



GOLDEN  
WINDS)

STUDIOS & SHOPS @ LOHEGAON



Shop no.101 Shop no.102 Shop no.102 Shop no.103 Shop no.104 Shop no.105 Shop no.106 Shop no.107

Shop no.1 Shop no.2 Shop no.3 Shop no.3 Shop no.4 Shop no.5 Shop no.6 Shop no.7 Shop no.8

# A transformational wave in the concept of lifestyle:

Golden Bricks Developers, while putting together the idea of Golden Winds, paid significant attention to the parameter of upscale living at pocket-friendly pricing. We made sure that comfort and accessibility should come tagging when we use the term 'upscale'. At Golden Winds, we offer you lush living in our spacious Studio Apartments of Lohegaon. Dive into a majestic lifestyle in a comfortable home laced with valuable amenities and scenic environs.

The prime highlight of our abodes is the magnificent usable space. We offer abundant usable carpet areas in our units and this is something that adds beauty and value to our crown.

Now, when we look at Golden Winds Homes from the perspective of a buyer, we can assure you that these spaces hold much more than just a contented life. Buyers of these homes can either keep this beauty to themselves by becoming dwellers or they can invest in these apartments for long-term returns.



## An ideal location reiterating the notion of convenience:

An unparalleled home in an unmatched location is all that one's heart desires. To satisfy this requirement, we made sure that comfort and accessibility come tagging along with our address. That's why we built our Golden Winds in Lohegaon, opposite to D. Y. Patil Knowledge City. This locale is well-connected to the prime venues of the society. The proximity of this residential project also holds various shopping malls, movie theaters, schools, and hospitals.



### Key Distance

DY Patil Knowledge City	190 M.	Viman Nagar	7.1 Km.
Kalyani Nagar	9.9 Km.	Shivaji Nagar Station	13 Km.
Pune Airport	5.4 Km.	Phoenix Market City	8.5 Km.
Koregaon Park	10.9 Km.	Big Bazaar (Vishrant Wadi)	8.6 Km.
Kendriya Vidyalaya (Lohegaon)	5.3 Km.	Kharadi IT Parks	12 Km.
Pune Station	14 Km.		



### **Structure**

- Earthquake Resistant Structure.
- Designer lobby



### **Doors**

- Entrance door with laminate finish.
- Laminated internal doors.



### **Flooring**

- 32" x 32" Double charged flooring for entire flat.



### **Wall & Ceiling**

- Gypsum finished walls with Plastic Paint.



### **Kitchen**

- Separate Pantry Area.



### **Toilets**

- Asian Paints Bath products.
- Granite with matt finish flooring in bathroom.
- Bathroom dado tiles.



### **Value Additions**

- Tube Light and Fan.

## Specifications dictating the beauty of our homes:

Golden Winds consists of 4 residential wings and 1 commercial wing and in total we have 210 units. It sprawls around an area of 9504 sq. m. These flats have showcase flawless ventilation of fresh air and natural light. Proper attention has been paid to the interiors of the homes as they exhibit modern sanitary fittings from American Standard, Hafele and other equivalent brands, it has grand windows, designer dado tiles in the bathroom and much more.



Lift



Electricity  
Backup  
(Common areas)



Earthquake  
Resistance



Security  
personnel



Rain Water  
Harvesting



CCTV  
Cameras



Water Treatment  
plant (without RO)



Fire Fighting  
System



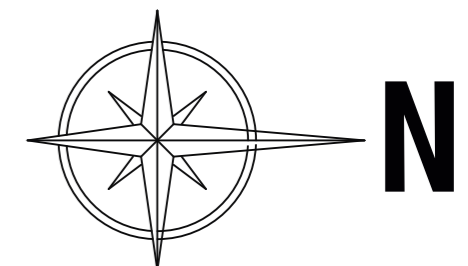
STP

# GROUND FLOOR PLAN

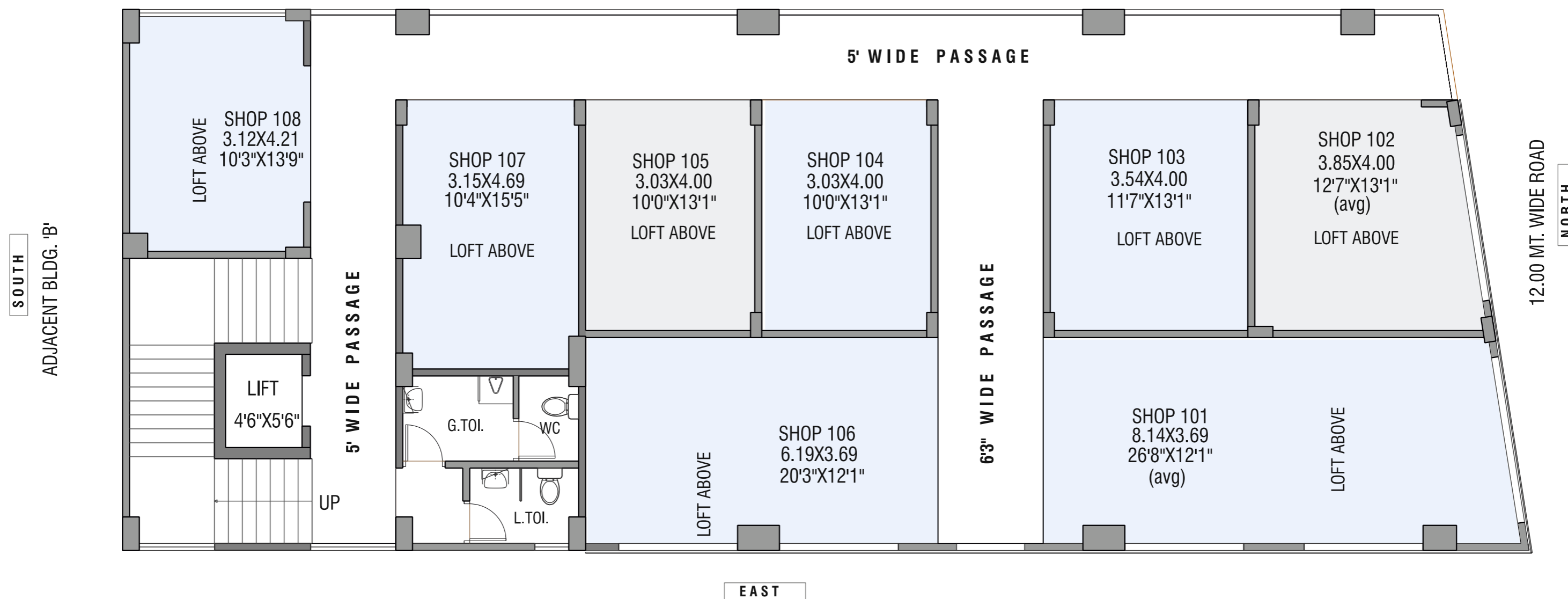


AREA STATEMENT IN SQ.M.

SHOP NOS.	CARPET AREA SQ.M	LOFT CARPET SQ.M	TOTAL RM CARPET SQ.M.
01	28.75	13.97	42.72
02	15.81	7.69	23.50
03	14.37	6.97	21.34
04	20.35	9.95	30.30
05, 06	16.19	7.88	24.07
07	20.86	10.23	31.09
08	20.65	10.03	30.68
09, 10	12.78	6.18	18.96

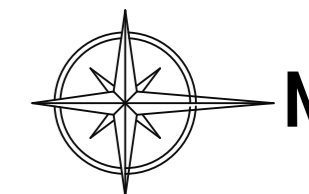


# FIRST FLOOR PLAN

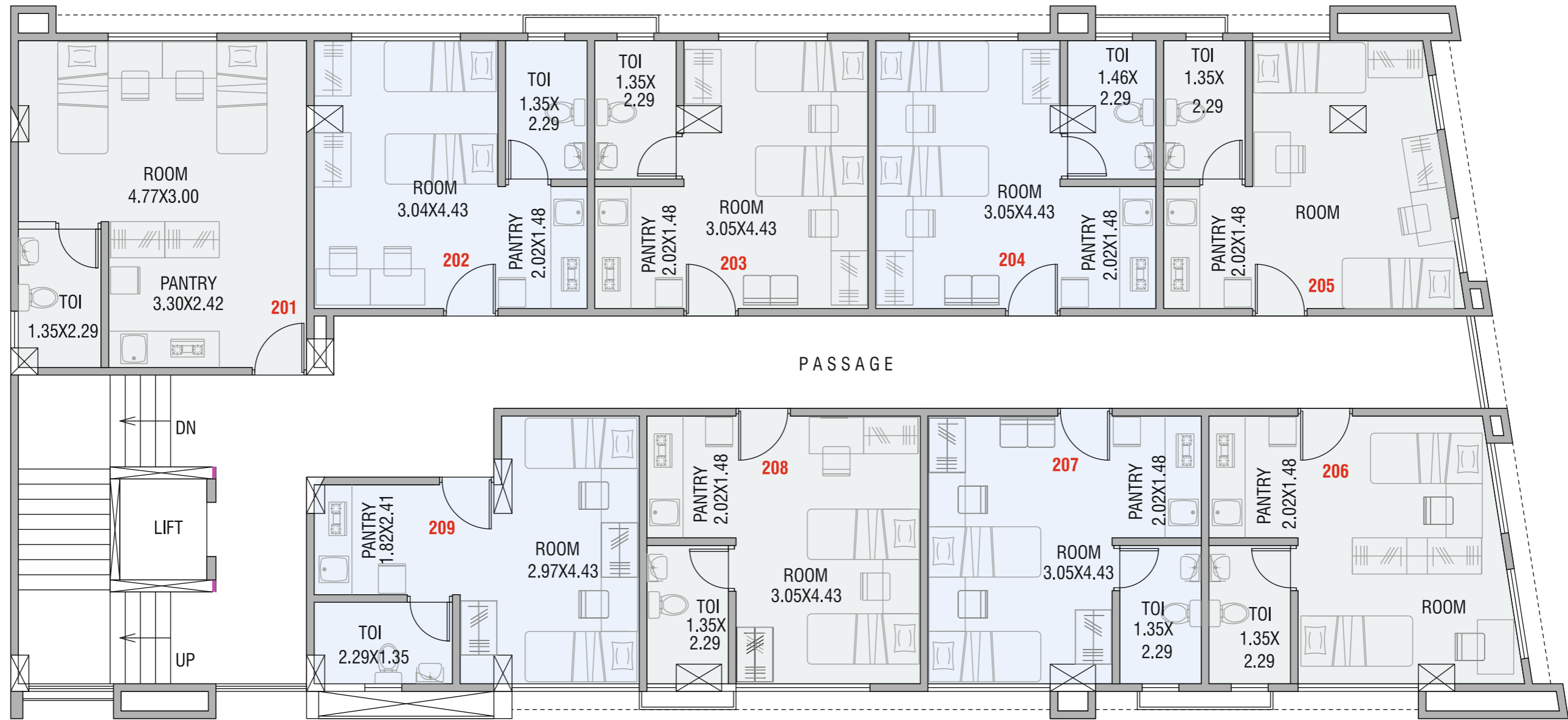


AREA STATEMENT IN SQ.M.

SHOP NOS.	CARPET AREA SQ.M	LOFT CARPET SQ.M	ENCL. BALC. SQ.M.	TOTAL RM CARPET SQ.M.
101	26.38	14.98	4.08	45.44
102	11.25	7.99	4.51	23.75
103	14.61	7.06	----	21.67
104, 105	12.51	6.04	----	18.55
106	23.27	11.43	----	34.70
107	15.16	7.34	----	22.50
108	13.42	6.56	----	19.98

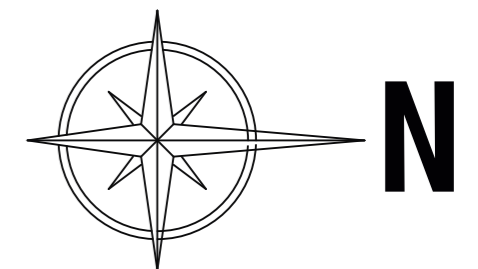


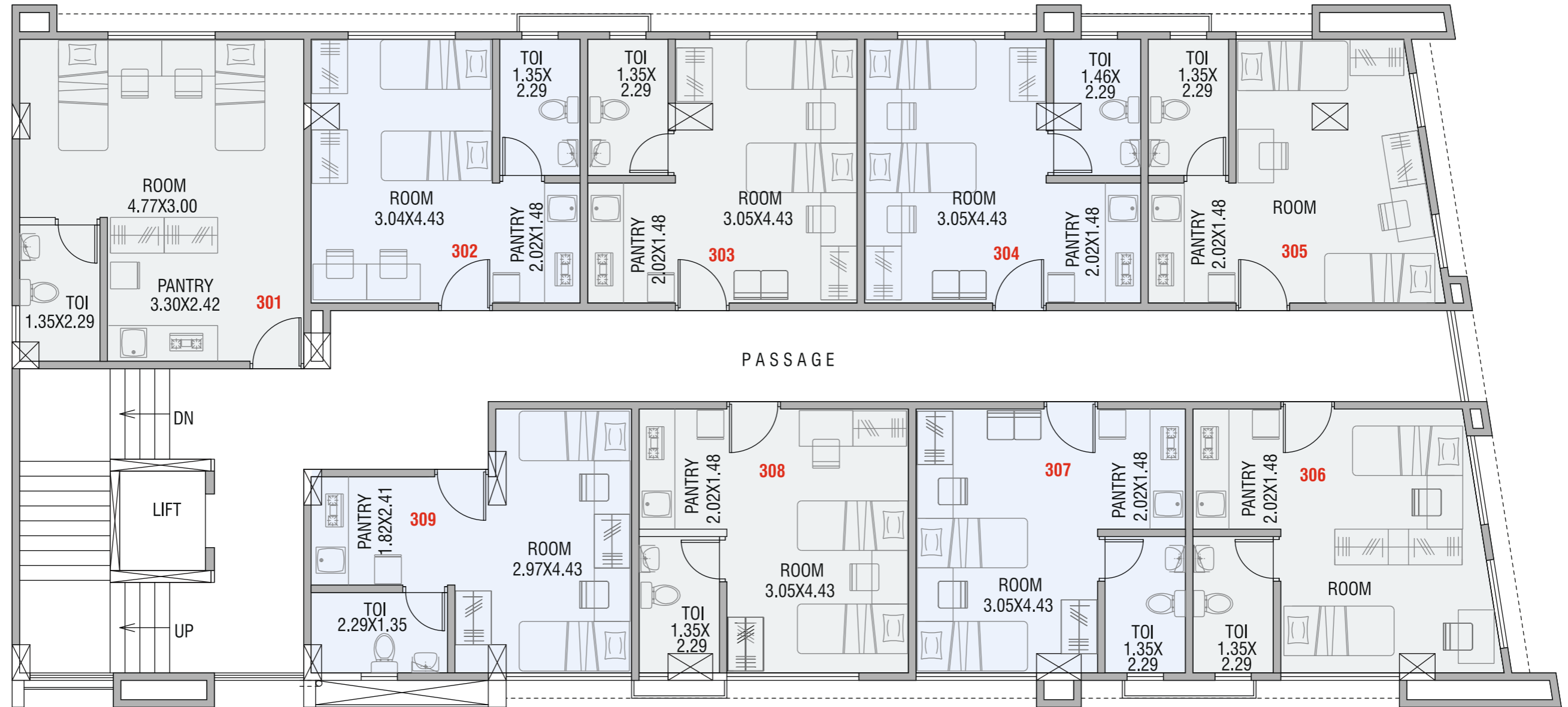




CARPET AREA STATEMENT IN SQ.MT

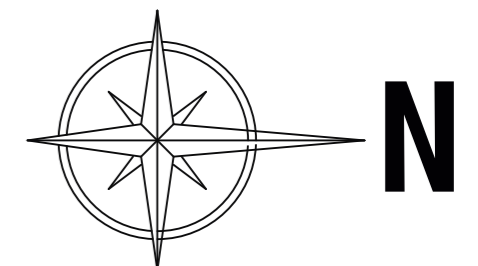
ROOM NOS	RM.CARPET SQ.MT	BALCONY SQ.MT
201	25.92	----
202,203, 207,208	20.16	----
204,205	20.62	----
206	21.74	----
209	20.44	----

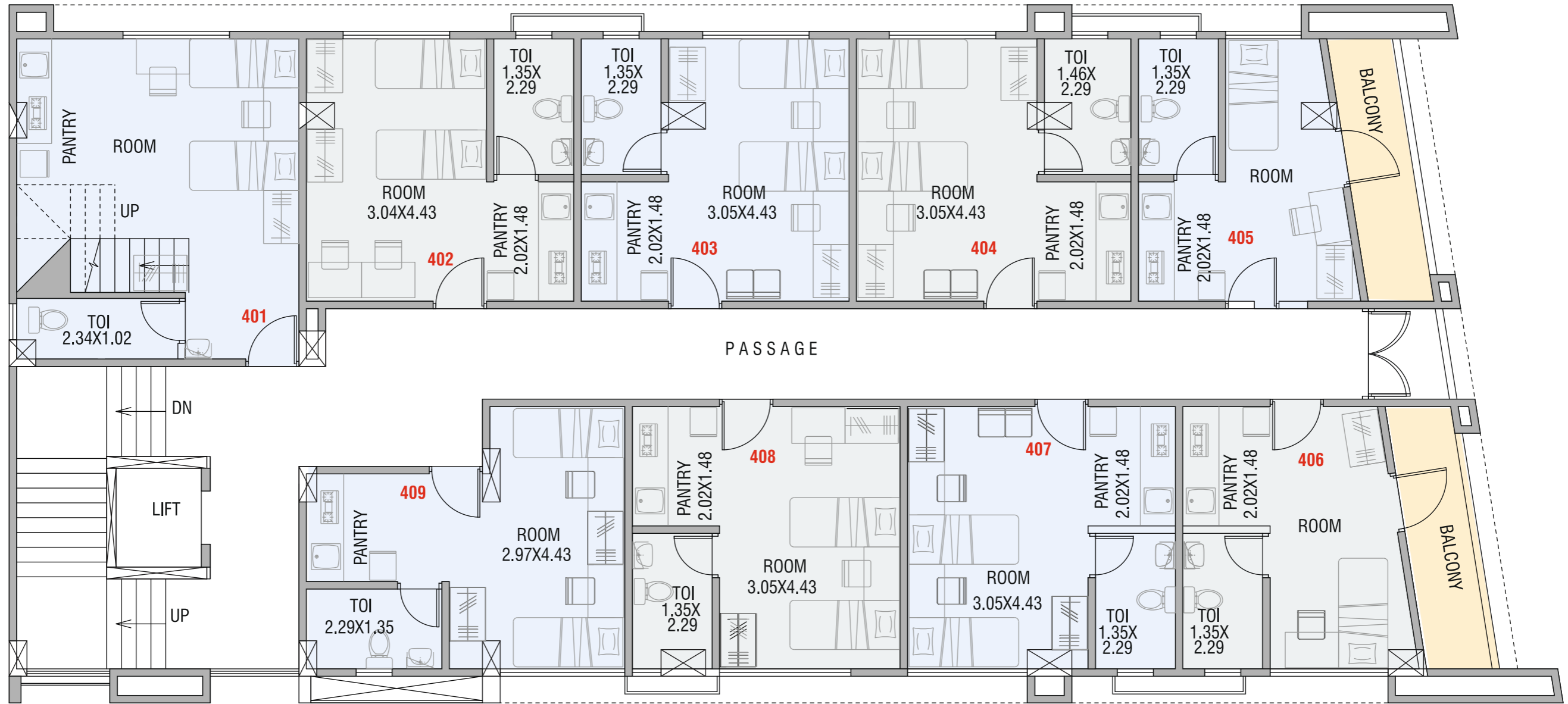




CARPET AREA STATEMENT IN SQ.MT

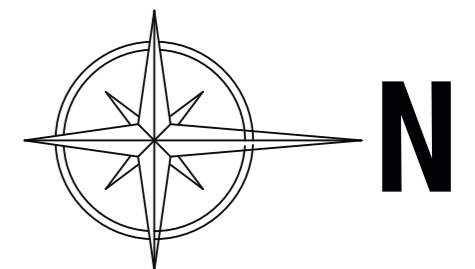
ROOM NOS	RM.CARPET SQ.MT	BALCONY SQ.MT
301	25.92	----
302, 303, 307, 308	20.16	----
304,305	20.62	----
306	21.74	----
309	20.44	----

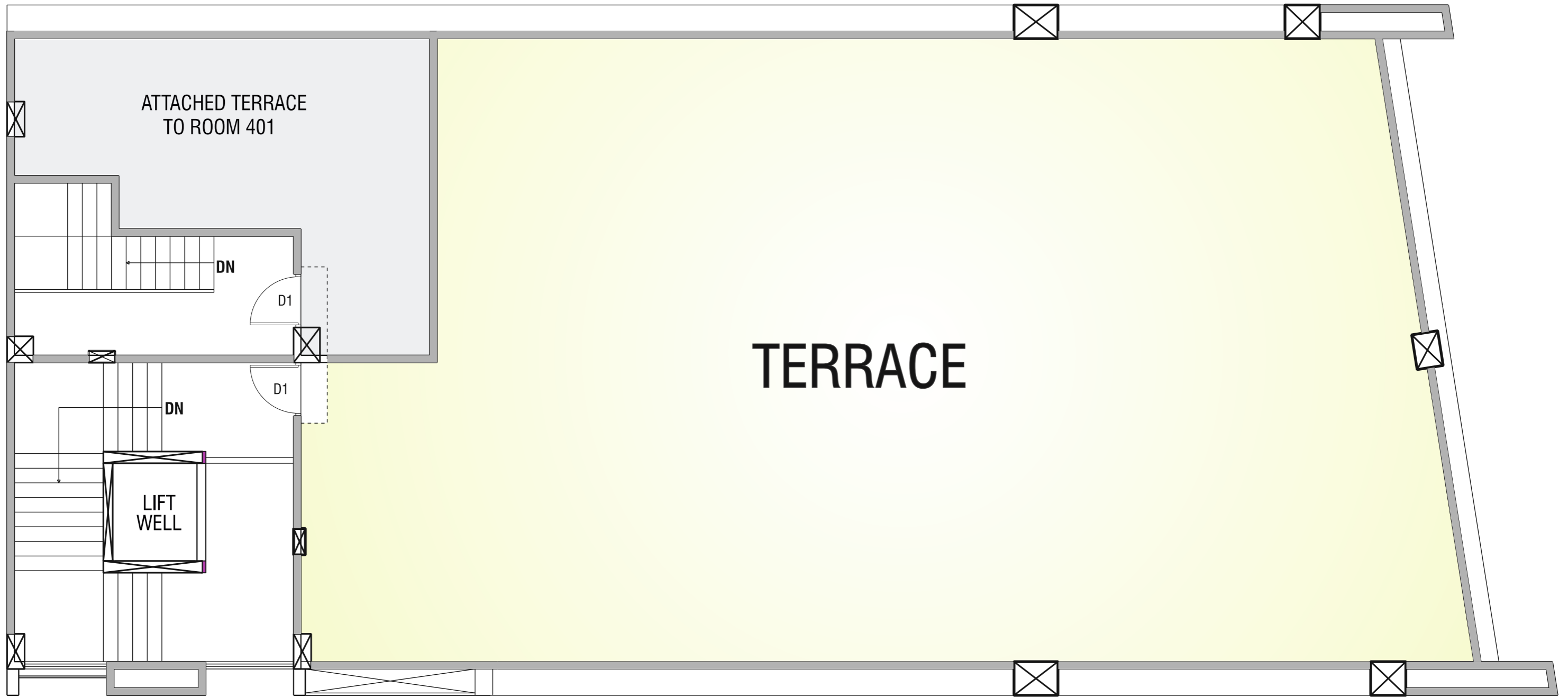




CARPET AREA STATEMENT IN SQ.MT

ROOM NOS	RM.CARPET SQ.MT	BALCONY / TERRACE SQ.MT
401	25.92	----
402, 403, 407, 408	20.16	----
404	20.62	----
405	15.70	4.92
406	16.82	4.92
409	20.44	----





TERRACE

ATTACHED TERRACE  
TO ROOM 401

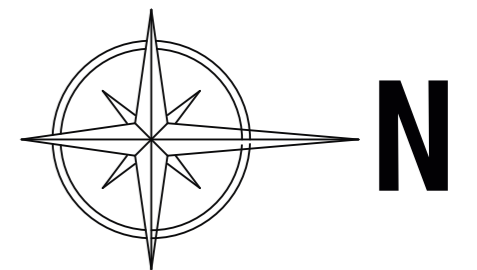
LIFT  
WELL

DN

D1

DN

D1



## SITE ADDRESS

Golden Winds  
S. No. 298 / 2A, Opp. D. Y. Patil Knowledge City,  
Lohegaon, Pune 411047

## OFFICE ADDRESS

Golden Bricks Properties Group  
Office No. 7 & 8, 1st Floor, Kumar Pavilion, East Street, Next to Victory Theater,  
Camp, Pune 411 001

 8554002200 | 8554003300

Website: [www.goldenwinds.in](http://www.goldenwinds.in) | Email: [salesgoldenwinds@gmail.com](mailto:salesgoldenwinds@gmail.com)



MahaRERA registration no: P5210003838  
<http://maharera.mahaonline.gov.in>