

# GULSHAN BELLINA

Simply beautiful

**BEAUTIFULLY CRAFTED  
2 & 3 BHK APARTMENTS  
AT GREATER NOIDA WEST**

**Gulshan**  
Experience Excellence

Upgrade your life to  
opulence and  
extravagance at  
Greater Noida West.  
2 & 3 BHK Apartments  
**possession begins  
in 2020.**



GULSHAN BELLINA

# PERFECTLY POSITIONED

Round About

GULSHAN  
BELLINA  
Simply beautiful

3

2

1

Noida-Greater Noida Link Road

NH-24

Greater Noida

HINDON RIVER

FNG Road

FNG Road

Sec-122

Sec-71

Sec-73

NH-24

Dadri Road

Sec-53

Sec-51

Metro Station  
City Center Noida

Kalindi Kunj

GULSHAN BELLINA

## LOCATION ADVANTAGE

Gaur Chowk  
& Gaur City

**05 MIN**

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Fortis Hospital

**15 MIN**

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Sector 18  
Atta Market

**15 MIN**

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Pari Chowk

**20 MIN**

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Ashram Chowk

**30 MIN**

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# WHY SEC - 16 GR. NOIDA WEST

## SCHOOLS

The Wisdom Tree School	500 M
SKS WORLD School	350 M
Ryan International School	2 KM
Pacific World School	2.5 KM
DPS World School	8 KM
Aster Public School	4.5 KM

## PARK

4 Acre Authority Park	4.5 KM
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## PROPOSED METRO STATION : 1KM

Current Metro Station (Noida City Center )	11 KM
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## HOSPITALS

Vrindavan Hospital	3.7 KM
Fortis Hospital	11 KM
Columbia Asia Hospital	7.5 KM

## UNDER CONSTRUCTION MALLS & PLAZAS

Saya South X	800M
PKS -Town Central	900M
Mahagun Marina Walk	1KM
Galaxy Diamond Plaza	2KM
Gaur City Mall	3KM
Galaxy Blue Sapphire	2 KM



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**STUNNING  
FEATURES**

**24 X 7  
Security**

**Basketball Court  
(Half Court)**

**Rain Water  
Harvesting**

**AC Gym, Yoga  
& Aerobics**



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**STUNNING  
FEATURES**

**Customer  
Care Center**

**Indoor  
Games**

**Swimming  
Pool**

**Special Play-pan  
for kids**



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# STUNNING FEATURES

**Immaculate  
Landscaping**

**AC Unisex Beauty  
Salon**

**Laundry Services**

**In-Compound  
OPD**





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# STUNNING FEATURES

**Exclusive  
Welcome Lounge  
& Coffee Shop**

**AC Banquet**

**Open Air Theatre**

**Wheel Chair for  
Elderly and Sick**



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## PROJECT SPECIFICATIONS

### **FLOORING**

Vitrified tiles in drawing, dining, bedrooms and kitchen.

Ceramic tiles in toilets and balconies.

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### **DOOR & WINDOWS**

External doors & windows made of Aluminium.

Internal hardwood frames with flush doors.

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### **TOILETS**

Ceramic tiles up to door height on walls.



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# PROJECT SPECIFICATIONS

## **KITCHEN**

Granite top-working platform.  
Double-bowl stainless steel sink.  
Ceramic glazed tiles 600mm  
above working platform.

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## **INSIDE WALL FINISH**

Inside wall finish with OBD.

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## **EXTERNAL FACADE**

Exterior in paint finish.



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## PROJECT SPECIFICATIONS

### **ELECTRICAL**

Copper wiring in concealed  
P.V.C. conduits.

Sufficient lights and  
power points.

Provision for T.V. points in living  
room and all bedrooms.

Provision for video door phone.

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### **SUPER STRUCTURE**

Earthquake-resistant R.C.C.  
frame structure.

# Site Layout at Gulshan Bellina



- Type 01 - 2 Bed + 2 Toilets - Carpet Area** (As per RERA) 55.55 Sq. M / 597.92 Sq.Ft.  
**Balcony Area** 14.342 Sq.M / 154.372 Sq.Ft. **Total Area** 94.76 Sq. M / 1020 Sq.Ft.
- Type 02 - 2 Bed + 2 Toilets + Study - Carpet Area** (As per RERA) 61.57 Sq. M / 662.70 Sq.Ft.  
**Balcony Area** 14.395 Sq.M / 154.943 Sq.Ft. **Total Area** 102.66 Sq. M / 1105 Sq.Ft.
- Type 02A - 2 Bed + 2 Toilets + Study - Carpet Area** (As per RERA) 61.57 Sq. M / 662.70 Sq.Ft.  
**Balcony Area** 14.395 Sq.M / 154.943 Sq.Ft. **Total Area** 102.66 Sq. M / 1105 Sq.Ft.
- Type 03 - 3 Bed + 2 Toilets - Carpet Area** (As per RERA) 73.46 Sq. M / 790.72 Sq.Ft.  
**Balcony Area** 18.947 / 203.949 Sq.Ft. **Total Area** 123.56 Sq. M / 1330 Sq.Ft.
- Type 03A - 3 Bed + 2 Toilets - Carpet Area** (As per RERA) 74.35 Sq. M / 800.32 Sq.Ft.  
**Balcony Area** 19.279 Sq.M / 207.516 Sq.Ft. **Total Area** 125.42 Sq. M / 1350 Sq.Ft.
- Type 04 - 3 Bed + 2 Toilets + Puja - Carpet Area** (As per RERA) 85.36 Sq. M / 918.77 Sq.Ft.  
**Balcony Area** 20.250 Sq.M / 217.971 Sq.Ft. **Total Area** 138.89 Sq. M / 1495 Sq.Ft.
- Type 05 - 3 Bed + 3 Toilets + Study - Carpet Area** (As per RERA) 92.83 Sq. M / 999.23 Sq.Ft.  
**Balcony Area** 29.589 Sq.M / 318.499 Sq.Ft. **Total Area** 162.11 Sq. M / 1745 Sq.Ft.

<b>1</b> Entry/exit Gate	<b>2</b> Entrance Plaza	<b>3</b> Drop-off Area	<b>4</b> Half Basketball Court
<b>5</b> Badminton Court	<b>6</b> Yoga/ Meditation Area	<b>7</b> Swimming Pool	<b>8</b> Central Green
<b>9</b> Open Air Theater	<b>10</b> Kids Play Area	<b>11</b> Jogging Track	<b>12</b> Organic Waste Composter
			<b>13</b> Open Car Parking

Disclaimer:

- 1) If Required, Minor additions or alterations can be done in the project satisfying RERA act.
- 2) These are purely conceptual and constitute no legal offerings.
- 3) Conversion Factor : 1 Sq m =10.764 Sq. Ft. | 1000 mm=3.28 Ft.

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# FLOOR PLAN TYPE 1

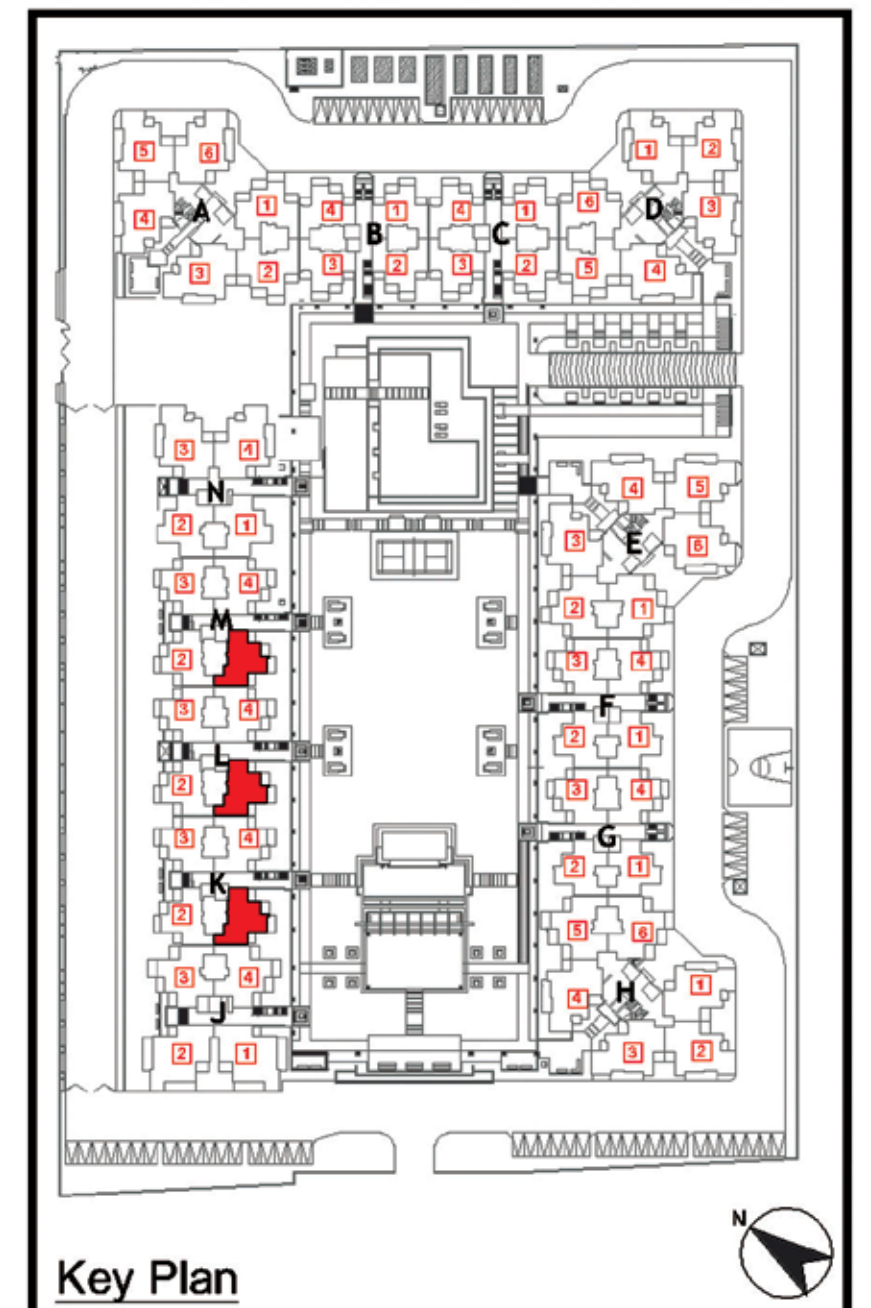
Sq. Mtr.

Sq. ft.

Carpet Area (as per RERA)	55.55	597.92
Balcony Area	14.342	154.372
Total Area	94.76	1020

FLAT NO:- 1 (Tower- K, L & M)

## 2 Bed + 2 Toilet



**Disclaimer:**

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
- 2) Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

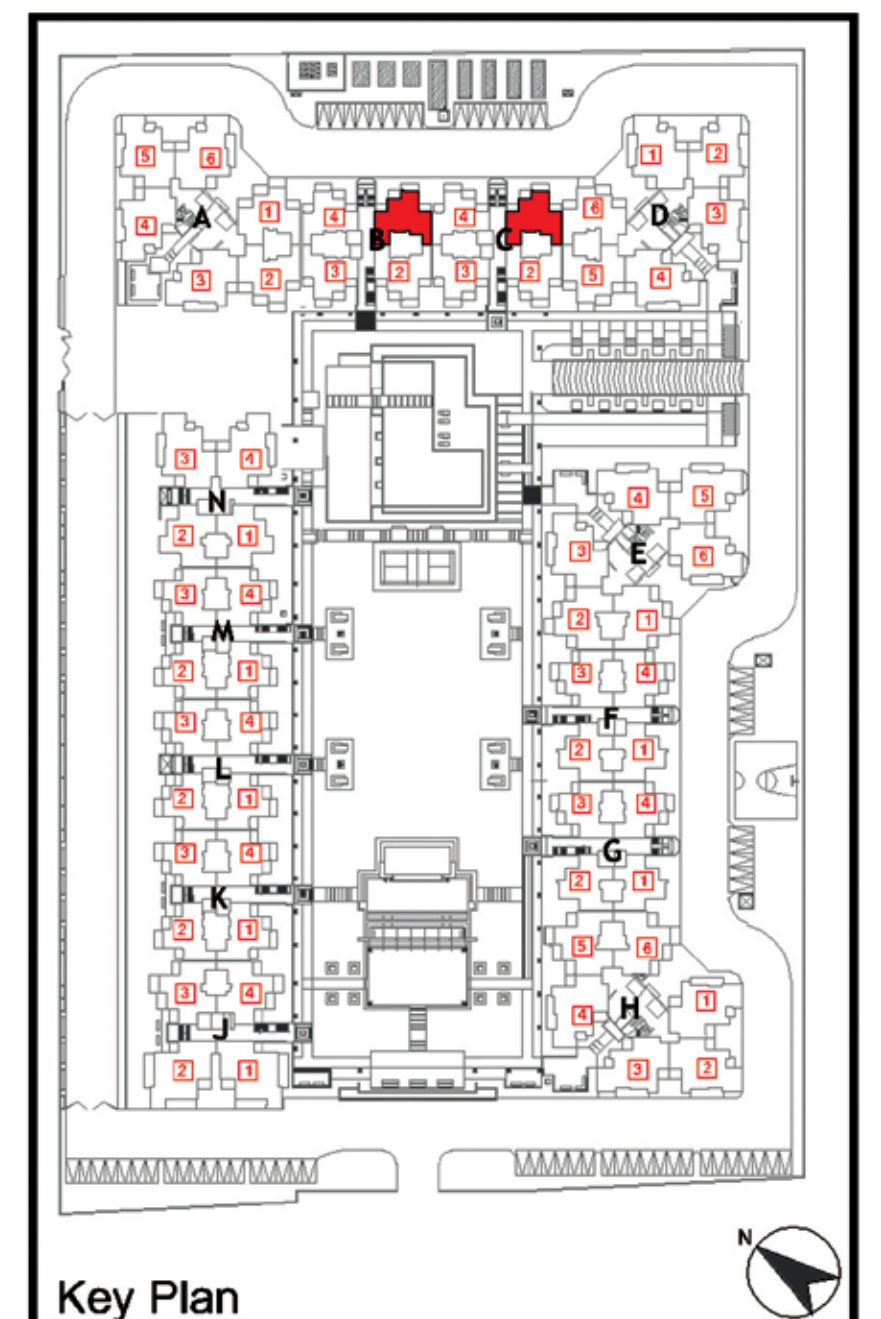
GULSHAN BELLINA

# FLOOR PLAN TYPE 2

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	61.57	662.70
Balcony Area	14.395	154.943
Total Area	102.66	1105

FLAT NO:- 1 (Tower- B & C)

## 2 Bed + 2 Toilet + Study



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# FLOOR PLAN TYPE 2A

Sq. Mtr.

Sq. ft.

Carpet Area (as per RERA)	61.57	662.70
Balcony Area	14.395	154.943
Total Area	102.66	1105

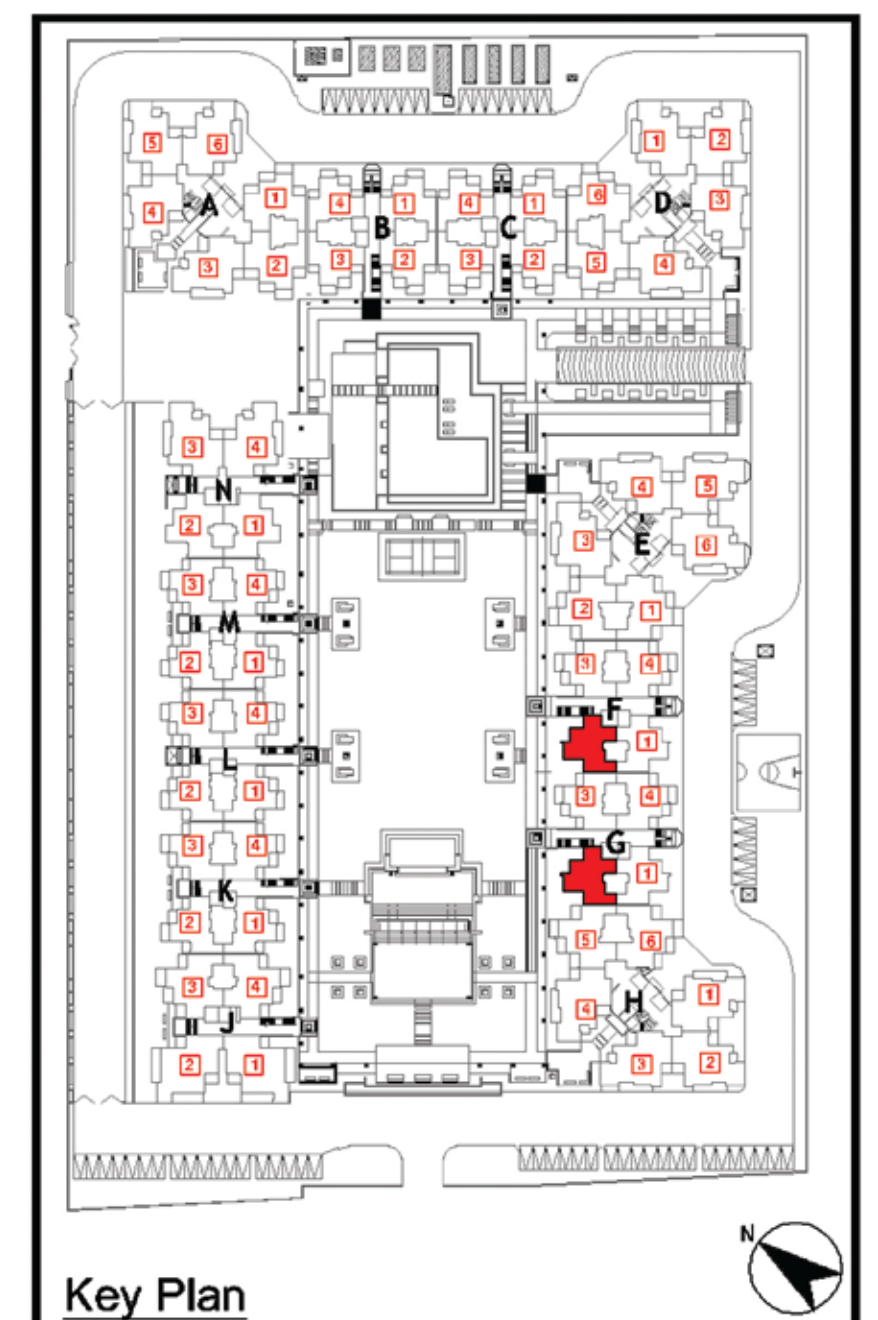
FLAT NO:- 1 (Tower- F & G)

## 2 Bed + 2 Toilet + Study



**Disclaimer:**

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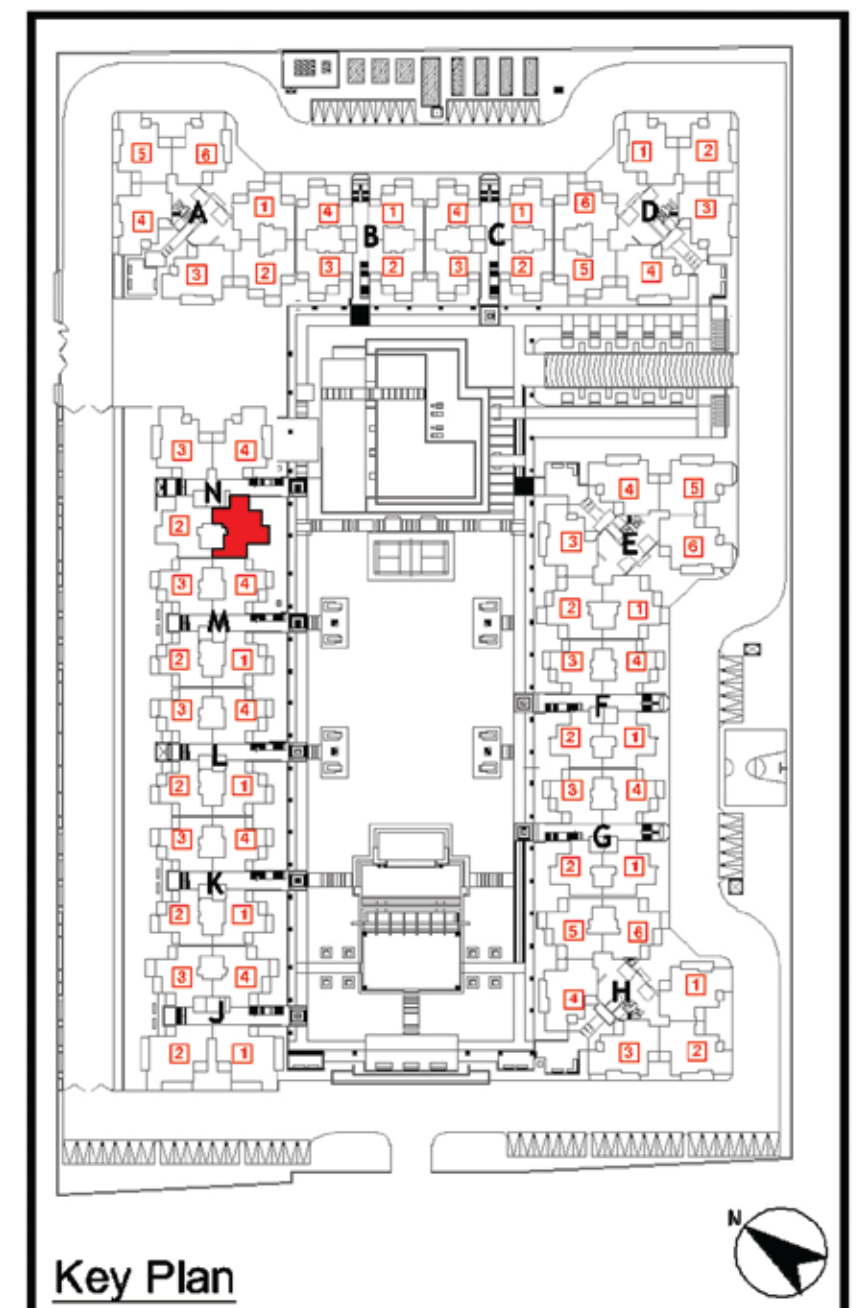
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# FLOOR PLAN TYPE 3

**3 Bed + 2 Toilet**

	Sq. Mtr.	Sq. ft.
<b>Carpet Area (as per RERA)</b>	<b>73.46</b>	<b>790.72</b>
<b>Balcony Area</b>	<b>18.947</b>	<b>203.949</b>
<b>Total Area</b>	<b>123.56</b>	<b>1330</b>

FLAT NO:- 1 (Tower- N)



**Disclaimer:**

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# FLOOR PLAN TYPE 3A

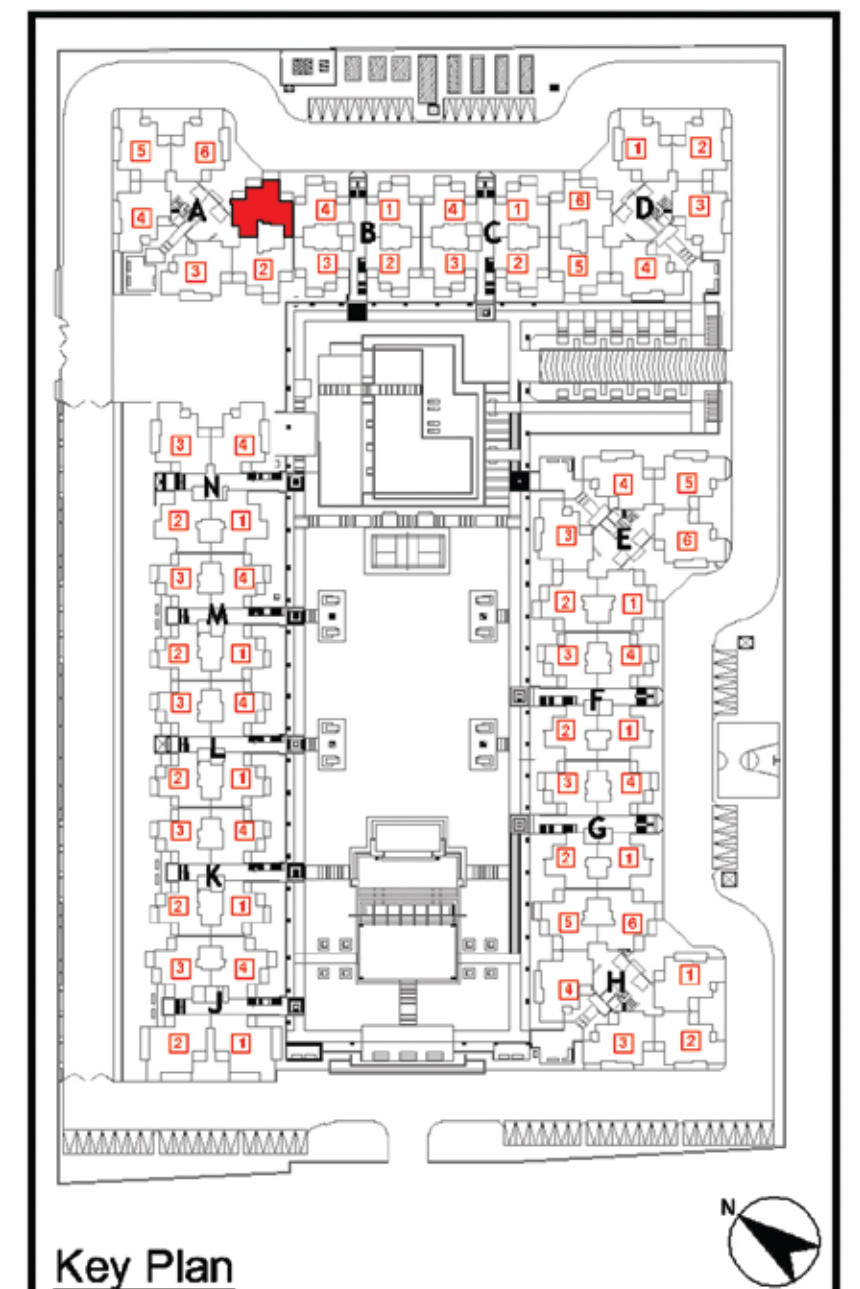
**3 Bed + 2 Toilet**

Sq. Mtr.

Sq. ft.

<b>Carpet Area</b> (as per RERA)	<b>74.35</b>	<b>800.32</b>
<b>Balcony Area</b>	<b>19.279</b>	<b>207.516</b>
<b>Total Area</b>	<b>125.42</b>	<b>1350</b>

FLAT NO:- 1 (Tower- A)



Disclaimer:

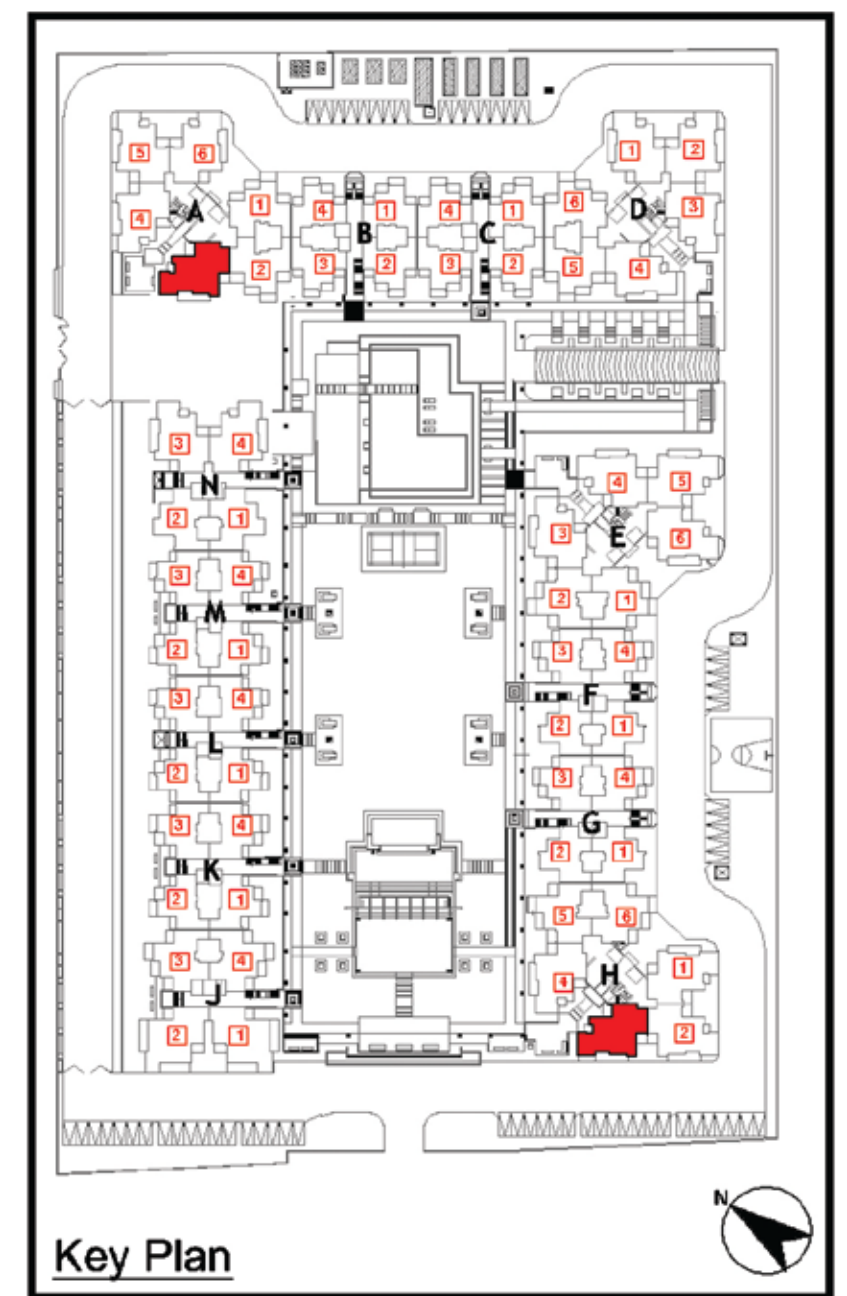
- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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**FLOOR PLAN**  
**TYPE 4**

**3 Bed + 2 Toilet + Puja**

	Sq. Mtr.	Sq. ft.
<b>Carpet Area (as per RERA)</b>	<b>85.36</b>	<b>918.77</b>
<b>Balcony Area</b>	<b>20.250</b>	<b>217.971</b>
<b>Total Area</b>	<b>138.89</b>	<b>1495</b>

FLAT NO:- 3 (Tower- A & H EXCEPT A023, H053, H183 )



**Disclaimer:**

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# FLOOR PLAN TYPE 5

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	92.83	999.23
Balcony Area	29.589	318.499
Total Area	162.11	1745

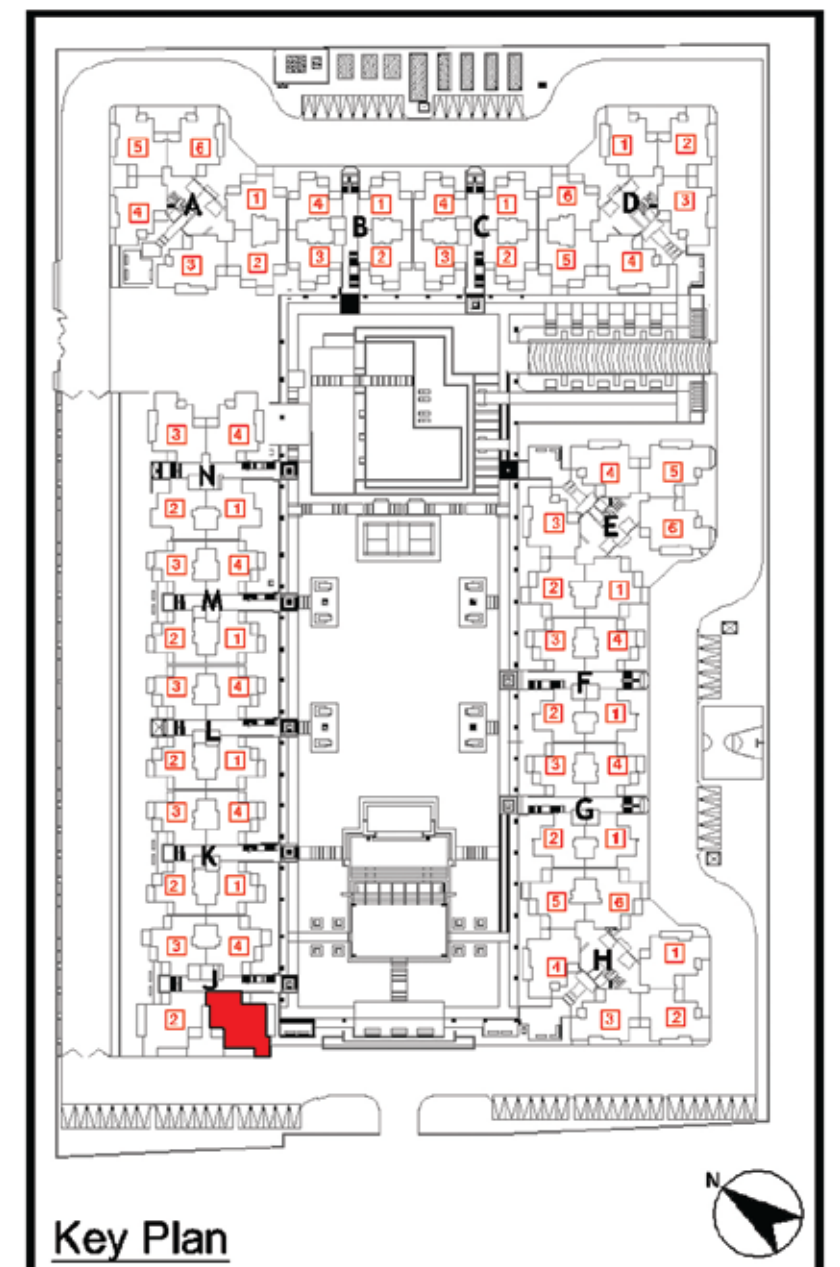
FLAT NO:- 1 (Tower- J)

**3 Bed + 3 Toilet + Study**



**Disclaimer:**

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- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.



# Gulshan

Experience Excellence

# GULSHAN BELLINA

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Fall in love,  
with something that is

# Simply beautiful

PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA CAPITAL**  
**HOUSING FINANCE LIMITED**

Home loans are brought to you by  
Tata Capital Housing Finance Limited and are at their sole discretion.  
Terms and conditions apply.

[sales@gulshanhomz.com](mailto:sales@gulshanhomz.com)

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[gulshanhomz.com](http://gulshanhomz.com)

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**8527 5959 22**

RERA Registration number  
UPRERAPRJ6332