



EVERY GAME OF CHESS HAS JUST **ONE KING.**

DISCLAIMER:

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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

DELIVERED
PROJECTS

50+

ACCOLADES

11.53

LAKH SQ MT ALREADY
DELIVERED

1.45

LAKH SQ MT UNDER
CONSTRUCTION

7500+

HAPPY FAMILIES

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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

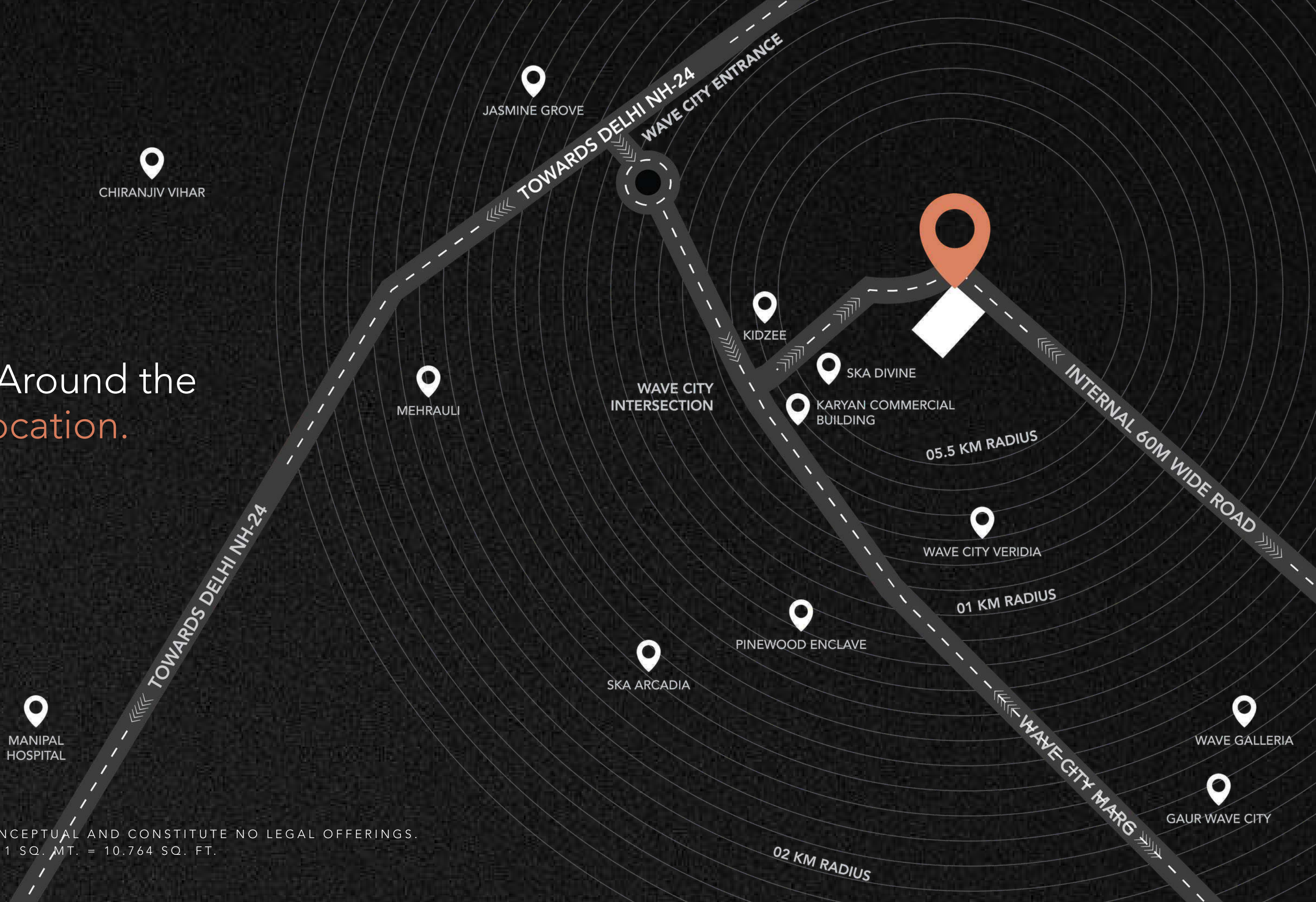


Infinity Edge Pool



Skating Rink

Positioned Around the
Right Location.



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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

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

Universities &
Colleges

Schools



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

Gulshan Club

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60 M WIDE MASTER PLAN ROAD



30 M WIDE ROAD

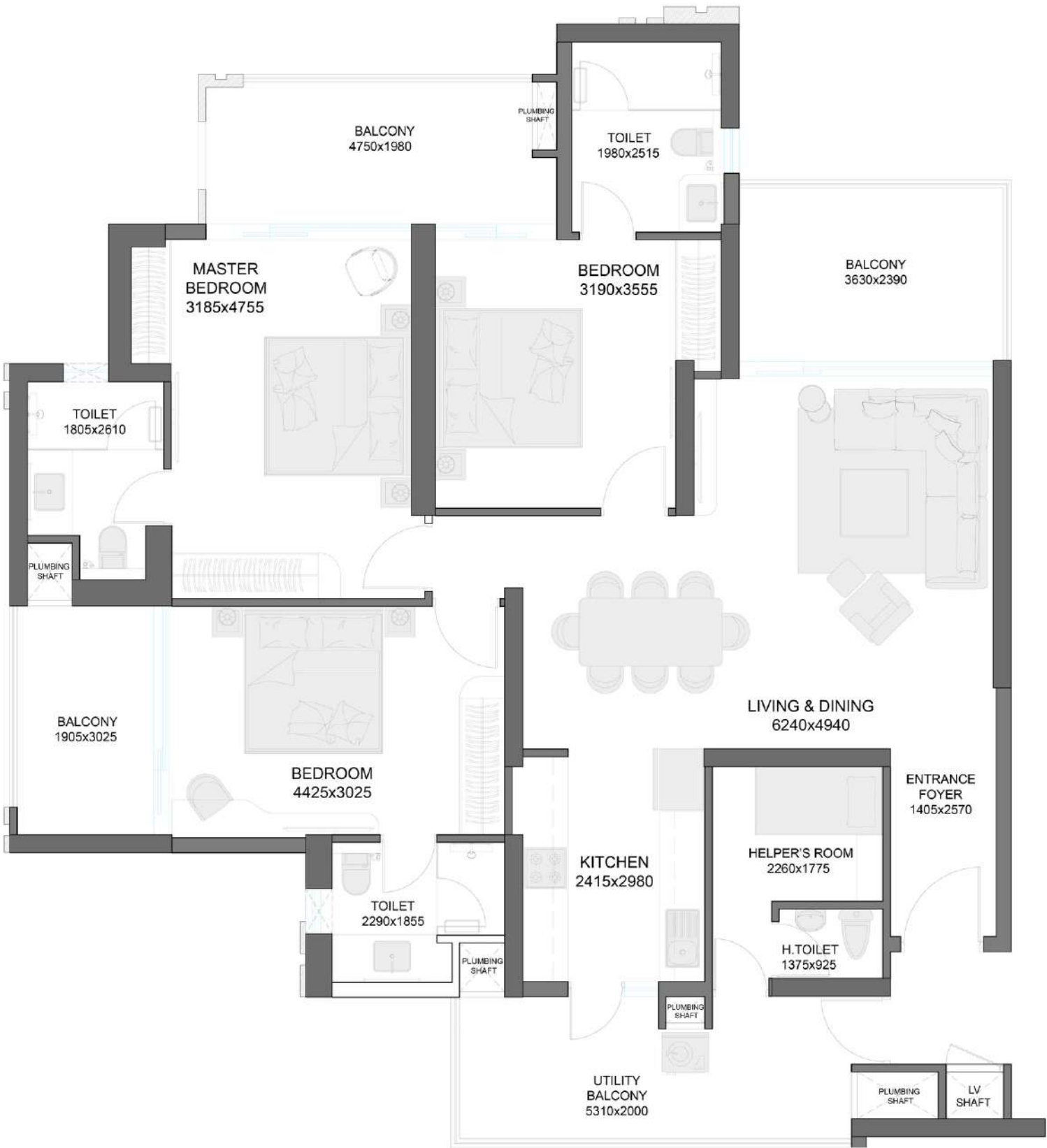
LEGEND

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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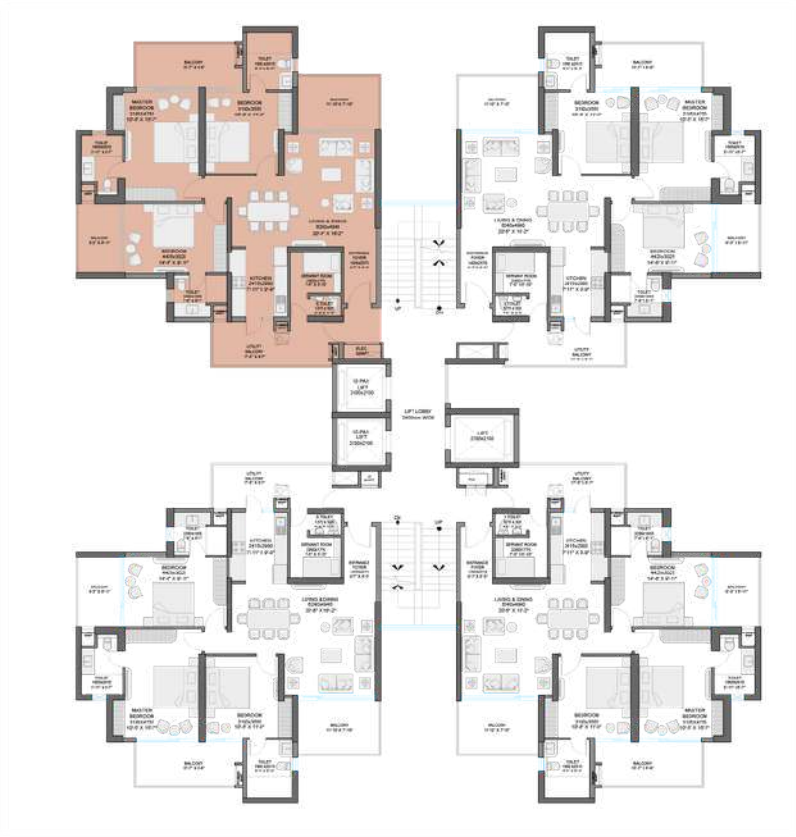


TYPICAL 3BHK + Helper's Room
Apartment Layout

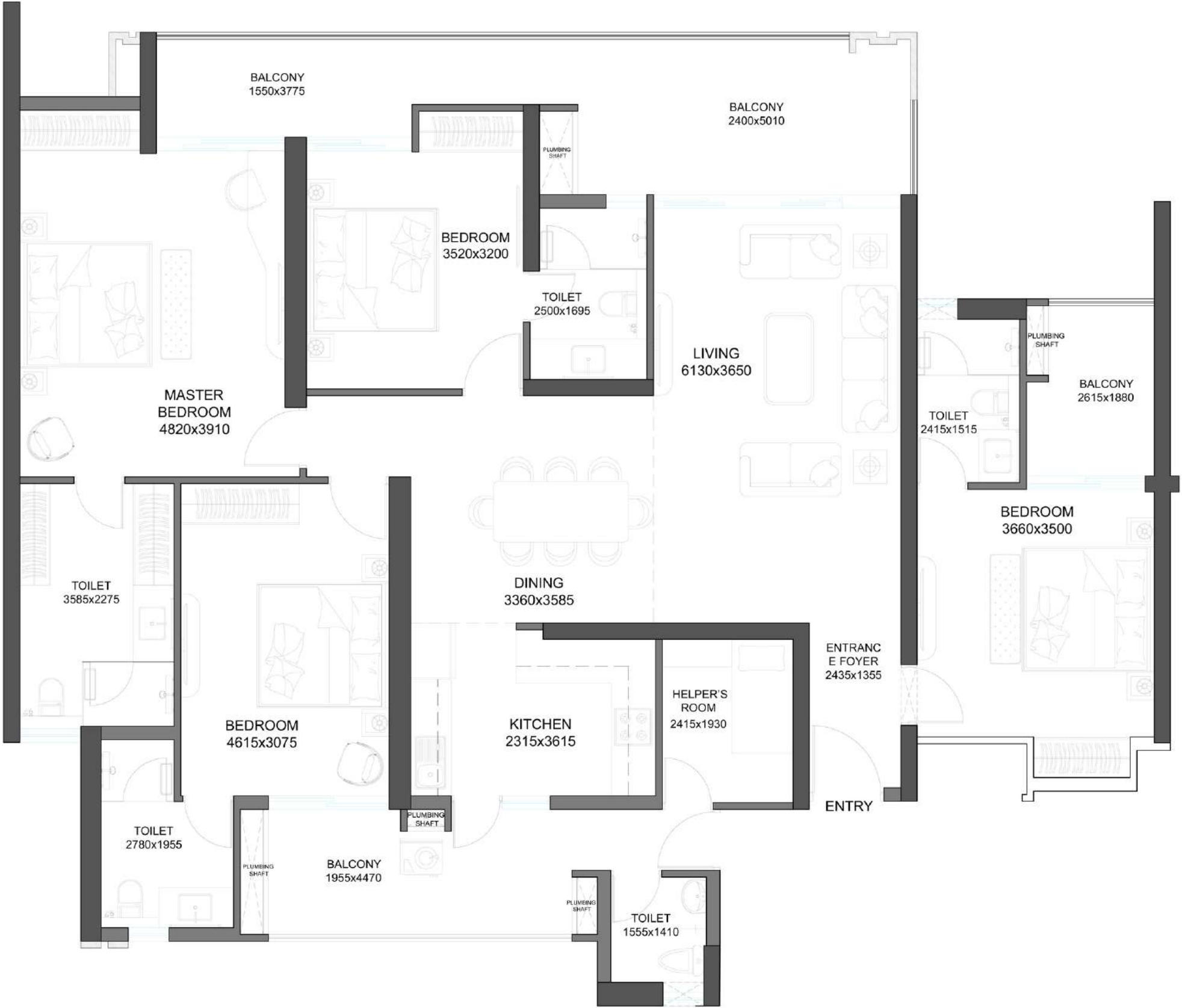
Carpet Area **1142.17** Sq.Ft
(106.11 Sq. Mt)

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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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. | IFSC CODE: ICIC0006286

BANK ADDRESS: R1/88, RAJ NAGAR, GHAZIABAD, UTTAR PRADESH – 201001

LAUNCH DATE: 02-05-2026



Gulshan

Experience Excellence

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RERA REGISTRATION NO.: UPRERAPRJ166511/05/2026 | WEBSITE OF UP RERA - WWW.UP-RERA.IN

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