



Built on innovation, leadership and trust, Amogh Developers is one of the leading developers and builders in South India with property management which is mainly involved in infrastructure development with its philosophy. We came with a zeal to achieve perfection by seeing the rising need for quality amongst people. We build custom homes and custom home communities and conquered the hearts of millions by constructing the quality residential, commercial and retail spaces of the highest order.

www.amoghbuiders.com

GOLDEN PEARL

Rani Chennamma Nagar , 2nd Stage , Near Sankalp Bhoomi Resort, Belgaum- 590006

+91 81975 45797 | enqiry@amoghbuiders.com | www.amoghbuiders.com



RANI CHENNAMMA NAGAR
2nd Stage , Belagavi.

BUDA Approved | RERA Registered | Plotted Villa Community



DON'T JUST
BUY
A VILLA,
**CHOOSE A
SMARTER
LIFESTYLE.**



THE BIGGEST ADVENTURE YOU CAN EVER TAKE IS TO LIVE THE LIFE OF YOUR DREAMS.

Life at Golden Pearl will never be humdrum. There's so much to live. There's so much to be thankful for.

Every inch of your priced possession here is meticulously planned on paper before it attains perfection in its proper form. Every corner and pathway tells you a distinctive story.

WE DON'T JUST
SELL HOMES,
**WE CREATE
LIFESTYLES!**

#AliveStyle





ALEXA ;
PLAY ROMANTIC NUMBERS.

A modern kitchen and dining area. The kitchen features dark wood cabinetry, a black countertop, and a large black range hood. A glass display cabinet with glassware is visible on the right. The dining area has a round wooden table with two chairs upholstered in a houndstooth pattern. A large window on the right provides natural light. The text "MEALS & MEMORIES ARE MADE HERE." is overlaid on the left side of the image.

MEALS & MEMORIES
ARE MADE HERE.

RAISED TO REINVENT UNIQUE EXPERIENCES,
GOLDEN PEARL VILLAS ARE DISTINCTIVELY
CURATED TO FOSTER QUINTESSENTIAL LIVING.



3.15
ACRES

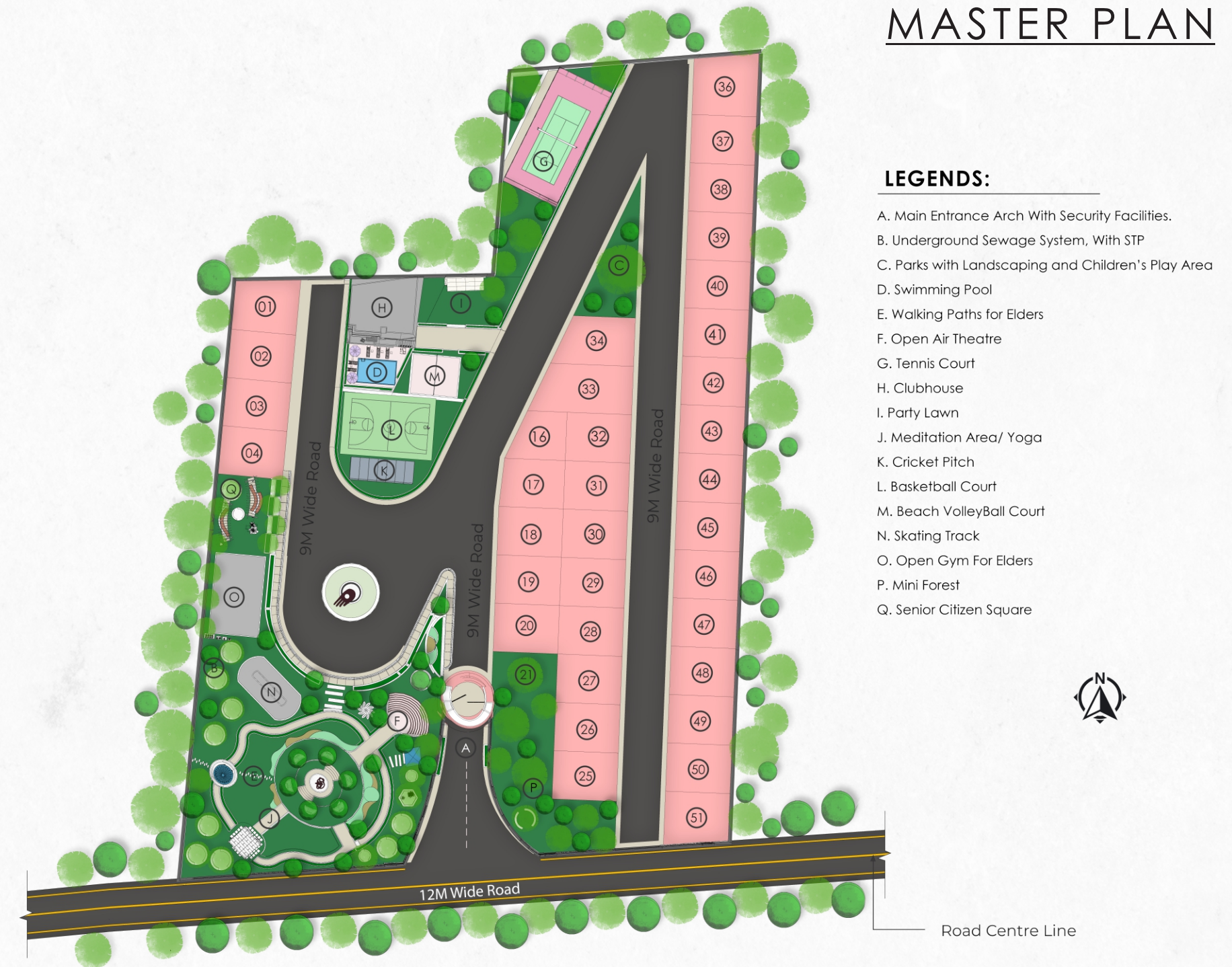


34
3 & 5 BHK VILLAS

#Automated Homes

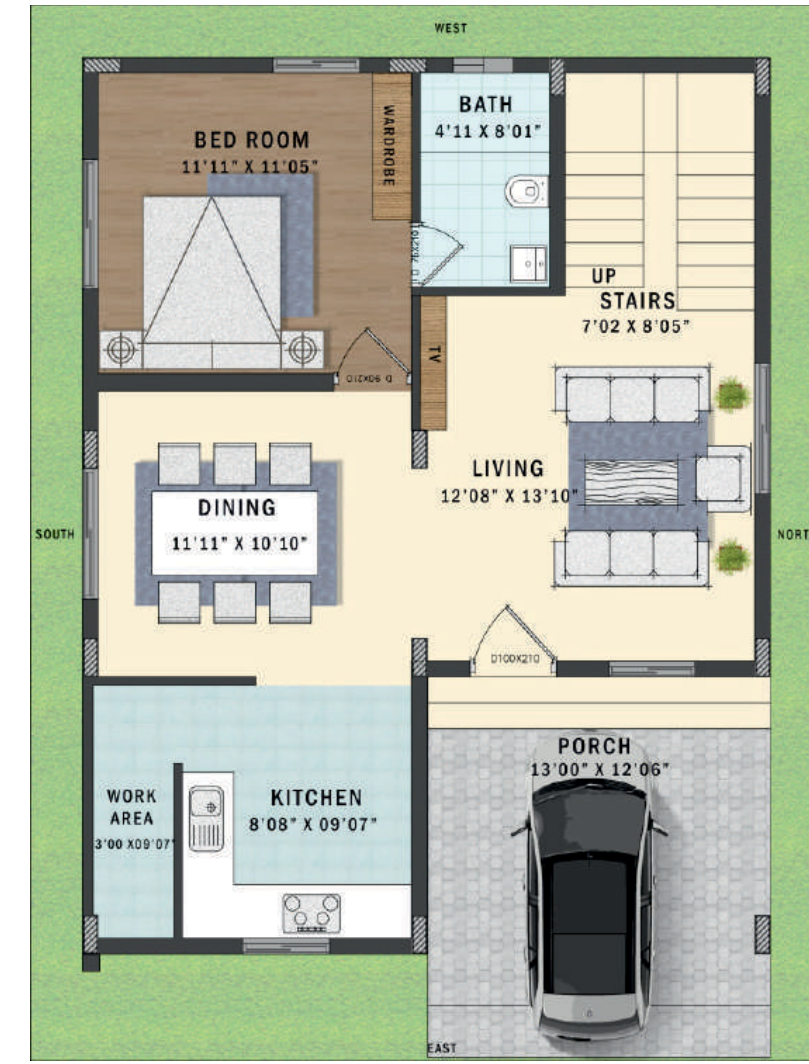


MASTER PLAN

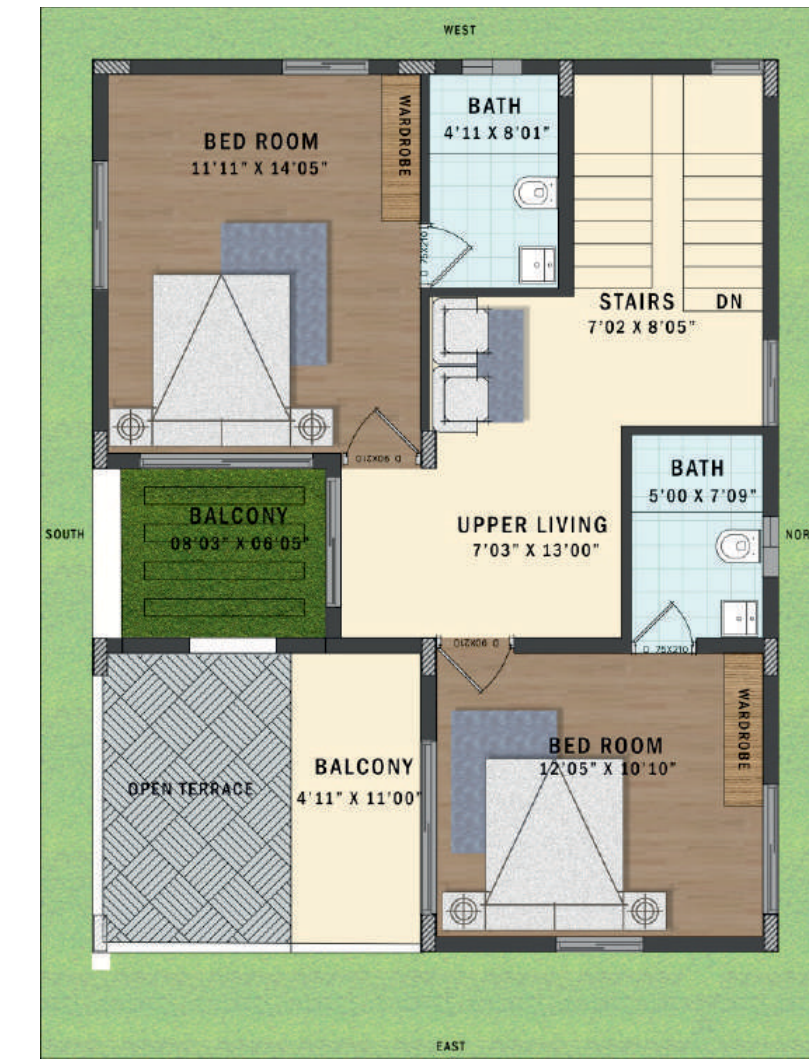




9M X 12M VILLA
EAST FACING



GROUND FLOOR



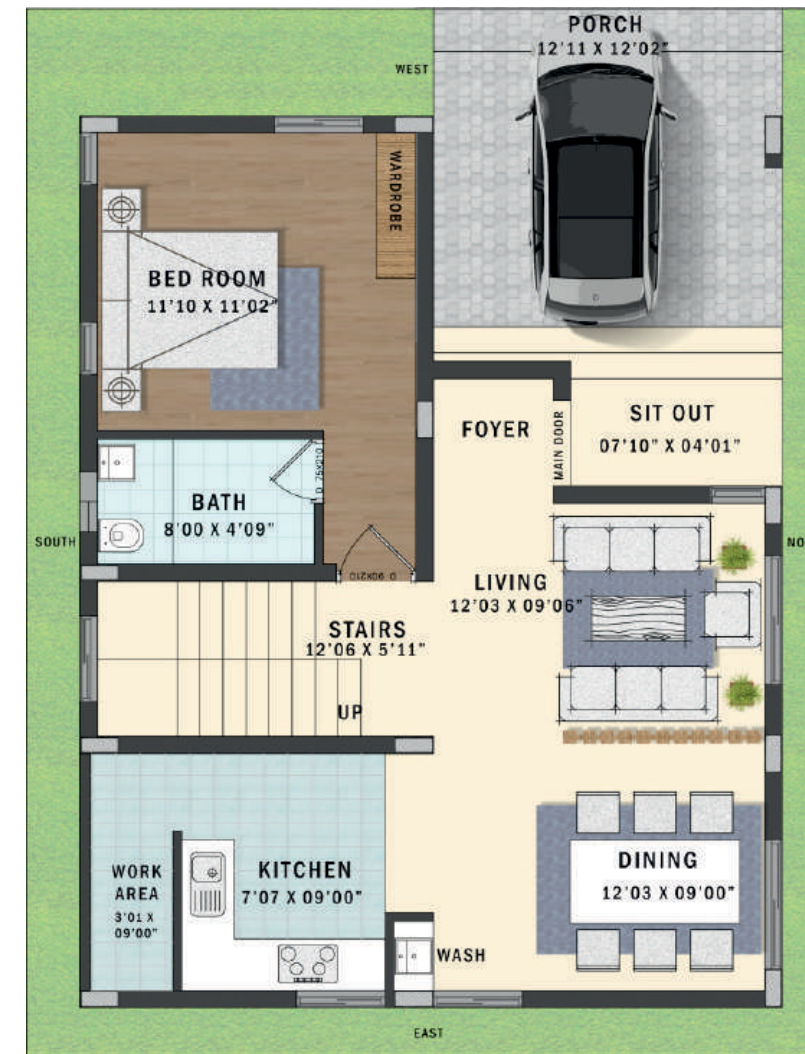
FIRST FLOOR

BUILT UP AREA : 1791 Sft





9M X 12M VILLA
WEST FACING



GROUND FLOOR



FIRST FLOOR

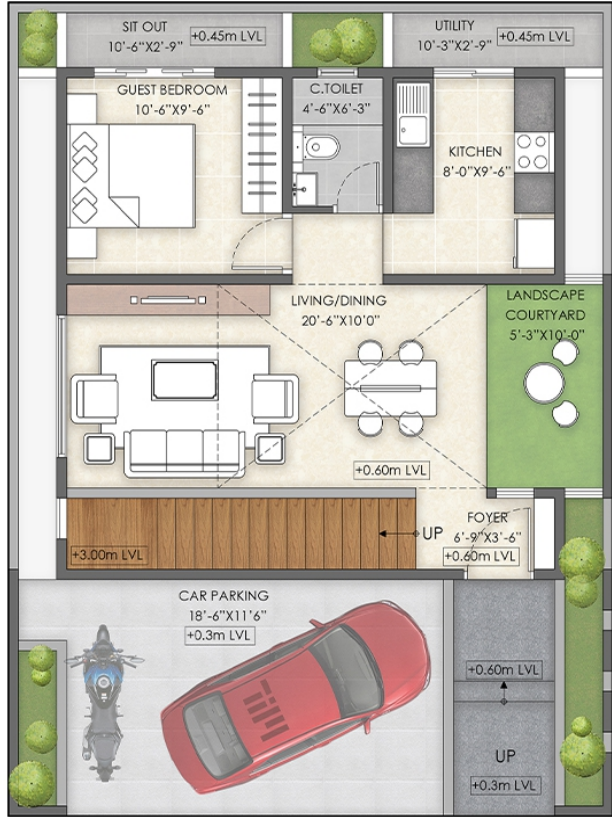
BUILT UP AREA : 1713 Sft





SOME BEAUTIFUL PATHS CAN'T BE
DISCOVERED WITHOUT GETTING LOST.

9M X12M VILLA
EAST FACING



ROAD
GROUND FLOOR



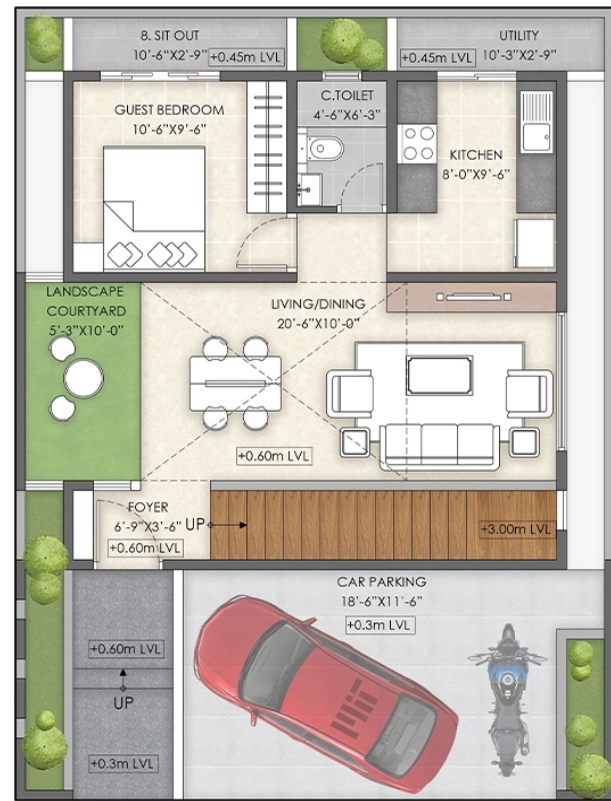
FIRST FLOOR



SECOND FLOOR

BUILT UP AREA : 2224 Sft





ROAD
GROUND FLOOR



FIRST FLOOR















SECOND FLOOR

BUILT UP AREA : 2199 Sft



FULLY LOADED
9000 SQ.FT. CLUBHOUSE

The Golden Pearl Clubhouse, with its world-class amenities, keeps the thrills coming at all times. With Swimming Pool, Indoor Games, Gymnasium, Community Hall, and more, this place is a haven for people of all ages.

 Swimming Pool	 Yoga Deck	 Gym	 Meditation Zone
 Coffee Shop	 Party Hall	 Bar	 Batminton Court
 Library & Reading Area	 Meeting Room	 Cards Room	 Massage Room

Host exclusive parties and celebrate festivals in our thoughtfully crafted multipurpose halls throughout the year.



TYPE -3



9M X 12M VILLA
EAST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

BUILT UP AREA : 2141 Sft



TYPE -3



9M X 12M VILLA
WEST FACING



GROUND FLOOR



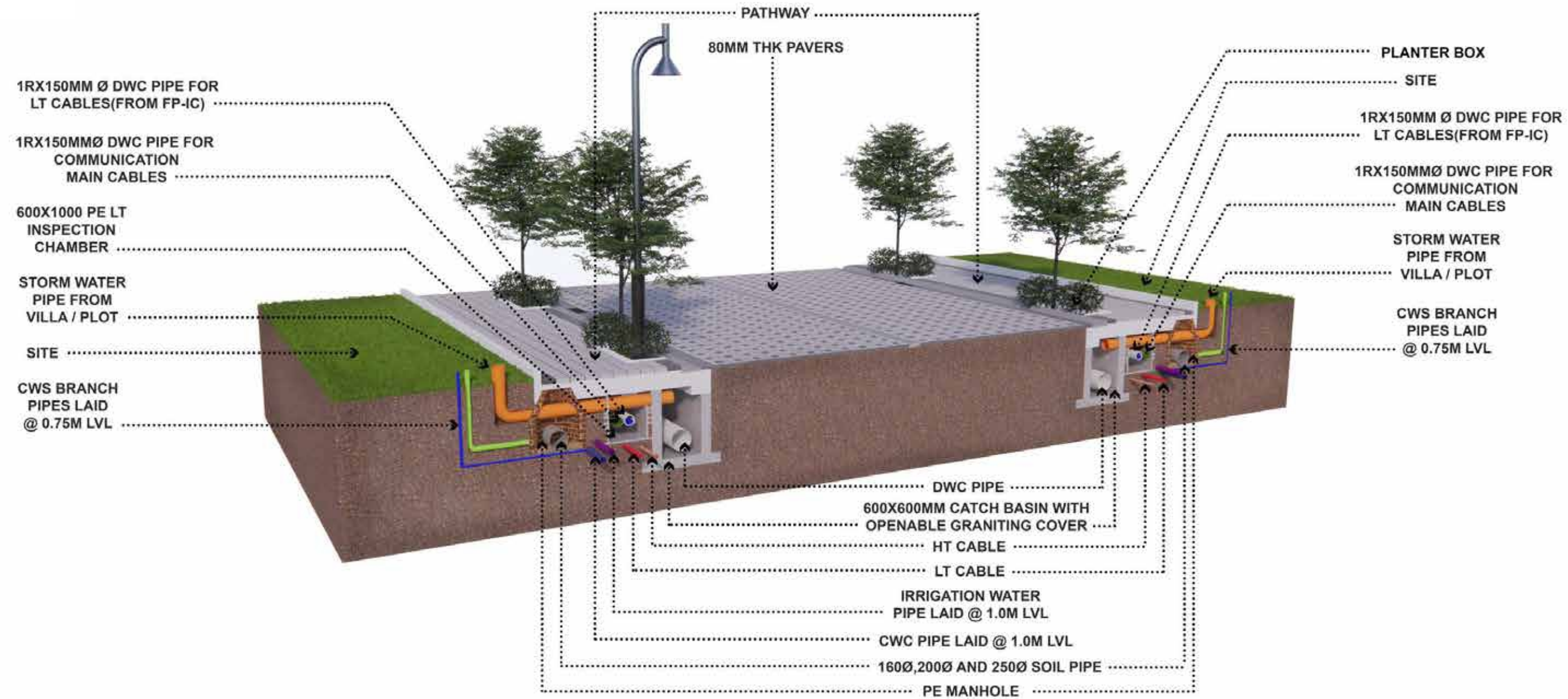
FIRST FLOOR



SECOND FLOOR

BUILT UP AREA : 2136 Sft





A photograph of a family in a modern living room. A man in a yellow polo shirt sits in a wooden armchair, holding a tablet. A woman in a light-colored blouse stands behind him, smiling. In the foreground, an older man in a blue shirt and a young girl are sitting on the floor, playing with wooden blocks. The room has large windows with grey curtains and a red patterned armchair in the background.

Why Golden Pearl ?

Grand Entrance Arch



Elders Zone

Cricket Pitch



Beach Volleyball Court

Basketball Court



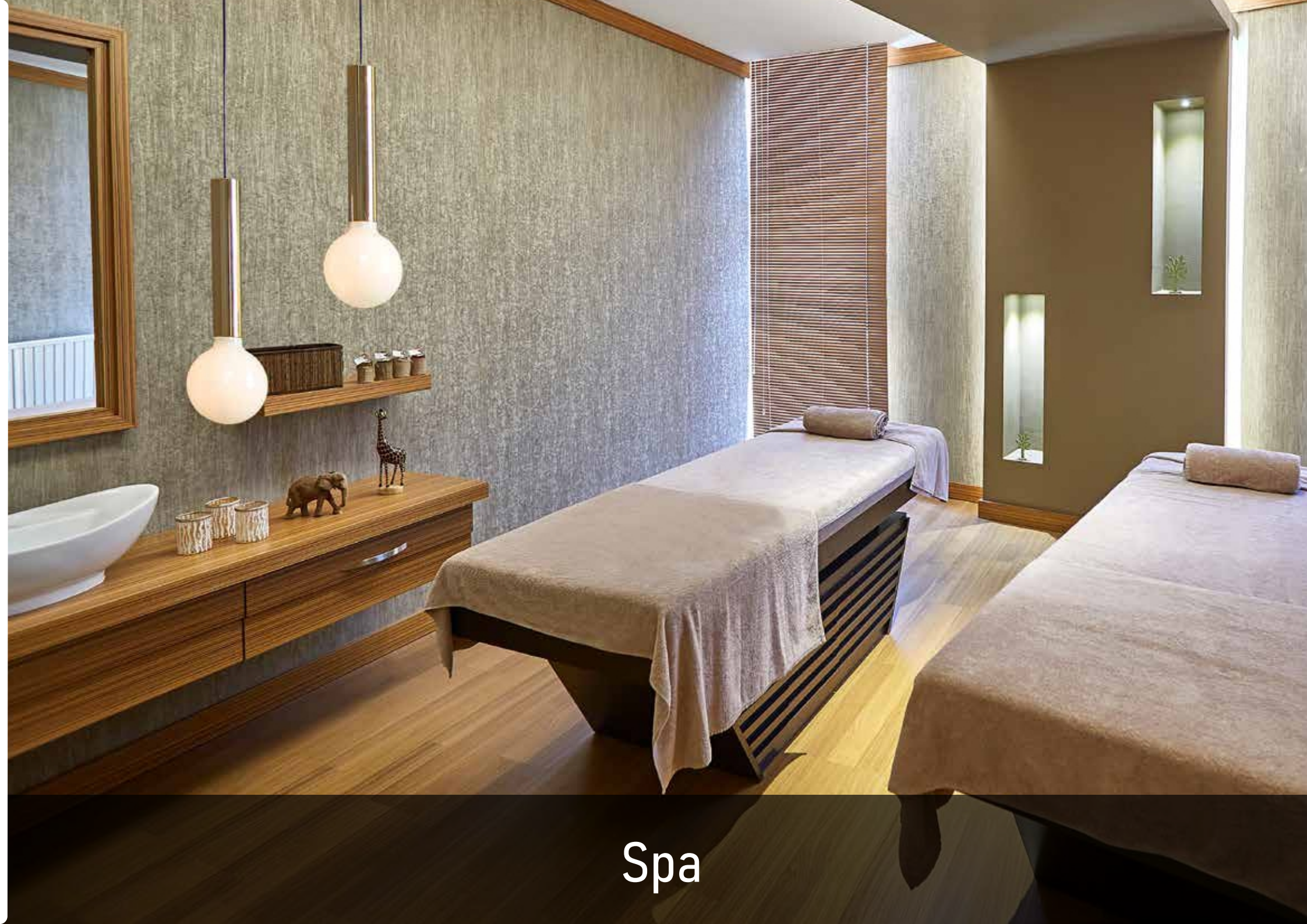
Open Air Theatre

Gym



Swimming Pool

Games Room



Spa

Multi Purpose Hall



Coffee Shop

STRUCTURE

- RCC framed structure
- Solid Concrete block of 150 mm / 100 mm
- Floor-to-floor height will be maintained at 3.0m

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 2 coats of Putty, 1 coat of Primer and 2 coats of Premium Emulsion
- Ceiling will be finished with 2 coats of Putty, 1 coat of Primer and 2 coats of Premium Emulsion
- Exterior faces of the building will be finished with 1 coat of Primer and 2 coats of APEX paint
- Utility and Toilets will be finished with 1 coat of Primer and 2 coats of Emulsion
- Toilet Walls will be finished with glazed Ceramic Tiles up to Ceiling Level
- M.S grills will be 1 coat of Primer and 2 coats of Enamel paint

FLOORING

- Foyer, living, and dining Italian Marble Flooring. Kitchen and other bedrooms will have 1200 x 600mm / 600 x 600 mm Vitrified Tile Flooring, Master Bedroom & Drawing Room laminated Wooden Flooring
- Bathrooms, Utility and Balcony will have 600 / 300 x 300 mm Matte Finish Ceramic Tiles
- Terrace floor will have Cement Finish Flooring
- Main Entrance areas Granite flooring
- Sit out and Balcony areas Ceramic Tiles flooring
- Parking areas Cement Tiles flooring

STAIRCASE

- Tread: Wooden Plank
- Railing: Glass Railing with Wooden Handrail

KITCHEN

- Kitchen Platform, Dado Tiles and Sink (Optional)
- Provision for Exhaust, Water Purifier Point and Washing Machine Point @Utility
- CP fittings will be KOHLER or equivalent

BATHROOM

- Vanity counter wash basin KOHLER / TOTO or equivalent in all toilets
- Wall mounted w/c with Concealed cistern and Health faucet KOHLER / TOTO or equivalent in all bathrooms
- CP and Sanitary fittings will be KOHLER or equivalent
- Diverter of KOHLER or equivalent will be provided
- Provision for Geysers and Exhaust Fan will be provided in all bathrooms

ENTRANCE DOOR

- Main door will be teak frame with Teak Shutter door of 8 feet height with polish. Accessories with Brass / SS finish Godrej or equivalent locks, tower bolts, door viewer, door stopper, etc.

BEDROOM DOORS

- Honne / Sal wood frames (painted) with Flush shutter with laminate finish doors of 8 feet height with accessories

BATHROOM DOORS

- Honne / Sal wood frames (painted) with Flush shutter with laminate finish doors of 8 feet height with accessories

WINDOWS

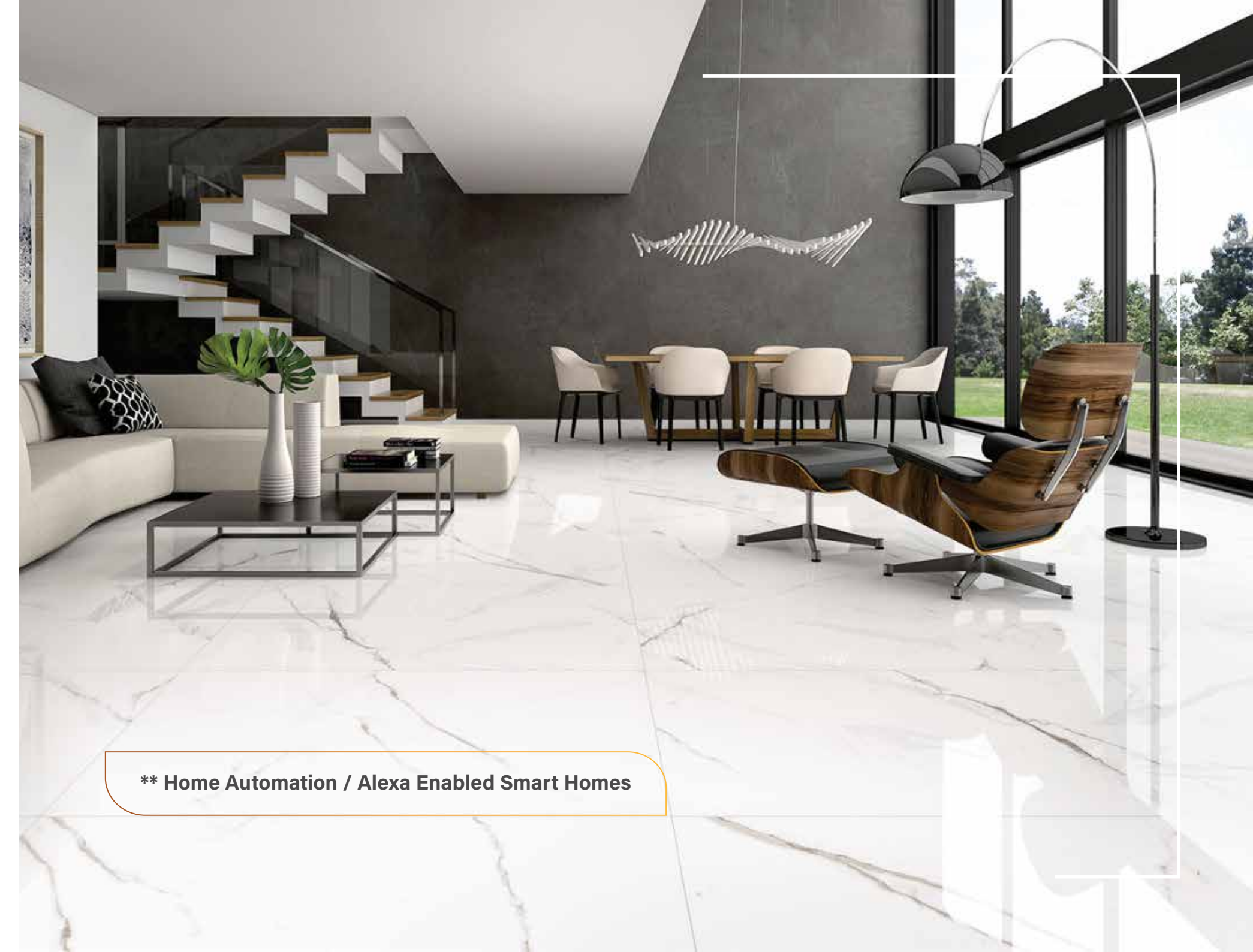
- Windows will be UPVC sliding panel with see-through plain glass with MS grills and provision of bug screen wherever applicable
- Balconies with UPVC framed French doors and see-through plain glass will be provided
- For ventilators, UPVC frame with suitable louvered Glass Panels

COURTYARD

- RCC Pergola with 10mm Toughened Glass above

ELECTRICAL FITTINGS

- Cables and wiring will be from Finolex or equivalent
- Switches will be from Legrand / ABB / Schneider or equivalent
- Split Air Conditioner point will be provided in Master Bedroom and in other rooms
- Telephone and TV points will be provided in living and master bedroom
- UPS point will be provided
- 7KVA power for individual villa
- Master Electrical Control Switch
- Provision of EV charging point at Parking Area



**** Home Automation / Alexa Enabled Smart Homes**

Smart Home Automation



Italian Marble

Toto & Kohler Fittings



Wooden Staircase



LEGENDS: Educational Institutes Shopping Banking Hospitals Industrial Celebration Halls Hospitality Parks



Industrial Areas
Udyambag Industrial Area



Pre Schools
Indus Altum Early Learning | Zee Early Learning School | Wonder Kids School



Schools
Jain Heritage School | Amruta Vidyalaya School | M. V Herwadkar School



Colleges
M.S Sheshagiri Engineering College | Gogte Engineering College | Jain Engineering College



Hospitals
Venugram Hospital | Udyambag Hospital | Pathade Hospital

STRATEGICALLY LOCATED



It is more than just papers & words.
It is what the workflow and ethics are built around.

The motto is to provide an experience of
convenience to the client not only through the
sales process but throughout their cycle of
ownership. Be it sale, maintenance or resale.

Amogh Developers would always be there for you
if you need help with your property.

Amogh Developers takes pride in the quality and
their projects & if years down the line, you feel to
sell one of your properties, you will have the option
to sell back at a standard price.

