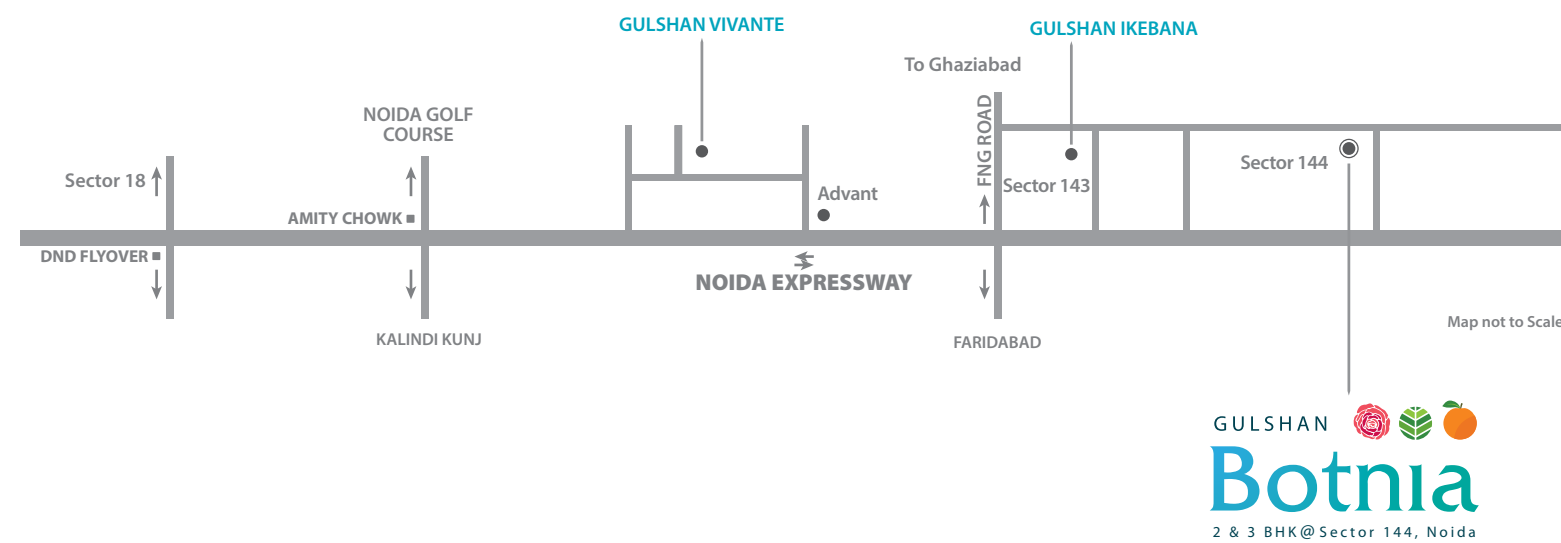


GULSHAN   
**Botnia**  
2 & 3 BHK@ Sector 144, Noida



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



**Gulshan**  
HOMZ

[info@gulshanhomz.com](mailto:info@gulshanhomz.com) | [gulshanhomz.com](http://gulshanhomz.com) | 95 8050 8050

Head Office: 121, Hargobind Enclave, Delhi-110092

Corporate Office: grandstreet, Plot No. 2C, Vaibhav Khand, Indirapuram, Uttar Pradesh-201014.

RERA Approved Project. Project registration no: UPRERAPRJ5857

**Gulshan**  
HOMZ

GULSHAN 

**Botnia**

2 & 3 BHK@ Sector 144, Noida Expressway

**Simply fresh**



GULSHAN 

# Botnia

2 & 3 BHK @ Sector 144, Noida

## Gulshan Botnia - Simply fresh













The garden of Botnia is green without limit and yields many fruits other than sorrow or joy. It is beyond either condition: without spring, without autumn, **it is always fresh**. A feeling so delightful that appeals to all our senses, a radiance that reflects from within, and a form that's so extraordinary that it makes one come alive. Such is the concept behind Gulshan Botnia – to bring to you an address that simply redefines freshness.

Away from pollution and in the midst of greens, get set to experience the garden living!

## Unique Features of Botnia

- Dedicated and elegant entry lobbies for each tower.
- The plot is facing adjoining green area.
- Having a central landscaped podium.
- In close proximity of proposed metro station.
- Ample of sunlight coming inside the central podium, and in almost all the units.
- A neoclassical unique façade.

## Stunning Features of Botnia

 Open Badminton Court	 Beauty Salon	 Rain Water Harvesting	 Customer Care Centre
 Internet	 Jogging Track	 Immaculate Landscaping	 Play Pan for Kids
 Security	 Swimming Pool	 Dedicated Lift Lobby	 Gymnasium

Disclaimer: This brochure is purely conceptual and not a legal offering. All rights reserved. The features are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.

## On Going Projects by Gulshan Homz



GULSHAN   
**Botnia**  
NOIDA EXPRESSWAY



GULSHAN   
**BELLINA**  
NOIDA EXPRESSWAY

# Gulshan HOMZ

## Delivered Projects by Gulshan Homz



Gulshan  
**Vivante**



Gulshan  
**ikebana**  
3 bhk homes@sec.143 noida



HOMES 121  
NOIDA



GC GRAND  
INDIRAPURAM  
Luxury Homes



gcgrandstreet  
INDIRAPURAM



GC  
SHEGOPICKS



CC Emerald  
Heights  
RAMPRASTHA GREEN VAISHALI



GC CENTRUM  
INDIRAPURAM

## Siteplan - Gulshan Botnia

- Type A**  
2 Bed + 2 Toilet - Super Area 95.23 Sq. M / 1025 Sq.Ft.  
Carpet Area (As per RERA) 54.92 Sq. M / 591.17 Sq.Ft.
- Type B**  
2 Bed + 2 Toilet + Study - Super Area 107.77 Sq. M / 1160 Sq.Ft.  
Carpet Area (As per RERA) 63.95 Sq. M / 688.39 Sq.Ft.
- Type C**  
3 Bed + 2 Toilet - Super Area 125.88 Sq. M / 1355 Sq.Ft.  
Carpet Area (As per RERA) 76.07 Sq. M / 818.82 Sq.Ft.
- Type D**  
3 Bed + 2 Toilet - Super Area 127.28 Sq. M / 1370 Sq.Ft.  
Carpet Area (As per RERA) 74.35 Sq. M / 800.27 Sq.Ft.
- Type E**  
3 Bed + 2 Toilet (BIG) - Super Area 137.03 Sq. M / 1475 Sq.Ft.  
Carpet Area (As per RERA) 81.39 Sq. M / 876.11 Sq.Ft.



### Legend

- 1 Entry/Exit Gate
- 2 Entrance Plaza
- 3 Residential Gate
- 4 Tower Drop-Off
- 5 Swimming Pool
- 6 Pool Deck
- 7 Commercial Apartment Plaza
- 8 Community green
- 9 Open Air Theatre
- 10 Pathway through portals
- 11 Kids Play Pan
- 12 Badminton Court
- 13 Peripheral screen planting
- 14 Organic Waste Composter
- 15 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.

# Specifications at Gulshan Botnia

## FLOORING

- Vitrified tiles in living, dining, bedrooms & kitchen.
- Ceramic tiles in toilets & balconies.

## DOORS & WINDOWS

- External doors & windows made of UPVC.
- Internal hardwood frames with flush doors.
- Additional MS Steel safety door with wire mesh on entrance.
- Grand Entrance of 8 feet high door.

## TOILET

- Ceramic floor tiles.
- Ceramic tiles upto door height on walls.

## KITCHEN

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

## INSIDE WALL FINISH

- Inside wall finish with OBD.

## EXTERNAL FAÇADE

- Exterior in Texture / Superior Paint Finish.

## ELECTRICAL

- One tube light in each room.
- Copper wiring in concealed P.V.C. conduits.
- Sufficient lights & power points.
- Provision for T.V. points in living room & all bedrooms.
- Provision for video door phone.

# 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 Botnia - 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

