

---

Simply  
fresh

GULSHAN



Botnia

2 & 3 BHK @ Sector 144, Noida

---



## Gulshan Botnia - Simply fresh

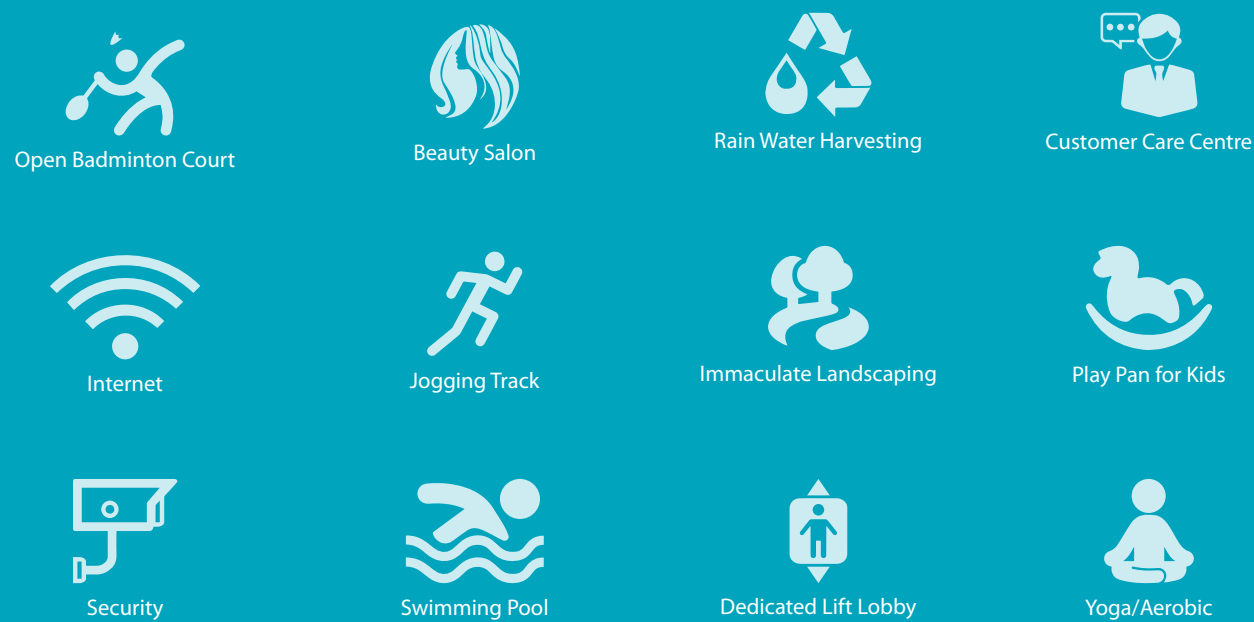
The garden of Botnia is green without limit and yields many fruits other than sorrow or joy. It is beyond either condition: without spring, without autumn, **it is always fresh**. A feeling so delightful that appeals to all our senses, a radiance that reflects from within, and a form that's so extraordinary 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

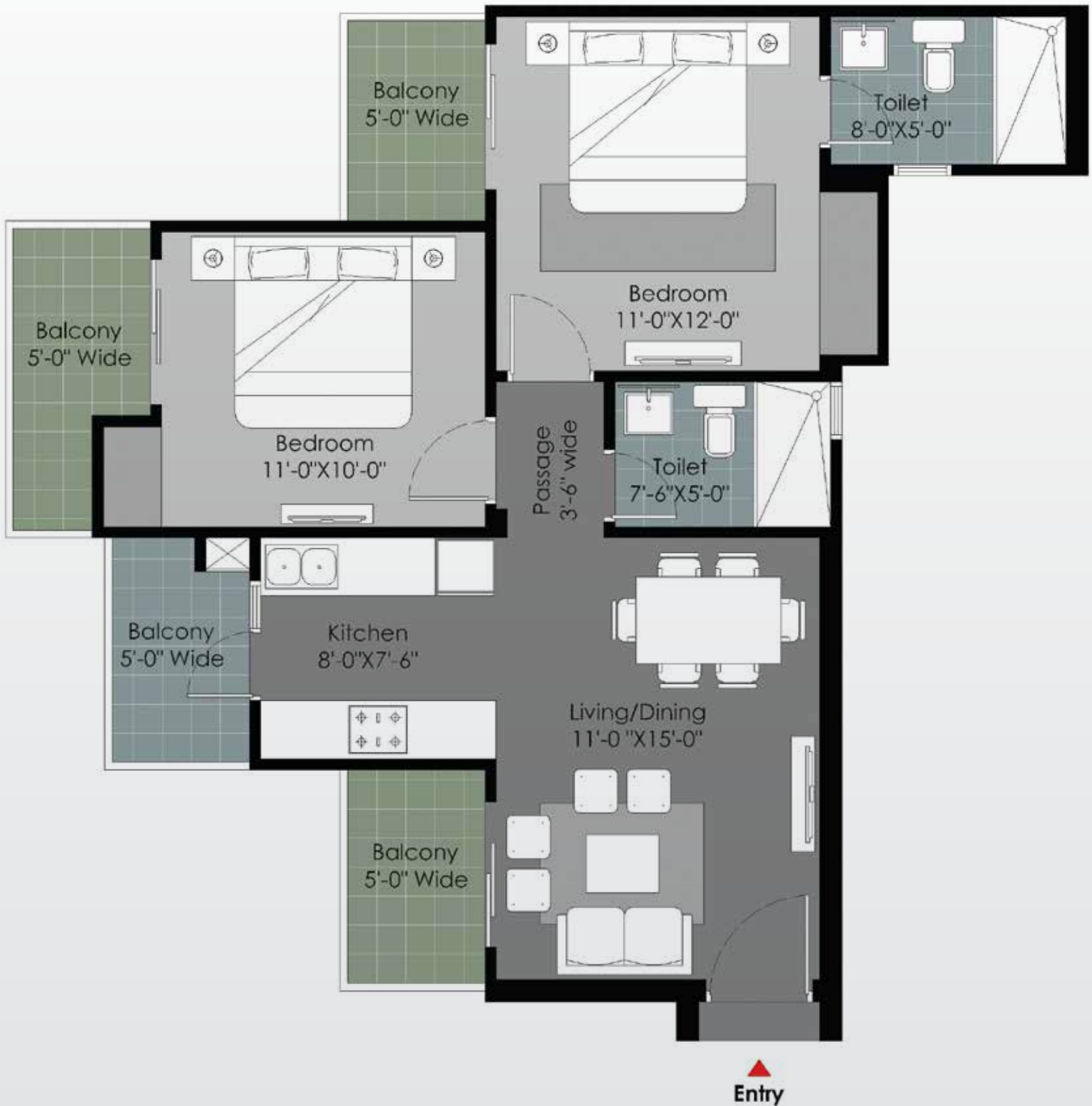
- One tube light in each room.
- Copper wiring in concealed P.V.C. conduits.
- Sufficient lights & power points.
- Provision for T.V. points in living room & all bedrooms.
- Provision for video door phone.

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

## Floorplan - Type A

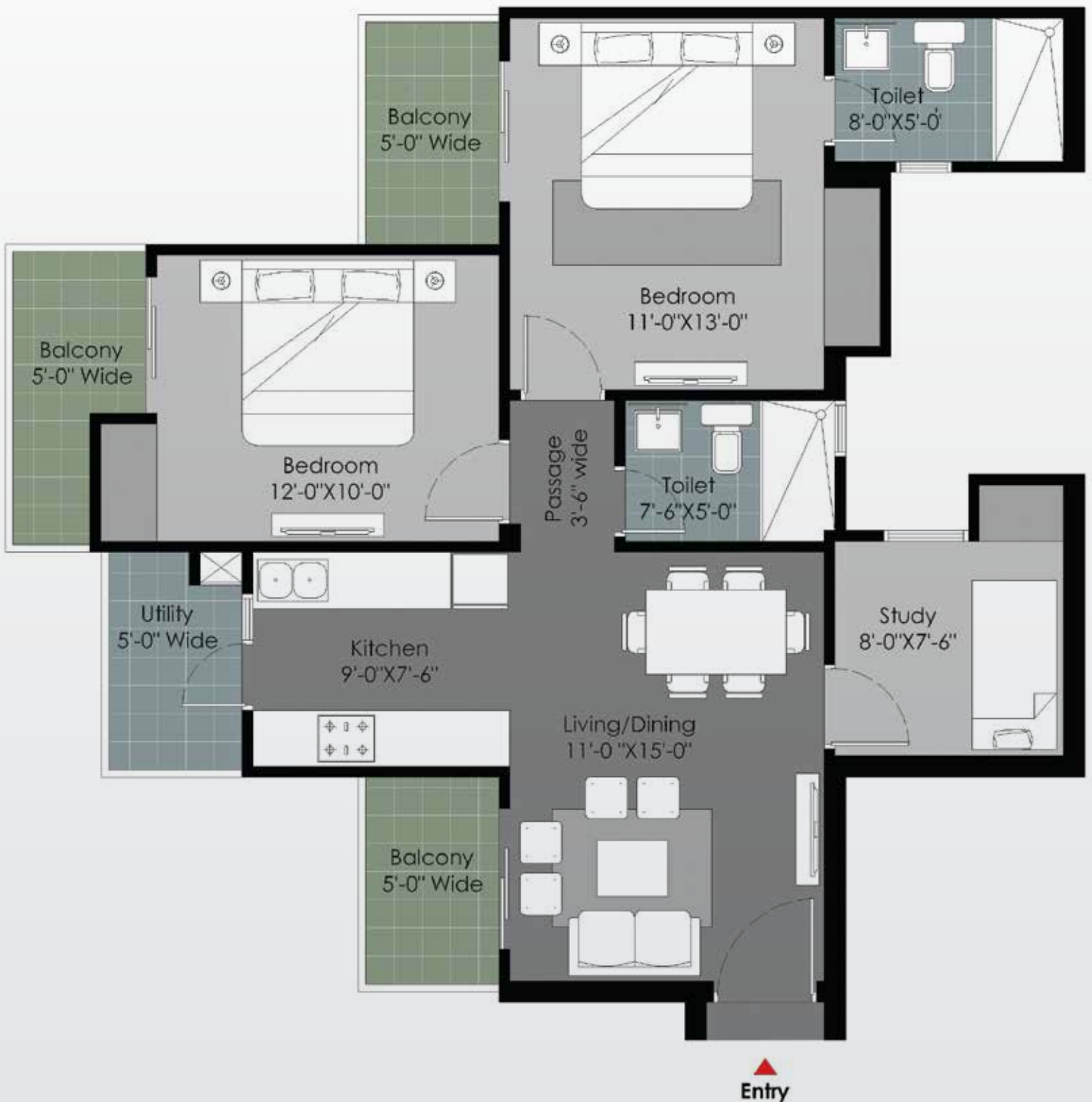
2 Bedrooms, Living/Dining Hall,  
Kitchen, 4 Balconies, 2 Toilets.

(1025 sq. ft.)



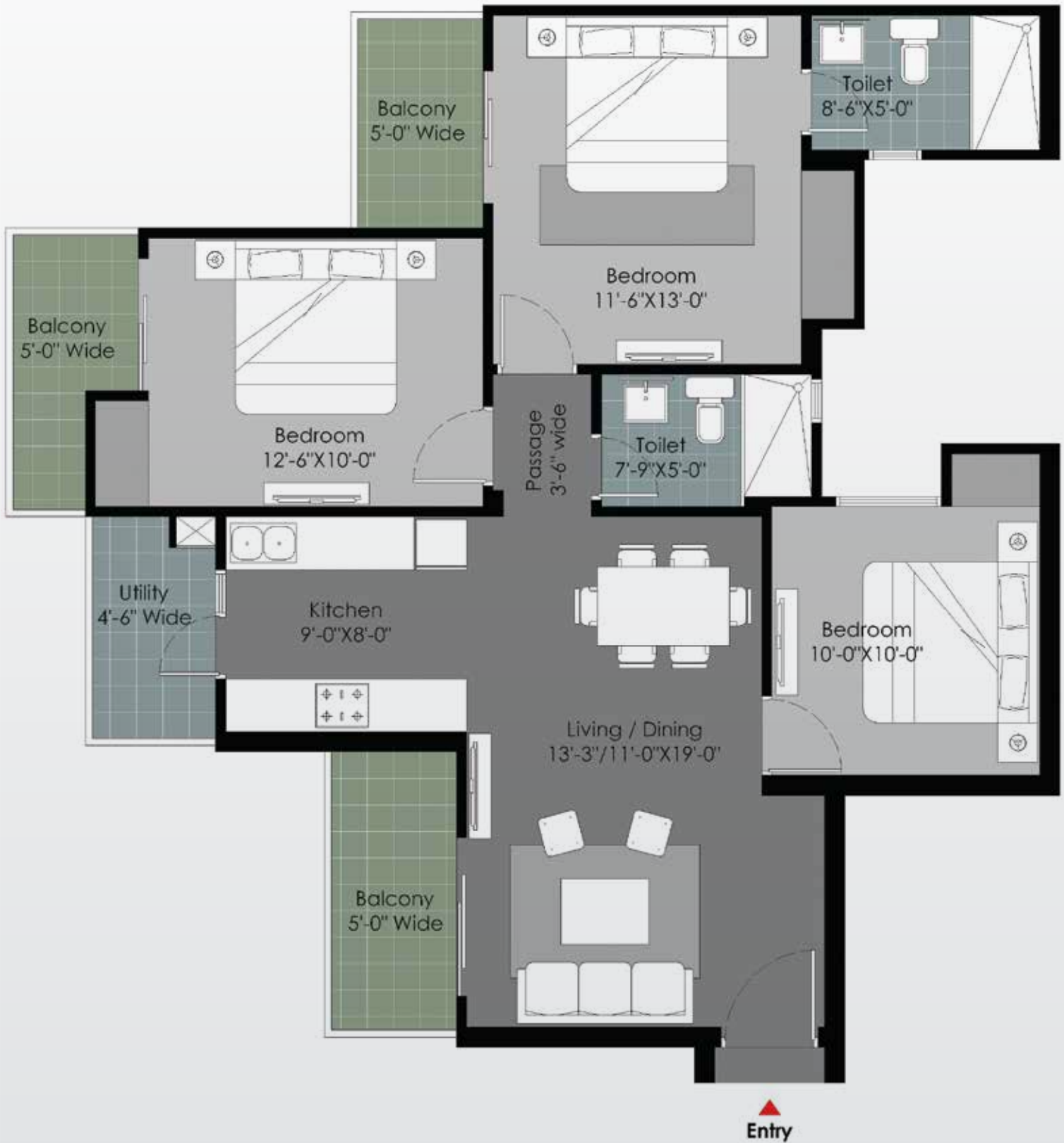
## Floorplan - Type B

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.)

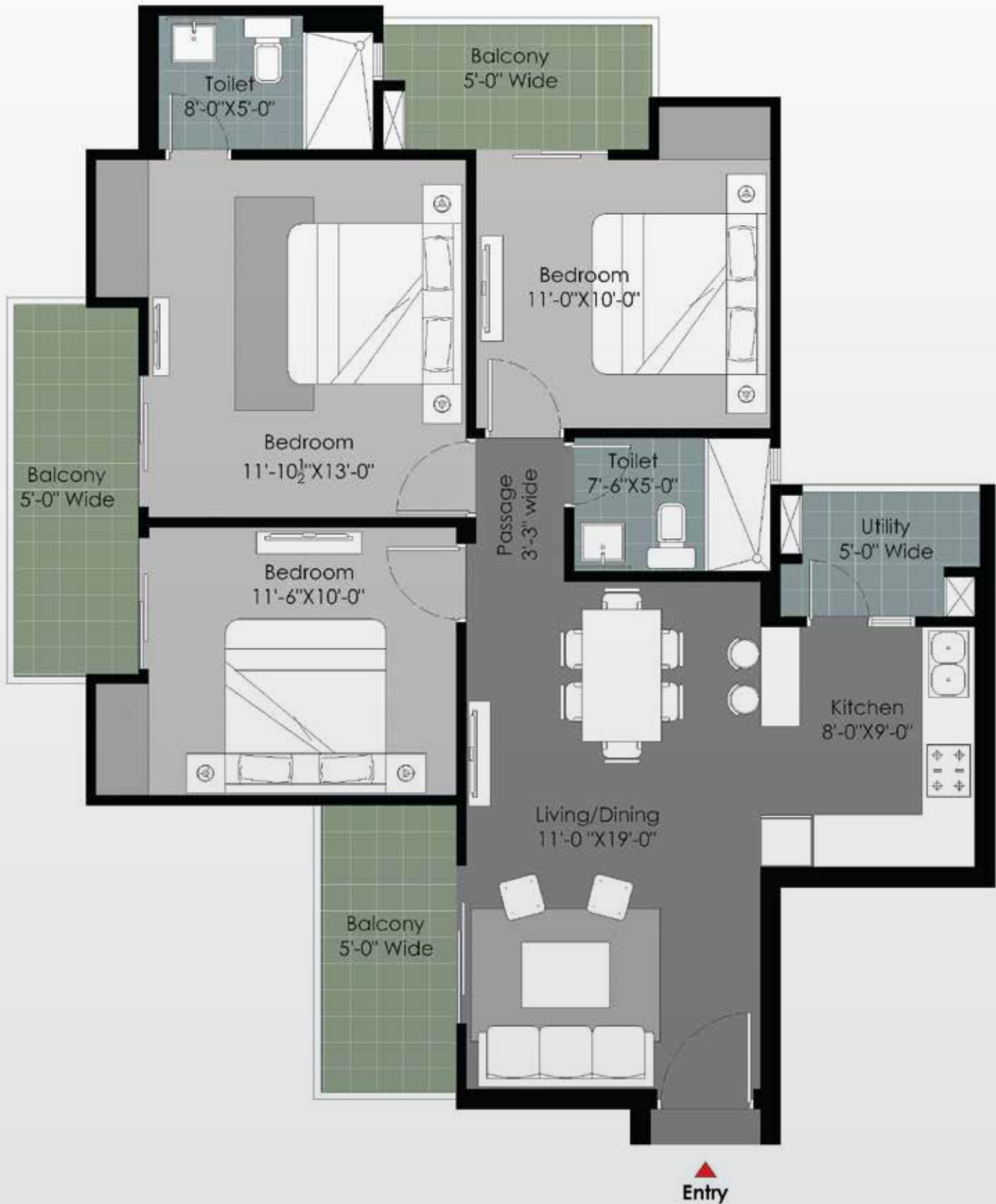


## Floorplan - Type D

3 Bedrooms, Living/Dining Hall,

Kitchen, 4 Balconies, 2 Toilets.

(1370 sq. ft.)



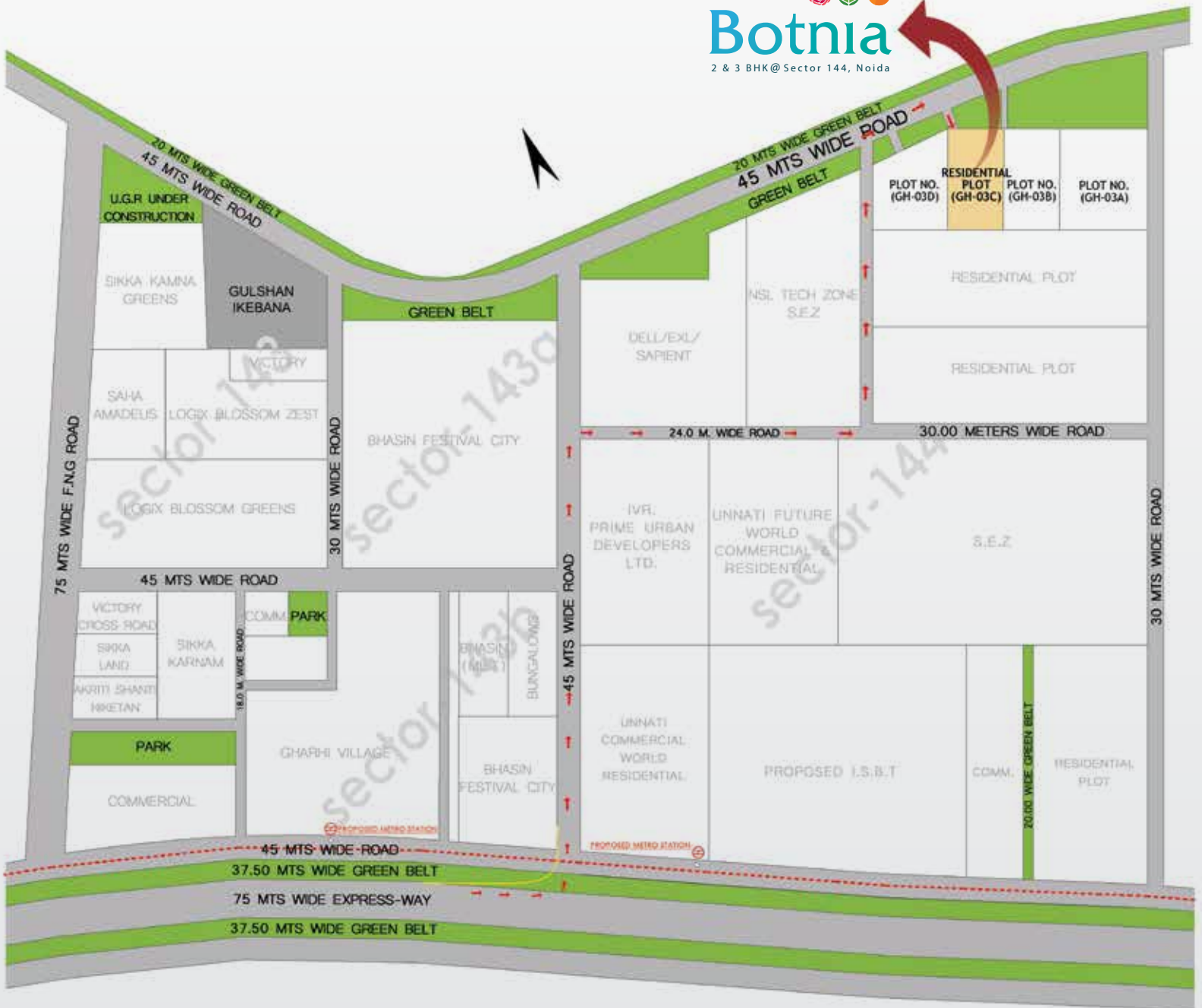
## Floorplan - Type E

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

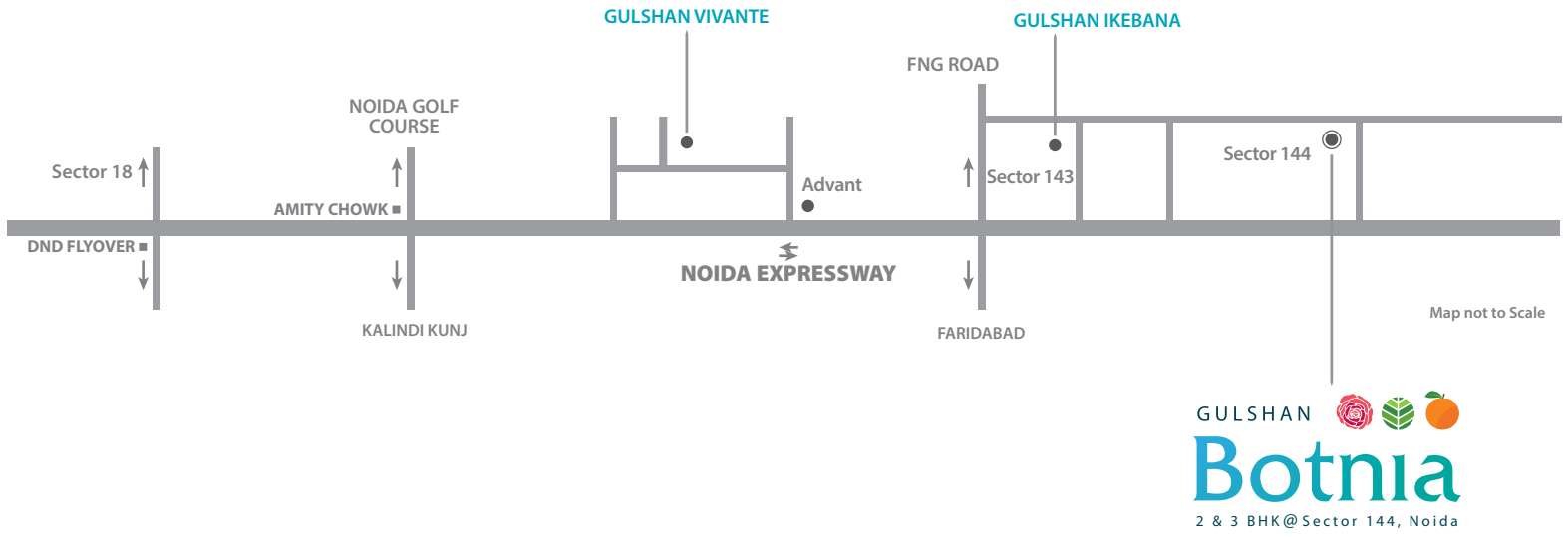


# Location Plan - Model

GULSHAN   
**Botnia**  
 2 & 3 BHK @ Sector 144, Noida







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



Gulshan  
HOMZ

Preferred Channel Partner

**WELCOME**

COMMITMENT FOREVER

INFRA

Website: [www.welcomeinfraestate.com](http://www.welcomeinfraestate.com)