



not just an address but a *statement*

**Gulshan
HOMZ**

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HEAD OFFICE: 121, Hargobind Enclave, Delhi-110092 | CORPORATE OFFICE: grandsireet, Plot No. 2C, Vaibhav Khand, Indirapuram, Uttar-Pradesh. | SITE ADDRESS: Plot No. GH-03/A, Sector - 143, Noida (U.P.)
RERA Approved Project. Project registration no: UPRERAPR1806

Simplicity, purity & exclusivity

With Gulshan Ikebana, Noida is about to witness a new benchmark in refined living. The property offers three bedroom choices in four sizes. The location of sector 143 offers pristine locales and easy accessibility.

But the highlight of the property are the amenities and finer detail in common areas.

The Club at Gulshan Ikebana hosts number of recreational facilities such as swimming pool besides the restaurant, a.c. gym, spa, indoor games room and luxurious sprawling welcome lounge.

This Club with its manicured lawns promises to be a perfect spot for rejuvenation.

Welcome to Gulshan Ikebana, not just an address but a statement.

What sets it apart!

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|--------------------------|-----------------------------------|--|
| 1. Water softener plant | 12. Jogging Track | 23. Laundry Services |
| 2. Bus shelter | 13. Badminton Court | 24. Cabs on call |
| 3. Internet Connectivity | 14. Basketball Court (Half Court) | 25. Amphitheatre |
| 4. Karaoke Room | 15. AC Gymnasium | 26. Kids Lounge |
| 5. 24 x 7 Security | 16. Special Play area for kids | 27. Regular in-compound OPD |
| 6. Intercom Connectivity | 17. Immaculate Landscaping | 28. Ambulance on Call |
| 7. Customer Care Centre | 18. Aerobic Dance Floor | 29. Doctor on Call |
| 8. Rain Water Harvesting | 19. Coffee Shop | 30. Stretcher Lifts |
| 9. Swimming pool | 20. AC Unisex Beauty Salon | 31. Wheel chair for elderly and sick |
| 10. Yoga Centre | 21. Steam / Massage Room | 32. AC Banquet / Party Hall / Welcome Lounge |
| 11. Indoor Games | 22. Business Lounge | |

Site Layout and Legend:

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|---|---|
| <ul style="list-style-type: none"> ■ Type A - 3 Bed + 2 Toilet - Super Area 124.49 Sq. M / 1340 Sq.Ft. Carpet Area (As per RERA) 73.30 Sq. M / 788.99 Sq.Ft. ■ Type A1 (Typ.) - 3 Bed + 2 Toilet - Super Area 124.49 Sq. M / 1340 Sq.Ft. Carpet Area (As per RERA) 73.18 Sq. M / 787.75 Sq.Ft. ■ Type A2 (Typ.) - 3 Bed + 2 Toilet - Super Area 125.98 Sq. M / 1356 Sq.Ft. Carpet Area (As per RERA) 74.78 Sq. M / 804.93 Sq.Ft. ■ Type B - 3 Bed + 2 Toilet + Puja - Super Area 138.89 Sq. M / 1495 Sq.Ft. Carpet Area (As per RERA) 85.16 Sq. M / 916.66 Sq.Ft. ■ Type C - 3 Bed + 3 Toilet + Study - Super Area 157.47 Sq. M / 1695 Sq.Ft. Carpet Area (As per RERA) 93.24 Sq. M / 1003.61 Sq.Ft. ■ Type C1 (Typ.) - 3 Bed + 3 Toilet + Study - Super Area 157.47 Sq. M / 1695 Sq.Ft. Carpet Area (As per RERA) 92.62 Sq. M / 996.94 Sq.Ft. ■ Type D - 3 Bed + 4 Toilet + Study - Super Area 185.34 Sq. M / 1995 Sq.Ft. Carpet Area (As per RERA) 103.63 Sq. M / 1115.47 Sq.Ft. ■ Commercial Apartment ■ Community | <ul style="list-style-type: none"> 1 Entry/Exit Gate 2 Jogging Track 3 Central Water Feature 4 Basement Ventilation Cutouts 5 Fragrance Garden 6 Yoga/Meditation Decks 7 Seasonal Gardens 8 Sitting Around Sculpture/Elders Zone 9 Bamboo Garden 10 Palm Court 11 Pathway Under Pergolas 12 Central Green 13 Kids Play Area 14 Skating Rink 15 Tot Lots 16 Open Air Amphitheater 17 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.

The Advantages

Every Detail Counts
Specifications of Gulshan Ikebana

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| <p>1. Main Door
- Additional MS Steel safety door with wiremesh.</p> <p>2. Flooring
- Vetrified tiles in drawing/ dining/ bedrooms and kitchen.
- Anti-skid ceramic tiles in toilets and balcony.</p> <p>3. Door & Windows
- External door and windows made of UPVC.
- Internal hardwood frames with flush doors.</p> <p>4. Kitchen
- Granite top-working platform.
- Double-bowl stainless steel sink.
- Ceramic glazed tiles 600 mm above working platform.</p> <p>5. Toilet
- Anti skid Ceramic floor tiles.
- Ceramic Tiles up to door height on walls.</p> | <p>6. Inside Wall Finish
- Inside wall finish with POP punning and plastic paint.</p> <p>7. External Façade
- Exterior in superior paint finish.</p> <p>8. 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.
- One tube light in each room.</p> <p>9. Super Structure
- Earthquake – resistant R.C.C. frame structure.</p> |
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Gulshan Ikebana - Location Advantages

 05 Minutes From Proposed Metro Station	 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

Disclaimer: Any minor additions or alterations, if required in the project shall be done keeping in mind the provisions under RERA.

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 –

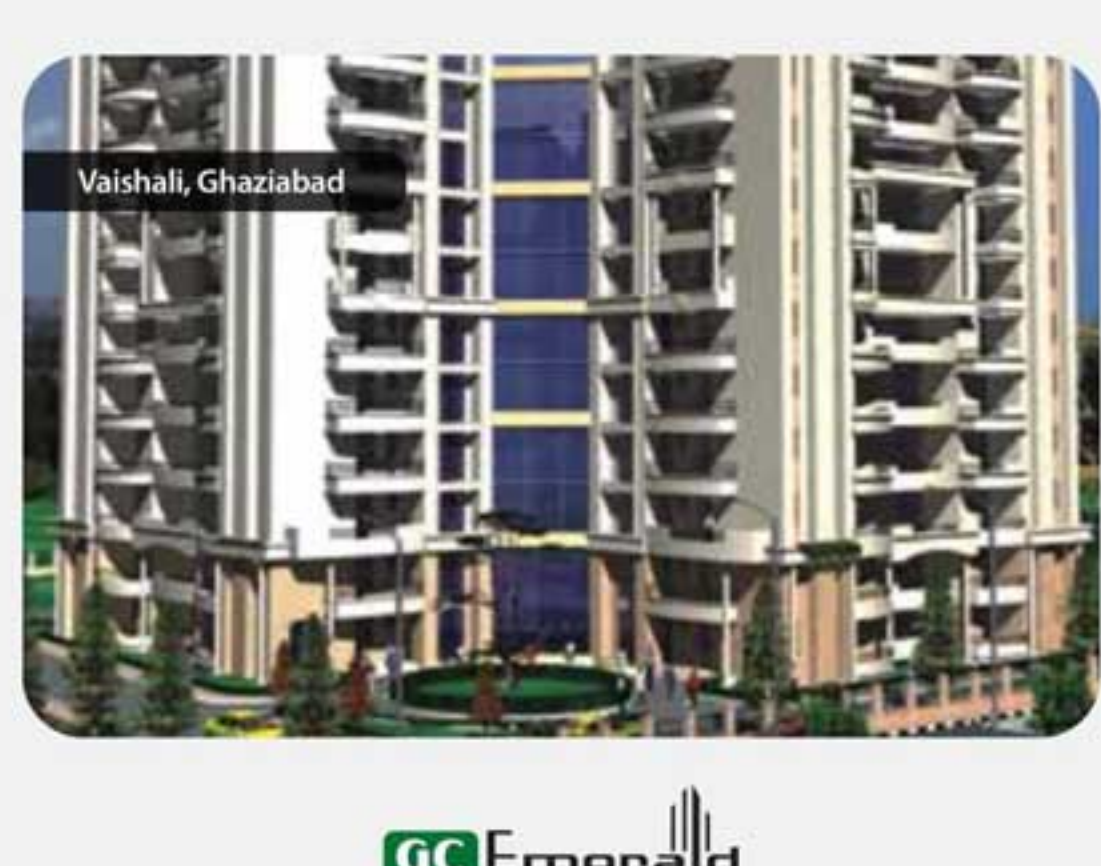
Responsible . Reliable.



**Gulshan
HOMZ**

Gulshan HOMZ

Delivered Projects by Gulshan Homz



On Going Projects by Gulshan Homz

