



A DREAM . A DESTINATION . A DYNASTY
WORTH YOUR NAME

86044-06044



A COMPLETE NEIGHBORHOOD
TO COMPLIMENT YOUR LIFESTYLE

5.8
ACRES

3
TOWERS

34
FLOORS

198
APARTMENTS

6
DUPLEXES



FEATURES



76% green, open,
construction free area



Contactless
Serviced Homes, with
separate entry & exits for
service personnel



Low Density Living,
Only 204 apartments in
5.8 acres.

FEATURES



Best connectivity to educational institutions, workspaces & healthcare facilities



Hydroponic Farming, enabling a farm to fork experience



Platinum rated green building affiliation from IGBC

FEATURES



Pet stead, for
your furry companions



Customizable homes, to
define your own luxury
statement.



7-Tier Security System

AMITY UNIVERSITY
SECTOR 125 | 15 MIN

BIMTECH
KNOWLEDGE PARK 2
GREATER NOIDA | 15 MIN

GAUTAM BUDDHA UNIVERSITY
YAMUNA EXPRESS WAY | 20 MIN

SHARDA UNIVERSITY
KNOWLEDGE PARK 3
GREATER NOIDA | 20 MIN

NOIDA INTERNATIONAL UNIVERSITY
SECTOR 17 A,
YAMUNA EXPRESS WAY | 25 MIN

JAYPEE HOSPITAL
SECTOR 128 | 15 MIN

FORTIS HOSPITAL
SECTOR 62 | 35 MIN

APOLLO HOSPITAL
SECTOR 26 | 30 MIN

MALL OF INDIA
SECTOR 18 NOIDA | 20 MIN

GREAT INDIA PLACE
SECTOR 18 NOIDA | 20 MIN

GARDENS GALLERIA
SECTOR 38 | 20 MIN

GRAND VENICE
GREATER NOIDA | 25 MIN

LOGIX CITY CENTRE MALL
SECTOR 32 NOIDA | 25 MIN

UNIVERSITIES

HOSPITALS

SHOPPING



A MARQUEE ADDRESS

SHIV NADAR SCHOOL
13 MIN | SECTOR 168

THE SHRIRAM MILLENNIUM SCHOOL
14 MIN | SECTOR 135

GENESIS GLOBAL SCHOOL
14 MIN | SECTOR 132

DPS NOIDA
15 MIN | SECTOR 132

JBM INTERNATIONAL SCHOOL
15 MIN | SECTOR 132

LOTUS VALLEY SCHOOL
20 MIN | SECTOR 126

PATHWAYS SCHOOLS
22 MIN | SECTOR 100

METRO STATION
05 MIN | SECTOR 144
05 MIN | SECTOR 143
10 MIN | SECTOR 137

18 MIN | DND FLYWAY

PVR
MALL OF INDIA
20 MIN | SECTOR 18 NOIDA

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

CARNIVAL CINEMAS
GREAT INDIA PLACE
20 MIN | SECTOR 18, NOIDA

SCHOOLS

CONNECTIVITY

MULTIPLEXES

Disclaimer:

- 1. All rooms dimensions are in millimeters, 1 Sqm= 10.764Sq.Ft | 1000 mm=3.28 Ft.
- 2. Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.
- 3. The given measurements are brick to brick dimensions where the thickness of finishes are not considered.
- 4. Loose furniture & appliances are shown for better understanding of the layout and are not part of the standard offering.

**TOWER-A, B & C
TYPICAL FLOOR PLAN**

	Sq.Mtr.	Sq.Ft.
Carpet Area (As per RERA)	258.63	2784
Balcony Area	71.49	769.55
Sale Area	436.64	4700



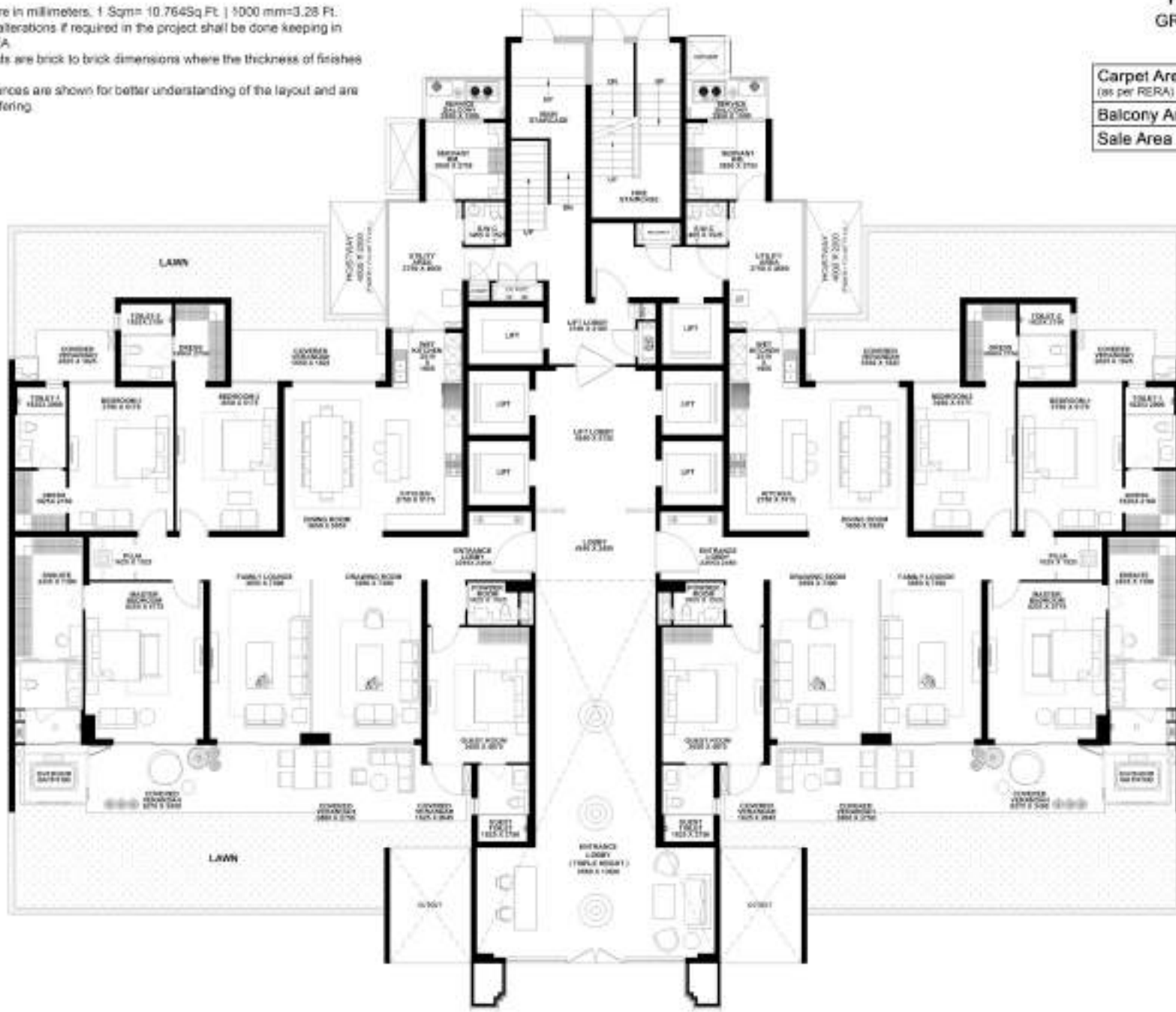
TYPICAL
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**TOWER-A, B & C
GROUND FLOOR PLAN**

	Sq.Mtr.	Sq.Ft.
Carpet Area (as per RERA)	258.63	2784
Balcony Area	71.49	769.55
Sale Area	436.64	4700



GROUND
FLOOR
PLAN

GULSHAN DYNASTY SITE PLAN



MASTER PLAN



LOCATION
MAP



GULSHAN
DYNASTY

86044-06044

WWW.GULSHANDYNASTY.IN

UPRERAPRJ950870 WWW.UP-RERA.IN