Gulshan

Experience Excellence

REGISTERED PROJECT NAME: GULSHAN EMPIRE
RERA NO. UPRERAPRJ166511/05/2026
WEBSITE: WWW.UP-RERA.IN
COLLECTION ACCOUNT DETAILS:
M/S.GULSHAN EMPIRE ESTATE LLP COLLECTION A/C FOR GULSHAN EMPIRE
PROJECT COLLECTION A/C FOR GULSHAN EMPIRE: 777705628601
BANK NAME: ICICI BANK LTD. I IFSC CODE: ICIC0006286
BANK ADDRESS: R1/88, RAJ NAGAR, GHAZIABAD, UTTAR PRADESH – 201001
LAUNCH DATE: 02-05-2026

EVERY GAME OF CHESS HAS JUST ONE KING.

Call Us For Free Site Visit: 766 988 4141

DISCLAIMER:
1)THESE ARE PURELY CONCEPTUAL AND CONSTITUTE NO LEGAL OFFERINGS. 2)CONVERSION FACTOR: 1 SQ. MT. = 10.764 SQ. FT.

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At Gulshan Group, every creation reflects who we are. Guided by a philosophy rooted in purpose and clarity, we have shaped projects with a distinct character and a higher standard of thought for over three decades.

Today, Gulshan Group stands for more than development. Our residential and commercial landmarks are shaped by thoughtful architecture and an uncompromising commitment to quality. These values continue to shape our legacy.

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LITTLE STEPS OF OUR LEGACY

10

50+

ACCOLADES

11.53

1.45

7500+

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Reserved For a Life Well Lived.

Thoughtfully planned across 5.5 acres of prime land

6 Towers | G+31 Floors

Private garden apartments on ground floor for a serene living experience

Grand entry plaza that sets a majestic welcome

Automated access control

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The Finest is Still Unfolding.

Open Air Theatre

Aroma Garden

Pickleball Court

Garden Pavilion

Temple Complex

Banquet Hall

Kids Play Area

Multipurpose Lawn

Reflexology Garden

Half Basketball Court

Cricket Net Practice

Kids Pool

Water Feature at the Entrance

Infinity Edge Pool

Skating Rink

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Positioned Around the Right Location.

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Universities & Colleges

IMS Ghaziabad
15 mins
Sunder Deep Group of Institutions
20 mins
ABES Engineering College
20 mins
HRIT University
40 mins
Bharat Institute of Technology (BIT)
40 mins
Subharti University
45 mins
Jaypee Institute
20 mins

Schools

DPS Ghaziabad
10 mins
St. Xavier's World School
18 mins
GD Goenka Public School
20 mins

Hospitals

Santosh Hospital
12 mins
Manipal Hospital
15 mins
Kailash Hospital
40 mins

Connectivity

Anand Vihar ISBT
30 mins
Noida Electronic City Metro
20 mins
Hindon Airport
24 mins
Jewar International Airport
60 mins
IGI Airport
60 mins

Shopping and Malls

Shipra Mall
25 mins
Gaur City Mall
24 mins
Binge Central
30 mins

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FOR INTERNAL PURPOSE ONLY

LEGEND

1.Entrance Gate Complex
2.Grand Entrance Water Feature with Sculpture
3.Entrance Plaza
4.Kinetic Feature Wall
5.Soft Angular Pathway/Jogging Track
6.Pavilion with Viewing Deck Above
7.Sculptural Leaf Seat
8.Angular Seats Along Pathway in Greens
9.Seating Along Infinity Edge
10.Aroma Garden
11.Pickleball Court
12.Open Air Theater
13.Multipurpose Lawn
14.Garden Pavilion
15.Pathway Through Portals
16.Kid's Play Area
17.Seating with Plantation in Backdrop
18.Reflexology Garden
19.Yoga Lawn
20.Covered Pool Deck with Water Fall
21.Kid's Pool with Playful Spouts
22.Pool with Infinity Edge
23.Interactive Shallow Water Feature with Nozzles
24.Water Feature at Infinity Edge with Floating Planters and Nozzles
25.In-Pool Loungers
26.Water Feature with Sculptural Elements
27.Club Signage with Water Feature at the Entrance
28.Club/Banquet Drop-Off
29.Grand Sculpture in Greens at Club Entrance
30.Temple Complex
31.Tower Drop-Off with Tower Signage Floating in Greens and Palm Trees in Backdrop
32.Half Basketball Court
33.Cricket Net Practice
34.Skating Rink
35.Drooping Greens Along Ramp
36.Boundary Plantation

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TYPICAL 3BHK + Helper's Room Apartment Layout

Carpet Area	**1142.17** Sq.Ft (106.11 Sq. Mt)
Built-up Area	**1640.00** Sq. Ft (152.36 Sq. Mt)
Saleable Area	**2075.00** Sq. Ft (192.77 Sq. Mt)

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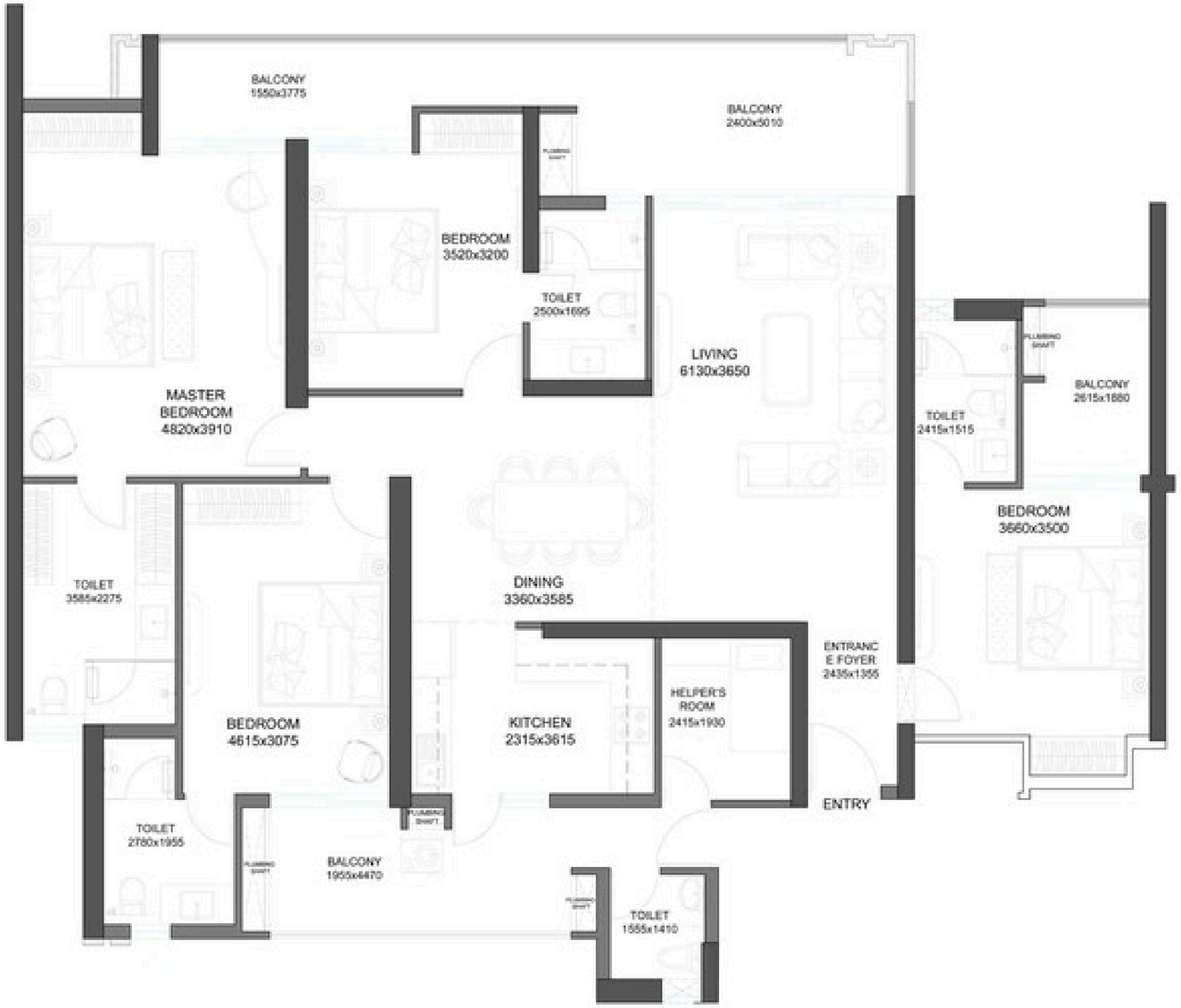
TYPICAL 4BHK + Helper's Room Apartment Layout



Carpet Area	**1583.38** Sq. Ft (147.10 Sq. Mt)
Built-up Area	**2090.00** Sq. Ft (194.96 Sq. Mt)
Saleable Area	**2750.00** Sq. Ft (255.48 Sq. Mt)

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Site Office: Plot no GH-2B , Sector- 1, Wave City, Ghaziabad (UP)
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