

Gulshan
Experience Excellence



www.gulshangroup.com

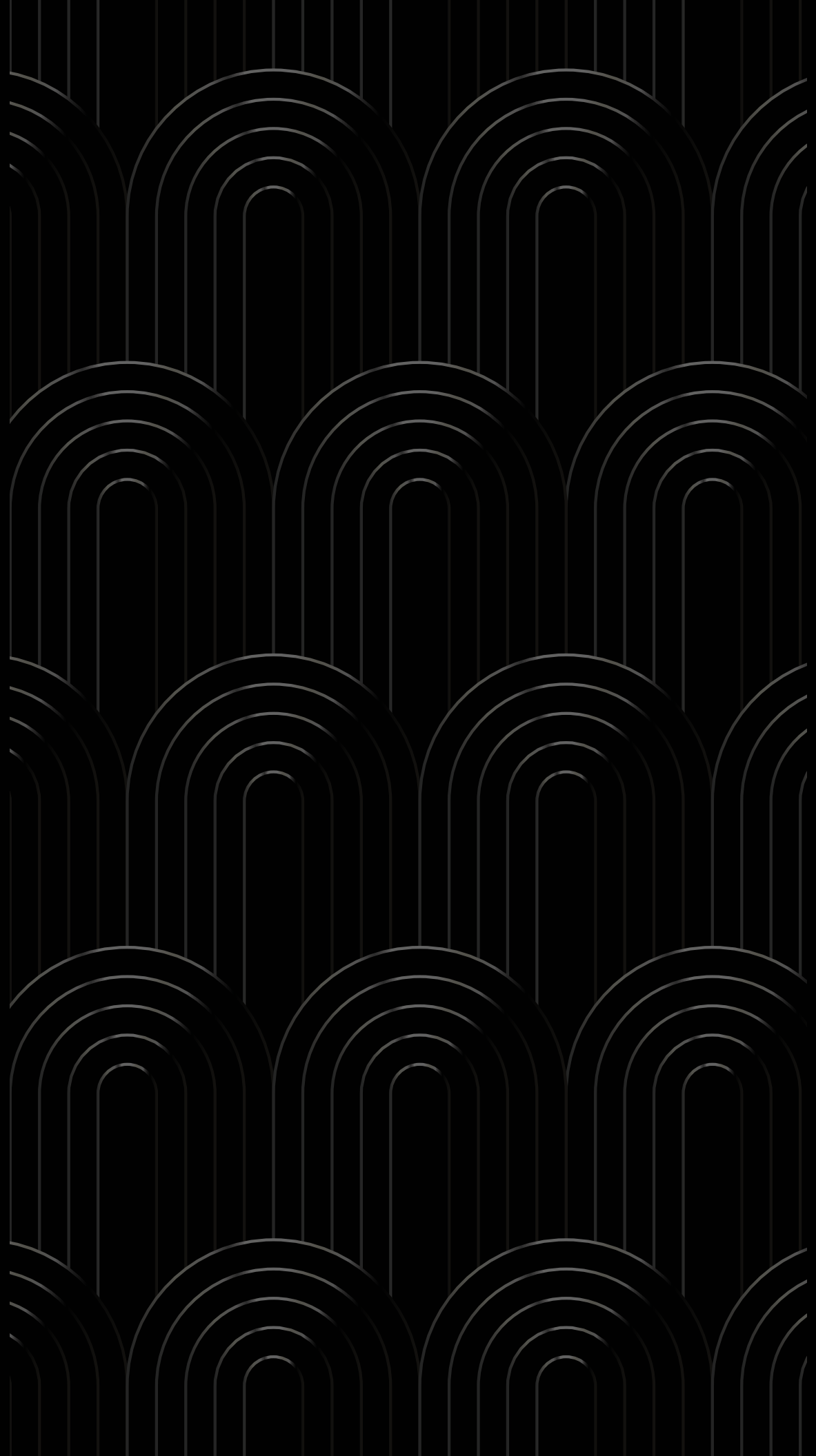
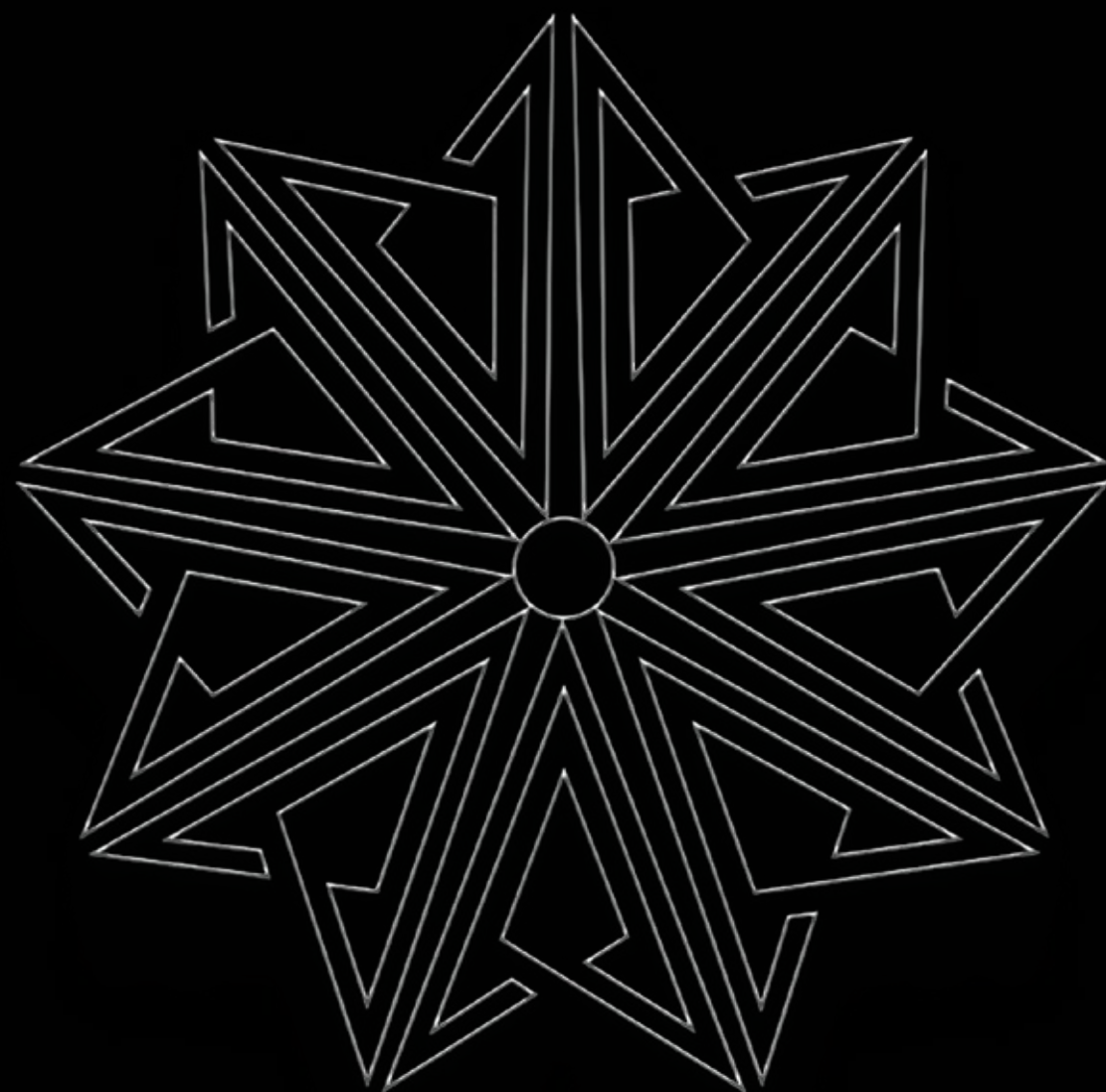
Site Office: Plot no. GH-03A, Sector – 16B, Greater Noida (West) – 201318 (U.P.)

Corporate Office: Plot No. C3-E1, 7th Floor, Gulshan One29, Sector – 129 (Noida Expressway), Noida – 201301 (U.P.), India

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

Disclaimer:

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What is life if not a journey to find the best there is?

Our deepest desires are always associated with wanting more in life be it anything.

We are driven to find the best and be on the forward

Being ahead of the race of living life to the fullest...

Isn't that what our soul seeks?

FORWARD LIVING IS AT THE
FINISHING LINE OF THAT RACE

A LIFE WHERE LIVING IS AN
INDULGENCE EVERY DAY



WELCOME



TOWARDS



ASPIRATION



GULSHAN
avante
THE FORWARD LIFE

FORWARD IS NOT JUST A DIRECTION,
IT'S A DEFINITION OF PERFECTION





“

SHAPING THE FUTURE OF LUXURY LIVING

With a futuristic plan and a trailblazing endeavour, I set my mind to achieve an unexampled feat of materialising a new milestone of luxury - Gulshan Avante, which is a result of both pioneering ideas and implanted legacies of excellence. It is set to offer groundbreaking and way altering concept of living to people who believe in the power of future, but want to live in it NOW.

”

Yukti nagpal

Director



FORWARD LIVING IS AN
ASPIRATION WRAPPED
IN SOLACE



Imagine a winter morning. You wake up with a calm head and step onto the balcony. The sun is soaking you and the quiet tune of nature is soothing your ears.

With a feeling as amazing as that in your mind you go on with your daily life. You try your best like every day but only your composed and amazed head achieves perfection more often than it did before. You aspire to do more and are motivated to go beyond the limit of greatness.

The world with its craziness doesn't dare to ruin your sanity. Every time there is an imbalance, your home makes it possible to balance it all and offers the comfort you seek. It makes you remember how great you have done till now to be here at this moment. You indeed have everything you ever wanted. You are ahead of the world and you can take a moment to live it up anytime you want.

After all, moments with peace, days with aspirations and life with solace are what we want and deserve.

FORWARD LIVING WILL LEAD YOU
TO THAT PATH AND BEYOND



A SMART FUTURE DEVELOPING RIGHT HERE

Your home decides who you are
And where your home is, decides who you want to become.

The journey from "I want to" to "I did it" is achieved with many unspoken factors
and where you live is probably the most criminally underrated one.

What you see every day, who you meet on the way, and how you spend your
leisure time are all tied to the center where you live.

If it is a place that is moving forward every day, you move forward with it.
If it's a place that is growing, you grow with it
It will give direction to your aspirations, motivations and simply your being.

WALKING TOWARDS A NEW TOMORROW, INDIA'S BRIGHTEST DEVELOPMENT CORE

Your forward living will begin at the core of India's newest and most promising development core. You've guessed it. It's Greater Noida (West).

The rising business epicenter, the growing destination of urban development, and the planned center of futuristic ventures that is Greater Noida (West) for you. Located in the National Capital Region, it is a part of the rapidly becoming smart city of India, Noida. Checking every box of a futuristic developed city, it has marked itself as an ambitious point for every business, project, and entrepreneurship, as well as a living center which is the dream.

A meticulously designed hub of a very promising future,
that has all things good.

- 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 infrastructure
- 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 45 Minutes

EVERYTHING EVERYWHERE ALL AT ONCE

SCHOOLS

RYAN INTERNATIONAL SCHOOL
TECHZONE IV, GREATER NOIDA WEST | 05 MIN

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

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

DPS
KNOWLEDGE PARK V, GREATER NOIDA | 10 MIN

HOSPITALS

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

MANIPAL HOSPITAL
NH 24, GHAZIABAD | 10 MIN

FORTIS HOSPITAL
SECTOR 62, NOIDA | 15 MIN

KAILASH HOSPITAL
SECTOR 71, NOIDA | 21 MIN

APOLLO HOSPITAL
SECTOR 26, NOIDA | 28 MIN

MAX HOSPITAL
SECTOR 18, NOIDA | 30 MIN

UNIVERSITIES

SHARDA UNIVERSITY
KNOWLEDGE PARK 3,
GREATER NOIDA | 30 MIN

AMITY UNIVERSITY
SECTOR 125, NOIDA | 32 MIN

BIMTECH
KNOWLEDGE PARK 2,
GREATER NOIDA | 33 MIN

GAUTAM BUDDHA UNIVERSITY
GREATER NOIDA, YAMUNA EXPRESS WAY | 39 MIN

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

CONNECTIVITY

SECTOR 52
METRO STATION | 15 MIN

NOIDA INTERNATIONAL
AIRPORT, JEWAR | 45 MIN

FNG | 10 MIN
DND | 38 MIN
NH24 | 10 MIN
NH9 | 10 MIN

SHOPPING

GALAXY BLUE SAPPHIRE PLAZA
GREATER NOIDA WEST | 07 MIN

GAUR CITY MALL
GREATER NOIDA WEST | 08 MIN

LOGIX CITY CENTRE
SECTOR 32, NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 38, NOIDA | 25 MIN

MALL OF INDIA
SECTOR 18, NOIDA | 27 MIN

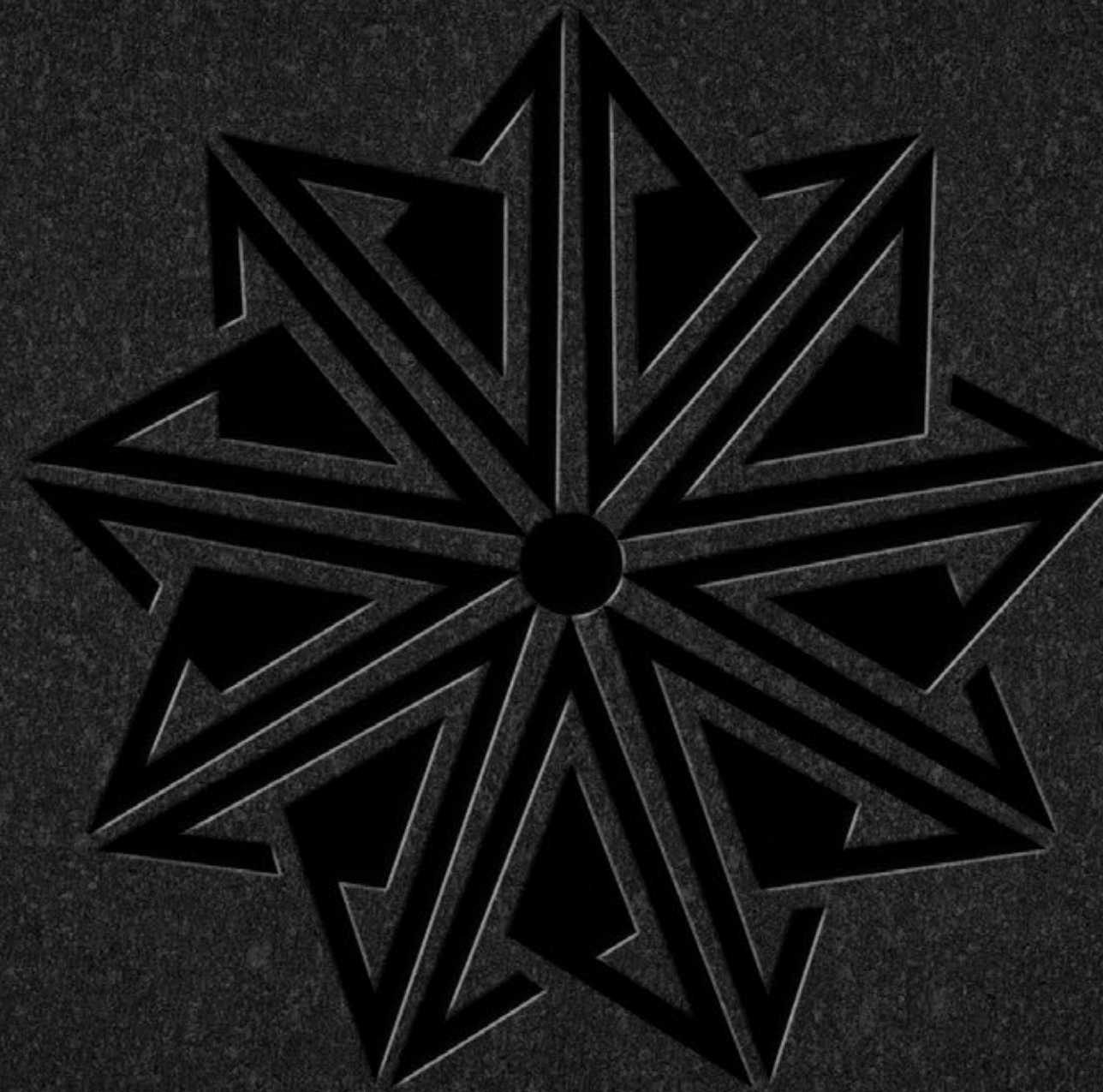
MULTIPLEXES

PVR
GAUR CITY
GREATER NOIDA WEST | 08 MIN

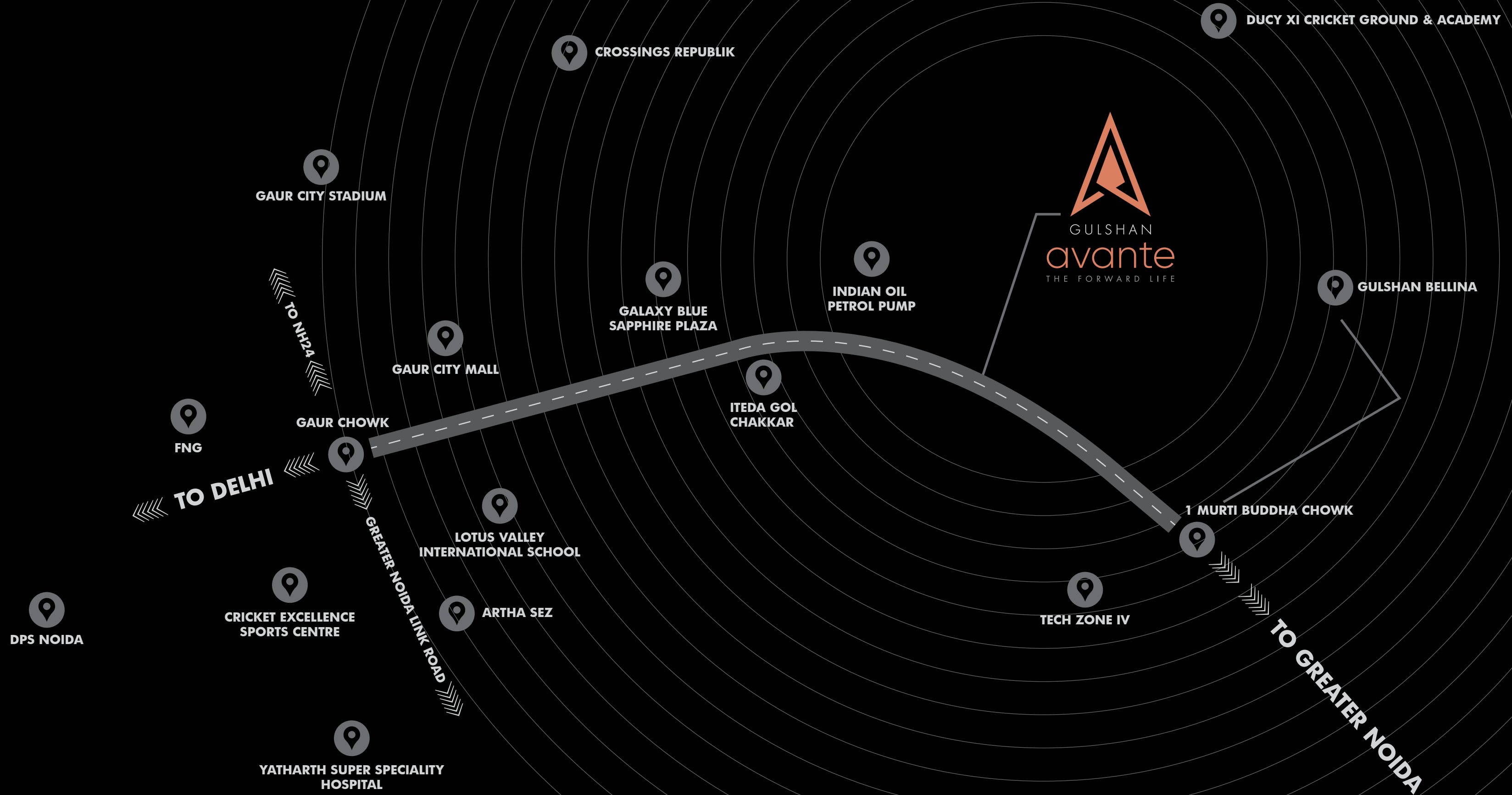
PVR SUPERPLEX
LOGIX CITY MALL
SECTOR 32, NOIDA | 24 MIN

PVR SUPERPLEX
MALL OF INDIA
SECTOR 18, NOIDA | 27 MIN

MOVIE MAX
GULSHAN ONE29
SECTOR 129, NOIDA | 27 MIN



ALL YOU NEED IS
BESIDE YOU





FORWARD IS
THE DIRECTION THAT
TAKES YOU TOWARD
ECSTASY

When you open your eyes and hear the birds chirping

When you walk on wet green grass

When you see a world around twinkling and shinning

When you feel a soothing breeze free of pollution

When you hear the joy of laughter on your way home

When you get all vibes you want in a few moments

You know you are ahead of them all

You are living your best life

You are leading in the right direction

And there is nowhere you would be than right here.

ALLURING TO
YOU A FORWARD LIFE

Step into a world of absolute exclusivity

And unlimited possibilities

Offering nothing but the best

Enter an aura of urban luxury

Embrace the brightest sunrises and prettiest sunsets

Dream away your special moments and make them come true

Take on a journey most elegant and seductive

Experience the fascination and welcome the forward life



PRESENTING



GULSHAN
avante
THE FORWARD LIFE

Gulshan Avante is the newest form of artistic residence. Much like the 'Avant Garde' movement, it has something fresh and new to offer. It is designed with more than one thought in mind to serve multiple desires of you. A unique composition with just 2 units per floor, bringing you the tranquil surrounding along with the exclusivity of purely homogeneous living.

Sounds Excellent. Doesn't it? Well, that's how we do it at Gulshan.

A DESTINATION
MEASURED IN ITS OWN
BEAUTY AND UNIQUE
ATTRIBUTES FOR A
SELECTED FEW



SOME ELOQUENT REASONS TO NESTLE IN AVANTE



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



6 Tier Security
System





2
Towers

2
Units per floor

3200
Sq. Ft. (297.29 sq. mtr.)

92
Units



ART DECO THEME
FOR THE ARTIST
IN YOU



A HORIZON OF HOPE
SURROUNDED BY FORWARD
THINKING AND LIVING

APARTMENT CATEGORY	ACCOMMODATION	CARPET AREA	BALCONY AREA	TOTAL AREA
TOWER A & 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 1.5 MTR. 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 1.5 MTR. 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 |

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APARTMENT SPECIFICATIONS

LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

KITCHEN

Floor - Imported marble flooring or equivalent.

Counter Top & Dado - Granite on Counter Top & Designer Tiles for Dado

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

Hardware - Hettich or equivalent.

Sink - SS Chrome Finished.

Flick Mixer - SS Chrome Finished.

Drawers and Cabinets - Soft closing bank/soft close shutters.

MASTER BEDROOM

Floor - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM - 1

Floor - Imported marble flooring or equivalent.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

BEDROOM - 2 & 3

Floor - Laminated Wooden Flooring.

Walls - Finished with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

TOILETS

Floor - Designer tiles.

Walls - Designer tiles.

Ceiling - Premium quality acrylic emulsion paint on false ceiling.

Counters - Exclusive granite/imported marble or equivalent.

Sanitary Ware & C. P Fittings - Premium sanitary fixtures of Hindware or equivalent, all chrome plated fittings to be of Hindware or equivalent.

SERVANT ROOM

Floor - Premium vitrified tiles.

Walls & Ceiling - Finished with premium plastic emulsion paint of appropriate colour.

BALCONY | DECK (FRONT SIDE & REAR SIDE)

Floor - Anti-Skid Ceramic tiles.

Walls & Ceiling - Appropriate finish of exterior grade texture paint.

Railing - MS railing as per design.

DOORS | WINDOWS & FRAMES

Main Door and Frame - Laminated Designer Doors.

Internal Doors and Frames - Laminated Designer Doors.

Exterior Doors & Windows - Aluminium/UPVC Section with DGU Glass.

Servant Toilet Door & Frame - Aluminium/UPVC door & frame.

WOODWORK - Stylish pre-laminated modular Wardrobe with highest standard hardware of Hettich or equivalent.

HVAC - Split AC system in living room, dining, family room and bedrooms of Samsung or Equivalent.

ELECTRICAL - All electrical wiring in concealed conduits; provision for adequate light and power points.

Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs.

PLUMBING - All internal plumbing in CPVC/UPVC/GI. All external in UPVC/PVC/CI/RCC Pipes as per application.

COMMON AREA SPECIFICATIONS

LIVING | FAMILY LOUNGE | CORRIDOR | DINING

Floor - Imported marble flooring or equivalent.

Walls - Combination of Imported Marble Cladding/Designer Tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

APARTMENT FLOOR LOBBIES

Floor - Granite flooring or equivalent.

Walls - Combination of Granite Cladding/Designer tiles or equivalent, finished along with premium plastic emulsion paint of appropriate colour.

Ceiling - Ceiling as per design with concealed LED Lights in ceiling.

ELEVATORS

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

POWER BACKUP

100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

STRUCTURE

Earthquake Resistant RCC Structure.

SECURITY AND FTTH

Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras, fire prevention, suppression, detection and alarm system as per fire norms.

EXTERIOR

Appropriate finish of exterior grade texture paint.

FIRE FIGHTING SYSTEM

A synchronized firefighting system with fire sprinklers, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms.

STAIRCASE & LANDING

Floor - Marble/Granite.

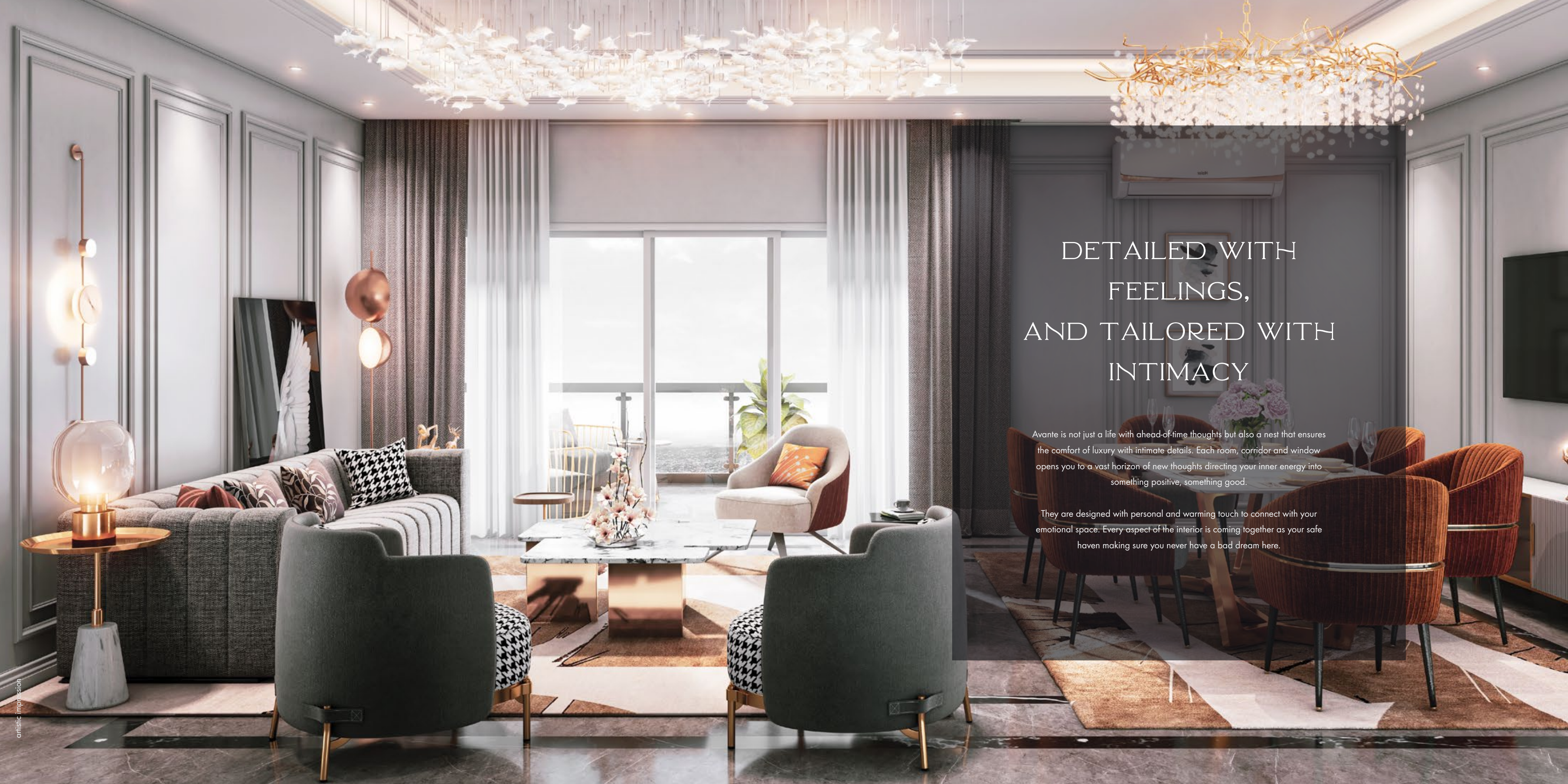
Railing - MS railing as per design.

STANDING WITH A UNIQUE
ENCHANTMENT FOR YOU
TO BEHOLD





BUILT WITH THOUGHTS,
WAITING TO MAKE MEMORIES
MORE MEMORABLE



DETAILED WITH
FEELINGS,
AND TAILORED WITH
INTIMACY

Avante is not just a life with ahead-of-time thoughts but also a nest that ensures the comfort of luxury with intimate details. Each room, corridor and window opens you to a vast horizon of new thoughts directing your inner energy into something positive, something good.

They are designed with personal and warming touch to connect with your emotional space. Every aspect of the interior is coming together as your safe haven making sure you never have a bad dream here.

A MODERN BUT SOULFUL
COMPOSITION OF ART AND
ARCHITECTURE





THE FLOOR IS
ALL YOURS TO MAKE
IT YOUR OWN

Avante is unique in its 2 unit per floor attribute.
The floor plan also keeps up with that uniqueness
having expansive balconies, a wide space living room
and diligently detailed elements in each room,
bathroom and kitchen. It is designed with a sense of
harmony that has balance mixed with panache.

TOWER LAYOUT (TYPICAL)



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sq. Mtr. = 10.764 Sq. 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 (TYPICAL)

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



Disclaimer:

- 1) All rooms dimensions are in millimeters, 1 Sq. Mtr. = 10.764 Sq. 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.



AN EXQUISITE SPACE
TO SPEND ENCHANTING HOURS

FINE MOMENTS
TURN FINEST HERE



THE
CLUBHOUSE

The clubhouse in Avante is all things, cool and relaxing. Any time of the day if you are feeling a bit dull, just come and get your vibe. Chill at the coffee lounge or relax at the spa or maybe you want to win a game and feel like the king of the world, it's all here. You know one of those days when we feel like just not staying in our rooms but not driving as well? The clubhouse is where you can come to resolve that feeling.



artistic impression



LOBBY+COFFEE LOUNGE



MULTI-PURPOSE HALL & SPILLOVER



GYMNASIUM



SENIOR CITIZEN LOUNGE



SALON AND SPA



GAMING ZONE



A TOUCH OF
OPULENCE AND A VIBE
OF LEVITATION

We believe that home is not just the 4 walls and roofs you live under but the ecosystem that caters to your needs and makes you calm. Home is a feeling attached to all the experiences that we have in our own space. The more enhanced those experiences, the more you feel at home. Avante ensures to give you an abundance of remarkable experiences and make your forward life worthy of its name. From the delicately designed landscape to the enticing arrangements on the rooftop, we have a world of impressive amenities for you.

End of the day when you are feeling a little too tired, immerse yourself at the rooftop swimming pool. If you are feeling a little distraught, spend some quality time at the fragrance garden. Plan a special movie date at the rooftop theatre. Enjoy a BAR-BE-QUE party with friends and celebrate your achievements or maybe just enjoy a sunset from the viewing deck and thank the almighty for all things good in your life.



LIFE IS A CELEBRATION
EVERYDAY AND WE ARE ENSURING
EVERY BIT OF THAT

LUSCIOUSLY
CRAFTED LANDSCAPE

CENTRAL LAWN

CELEBRATION PLAZA

YOGA/MEDITATION PAVILION

KID'S PLAY AREA

ELDER'S SITTING AREA

MOON GARDEN

FRAGRANCE GARDEN WITH SITTING UNDER
TENSILE CANOPY



LAVISHLY DESIGNED GREEN TERRACE

COVERED SUNKEN
SITTING

15 SEATER CINEMA

PLUMERIA GARDEN

YOGA MEDITATION
PAVILION

MULTIPURPOSE LAWN

VIEWING DECK

SITTING WITH OUTDOOR
FIREPLACE

DECK WITH TELESCOPE

GARDEN PAVILION IN
FRAGRANCE GARDEN

BAR-BE-QUE DECK
UNDER PERGOLA

SWIMMING POOL AND
KID'S POOL

GREEN TERRACE
ROOFTOP

WE VALUE EACH OF THESE
LITTLE STEPS OF OUR LEGACY

09

Delivered Projects

44+

accolades

6.7

Lac sq. mtr. Already
Delivered

05

Lac sq. mtr. Under
Construction

7500+

Happy families

Excellence, exuberance and exclusivity - the three defining highlights of the opulent story written by Gulshan Group began 03 decades back. As an independent housing developer in East Delhi, the vision of the group since its inception was to encapsulate and redefine the luxury, real-estate segment in Delhi NCR with non-staggering principles to offer pre-eminent, top-notch & avant-garde projects that echoed inventiveness and spectre of our creative ability in terms of turning homes into personalised and extravagant works of an unseen before calibre. We have achieved a benchmark through a signora of singularity and gotten our name as the 'Best Luxury Real Estate Developer'.

