

GULSHAN



Botnia

2 & 3 BHK @ Sector 144, Noida Expressway

Simply fresh

LUXURY APARTMENTS
IN THE HEART OF
NOIDA, SECTOR 144



Gulshan
HOMZ

An oasis amidst the hustle and bustle of concrete jungle with a host of amenities and a panoramic view.

2 & 3 BHK apartments at sector 144, Noida.



GULSHAN BOTNIA

**PERFECTLY
POSITIONED**

Map not to Scale

GULSHAN



Botnia

2 & 3 BHK @ Sector 144, Noida

Sector 144

GULSHAN IKEBANA

Sector 143

To Ghaziabad

FNG ROAD

FARIDABAD

Advant

NOIDA EXPRESSWAY

GULSHAN VIVANTE

NOIDA GOLF COURSE

KALINDI KUNJ

AMITY CHOWK

Sector 18

DND FLYOVER

GULSHAN BOTNIA

LOCATION ADVANTAGE

Proposed Metro
Station

02MIN

Sector 18
Atta Market

15MIN

Amity Chowk

10MIN

Ashram Chowk

20MIN

F1 Track at Buddh
International Circuit

25MIN

GULSHAN BOTNIA

STUNNING FEATURES

**24 X 7
Security**

**Customer
Care Center**

Beauty Salon

Kids Play Pan

**Rain Water
Harvesting**

**Swimming
Pool**

AC Gymnasium

**Immaculate
Landscaping**



GULSHAN BOTNIA

STUNNING FEATURES

Jogging Track

**Dedicated Lift
Lobby**

**Open
Badminton Court**

Internet

Laundry Services

Open Air Theatre

**In-Compound
OPD**

**Wheel Chair for
Elderly and Sick**



GULSHAN BOTNIA

PROJECT SPECIFICATIONS

FLOORING

Vitrified tiles flooring
ceramic tiles in toilets and balconies.

DOOR & WINDOWS

UPVC external doors & windows
internal hardwood frames with
flush doors.

TOILETS

Ceramic wall tiles aligned with
door height.



GULSHAN BOTNIA

PROJECT SPECIFICATIONS

KITCHEN

Granite kitchen top.

Double-bowl stainless steel sink.

Ceramic glazed tiles 600mm above
working platform.

INSIDE WALL FINISH

OBD wall finished interiors.

EXTERNAL FACADE

Paint finish exteriors



GULSHAN BOTNIA

PROJECT SPECIFICATIONS

ELECTRICAL

P.V.C. Conduit concealed
copper wiring.

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 Botnia



- **Type A** - 2 Bed + 2 Toilet - **Carpet Area** (As per RERA) 54.92 Sq. M / 591.17 Sq.Ft.
Balcony Area - 14.40 Sq.M / 155.04 Sq.Ft. **Total Area** - 95.23 Sq. M / 1025 Sq.Ft.
- **Type B** - 2 Bed + 2 Toilet + Study - **Carpet Area** (As per RERA) 63.95 Sq. M / 688.39 Sq.Ft.
Balcony Area - 14.83 Sq.M / 159.66 Sq.Ft. **Total Area** - 107.77 Sq. M / 1160 Sq.Ft.
- **Type C** - 3 Bed + 2 Toilet - **Carpet Area** (As per RERA) 76.07 Sq. M / 818.82 Sq.Ft.
Balcony Area - 16.61 Sq.M / 178.79 Sq.Ft. **Total Area** - 125.88 Sq. M / 1355 Sq.Ft.
- **Type D** - 3 Bed + 2 Toilet - **Carpet Area** (As per RERA) 74.35 Sq. M / 800.27 Sq.Ft.
Balcony Area - 19.81 Sq.M / 213.23 Sq.Ft. **Total Area** - 127.28 Sq. M / 1370 Sq.Ft.
- **Type E** - 3 Bed + 2 Toilet (BIG) - **Carpet Area** (As per RERA) 81.39 Sq. M / 876.11 Sq.Ft.
Balcony Area - 20.10 Sq.M / 216.35 Sq.Ft. **Total Area** - 137.03 Sq. M / 1475 Sq.Ft.

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 Theater (OAT)	10 Pathway Through Portals	11 Kids Play Pan	12 Badminton Court
13 Peripheral Screen Planting	15 Open Parking	14 Organic Waste Composter	

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 BOTNIA

FLOOR PLAN TYPE A

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

FLAT NO:- 2 (Tower- D, E, H & J), Except H 012 & J 012

2 Bed + 2 Toilet



Disclaimer:

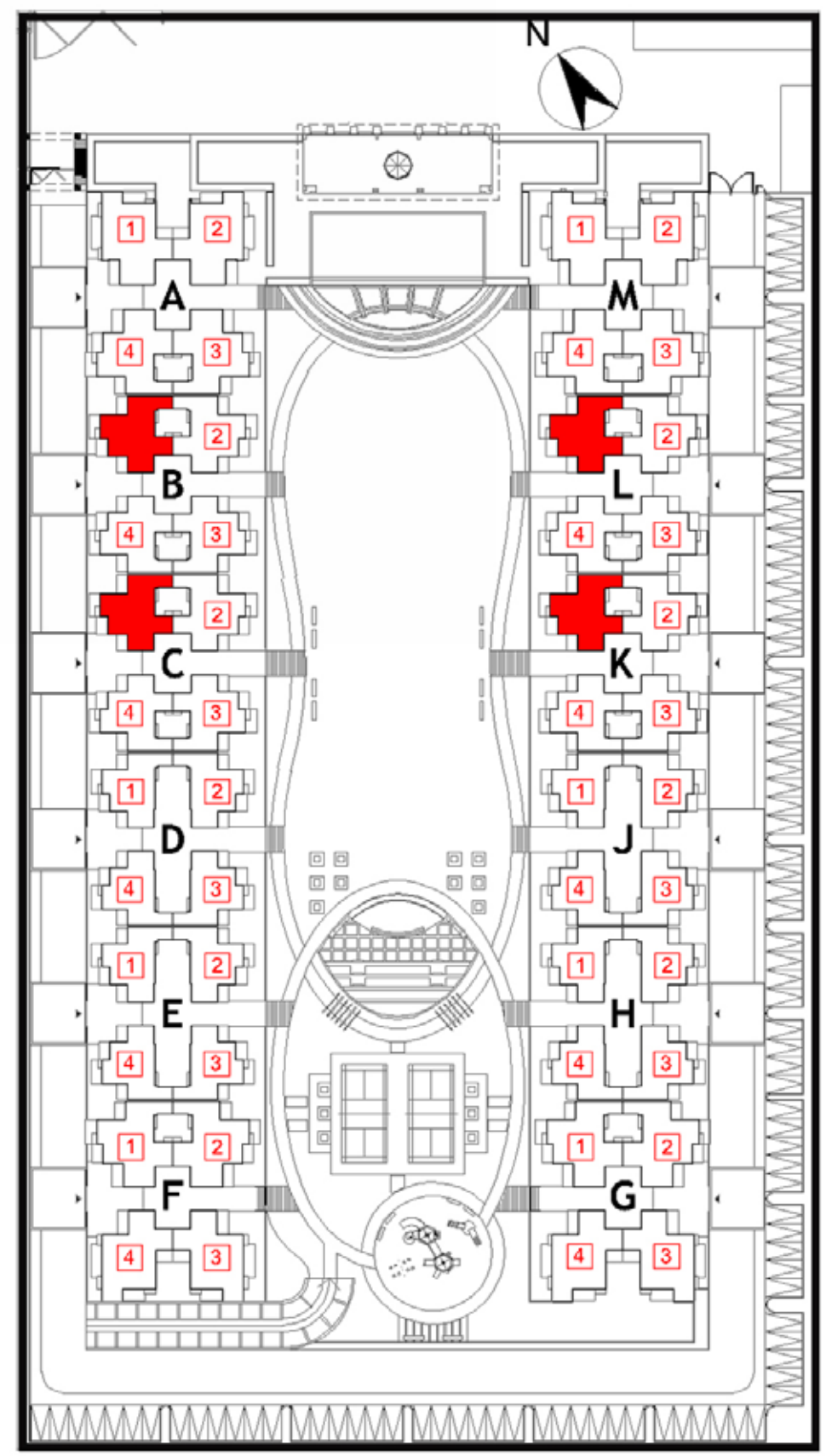
- 1) All rooms dimensions are in millimeters,
1 Sqm= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
- 2) Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.

GULSHAN BOTNIA
FLOOR PLAN
 TYPE B

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

FLAT NO:- 1 (Tower- B, C, K & L), Except B 011 & C 011

2 Bed + 2 Toilet + Study



Disclaimer:

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GULSHAN BOTNIA
FLOOR PLAN
 TYPE C

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

FLAT NO:- 1 (Tower- F & G), Except F 011

3Bed + 2 Toilet



Disclaimer:

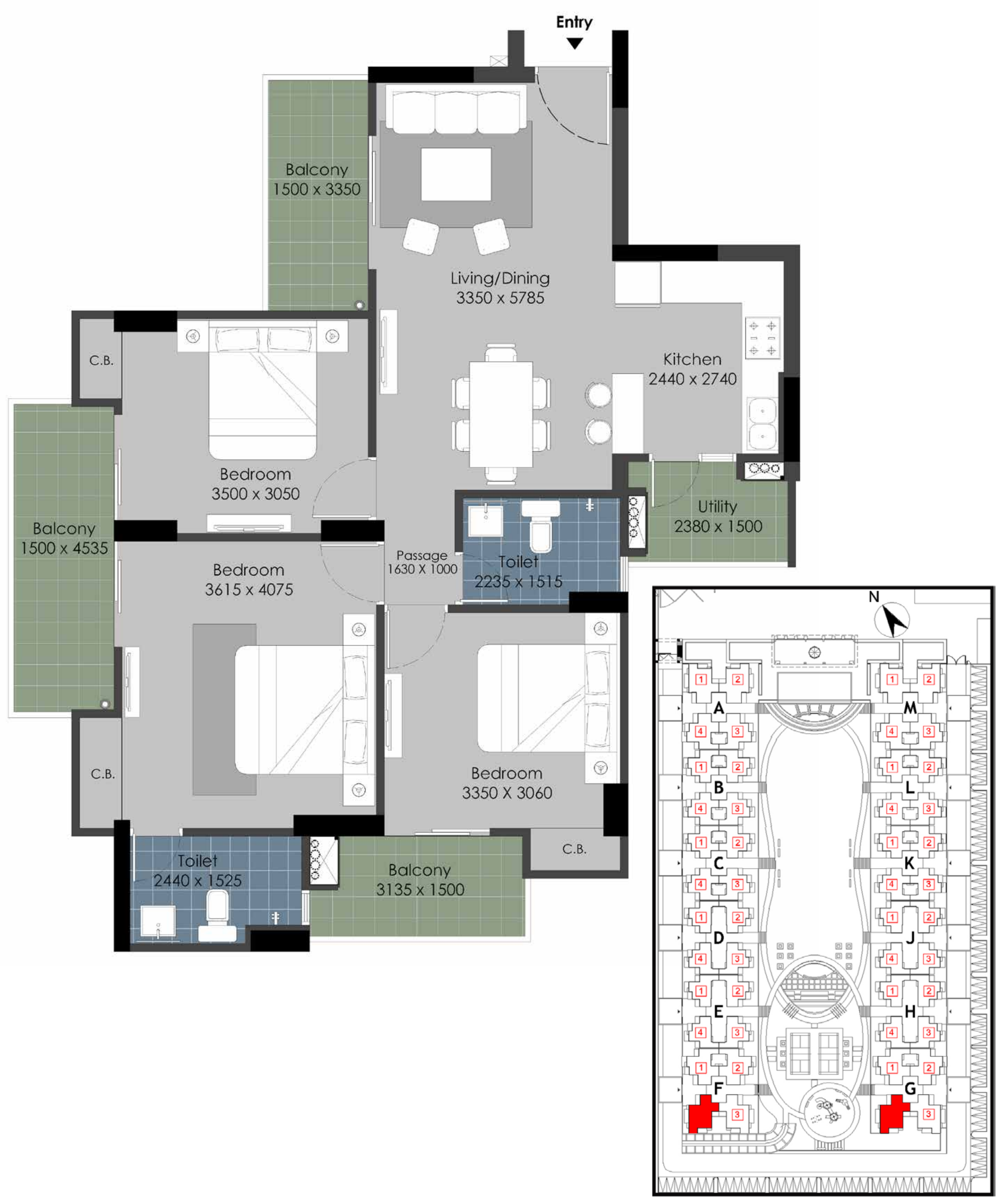
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GULSHAN BOTNIA
FLOOR PLAN
 TYPE D

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

FLAT NO:- 2 (Tower- F & G), Except F 014

3 Bed + 2 Toilet



Disclaimer:

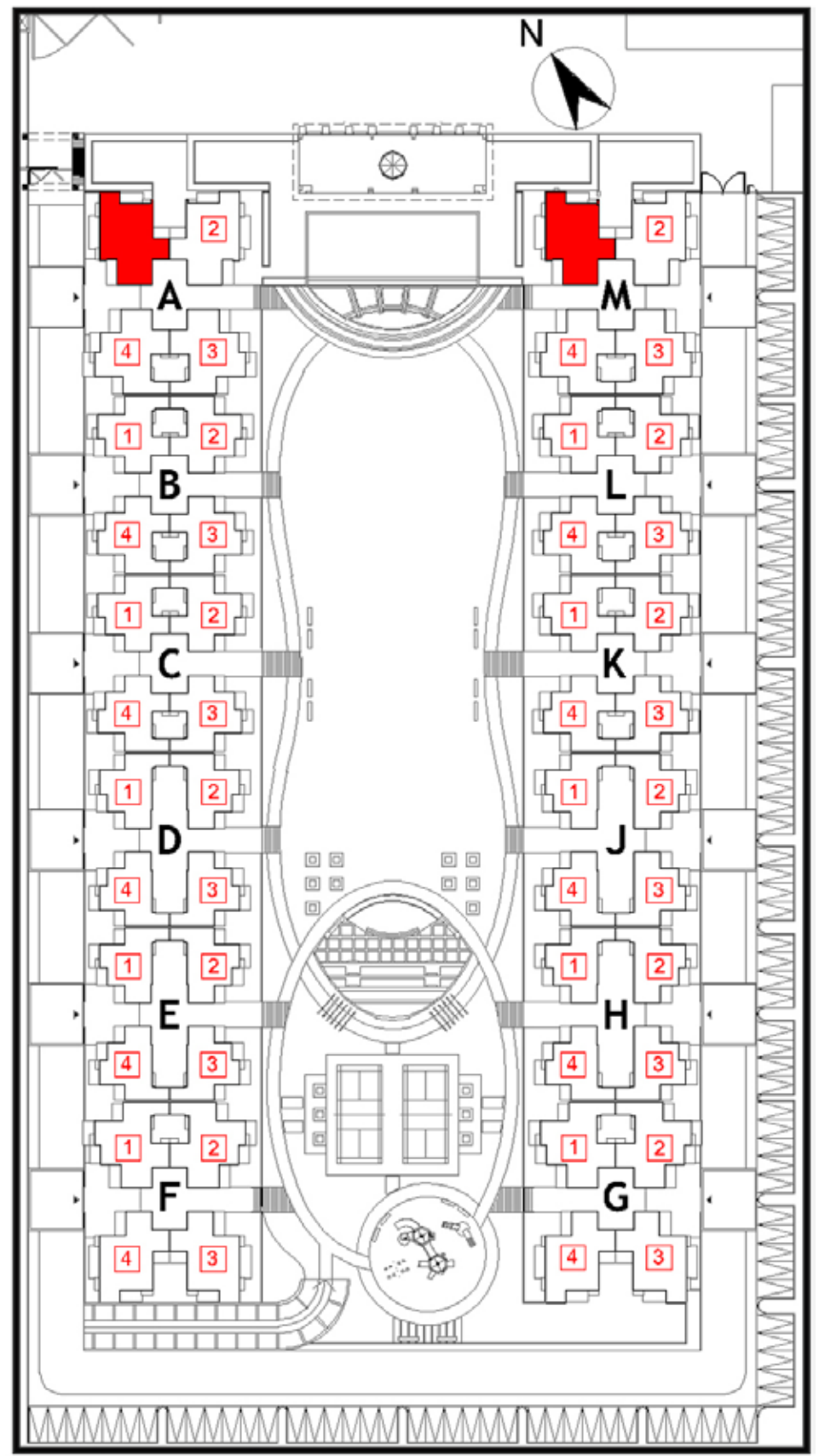
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GULSHAN BOTNIA
FLOOR PLAN
 TYPE E

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

FLAT NO:- 1 (Tower- A & M), Except A 011, M 011 & M 021

3 Bed + 2 Toilet (Big)

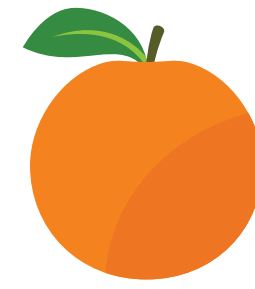


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gulshanhomz.com

RERA Registration number
UPRERAPRJ6332

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or implicitly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties.