

A Project of
Gulnaar Kreative Developers LLP

RERA No.: PBRERA-SAS79-PR1111

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 mins from Chandigarh, 20 mins 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/jaguar 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

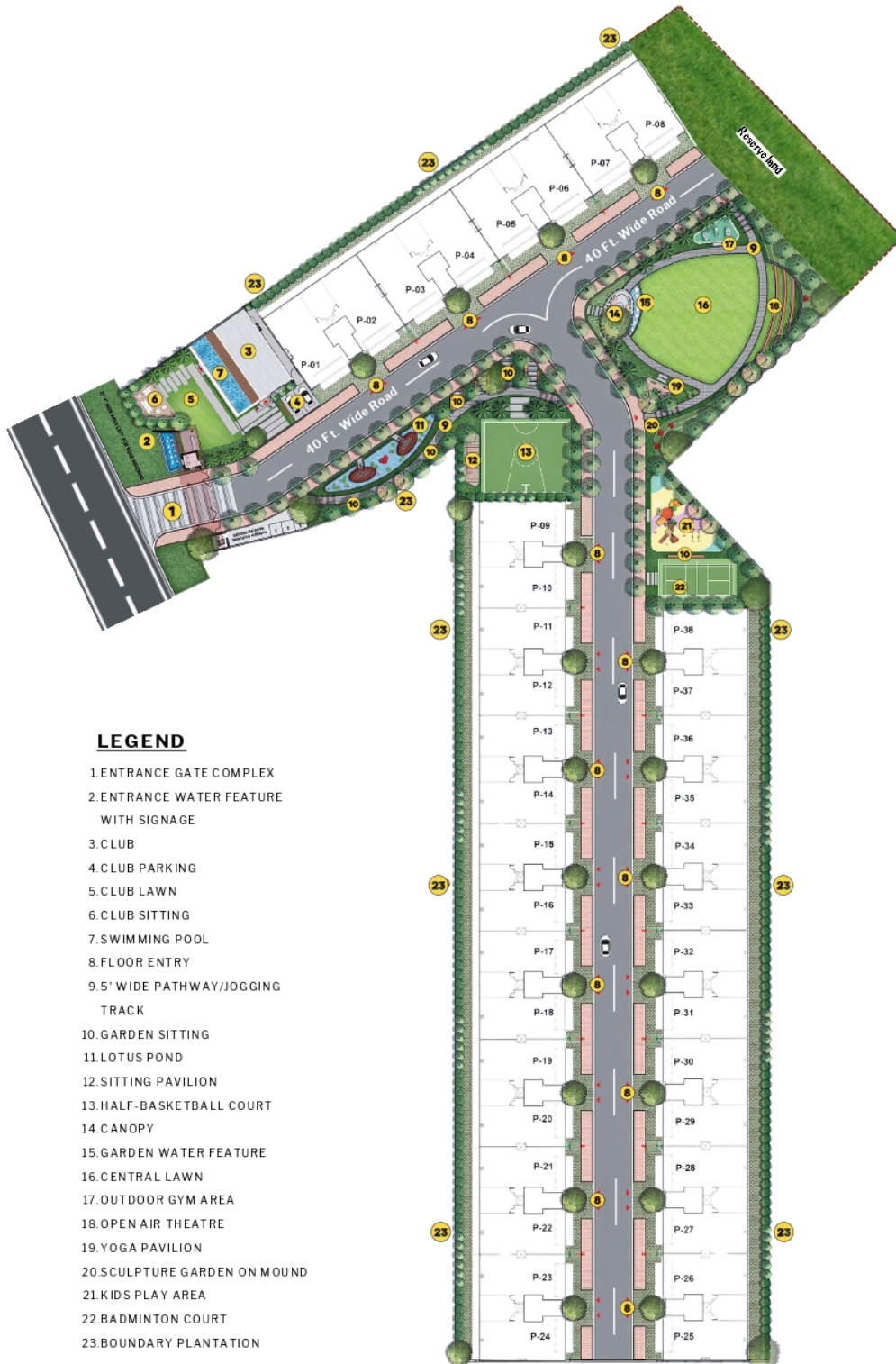
Provision of Fire Fighting Systems & Sprinklers according to NBC



3+1BHK UNIT LAYOUT PLAN 286 SQ.YD



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



Disclaimer: The images and specifications shown in this brochure are for illustration purposes only. Actual designs, dimensions, and materials may vary. The developers reserve the right to make modifications without prior notice.

GULNAAR
REALTY
DREAM | DEVELOP | DELIVER

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Scan For Location
@ /gulnaarrealty

 PRICE LIST :-

w.e.f 23rd Jan 2026

1	3+1 BHK 271 SQ.YD.	₹ 1,69,00,000/-
2	3+1 BHK 286 SQ.YD.	₹ 1,79,00,000/-

PAYMENT PLAN (Construction Linked Installment)

• Booking Amount (Within 30 Days)	25 % of B.S.P + GST
• Start Of Foundation Work	10% of B.S.P + GST
• On Start of Stilt Floor Roof Slab	10% of B.S.P + GST
• On Start of Second Floor Roof Slab	15% of B.S.P + GST
• On Start of Fourth Floor Roof Slab	15% + 50% of PLC + GST
• On Start Of Brick & Plaster Work	10% of B.S.P + GST
• On Start Of Flooring Work	10% of B.S.P + GST
• On Offer of Possession	5% Of B.S.P + IFMS + Club + Power Backup + 50% of PLC + GST

 OTHER CHARGES:-

• Club Membership.	• ₹ 3,00,000 /-
• FIRST FLOOR	• ₹ 2,00,000/- Extra
• FOURTH FLOOR WITH ROOF (271 Sq.Yd) (286 Sq.Yd)	• ₹1,94,00,000/- 2,04,00,000/-
• Power Backup	• ₹ 25,000/- PER (KV)
• IFMS	• ₹ 75,000 /-
• PLC	• Park Facing ₹ 2,00,000/- • Corner ₹ 1,00,000 /- • Both ₹ 2,50,000 /-
• Car Parking	• Free

 Please Note:-

- Bank Draft/Cheque to be issued in favour of Gulnaar Kreative Developers LLP.
- Interest + GST will be charged on all delayed payments as per RERA Guidelines; please refer to the standard buyer's Agreement.
- Roof Access Means: Remaining Roof according to the percentage defined above after laying of services such as water tanks or solar panels, etc.
- Meter installation or any other applicable charges would be extra and shall be collected upon the offer of possession. As per PSPCL, the Electricity Connection has to be taken in the client's/Buyer's name.
- GST, Registration charges, Stamp Duty, and other applicable statutory levies/taxes/charges, etc., as per Government norms, shall be payable on an actual basis by the intending Allottee(s) at the time of the offer of possession or before, as per the developer's call.
- Loan is subject to approval from the bank, and the Company shall not be responsible or liable in any manner. Even the approval of the loan shall not be the responsibility of the company.
- Prices, Terms & Conditions stated herein are merely indicative to acquaint the applicant and are not exhaustive. For detailed Terms & Conditions, please refer to the standard Apartment Buyer's Agreement, and in case of any contradiction, the Terms & Conditions as mentioned in the Apartment Buyer's Agreement shall be effective.
- Prices are escalation-free and subject to change without any prior notice. Booking is at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.

3+1 BHK UNIT LAYOUT PLAN 271 SQ.YD



3+1 BHK CLUSTER LAYOUT PLAN



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