

A Project of
Gulnaar Kreative Developers LLP

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THE ESSENCE OF LUXURY AND SERENITY

GULNAAR 
SERENE

3 + 1 BHK Bespoke Residences

Singhpura, Zirakpur







EMBRACE NATURE LIVE GREEN

Enjoy the serenity and rejuvenation that only a truly green environment can provide.

Gulnaar Serene offers an unparalleled living experience with premium 3 +1 BHK apartments. Nestled in the heart of Zirakpur, these residences provide the perfect blend of luxury, comfort, and tranquility, ensuring a lifestyle of utmost elegance.

At Gulnaar Serene, immerse yourself in a verdant paradise where lush gardens, tree-lined pathways, and expansive green spaces bring you closer to nature.





FIRST IN THE SEGMENT

3+1 BHK Bespoke Residences

- 🌿 On 271 & 286 Sq Yds Plots Sizes with Lift 2
- 🌿 Landscaped Greens Parks in 5 Acres Project
- 🌿 Low Density Living (only 30 families per Acre)
- 🌿 3 Distinct Unit Layout to choose from

WHY GULNAAR SERENE

-  **5 Acres of Gated Paradise**
Set across 5 acres, this community ensures a perfect mix of comfort, greenery and peace.
-  **Unmatched Seamless Connectivity**
Gulnaar Serene is ideally located 10 minutes from Chandigarh, 20 minutes from the International Airport Mohali & 3 sides connectivity from PR7 Airport Road, Chandigarh Ambala National Highway and Zirakpur Patiala National Highway
-  **2 Side Open Bespoke Residences**
Experience thoughtfully designed homes with ample ventilation and natural light. These Residences ensure a blend of elegance, functionality and exclusivity for a luxurious lifestyle.
-  **Gated and Secure Community**
Enjoy peace of mind with a fully gated and secure environment, offering top-notch safety measures for residents, ensuring a worry free and serene living experience.





EXPERIENCE SERENITY WITH WORLD-CLASS COMFORT

Recreational Amenities

- Landscaped Gardens
- Party Lawn
- Kids Play Area
- Club House
- Gated Community
- Swimming Pool
- Visitor Parking

Lifestyle Amenities

- Senior Citizens Area
- Water Body
- Stilt parking
- 40 ft Wide Internal Roads
- Elevators
- Pedestrian Walkway
- Retail Space in the vicinity
- Gazebo
- Amphitheatre
- Round-The-Clock Security
- Pet Friendly Zone
- EV Car Charging Points

Fitness Amenities

- Multi Sport Court
- Cycling Track
- Modern Gymnasium
- Yoga & Aerobics Room

GULNAAR
SERENE



ABOUT THE DEVELOPER

Gulnaar Realty is a visionary real estate developer dedicated to redefining modern living through quality, innovation and sustainability. Renowned for delivering premium residential and commercial projects, the group blends contemporary architecture and thoughtful design to create spaces that inspire.

Rooted in customer-centric values, Gulnaar Realty focuses on crafting communities that ensure comfort, connectivity and a superior lifestyle, reflecting its commitment to enhancing quality of life, fostering trust and exceeding expectations.



SPECIFICATIONS

STRUCTURE WORK

Earthquake-resistant Concrete Structure Bricks

EXTERNAL FINISH

Textured paint of exterior grade and MS/5S. Rolling with toughened glass Asian/Nerolac/Dulux or equivalent

ELEVATORS

High-Speed Premium Elevators in each tower.

STAIRCASES

Wide grand staircase with Granite/Marble/Stone/Tiles Wall & Ceiling finishes with Premium Emulsion Paint & MS. Hand Railing.

SERVICE BALCONIES

Concrete/Brick Wall along with wet point Provision for Dish Washer & Washing Machine Premium Antiskid vitrified floor tiles in flooring and wall & ceiling finish with waterproof external parts & M.S Rolling In Balcony

LEISURE BALCONIES

M.S./S.S. railing with toughened glass and Premium Antiskid vitrified floor tiles in flooring and wall & ceiling finishes with waterproof external paints.

LIVING/ DINING/FOYER/FAMILY LOUNGE

Doors Laminated Flush Door/Skin Doors
Flooring Premium Quality Vitrified Floor Tiles
Walls Acrylic Emulsion Paint Finish

BEDROOMS/DRESS ROOM

Doors Laminated Flush Door/Skin Doors Flooring Premium Quality Vitrified Floor Tiles.
Walls Acrylic Emulsion Paint Finish
Master Bedroom Laminate Wooden Flooring

WASHROOMS

Walls Glazed Tiles Upto Door Height & Acrylic Emulsion
Flooring Anti-Skid Tiles Of Premium Quality Vitrified Floor Tiles
Fixtures Premium Quality Of Chinaware & CP Fittings (kohler/jaquar or equivalent) Include shower, Vanity, Looking Mirror, Fixed Shower Partition Upto 7"Height

KITCHEN

Flooring Premium Vitrified Tiles
Walls Premium Quality Tiles up to 2Ft.
Modular Kitchen With Storage Unit & Cabinet Fittings (Premium Brand)

ELECTRICAL FITTINGS

Provision for split AC's concealed electrical wiring with fire resistance wires with adequate electrical points.

FIRE FIGHTING

Provision of Fire Fighting Systems & Sprinklers according to NBC



Unit Layout Plan

3+1 BHK Unit Layout Plan 271 SQ.YD



3+1 BHK CLUSTER LAYOUT PLAN



SITE LAYOUT



The particulars, details and visuals shown here are intended to give a general idea of the project.



STRATEGICALLY PLACED NATURALLY BLESSED

GULNAAR
SERENE



DREAM | DEVELOP | DELIVER

📍 Gulnaar Serene, Singhapura Road, Zirakpur, India

Scan For Location



📷 /gulnaarrealty

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