

GULSHAN
avante
THE FORWARD LIFE



WELCOME



TOWARDS



ASPIRATION



THE MASTERPIECE

When one gets fascinated by the idea of a new definition of living, 'Forward' is where your inspiration takes you. Something original, something new, something 'Avant'. And that's how it all came together for 'Gulshan Avante', a new benchmark in the residential segment of Greater Noida (West).



LIVE THE FORWARD LIFE

Premium 4 BHK Apartments

2 Towers

2 units per floor

Only 92 units

3200 sq. ft. Apartments

Homogeneous Living

Low Density Project

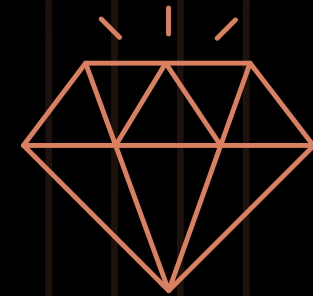
6 Tier Security System

2 dedicated elevators per floor with separate
common service elevator

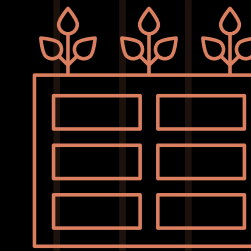
LIFE HERE HAS A LOT MORE TO OFFER



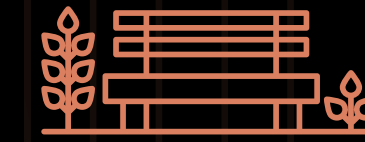
Art Deco Theme



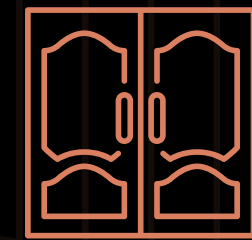
Iconic, state-of-the-art
elevations and facades



Green Terrace
on Rooftop



Complete sit-out
deck for the family



Resplendent double height
entrance lobbies



Most spacious apartments
with cross ventilation



Elaborate fire detection
& mitigation system



Green building certified

TOO MUCH OF GOOD THINGS CAN BE WONDERFUL

- Star gazing Deck with Telescope

- Moon Garden

- Floral Graden, Fragrance Garden and Central Lawn

- Luxury Club

- Pathway and Jogging track

- Shopping complex

- Play Courts

- Green Terrace Rooftop

- Outdoor Gym

- Roof Top Swimming Pool and Kid's Pool

- Yoga & Meditation Pavillion

- Interactive Fountain Plaza

- Kid's Play Area

- Senior Citizen Lounge & Elder's Sitting Area

- Lobby + Coffee Lounge

- Multi Purpose Hall & Spillover

- Salon & Spa facilities

- Gaming Zone

- Roof Top Cinema (15 Seater)

- Viewing Deck

- Bar-be-que Deck under Pergola



SOMETIMES AN ADDRESS SAYS IT ALL

Prime Location

Beautifully structured tree lines covered with greenery

Fully habitat zone

Close to prominent Corporate/Commercial Hubs, Schools, Hospitals, Shopping Malls and Markets

Robust metro city facilities

Advanced layout and planning of road network to minimize traffic congestion

Amazing social & retail infra

Strategically connected to Delhi NCR and nearby cities via networks of roads and expressways (DND, Delhi Meerut Expressway, FNG, Noida-Gr. Noida Expressway & Yamuna Expressway)

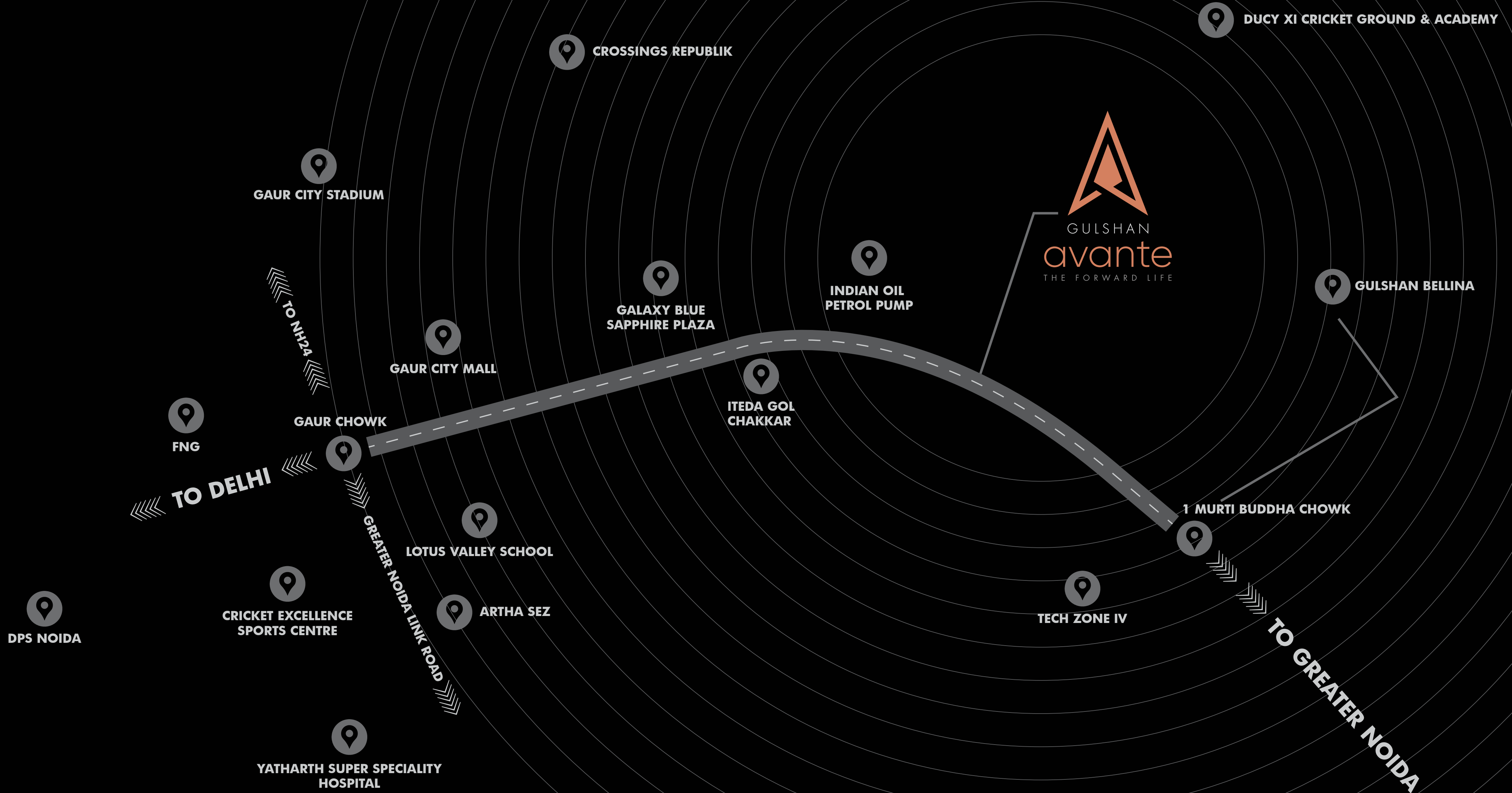
Proposed Metro

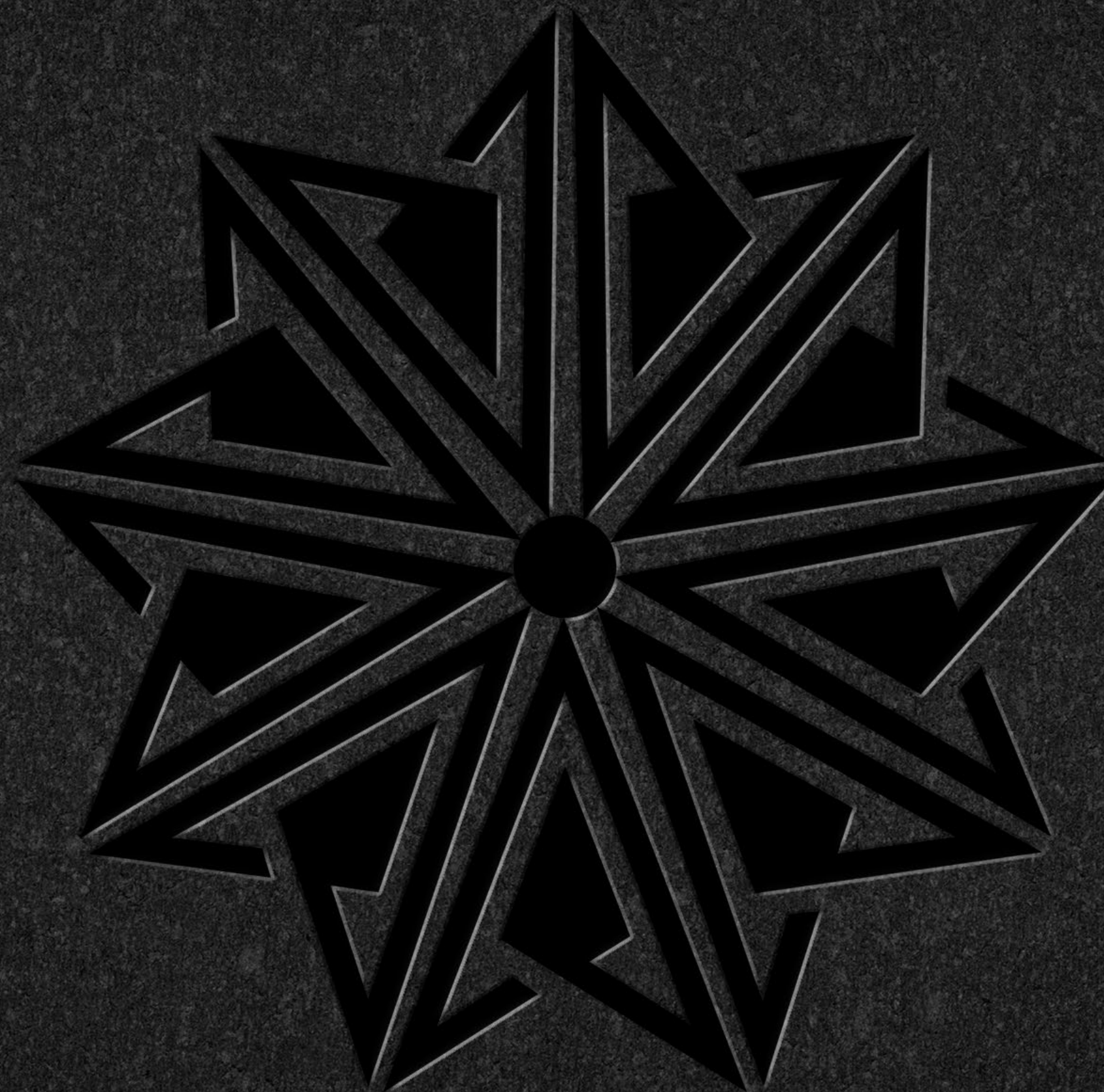
Noida/Jewar International Airport just at an hour distance



FIND YOUR WAY TO FORWARD LIFE

map not to scale





SCHOOLS

RYAN INTERNATIONAL SCHOOL

TECHZONE IV | 5 MIN

LOTUS VALLEY INTERNATIONAL SCHOOL

TECHZONE IV, GREATER NOIDA WEST | 06 MIN

ST.JOHN'S SCHOOL

SECTOR 2, GREATER NOIDA WEST | 08 MIN

DPS

KNOWLEDGE PARK V | 10 MIN

HOSPITALS

YATHARTH SUPER SPECIALITY HOSPITAL

SECTOR 1, GREATER NOIDA WEST | 08 MIN

MANIPAL HOSPITAL

GHAZIABAD | 10 MIN

FORTIS HOSPITAL

SECTOR 62 NOIDA | 15 MIN

KAILASH HOSPITAL

SECTOR 71 | 21 MIN

APOLLO HOSPITAL

SECTOR 26 | 28 MIN

MAX HOSPITAL

SECTOR 18 | 30 MIN

UNIVERSITIES

SHARDA UNIVERSITY

KNOWLEDGE PARK 3

GREATER NOIDA | 30 MIN

AMITY UNIVERSITY

SECTOR 125 | 32 MIN

BIMTECH

KNOWLEDGE PARK 2

GREATER NOIDA | 33 MIN

GAUTAM BUDDHA UNIVERSITY

YAMUNA EXPRESS WAY | 39 MIN

NOIDA INTERNATIONAL UNIVERSITY

SECTOR 17 A,

YAMUNA EXPRESS WAY | 45 MIN

CONNECTIVITY

METRO STATION

SECTOR 52 | 15 MIN

SECTOR 61 | 21 MIN

ELECTRONIC CITY | 23 MIN

FNG | 10 MIN

DND FLYOVER | 38 MIN

SHOPPING

GALAXY BLUE SAPPHIRE PLAZA

GREATER NOIDA W | 7 MIN

GAUR CITY MALL

GREATER NOIDA W | 8 MIN

LOGIX CITY CENTRE

SECTOR 32 NOIDA | 20 MIN

GARDENS GALLERIA

SECTOR 38 | 25 MIN

MALL OF INDIA

SECTOR 18 NOIDA | 27 MIN

MULTIPLEXES

PVR

PVR GAUR CITY

GREATER NOIDA W | 8 MIN

PVR SUPERPLEX

LOGIX CITY MALL

SECTOR 32, NOIDA | 24 MIN

MOVIE MAX

GULSHAN ONE29

NOIDA SECTOR 129 | 27 MIN



PERFECTION PLANNED TO THE TEE

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER A	4 BED + 4 TOILET + 1 SERVANT'S	164.25 Sq. Mtr. / 1768.0 Sq. Ft.	46.92 Sq. Mtr. / 505.0 Sq. Ft.	3200 Sq. Ft. 297.29 Sq.Mtr

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER B	4 BED + 4 TOILET + 1 SERVANT'S	164.25 Sq. Mtr. / 1768.0 Sq. Ft.	46.92 Sq. Mtr. / 505.0 Sq. Ft.	3200 Sq. Ft. 297.29 Sq.Mtr



SITE LAYOUT



LEGEND: LANDSCAPE ELEMENTS

- | | |
|---|---|
| 1 HOUSING SIGNAGE | 16 CELEBRATION PLAZA |
| 2 DRIVEWAY WITH ACCENT PAVING | 17 SITTING TIERS WITH FEATURE WALL |
| 3 TOWER DROP - OFF | 18 ELEVATED LAWN ENCLOSED WITH METAL SCREEN |
| 4 GREEN WALL WITH FLOATING TOWER SIGNAGE FLANKING THE WATER FEATURE | 19 YOGA/ MEDITATION PAVILION |
| 5 CASCADING WATER FEATURE WALL | 20 KIDS' PLAY AREA |
| 6 TOWER ENTRANCE FLANKED BY SCULPTURES | 21 SITTING WITH METAL SCREEN BACKDROP |
| 7 TOWER ENTRANCE FROM GREENS WITH DECORATIVE SCREENS ON EITHER SIDE (UNDER STILT) | 22 ELDER'S SITTING AREA |
| 8 1.5M WIDE CORRIDOR WITH BENCHES & ORNAMENTAL LAMPS (UNDER STILT) | 23 SITTING UNDER TENSILE CANOPY IN FRAGRANCE GARDEN |
| 9 FLOATING SEATING ALCOVE IN PEBBLE BED ENCLOSED WITH JALIS (UNDER STILT) | 24 MOON GARDEN |
| 10 COFFEE SHOP COUNTER (UNDER STILT) | 25 COMMERCIAL PLAZA |
| 11 1.5M WIDE PATHWAY/ JOGGING TRACK | 26 LINEAR SITTING |
| 12 FLORAL GARDEN | 27 COMMERCIAL PLAZA ENTRANCE WITH FEATURE WALLS ON EITHER SIDES |
| 13 SITTING IN FLORAL GARDEN | 28 CAR PARKING IN GRASS PAVERS |
| 14 STEPPED PLANTERS | 29 BOUNDARY PLANTATION |
| 15 CENTRAL LAWN | 30 CHANNEL PLANTER ON BOUNDARY WALL WITH DROOPING PLANTS |

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. FT. = 10.764 SQ. Ft. 1000 mm = 3.28 Ft.

GO THROUGH THE BLUEPRINTS
FOR YOUR NEW ADDRESS

TOWER LAYOUT



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sqm= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
- 2) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 3) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.



UNIT PLAN

	Sq. Mtr.	Sq. Ft.
Carpet Area (as per RERA)	164.25	1768.0
Balcony Area	46.92	505.0
Sale Area	3200	



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APARTMENT SPECIFICATIONS

LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

KITCHEN

Floor - Imported marble flooring or equivalent.

Counter Top & Dado - Granite on Counter Top & Designer Tiles for Dado

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

Hardware - Hettich or equivalent.

Sink - SS Chrome Finished.

Flick Mixer - SS Chrome Finished.

Drawers and Cabinets - Soft closing bank/soft close shutters.

MASTER BEDROOM

Floor - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM - 1

Floor - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM - 2 & 3

Floor - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

TOILETS

Floor - Designer Tiles.

Walls - Designer tiles.

Ceiling - Premium quality acrylic emulsion paint on false ceiling.

Counters - Exclusive granite/imported marble or equivalent.

Sanitary Ware & C. P Fittings - Premium sanitary fixtures of **Hindware** or equivalent, all chrome plated fittings to be of **Hindware** or equivalent.

SERVANT ROOM

Floor - Premium vitrified tiles.

Walls & Ceiling - Finished with premium plastic emulsion paint of appropriate colour.

BALCONY | DECK (FRONT SIDE & REAR SIDE)

Floor - Anti-Skid Ceramic tiles.

Walls & Ceiling - Appropriate finish of exterior grade texture paint.

Railing - MS railing as per design.

DOORS | WINDOWS & FRAMES

Main Door and Frame - Laminated Designer Doors.

Internal Doors and Frames - Laminated Designer Doors.

Exterior Doors & Windows - Aluminium/UPVC Section with DGU Glass.

Servant Toilet Door & Frame - Aluminium/UPVC door & frame.

WOODWORK - Stylish pre-laminated modular Wardrobe with highest standard hardware of Hettich or equivalent.

HVAC - Split AC system in living room, dining, family room and bedrooms of Samsung or Equivalent.

ELECTRICAL - All electrical wiring in concealed conduits; provision for adequate light and power points.

Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs.

PLUMBING - All internal plumbing in CPVC/UPVC/GI. All external in UPVC/PVC/CI/RCC Pipes as per application.

Disclaimer - Gulshan Developers reserves its right to change the area and specifications without prior notice.

COMMON AREA SPECIFICATIONS

LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

Walls - Combination of Imported Marble Cladding/Designer Tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

APARTMENT FLOOR LOBBIES

Floor - Granite flooring or equivalent.

Walls - Combination of Granite Cladding/Designer Tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

ELEVATORS

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

GENERATORS

Generator to be provided for 100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

STRUCTURE

Earthquake Resistant RCC Structure.

SECURITY AND FTTH

Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection and alarm system as per fire norms.

EXTERIOR

Appropriate finish of exterior grade texture paint.

FIRE FIGHTING SYSTEM

A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.

STAIRCASE & LANDING

Floor - Marble/Granite.

Railing - MS railing as per design.

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Gulshan

Experience Excellence

Site Office: Plot No. GH-03A, Sector – 16B, Greater Noida- 201318 (U.P.)

Corporate Office: Plot No. C3, 7th Floor, Gulshan One29, Sec – 129 (Noida Expressway), Noida – 201301 (U.P.)

RERA Registration No.: UPRERAPRJ860880 | Website of UP RERA – www.up-rera.in

Disclaimer:

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