

## Ocean Golden I

ARTHA SEZ, Amrapali Leisure Valley, Greater Noida

28.591871606383, 77.434904367207



### Golden I: Premier Retail & Technology Hub in Noida Extension

Golden I is recognized as one of the largest Retail and Technology Services hubs in Noida Extension (Greater Noida West). This grand project is designed around the SHOP/WORK/LIVE/ENTERTAIN concept and adheres to Vastu principles.

#### Strategic Location

Situated near the proposed metro station and surrounded by over 1000 acres of residential development, Golden I enjoys excellent connectivity. The 25-acre site is easily accessible via the FNG Expressway, Delhi-Meerut Expressway, DND Flyway, and the forthcoming Jewar Airport. The project blends modern amenities with luxury, offering high street shopping, green spaces, breakout zones, seating areas, chilling zones, and designated visitor parking.

#### Project Advantages

- **Prelease Food Court:** 120 sq.ft. space with an MNC brand, 20 feet height, about 600 seating capacity with centralized AC, and up to 60% loan from ICICI Bank.
- **Independent Shops:** Approximate rental of ₹125/sqft on possession, 20 feet height, and a 50 feet wide shopping corridor (bank loan available).
- **45 Meter Wide Road Facing Independent Shop:** Approximate rental of ₹150/sqft on possession.
- **Office Space:** 12% assured return with a bank guarantee until possession, followed by a 9-year lease guarantee at ₹35/sqft, with leases to A-grade IT companies only.

#### About Golden I

Golden I, located in Noida Extension, is a meticulously designed project offering affordable options priced between ₹61 L and ₹1.55 Cr. The 25-acre development includes 250 high-quality units.

This modern commercial property features ready-to-move residential spaces. It includes Commercial Office Spaces and Commercial Shops, emphasizing both functionality and value. The project comprises

five well-designed towers offering impressive views. Launched on June 1, 2017, possession is scheduled for December 1, 2023. The commencement certificate has been granted, but the occupancy certificate is pending.

Developed by Ocean Infraheights Pvt Ltd, Golden I provides modern amenities such as multipurpose courts, power backup, rainwater harvesting, visitor parking, waste disposal, and CCTV surveillance. It is located at Techzone 4, Greater Noida, Uttar Pradesh, with the pin code 201009, promising a quality living experience with contemporary amenities and a healthy environment.

## Investment Options in Ocean Golden I

### Offices

Unit Options	Built-up Area	Price
BARE SHELL OFFICE SPACE		
478 sq.ft.	44.41 sq.m.	₹73.92 L Onwards
566 sq.ft.	52.58 sq.m.	₹87.53 L Onwards

### Food Court

Unit Options	Built-up Area	Price
FOOD COURT		
194 sq.ft.	18.02 sq.m.	₹61 L Onwards

### Shop

Unit Options	Built-up Area	Price
SHOP		
194 sq.ft.	18.02 sq.m.	₹61 L Onwards
326 sq.ft.	30.29 sq.m.	₹1.03 Cr Onwards
388 sq.ft.	36.05 sq.m.	₹1.22 Cr Onwards
388 sq.ft.	36.05 sq.m.	₹1.16 Cr Onwards
494 sq.ft.	45.89 sq.m.	₹1.55 Cr Onwards

## Overview

Property Type: Commercial Office	RERA ID: UPRERAPRJ179850, UPRERAPRJ732580	County: India
City: Greater Noida	Pin code: 201009	Built-up Area: 194 – 566sq.ft

Sale price: ₹61 L – 1.55 Cr

## Amenities

- ✓ Internet
- ✓ Lift
- ✓ Parking
- ✓ Gymnasium
- ✓ Guest Parking
- ✓ CCTV
- ✓ Power Backup
- ✓ Security
- ✓ Multiple Purpose Court

## Distances

Metro 11.2km      Healthcare 6.7km      Restaurant 3km      School 3.8km  
Mall 5km      Cinemas 4.2km      Park 2.1km



## Contact Details

sales@townmanor.in

+91-0120-4420450, 7042888903

**Townmanor Technologies Pvt Ltd.**

