

Sales@gulshangroup.com | gulshangroup.com | 8820 500 600

Site Office: Plot no. GH-03A, Sector – 16B, Greater Noida (West) – 201318 (U.P.)

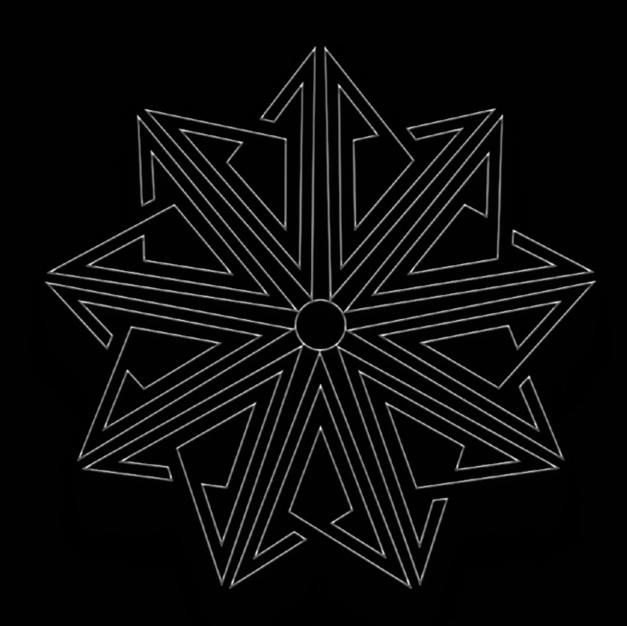
Corporate Office: Plot No. C3-E1, 7th Floor, Gulshan One 29, Sector – 129 (Noida Expressway), Noida – 201301 (U.P.), India

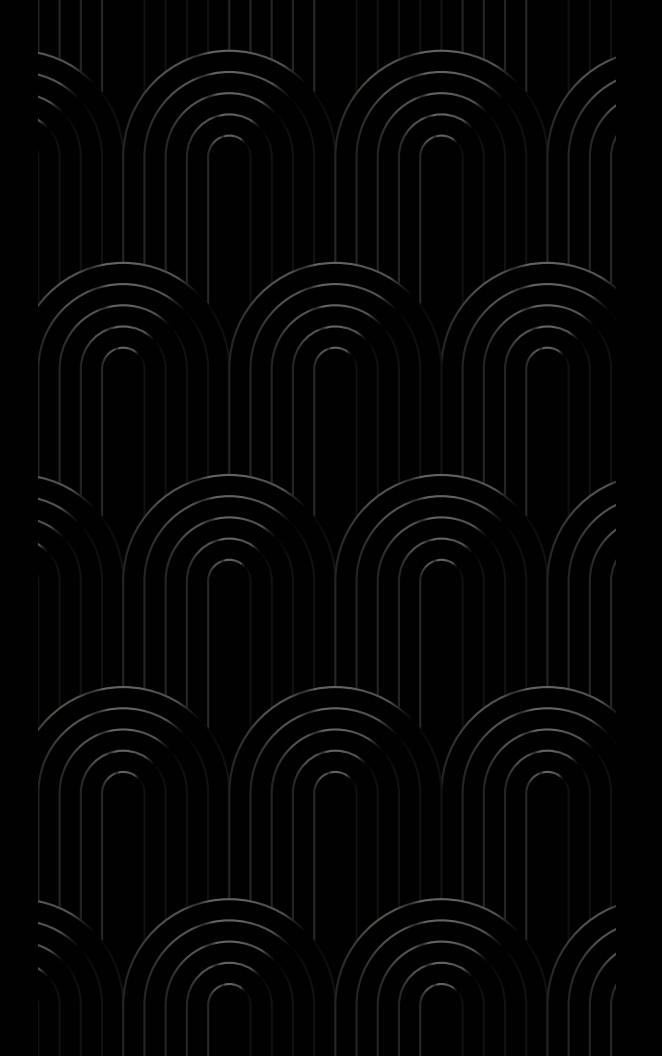
RERA Registration No: UPRERAPRJ860880 | Website of UP RERA – www.up-rera.in

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What is life if not a journey to find the best there is?

Our deepest desires are always associated with wanting more in life be it anything.

We are driven to find the best and be on the forward

Being ahead of the race of living life to the fullest...

Isn't that what our soul seeks?

## FORWARD LIVING IS AT THE FINISHING LINE OF THAT RACE

A LIFE WHERE LIVING IS AN INDULGENCE EVERY DAY







TOWARDS



ASPIRATION



FORWARD IS NOT JUST A DIRECTION,
IT'S A DEFINITION OF PERFECTION







## SHAPING THE FUTURE OF LUXURY LIVING

With a futuristic plan and a trailblazing endeavour, I set my mind to achieve an unexampled feat of materialising a new milestone of luxury - Gulshan Avante, which is a result of both pioneering ideas and implanted legacies of excellence. It is set to offer groundbreaking and way altering concept of living to people who believe in the power of future, but want to live in it NOW.

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Director







# A SMART FUTURE DEVELOPING RIGHT HERE

Your home decides who you are

And where your home is, decides who you want to become.

The journey from "I want to" to "I did it" is achieved with many unspoken factors and where you live is probably the most criminally underrated one.

What you see every day, who you meet on the way, and how you spend your leisure time are all tied to the center where you live.

If it is a place that is moving forward every day, you move forward with it.

If it's a place that is growing, you grow with it

It will give direction to your aspirations, motivations and simply your being.



Your forward living will begin at the core of India's newest and most promising development core. You've guessed it. It's Greater Noida (West).

The rising business epicenter, the growing destination of urban development, and the planned center of futuristic ventures that is Greater Noida (West) for you. Located in the National Capital Region, it is a part of the rapidly becoming smart city of India, Noida. Checking every box of a futuristic developed city, it has marked itself as an ambitious point for every business, project, and entrepreneurship, as well as a living center which is the dream.

## A meticulously designed hub of a very promising future, that has all things good.

- Prime Location
- Beautifully structured tree lines covered with greenery
- Fully habitat zone
- Close to prominent Corporate/Commercial Hubs, Schools, Hospitals,
   Shopping Malls and Markets
- Robust metro city facilities
- Advanced layout and planning of road network to minimize traffic congestion
- Amazing social & retail infrastructure
- Strategically connected to Delhi NCR and nearby cities via networks of roads and expressways (DND, Delhi Meerut Expressway, FNG, Noida-Gr. Noida Expressway & Yamuna Expressway)
- Proposed Metro
- Noida/Jewar International Airport just at 45 Minutes

### RYAN INTERNATIONAL SCHOOL

TECHZONE IV, GREATER NOIDA WEST | 05 MIN

## LOTUS VALLEY INTERNATIONAL SCHOOL

TECHZONE IV, GREATER NOIDA WEST | 06 MIN

#### ST.JOHN'S SCHOOL

SECTOR 2, GREATER NOIDA WEST | 08 MIN

#### DPS

KNOWLEDGE PARK V, GREATER NOIDA | 10 MIN

#### YATHARTH SUPER SPECIALITY HOSPITAL

SECTOR 1, GREATER NOIDA WEST | 08 MIN

#### MANIPAL HOSPITAL

NH 24, GHAZIABAD | 10 MIN

## FORTIS HOSPITAL

SECTOR 62, NOIDA | 15 MIN

## KAILASH HOSPITAL

SECTOR 71, NOIDA | 21 MIN

## APOLLO HOSPITAL

SECTOR 26, NOIDA | 28 MIN

## MAX HOSPITAL

SECTOR 18, NOIDA | 30 MIN

#### SHARDA UNIVERSITY

KNOWLEDGE PARK 3,

GREATER NOIDA | 30 MIN

#### **AMITY UNIVERSITY**

SECTOR 125, NOIDA | 32 MIN

### BIMTECH

KNOWLEDGE PARK 2,

GREATER NOIDA | 33 MIN

#### **GAUTAM BUDDHA UNIVERSITY**

GREATER NOIDA, YAMUNA EXPRESS WAY | 39 MIN

#### **NOIDA INTERNATIONAL UNIVERSITY**

SECTOR 17 A, GREATER NOIDA, YAMUNA EXPRESS WAY | 45 MIN

## EVERYTHING EVERYWHERE ALL AT ONCE

SCHOOLS

HOSPITALS

UNIVERSITIES



SHOPPING

MULTIPLEXES

## GALAXY BLUE SAPPHIRE PLAZA

GREATER NOIDA WEST | 07 MIN

#### GAUR CITY MALL

SECTOR 52

FNG | 10 MIN

DND | 38 MIN

NH24 | 10 MIN NH9 | 10 MIN

METRO STATION | 15 MIN

NOIDA INTERNATIONAL

**AIRPORT, JEWAR | 45 MIN** 

GREATER NOIDA WEST | 08 MIN

### LOGIX CITY CENTRE

SECTOR 32, NOIDA | 20 MIN

## **GARDENS GALLERIA**

SECTOR 38, NOIDA | 25 MIN

### MALL OF INDIA

SECTOR 18, NOIDA | 27 MIN

PVR

GAUR CITY

GREATER NOIDA WEST | 08 MIN

#### **PVR SUPERPLEX**

LOGIX CITY MALL

SECTOR 32, NOIDA | 24 MIN

#### PVR SUPERPLEX

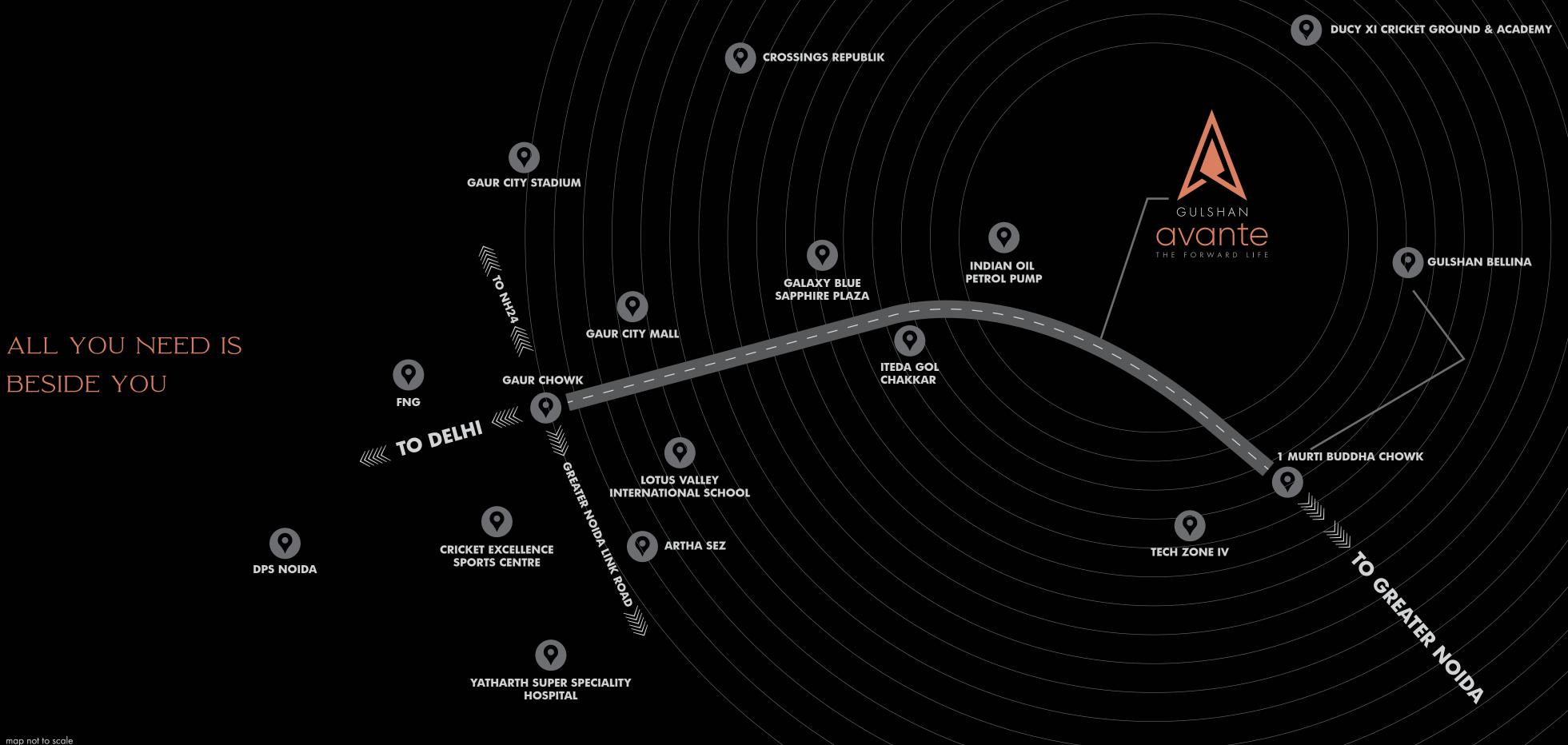
MALL OF INDIA

SECTOR 18, NOIDA | 27 MIN

## MOVIE MAX

GULSHAN ONE29

SECTOR 129, NOIDA | 27 MIN







## PRESENTING



Gulshan Avante is the newest form of artistic residence. Much like the 'Avant Garde' movement, it has something fresh and new to offer. It is designed with more than one thought in mind to serve multiple desires of you. A unique composition with just 2 units per floor, bringing you the tranquil surrounding along with the exclusivity of purely homogeneous living.

Sounds Excellent. Doesn't it? Well, that's how we do it at Gulshan.



## SOME ELOQUENT REASONS TO NESTLE IN AVANTE



Art Deco Theme



Iconic, state-of-the-art elevations and facades



Green Terrace on Rooftop



Complete sit-out deck for the family



Resplendent double height entrance lobbies





Most spacious apartments with cross ventilation



Elaborate fire detection & mitigation system

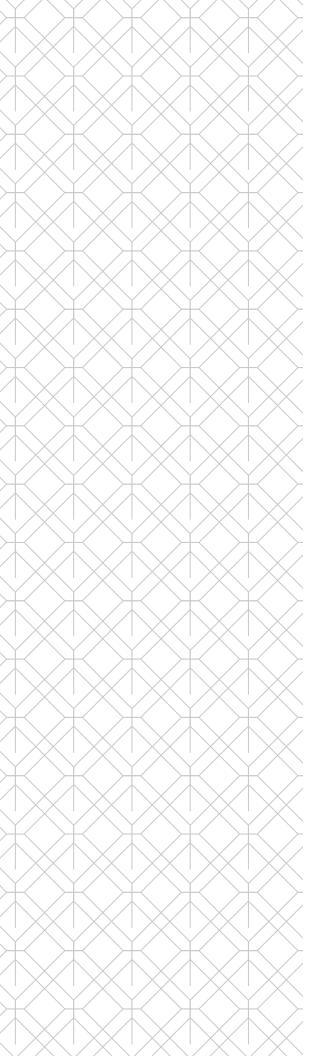


Green building certified



6 Tier Security System



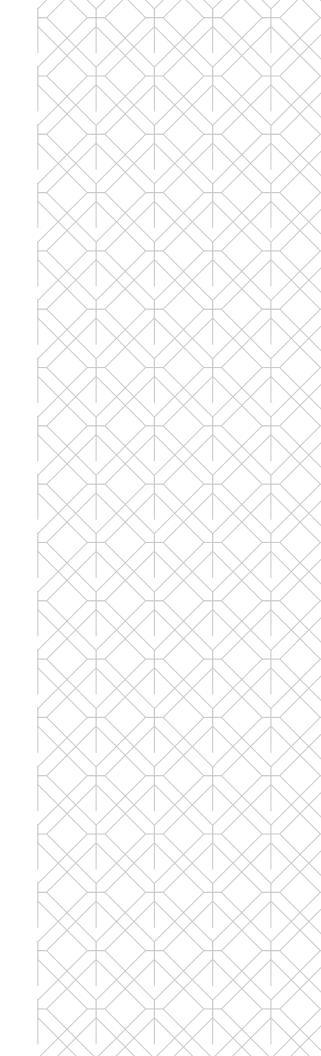


2 Towers

2 Units per floor

3200 Sq. Ft. (297.29 sq. mtr.)

> 92 Units





ART DECO THEME
FOR THE ARTIST
IN YOU



APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER A & B	4 BED + 4 TOILET + 1 SERVANT'S	164.25 Sq. Mtr. / 1768.0 Sq. Ft.	46.92 Sq. Mtr. / 505.0 Sq. Ft.	3200 Sq. Ft. 297.29 Sq.Mtr



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## **LEGEND: LANDSCAPE ELEMENTS**

- 1 HOUSING SIGNAGE
- 2 DRIVEWAY WITH ACCENT PAVING
- TOWER DROP OFF
- 4 GREEN WALL WITH FLOATING TOWER SIGNAGE FLANKING THE WATER FEATURE
- 5 CASCADING WATER FEATURE WALL
- 6 TOWER ENTRANCE FLANKED BY SCULPTURES
- 7 TOWER ENTRANCE FROM GREENS WITH DECORATIVE SCREENS ON EITHER SIDE (UNDER STILT)
- 8 1.5 MTR. WIDE CORRIDOR WITH BENCHES & ORNAMENTAL LAMPS (UNDER STILT) 27 COMMERCIAL PLAZA ENTRANCE
- 9 FLOATING SEATING ALCOVE IN PEBBLE BED ENCLOSED WITH JALIS (UNDER STILT)
- 10 COFFEE SHOP COUNTER (UNDER STILT)
- 12 FLORAL GARDEN
- 13 SITTING IN FLORAL GARDEN
- STEPPED PLANTERS
- 15 CENTRAL LAWN

16 CELEBRATION PLAZA

SITE LAYOUT

- 17 SITTING TIERS WITH FEATURE WALL
- 18 ELEVATED LAWN ENCLOSED WITH METAL SCREEN
- 19 YOGA/ MEDITATION PAVILION
- 20 KIDS' PLAY AREA
- 21 SITTING WITH METAL SCREEN BACKDROP
- 22 ELDER'S SITTING AREA
- 23 SITTING UNDER TENSILE CANOPY IN FRAGRANCE GARDEN
- 24 MOON GARDEN
- 25 COMMERCIAL PLAZA
- 26 LINEAR SITTING
- WITH FEATURE WALLS ON EITHER SIDES
- 28 CAR PARKING IN GRASS PAVERS
- 29 BOUNDARY PLANTATION
- 1.5 MTR. WIDE PATHWAY/ JOGGING TRACK 30 CHANNEL PLANTER ON BOUNDARY WALL WITH DROOPING PLANTS

## APARTMENT SPECIFICATIONS

## LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

## **KITCHEN**

Floor - Imported marble flooring or equivalent.

Counter Top & Dado - Granite on Counter Top & Designer Tiles for Dado

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

Hardware - Hettich or equivalent.

Sink - SS Chrome Finished.

Flick Mixer - SS Chrome Finished.

Drawers and Cabinets - Soft closing bank/soft close shutters.

## **MASTER BEDROOM**

**Floor** - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

**Ceiling** - Ceiling as per design with concealed LED Lights in ceiling.

## BEDROOM - 1

**Floor** - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

**Ceiling** - Ceiling as per design with concealed LED Lights in ceiling.

## **BEDROOM - 2 & 3**

Floor - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

## **TOILETS**

**Floor** - Designer tiles.

Walls - Designer tiles.

**Ceiling** - Premium quality acrylic emulsion paint on false ceiling.

Counters - Exclusive granite/imported marble or equivalent.

Sanitary Ware & C. P Fittings - Premium sanitary fixtures of Hindware or equivalent,

all chrome plated fittings to be of Hindware or equivalent.

## **SERVANT ROOM**

**Floor** - Premium vitrified tiles.

Walls & Ceiling - Finished with premium plastic emulsion paint of appropriate colour.

## **BALCONY | DECK** (FRONT SIDE & REAR SIDE)

Floor - Anti-Skid Ceramic tiles.

Walls & Ceiling - Appropriate finish of exterior grade texture paint.

Railing - MS railing as per design.

## DOORS | WINDOWS & FRAMES

Main Door and Frame - Laminated Designer Doors.

Internal Doors and Frames - Laminated Designer Doors.

Exterior Doors & Windows - Aluminium/UPVC Section with DGU Glass.

Servant Toilet Door & Frame - Aluminium/UPVC door & frame.

**WOODWORK** - Stylish pre-laminated modular Wardrobe with highest standard hardware of Hettich or equivalent.

**HVAC** - Split AC system in living room, dining, family room and bedrooms of Samsung or Equivalent.

**ELECTRICAL** - All electrical wiring in concealed conduits; provision for adequate light and power points.

Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs.

**PLUMBING** - All internal plumbing in CPVC/UPVC/GI. All external in UPVC/PVC/CI/RCC Pipes as per application.

Disclaimer - Gulshan Developers Pvt. Ltd. "company" reserves its right to change the area and specifications without prior notice.

## COMMON AREA SPECIFICATIONS

## LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

**Walls** - Combination of Imported Marble Cladding/Designer Tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

## **APARTMENT FLOOR LOBBIES**

Floor - Granite flooring or equivalent.

**Walls** - Combination of Granite Cladding/Designer tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

## **ELEVATORS**

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

## **POWER BACKUP**

100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

## **STRUCTURE**

Earthquake Resistant RCC Structure.

## **SECURITY AND FTTH**

Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras, fire prevention, suppression, detection and alarm system as per fire norms.

## **EXTERIOR**

Appropriate finish of exterior grade texture paint.

## FIRE FIGHTING SYSTEM

A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.

## **STAIRCASE & LANDING**

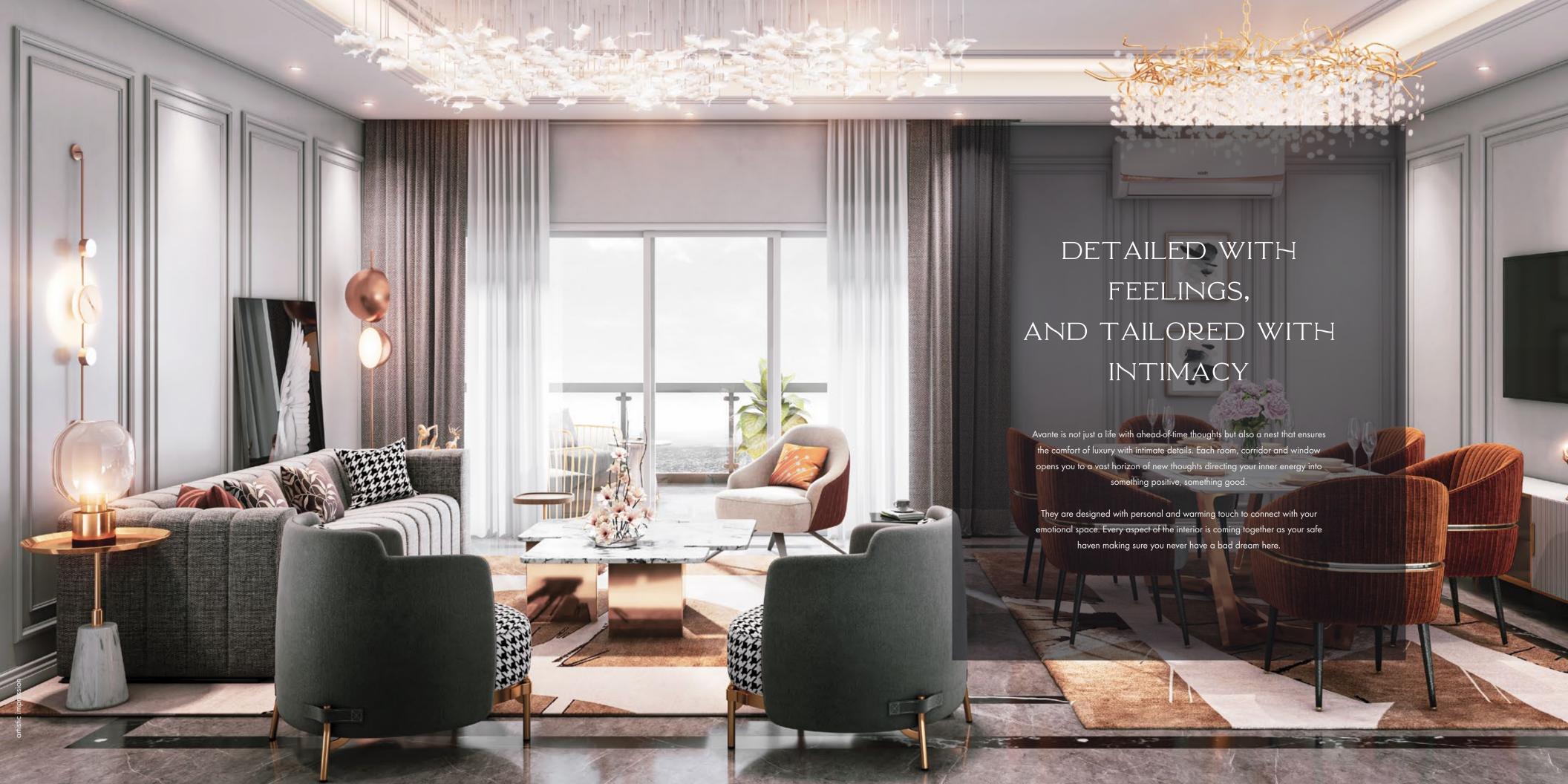
Floor - Marble/Granite.

Railing - MS railing as per design.

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## TOWER LAYOUT (TYPICAL)



#### Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sq. Mtr. = 10.764 Sq. Ft. | 1000 mm. = 3.28 Ft.
- 2) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 3) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

## UNIT PLAN (TYPICAL)

Sq. Mtr. Sq. Ft.

Carpet Area (as per RERA) **164.25 1768.0** 

Balcony Area **46.92 505.0** 

Sale Area **3200** 





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LOBBY+COFFEE LOUNGE



MULTI-PURPOSE HALL & SPILLOVER



GYMNASIUM



SENIOR CITIZEN LOUNGE



SALON AND SPA



GAMING ZONE





EVERY BIT OF THAT

# LUSCIOUSLY CRAFTED LANDSCAPE

CENTRAL LAWN

CELEBRATION PLAZA

YOGA/MEDITATION PAVILION

KID'S PLAY AREA

ELDER'S SITTING AREA

MOON GARDEN

FRAGRANCE GARDEN WITH SITTING UNDER TENSILE CANOPY



# WE VALUE EACH OF THESE LITTLE STEPS OF OUR LEGACY



Excellence, exuberance and exclusivity - the three defining highlights of the opulent story written by Gulshan Group began 03 decades back. As an independent housing developer in East Delhi, the vision of the group since its inception was to encapsulate and redefine the luxury, real-estate segment in Delhi NCR with non-staggering principles to offer pre-eminent, top-notch & avant-garde projects that echoed inventiveness and spectre of our creative ability in terms of turning homes into personalised and extravagant works of an unseen before calibre. We have achieved a benchmark through a signora of singularity and gotten our name as the 'Best Luxury Real Estate Developer'.

The name Gulshan is synonymous with a unique brand of excellence that only we can fathom delivering. For us, creating projects into individualised epicentres of luxury is sacrosanct and thus, we over the years have earned a badge of honour and worn a cape of unparalleled excellence presented to us by our patrons, the world over.

With such an enriching experience, the feathers of extraordinariness have been added to our cap in the form of our prestigious projects, namely, Gulshan Vivante, Gulshan Ikebana, Gulshan Bellina, Gulshan Botnia, Gulshan Dynasty and Gulshan One 29.

We swiftly saunter ahead to embark on a journey of success, paving a road where Excellence is the only way.

## AT A GLANCE



DELIVERED PROJECTS

GULSHAN BOTNIA
GULSHAN BELLINA
GULSHAN IKEBANA
GULSHAN VIVANTE
GRAND
CENTRUM
EMERALD HEIGHTS



HOMES 121

ONGOING PROJECT

GULSHAN DYNASTY



COMMERCIAL PROJECT

GULSHAN ONE29