
Simply
fresh

GULSHAN



Botnia

2 & 3 BHK @ Sector 144, Noida



Gulshan Botnia - Simply fresh

The garden of Botnia is green without limit and yields many fruits other than sorrow or joy. It is beyond either condition: without spring, without autumn, **it is always fresh**. 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 Botnia – to bring to you an address that simply redefines freshness.

Away from pollution and in the midst of greens, get set to experience the garden living!

Unique Features of Botnia

- Dedicated and elegant entry lobbies for each tower.
- Having a central landscaped podium.
- Ample of sunlight coming inside the central podium, and in almost all the units.
- The plot is facing adjoining green area.
- In close proximity of proposed metro station.
- A neo-classical unique façade.

Stunning features of Botnia



Disclaimer: This brochure is purely conceptual and not a legal offering. All rights reserved. The features are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.

Specifications at Botnia

FLOORING

- Vitrified tiles in living, dining, bedrooms & kitchen.
- Ceramic tiles in toilets & balconies.

DOOR & WINDOWS

- External doors & windows made of UPVC.
- Internal hardwood frames with flush doors.
- Additional MS Steel safety door with wire mesh on entrance.
- Grand Entrance of 8 feet high door.

TOILET

- Ceramic floor tiles.
- Ceramic tiles upto 7' height on walls.

KITCHEN

- Granite top working platform.
- Double bowl stainless steel sink.
- Ceramic glazed tiles 2' above working platform.

INSIDE WALL FINISH

- Inside wall finish with OBD.

EXTERNAL FAÇADE

- Exterior in Texture / Superior Paint Finish.

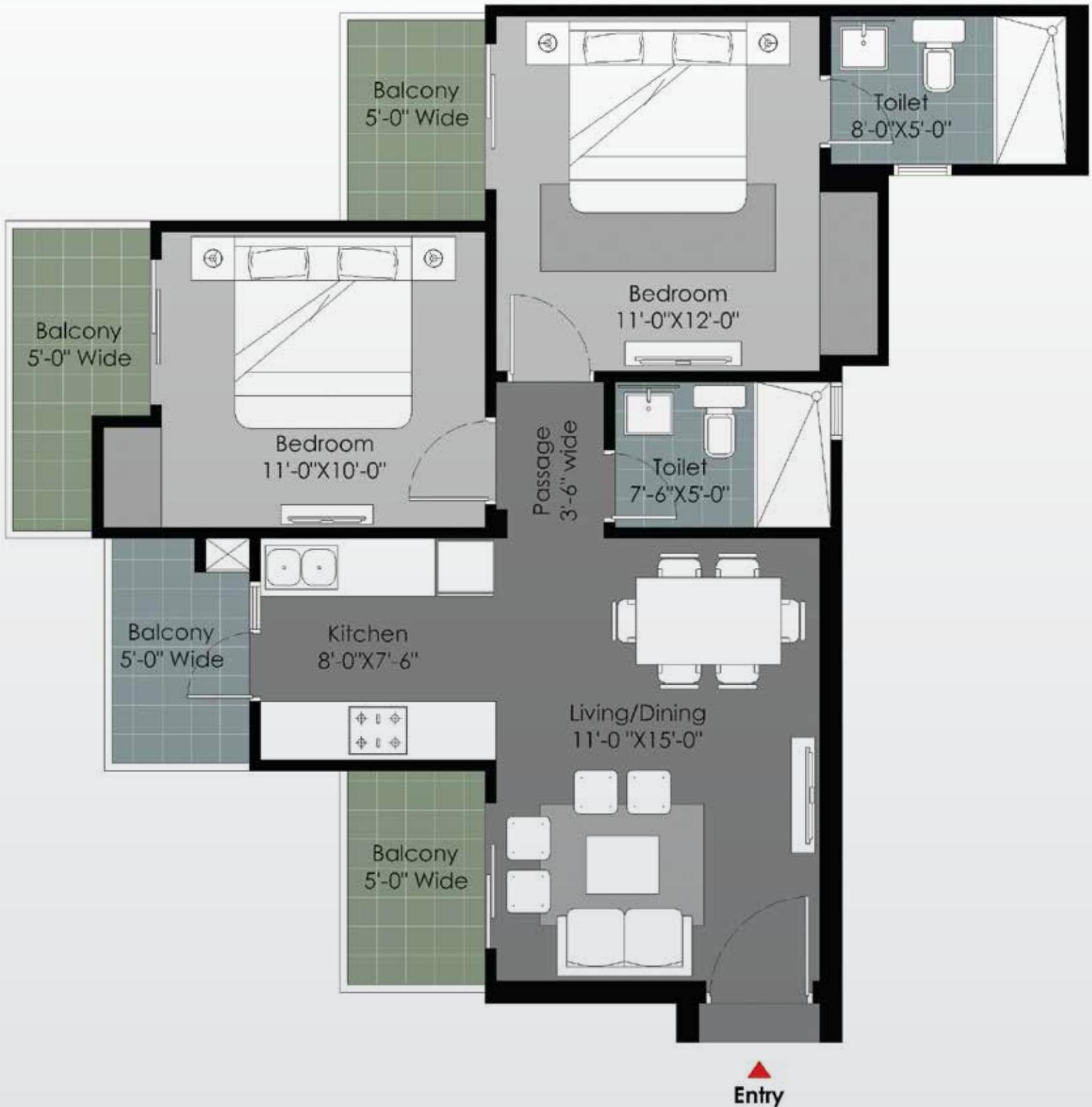
ELECTRICAL

- One tube light in each room.
- Copper wiring in concealed P.V.C. conduits.
- Sufficient lights & power points.
- Provision for T.V. points in living room & all bedrooms.
- Provision for video door phone.

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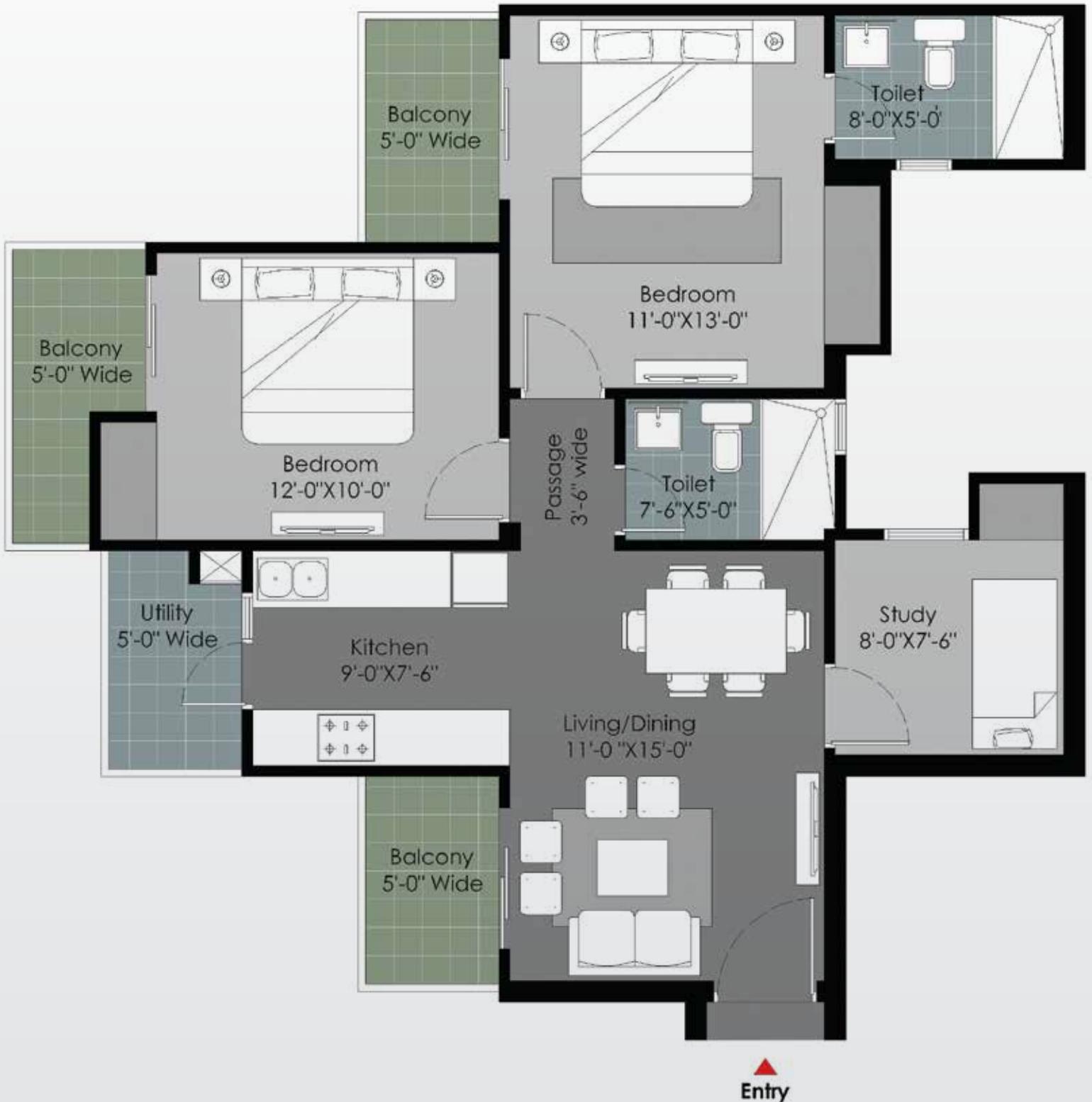
Floorplan - Type A

2 Bedrooms, Living/Dining Hall,
Kitchen, 4 Balconies, 2 Toilets.
(1025 sq. ft.)



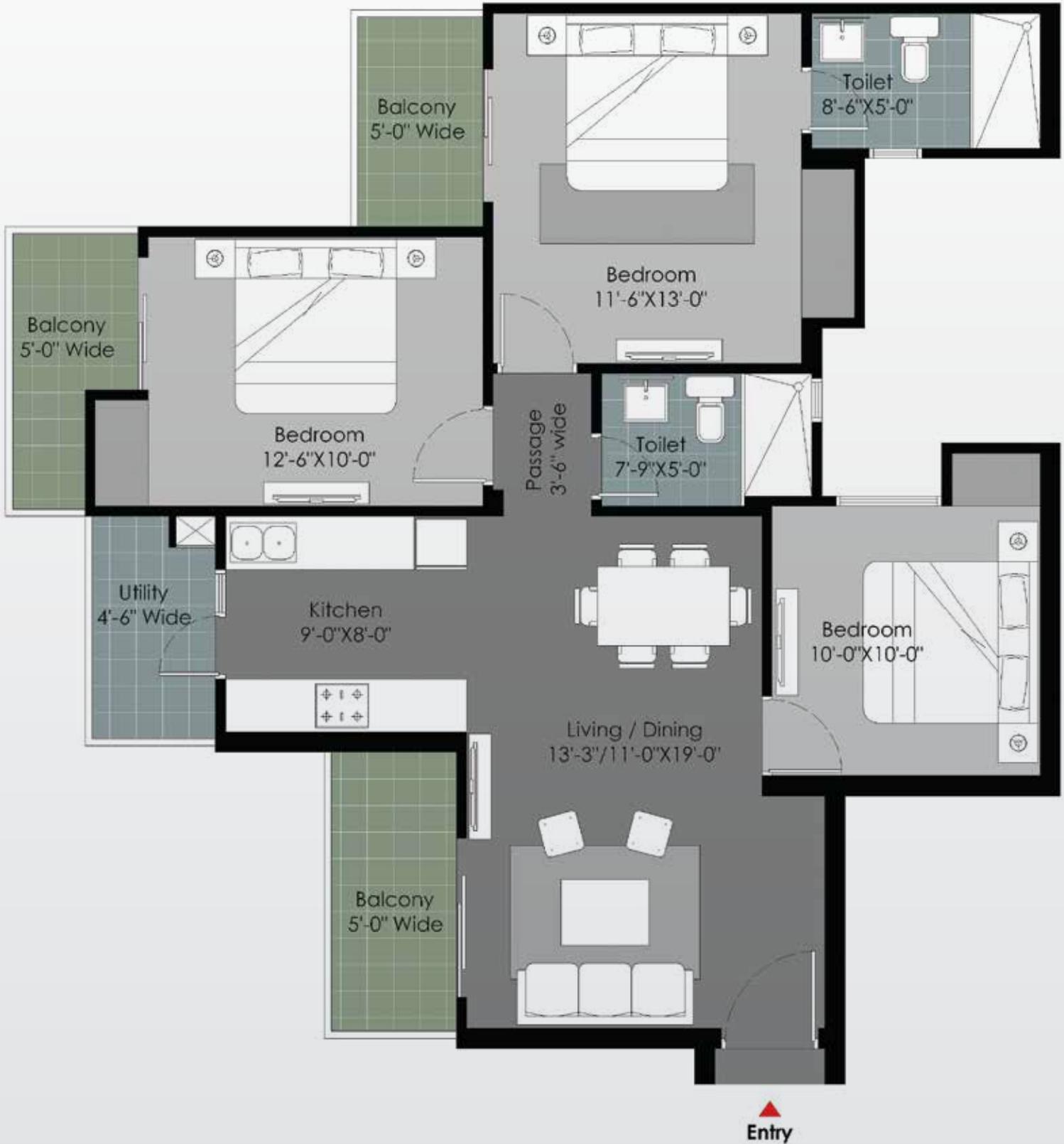
Floorplan - Type B

2 Bedrooms, Living/Dining Hall,
Kitchen, 4 Balconies, Study, 2 Toilets.
(1160 sq. ft.)



Floorplan - Type C

3 Bedrooms, Living/Dining Hall,
Kitchen, 4 Balconies, 2 Toilets.
(1355 sq. ft.)



Floorplan - Type D

3 Bedrooms, Living/Dining Hall,

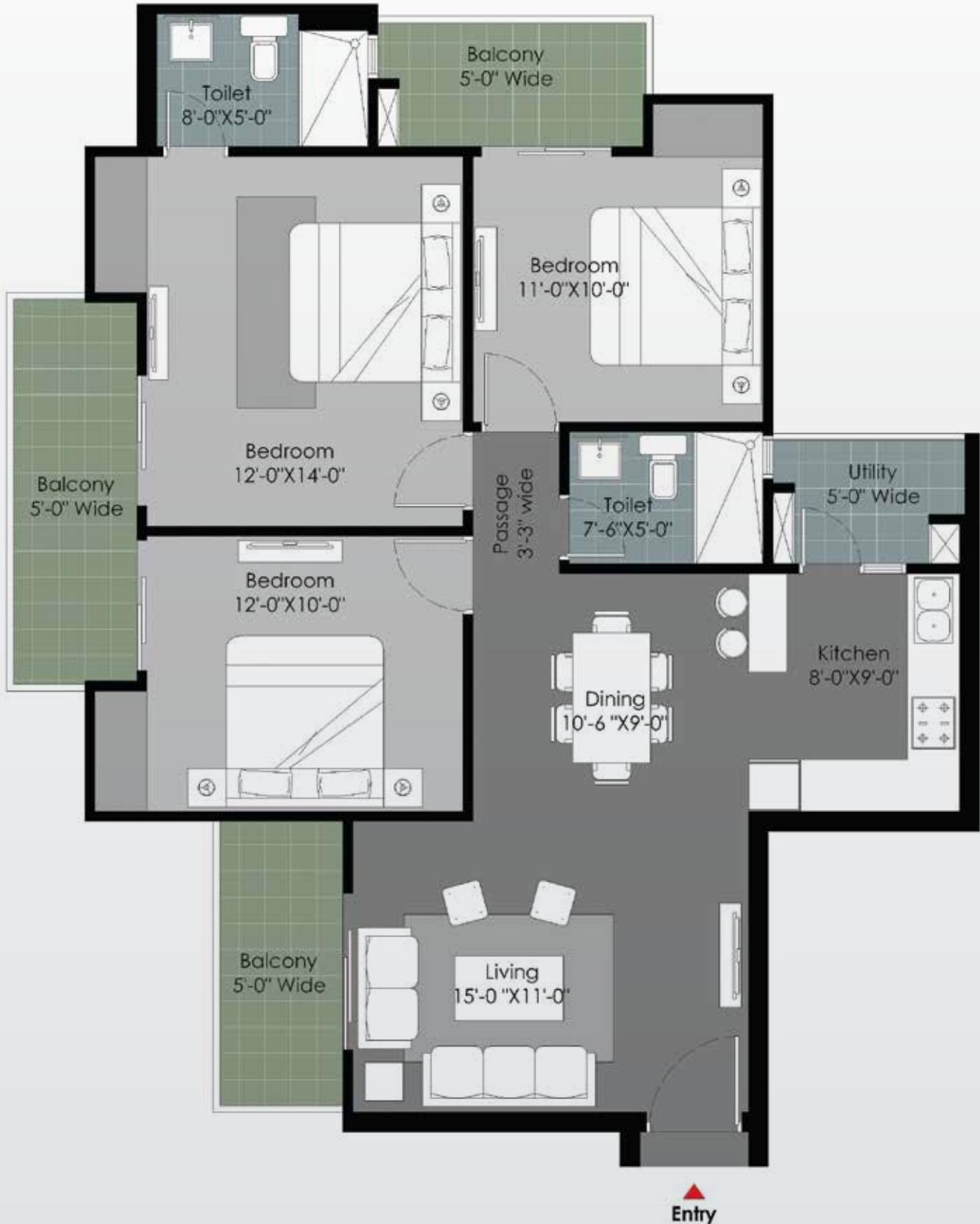
Kitchen, 4 Balconies, 2 Toilets.

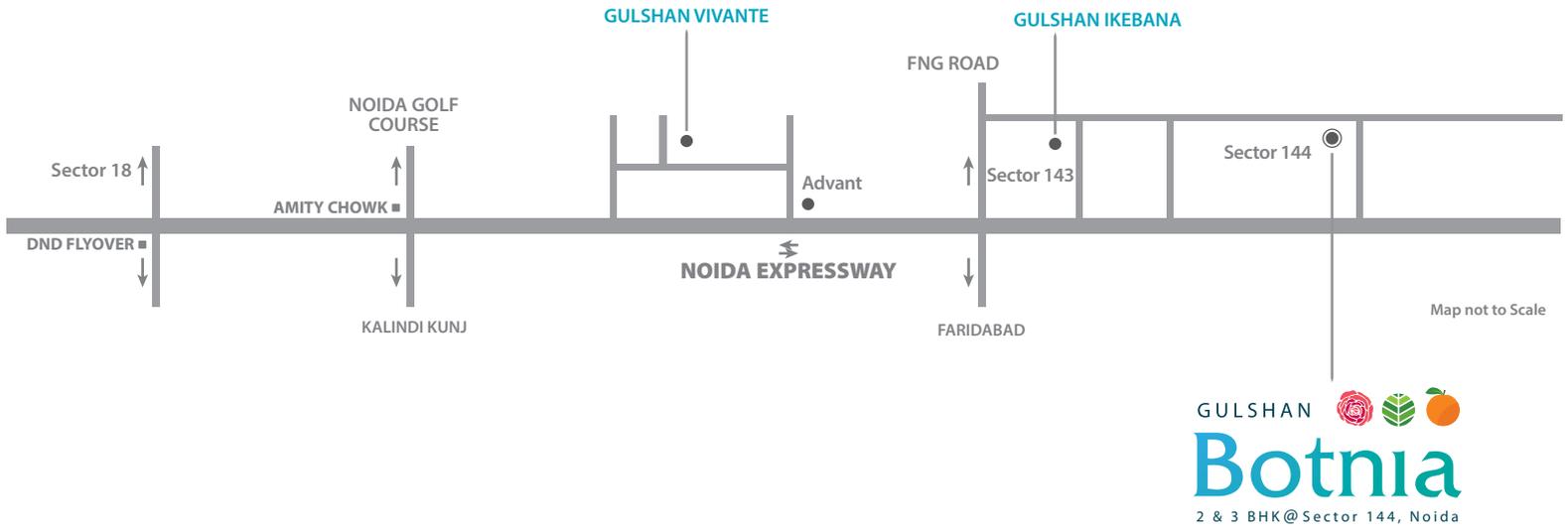
(1370 sq. ft.)



Floorplan - Type E

3 Bedrooms, Living/Dining Hall,
Kitchen, 4 Balconies, 2 Toilets.
(1475 sq. ft.)





Site Address: GH-03C, Sec-144, Noida Expressway.

Gulshan
HOMZ

info@gulshanhomz.com | gulshanhomz.com | **0120 4922111**

Head Office: 121, Hargobind Enclave, Delhi-110092

Corporate Office: grandstreet, Plot No. 2C, Vaibhav Khand, Indrapuram, Uttar Pradesh-201014.