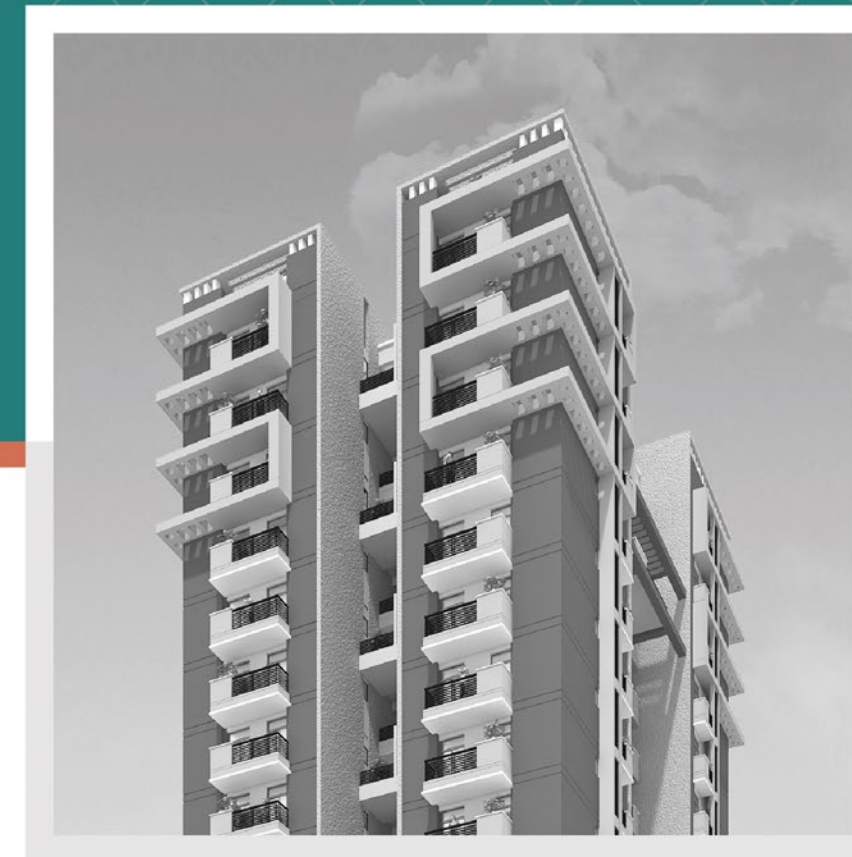




GBN || **SKYWALK**

— YOUR DREAM HOME AWAITS —



WELCOME TO THE LIMITED EDITION HIGH LIFE,

Some things in life are precious because they are one of a kind. Because, not everyone can call it their own. Like GBN SKYWALK, the epitome of urban luxury.

From architectural aesthetics to interior beauty. From magical lifestyles to rare privileges. GBN SKYWALK is a prominent and grandiose residential tower in Patna with 17 magnificent floors featuring life-spaces & amenities as flawless as perfection itself.

**THIS IS THE HIGH LIFE, RESERVED FOR
A SELECT FEW, LIKE YOU,**



GBN SKYWALK COMPLETELY REDEFINES THE ELEMENT OF HIGH LIFE,

Standing tall, it towers over Patna with its super spacious 3 side-open residences, an array of luxurious amenities and a truly exclusive community to savour this lifestyle with!

EXCLUSIVITY THAT TOWERS OVER THE CITY



FRONT VIEW



GBN SKYWALK IS TRULY THE EPITOME OF HIGH LIVING!

GBN Skywalk has been designed meticulously, to make space for everything that can give you the ultimate, luxurious living experience! With an impressive facade outside and aesthetic & elite interiors in side.



3 SIDE OPEN FLATS



PRIME LOCATION FROM MAIN ROAD



RECREATIONAL / GREEN AREA



VISITORS CAR PARKING SPACE



LOW DENSITY CAMPUS

EXCLUSIVE AMENITIES



LANDSCAPED GARDEN



GYMNASIUM



BILLIARDS



SWIMMING POOL



24X7 SECURITY



CCTV CAMERA FOR
COMMON AREA



BOOM BARRIER



FIRE FIGHTING SYSTEMS

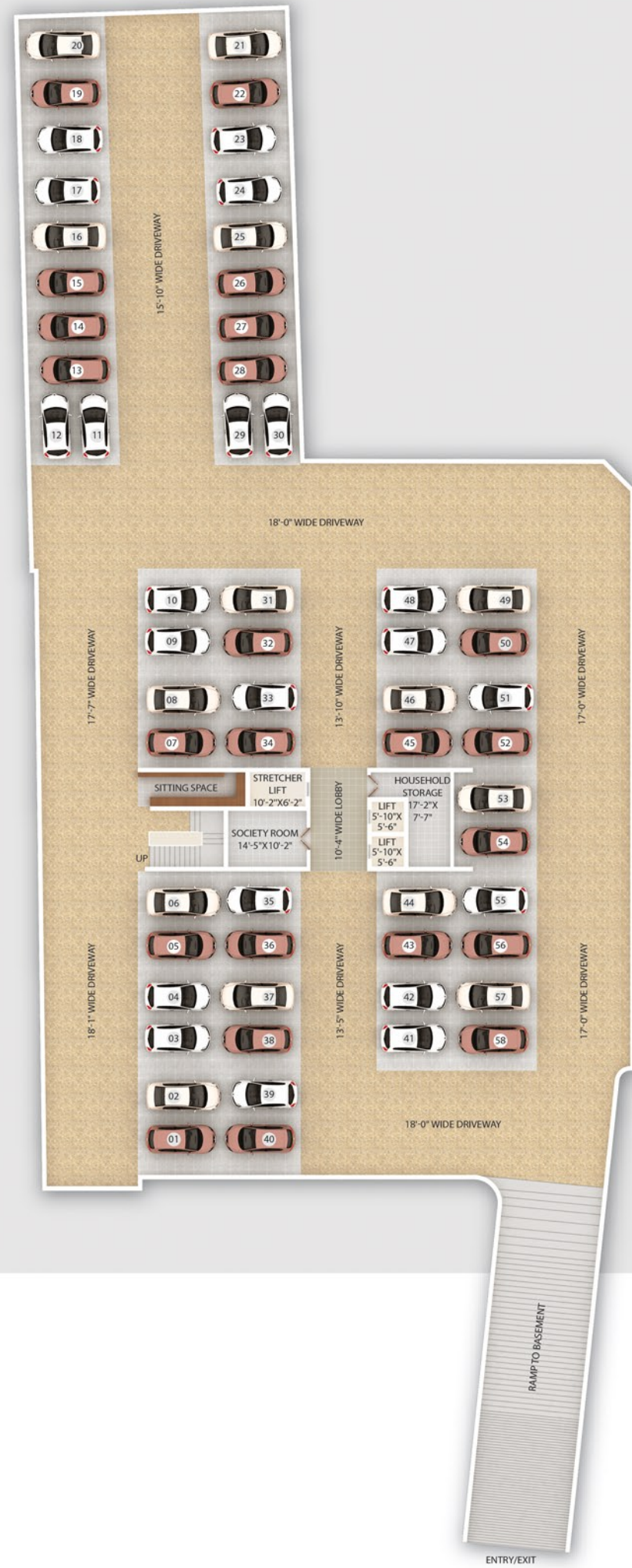
KIDS/SPLASH POOL



Within the luxurious premises of GBN Skywalk, lifestyles are taken to a whole new level. Here you'll find carefully curated zones of merriment. Experience the opulent leisure, reserved only for the distinguished ones.

A home that the elites of the city would be proud to call their own.
A property where global standards of exquisite living merge with the extravaganza of pure luxury.

BASEMENT PLAN



SITE PLAN



FLOOR PLANS

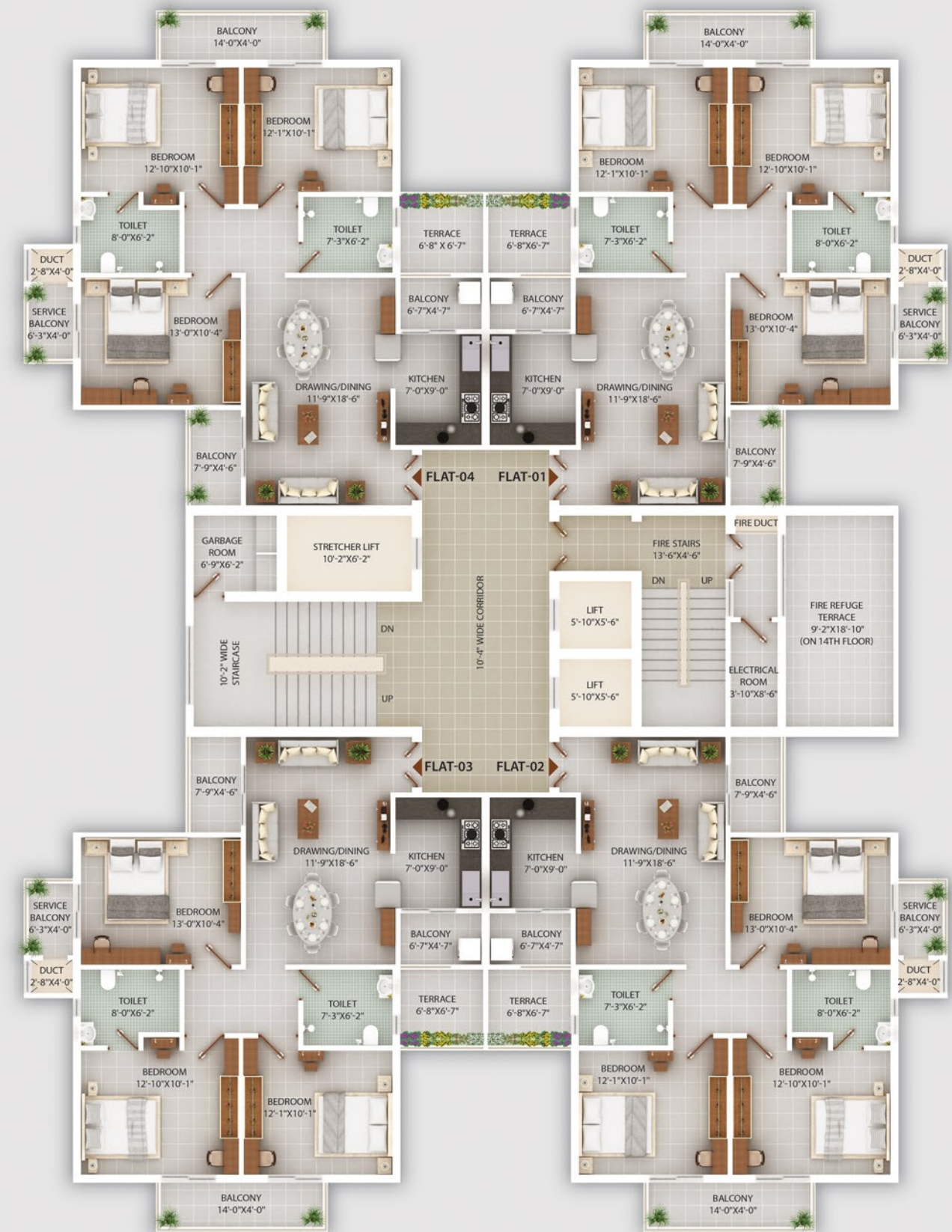


1ST FLOOR

FLAT	TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	SALABLE AREA
01	3BHK	825 SQ. FT.	141 SQ. FT.	268 SQ. FT.	1800 SQ. FT.
02	3BHK	825 SQ. FT.	141 SQ. FT.	268 SQ. FT.	1800 SQ. FT.
03	3BHK	825 SQ. FT.	141 SQ. FT.	268 SQ. FT.	1800 SQ. FT.
04	3BHK	825 SQ. FT.	141 SQ. FT.	268 SQ. FT.	1800 SQ. FT.



FLOOR PLANS



2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH TYPICAL FLOOR

FLAT	TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	SALABLE AREA
01	3BHK	825 SQ. FT.	141 SQ. FT.	40 SQ. FT.	1590 SQ. FT.
02	3BHK	825 SQ. FT.	141 SQ. FT.	40 SQ. FT.	1590 SQ. FT.
03	3BHK	825 SQ. FT.	141 SQ. FT.	40 SQ. FT.	1590 SQ. FT.
04	3BHK	825 SQ. FT.	141 SQ. FT.	40 SQ. FT.	1590 SQ. FT.



FLOOR PLANS



3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH TYPICAL FLOOR

FLAT	TYPE	CARPET AREA	BALCONY AREA	TERRACE AREA	SALABLE AREA
01	3BHK	825 SQ. FT.	141 SQ. FT.	1550 SQ. FT.
02	3BHK	825 SQ. FT.	141 SQ. FT.	1550 SQ. FT.
03	3BHK	825 SQ. FT.	141 SQ. FT.	1550 SQ. FT.
04	3BHK	825 SQ. FT.	141 SQ. FT.	1550 SQ. FT.



REGAL FINESSE AT EVERY LEVEL!

GBN has been creating landmarks in Real Estate and guided by a simple yet profound philosophy Creation not Constructional Headed by a team of visionaries and dynamic leaders. So far the Company has built project in multiple residential segments.

The long standing mission of the Company is to dedicate itself to create space that blend in with the surroundings and making the spaces Present Perfect and Future proof. The core values of the company are honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned with the living space it builds.

ONGOING PROJECTS

GBN SHANTI SATISH VILLA
Raghnath Path, R.P.S More, Baily Road Patna

GBN EMPIRE, Bailey Road, Patna

GBN PATALIPUTRA RESIDENCY, Digha Nahar Road, Patna

UPCOMING PROJECTS

GBN KUSUM RAJ RESIDENCY, East Gola Road, Bailey Road, Patna

GBN TAPESHWAR ENCLAVE, Mangalam Colony Road,
Near Saguna More, Bailey Road, Patna

GBN AAWAS, I.A.S Colony, Bailey Road, Patna

SPECIFICATIONS



STRUCTURE

Earthquake resistant R.C.C structure.

FLOORS

Vitrified tiles flooring inside the flats and Granite / Tiles in staircase and common areas.

TOILETS

Roof level ceramic tiles on walls and ceramic tiles flooring.

WINDOWS

Powder Coated Aluminium /UpVc Window.

ELECTRICITY

Concealed wiring using ISI brand cables and switches.

BALCONIES

Ceramic tiles flooring.

BATHROOM FITTINGS

Branded fittings.



DOOR

Flush door & Powder coated aluminum/UPVC sliders in Balcony.

KITCHEN

Wall tiles upto 2 ft above Platform with sink & tap Point. Ceramic tiles flooring.

SANITARYWARE

White sanitaryware from branded companies.

INTERIOR PAINTS

Putty finish.

EXTERIOR PAINTS

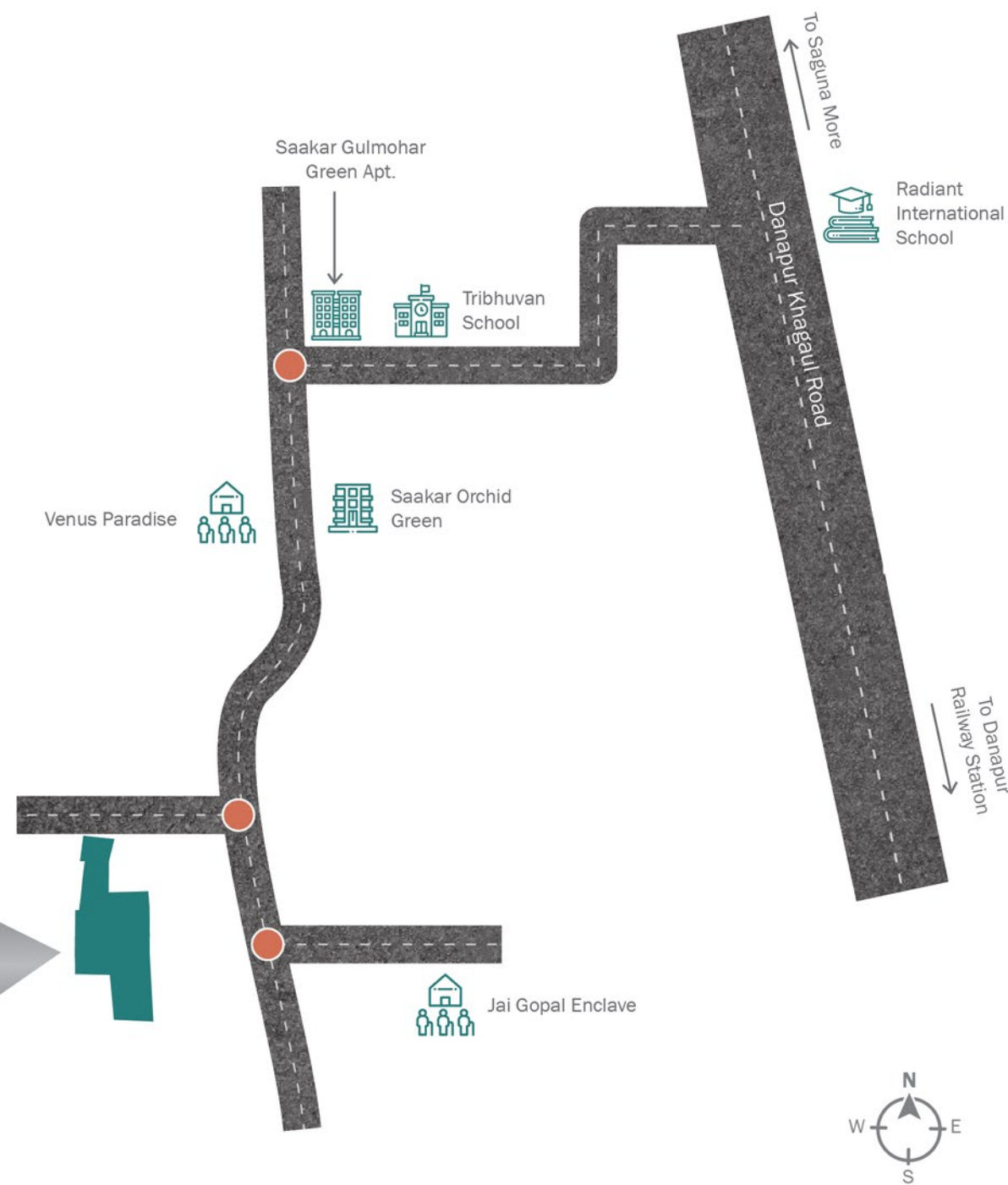
Good quality exterior paints.



LIFT

One Stretcher Lift, Two Passenger Lift Kone/Otis or equivalent Make.

THE PLACE WHERE YOU BELONG



GBN Skywalk enjoys an excellent location with school, market, hospitals & proposed metro station within a close radius. Stay with in the circle of complete convenience.



- 7 KMS
 - Patna AIIMS
 - Airport
 - Patna Zoo
 - Rajbhawan
 - C.M Aawash
- 3 KMS
 - Danapur Railway Station
 - Banks
 - Malls
 - Hospitals
- 1 KM
 - Radiant International School
 - Proposed Metro Station
- 500 MTR
 - The Tribhuvan School
 - Venus Paradise Apartment
 - Saakaar Orchid Green Apartment

AERIAL VIEW



GBN SKYWALK YOUR ULTIMATE GATEWAY TO THE CITY LIFESTYLE!

At GBN Skywalk, the opulence of fine living combined with the effortless convenience of the location and the facilities makes life as close to perfect as it could be. Live like royalty, in your own palatial home and savour the privilege of being among the chosen few to have this life!

A LIFE OF GRANDEUR BECKONS



ARCHITECTS



SMRITI ARCHITECTS PVT LTD
G-2, Aranya Vihar, Boring Road,
Patna - 800013.



DEVELOPERS



GRIH BHOOMI NIRMAN PVT LTD

Bailey Road, Near Overbridge,
Opposite Ishan International School,
Rupaspur, Patna, Bihar 801503
Web : gbnbuilders.com
Mail : gbnbuilders@gmail.com
Marketing Ph No : 6299923391/6299923392

SITE ADDRESS

Near The Tribhuvan School,
Vijay Singh Yadav Path,
Khagaul Road, Patna

PAYMENT SCHEDULE (CONSTRUCTION LINKED PLAN)

Serial No	Stage	% of Total Amount
1	At the Time of Booking	10%
2	30 Days from Booking	10%
3	Starting of Foundation	10%
4	Casting of 1st Slab	5%
5	Casting of 2nd Slab	5%
6	Casting of 3rd Slab	5%
7	Casting of 4th Slab	5%
8	Casting of 5th Slab	5%
9	Casting of 6th Slab	5%
10	Starting of Bricks Work in the Project	5%
11	Casting of 8th Slab	5%
12	Casting of 10th Slab and Starting of Plaster	5%
13	Casting of 12th Slab	5%
14	Casting of 14th Slab	5%
15	Casting of 16th Slab	5%
16	Casting of Tarrace Slab and Starting of Flooring	5%
17	At the Time of Possession	5%

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of GBN SKYWALK. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.