SPECIFICATIONS
WELL-PLANNED FACADES
PERFECT BLEND OF AESTHETICS & FUNCTIONALITY





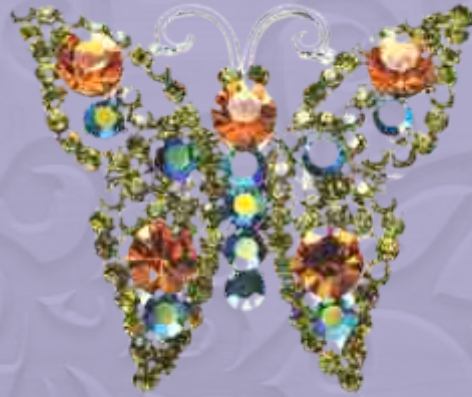
Architect: GAUTAM & GAUTAM ASSOCIATES, FARIDABAD



CLUBHOUSE | SWIMMING POOL
INDOOR GAMES | KIDS' PLAY AREA
JOGGING TRACK



24 X 7 POWER BACK-UP
CCTV ENABLED SECURITY
BEAUTIFULLY LANDSCAPED
PARKS & WATER BODY
UNDERGROUND AND STILT PARKING
PARK FACING BEDROOMS



The Flair for Excitement

Every day comes alive with excitement and fun zones, a nicely styled club with indoor and outdoor activities giving every resident various rejuvenation options at any point of the day.

Further, in-complex shopping facilities have been conceived to add convenience to the day-to-day lives of residents here. The objective is to make life as easy as possible.



The Art of Professionalism

Optus Group, brings to you the values of dedication, professionalism and vision in the world of real estate.

As a customer centric group, we have been working to foster the vision of changing the way people live with respect to the future. We place great emphasis on detailing, meticulous planning, execution, precision, and superior quality deliverables. No wonder we have achieved a significant stature in the 21st century realty.



IT PARKS | GROUP HOUSING | HOTELS | VILLAS | FLOORS

ETHICAL PRACTICES | CUSTOMER-CENTRIC | METICULOUS PLANNING
DELIVERING WITHIN TIME STIPULATIONS

COMPLETED PROJECTS



Optus Sarovar Premiere, Sec. 29, Gurgaon



Optus Boutique Villas, Gurgaon

ONGOING PROJECTS



Corona Optus, 37C, Gurgaon



Optus Homotel & Corporate Suites, Bhiwadi

VIVID, SERENE & REFRESHING





SITE PLAN

FLOOR PLANS



2 Bedroom Apartment
Super Area : 1386.53 sq. ft.



3 Bedroom Apartment
 Super Area : 1710.50 sq. ft.



4 Bedroom Apartment
Super Area : 1955.75 sq. ft.







SPECIFICATIONS

EXTERNAL FAÇADE

TEXTURE/CEMENT PAINT ON ALL FLOORS.

LIFTS

TWO LIFTS FOR EACH TOWER.

FLOORING

STANDARD QUALITY VITRIFIED
TILES IN DRAWING / DINING / BEDROOMS.
LAMINATED WOODEN FLOORING IN MASTER BEDROOM.
CERAMIC TILES IN BALCONY.

DOORS & WINDOWS

HARDWOOD FRAMES
FLUSH / SKIN DOORS IN BEDROOM.
EXTERNAL ALUMINIUM OR UPVC.

KITCHEN

GRANITE COUNTER TOP,
STAINLESS STEEL SINK WITH DRAIN BOARD.
CERAMIC GLAZED TILES ON WALLS, UP-TO 2 FEET ABOVE COUNTER
FLOORING OF STANDARD MATT FINISH CERAMIC TILES.

ELECTRICAL

POWER BACK-UP
COPPER WIRING IN CONCEALED PVC CONDUITS.
SUFFICIENT LIGHT & POWER POINTS. PROVISION FOR
TV, TELEPHONE, INTERCOM AND AC POINTS.

TOILET

STANDARD QUALITY MATT FINISH CERAMIC FLOOR TILES.
CERAMIC TILES UP-TO APPROX. 7.5 FEET HT.
STANDARD QUALITY SANITARY WARE & BATH FITTINGS.

INSIDE WALL & CEILING FINISH

DRAWING/DINING & ALL OTHER INTERNAL
WALLS WITH OBD.

EXTERNAL SPACE

LANDSCAPE PODIUM, MANICURED GREEN AREAS, CHILDREN'S PLAY AREA, JOGGING AND WALKING TRACK,
COMFORTABLE SEATING AREAS, ADEQUATE STREET LIGHTING AND LANDSCAPE LIGHTING
CLUB WITH SWIMMING POOL AND INDOOR GAMES AREA

Note: The above specifications are only indicative & some of these may change in consultation with the architects/consultants at the discretion of the company.
Provision of air conditioning, copper piping / conduiting and drainage pipe for split air conditioning unit in living room.

FARIDABAD- AN EMERGING HUB

Faridabad is a renowned city of Haryana and is quickly transforming into a crucial part of Delhi-NCR. It is Haryana's highest populated town that accounts for majority of revenue of the state. Being the economic hub of state, it has become its leading 'economic force'. A number of the landmark foundations based in this town include:

Nahar Singh Cricket Stadium
R&D center of Indian Oil Corporation
9 Hole Golf Course by Haryana Tourism

Logistics base of Indian Air Force (IAF)
Technology center of JK Tyres & Industries
Large number of Central Government offices, etc.

Faridabad has several MNCs, ISO-based industries, medium-and-small-scale manufacturing units. The city is ranked as 9th largest industrial estate in Asia. Many international/ multinational companies like **Whirlpool, Goodyear, Larsen & Toubro, Asia Brown Boveri, GKN Invel, ABB, Yamaha India, Lakhani, Khaitan, Plasser India, Pooja Forge, Shahi Export, Talbros, Studds, Orient Fan, Imperial Auto, Woodward Governor, Castrol** besides **Escorts, Eicher, Cutler Hammer, Hyderabad Asbestos, and Nuchem** etc. are operating in this belt.

With constant efforts of state, the quality of living and basic lifestyle amenities have been improved manifold. Several flyovers, expressways like **Western Peripheral Expressway, KMP (Kundli-Manesar-Palwal)** which connects **Palwal, Manesar and Sonapat, FNG (Faridabad-Noida-Ghaziabad)** expressway that may connect **Faridabad to Noida and Ghaziabad** and even **Delhi Metro** is being set up in **Faridabad** to offer incredible access to entire **Delhi-NCR**.

SOME OF THE NOTABLE FACILITIES

Schools

Delhi Public School
Apeejay School
Manav Rachna International School
Ryan International School

Colleges / Universities

YMCA Institute of Engineering
Manav Rachna University
Lingaya's University
JB Knowledge Park

Hospitals

Fortis Hospital
Asian Institute of Medical Science
Metro Hospital
Sarvodaya Hospital

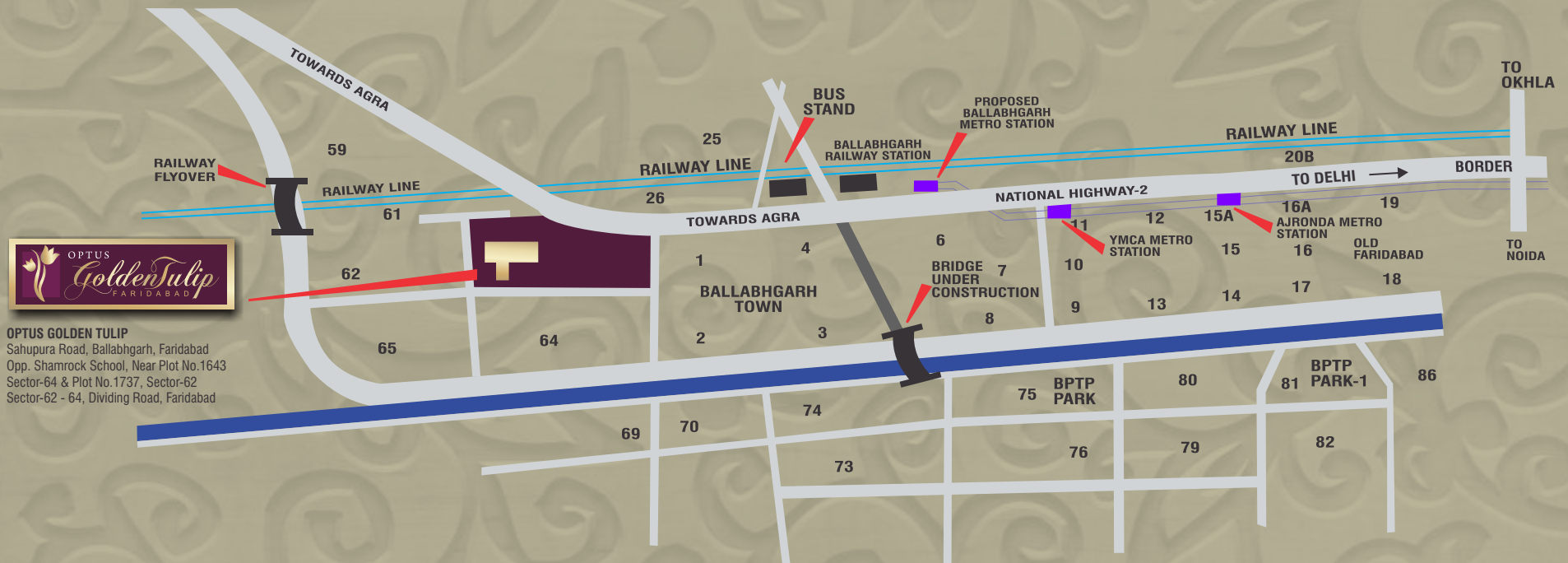
Shopping Malls

Crown Interior
Ansal Crown Plaza
SRS Mall
Eldeco Station Mall

UNBEATABLE LOCATIONAL ADVANTAGES

- Unparalleled connectivity from Delhi, Gurgaon & Noida
- Elevated corridor of NH2 & metro coming up soon for easy access across NCR
- Widening of Mathura road, flyover at Badarpur & 6 lane bypass road will provide smooth drive
- Proposed Taj Expressway connecting Noida & NH2 at Shahpura will improve Faridabad-Noida connectivity
- 30 mins drive from Apollo hospital
- 15 mins drive from Badarpur border
- Close to the proposed metro station
- Adjacent to IMT Faridabad
- Just 1 KM from bypass road

LOCATION MAP



OPTUS GOLDEN TULIP
 Sahapura Road, Ballabgarh, Faridabad
 Opp. Shamrock School, Near Plot No.1643
 Sector-64 & Plot No.1737, Sector-62
 Sector-62 - 64, Dividing Road, Faridabad

Map not to scale

Disclaimer : Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

OPTUS

GROUP

Innovation beyond thinking

OPTUS ABODE PVT. LTD.

(Formerly Known as Iris Abode Pvt. Ltd.)

Corporate Office: Optus House, SCO 313, Sector 29, City Centre, Gurgaon - 122002 (Haryana) INDIA

Ph: +91 124 4055796/7, 4271299, 4101199 | **Cell:** +91 9560886733, 9560886732, 9650100472

Fax: +91 124 4055798 | **Email:** info@optus.in, sales@optus.in

Website: www.optus.in

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