



GULSHAN BELLINA

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

Gulshan
HOMZ

Upgrade your life to
opulence and
extravagance at
Greater Noida West.
2 & 3 BHK Apartments
**possession begins
in 2019.**



GULSHAN BELLINA

PERFECTLY POSITIONED

Round About



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**

05MIN

Fortis Hospital

15MIN

**Sector 18
Atta Market**

15MIN

Pari Chowk

20MIN

Ashram Chowk

30MIN

GULSHAN BELLINA

STUNNING FEATURES

**24 X 7
Security**

**Customer
Care Center**

**Basketball Court
(Half Court)**

**Indoor
Games**

**Rain Water
Harvesting**

**Swimming
Pool**

**AC Gym, Yoga
& Aerobics**

**Special Play-pan
for kids**



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STUNNING FEATURES

**Immaculate
Landscaping**

**Exclusive
Welcome Lounge
& Coffee Shop**

**AC Unisex Beauty
Salon**

AC Banquet

Laundry Services

Open Air Theatre

**In-Compound
OPD**

**Wheel Chair for
Elderly and Sick**



GULSHAN BELLINA

PROJECT SPECIFICATIONS

FLOORING

Vitrified tiles in drawing, dining, bedrooms and kitchen.

Ceramic tiles in toilets and balconies.

DOOR & WINDOWS

External doors & windows made of Aluminium.

Internal hardwood frames with flush doors.

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.

INSIDE WALL FINISH

Inside wall finish with OBD.

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.

SUPER STRUCTURE

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

Site Layout at Gulshan Bellina



Disclaimer – Map not to scale.

- 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.

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

GULSHAN BELLINA

FLOOR PLAN TYPE 1

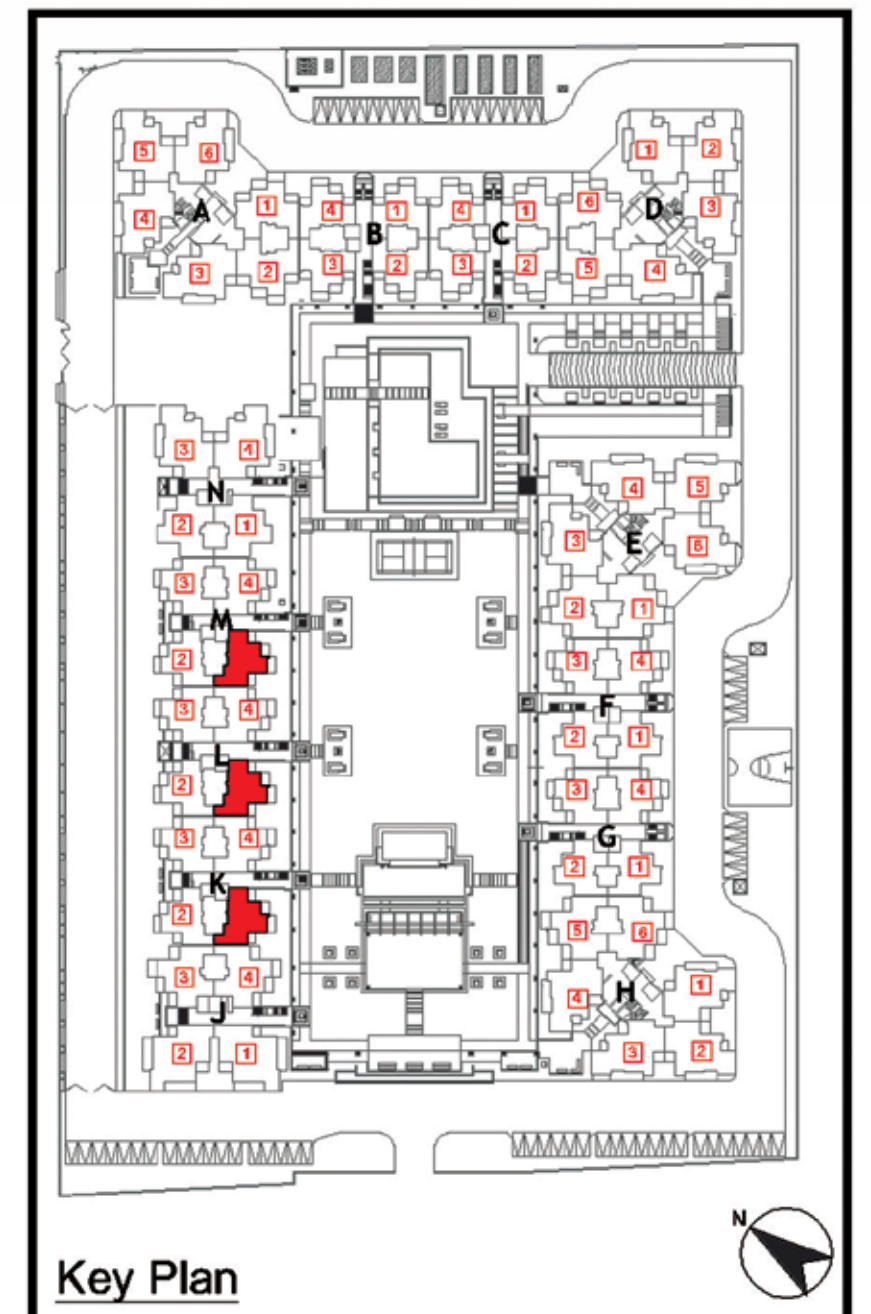
2 Bed + 2 Toilet

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)



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

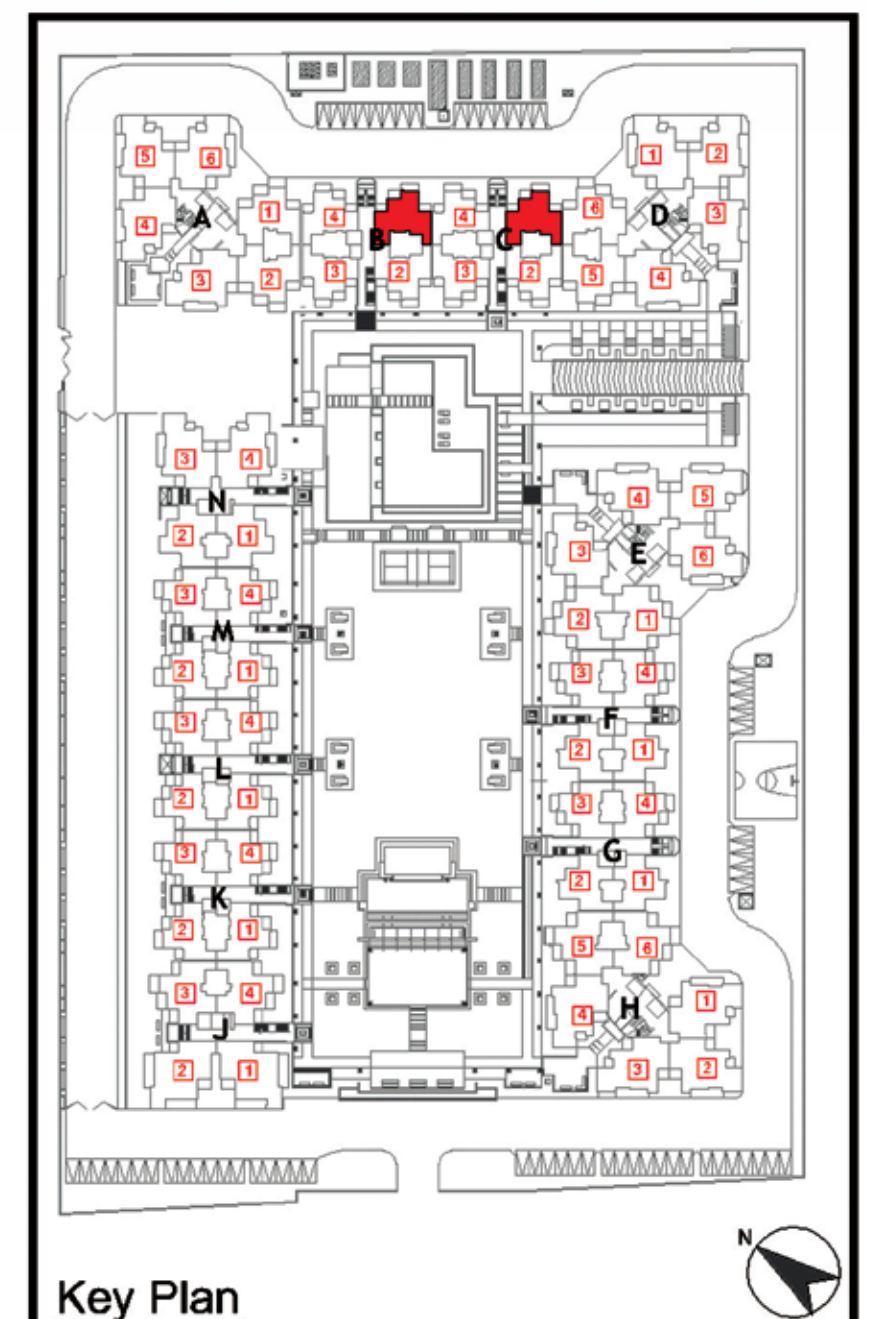
2 Bed + 2 Toilet + Study

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)



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FLOOR PLAN TYPE 2A

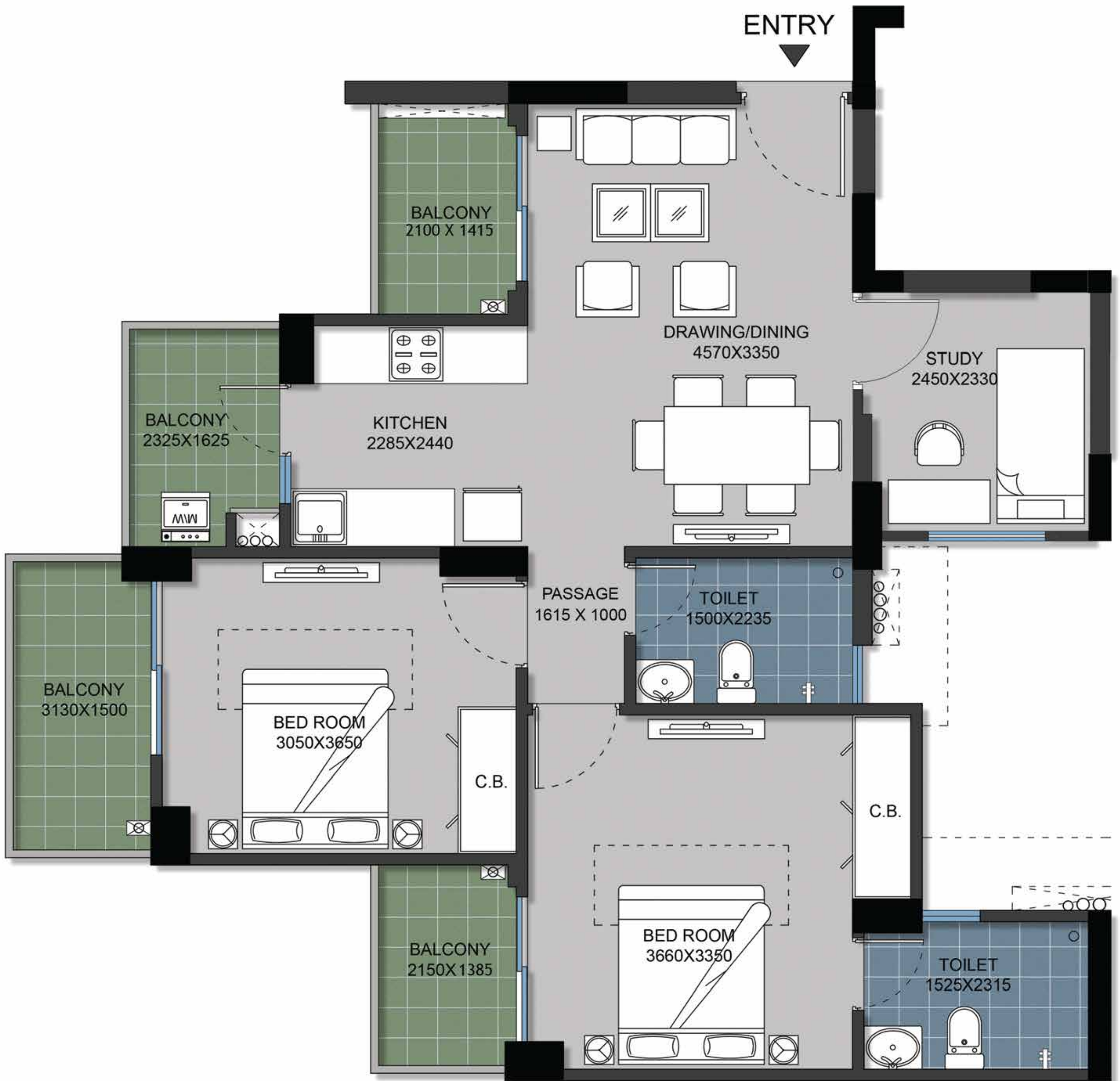
Sq. Mtr.

Sq. ft.

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

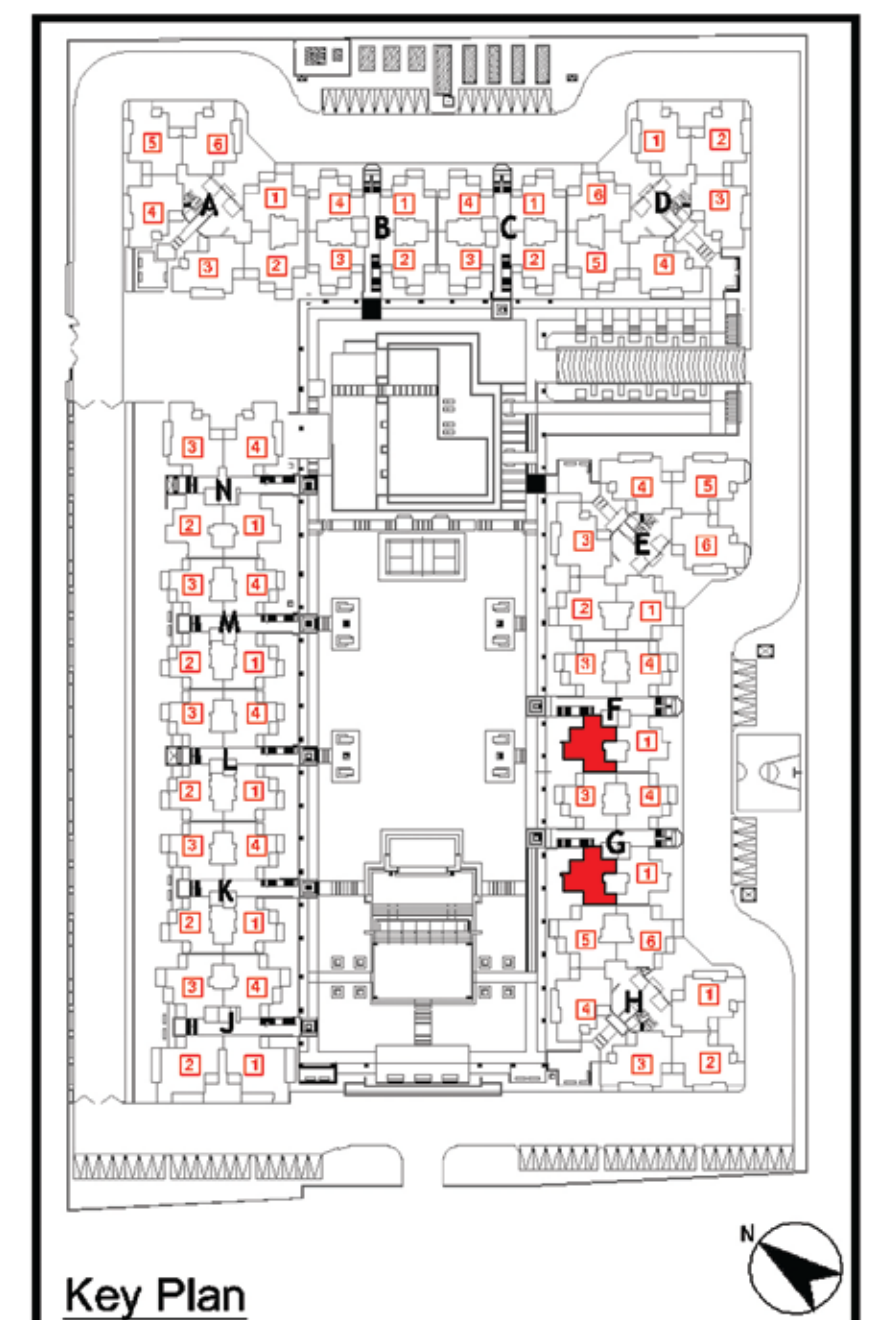
FLAT NO:- 1 (Tower- F & G)

2 Bed + 2 Toilet + Study



Disclaimer:

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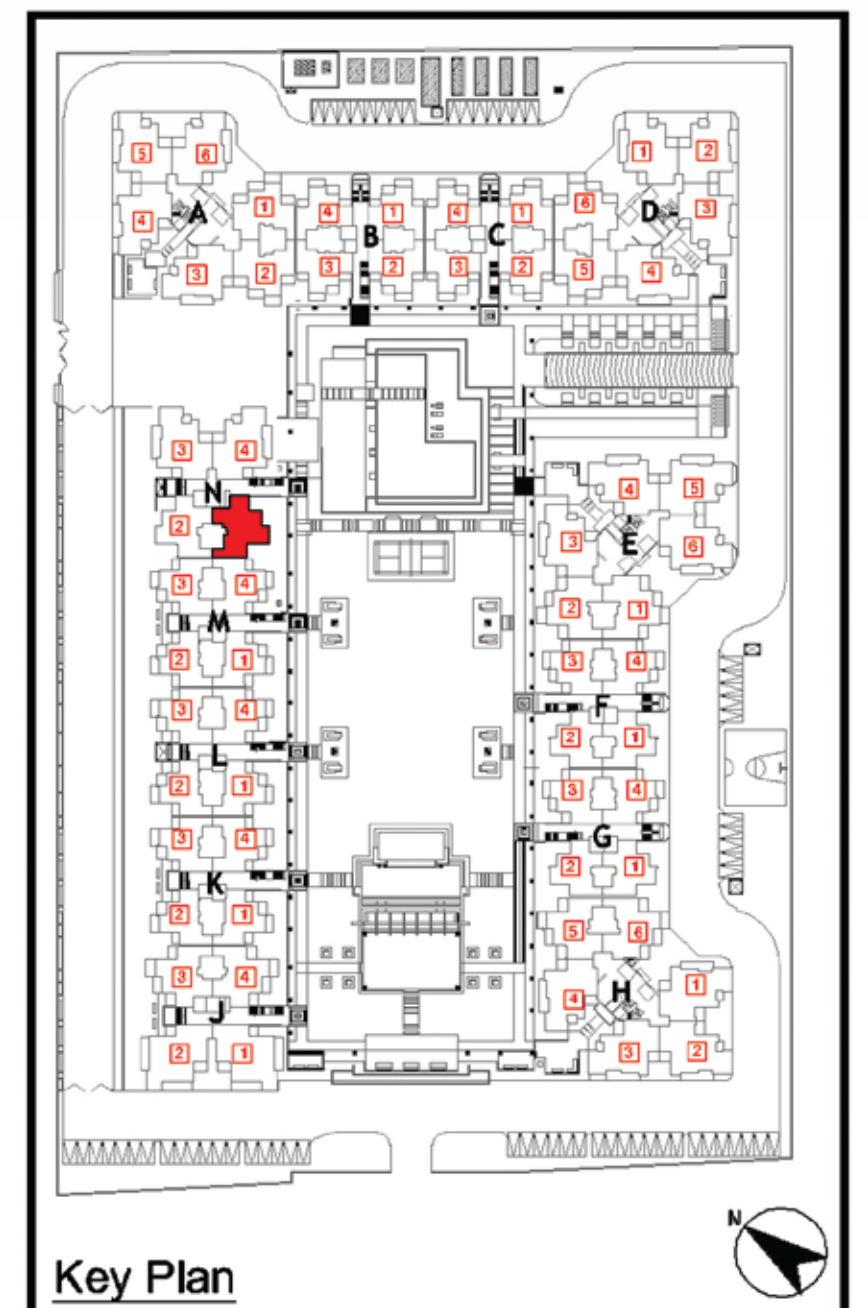
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FLOOR PLAN TYPE 3

3 Bed + 2 Toilet

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

FLAT NO:- 1 (Tower- N)



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FLOOR PLAN TYPE 3A

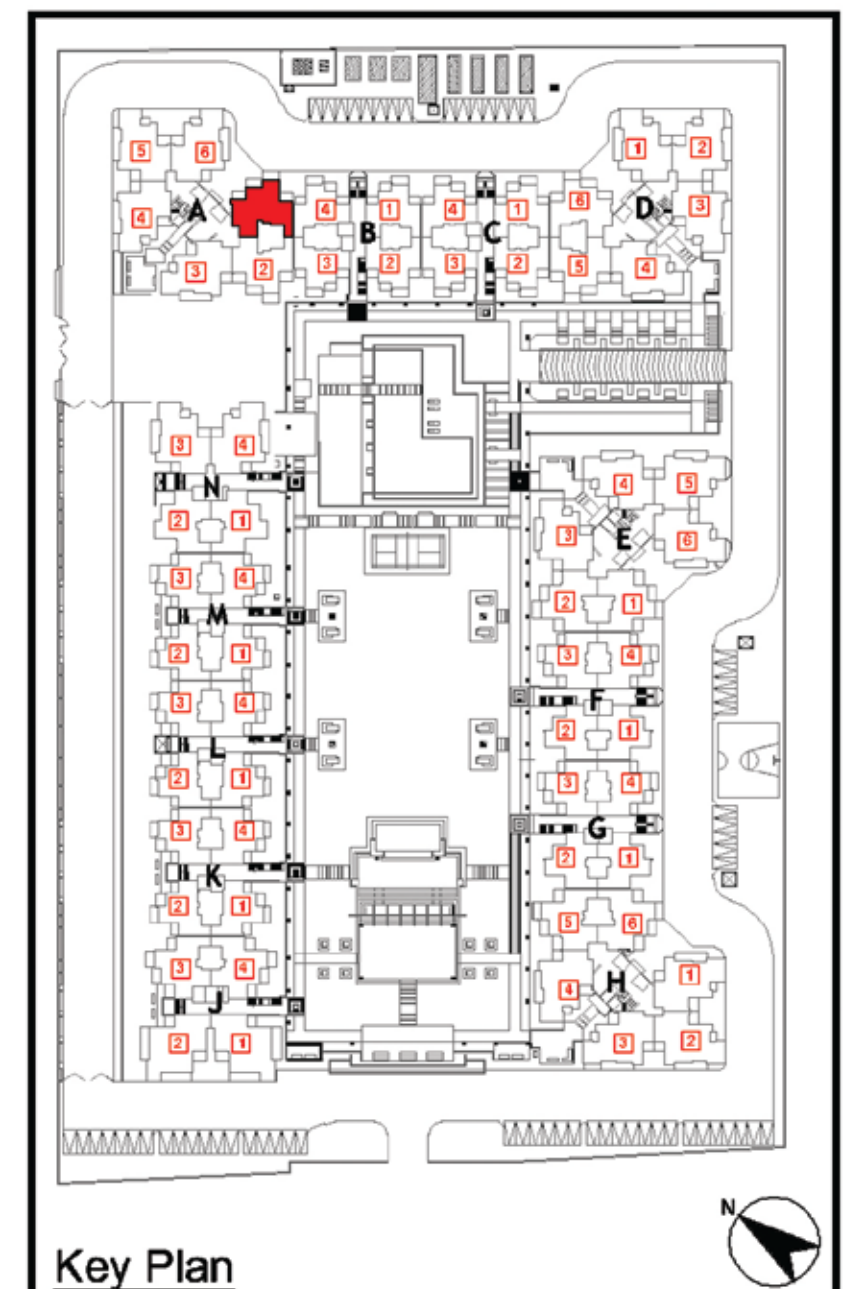
3 Bed + 2 Toilet

Sq. Mtr.

Sq. ft.

Carpet Area (as per RERA)	74.35	800.32
Balcony Area	19.279	207.516
Total Area	125.42	1350

FLAT NO:- 1 (Tower- A)



Disclaimer:

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FLOOR PLAN
TYPE 4

3 Bed + 2 Toilet + Puja

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

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



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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

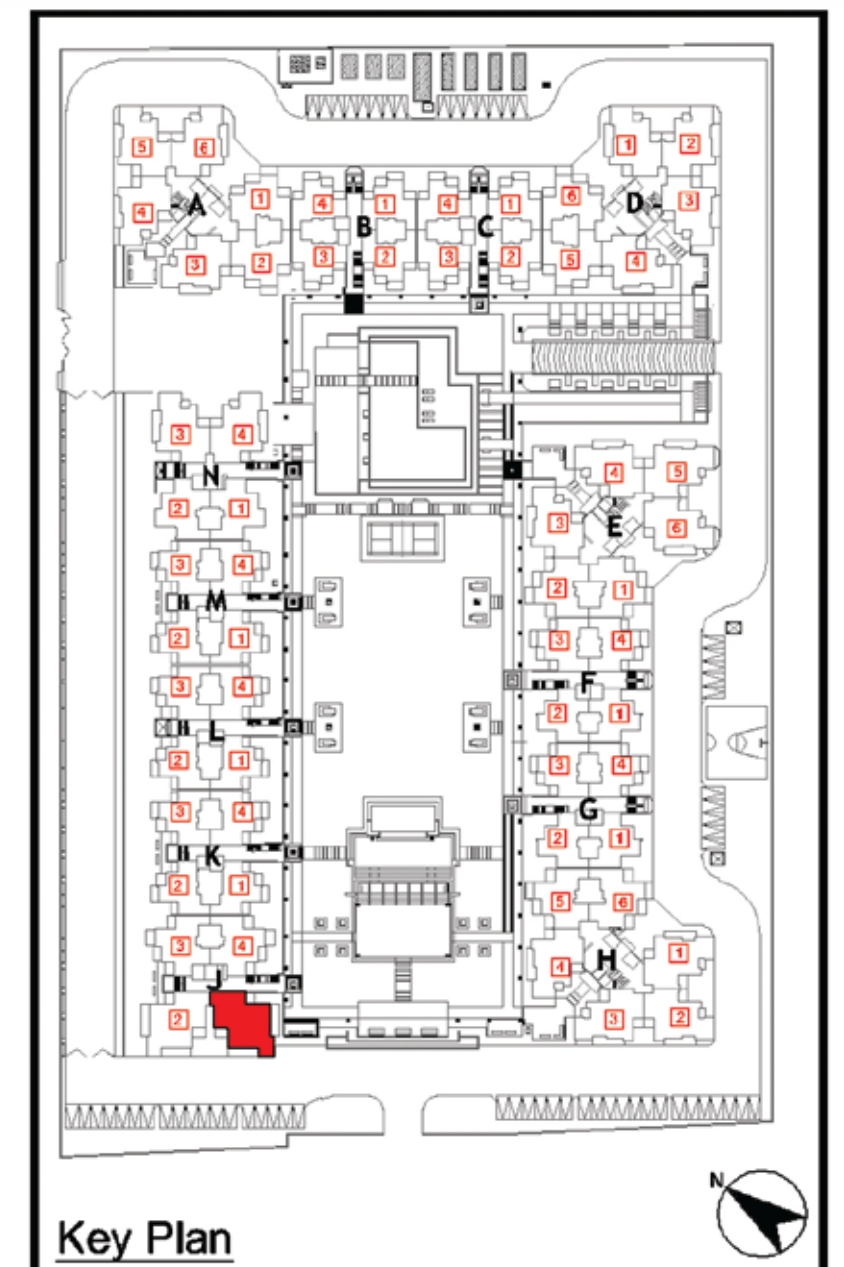
FLAT NO:- 1 (Tower- J)

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
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GULSHAN BELLINA

Fall in love,
with something that is

Simply beautiful

gulshanhomz.com

RERA Registration number
UPRERAPRJ6332

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or implicitly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties.