

GULSHAN
avante
THE FORWARD LIFE

for internal purpose only



WELCOME



TOWARDS



ASPIRATION



THE MASTERPIECE

When one gets fascinated by the idea of a new definition of living, 'Forward' is where your inspiration takes you. Something original, something new, something 'Avant'. And that's how it all came together for 'Gulshan Avante', a new benchmark in the residential segment of Greater Noida (West).





LIVE THE FORWARD LIFE

Premium 4 BHK Apartments

2 Towers

2 units per floor

Only 92 units

3200 sq. ft. Apartments

Homogeneous Living

Low Density Project

6 Tier Security System

2 dedicated elevators per floor with separate
common service elevator

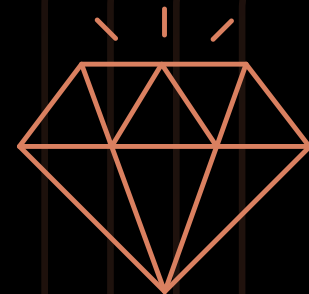
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LIFE HERE HAS A LOT MORE TO OFFER



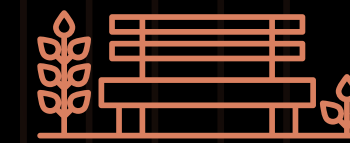
Art Deco Theme



Iconic, state-of-the-art
elevations and facades



Green Terrace
on Rooftop



Complete sit-out
deck for the family



Resplendent double height
entrance lobbies



Most spacious apartments
with cross ventilation



Elaborate fire detection
& mitigation system



Green building certified



TOO MUCH OF GOOD THINGS CAN BE WONDERFUL

- Star gazing Deck with Telescope

- Moon Garden

- Floral Graden, Fragrance Garden and Central Lawn

- Luxury Club

- Pathway and Jogging track

- Shopping complex

- Play Courts

- Green Terrace Rooftop

- Outdoor Gym

- Roof Top Swimming Pool and Kid's Pool

- Yoga & Meditation Pavillion

- Interactive Fountain Plaza

- Kid's Play Area

- Senior Citizen Lounge & Elder's Sitting Area

- Lobby + Coffee Lounge

- Multi Purpose Hall & Spillover

- Salon & Spa facilities

- Gaming Zone

- Roof Top Cinema (15 Seater)

- Viewing Deck

- Bar-be-que Deck under Pergola



SOMETIMES AN ADDRESS SAYS IT ALL



Prime Location

Beautifully structured tree lines covered with greenery

Fully habitat zone

Close to prominent Corporate/Commercial Hubs, Schools, Hospitals, Shopping Malls and Markets

Robust metro city facilities

Advanced layout and planning of road network to minimize traffic congestion

Amazing social & retail infra

Strategically connected to Delhi NCR and nearby cities via networks of roads and expressways (DND, Delhi Meerut Expressway, FNG, Noida-Gr. Noida Expressway & Yamuna Expressway)

Proposed Metro

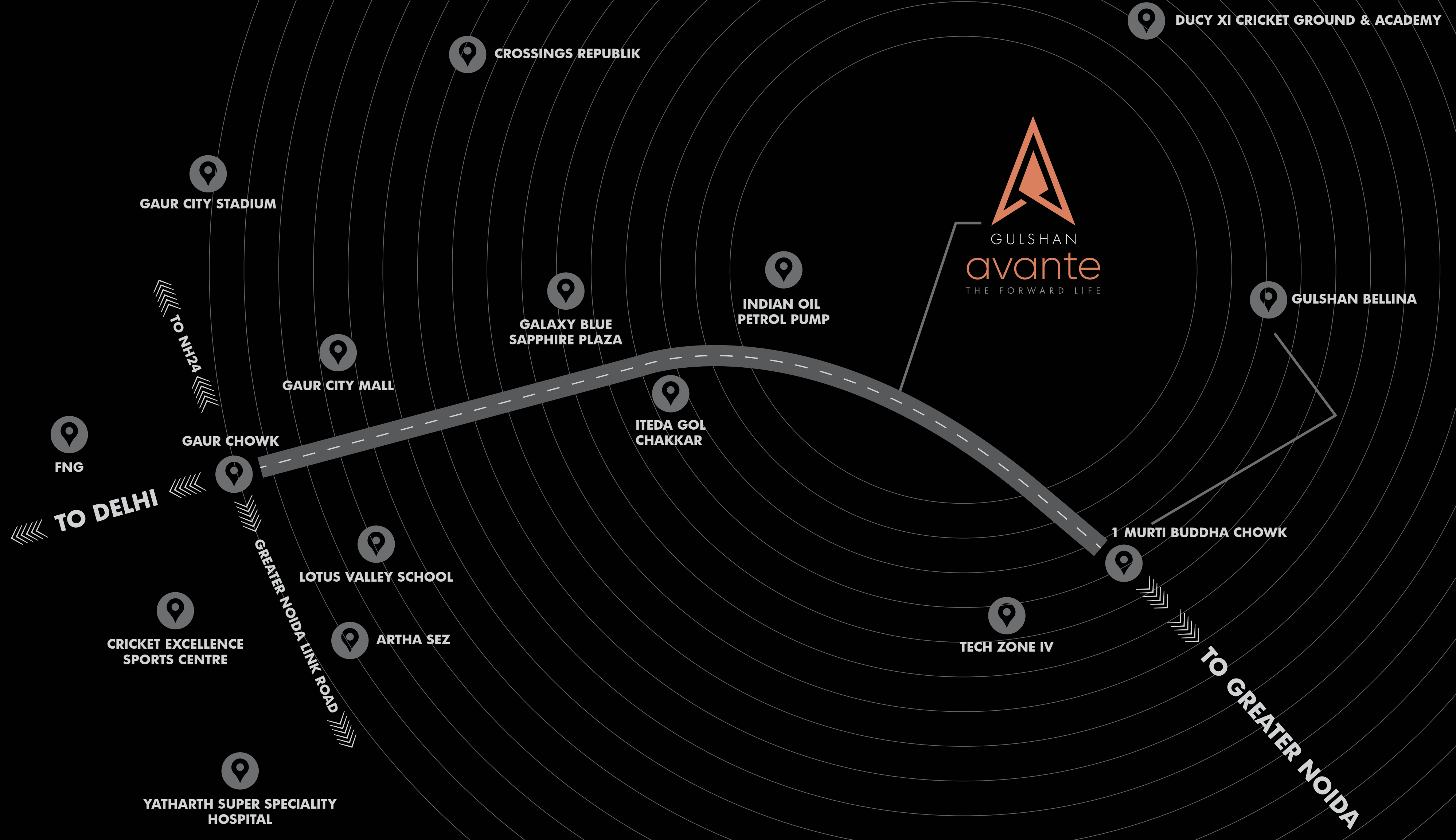
Noida/Jewar International Airport just at an hour distance



FIND YOUR WAY TO FORWARD LIFE



map not to scale



AMITY UNIVERSITY
SECTOR 125 | 32 MIN
BIMTECH

KNOWLEDGE PARK 2
GREATER NOIDA | 33 MIN

GAUTAM BUDDHA UNIVERSITY
YAMUNA EXPRESS WAY | 39 MIN

SHARDA UNIVERSITY
KNOWLEDGE PARK 3
GREATER NOIDA | 30 MIN

NOIDA INTERNATIONAL UNIVERSITY
SECTOR 17 A,
YAMUNA EXPRESS WAY | 45 MIN

UNIVERSITIES

YATHARTH SUPER SPECIALITY HOSPITAL
SECTOR 1, GREATER NOIDA WEST | 08 MIN

FORTIS HOSPITAL
SECTOR 62 NOIDA | 15 MIN

KAILASH HOSPITAL
SECTOR 27 | 26 MIN

APOLLO HOSPITAL
SECTOR 26 | 28 MIN

HOSPITALS

DPS

KNOWLEDGE PARK V | 10 MIN

LOTUS VALLEY INTERNATIONAL SCHOOL
TECHZONE IV, GREATER NOIDA WEST | 06 MIN

RYAN INTERNATIONAL SCHOOL
TECHZONE IV | 5 MIN

ST. JOHN'S SCHOOL
SECTOR 2, GREATER NOIDA WEST | 08 MIN

SCHOOLS

CONNECTIVITY

METRO STATION

SECTOR 51 | 15 MIN

SECTOR 61 | 21 MIN

ELECTRONIC CITY | 23 MIN

DND FLYWAY | 38 MIN

SHOPPING

GAUR CITY MALL

GREATER NOIDA W | 8 MIN

GALAXY BLUE SAPPHIRE PLAZA

GREATER NOIDA W | 7 MIN

MALL OF INDIA

SECTOR 18 NOIDA | 27 MIN

GREAT INDIA PLACE

SECTOR 18 NOIDA | 27 MIN

GARDENS GALLERIA

SECTOR 38 | 32 MIN

MULTIPLEXES

PVR

PVR GAUR CITY

GREATER NOIDA W | 8 MIN

PVR SUPERPLEX

LOGIX CITY MALL

SECTOR 32, NOIDA | 24 MIN

CARNIVAL CINEMAS

GREAT INDIA PLACE

SECTOR 18, NOIDA | 27 MIN

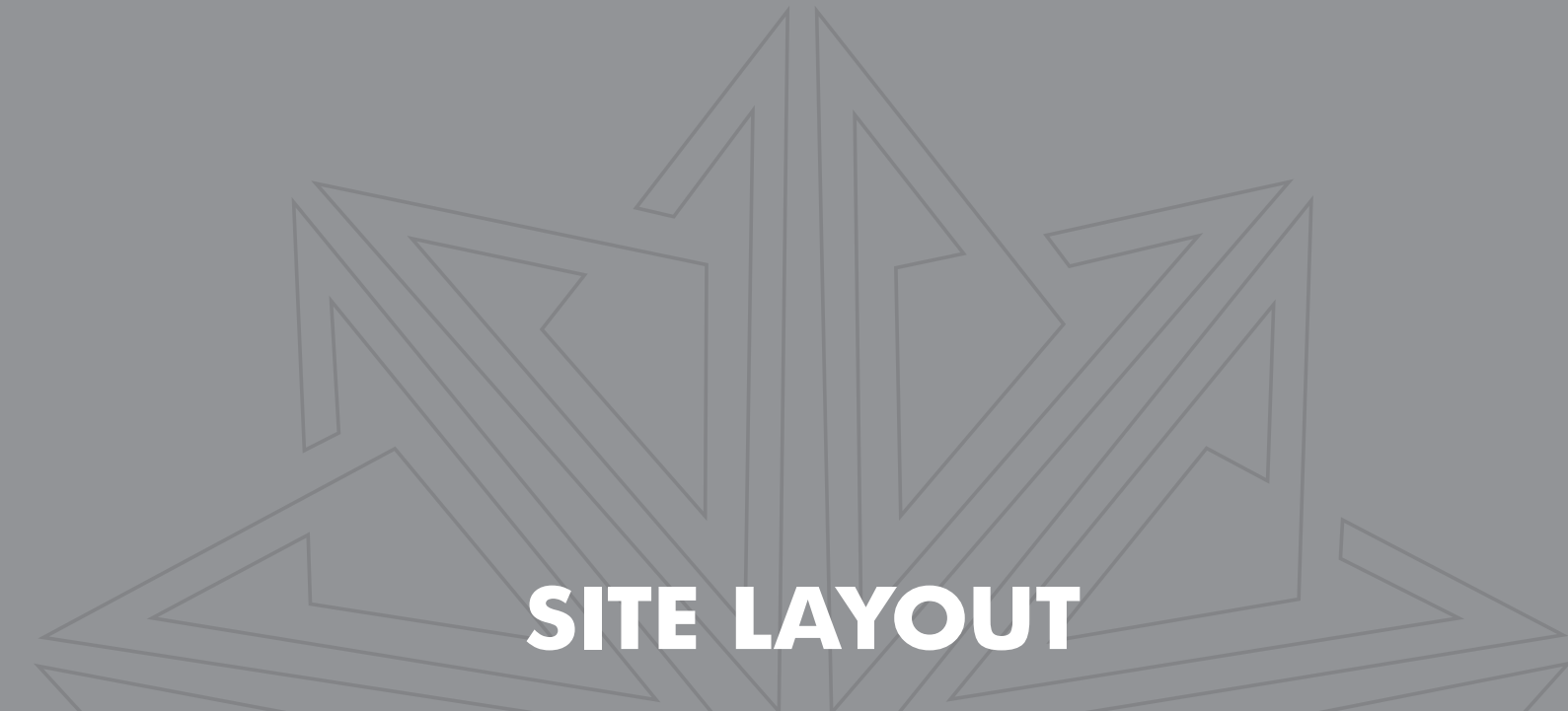


PERFECTION PLANNED TO THE TEE



APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER A	4 BED + 4 TOILET + 1 SERVANT'S	164.25 Sq. Mtr. / 1768.0 Sq. Ft.	46.92 Sq. Mtr. / 505.0 Sq. Ft.	3200 Sq. Ft. 297.29 Sq.Mtr

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER B	4 BED + 4 TOILET + 1 SERVANT'S	164.25 Sq. Mtr. / 1768.0 Sq. Ft.	46.92 Sq. Mtr. / 505.0 Sq. Ft.	3200 Sq. Ft. 297.29 Sq.Mtr



SITE LAYOUT



LEGEND: LANDSCAPE ELEMENTS

- | | |
|---|---|
| 1 HOUSING SIGNAGE | 16 CELEBRATION PLAZA |
| 2 DRIVEWAY WITH ACCENT PAVING | 17 SITTING TIERS WITH FEATURE WALL |
| 3 TOWER DROP - OFF | 18 ELEVATED LAWN ENCLOSED WITH METAL SCREEN |
| 4 GREEN WALL WITH FLOATING TOWER SIGNAGE FLANKING THE WATER FEATURE | 19 YOGA/ MEDITATION PAVILION |
| 5 CASCADING WATER FEATURE WALL | 20 KIDS' PLAY AREA |
| 6 TOWER ENTRANCE FLANKED BY SCULPTURES | 21 SITTING WITH METAL SCREEN BACKDROP |
| 7 TOWER ENTRANCE FROM GREENS WITH DECORATIVE SCREENS ON EITHER SIDE (UNDER STILT) | 22 ELDER'S SITTING AREA |
| 8 1.5M WIDE CORRIDOR WITH BENCHES & ORNAMENTAL LAMPS (UNDER STILT) | 23 SITTING UNDER TENSILE CANOPY IN FRAGRANCE GARDEN |
| 9 FLOATING SEATING ALCOVE IN PEBBLE BED ENCLOSED WITH JALIS (UNDER STILT) | 24 MOON GARDEN |
| 10 COFFEE SHOP COUNTER (UNDER STILT) | 25 COMMERCIAL PLAZA |
| 11 1.5M WIDE PATHWAY/ JOGGING TRACK | 26 LINEAR SITTING |
| 12 FLORAL GARDEN | 27 COMMERCIAL PLAZA ENTRANCE WITH FEATURE WALLS ON EITHER SIDES |
| 13 SITTING IN FLORAL GARDEN | 28 CAR PARKING IN GRASS PAVERS |
| 14 STEPPED PLANTERS | 29 BOUNDARY PLANTATION |
| 15 CENTRAL LAWN | 30 CHANNEL PLANTER ON BOUNDARY WALL WITH DROOPING PLANTS |

Disclaimer:

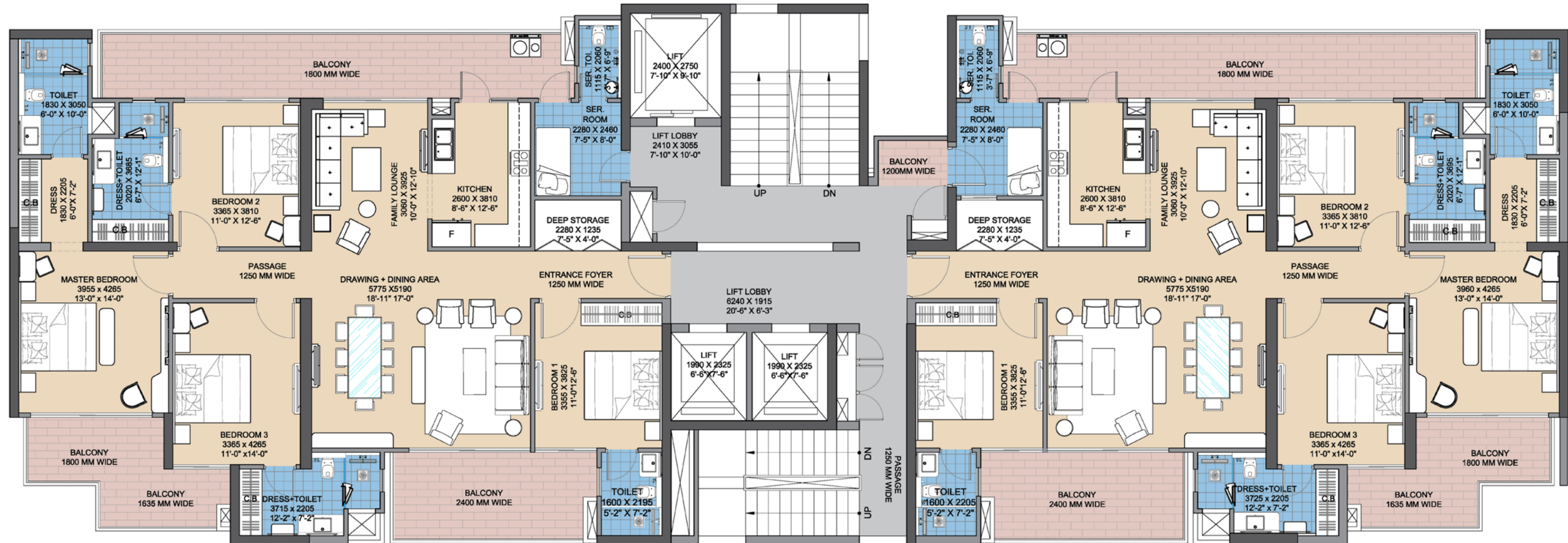
- 1) If required, minor additions or alterations can be done in the project satisfying RERA act.
- 2) These are purely conceptual and constitute no legal offerings.
- 3) Conversion factor : 1 SQ. FT. = 10.764 SQ. Ft. 1000 mm = 3.28 Ft.



GO THROUGH THE BLUEPRINTS
FOR YOUR NEW ADDRESS



TOWER LAYOUT

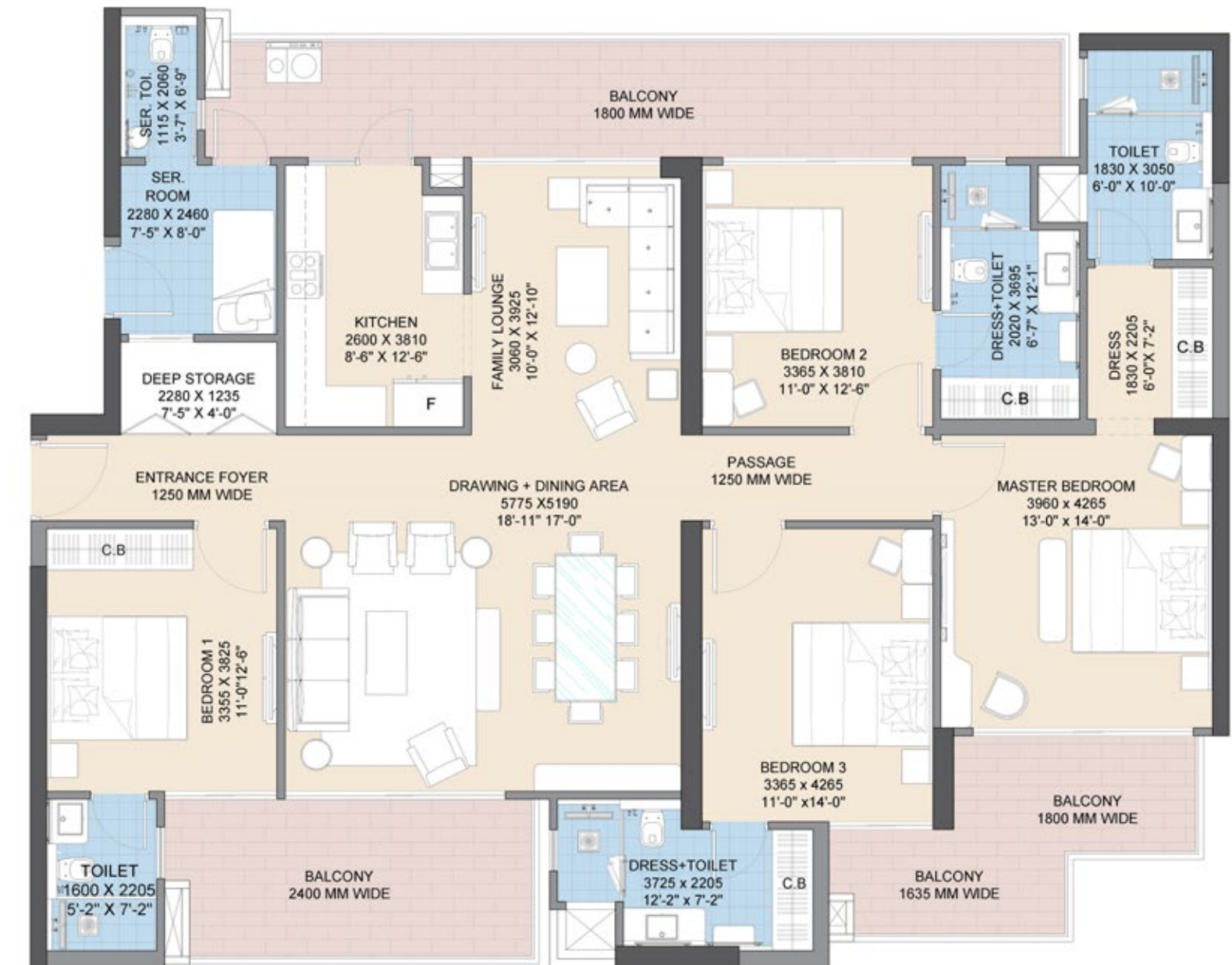
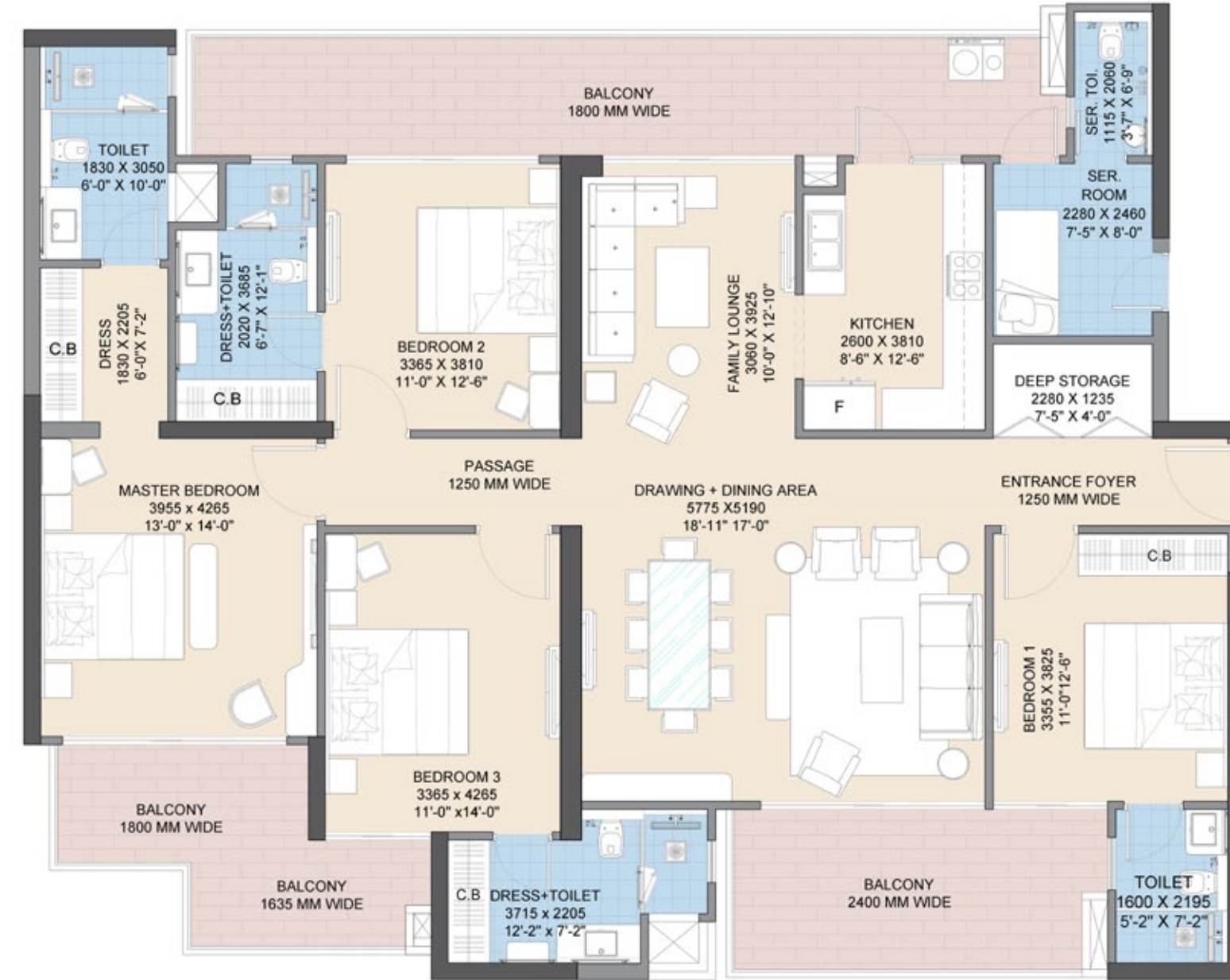


- Disclaimer:**
- 1) All rooms dimensions are in millimeters, 1 Sqm= 10.7645Sq.Ft. | 1000 mm=3.28 Ft.
 - 2) The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
 - 3) Loose furniture, woodwork & appliances are shown for better understanding of the layout and are not part of the standard offering.



UNIT PLAN

	Sq. Mtr.	Sq. Ft.
Carpet Area (as per RERA)	164.25	1768.0
Balcony Area	46.92	505.0
Sale Area		3200



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Gulshan

Experience Excellence

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RERA Registration No.: UPRERAPRJ860880 | Website of UP RERA - www.up-rera.in

Disclaimer:

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