

ikebana Gulshan
3 bhk homes@sec.143 noida



ikebana Gulshan
3 bhk homes@sec.143 noida



Gulshan
HOMZ

info@gulshanhomz.com | gulshanhomz.com |

HEAD OFFICE: 121, Hargobind Enclave, Delhi-110092 | CORPORATE OFFICE: grandstreet, Plot No. 2C,
Vaibhav Khand, Indirapuram, Uttar-Pradesh. | SITE ADDRESS: Plot No. GH-03/A, Sector - 143, Nodia (U.P.)
RERA Approved Project. Project registration no: UPRERAPRJ8806

not just an address but a

statement

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

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. | ● 1 Entry/Exit Gate |
| ■ 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. | ● 2 Jogging Track |
| ■ 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. | ● 3 Central Water Feature |
| ■ 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. | ● 4 Basement Ventilation Cutouts |
| ■ 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. | ● 5 Fragrance Garden |
| ■ 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. | ● 6 Yoga/Meditation Decks |
| ■ 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. | ● 7 Seasonal Gardens |
| ■ Commercial Apartment | ● 8 Sitting Around Sculpture/Elders Zone |
| ■ Community | ● 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.

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 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



Gulshan HOMZ

Delivered Projects by Gulshan Homz



Gulshan
Vivante



Gulshan
ikebana
3 bhk homes@sec.143 noida



HOMES 121
NOIDA



GC GRAND Luxury Homes
INDIRAPURAM



gcgrandstreet
INDIRAPURAM



GC SPOCKS



GC Emerald Heights
VAISHALI



GC CENTRUM
INDIRAPURAM

On Going Projects by Gulshan Homz



GULSHAN
Botnia
NOIDA EXPRESSWAY



GULSHAN BELLINA

ikebana Gulshan
3 bhk homes@sec.143 noida