



# GOLDEN NIRVANA

3 BHK BUNGLOWS | 2 BHK FLATS | SHOP

If You Can Dream It...  
We Can Build It....





2 BHK

# FLATS



Survadi  
ANKLESHWAR

FLATS | BUNGLOWS | SHOPS

Golden Nirvana by Golden Group in Ankleshwar blends urban convenience with nature's tranquillity.

This prestigious project offers **3 BHK Bungalows, 2 BHK Flats,** and **Shops,** catering to diverse needs. Ideal for both residential and business purposes, each space is well crafted for comfort and functionality.

Golden Nirvana promises a harmonious mix of modern living and natural beauty, making it an excellent choice for residents and business owners.



## Luxurious Comfort, Thoughtfully Designed

Our 2BHK flats are designed to blend luxury with practicality, maximizing natural light and ventilation. Each unit creates a warm, welcoming space, ideal for families to flourish and enjoy a comfortable, stylish living environment.





Every  
Home Tells  
a Story  
of Happiness





## Amenities that Enhance Your Lifestyle.

The campus is filled with amenities like gardens, a Walkway, and a Children's play area providing residents with a balanced lifestyle. Residents can enjoy relaxation, fitness, and leisure conveniently all within the comfort of their own homes.



Basement Parking



Walkway



Children Play Area

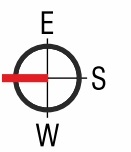
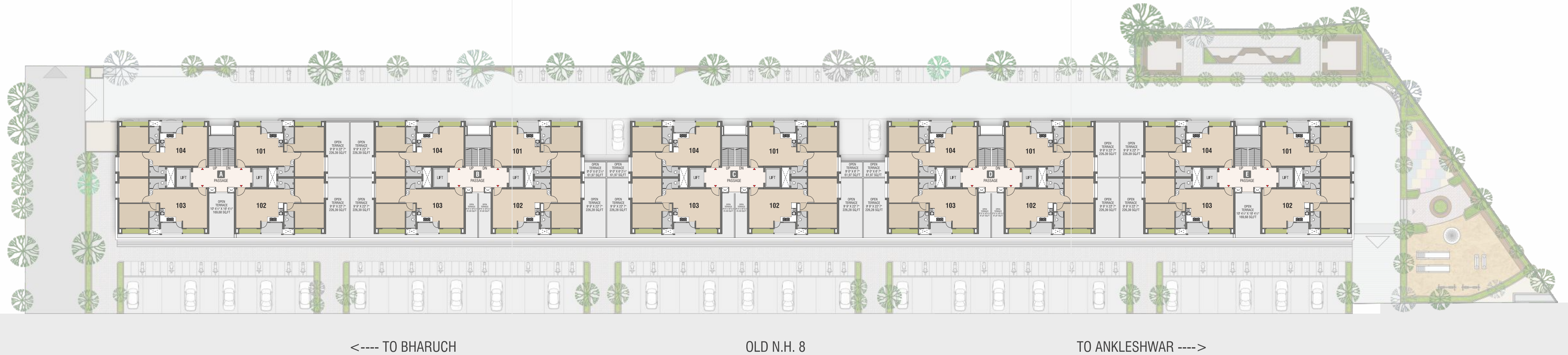


Garden



Sitting

# 1<sup>ST</sup> FLOOR PLAN

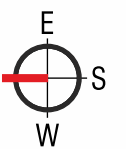
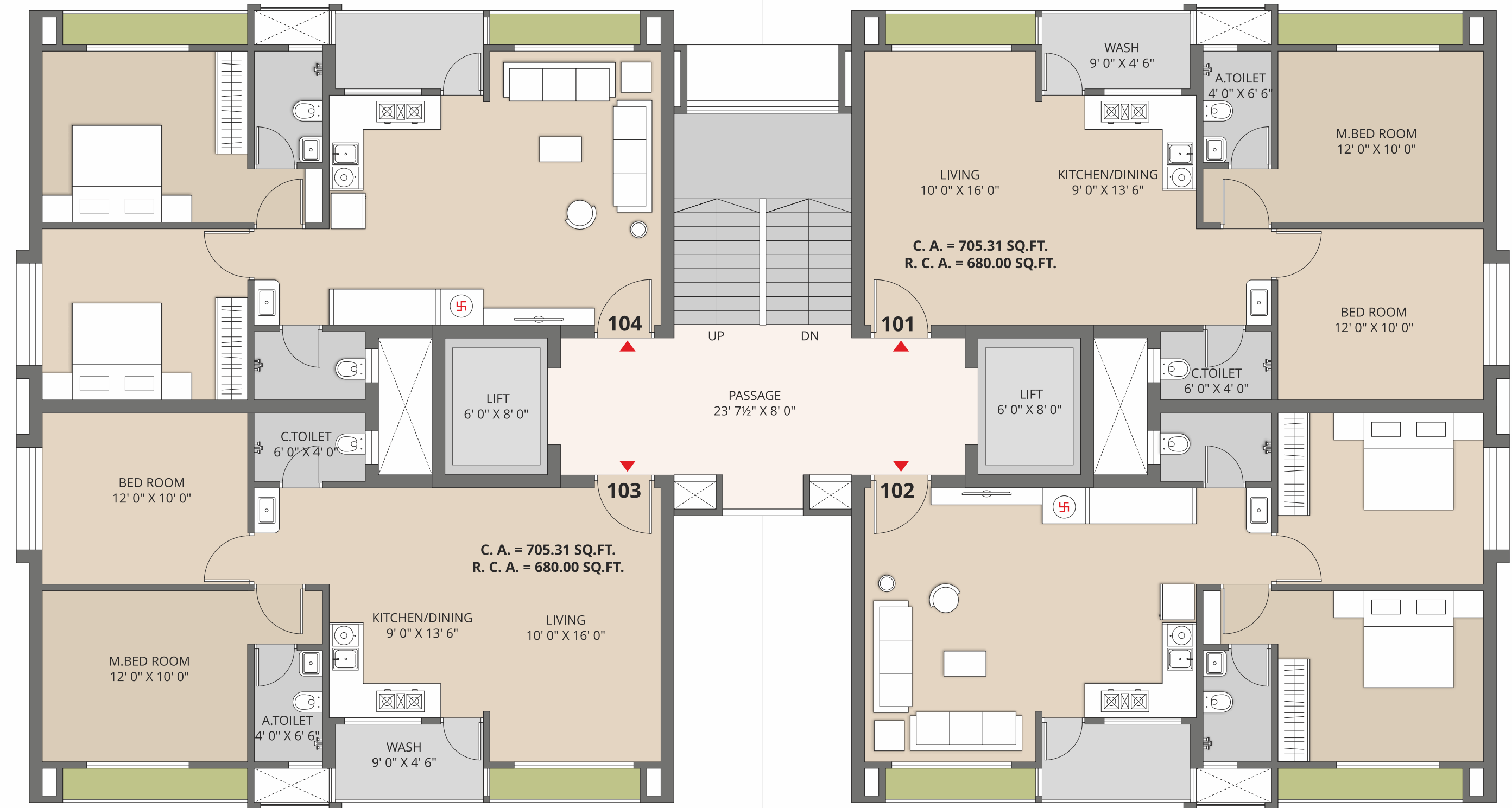
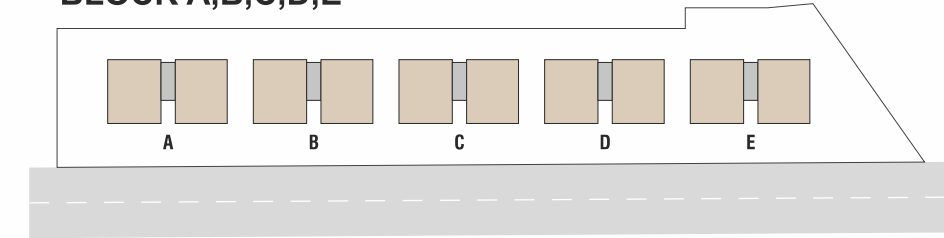


# Peaceful Moments



## 2BHK TYPICAL FLOOR PLAN 2<sup>nd</sup> to 7<sup>th</sup> Floor Plan

BLOCK A,B,C,D,E





3 BHK

# BUNGLOWS





## Your Dream Home, Perfectly Designed.

The 3BHK bungalows are masterpieces of design and functionality, featuring spacious living areas, lush gardens, and premium amenities. Experience the lifestyle you've always dreamed of in a home that offers both extraordinary design and comfort.





Redefining  
Luxury &  
Lifestyle





# GROUND LAYOUT PLAN

| PLOT     | PLOT AREA SQ.FT. | B.A. SQ.FT. |
|----------|------------------|-------------|
| 01       | 1321.54          | 1335.96     |
| 02 TO 42 | 804.85           | 1335.96     |
| 43       | 1142.28          | 1335.96     |



← TO BHARUCH

OLD N.H. 8

TO ANKLESHWAR →

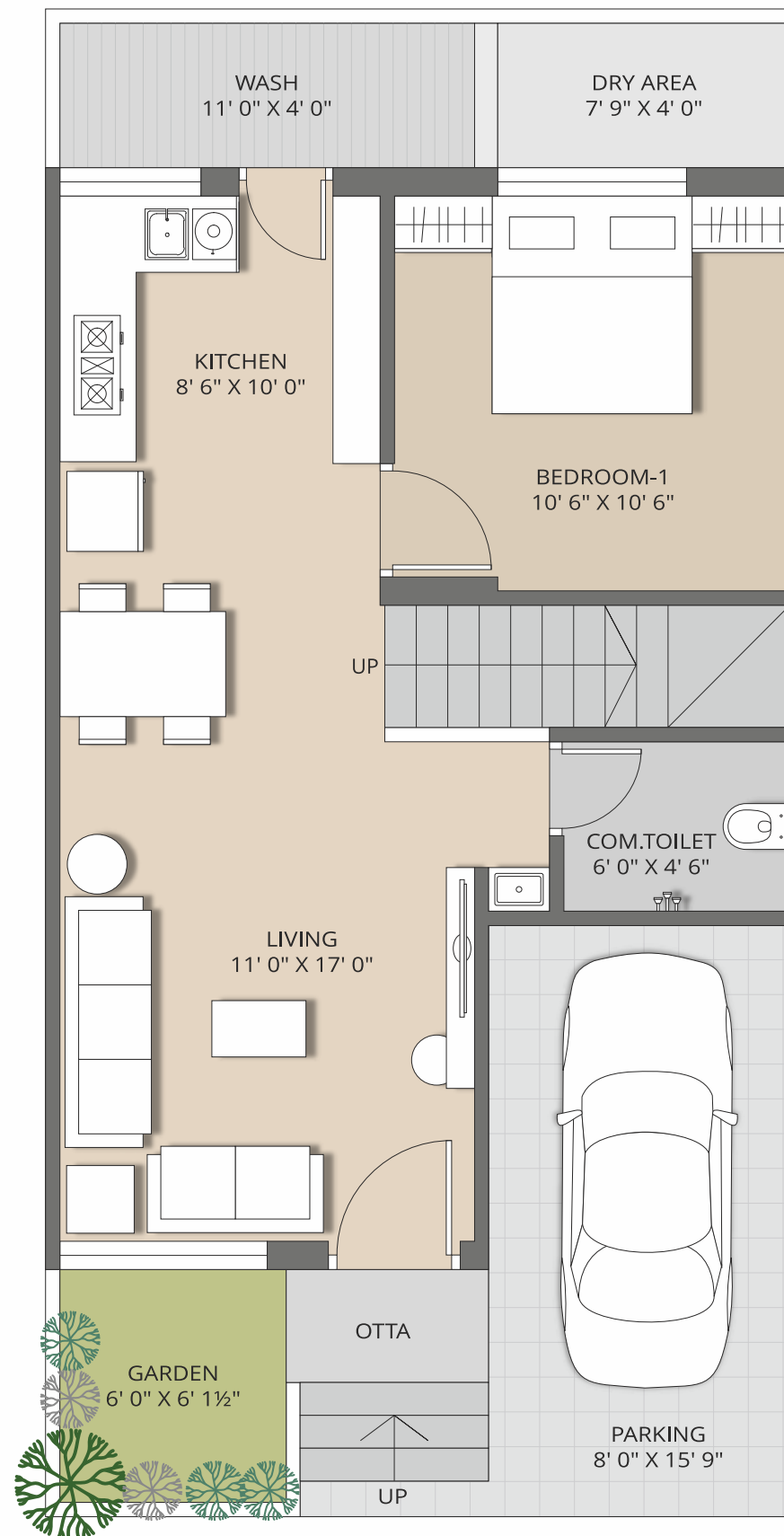
# Luxury within Four Walls.



## BUNGLOWS LAYOUT PLAN

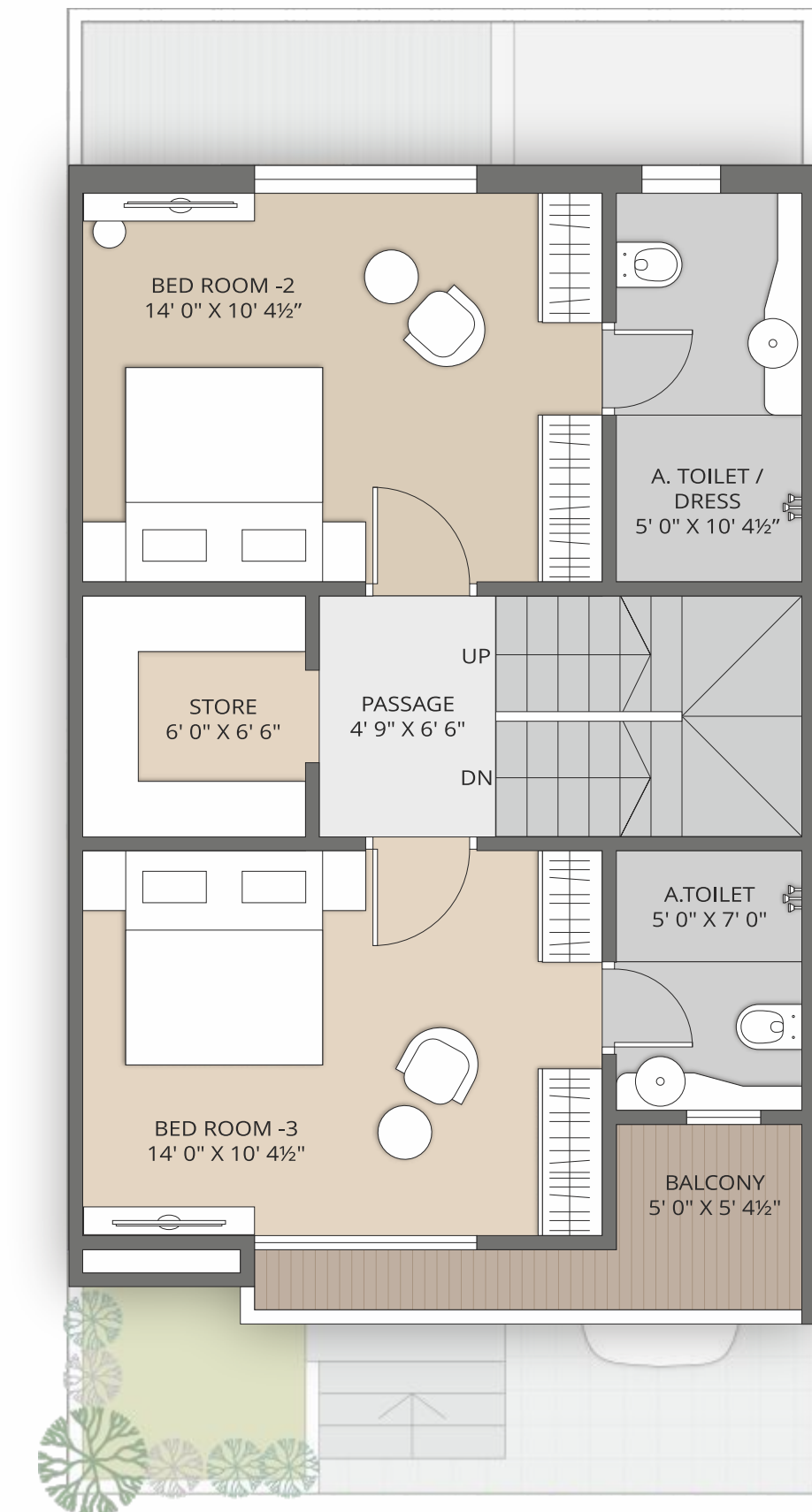
20' 1½" X 40' 0"

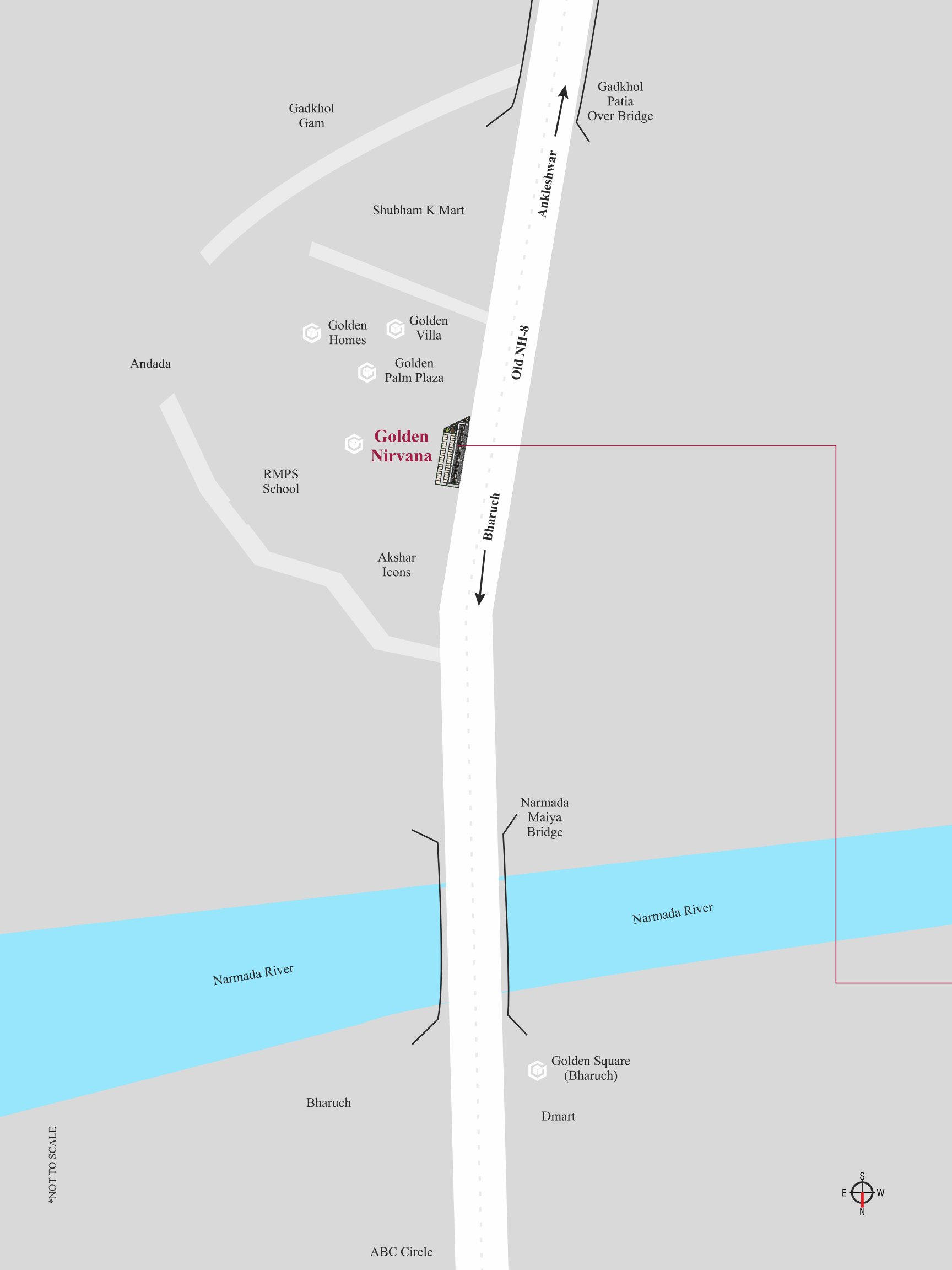
### GROUND FLOOR



|                 |                |
|-----------------|----------------|
| GROUND FLOOR    | 622.00 SQ.FT.  |
| FIRST FLOOR     | 622.00 SQ.FT.  |
| TERRACE FLOOR   | 90.00 SQ.FT.   |
| TOTAL SLAB AREA | 1334.00 SQ.FT. |

### FIRST FLOOR





\*NOT TO SCALE

# SPECIFICATION

|  |   |  |  |
|--|---|--|--|
|  | <p><b>Structure</b><br/>R.C.C frame structure</p>   |  | <p><b>Plumbing</b><br/>Counseled ISI, CPVC &amp; UPVC plumbing, bathroom fitting, sanitary fittings</p>  |
|  | <p><b>Terrace</b><br/>Roda water proofing with china mosaic in terrace</p>  |  | <p><b>Bathroom/Toilet</b><br/>Ceramic tiles flooring with attractive glazed tiles</p>  |
|  | <p><b>Electrification</b><br/>ISI standard counseled electric wiring (light, fan point, TV point, Bell point, AC point in bedroom, washing machine point for wash area)</p> |  | <p><b>Colour</b><br/>Rustic texture &amp; Acrylic paint outside for building, putty finish in interior flats</p>   |
|  | <p><b>Flooring</b><br/>32 x 32 or 24 x 48 vitrified tiles with skirting &amp; wash area kota stone</p>  |  | <p><b>Kitchen</b><br/>Granite platform with S.S. Sink and linted level tiles dedo</p>  |
|  | <p><b>Door</b><br/>Decorative main door with wooden frame and all inner door frame in granite</p>   |  | <p><b>Windows</b><br/>Anodized / Akzonobel heavy aluminium windows of section with granite jamb Heat reflective &amp; noise reduction window glasses</p> |



## GOLDEN NIRVANA

3 BHK BUNGLOWS | 2 BHK FLATS | SHOPS

- Near Golden Palm, Survadi, Anleshwar, Bharuch
- goldennirvana6@gmail.com
- +91 97125 74000

NOTE :- Stamp duty, Registration charges, GEB Charges & society maintenance charges etc. Shall be borne by the purchaser. - GST, will be borne by the purchaser. - Any additional charges or duties levied by the Government / local authorities during or after completion of the scheme will be borne by the purchaser. - In the interest of continual developments in design and quality of construction, the developers reserves all rights to make any changes in the scheme including technical specification, designs, planning and layout. - Changes/alteration of any nature including elevations, exterior color scheme, balcony grill or any other changes affecting the overall design concept and out look of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. - This brochure is intended only for easy display and information of the scheme and does not form part of legal documents. - Monitory and Legal matters are subjected to the Bharuch Jurisdiction.



# OUR PAST AND ONGOING PROJECTS





**GOLDEN**  
GROUP

[www.goldengroup.net.in](http://www.goldengroup.net.in)

### LOCATION MAP



Scan for Route

Developers

**Dwarkesh**  
DEVELOPERS

Architect & MEP Consultant



Structural Engineer



Legal Advisor

**Kamlesh D. Khunt**  
Advocate & Notary  
Surat.