

GULSHAN
Botnia
LIVING MADE BEAUTIFUL

— 2&3 BHK LUXURY APARTMENTS —

A PROJECT BY GULSHAN HOMZ



QUALITY MEETS ARCHITECTURAL EXCELLENCE

AN EPITOME OF QUALITY, COMMITMENT, AND PROFESSIONALISM, GULSHAN HOMZ LEADS THE REALTY DOMAIN WITH LIVING LANDMARKS OF ARCHITECTURAL EXCELLENCE. WITH AN ETERNAL CREED TO FULFILL OUR COMMITMENT, WE AT GULSHAN HOMZ ARE

Responsible . Reliable

— GULSHAN HOMZ IS KNOWN FOR —

LEAVING NO STONE UNTURNED TO BRING QUALITY
CONSTRUCTION TO LIFE.

MERGING WORLD-CLASS INNOVATION AND TECHNOLOGY
WITH ARCHITECTURE TO HOUSE GENERATIONS TO COME.

STRATEGICALLY LOCATING PREMIUM HOUSING VENTURES
LIKE BOTNIA AND DEVELOPING THEM IN ADHERENCE TO
STRICT QUALITY CONSTRUCTION PARAMETERS.

CLOSELY MONITORING THE DESIGN, STRENGTH,
MATERIAL, AND NUMEROUS OTHER ASPECTS TO DEVELOP
RESIDENTIAL PROJECTS THAT SPEAK QUALITY AND
BREATHE LUXURY.

**“TODAY WE ARE SHAPING THE BUILDINGS,
SO THEY CAN SHAPE OUR TOMORROW!”**

- GULSHAN NAGPAL



Gulshan
HOMZ

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“ENTER THE WORLD OF BOTNIA”

GULSHAN
Botnia
LIVING MADE BEAUTIFUL

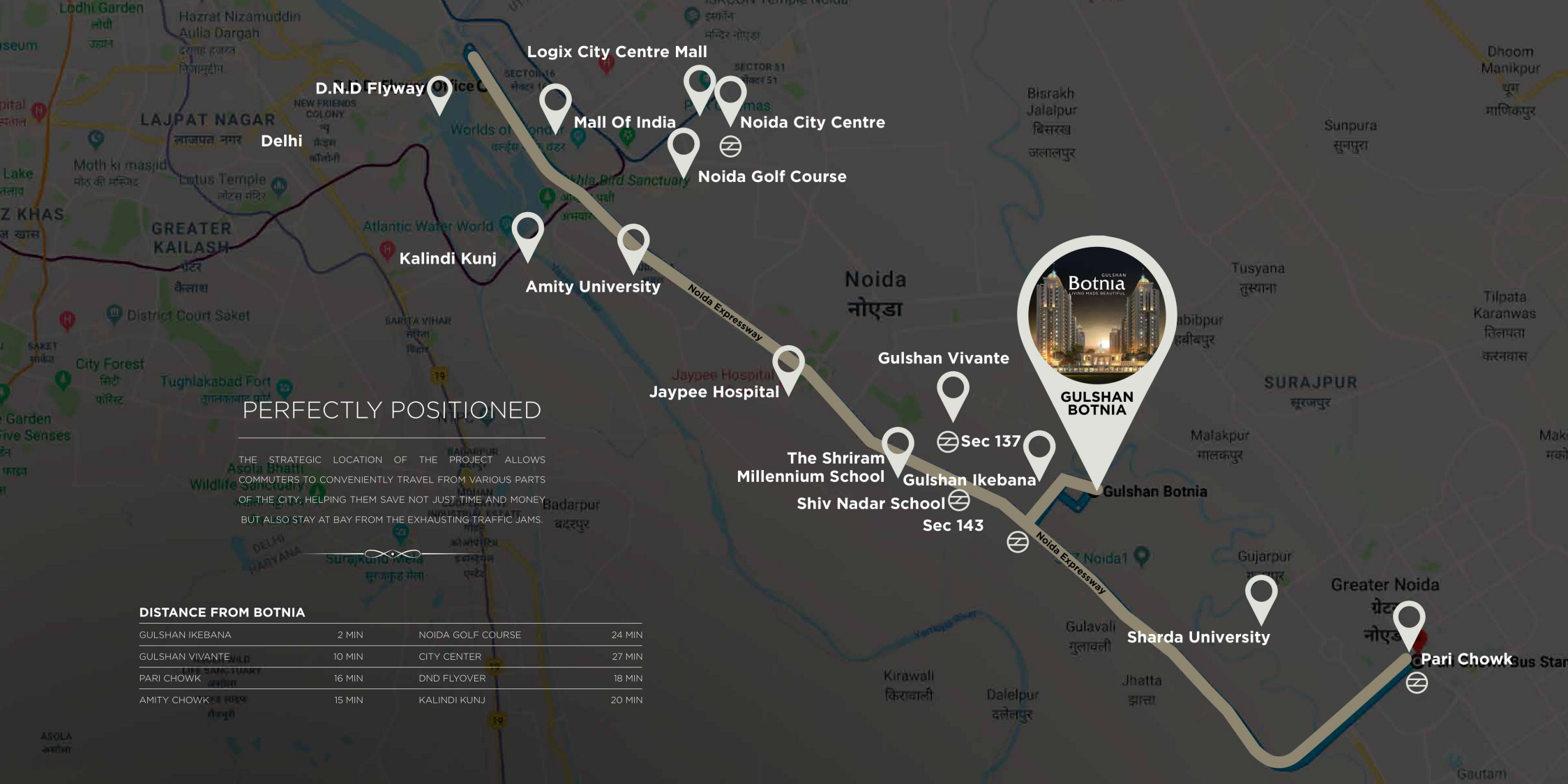


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WELCOME TO AN
OASIS OF EXTRAVAGANCE!

THERE ARE NUMEROUS SKYROCKETING PROJECTS ADORNING THE CITY'S LANDSCAPE AND THEN THERE IS GULSHAN BOTNIA. EQUIPPED WITH WORLD-CLASS LUXURY AND ARCHITECTURAL EXCELLENCE, IT IS WHERE LUXURY MEETS SUSTAINABLE LIVING. THE GREEN GARDENS OF BOTNIA YIELD FRUITS OF JOY AND PROSPERITY, MAKING WAY FOR MOMENTS AND MEMORIES OF BLISSFUL LIVING.





PERFECTLY POSITIONED

THE STRATEGIC LOCATION OF THE PROJECT ALLOWS COMMUTERS TO CONVENIENTLY TRAVEL FROM VARIOUS PARTS OF THE CITY, HELPING THEM SAVE NOT JUST TIME AND MONEY BUT ALSO STAY AT BAY FROM THE EXHAUSTING TRAFFIC JAMS.

DISTANCE FROM BOTNIA

GULSHAN IKEBANA	2 MIN	NOIDA GOLF COURSE	24 MIN
GULSHAN VIVANTE	10 MIN	CITY CENTER	27 MIN
PARI CHOWK	16 MIN	DND FLYOVER	18 MIN
AMITY CHOWK	15 MIN	KALINDI KUNJ	20 MIN

WHY SECTOR 144 NOIDA

AMITY UNIVERSITY
SECTOR 125 | 15 MIN

BIMTECH
KNOWLEDGE PARK 22
GREATER NOIDA | 15 MIN

GAUTAM BUDDHA UNIVERSITY
YAMUNA EXPRESS WAY | 20 MIN

SHARDA UNIVERSITY
YAMUNA EXPRESS WAY | 20 MIN

NOIDA INTERNATIONAL UNIVERSITY
SECTOR 17 A,
YAMUNA EXPRESS WAY | 25 MIN

UNIVERSITIES

JAYPEE HOSPITAL
SECTOR 128 | 15 MIN

FORTIS HOSPITAL
SECTOR 62 | 35 MIN

APOLLO HOSPITAL
SECTOR 26 | 30 MIN

HOSPITALS

SHIV NADAR SCHOOL
SECTOR 168 | 13 MIN

THE SHRIRAM MILLENNIUM SCHOOL
SECTOR 135 | 14 MIN

GENESIS GLOBAL SCHOOL
SECTOR 132 | 14 MIN

DPS NOIDA
SECTOR 132 | 15 MIN

JBM INTERNATIONAL SCHOOL
SECTOR 132 | 15 MIN

LOTUS VALLEY SCHOOL
SECTOR 126 | 20 MIN

PATHWAYS SCHOOLS
SECTOR 100 | 22 MIN

SCHOOLS



METRO STATION
SECTOR 144 | 05 MIN
SECTOR 143 | 05 MIN
SECTOR 137 | 10 MIN

DND FLYWAY | 18 MIN

CONNECTIVITY

MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

GREAT INDIA PLACE
SECTOR 18 NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 18 | 20 MIN

GRAND VENICE
GREATER NOIDA | 25 MIN

LOGIX CITY CENTRE MALL
SECTOR 31 NOIDA | 25 MIN

SHOPPING

PVR
MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

PVR SUPERPLEX
LOGIX CITY MALL
SECTOR 32, NOIDA | 25 MIN


CARNIVAL CINEMAS
GREAT INDIA PLACE
SECTOR 18, NOIDA | 20 MIN

MULTIPLEXES



LIVING MADE BEAUTIFUL

AN EPITOME OF CLASS AND LUXURY, BOTNIA IS A HOUSING PROJECT THAT IS BEING DEVELOPED TO ENCHANT YOUR SENSES AND BEAUTIFY YOUR LIFE. WE AT GULSHAN HOMZ ARE COMMITTED TO EXCELLENCE WHEN IT COMES TO QUALITY. HOWEVER, WHILE DEVELOPING THIS HOUSING PROJECT, WE ARE MERGING QUALITY CONSTRUCTION WITH LUXURY LIVING. AN ENTICING COMBINATION OF QUALITY AND BEAUTY, BOTNIA IS THE ROSE IN OUR GARDEN THAT WE ARE DEVELOPING AND NURTURING WITH GREAT EFFORTS AND CARE.





INDULGE IN THE COMFORT OF
YOUR POOL



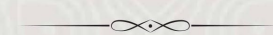
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WORLD CLASS AMENITIES

GULSHAN BOTNIA IS A DREAM HOME THAT ENVISAGES ALL THE AMENITIES THAT CAN OFFER YOU AN EXCLUSIVE LUXURY LIVING EXPERIENCE. WHILE PLANNING AND DESIGNING THE UPSCALE APARTMENTS, WE INSISTED ON INCLUDING AMENITIES AND ELEMENTS THAT ARE WORLD-CLASS AND EXQUISITE. OUR MISSION IS TO MEET AND EXCEED THE NEEDS AND ASPIRATIONS OF OUR HOMEOWNERS.



MULTI TIER 24*7 SECURITY

BEAUTY SALON

AMPLE COVERED PARKING SPACE

BADMINTON COURT

AC GYM

JOGGING TRACK

BANQUET HALL

ULTRA MODERN CLUB

AMPHITHEATER

CENTRAL LANDSCAPE PODIUM

ELEGANT GRAND ENTRANCE LOBBY
IN EACH TOWER



OUTDOOR
PLAY ZONE
FOR CHILDREN

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE
TYPE A	2 BED + 2 TOILET	54.92 Sq.M / 591.17 Sq.Ft.	14.40 Sq.M / 155.04 Sq.Ft.	95.23 Sq.M / 1025 Sq.Ft.	
TYPE B	2 BED + 2 TOILET + STUDY	63.95 Sq.M / 688.39 Sq.Ft.	14.83 Sq.M / 159.66 Sq.Ft.	107.77 Sq.M / 1160 Sq.Ft.	
TYPE C	3 BED + 2 TOILET	76.07 Sq.M / 818.82 Sq.Ft.	16.61 Sq.M / 178.79 Sq.Ft.	125.88 Sq.M / 1355 Sq.Ft.	

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA	COLOUR CODE
TYPE D	3 BED + 2 TOILET	74.35 Sq.M / 800.27 Sq.Ft.	19.81 Sq.M / 213.23 Sq.Ft.	127.28 Sq.M / 1370 Sq.Ft.	
TYPE E	3 BED + 2 TOILET (BIG)	81.39 Sq.M / 876.11 Sq.Ft.	20.10 Sq.M / 216.35 Sq.Ft.	137.03 Sq.M / 1475 Sq.Ft.	



SITE LAYOUT

Legend

- | | |
|--|-------------------------------|
| 1 Entry/Exit Gate | 9 Jogging Track/Pathway |
| 2 Entrance Plaza | 10 Open Air Theatre |
| 3 Residential Gate | 11 Pathway Through Portals |
| 4 Tower Drop-Off | 12 Kids Play Area |
| 5 Swimming Pool at Terrace
(One level above podium) | 13 Badminton Court (2 Nos.) |
| 6 Pool Deck | 14 Peripheral Screen Planting |
| 7 Commercial Apartment Plaza | 15 Organic Waste Composter |
| 8 Community Green | 16 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, not legal offerings.
- 3) Conversion factor : 1 Sq m =10.764 Sq. Ft. 1000 mm=3.28 Ft

PROJECT SPECIFICATIONS

BUILDING ENVELOPE

THE BUILDING EXTERIOR IS PAINTED WITH SUPERIOR QUALITY PAINT FINISH. THE TONE OF THE COLOUR IS PLEASING FOR A DELIGHTFUL FACADE APPEARANCE.

THE RAILING ON BALCONIES ARE MADE OF M.S., MAKING AN ELEGANT VIEW OF THE FACADE.

THE CORNER TOWERS ARE HAVING A MAJESTIC ARCADE STRUCTURE GIVING A ROYAL FEEL TO THE FACADE.

FLOOR TO FLOOR HEIGHT

A DEDICATED GRAND ENTRANCE LOBBY FOR EACH TOWER IS HAVING ADDITIONAL HEIGHT FOR A FEELING OF SPACIOUSNESS.

THE LIFT FACADE IS AESTHETICALLY DONE WITH GOOD QUALITY TILES AND THE LIFT JAMB IS MADE OF GRANITE. FOR A FEEL OF SPACIOUSNESS IN EACH APARTMENT, THERE IS AMPLE AMOUNT OF CEILING TO FLOOR HEIGHT.

INTERIOR WALLS

ALL INTERIOR WALLS ARE HAVING OBD WALL FINISHED INTERIORS.

FLOORING

AESTHETICALLY APPEALING AND GOOD QUALITY VITRIFIED TILES IN BEDROOMS /LIVING/DINING ROOMS.

THE BALCONIES WILL BE FITTED WITH GOOD QUALITY CERAMIC TILES FOR AESTHETICS.

KITCHEN

CONSISTS OF AN ELEGANT KITCHEN COUNTER MADE OF GRANITE, FITTED WITH A DOUBLE BOWL STAINLESS STEEL SINK.

THE KITCHEN IS FINISHED WITH GOOD QUALITY GLAZED CERAMIC TILES 600MM ABOVE THE WORKING PLATFORM.

BATHROOMS

BATHROOM AREAS ARE FINISHED WITH GOOD QUALITY CERAMIC TILES, UPTO THE DOOR HEIGHT LEVEL.

THE WC AND WASH BASIN ARE OF GOOD QUALITY MADE OF CERAMIC MATERIAL. ALL CP AND SANITARY FITMENTS ARE OF GOOD QUALITY SPECIFICATIONS.

PLUMBING

GOOD QUALITY CPVC & UPVC PIPES FOR INTERNAL CONCEALED PIPING IN WET AREAS.

GOOD QUALITY UPVC PIPES BEING USED FOR DOWNCOMERS.

DOORS AND WINDOWS

A GRAND ENTRANCE DOOR OF 8FT HEIGHT HAVING INTERNAL HARDWOOD FRAME AND FLUSH DOOR.

AN ADDITIONAL M.S. SAFETY DOOR WITH WIRE MESH FOR IMPROVED SECURITY.

THE EXTERNAL DOORS AND WINDOWS ARE OF GOOD QUALITY UPVC MATERIAL.

ELECTRICALS

THE APARTMENT IS EFFICIENTLY DESIGNED FOR ADEQUATE ELECTRICAL POINTS IN EACH ROOM.

THERE IS ADDITIONAL PROVISION FOR TELEPHONE POINTS IN LIVING AND MASTER BEDROOM ALONG WITH PROVISION FOR TV POINTS IN LIVING ROOM AND ALL BEDROOMS.

THE SWITCHES FITTED ARE GOOD QUALITY MODULAR SWITCHES. BALCONIES ARE HAVING ROOF MOUNTED LIGHT PROVIDED.

POWER BACK UP

DG POWER BACKUP PROVISIONED FOR THE PROJECT. EACH APARTMENT HAS 1KVA OF POWER BACKUP PROVISIONED.

IN CASE OF ADDITIONAL REQUIREMENTS THE SAME CAN BE BOOKED WITH THE DEVELOPER FOR ADDITIONAL POWERBACKUP, AS PER AVAILABILITY AT ADDITIONAL COSTS.

SECURITY AND PEACE OF MIND

A MULTI TIER 24*7 SECURITY SYSTEM. THE MAIN ENTRANCE GATE IS EQUIPPED WITH CCTV CAMERAS AND CCTV CAMERAS ARE STRATEGICALLY LOCATED ACROSS THE PROJECT.

A PLANNED SECURITY SYSTEM FOR ENSURING ADEQUATE CHECKS FOR SAFETY OF RESIDENTS IN THE PROJECT. PROVISION FOR VIDEO DOOR PHONE IN EACH APARTMENT.

PARKING

AMPLE PARKING SPACE AVAILABLE FOR THE RESIDENTS.

FLOOR PLAN

TYPE A

2 Bed + 2 Toilet

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



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.
- 5) It is a typical unit. The units are mirrored/ rotated as per the tower location. Please contact the sales team for exact unit plan.

FLOOR PLAN

TYPE B

2 Bed + 2 Toilet + Study

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



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FLOOR PLAN

TYPE C

3 Bed + 2 Toilet

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



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FLOOR PLAN

TYPE D

3 Bed + 2 Toilet

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



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- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.
- 5) It is a typical unit. The units are mirrored/ rotated as per the tower location. Please contact the sales team for exact unit plan.

FLOOR PLAN

TYPE E

3 Bed + 2 Toilet (BIG)



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

DELIVERED PROJECTS

Gulshan
HOMZ

GULSHAN IKEBANA
SECTOR 143 NOIDA

GULSHAN VIVANTE
SECTOR 137 NOIDA

HOMES 121
NOIDA

GRAND
INDRAPURAM

GRANDSTREET
INDRAPURAM

SHOPICK
INDRAPURAM

EMERALD HEIGHTS
VAISHALI

CENTRUM
INDRAPURAM

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Gulshan

HOMZ

Corp. Office: Grandstreet | Plot No. 2C | Vaibhav Khand | Indirapuram | Ghaziabad | Uttar Pradesh

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

Rera Approved **UPREREPRJ5857**

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