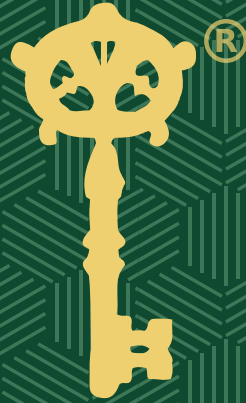


TS RERA
P01100007271



GOLDENKEY MERAKI

Experience fine living with an
Incredible lake view

TRANQUIL OASIS BY THE LAKESIDE

Discover a tranquil oasis within 700 meters of your doorstep – our lakeside haven is a symphony of nature, where diverse bird species create a daily chorus, dragonflies dance over water lilies, and turtles bask in the sun. Embrace the richness of biodiversity as wildflowers bloom, providing a serene retreat from urban life. As a future tourism hub, this lakeside locale promises sustainable development and easy accessibility. Choose a home with proximity redefined, offering not just a residence but a lifestyle immersed in the captivating beauty of the lake.



AWARDS & RECOGNITION



2021
Business Connect Company of the Year



2021 INNER REVIEW
Accelerating Business Most Trusted Real Estate Players



2022 The CEO STORY
A Rising highflyer for fascinating properties



10 Most Inspiring business leader of our Nation for the year 2023



Most Promising Real Estate Firm of the Year 2023

EXPERIENCE FINE LIVING & RECLAIM YOURSELF WITH AN INCREDIBLE LAKE VIEW

Have the space and amenities to meet every desire. Goldenkey Meraki is a cosy community of 280 Homes which enjoy the best aspects of a modern lifestyle. The location, quality and reputation of Goldenkey make it a lucrative investment for you.

WELL-CONNECTED ADDRESS



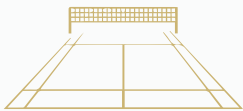
HIGH APPRECIATION

SPACIOUS FLATS

UPSCALE AMENITIES



SITE MAP



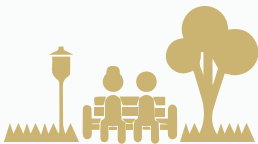
BADMINTON COURT



BASKETBALL COURT



GARDEN



PARK



AMENITIES BLOCK



KIDS PLAYGROUND



SENIOR CITIZEN PARK

Meraki's unique architectural innovation shines through with excellent natural light and ventilation in every flat. The premises are designed to inspire a sense of community within residents, while each flat is designed to offer privacy and independence to every family.

Spacious and elegant, these homes are the lifestyle upgrade that you've always dreamed of.



AMENITIES



GUEST LOBBY



SECURITY



INDOOR GAMING



GROCERY STORE & ATM



BUSINESS LOUNGE



BANQUET HALL



CRECHE



SWIMMING POOL



SPA



GYM & YOGA DECK



DINING HALL



SIT-OUTS











GOLDENKEY
MERAKI



FLAT NO. 01

AREA : 1,885.0 SFT

FACING : NORTH WEST

TYPE OF FLAT : 3 BHK



FLAT NO. 02

AREA : 1,135.0 SFT

FACING : NORTH WEST

TYPE OF FLAT : 2 BHK



GOLDENKEY
MERAKI

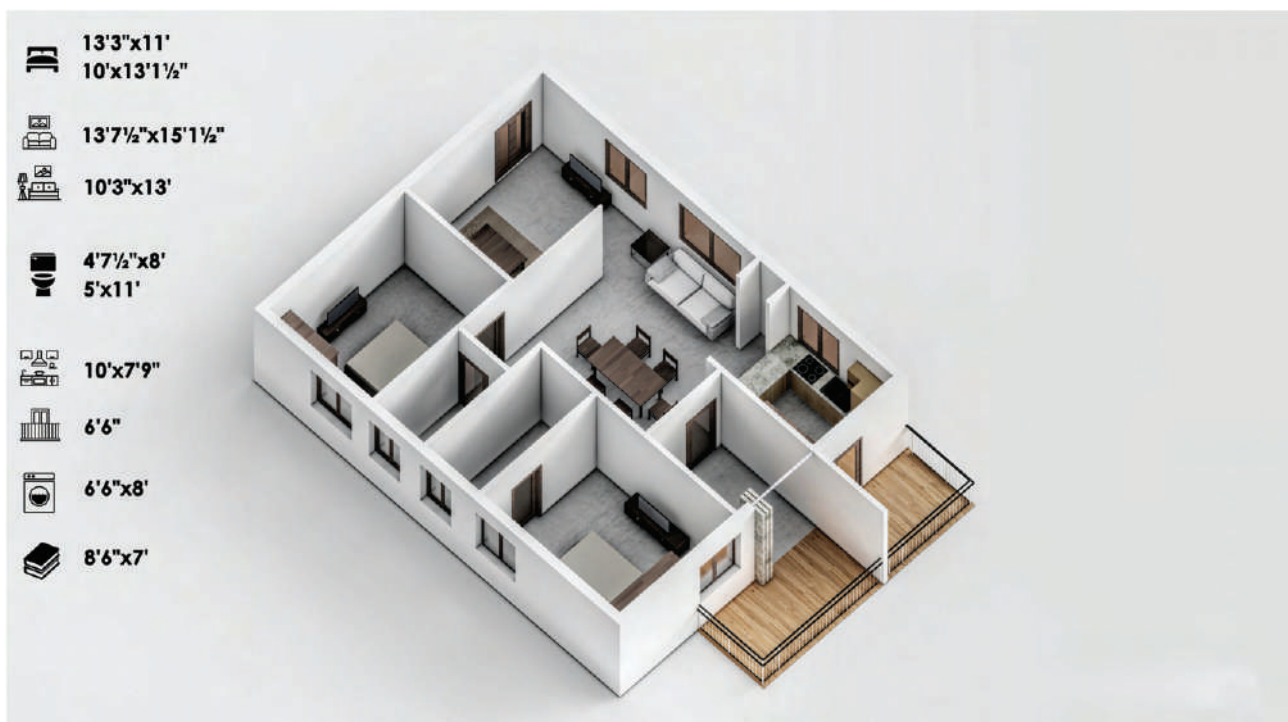


FLAT NO. 03

AREA : 1,740.0 SFT

FACING : NORTH WEST

TYPE OF FLAT : 3 BHK



FLAT NO. 04

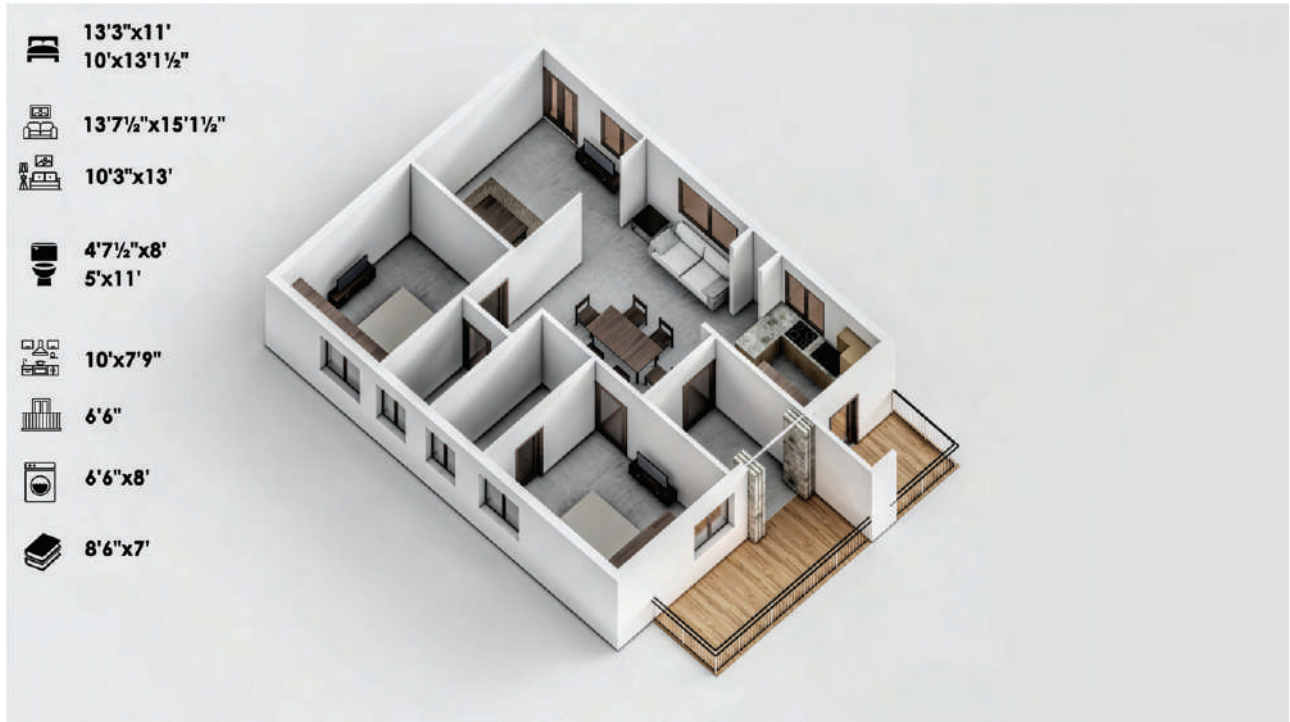
AREA : 1,445.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2.5 BHK



GOLDENKEY
MERAKI

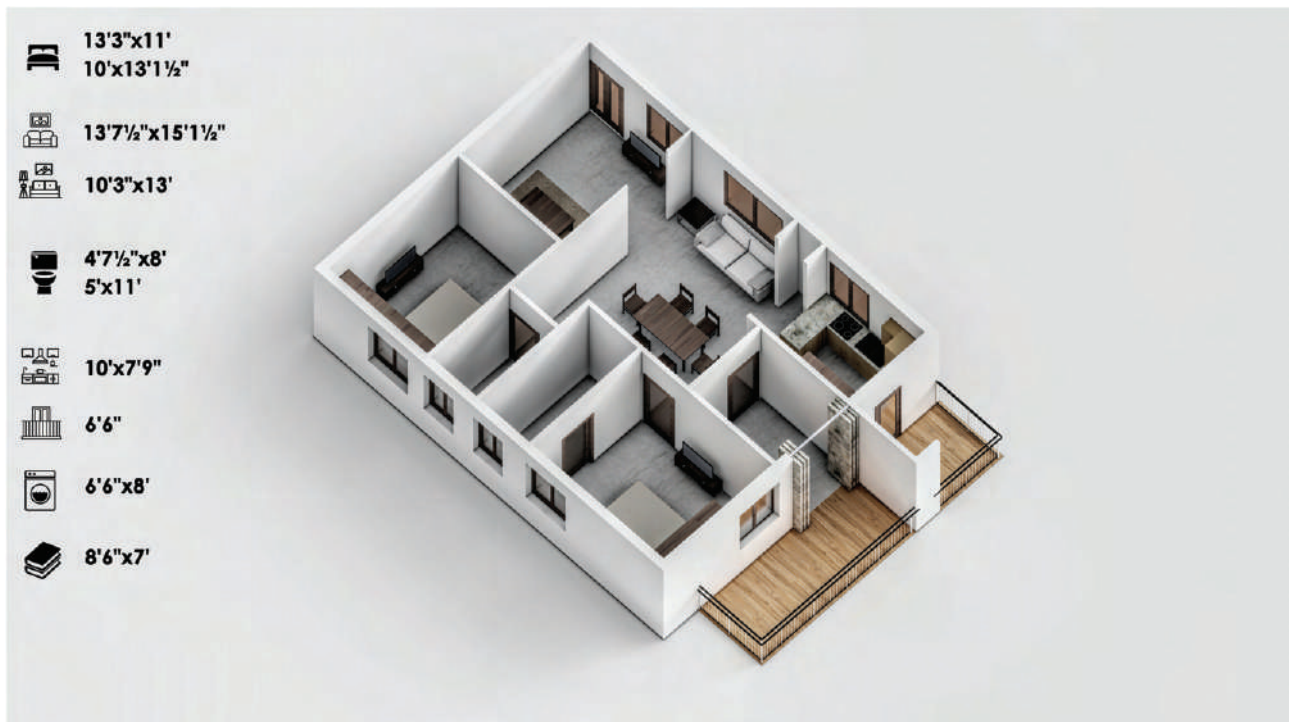


FLAT NO. 05

AREA : 1,445.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2.5 BHK



FLAT NO. 06

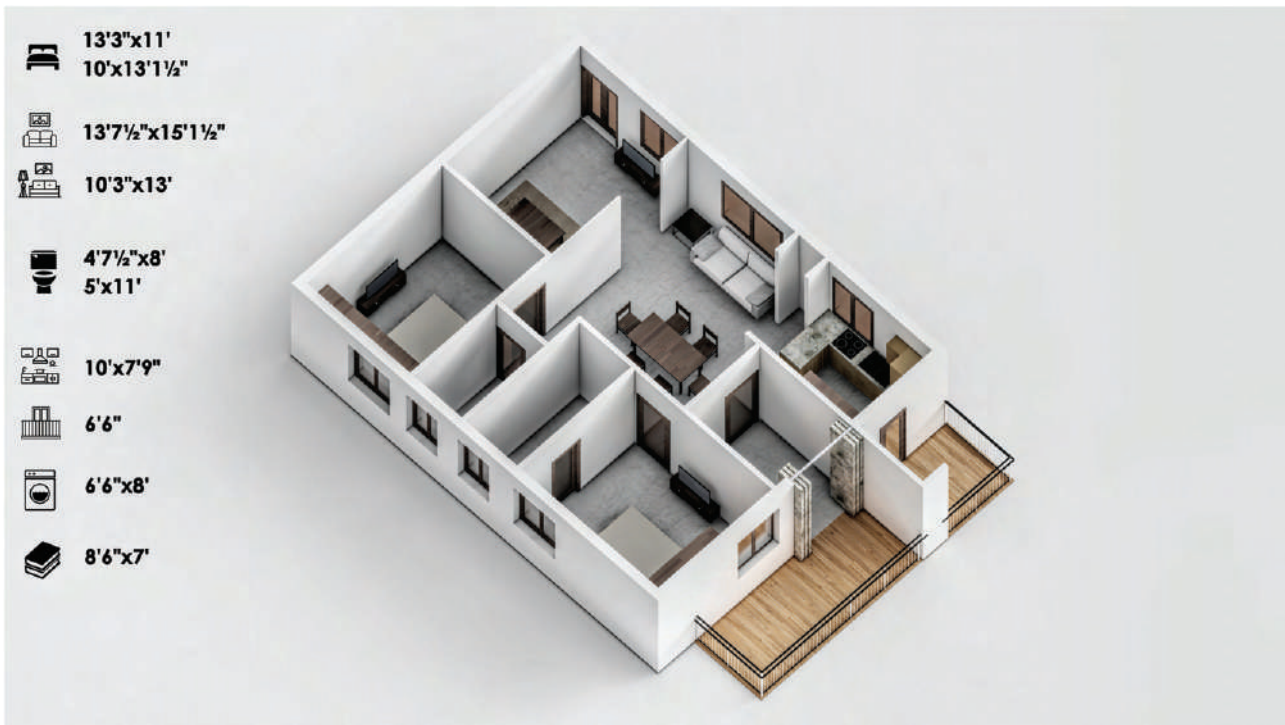
AREA : 1,445.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2.5 BHK



GOLDENKEY
MERAKI

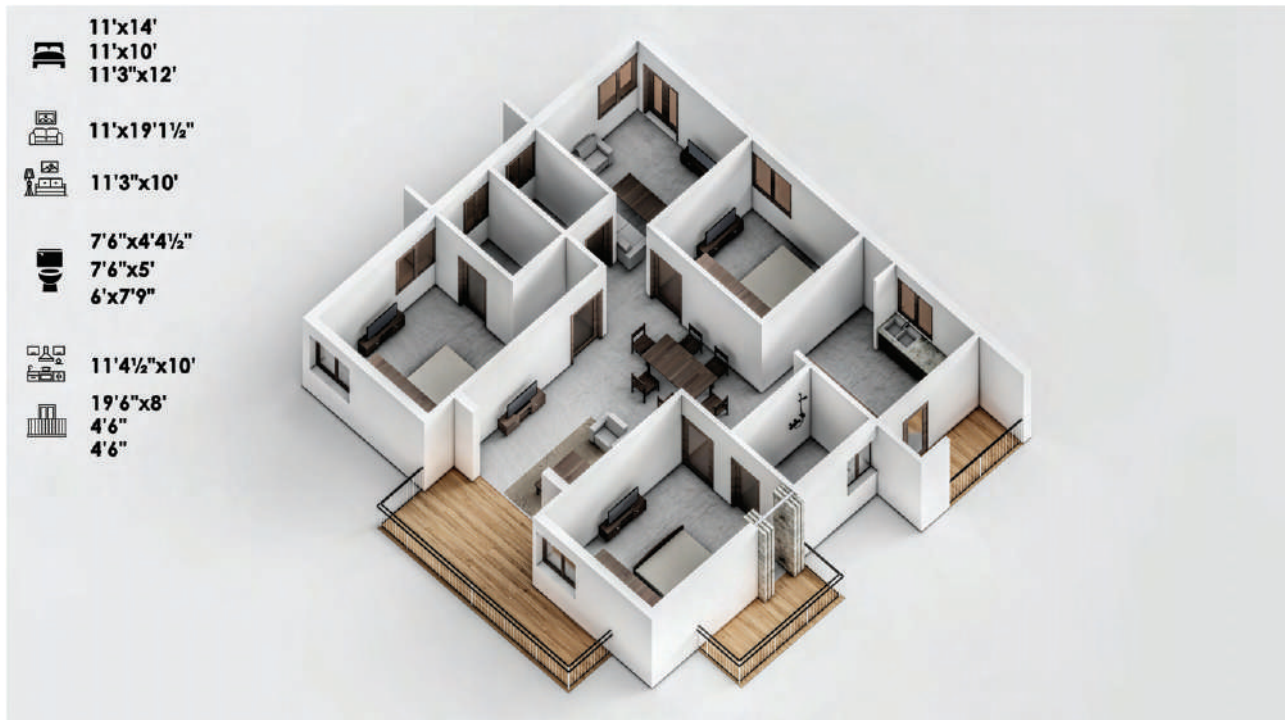


FLAT NO. 07

AREA : 1,445.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2.5 BHK



FLAT NO. 08

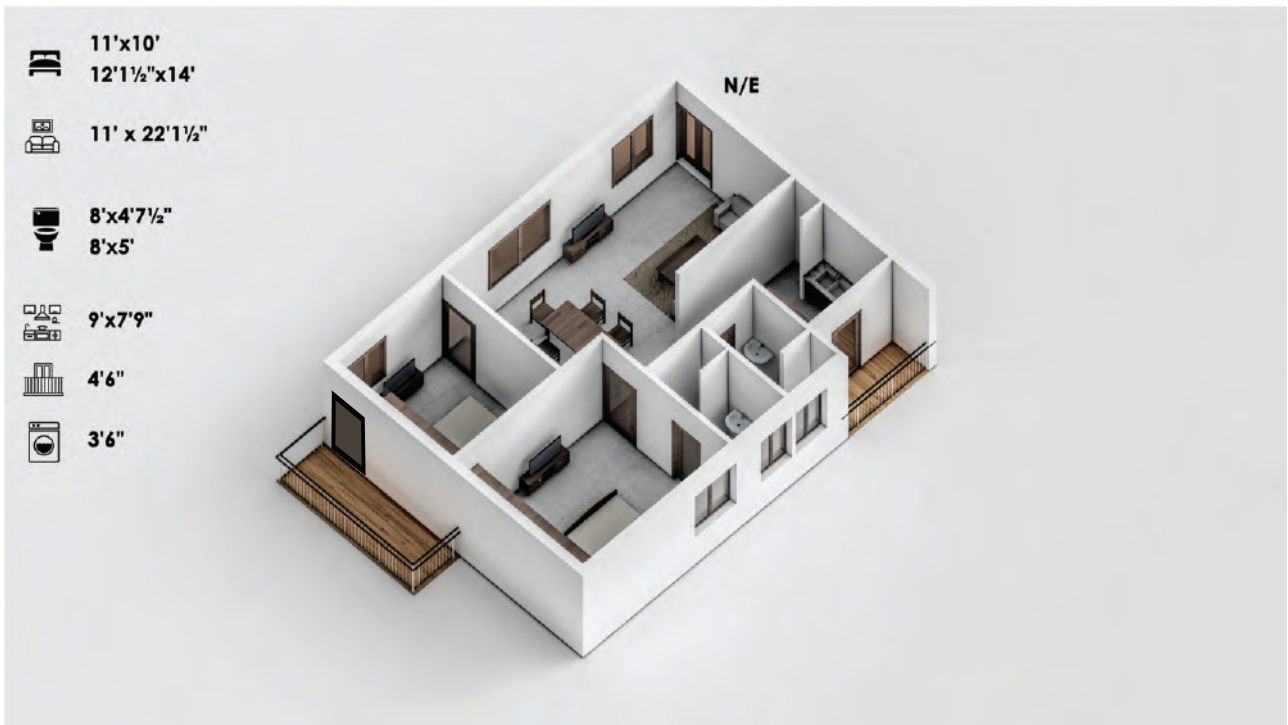
AREA : 1,740.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 3 BHK



GOLDENKEY
MERAKI

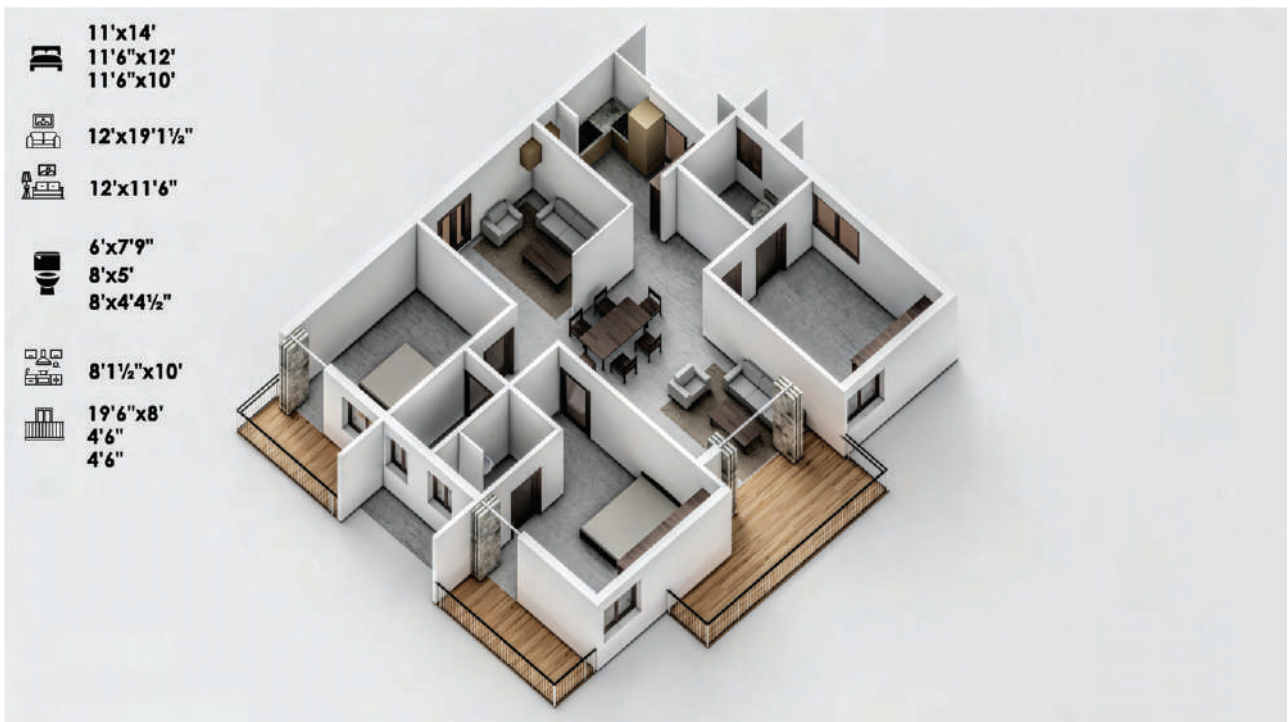


FLAT NO. 09

AREA : 1,135.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2 BHK



FLAT NO. 10

AREA : 1,885.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 3 BHK



GOLDENKEY
MERAKI

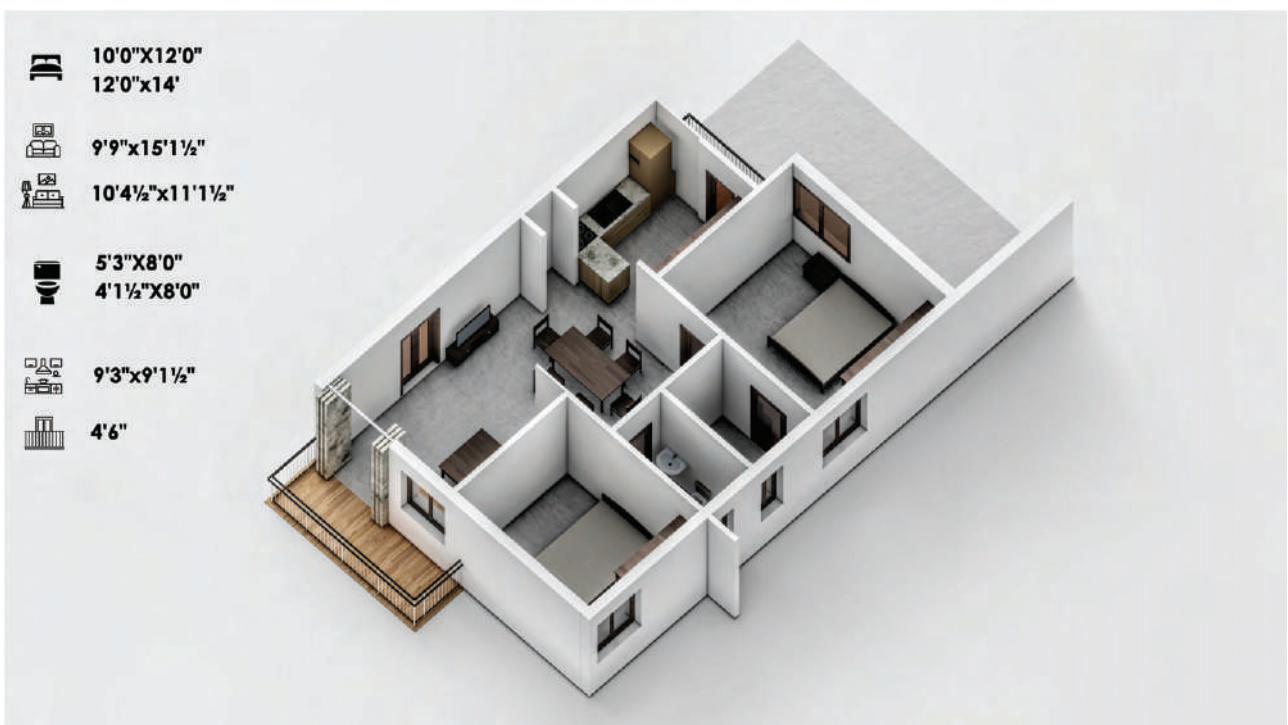


FLAT NO. 11

AREA : 1,135.0 SFT

FACING : NORTH WEST

TYPE OF FLAT : 2 BHK



FLAT NO. 12

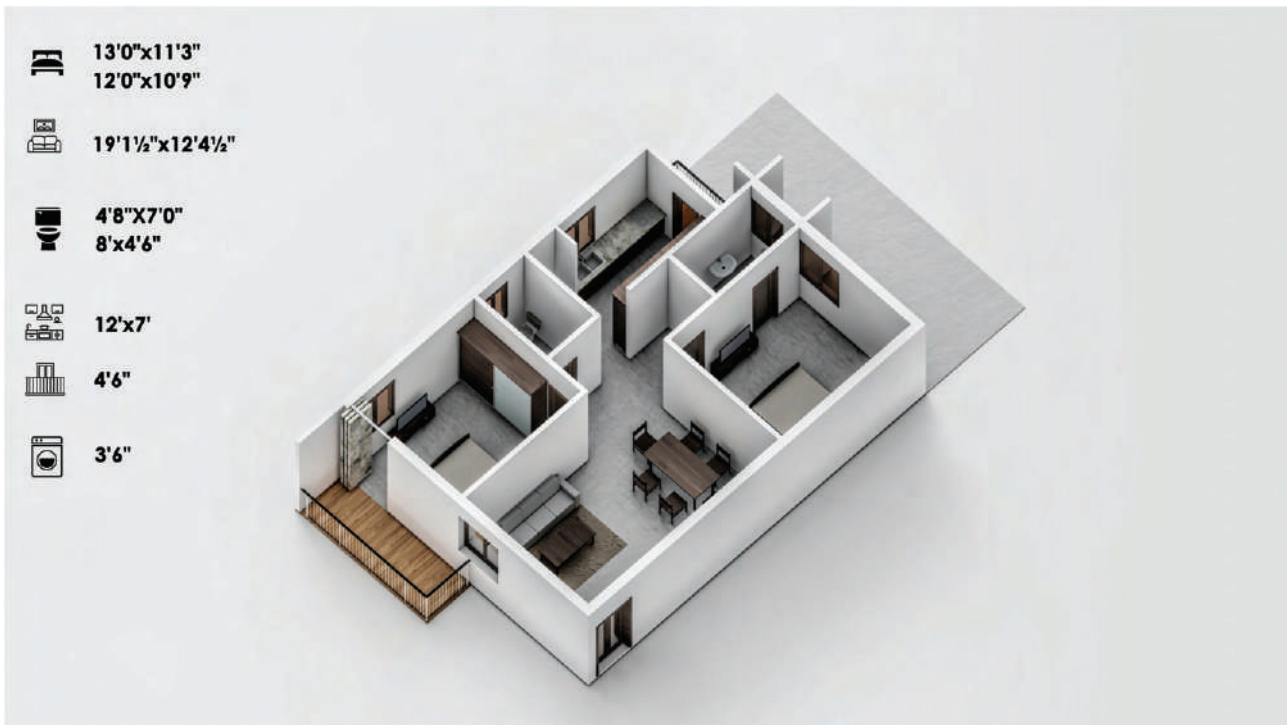
AREA : 1,135.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2 BHK



GOLDENKEY
MERAKI



FLAT NO. 13

AREA : 1,135.0 SFT

FACING : NORTH WEST

TYPE OF FLAT : 2 BHK



FLAT NO. 14

AREA : 1,135.0 SFT

FACING : NORTH EAST

TYPE OF FLAT : 2 BHK



AREA STATEMENT BLOCK A&B

Flat No	UNIT TYPE	CARPET AREA IN SFT.	WALLS AREA	BALCONY AREA IN SFT.	UTILITY AREA IN SFT	PLINTH AREA	ACTUAL COMMON AREA (STAIRCASE + LIFT + CORRIDOR) 25%	SALEABLE AREA (IN SQ.FT)
1	3 BHK WEST FACING	1089.39	162.53	224.38	31.70	1508.00	377.00	1885
2	2 BHK WEST FACING	711.40	110.60	59.625	26.38	908.00	227.00	1135
3	3 BHK WEST FACING	1033.47	152.07	162.41	44.05	1392.00	348.00	1740
4	2.5 BHK NORTH FACING	865.77	159.35	75.63	55.25	1156.00	289.00	1445
5	2.5 BHK EAST FACING	865.77	133.35	101.63	55.25	1156.00	289.00	1445
6	2.5 BHK EAST FACING	865.77	133.35	101.63	55.25	1156.00	289.00	1445
7	2.5 BHK EAST FACING	865.77	133.35	101.63	55.25	1156.00	289.00	1445
8	3 BHK EAST FACING	1027.05	158.49	162.41	44.05	1392.00	348.00	1740
9	2 BHK EAST FACING	716.14	105.86	59.625	26.375	908.00	227.00	1135
10	3BHK EAST FACING	1090.78	157.47	228.01	31.74	1508.00	377.00	1885
11	2 BHK WEST FACING	712.81	110.91	57.97	26.31	908.00	227.00	1135
12	2 BHK EAST FACING	707.32	104.78	61.53	34.37	908.00	227.00	1135
13	2 BHK WEST FACING	712.81	110.91	57.97	26.31	908.00	227.00	1135
14	2 BHK EAST FACING	707.32	106.66	59.65	34.37	908.00	227.00	1135

DETAILED SPECIFICATION



STRUCTURE

- R.C.C FRAMED STRUCTURE** : RCC Frame structure.
SUPERSTRUCTURE : 8" external wall and 4" for internal Walls using cc blocks / bricks



PLASTERING

- INTERNAL & EXTERNAL** : 2 coats of cement plaster



DOORS AND WINDOWS

- MAIN DOORS** : Teak wood door frames with teak/ veneered door shutters melamine finished & reputed hardware
- INTERNAL DOORS** : Engineered hard wood frames with laminate flush door shutters & reputed hardware
- FRENCH DOORS (if any)** : UPVC door frames with clear float glass panelled shutters and designer hardware of reputed make
- WINDOWS** : UPVC door frames with clear float glass with suitable finishes as per design, with provision for mosquito mesh track. (2.5 track) -

GRILLS

: Mild steel (M.S) grills with Enamel paint finish.

RAILINGS

: M.S/Glass/ Railing as per Architects design



PAINTINGS

- EXTERNAL** : Textured / Smooth finish with two coats of exterior emulsion paint of reputed make (Asian/Berger)
- INTERNAL** : Smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make.



FLOORING

- LIVING, DINING** :
- MASTER BEDROOM** : ALL OTHER BEDROOMS &
- KITCHEN** : 2'0" X 2'0" size Vitrified tiles.
- BATHROOMS** : Anti-skid ceramic tiles of reputed make.
- ALL BALCONIES** : Rustic Vitrified tile of reputed make
- STAIRCASE/CORRIDOR** : Staircase/corridor: marble or granite



DADOING

BATHROOM

: Glazed ceramic tile dado of reputed make up to 7'-0" height



PARKING

Entire Parking With Smooth Finish Of Reputed Make And Well Designed To Suit The Number Of Car Parks, Provision Of Parking Signages At Required Places For Ease Of Driving , Saperat Car Wash Area Will Be Provided For All The Cars .



KITCHEN

Tiles dado up to 3'0" height in utility wash areas.



BATHROOMS

Parryware/ hindware or cera sanitaryware fixtures with wall mixer cum shower of jagur/marc/johnson provision for geyser point in all bathrooms. All c.p fittings are chrome plated of best brands (hindware or cera or jaquar) or equivalent brands . Each bathroom to have a shut of valve in case of any repairs



ELECTRICAL

Concealed copper wiring reputed brand (havells/polycab) or its equivalent brands. Power outlets for air-conditioners in all rooms/power outlet by bedside. Power outlets for geysers in all bathrooms. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer /grinders in kitchen, washing machine and dish washer in utility area. Three phase supply for each unit and individual meter boards. Miniature circuit breakers (mcb) for each distribution boards of havells / legrand / anchor brand or its equivalent brands. Telephone & intercom cabling to be done fan hook to be provided in balconies and bathrooms



LIFTS

8/10 passenger lift with rescue device with v3f for energy efficiency. (kone/otis/johnson) or its equivalent brands, entrance with granite /marble cladding.



WATER

- A sewage treatment plant of adequate capacity as per norms will be provided inside the project . Treated sewage water will be used for landscaping and flushing purpose
- Rain water will be collected in r.W.H.P



GENERATOR

D.G Set backup with acoustic enclosure & a.M .F with 8/10 points back up



SECURITY

Round-the-clock security system. Panic button and intercom is provided in the lifts connected to the security room surveillance cameras at the main security and entrance.



LANDSCAPING

Well Designed Landscaping all around the building. Letter boxes with locks.



GAS

Individual cooking Gas connection to each flat with separate gas meters which will be charged during the handover time



RAIN WATER HARVESTING PITS IN GROUND FLOOR



FIRE AND SAFETY

- Fire sprinklers in corridors and in all the flats with ri indicators
- Fire extinguisher on each floor

LOCATION ADVANTAGES



EDUCATION

- Kennedy Global School 3 Min
- Silver Oaks School 4 Min
- Creek School 9 Min
- Ganges Valley School 10 Min

- Oakridge Intl. School 11 Min
- Delhi Public School 12 Min
- Unicent School 12 Min



HEALTHCARE

- Mamata Academy & Hospital 3 Min
- SLG Hospital 5 Min
- Rainbow Hospital 15 Min
- Apollo Hospital 20 Min
- Care Hospital 20 Min



SHOPPING

- Manjeera Mall 15 Min
- Asian GPR Mall 15 Min
- Sujana Forum Mall 20 Min
- AMB Mall 20 Min
- Inorbit mall 30 Min
- IKEA 30 Min



IT HUBS

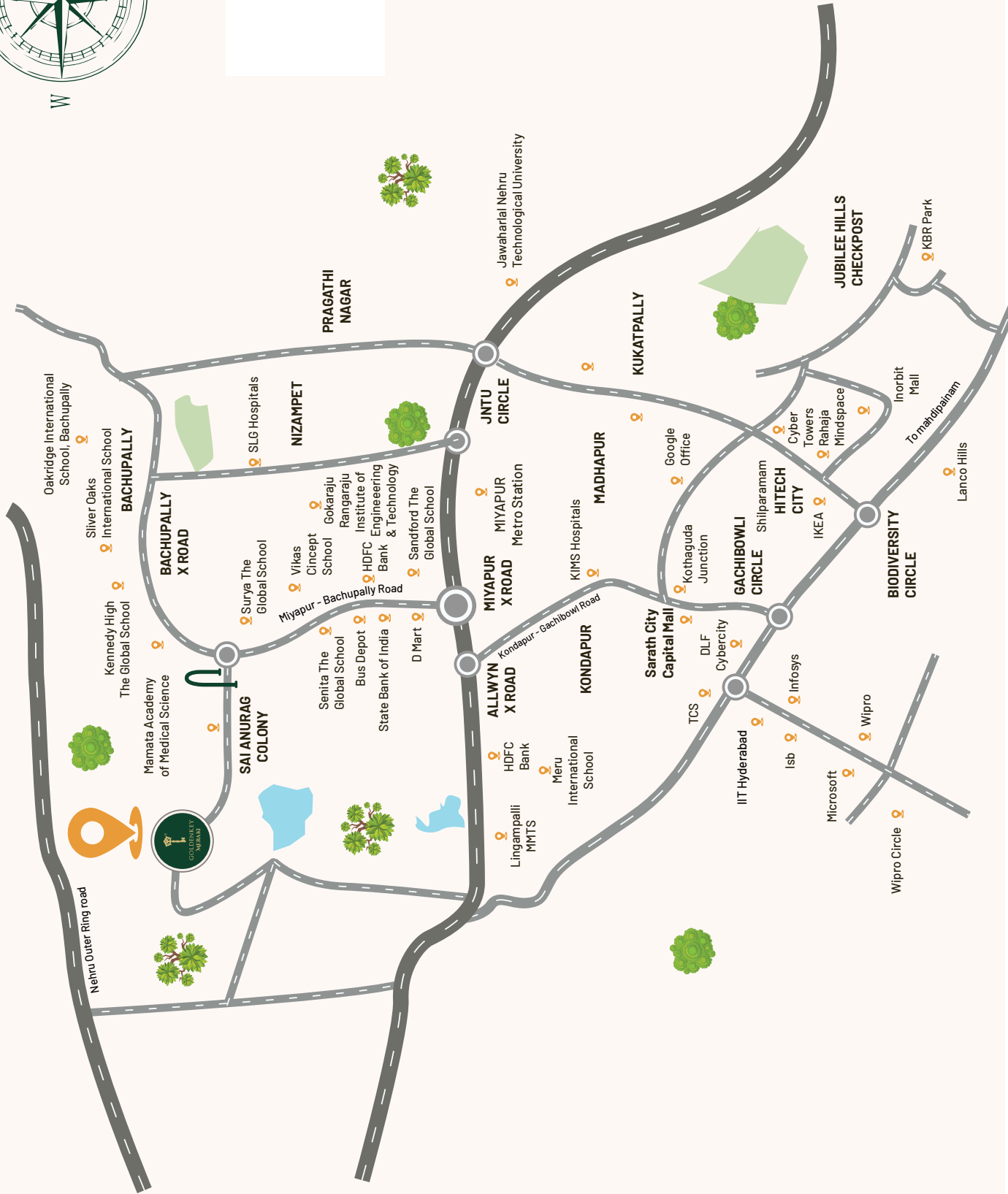
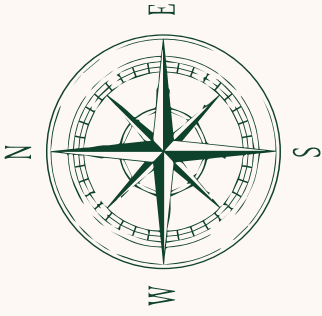
- Kondapur 20 Min
- Hitech City 25 Min
- Gachibowli 30 Min



TRAVEL

- Miyapur Metro Stn. 12 Min
- ORR 15 Min
- JNTU . 15 Min
- Lingampally Railway Stn. 20 Min

LOCATION MAP





GOLDENKEY MERAKI



9545945678



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Ameenpur, Miyapur



sales@goldenkey.in



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