

Promoter's Rera Reg. No.: UPRERAPRM5538

Project's Rera Reg. No.: UPRERAPRJ494396

Rera Website: [www.up-rera.in](http://www.up-rera.in)

TAKING LIFESTYLE  
TO THE NEXT LEVEL



VERIDIA

LOW-RISE UBER RESIDENCES

OAKWOOD ENCLAVE, WAVE CITY



LOW-RISE.  
HIGH LIVING.

LOW-RISE UBER  
RESIDENCES



## LAVISH SKY VILLAS

Sky villas that ooze extravagance adorned by sprawling lush greens that mesmerise. They boast all the modern luxuries you've ever dreamed of and more. With state-of-the-art amenities for ultimate comfort, each home is designed to be a reflection of your grand stature.





Artistic Impression

Living Room



TURN EVERY MOMENT  
INTO A MEMORY TO  
CHERISH

Master Bedroom



Artistic Impression

Dining Area



TASTE LUXURY  
IN STYLE

Kitchen



Artistic Impression

Bath Suites



REVEL IN THE LUXURY  
OF YOUR PRIVATE  
HAVEN

Multipurpose Room

# VERIDIA SETS THE BAR HIGH

Premium residences amidst lush greens on a 57 meter wide road, Veridia takes luxury to the next level. Thoughtful layouts, immaculate designs and ultra-modern amenities set it apart from any other property on NH 24. Well-lit and ventilated, these homes also offer home automation, bringing the best of nature and science.

## SKY VILLA

### FAMILY LOUNGE/DRAWING ROOM

- Double height majestic drawing dining (22 ft. ceiling height)
- Latest split air-conditioning units
- Sleek steel structure wooden staircase with glass railing

### KITCHEN

- Latest-design, fully-modular kitchen
- Modern Hob/Chimney/RO/Geyser-standard make

## COMMON AREA

### STILT PARKING AREA AND LIFT LOBBY AREA

- Security area, lift lobby & a stylish waiting area
- Electrical points for electrical vehicles charging
- Fast 13-passenger capacity stretcher lift

### BEDROOM

- Stunning italian look/wooden finish tiles in bedrooms
- Spacious 13 ft. wardrobe with designated dressing space
- Split AC in all bedrooms

### WASHROOM

- Large 25 litres geyser in washroom
- Latest C.P. fittings from Kohler or equivalent

### BALCONY & TERRACE SPACE

- Stylish running balcony
- 5X6 ft. splash pool with a 3 ft. depth at 5<sup>th</sup> floor terrace level
- Mesmerising sky garden at terrace
- Stunning vitrified tiles, pebbles & planters at sky garden 6<sup>th</sup> floor terrace

### ENTRANCE LOBBY

- Two apartments at each floor
- 8 ft. main double-door
- Smart digital lock, video door-phone
- Provision of home automation



Isometric View-Lower Floor Sky Villa



Isometric View-Upper Floor Sky Villa



Carpet Area - 2334 Sq. Ft. | 216.83 Sq. M.  
Balcony Area - 356 Sq. Ft. | 33.07 Sq. M.  
Covered Area - 2632 Sq. Ft. | 244.52 Sq. M.  
Super Area - 4089 Sq. Ft. | 379.88 Sq. M.

## Unit Plan-Lower Floor Sky Villa



## Unit Plan-Upper Floor Sky Villa



Carpet Area - 2334 Sq. Ft. | 216.83 Sq. M.  
 Balcony Area - 356 Sq. Ft. | 33.07 Sq. M.  
 Covered Area - 2632 Sq. Ft. | 244.52 Sq. M.  
 Super Area - 4089 Sq. Ft. | 379.88 Sq. M.

# SPECIFICATIONS

DESCRIPTION	SKY VILLA
<b>COMMON AREA</b>	
Lift Lobby Flooring	Italian marble
Lift Fascia cladding	Italian marble
Staircase Flooring	Indian Granite
Staircase Railing	MS Railing
Lift lobby and staircase Wall and ceiling Finishes	POP Punning with Acrylic Emulsion Paint
<b>LIVING/DINING</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	POP False ceiling +Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
Main Door	Hardwood Paneled door with Melamine polish finish+ Ivory or equivalent Wooden Frame. Mortise Digital Lock and other standard door fittings (*Dorset or equivalent)
External door/Window	UPVC Door/Window with Clear Toughened Glass
<b>BEDROOM</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	Gypsum Board Cove+ Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
External door/Window	UPVC Door/Window with Clear Toughened Glass
<b>KITCHEN</b>	
Wall	Ceramic tile Upto 3' from counter top +POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	Gypsum board false ceiling
External door/Window	UPVC Door/Window with Clear Toughened Glass
Counter Top	Indian Granite Fixed on Modular Frame
Modular Kitchen	18MM HDMRF board with Laminate finish and Standard Hardware fitting (*Hettlich or equivalent)

# SPECIFICATIONS

DESCRIPTION	SKY VILLA
CP Fittings	Kohler or Equivalent
Others Kitchen Fittings	HOB, Chimney, RO, sink & Geyser - Standard Make
<b>TOILET</b>	
Wall	Ceramic tile Upto 8' Height+remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling
Floor	Anti Skid ceramic Tile
Ceiling	Calcium Silicate Board False Ceiling +Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
External Window	UPVC Window with Frosted Glass
Vanity Counter	Indian Granite Counter Fixed on Modular frame, Carcass - 18MM HDMRF board with Laminate finish and Standard Hardware fitting (*Hettlich or equivalent)
CP Fittings	Diverter, Hand shower, Rain shower, and other standard fittings _Kohler or Equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Counter Top wash Basin, Kohler Or equivalent. Steam Shower Cubicle (*Only Master toilet)
<b>BALCONY/TERRACE</b>	
Flooring	Anti Skid Ceramic Tile
Railing	Railing Design as per exterior Theme
Wall	Exterior Grade Paint with Texture
Ceiling	Exterior Grade paint
<b>EXTERIOR FINISH</b>	
Exterior Wall	Exterior Grade Paint with Texture
All balcony and parapet Cill	Indian Granite
<b>STRUCTURE AND SERVICES</b>	
Structure	Earthquake-resistant RCC Framed Structure, Structure made with Aluminum shuttering
Split AC	Split AC in Bedrooms and Living /Dining area
Electrical	Modular electrical fittings, Crabtree Or equivalent. Building Automation System. 2KVA Power Back/Unit (*50% dwelling unit shall have the option to opt for power back-up from 2KVA to 5KVA ), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-layered Security with Video Door Phone

HIGH IN FASHION.  
HIGH IN EXTRAVAGANCE.

## LAVISH 4BHK FLOORS

A chic living space, 4 grand bedrooms and modern fittings throughout, there is nothing dated about these homes. Built for the contemporary urban dweller, every home offers the best in style, design, comfort and luxury.





Artistic Impression

Dining Area



EXPERIENCE THE SHEER  
CHARM OF MESMERISING  
INTERIORS

Master Bedroom

# VERIDIA SETS THE BAR HIGH

Premium residences amidst lush greens on a 57 meter wide road, Veridia takes luxury to the next level. Thoughtful layouts, immaculate designs and ultra-modern amenities set it apart from any other property on NH 24. Well-lit and ventilated, these homes also offer home automation, bringing the best of nature and science.

## 4BHK FLOORS

### FAMILY LOUNGE/DRAWING ROOM

- Super-effective AC units from Hitachi or equivalent
- Magnificent 11 ft. clear ceiling height

### KITCHEN

- Latest-design, fully-modular kitchen
- Modern Hob/Chimney/RO/Geysers-standard make

## COMMON AREA

### STILT PARKING AREA AND LIFT LOBBY AREA

- Security area, lift lobby & a stylish waiting area
- Electrical points for electrical vehicles charging
- Fast 13-passenger capacity stretcher lift

### BEDROOM

- Stylish Italian look/wooden finish tiles
- Split AC in all bedrooms
- Spacious 13 ft. wardrobe with designated dressing space

### WASHROOM

- Chic vanity counter
- Large 25 litres geyser in washroom
- C.P. fittings from Kohler or equivalent

### ENTRANCE LOBBY

- Two apartments at each floor
- 8 ft. main double-door
- Smart digital lock, video door-phone
- Provision of home automation

## Isometric View-4BHK Floors



Carpet Area - 1675 Sq. Ft. | 155.61 Sq. M.  
 Balcony Area - 301 Sq. Ft. | 27.96 Sq. M.  
 Covered Area - 1802 Sq. Ft. | 167.41 Sq. M.  
 Super Area - 2385 Sq. Ft. | 221.57 Sq. M.

## Unit Plan-4BHK Floors



Carpet Area - 1675 Sq. Ft. | 155.61 Sq. M.  
 Balcony Area - 301 Sq. Ft. | 27.96 Sq. M.  
 Covered Area - 1802 Sq. Ft. | 167.41 Sq. M.  
 Super Area - 2385 Sq. Ft. | 221.57 Sq. M.



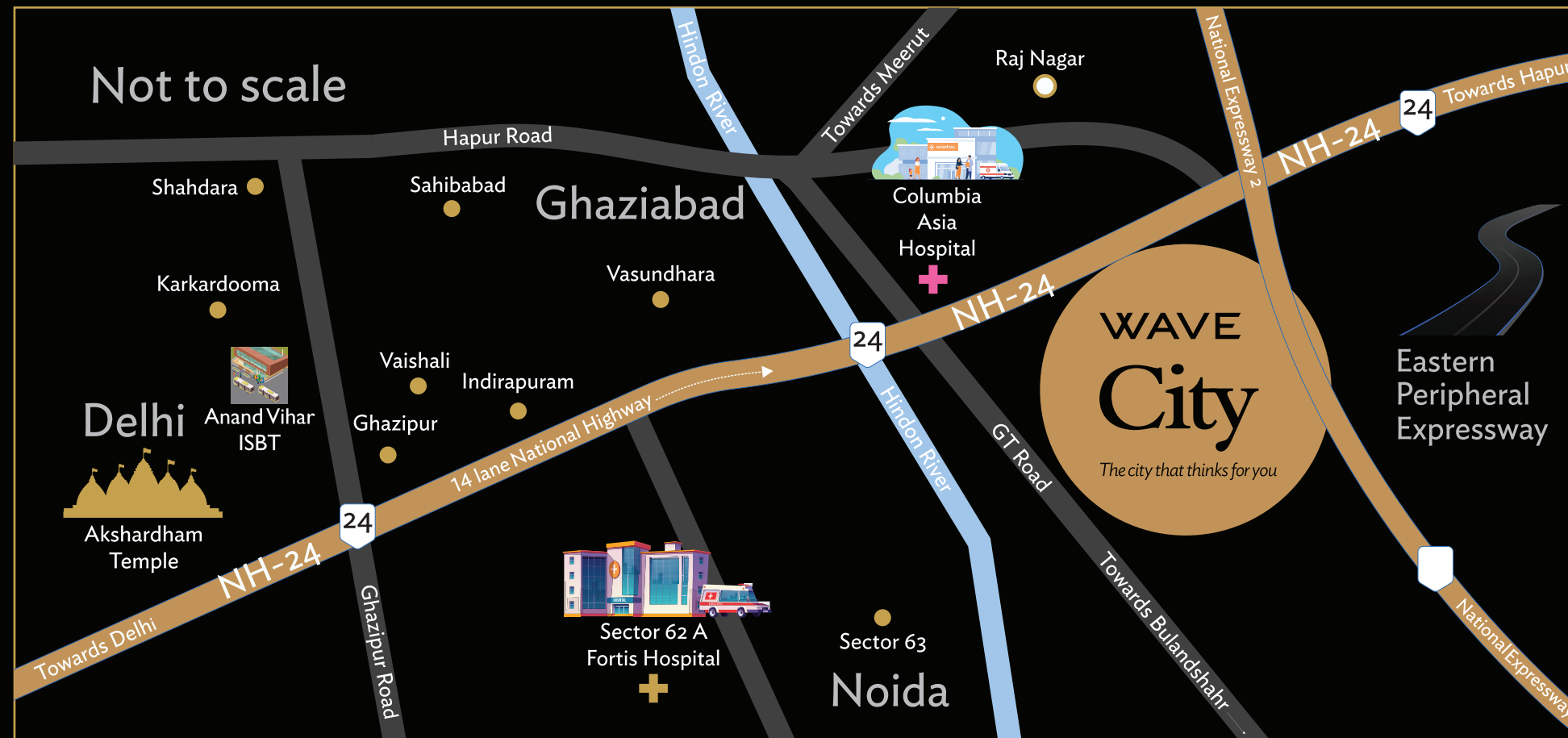
# SPECIFICATIONS

DESCRIPTION	4BHK FLOORS
<b>COMMON AREA</b>	
Lift Lobby Flooring	Indian Granite
Lift Fascia cladding	Italian marble
Staircase Flooring	Indian Granite
Staircase Railing	MS Railing
Lift lobby and staircase Wall and ceiling Finishes	POP Punning with Acrylic Emulsion Paint
<b>LIVING/DINING</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	Gypsum Board Cove+ Acrylic Emulsion
Internal Door	Laminated Flush door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
Main Door	Hardwood Paneled door with Melamine polish finish+ Ivory or equivalent Wooden Frame. Mortise Digital Lock and other standard door fittings (*Dorset or equivalent)
External door/Window	UPVC Door/Window with Clear Toughened Glass
<b>BEDROOM</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	Gypsum Board Cove+ Acrylic Emulsion
Internal Door	Laminated Flush door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
External door/Window	UPVC Door/Window with Clear Toughened Glass
<b>KITCHEN</b>	
Wall	Ceramic tile Upto 3' from counter top + POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Vitrified tile
Skirting	Vitrified tile
Ceiling	Gypsum Board Cove+ Acrylic Emulsion
External door/Window	UPVC Door/Window with Clear Toughened Glass
Counter Top	Indian Granite Fixed on Modular Frame
Modular Kitchen	18MM HDMRF board with Laminate finish and Standard Hardware fitting (*Hetttich or equivalent)
CP Fittings	Kohler or Equivalent
Others Kitchen Fittings	HOB, Chimney, RO, sink & Geysers - Standard Make

# SPECIFICATIONS

DESCRIPTION	4BHK FLOORS
<b>TOILET</b>	
Wall	Ceramic tile Upto 8' Height + remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling
Floor	Anti Skid ceramic Tile
Ceiling	Calcium Silicate Board False Ceiling + Acrylic Emulsion
Internal Door	Laminated Flush door+Ivory or equivalent Wooden Frame. Dorset Or equivalent Hardware Fitting
External Window	UPVC Window with Frosted Glass
Vanity Counter	"Indian Granite Counter Fixed on Modular frame, Carcass -18MM HDMRF board with Laminate finish and Standard Hardware fitting (*Hetttich or equivalent)"
CP Fittings	Diverter , Hand shower , Rain shower, and other standard fittings _Kohler or Equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Counter Top wash Basin, Kohler Or equivalent. Bath Tub (*only in Master Toilet)
<b>BALCONY/TERRACE</b>	
Flooring	Anti Skid Ceramic Tile
Railing	Railing Design as per exterior Theme
Wall	Exterior Grade Paint with Texture
Ceiling	Exterior Grade paint
<b>EXTERIOR FINISH</b>	
Exterior Wall	Exterior Grade Paint with Texture
All balcony and parapet Cill	Indian Granite
<b>STRUCTURE AND SERVICES</b>	
Structure	Earthquake-resistant RCC Framed Structure, Structure made with Aluminum shuttering
Split AC	Split AC in Bedrooms and Living /Dining area
Electrical	Modular electrical fittings, Crabtree Or equivalent. Building Automation System 1KVA Power Back/Unit (*50% dwelling unit shall have the option to opt for power back-up from 1KVA to 3KVA ), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-layered Security with Video Door Phone

# LOCATION



Located at  
14 lane NH-24



30 minutes away from  
Akshardham Temple, Delhi



15 minutes from  
Noida, Sector-62



15 minutes from  
Indirapuram, Ghaziabad



6 minutes from  
Eastern Peripheral Expressway



5 minutes from  
proposed metro station



## ABOUT WAVE CITY

Wave City is a first-of-its-kind project that truly personifies the concept of creating a city that thinks for you. Spread across a vast area, merely 257 metres from 14 lane expressway NH-24 and only 30 minutes from Delhi, Wave City is one of India's largest self-sufficient hi-tech cities based on the "Hi-Tech City Concept". The project is India's largest Pre-certified Platinum Rated Green Township with 35% of area earmarked only for open and green spaces. Well-known schools, colleges and hospitals are in the vicinity of a 2km. radius of Wave City.

Over 700 families are already residing in Wave City. Plot owners have begun registering and commenced construction on the same. For the residents living here, Wave City offers facilities like Safal Store, Freshly Yours'-a convenient store, medical store and 24x7 security. Being a hi-tech city, Wave City also features smart features like GPS enabled intra-city transport facility, central command centre, city level surveillance, street light automation, connected community through web & mobile app, etc. Wave City has created a world-class infrastructure for its buyers/residents.

The city offers a blend of commercial & residential innovations, duly registered under RERA, which includes apartments (Dream Homes & Wave Executive Floors), independent floors (Wave Floors) & a commercial centre (Wave Galleria). Wave City offers a low density living. It is full of vigour and vitality, which makes it the perfect place to enjoy a comfortable, convenient and uncluttered lifestyle.



*Project Location* : Veridia, Oakwood Enclave, Wave City, NH 24 | Website: [www.wavecity.in/product/veridia](http://www.wavecity.in/product/veridia)

*Sales Office*: Wave City Sales Pavilion, Sardar Kulwant Singh Chadha Marg, NH 24, Uttar Pradesh - 201015 | Website: [www.wavecity.in](http://www.wavecity.in)

*Disclaimer*: 1 Sq. m.= 10.764 Sq. ft. The photographs/images given in the brochure are only artistic impression and may not fully/exactly match with the project specifications. Features and Specifications are indicative and subjects to change in the best interest of the development. Travel durations are taken from google maps during non-peak hours. ©Respective owners.