



Artistic Impression

# IRENIA

## 2 & 3 Bedroom Premium Residences

# WAVE City Center

Wave City Center, the newest destination, which by virtue of sheer scale, towers over anything that has been ever witnessed by Delhi / NCR. As the first-of-its-kind commercial & residential development coming up in the heart of Noida, its epic ambition is unprecedented. Also, unprecedented is the fact that it stands upon our underlying key principle of delivering futuristic projects which are shaped around the dreams, hopes and aspirations of our esteemed customers.

Wave City Center is centrally located in the heart of the rapidly developing city of Noida. As one of the largest commercial and residential landmarks, it will house a dynamic product-mix of Premium & Ultra Luxury Serviced Residences, Multi-use Studio Apartments, Premium Offices, High Street Shop Condominiums, Mall and Multiplex. Wave City Center has an unmatched security system, which ensures a safe environment to its occupants. Come, experience a new generation living.

## Project Features

- IGBC Green Homes Pre-certified Gold.
- Eco-friendly infrastructure system with rain water harvesting and waste management.
- Connectivity with multi modal transportation system including MRTS and elevated road.





# LOCATION MAP



## LEGEND

- A. Elevated Road from Vishwa Bharti School To Sec. - 61
- Underpasses:
  - B. Underpass at Junction of Sec. - 21, 25, 21A & 25A (Proposed)
  - C. Underpass at Junction of Sec. - 25, 25A, 32 & 31 (Proposed)
  - D. Underpass at Junction of Sec. - 21A, 25A, 22 & 24 (Proposed)
  - E. Underpass at Junction of Sec. - 25A, 32, 33A & 24 (Under construction)
- F. Elevated Road From T-series Crossing Near Rajnigandha Underpass to Sector 22/57 Crossing (Proposed)
- G. Metro (Under construction)

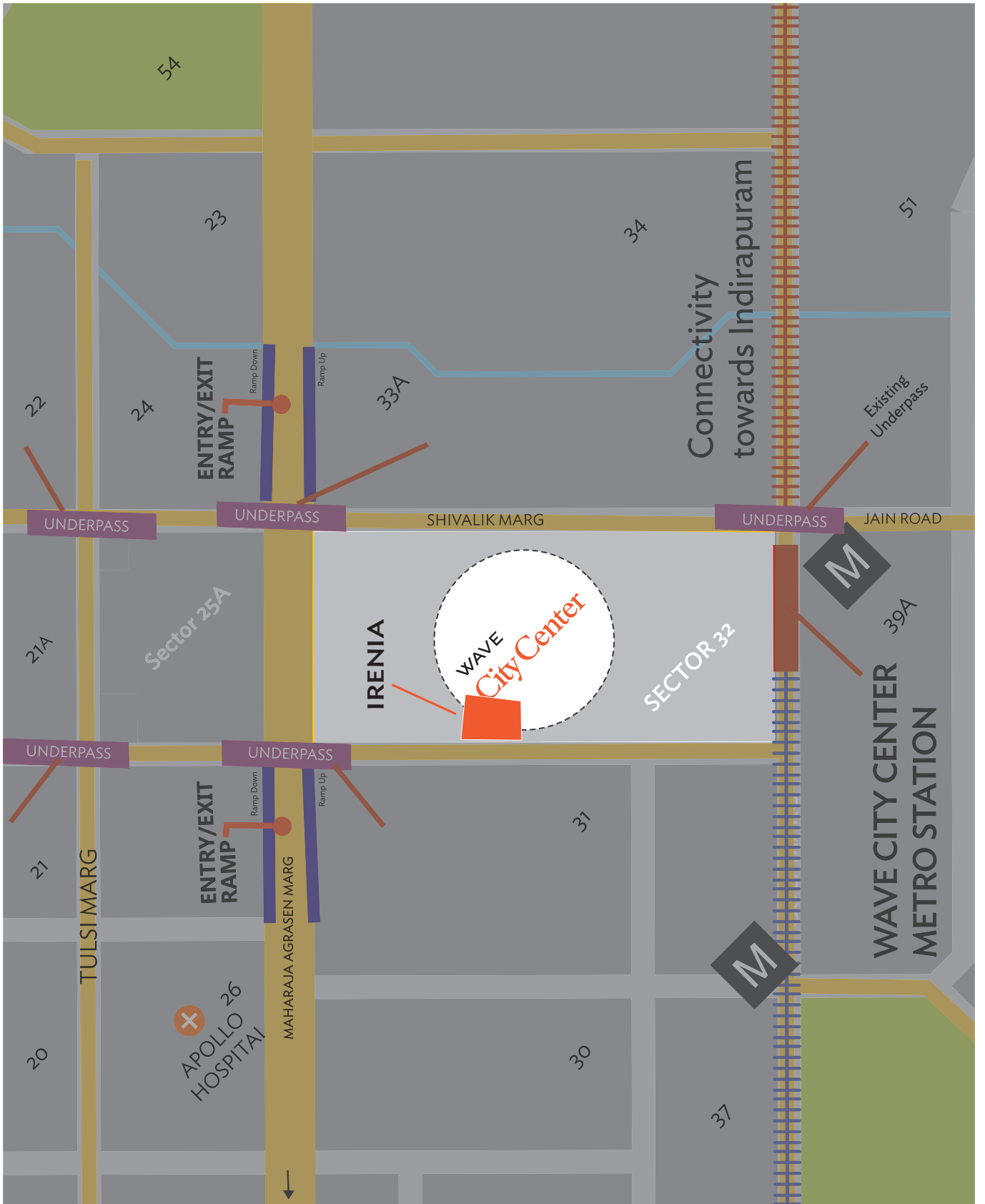
*Location* Kalindi Kunj connecting Delhi, 7.8KMs away    Sector 18, Commercial Hub of Noida, 4.5KMs away    DND Toll Plaza, 8.5KMs away    Noida Golf Course, 1.3KMs away    Adjacent to Wave City Center Metro Station

## OPULENCE IS THE WAY OF LIFE FOR FEW

Every day you make efforts to enrich your life, and that hardly leaves you the time to live. But times have changed! At Wave City Center, we bring you high life that is more than a flashy tag. These are ultra-modern living spaces, surrounded by the best of infrastructure. Luxury, leisure or work, everything that you would want is just a short walk away from you. Talk of living and this is where it finds a meaning.

Irenia is surrounded by greenery with no vehicular movement at the podium level. The project has eco-friendly infrastructural systems, which include, rain water harvesting, sewage & water treatment plants, solid waste management. It is set close to Sector -18, commercial hub of Noida (4.5 kms.), DND Toll Plaza (8.5 kms.), Kalindi Kunj connecting Delhi (7.8 kms.) & it is adjacent to Wave City Center Metro Station.

# SITE MAP



## IRENIA 2 & 3 BEDROOM PREMIUM RESIDENCES

Welcome to Irenia - premium 2 & 3 BHK residences, whose craftsmanship and attention is such detailed that it becomes a legacy for the next generation. Just a walkaway is the vibrant and colourful streets of Noida, brimming with energy. The epitome of a whole new level of luxurious lifestyle! Leverage the opportunity and be a part of this exclusive Irenia community.

### Celebrate the Life

Your Life is a celebration every day, as Irenia offers a world-class shopping experience for you and your family. Given its proximity to the mall, it will take you a moment to reach it. Shop till you drop while going from one great brand store to the other.

### Perfect Place to Unwind

Irenia is the perfect place to unwind after a stressful day at work. A beautiful club offers an array of recreational facilities and amenities. You can also go for a dip in the pool, soak in the hot steam, or relax with a soothing sauna, workout at the gym or simple enjoy a light chat with other members. So come & indulge in some of the most enjoyable after-hours activities.

### Premium Living Space

A cluster of cozy apartments awaits you at Irenia. It is a premium living space that's modern and built keeping your needs & requirements in mind. Because we know how much you value your space. We know you lead your life like no one else. At Irenia, you will finally hit upon the space that you have been dreaming of. And live the life you always wished for. In a nutshell, Irenia is your answer to the life you have been seeking for so long.



## IRENIA - FEATURES

### Apartment

- 2 & 3 bedroom air conditioned apartments
- Provision of Wi-Fi connectivity & Voice/Data & Video
- Built-in wardrobe in the master bedroom
- Kitchen with a built-in chimney & hob
- Residences start at podium level ensuring an open view and no traffic circulation
- Power back up



### Leisure & Entertainment

- Luxurious clubhouse with a swimming pool
- Well Equipped Gymnasium
- Family entertainment centre & a mall in vicinity
- Steam & sauna
- Toddler's play area

### Environment

- Landscaped Gardens
- Rainwater Harvesting
- Sewage Treatment Plant
- Water Treatment Plant
- Energy Efficient Building
- Water Recycling



### Safety & Security

- No vehicular movement on the podium level ensuring 100% safety
- Round the clock hi tech security
- CCTV surveillance systems
- Fire alarm system in common are as new level of luxurious lifestyle! Leverage the opportunity and be a part of this exclusive Irenia community.



## PROPOSED SPECIFICATIONS

Schedule of Finishes						
Location	Floor	Walls	Ceiling	Doors	Windows	Others
<b>Drawing / Dining Area</b>	Imported Marble	Acrylic Emulsion Paint	OBD	Natural Wood Frame with Double Shutter Entrance Door, Polished Veneer Finish Flush Door	uPVC	Branded Modular Switches, Split Air Conditioning
<b>Other Bedroom</b>	Vitrified Tiles	Acrylic Emulsion Paint	OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Branded Modular Switches, Split Air Conditioning
<b>Toilet</b>	Matt Finish Ceramic Tiles	Glazed Ceramic Tiles	False Ceiling + OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Branded CP fittings & Chinaware, Exhaust Fan, Granite Counter, Branded Modular Switches
<b>Master Bedroom</b>	Laminated Wooden Flooring	Acrylic Emulsion Paint	OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Branded Modular Switches, Split Air Conditioning, Modular Wardrobe
<b>Master Bedroom Toilet</b>	Matt Finish Ceramic Tiles	Glazed Ceramic Tiles	False Ceiling + OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Branded CP fittings & Chinaware, Exhaust Fan, Bath Tub, Granite Counter, Branded Modular Switches, Vanity counter
<b>Balcony</b>	Anti-skid Ceramic Tiles	External Texture/ Weather Proof Paint	OBD	uPVC	uPVC	MS Railing Enamel Painted
<b>Kitchen</b>	Matt Finish Ceramic Tiles	Combination of Glazed Tile 2' above platform, Balance plaster + Acrylic Emulsion Paint	False Ceiling + OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Modular Kitchen with Chimney & Hob, Sink with Mixer, CP Fittings, Branded Modular Switches
<b>Study Room*</b>	Vitrified Tiles	Acrylic Emulsion Paint	OBD	Natural Wood Frame, Moulded Skin Door	uPVC	Branded Modular Switches, Split Air Conditioning.
<b>Utility Area</b>	Anti-skid Ceramic Tiles	External Texture/ Weather Proof Paint	OBD	uPVC	uPVC	MS Railing Enamel Painted
<b>Facilities:</b> Power Back-Up: 2 BHK-3.5 KVA, 3 BHK-6 KVA						

\* Study Room are applicable if offered for in the said allotted unit.

Note: Specifications mentioned above are indicative, however if it is deemed proper and fit by the Developer/Architect, the same may be changed/ altered/ ommitted or modified in the interest of development of the Project.

IRENIA - PREMIUM RESIDENCES, 2 BHK UNIT PLAN



CARPET AREA - 56.81 Sq. m. (611.56 Sq. ft.) +  
BALCONY AREA - 5.46 Sq. m. (58.85 Sq. ft.)  
SUPER AREA - 96.89 Sq. m. (1043 Sq. ft.)





IRENIA - PREMIUM RESIDENCES, 2 BHK UNIT PLAN



CARPET AREA - 50.22 Sq. m. (540.63 Sq. ft.) +  
 BALCONY AREA - 4.81 Sq. m. (51.85 Sq. ft.)  
 SUPER AREA - 88.44 Sq. m. (952 Sq. ft.)



IRENIA - PREMIUM RESIDENCES, 2 BHK UNIT PLAN



CARPET AREA - 60.35 Sq. m. (649.62 Sq. ft.) +  
 BALCONY AREA - 10.27 Sq. m. (110.59 Sq. ft.)  
 SUPER AREA - 107.67 Sq. m. (1159 Sq. ft.)



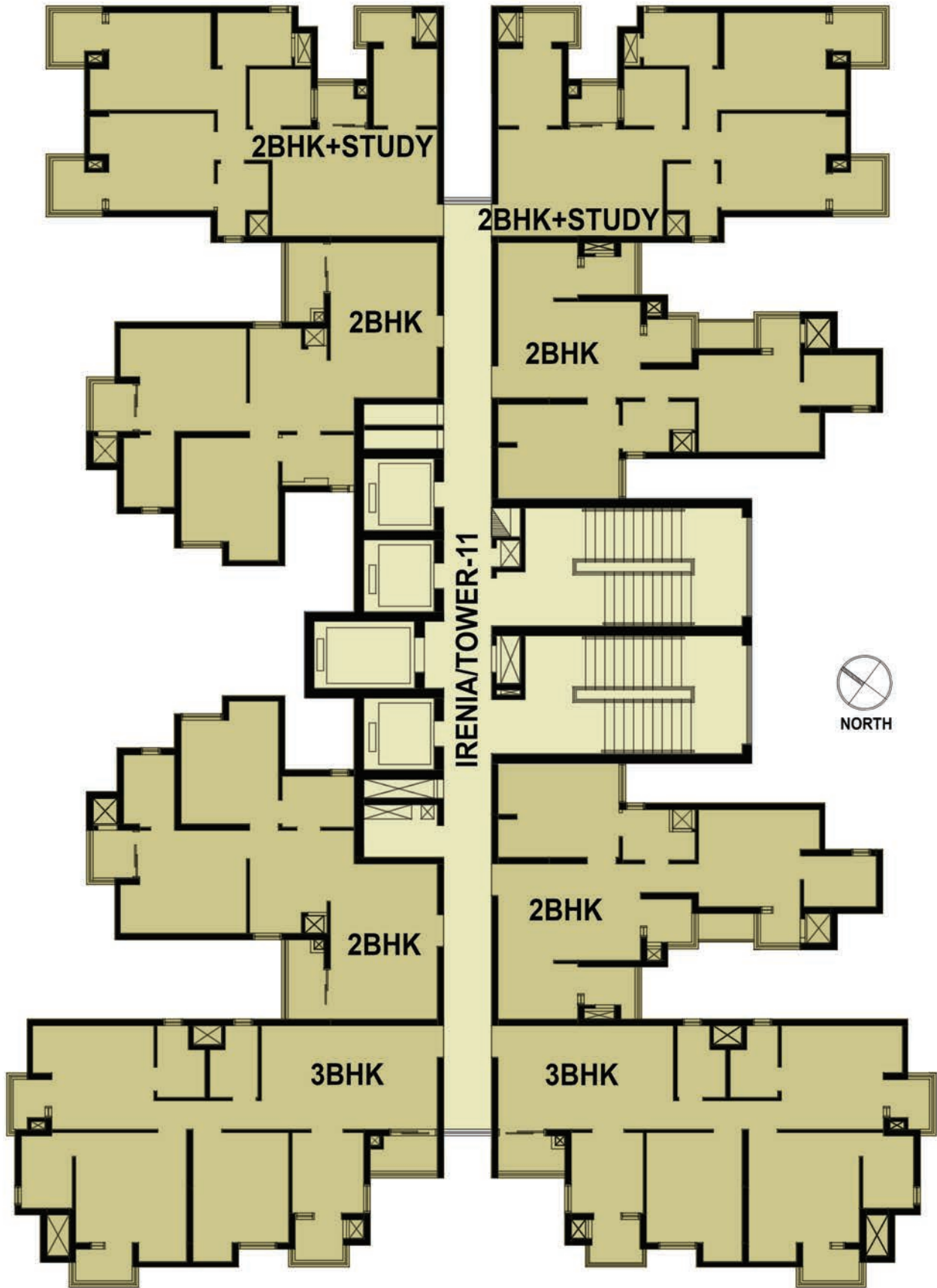
IRENIA - PREMIUM RESIDENCES, 3 BHK UNIT PLAN



CARPET AREA - 75.58 Sq. m. (813.57 Sq. ft.) +  
 BALCONY AREA - 9.83 Sq. m. (105.83 Sq. ft.)  
 SUPER AREA - 128.94 Sq. m. (1388 Sq. ft.)



# CLUSTER PLAN



Disclaimer: 1 sq. m. = 10.764 sq. ft. This is an artistic impression, layout and size may vary as per unit location.

# SITE PLAN



