



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**



GULSHAN BELLINA

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.



GULSHAN BELLINA

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.



GULSHAN BELLINA

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



- 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

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	55.55	597.92
Balcony Area	14.342	154.372
Total Area	94.76	1020

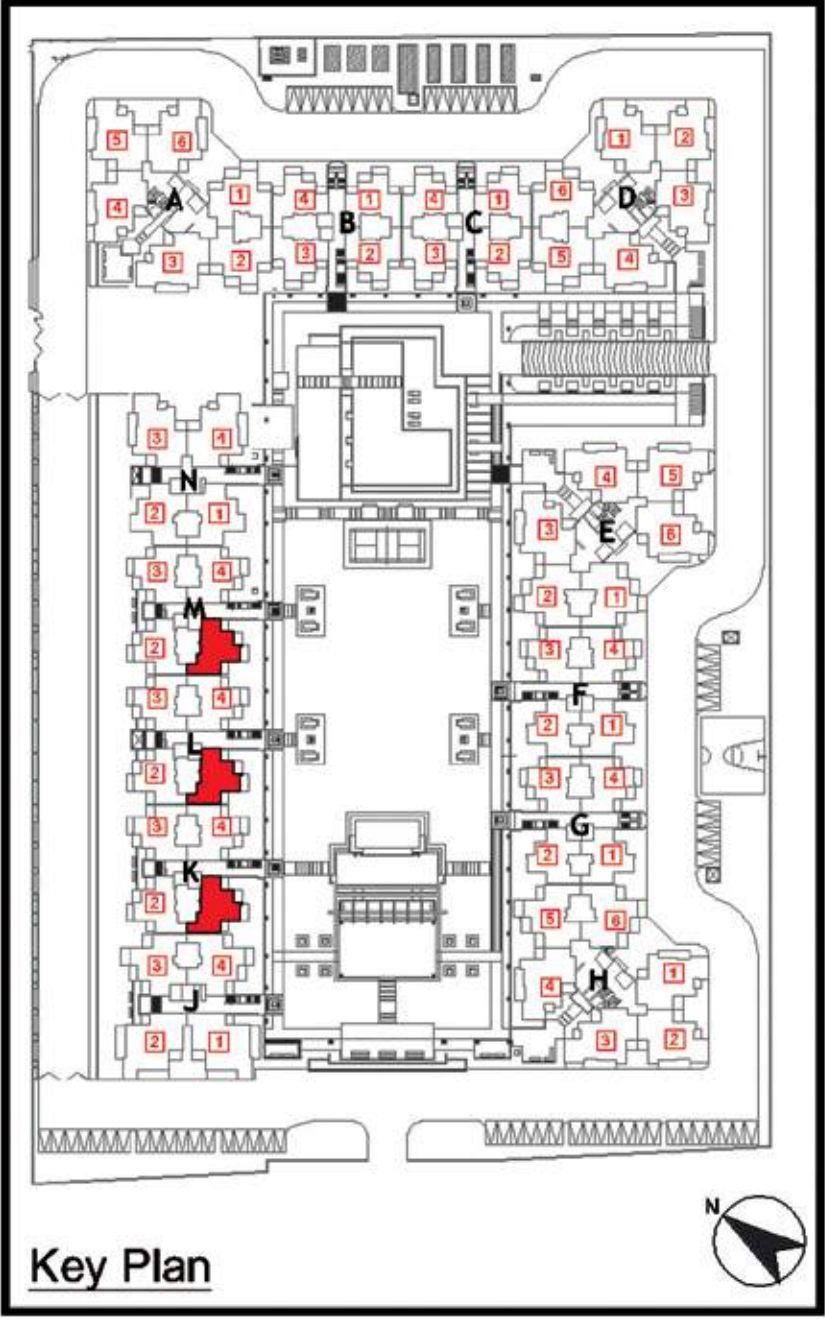
FLAT NO:- 1 (Tower- K, L & M)

2 Bed + 2 Toilet



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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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 BELLINA

FLOOR PLAN

TYPE 2

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	61.57	662.70
Balcony Area	14.395	154.943
Total Area	102.66	1105

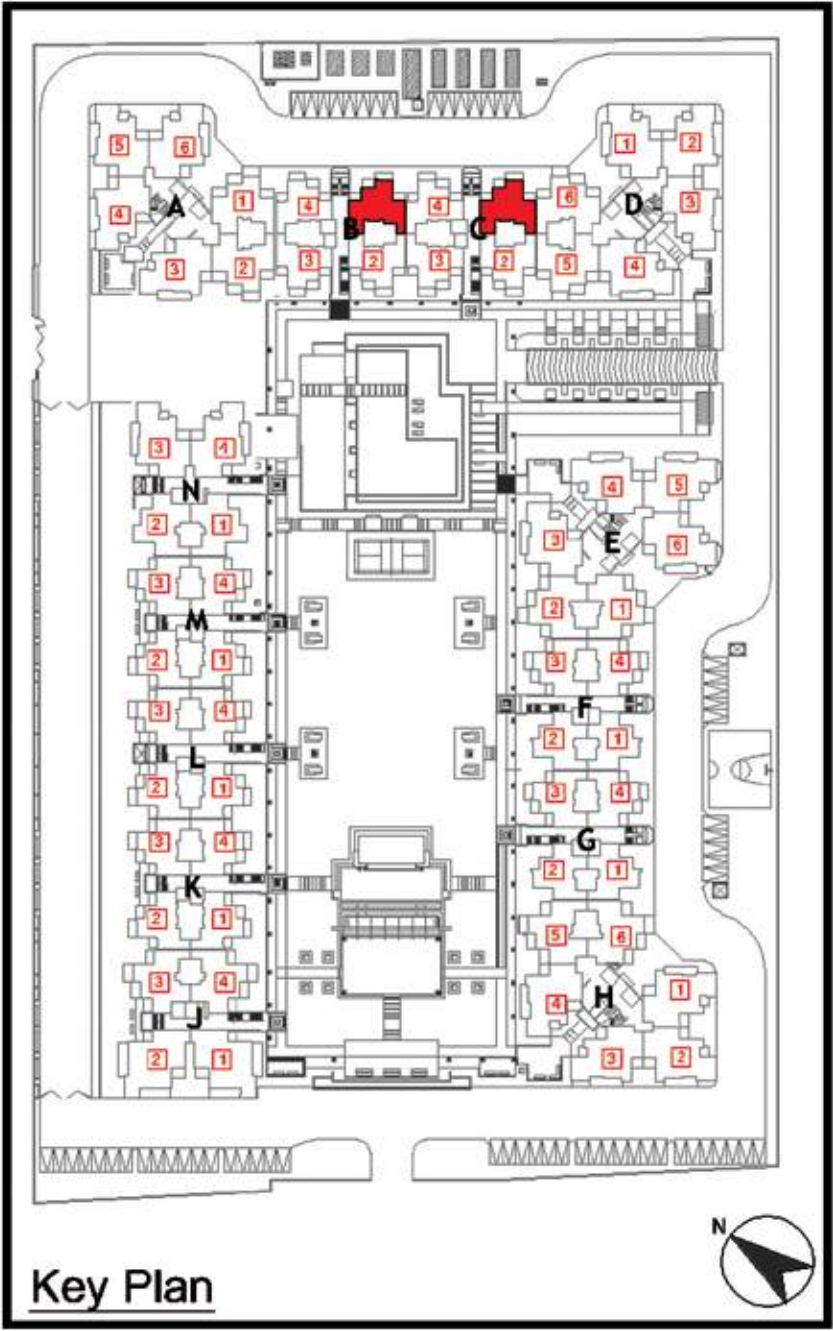
FLAT NO:- 1 (Tower- B & C)

2 Bed + 2 Toilet + Study



Disclaimer:

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GULSHAN BELLINA

FLOOR PLAN

TYPE 2A

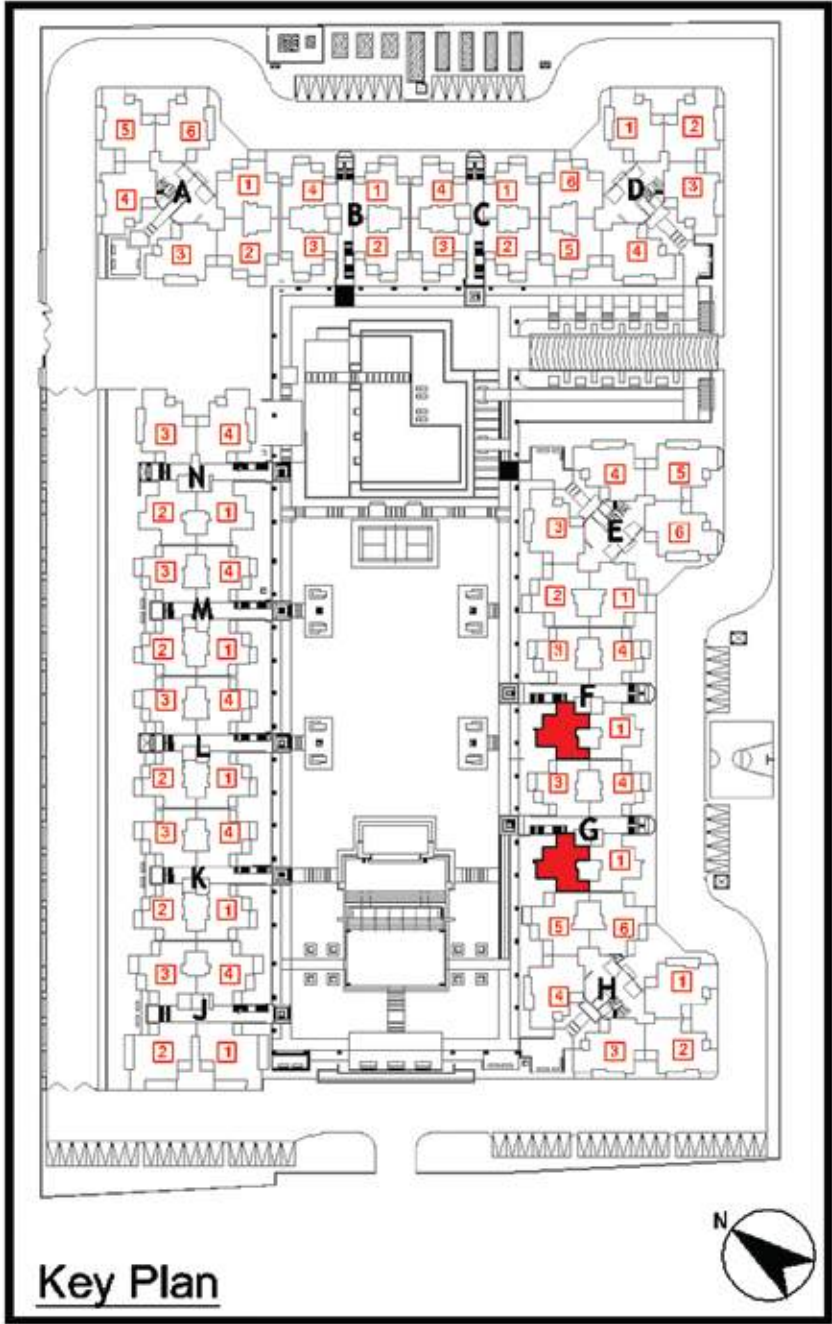
	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	61.57	662.70
Balcony Area	14.395	154.943
Total Area	102.66	1105

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

2 Bed + 2 Toilet + Study



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FLOOR PLAN

TYPE 3

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

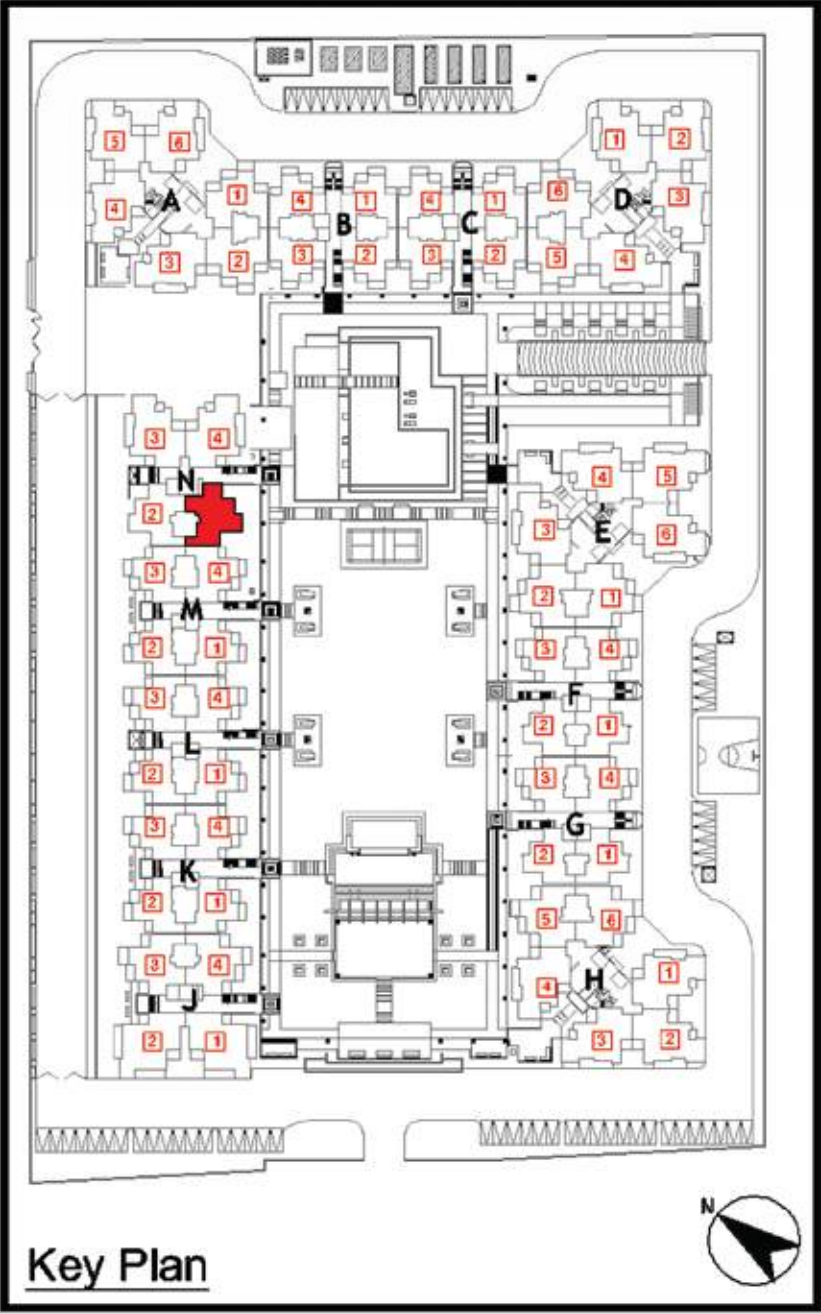
FLAT NO:- 1 (Tower- N)

3 Bed + 2 Toilet



Disclaimer:

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FLOOR PLAN

TYPE 3A

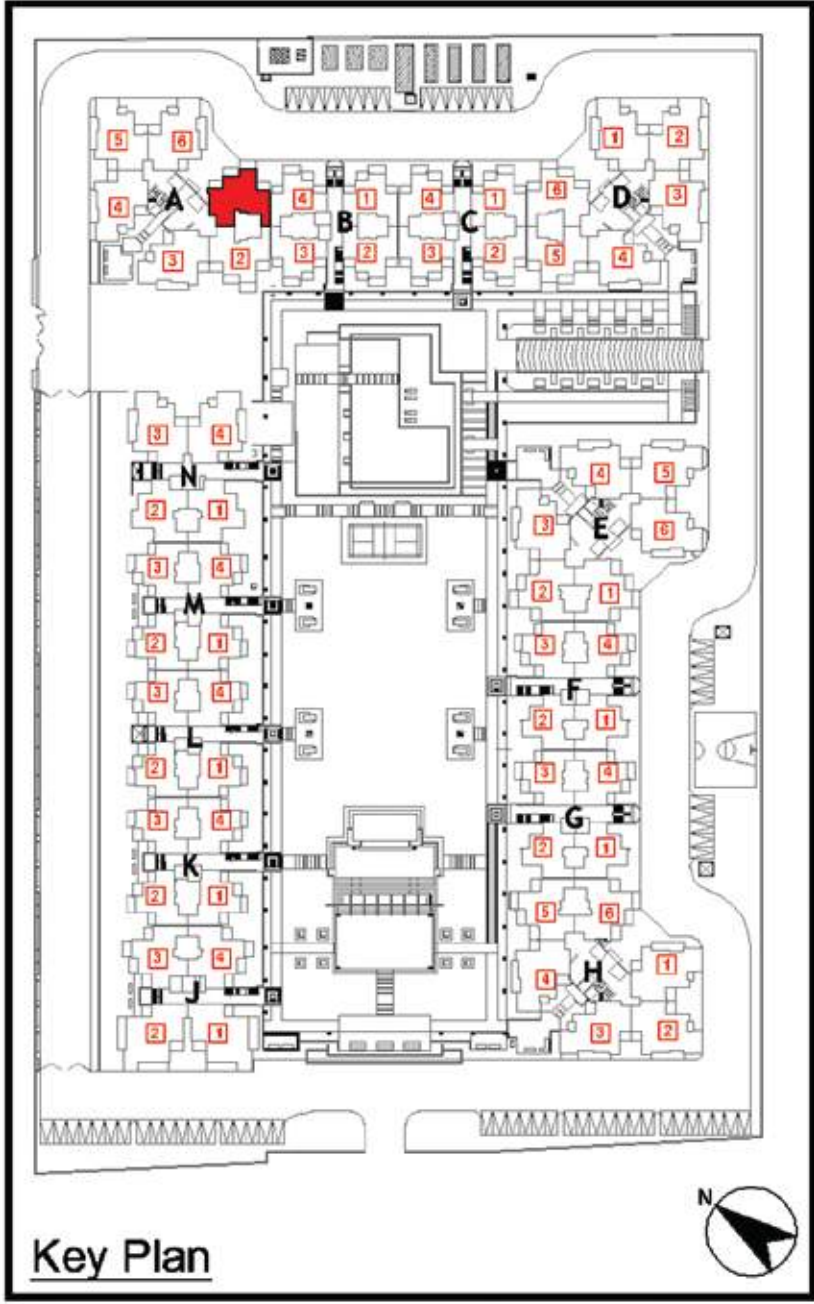
	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.35	800.32
Balcony Area	19.279	207.516
Total Area	125.42	1350

FLAT NO:- 1 (Tower- A)

3 Bed + 2 Toilet



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FLOOR PLAN

TYPE 4

3 Bed + 2 Toilet + Puja

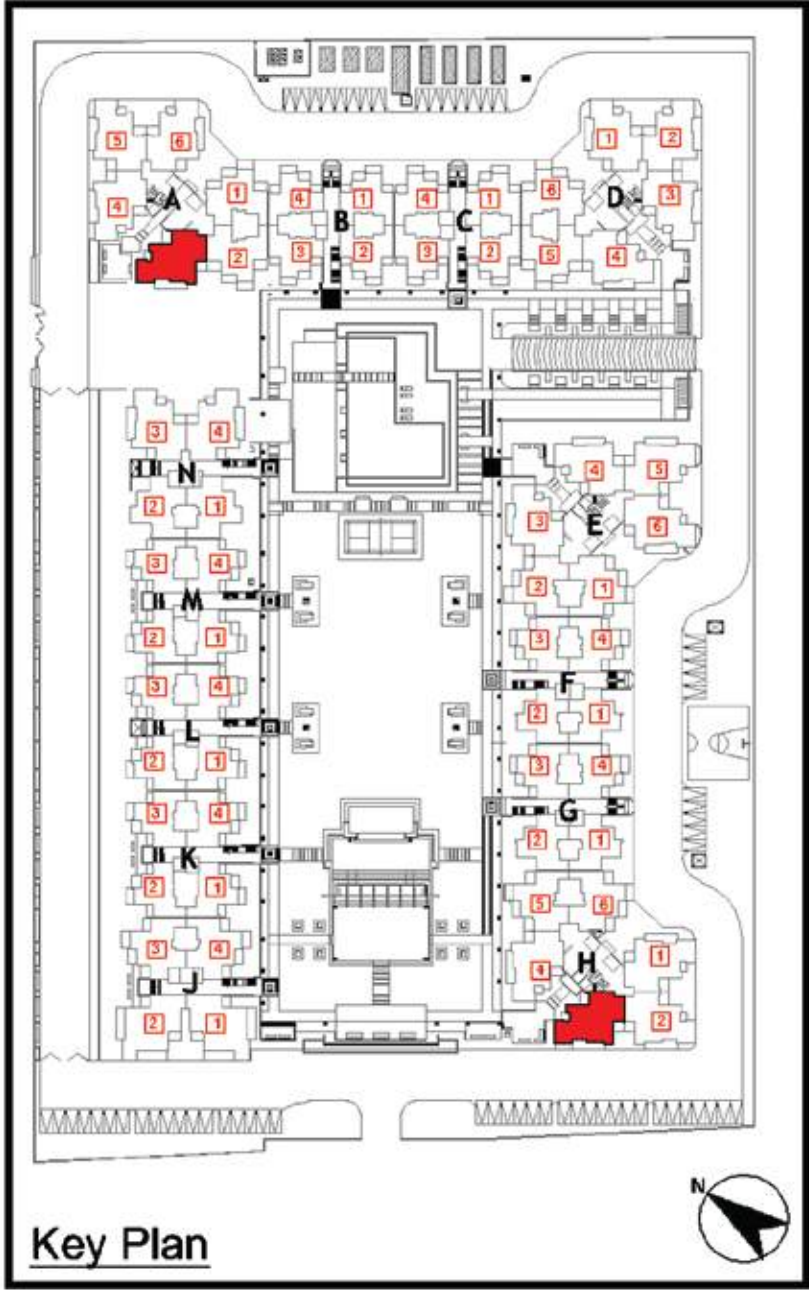
	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	85.36	918.77
Balcony Area	20.250	217.971
Total Area	138.89	1495

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



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FLOOR PLAN

TYPE 5

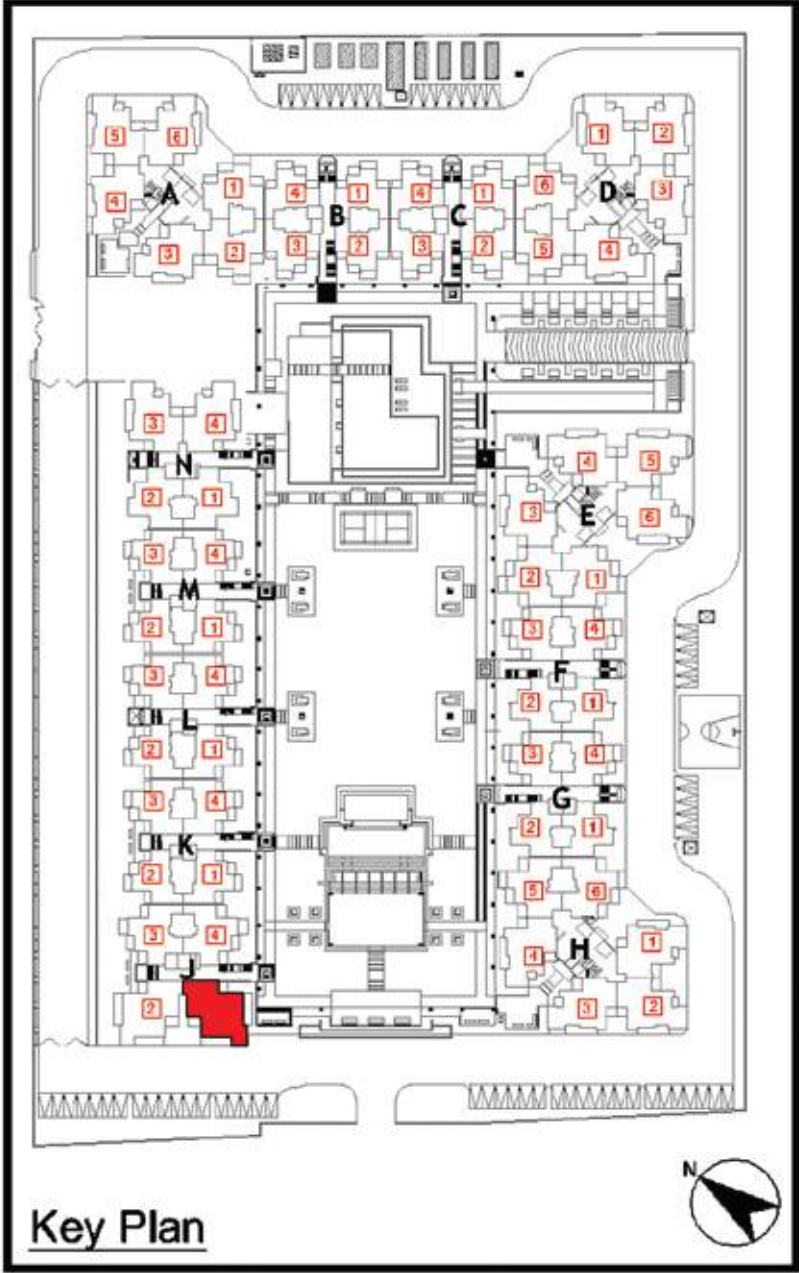
	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	92.83	999.23
Balcony Area	29.589	318.499
Total Area	162.11	1745

FLAT NO:- 1 (Tower- J)

3 Bed + 3 Toilet + Study



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Gulshan
HOMZ



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Fall in love,
with something that is

Simply beautiful

RERA Registration number
UPRERAPRJ6332