Gulshan
HOMZ

RERA Approved Project. Project registration no: UPRERAPRJ8806

Gulshan ikebana
3 bhk homes@sec.143 noida

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!

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

Site Layout and Legend:

- **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**

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

1. Main Door

- Additional MS Steel safety door with wiremesh.

2. Flooring

- Vetrified tiles in drawing/ dining/ bedrooms and kitchen.
- Anti-skid ceramic tiles in toilets and balcony.

3. Door & Windows

- External door and windows made of UPVC.
- Internal hardwood frames with flush doors.

4. Kitchen

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

5. Toilet

- Anti skid Ceramic floor tiles.
- Ceramic Tiles up to door height on walls.

6. Inside Wall Finish

- Inside wall finish with POP punning and plastic paint.

7. External Façade

- Exterior in superior paint finish.

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.

9. Super Structure

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

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.

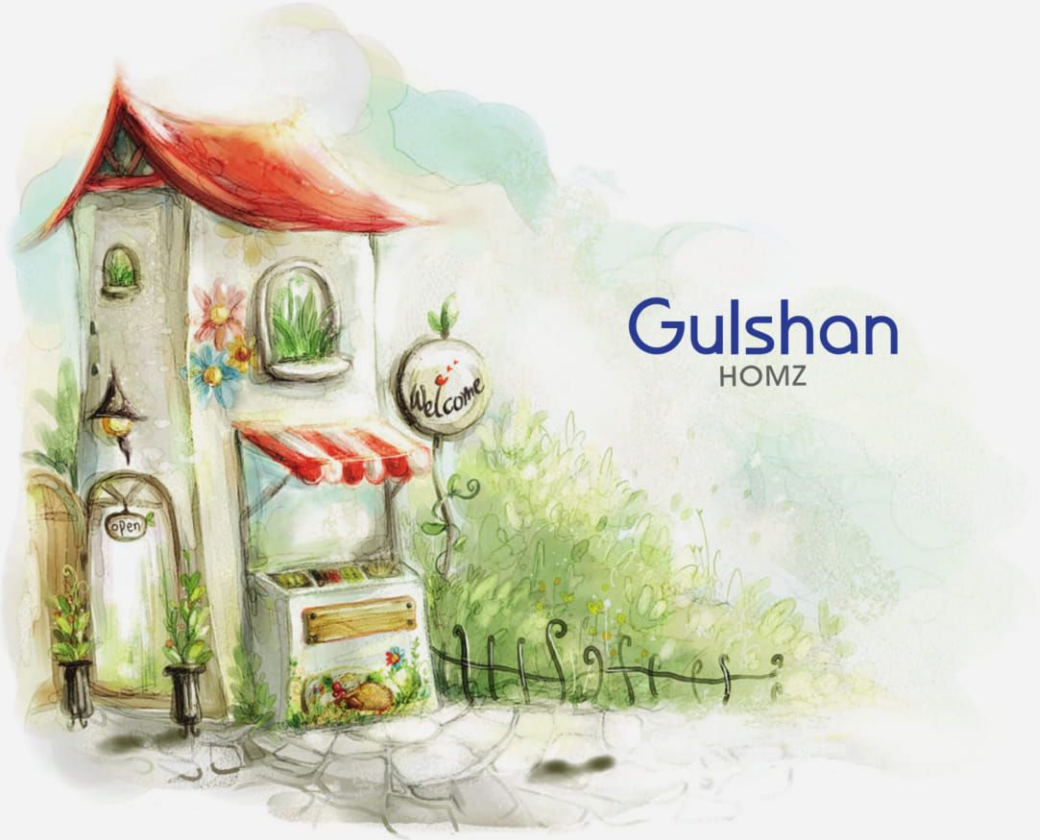
'No compromise' – a philosophy we adhere to religiously. Each aspect of Gulshan Homz epitomizes quality and is meticulously planned, right down to the minutest details, so that you always feel satisfied with your home. In addition, our decision-making process is based on practical analysis rather than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

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Delivered Projects by Gulshan Homz

Gulshan Vivante

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HOMES 121 NOIDA

GC GRAND INDIRAPURAM Luxury Homes

gcgrandstreet INDIRAPURAM

GC SHOPICK

GC Emerald Heights RAMPRASTHA GREEN VAISHALI

GC CENTRUM INDIRAPURAM

On Going Projects by Gulshan Homz

GULSHAN Botnia NOIDA EXPRESSWAY

GULSHAN BELLINA

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 1 (Tower B & D)

Disclaimer:
1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 2 (Tower B & D)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 3 (Tower C)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
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Super Area	124.49	1340

FLAT NO:- 3 (Tower C)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 1 (Tower F & G)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 2 (Tower F & G)

KEY PLAN

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 3 (Tower O & P)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 4 (Tower O & P)

KEY PLAN

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Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 3 (Tower D, Except- D **003**)

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Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 4 (Tower D, Except- D **004**)

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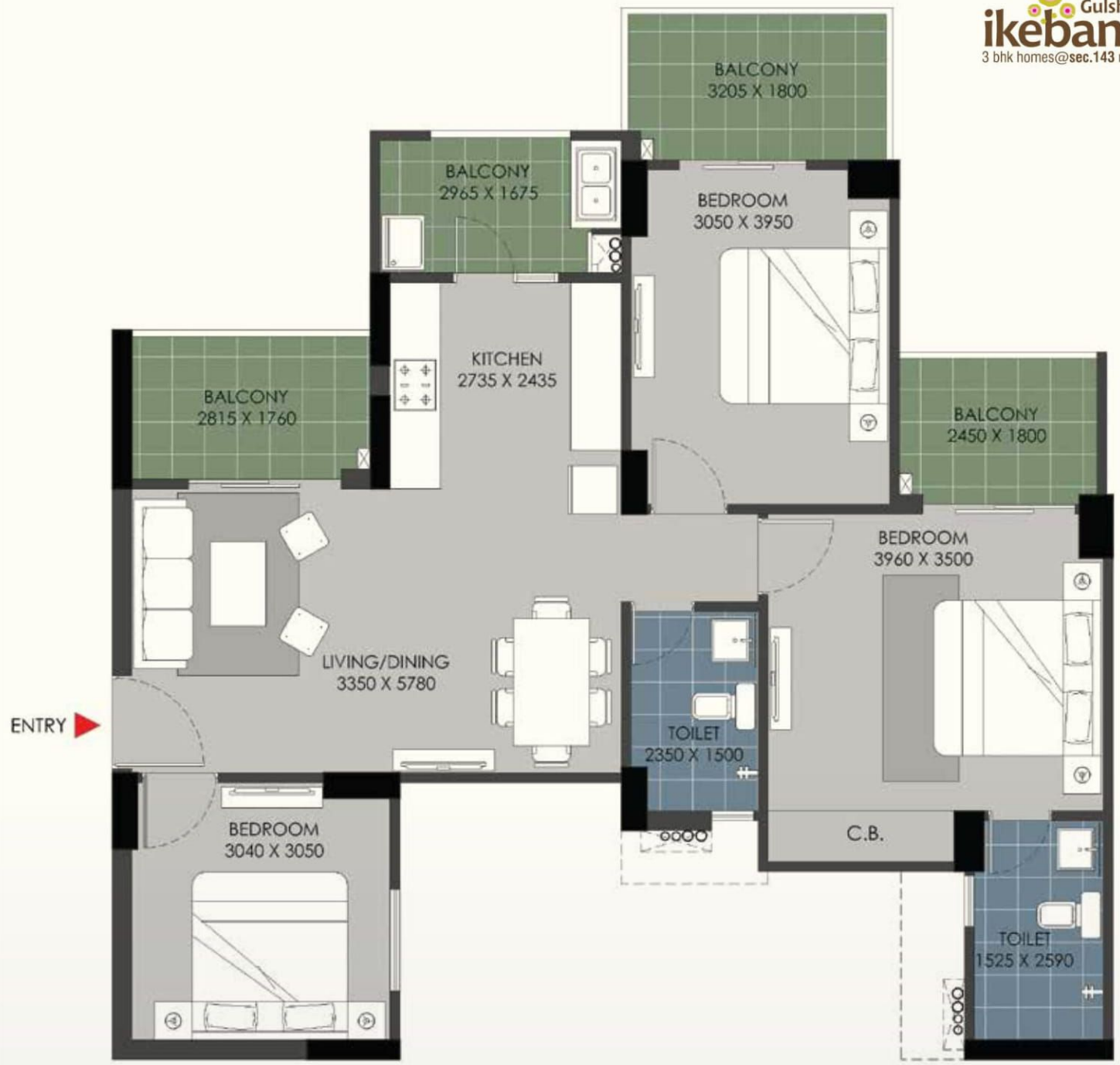

Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 3 (Tower F, Except- F **003**)

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Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 4 (Tower F, Except- F **004**)

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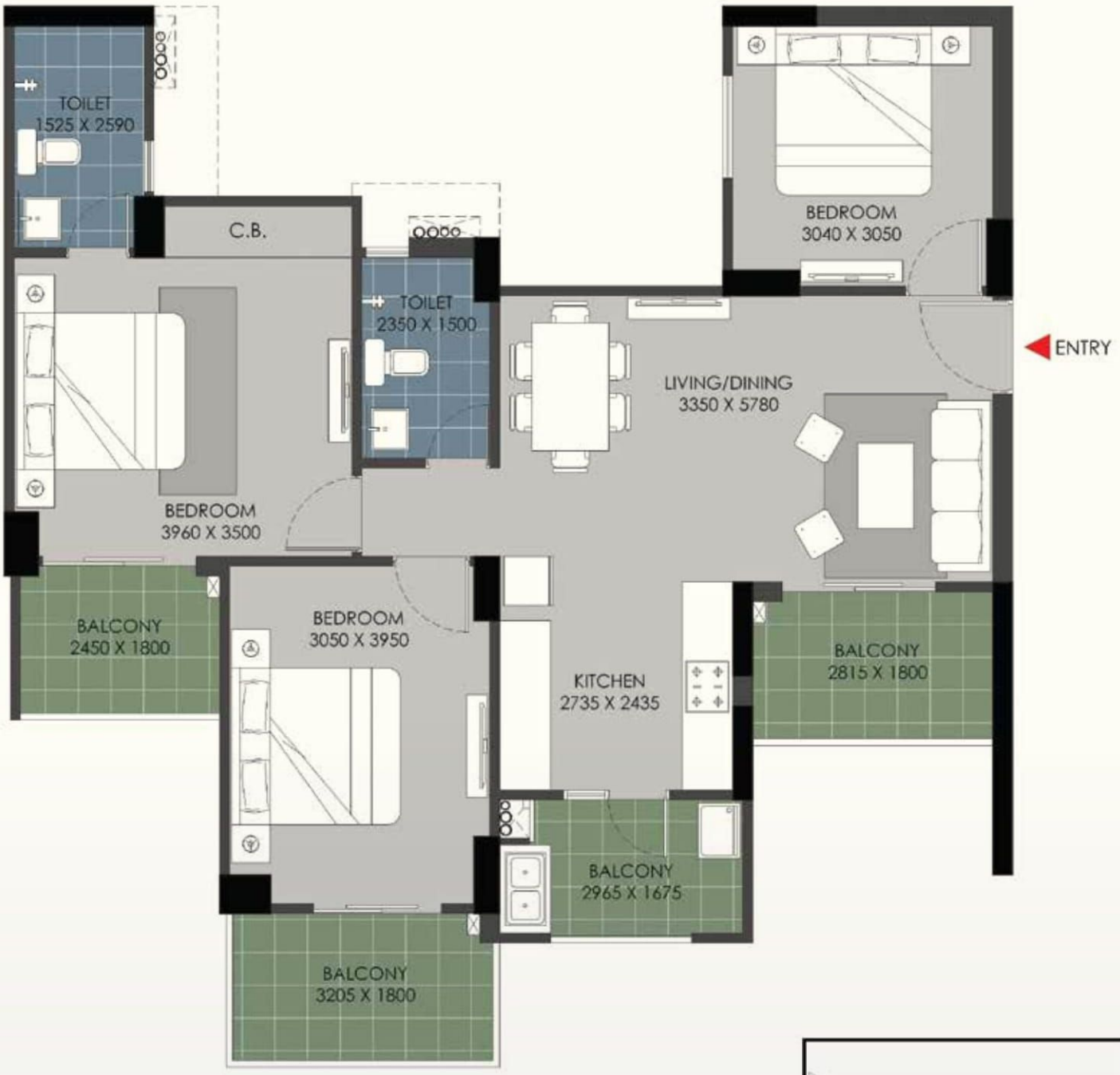

Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 1 (Tower P, Except- P **001**)

KEY PLAN

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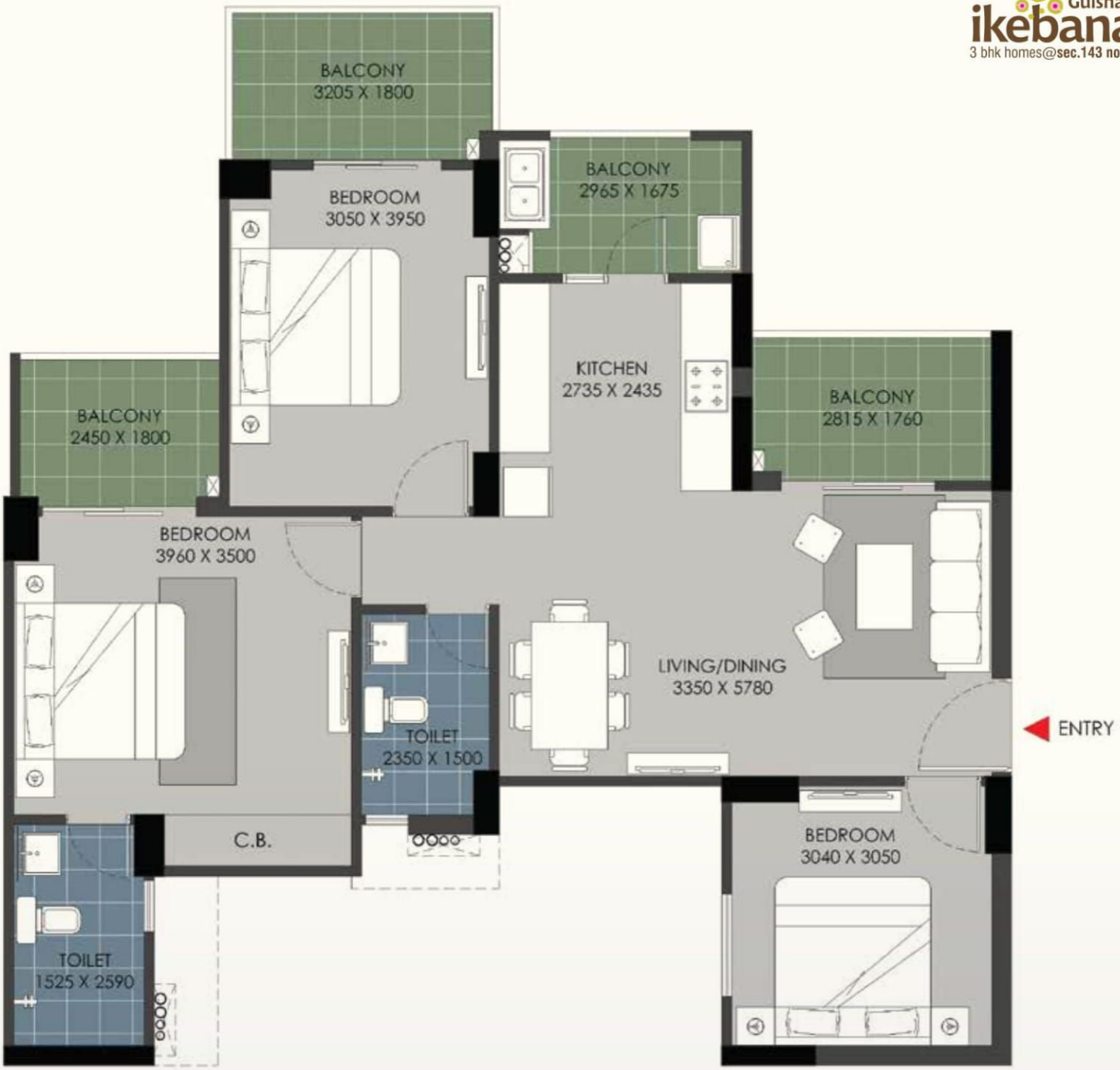

Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 2 (Tower P, Except- P **002**)

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 3 (Tower E)

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 4 (Tower E)

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 1 (Tower E & N), **FLAT NO:- 5** (Tower H)
FLAT NO:- 3 (Tower Q)

KEY PLAN

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 2 (Tower E & N), **FLAT NO:- 6** (Tower H)
FLAT NO:- 4 (Tower Q, Except- Q 004)

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 1 (Tower Q)

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Type A2 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 2 (Tower Q)

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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 4 (Tower B & H), **FLAT NO:- 6** (Tower E)
Except- B **004**)

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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 3 (Tower B & N), **FLAT NO:- 5** (Tower Q)
Except- B **003** & Except- Q **005**

KEY PLAN

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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 1 (Tower C, Except- C **001**)

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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 2 (Tower C, Except- C **002**)

KEY PLAN

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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 5 (Tower E), **FLAT NO:- 3** (Tower H)

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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.

Gulshan ikebana
3 bhk homes@sec.143 noida

Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 3 (Tower G), **FLAT NO:- 1** (Tower H)
Except- G **003**

Disclaimer:
1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 4 (Tower G), **FLAT NO:- 2** (Tower H)
Except- G **004**

Disclaimer:
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Gulshan ikebana
3 bhk homes@sec.143 noida

Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 1 (Tower O), **FLAT NO:- 5** (Tower N)
Except- O **001**

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3 bhk homes@sec.143 noida

Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 2 (Tower O), **FLAT NO:- 6** (Tower N)
Except- O **002**

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Gulshan ikebana
3 bhk homes@sec.143 noida

Type B

3 Bed + 2 Toilets + Puja

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.16	916.66
Super Area	138.89	1495

FLAT NO:- 6 (Tower Q), **FLAT NO:- 4** (Tower N)

Disclaimer:
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Gulshan ikebana
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Type C

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	93.24	1003.61
Super Area	157.47	1695

FLAT NO:- 3 (Tower A, L & M), **FLAT NO:- 1** (Tower K & I)

Disclaimer:
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Gulshan ikebana
3 bhk homes@sec.143 noida

Type C

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	93.24	1003.61
Super Area	157.47	1695

FLAT NO:- 4 (Tower A, L & M), **FLAT NO:- 2** (Tower K & I)

Disclaimer:
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Gulshan ikebana
3 bhk homes@sec.143 noida

Type C

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	93.24	1003.61
Super Area	157.47	1695

FLAT NO:- 3 (Tower J)

Disclaimer:
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Gulshan ikebana
3 bhk homes@sec.143 noida

Type C

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	93.24	1003.61
Super Area	157.47	1695

FLAT NO:- 4 (Tower J)

KEY PLAN

Disclaimer:
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Type C1 (Typ.)

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	92.62	996.94
Super Area	157.47	1695

FLAT NO:- 3 (Tower I), **FLAT NO:- 1** (Tower M)
Except- I **003** & M **001**

KEY PLAN

Disclaimer:
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Gulshan ikebana
3 bhk homes@sec.143 noida

Type C1 (Typ.)

3 Bed + 3 Toilets + Study

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	92.62	996.94
Super Area	157.47	1695

FLAT NO:- 4 (Tower I), **FLAT NO:- 2** (Tower M)
Except- I **004** & M **002**

Disclaimer:
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