







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 Treatment 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 /
11. Indoor Games	22. Business Lounge	Welcome Launge

Site Layout and Legend:

Type A - 3 Bed + 2 Toilet - Super Area 124.49 Sq. M / 1340 Sq.Ft. 1 Entry/Exit Gate Carpet Area (As per RERA) 73.30 Sq. M / 788.99 Sq.Ft. 2 Jogging Track Central Water Feature 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. Basement Ventilation Cutouts Type A2 (Typ.) - 3 Bed + 2 Toilet - Super Area 125.98 Sq. M / 1356 Sq.Ft. Fragrance Garden Carpet Area (As per RERA) 74.78 Sq. M / 804.93 Sq.Ft. Yoga/Meditation Decks Type B - 3 Bed + 2 Toilet + Puja - Super Area 138.89 Sq. M / 1495 Sq.Ft. Seasonal Gardens Carpet Area (As per RERA) 85.16 Sq. M / 916.66 Sq.Ft. 8 Sitting Around Sculpture/Elders Zone Type C - 3 Bed + 3 Toilet + Study - Super Area 157.47 Sq. M / 1695 Sq.Ft. Bamboo Garden Carpet Area (As per RERA) 93.24 Sq. M / 1003.61 Sq.Ft. Palm Court Type C1 (Typ.) - 3 Bed + 3 Toilet + Study - Super Area 157.47 Sq. M / 1695 Sq.Ft. 11 Pathway Under Pergolas Carpet Area (As per RERA) 92.62 Sq. M / 996.94 Sq.Ft. 12 Central Green Type D - 3 Bed + 4 Toilet + Study - Super Area 185.34 Sq. M / 1995 Sq.Ft. 13 Kids Play Area Carpet Area (As per RERA) 103.63 Sq. M / 1115.47 Sq.Ft. 14 Skating Rink Commercial Apartment 15 Tot Lots 16 Open Air Amphitheater

17 Open Parking

Disclaimer

Community

- 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.

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

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.





Delivered Projects by Gulshan Homz







HOMES 121 NOIDA



gcgrandstreet







ikebana



GC GRAND Tuxury Homes









On Going Projects by Gulshan Homz



Botnia NOIDA EXPRESSWAY



BELLINA



3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 1 (Tower B & D)

- 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.



Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 2 (Tower B & D)

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	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 3 (Tower C)

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

3 Bed + 2 Toilets

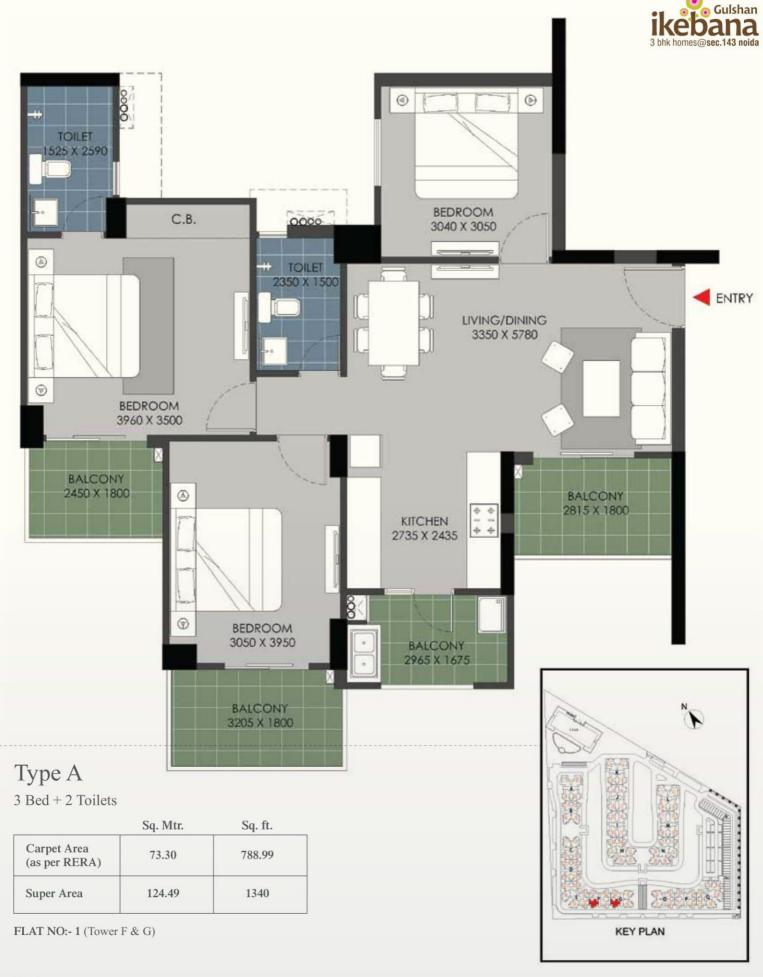
	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 3 (Tower C)



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KEY PLAN



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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 2 (Tower F & G)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 3 (Tower O & P)

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Type A

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.30	788.99
Super Area	124.49	1340

FLAT NO:- 4 (Tower O & P)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. \mid 1000 mm=3.28 Ft.
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Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 3 (Tower D, Except- D 003)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 4 (Tower D, Except- D 004)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 3 (Tower F, Except- F 003)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 4 (Tower F, Except- F 004)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. \mid 1000 mm=3.28 Ft.
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Type A1 (Typ.)

3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 1 (Tower P, Except- P 001)

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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	73.18	787.75
Super Area	124.49	1340

FLAT NO:- 2 (Tower P, Except- P 002)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. \mid 1000 mm=3.28 Ft.
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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 3 (Tower E)

- 1) All rooms dimensions are in millimeters, 1 Sqm.= 10.764Sq.Ft. | 1000 mm=3.28 Ft.
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3 Bed + 2 Toilets

	Sq. Mtr.	Sq. ft.
Carpet Area (as per RERA)	74.78	804.93
Super Area	125.98	1356

FLAT NO:- 4 (Tower E)

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