



GULSHAN
BELLINA

Simply beautiful

Gulshan Bellina, a Home so beautiful, that you can't stop falling in love with.

BEAUTIFULLY CRAFTED ② & ③ BHK APARTMENTS

AT GREATER NOIDA WEST

Gulshan
HOMZ



Gulshan Bellina- **Redefining beauty**

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 Bellina – to bring to you an address that simply redefines beauty.

Stunningly refreshing and beautifully crafted, Bellina is the new benchmark of 'Gorgeous'. Coming up in Greater Noida West with

2 and 3 BHK options, this property will surely make you say, "Bellina, you take my breath away!"

Get set to fall in love, with something that is simply beautiful!

Stunning features of Gulshan Bellina

Internet Connectivity	Indoor Games	AC Unisex Beauty Salon
24 x 7 Security	Jogging Track	AC Banquet
Provision of Intercom Connectivity	Basketball Court (Half Court)	Laundry Services
Customer Care Center	AC Gymnasium, Yoga / Aerobics	Open Air Theatre
Rain Water Harvesting	Special Play-pan for kids	Kids Lounge
Swimming pool	Immaculate Landscaping	In- Compound OPD
Steam/ Massage Room	Exclusive welcome lounge & Coffee Shop	Wheel chair for Elderly and sick

Site Layout at Gulshan Bellina

Legend:

- **Type 01** - 2 Bed + 2 Toilet - Super Area 94.76 Sq. M / 1020 Sq.Ft.
Carpet Area (As per RERA) 55.55 Sq. M / 597.92 Sq.Ft.
- **Type 02** - 2 Bed + 2 Toilet + Study - Super Area 102.66 Sq. M / 1105 Sq.Ft.
Carpet Area (As per RERA) 61.57 Sq. M / 662.70 Sq.Ft.
- **Type 02A** - 2 Bed + 2 Toilet + Study - Super Area 102.66 Sq. M / 1105 Sq.Ft.
Carpet Area (As per RERA) 61.57 Sq. M / 662.70 Sq.Ft.
- **Type 03** - 3 Bed + 2 Toilet - Super Area 123.56 Sq. M / 1330 Sq.Ft.
Carpet Area (As per RERA) 73.46 Sq. M / 790.72 Sq.Ft.
- **Type 03A** - 3 Bed + 2 Toilet - Super Area 125.42 Sq. M / 1350 Sq.Ft.
Carpet Area (As per RERA) 74.35 Sq. M / 800.32 Sq.Ft.
- **Type 04** - 3 Bed + 2 Toilet + Puja - Super Area 138.89 Sq. M / 1495 Sq.Ft.
Carpet Area (As per RERA) 85.36 Sq. M / 918.77 Sq.Ft.
- **Type 05** - 3 Bed + 3 Toilet + Study - Super Area 162.11 Sq. M / 1745 Sq.Ft.
Carpet Area (As per RERA) 92.83 Sq. M / 999.23 Sq.Ft.
- **Community**

- 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 (OAT)
- 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.



Disclaimer – Map not to scale.

Specifications at Gulshan Bellina

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.

KITCHEN

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

TOILET

- Ceramic floor tiles.

- Ceramic tiles up to door height on walls

INSIDE WALL FINISH

- Inside wall finish with OBD.

EXTERNAL FAÇADE

- Exterior in paint finish

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.

Gulshan Bellina - Location Advantages



05 Minutes
From Hustle and
Bustle of City



15 Minutes
From Sector-18, Atta
Market



20 Minutes
From Pari
Chowk



05 Minutes
From Gaur Chowk &
Gaur City



15 Minutes
From Fortis
Hospital



30 Minutes
From Ashram
Chowk

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
HOMZ

Delivered Projects by Gulshan Homz



Sector 137, Noida

Gulshan
Vivante



Sector 143, Noida

Gulshan
ikebana
3 bnh homes@sec.143 noida



Sector-121, Noida

H.O.M.E.S 121
NOIDA



Indirapuram, Ghaziabad

GC GRAND Luxury Homes
INDIRAPURAM



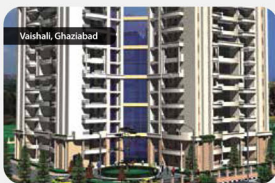
Indirapuram, Ghaziabad

gcgrandstreet
INDIRAPURAM



Indirapuram, Ghaziabad

GC SHIKHAR



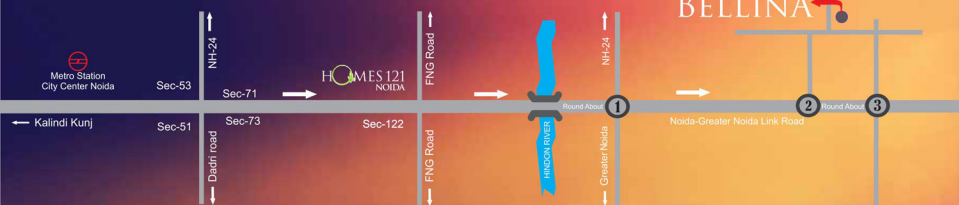
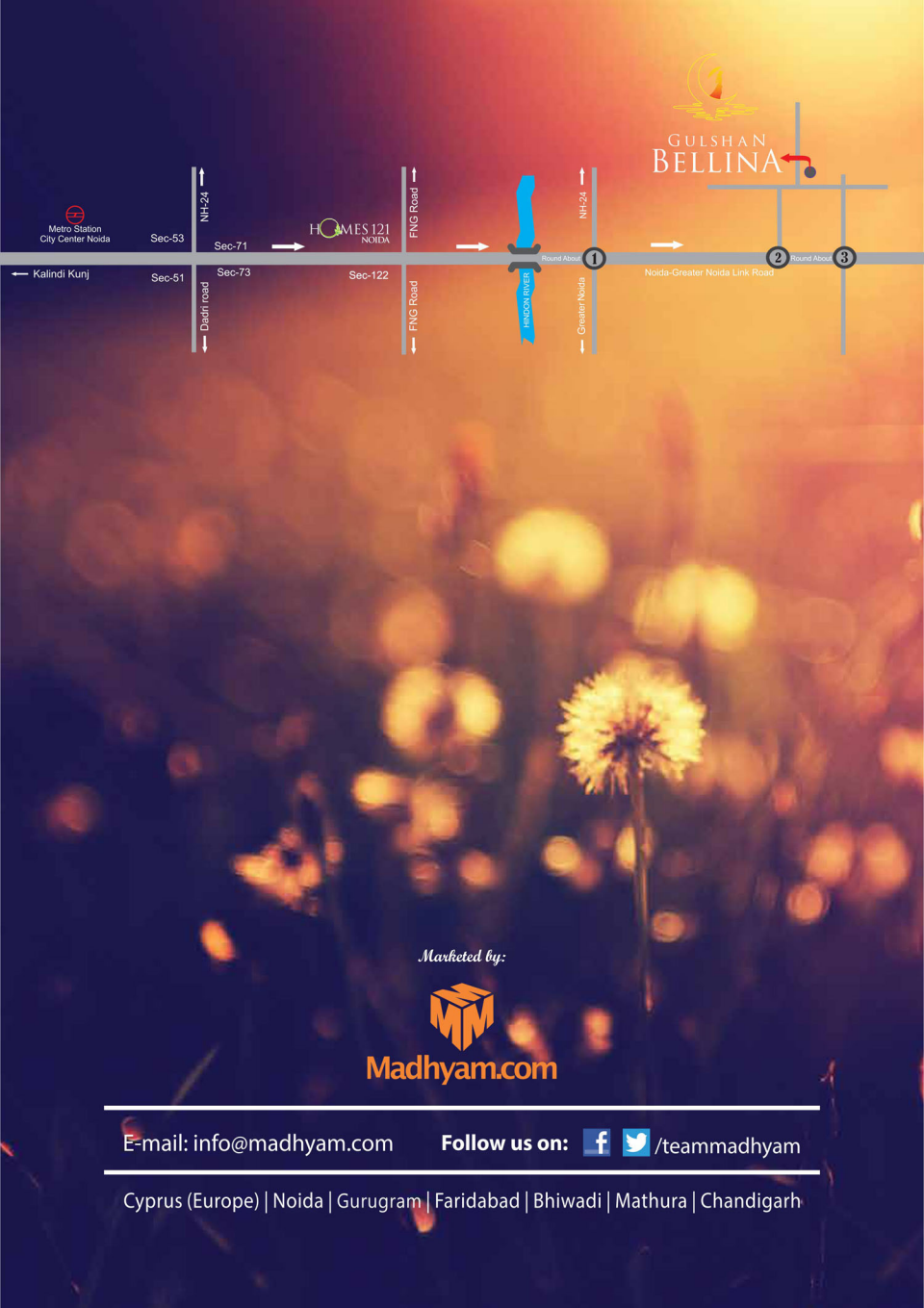
Vaishali, Ghaziabad

GC Emerald
Vaishali



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GC CENTRUM
INDIRAPURAM



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