

Gulshan
HOMZ

GULSHAN
Botnia

moments and memories

2 & 3 BHK LUXURY APARTMENTS



GULSHAN Botnia

moments and memories

Gulshan Botnia - **moments and memories**

The world of Botnia is a delightful garden that appeals to your senses. An abode close to the heart of mother nature, it is the home where you can live your dreams. The immaculately planned landscape and luxury amenities offer you a life to turn moments into priceless memories.

Moments To Live, Memories To Make

Unique Features of Botnia

- Dedicated and elegant entry lobbies for each tower.
- Having a central landscaped podium.
- Ample of sunlight coming inside the central podium, and in almost all the units.
- The plot is facing adjoining green area.
- In close proximity of proposed metro station.
- A neoclassical unique façade.

Stunning Features of Botnia



Open Badminton Court



Beauty Salon



Rain Water Harvesting



Customer Care Centre



Internet



Jogging Track



Immaculate Landscaping



Play Pan for Kids



Security



Swimming Pool



Dedicated Lift Lobby



AC Gymnasium

Disclaimer: This brochure is purely conceptual and not a legal offering. All rights reserved. The features are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.

Siteplan - Gulshan Botnia

- Type A** - 2 Bed + 2 Toilet
Carpet Area (As per RERA) 54.92 Sq. M / 591.17 Sq.Ft.
Balcony Area - 14.40 Sq.M / 155.04 Sq.Ft.
Total Area - 95.23 Sq. M / 1025 Sq.Ft.

- Type B** - 2 Bed + 2 Toilet + Study -
Carpet Area (As per RERA) 63.95 Sq. M / 688.39 Sq.Ft.
Balcony Area - 14.83 Sq.M / 159.66 Sq.Ft.
Total Area - 107.77 Sq. M / 1160 Sq.Ft.

- Type C** - 3 Bed + 2 Toilet
Carpet Area (As per RERA) 76.07 Sq. M / 818.82 Sq.Ft.
Balcony Area - 16.61 Sq.M / 178.79 Sq.Ft.
Total Area - 125.88 Sq. M / 1355 Sq.Ft.

- Type D** - 3 Bed + 2 Toilet
Carpet Area (As per RERA) 74.35 Sq. M / 800.27 Sq.Ft.
Balcony Area - 19.81 Sq.M / 213.23 Sq.Ft.
Total Area - 127.28 Sq. M / 1370 Sq.Ft.

- Type E** - 3 Bed + 2 Toilet (BIG)
Carpet Area (As per RERA) 81.39 Sq. M / 876.11 Sq.Ft.
Balcony Area - 20.10 Sq.M / 216.35 Sq.Ft.
Total Area -137.03 Sq. M / 1475 Sq.Ft.



Legend

- 1 Entry/Exit Gate
- 2 Entrance Plaza
- 3 Residential Gate
- 4 Tower Drop-Off
- 5 Swimming Pool
- 6 Pool Deck
- 7 Commercial Apartment Plaza
- 8 Community green
- 9 Open Air Theatre
- 10 Pathway through portals
- 11 Kids Play Pan
- 12 Badminton Court
- 13 Peripheral screen planting
- 14 Organic Waste Composter
- 15 Open 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.

Specifications at Gulshan Botnia

FLOORING

- Vitrified tiles in living, dining, bedrooms & kitchen.
- Ceramic tiles in toilets & balconies.

DOORS & WINDOWS

- External doors & windows made of UPVC.
- Internal hardwood frames with flush doors.
- Additional MS Steel safety door with wire mesh on entrance.
- Grand Entrance of 8 feet high door.

TOILET

- Ceramic floor tiles.
- Ceramic tiles upto door height on walls.

KITCHEN

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

INSIDE WALL FINISH

- Inside wall finish with OBD.

EXTERNAL FAÇADE

- Exterior in Texture / Superior Paint Finish.

ELECTRICAL

- One tube light in each room.
- Copper wiring in concealed P.V.C. conduits.
- Sufficient lights & power points.
- Provision for T.V. points in living room & all bedrooms.
- Provision for video door phone.

Gulshan Botnia - Location Advantages



Disclaimer – Map not to scale.



2 Minutes
From Upcoming
Metro Station at
Sec 144 Noida Expressway



15 Minutes
From Sector-18,
Atta Market



25 Minutes
From Akshardham
Temple



10 Minutes
From Amity
Chowk



20 Minutes
From Ashram
Chowk



25 Minutes
From F1 Track at Buddh
International Circuit

FLOOR PLAN TYPE A

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	54.92	591.17
Balcony Area	14.40	155.04
Total Area	95.22	1025

FLAT NO:- 1 (Tower- D, E, H & J), Except D 011 & E 011

2 Bed + 2 Toilet



Disclaimer:

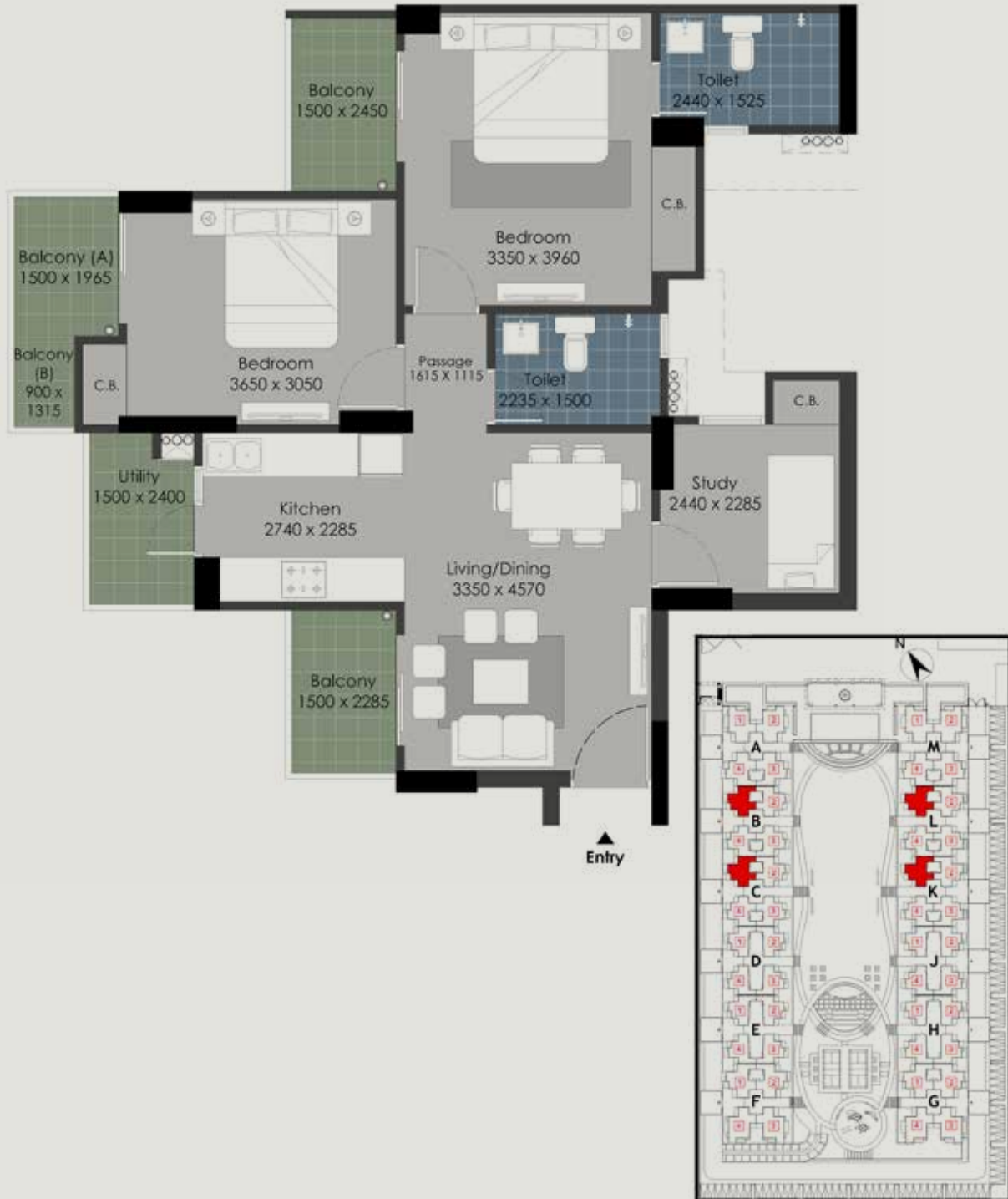
- 1) All rooms dimensions are in millimeters, 1 Sqm= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
- 2) Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not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

FLOOR PLAN TYPE B

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	63.95	688.39
Balcony Area	14.83	159.66
Total Area	107.77	1160

FLAT NO:- 1 (Tower- B, C, K & L), Except B 011 & C 011

2 Bed + 2 Toilet + Study



Disclaimer:

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FLOOR PLAN TYPE C

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	76.07	818.82
Balcony Area	16.61	178.79
Total Area	125.88	1355

FLAT NO:- 1 (Tower- F & G), Except F 011

3Bed + 2 Toilet



Disclaimer:

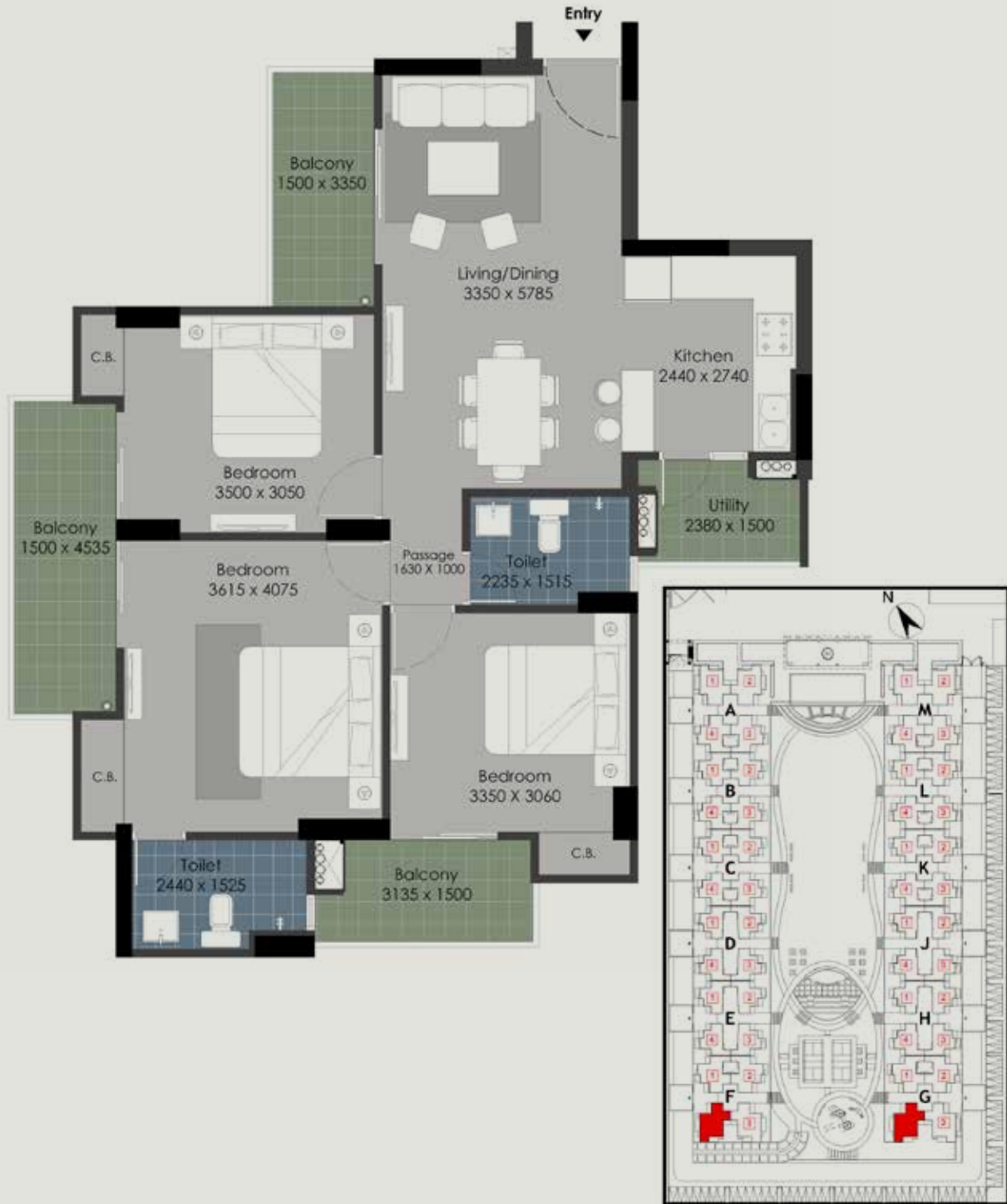
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FLOOR PLAN TYPE D

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.35	800.27
Balcony Area	19.81	213.23
Total Area	127.28	1370

FLAT NO:- 4 (Tower- F & G), Except F 014

3 Bed + 2 Toilet



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FLOOR PLAN TYPE E

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	81.39	876.11
Balcony Area	20.10	216.35
Total Area	137.03	1475

FLAT NO:- 1 (Tower- A & M), Except A 011, M 011 & M 021

3 Bed + 2 Toilet (Big)



Disclaimer:

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Why Gulshan Homz ?

At Gulshan Homz, we fervently believe in constructing every home as if it was our own. We have created a construction manual that outlines what we need to do at every stage of the development process – thereby, ensuring we maintain timelines & standardized quality at each step.

'No compromise' – a philosophy we adhere to religiously. Each aspect of Gulshan Homz epitomizes quality and is meticulously planned, right down to the minutest details, so that you always feel satisfied with your home. In addition, our decision-making process is based on practical analysis rather than cost analysis – which means, we'll sell a home only if we think it's the best.

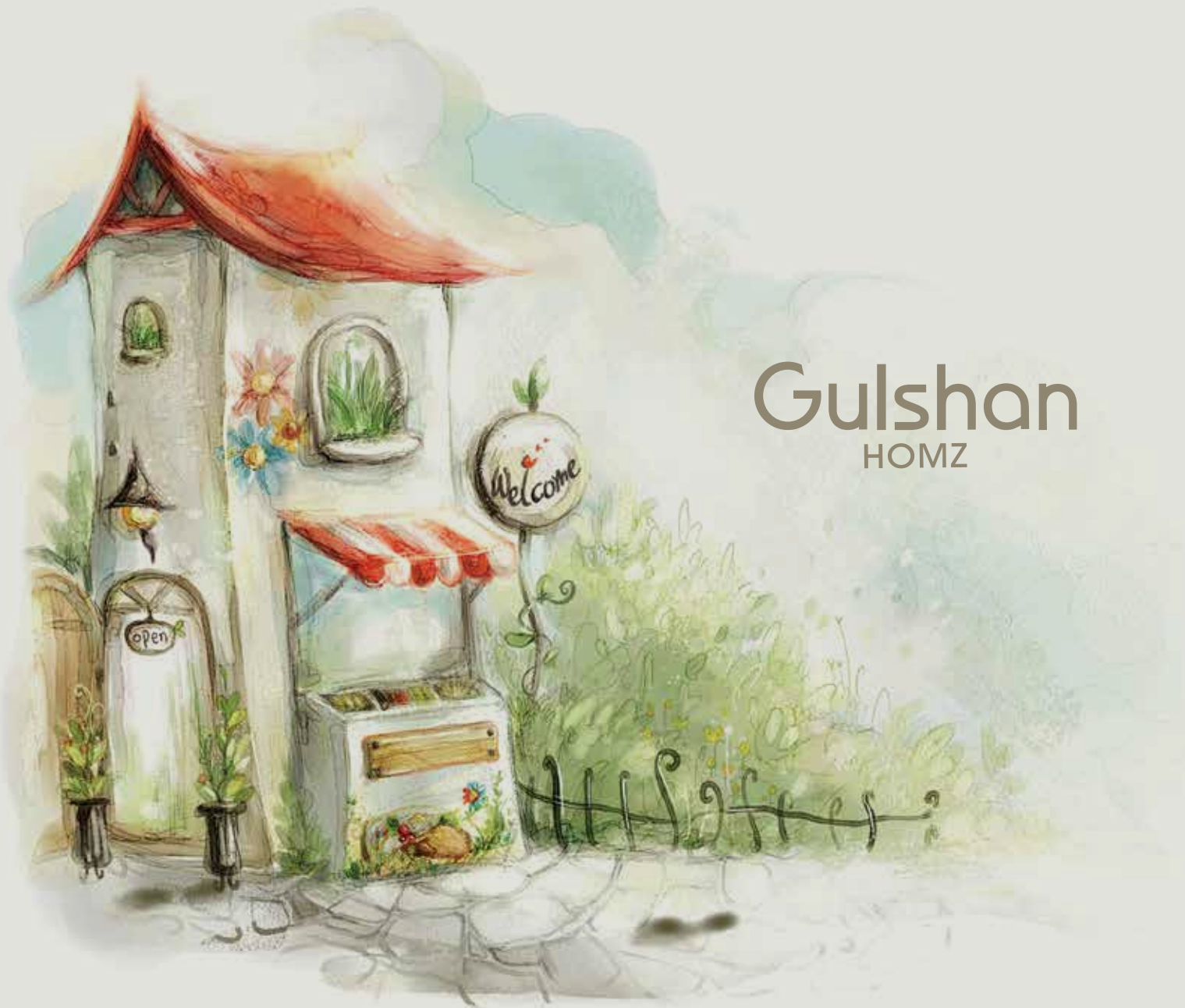
We are perfectionists and obsessed with design and aesthetics. We make sure to

add a bit of us in everything - from the coffee mugs and pencils in our office to our constructions.

We also pride ourselves on fulfilling our promises and delivering projects on time. Before a family gets possession of their new home, we guarantee - they'll have all the listed amenities to indulge in.

Why Gulshan Homz? Because our reputation can be aptly summarized in two words –

Responsible . Reliable.



Gulshan
HOMZ

Gulshan HOMZ

Delivered Projects by Gulshan Homz



Sector-137, Noida

Gulshan
Vivante



Sector-143, Noida

Gulshan
ikebana
3 bhk homes@sec.143 noida



Sector-121, Noida

HOMES 121
NOIDA



Indirapuram, Ghaziabad

GRAND
INDIRAPURAM
Luxury Homes

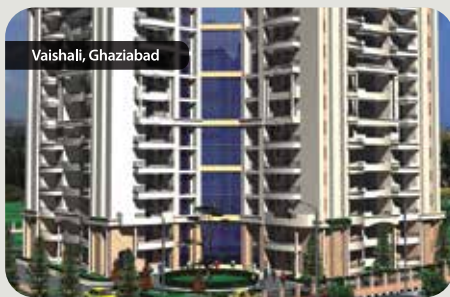


Indirapuram, Ghaziabad

grandstreet
INDIRAPURAM



STICOPICK



Vaishali, Ghaziabad

Emerald
Heights
RAMPRASAD GREEN VAISHALI



Indirapuram, Ghaziabad

CENTRUM
INDIRAPURAM
3 & 4 BHK HOMES

On Going Projects by Gulshan Homz



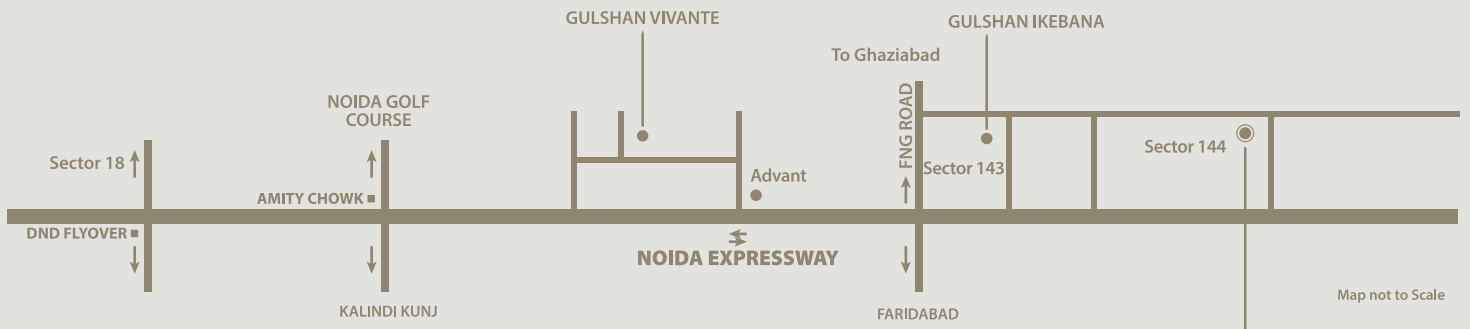
Sector-144, Noida

GULSHAN
Botnia
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Sector-16, Greater Noida West

GULSHAN
BELLINA
3 & 4 BHK HOMES



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Site Address: GH-03C, Sec-144, Noida Expressway.



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 HOMZ

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