



RERA Promoter: UPRERAPRM5538
Project: UPRERAPRJ678818/09/2024
www.up-rera.in

WAVE City

Ek Naya Basa Hua Shehar

Eden
Green Wood Enclave,
Wavecity, NH24, Ghaziabad,
Uttar Pradesh 201015

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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 subject to change in the best interest of the development. Finishing specifications shown are for representation purposes only. Travel durations are taken from google maps during non-peak hours. © Respective owners.



The Fabled Garden of Eden was believed to be a Paradise on Earth. Resplendent with the blessings of Mother Nature and a positive energy.
A Paradise Lost. Until Now!

THE EDEN LIFE

Nestled in the heart of the sprawling 4,200 Wave City, and inspired by this fabled garden, is a paradise on earth, of the new age.



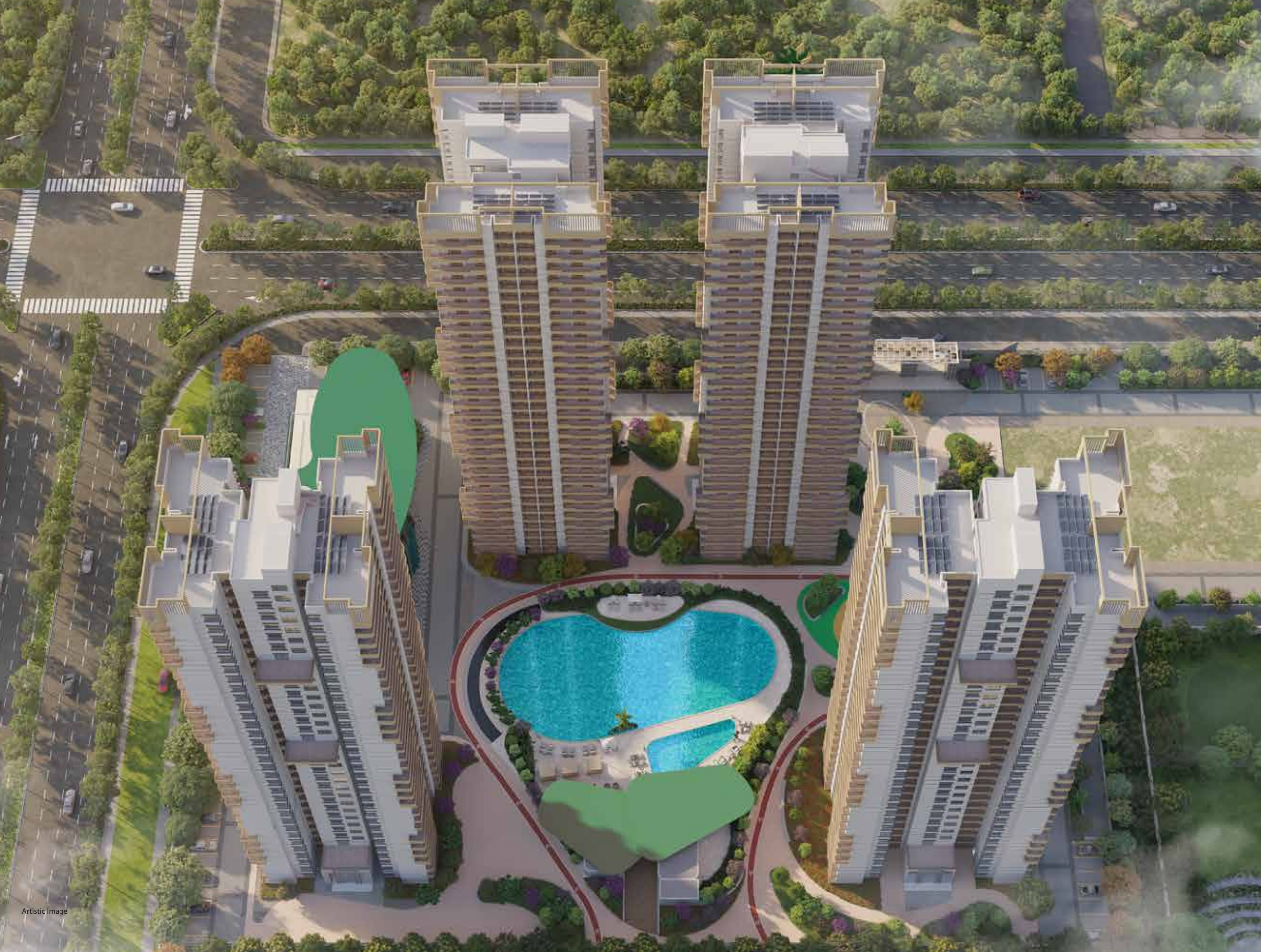
THE FUTURE IS CONNECTED



Artistic Image

Strategically located at the juncture of three world-class Expressways, Wave City is just a few minutes' drive from Noida and Delhi. Every touchpoint is connected with Fiber / Air Fiber connectivity and monitored by a central command center to ensure that residents are never far from their world of opportunities.

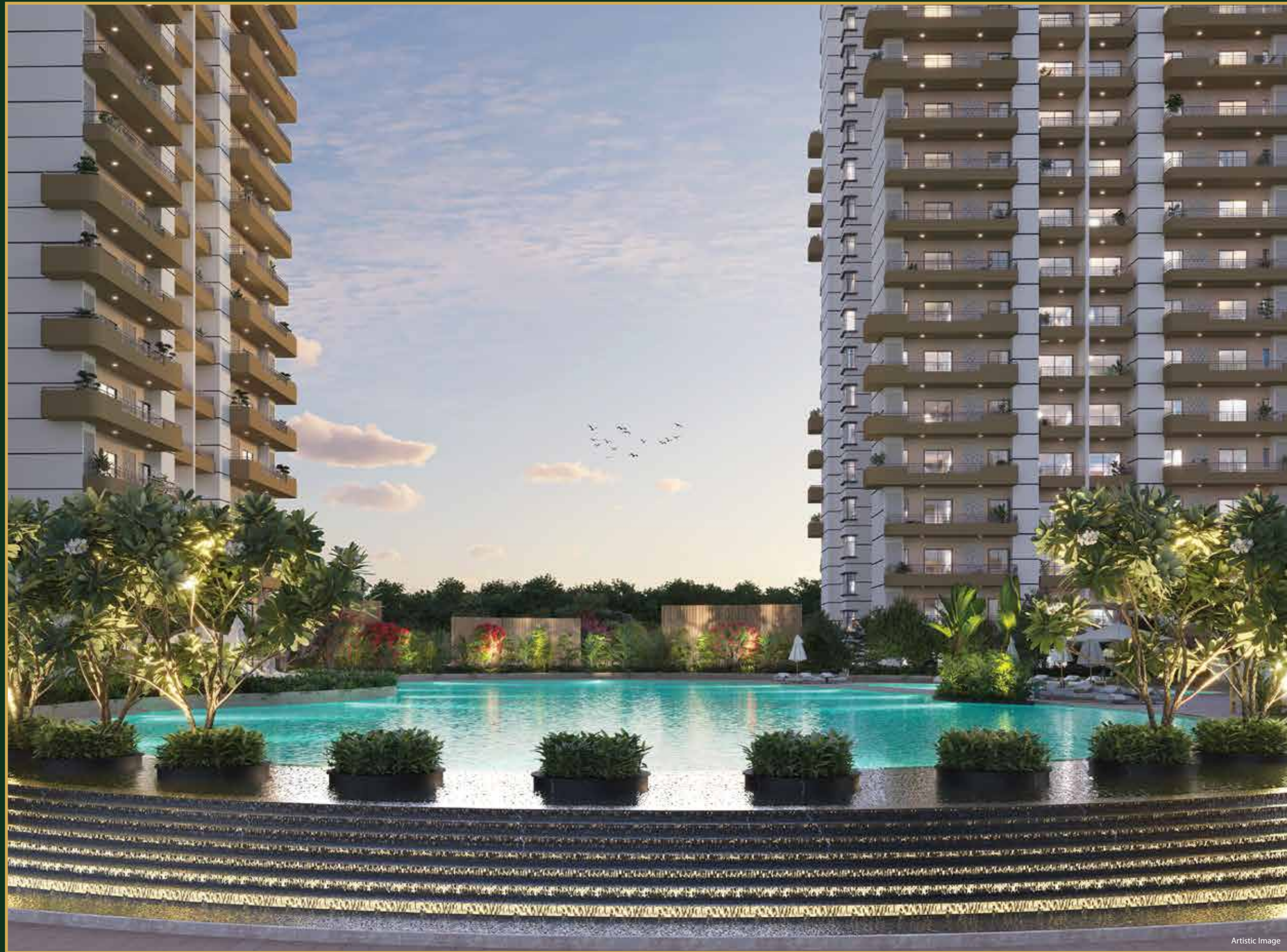
Artistic Image



THE FUTURE IS ULTRA-MODERN.

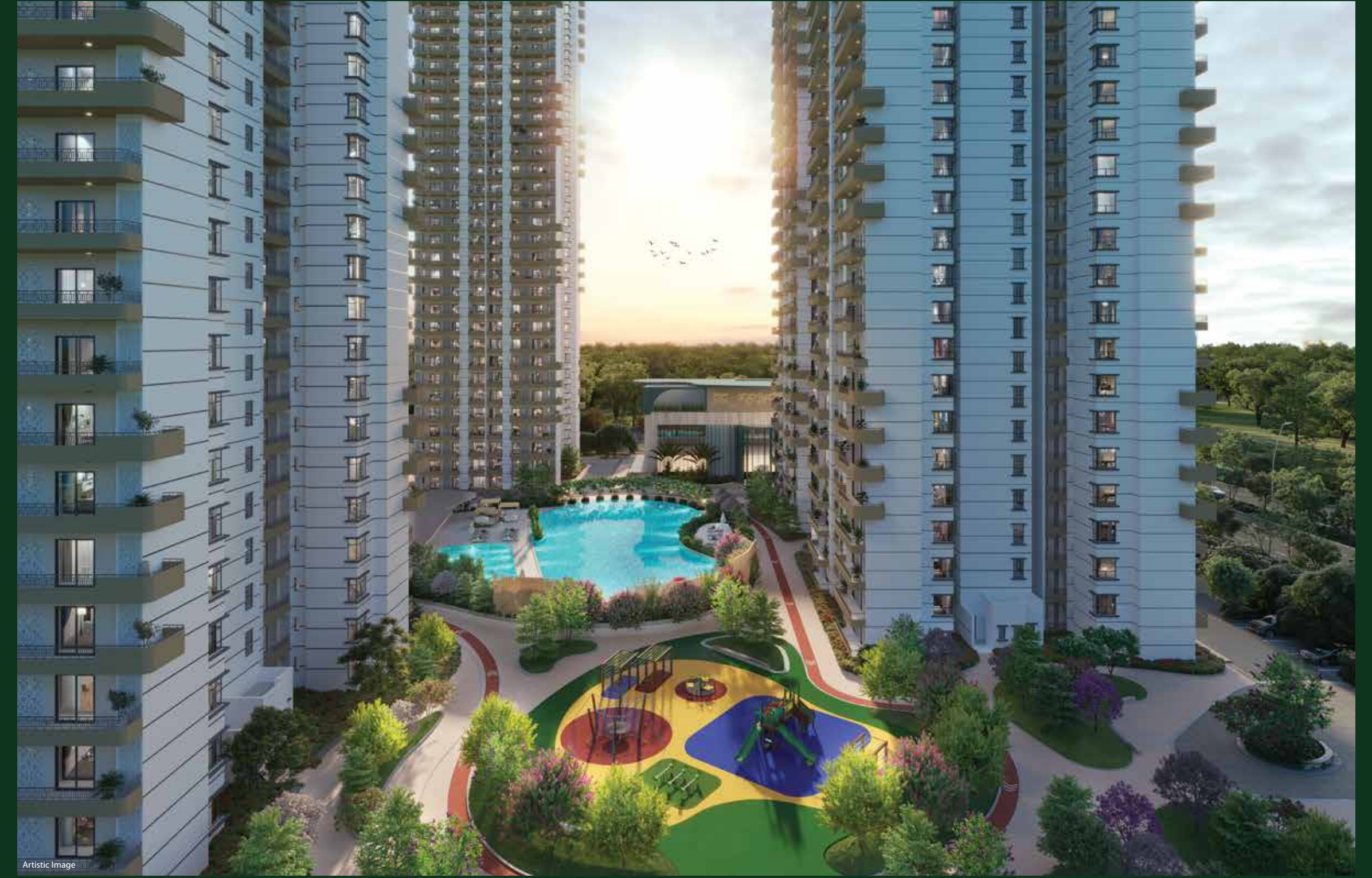


Experience a perfect blend of luxury and nature at our ultra-modern community, where cutting-edge design meets serene water features, creating an oasis of tranquility at your doorstep.



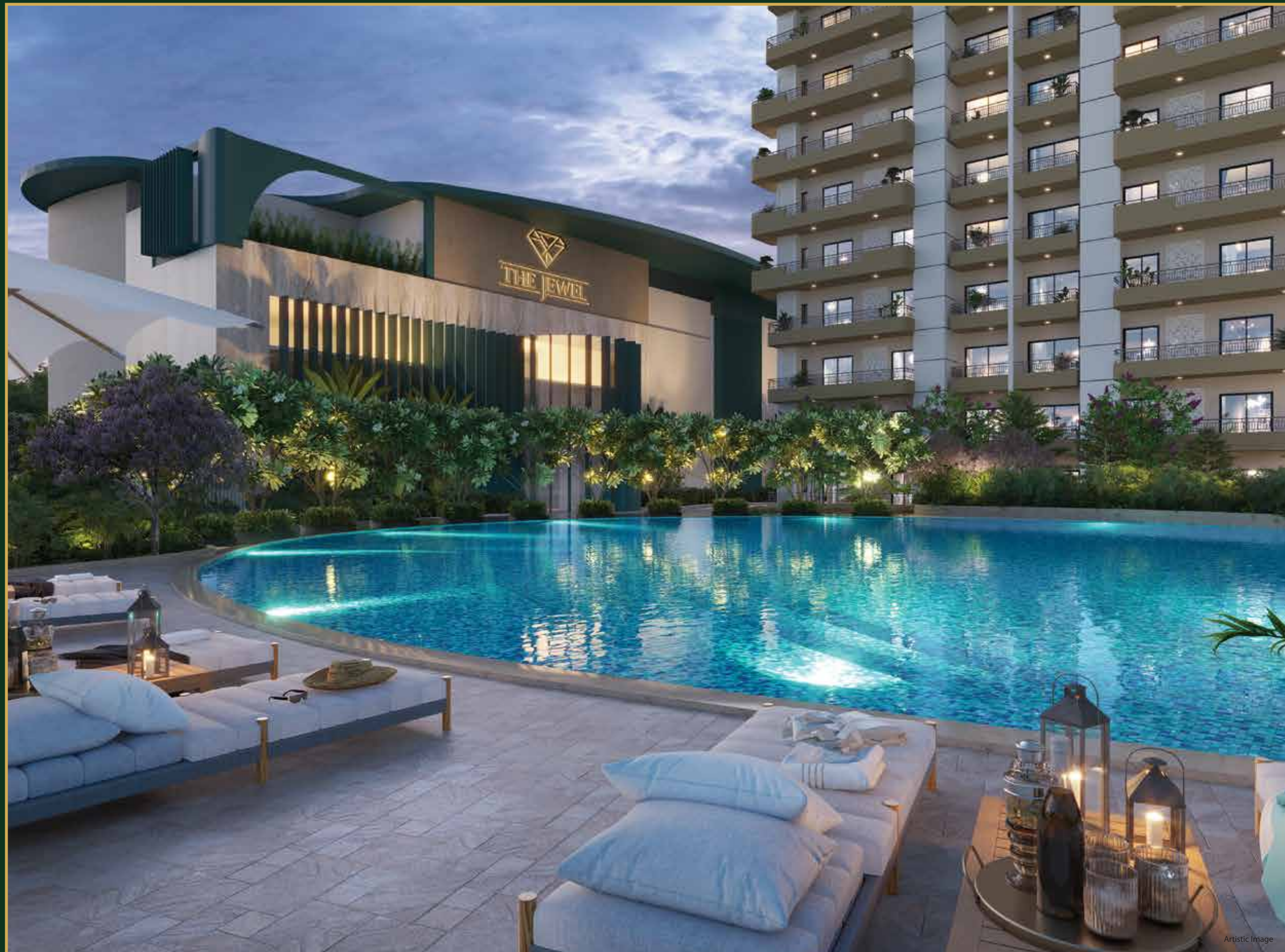
Artistic Image

THE FUTURE IS GREEN



Artistic Image

Adjacent to a 6.5 acre Lush Green Park | 50+ other functional parks in Wave City | Pre-Certified Platinum Rated Green Township



THE FUTURE IS AN AESTHETIC MARVEL.



Wave Eden is curated with a passion for functional aesthetics; it's like a 21st-century renaissance of the fusion of art and science.



RCC framed, aluminium framework structure



Advanced 3-tier security system



Adjacent to 6.5-acre landscaped park



3-side open apartments



Grand double-height entrance lobby



Wardrobes in all bedrooms



Air-conditioned luxury apartments



Trash Chute at each floor



Commercial facilities within project



Olympic size 50 m long swimming pool



State of the art clubhouse amenities



In-between three major expressways

HIGHLIGHTS OF PROJECT

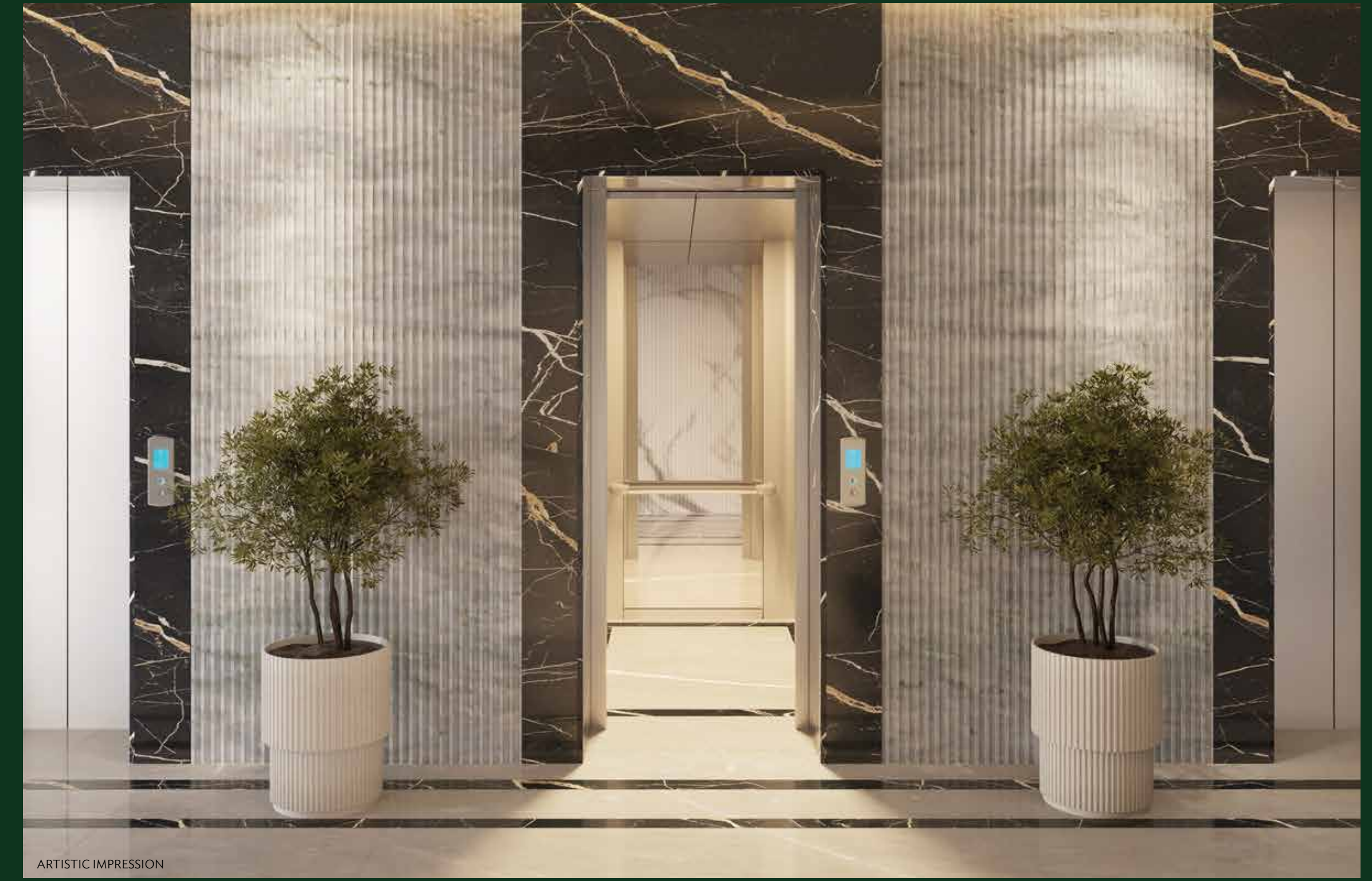
Experience a world-class masterpiece, where every element gleams with the brilliance of dew drops shimmering in the morning light. Like jewels adorning nature's finest, this project radiates grandeur, capturing the essence of elegance and perfection.



TOWER RECEPTION



TOWER LIFT LOBBY



ARTISTIC IMPRESSION

ARTISTIC IMPRESSION

DINING AREA



ARTISTIC IMPRESSION

MASTER BEDROOM



ARTISTIC IMPRESSION

LIVING AREA



LUXURY THAT EMBRACE LIFE,
SPACES THAT ELEVATE EVERY EXPERIENCE

A living room is more than just space—it's where life's moment unfold. It's where quiet mornings transform into cherished memories, and evenings become the canvas for togetherness. Here, elegance meets warmth, offering a sanctuary for reflection, connection, and celebration. A place where luxury is not only seen but felt, shaping the rhythm of your everyday life.

BEDROOM - 1



KITCHEN



ROOTS OF ELEGANCE:
Where luxury and legacy blossom

A home, much like the majestic roots of a grand tree, anchors your family in a realm of unparalleled elegance and enduring security. Our new project offers an extraordinary foundation where opulence and heritage intertwine, allowing your dreams to flourish in a sanctuary of unrivalled sophistication and timeless grandeur.



SITE PLAN



ZOOM PLAN



LEGEND :-

1. ENTRY GATE
2. COMMERCIAL ENTRY
3. COMMERCIAL EXIT
4. ARRIVAL PLAZA
5. SWIMMING POOL
6. KIDS POOL
7. POOL DECK
8. WATER CASCADE
9. CHANGING ROOM
10. JOGGING TRACK
11. KIDS PLAY AREA
12. CLUB DROP-OFF

UNIT PLAN - 3 BHK (TYPE 3)



	Area (SQM)	Area (SQFT)
Carpet area	94.64	1,019
Balcony area	26.32	283
Built Up area	131.71	1,418
Super Area	164.78	1,774

ISOMETRIC VIEW - 3 BHK (TYPE 3)



UNIT PLAN - 3 BHK (TYPE 4)



	Area (SQM)	Area (SQFT)
Carpet area	94.64	1,019
Balcony area	23.16	249
Built Up area	128.55	1,384
Super Area	162.56	1,750

ISOMETRIC VIEW - 3 BHK (TYPE 4)



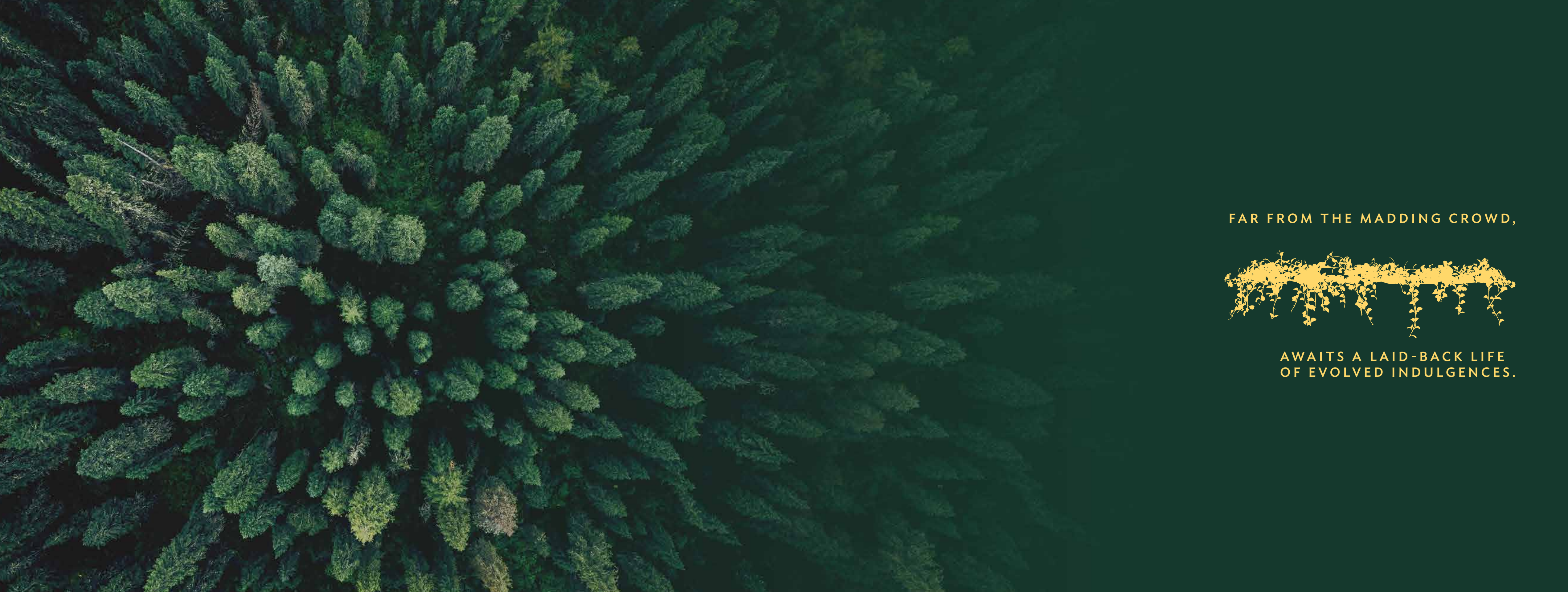
FINISHING SPECIFICATION

Description	Material Specification
Living/Dining	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Tile Flooring
Ceiling	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion
Main & Internal Door	Factory Made Engineered Door
Main Door Hardware Fittings	Mortise Digital Lock and other standard door fittings (*Dorset or equivalent), 01nos- Video Door Phone .
Internal Door Hardware Fittings	Standard door fittings (*Dorset or equivalent),
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Air Conditioning	1.5 T Split AC - 02 Nos
Ceiling fan	02 Nos
Electrical Points	Modular electrical fittings
Light Fixture	Wi Fi Smart LED Bulb
Master Bedroom	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Wooden look Tile Flooring
Ceiling	POP Punning with Acrylic Emulsion Paint
Internal Door	Factory Made Engineered Door
Internal Door Hardware Fittings	Standard door fittings (*Dorset or equivalent),
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Air Conditioning	1.5 T Split AC - 01 Nos
Wardrobe	01 Wardrobe - Carcass & shutter in Prelaminated Board.
Ceiling fan	01 Nos
Electrical Points	Modular electrical fittings
Light Fixture	Wi Fi Smart LED Bulb
Other Bedroom (s)	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Tile Flooring
Ceiling	POP Punning with Acrylic Emulsion Paint
Internal Door	Factory Made Engineered Door
Internal Door Hardware Fittings	Standard door fittings (*Dorset or equivalent),

Description	Material Specification
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Air Conditioning	1.5 T Split AC - 01 Nos
Wardrobe	01 Wardrobe - Carcass & shutter in Prelaminated Board.
Ceiling fan	01 Nos
Electrical Points	Modular electrical fittings
Light Fixture	Wi Fi Smart LED Bulb
Kitchen	
Wall	Tile Up to 600mm from counter top +POP Punning with Acrylic Emulsion Paint on Remaining Wall.
Floor	Tile Flooring
Ceiling	POP Punning with Acrylic Emulsion Paint & Grid False ceiling.
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Counter Top	Indian Granite Fixed on Modular Prelaminated PB Frame
Modular Kitchen	Carcass & shutter with Prelaminated Board.
Sink with 1 Bowl & Drain Board	01 Nos
CP Fittings	Standard chrome finish CP fittings , Grohe/ Kohler or Equivalent
Exhaust fan	01 Nos
Electrical Points	Modular electrical fittings
Light Fixture	Wi Fi Smart LED Bulb
Master Toilet	
Wall	Tile Upto 2400mm Height , remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling.
Floor	Anti Skid Tile Flooring
Ceiling	Grid False Ceiling
Internal Door	Factory Made Engineered Door
Internal Door Hardware Fittings	Standard door fittings (*Dorset or equivalent),
External Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Vanity Counter	Indian Granite Fixed on Modular Prelaminated PB Frame
CP Fittings	Standard chrome finish CP fittings , Grohe/ Kohler or Equivalent, one mirror.

Description	Material Specification
Chinaware Fitting	Wall Hung WC with concealed cistern & Counter Top Wash basin (*Both White finish) , Kohler / American Standard Or equivalent.
Electrical Points	Modular electrical fittings
Exhaust fan	01 Nos
Geyser	01 Nos
Light Fixture	Wi Fi Smart LED Bulb
Other Toilets	
Wall	Tile Upto 2400mm Height , remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling.
Floor	Anti Skid Tile Flooring
Ceiling	Grid False Ceiling
Internal Door	Factory Made Engineered Door
Internal Door Hardware Fittings	standard door fittings (*Dorset or equivalent),
External Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Vanity Counter	Indian Granite Fixed on Modular Prelaminated PB Frame
CP Fittings	Standard chrome finish CP fittings , Grohe/ Kohler or Equivalent, one mirror.
Chinaware Fitting	Wall Hung WC with concealed cistern & Counter Top Wash basin (*Both White finish) , Kohler / American Standard Or equivalent.
Electrical Points	Modular electrical fittings
Exhaust fan	01 Nos
Geyser	01 Nos
Light Fixture	Wi Fi Smart LED Bulb
Balcony	
Flooring	Anti Skid Tile flooring
Railing	Railing as /design
Wall	Exterior Grade Paint
Ceiling	Exterior Grade paint
Light Fixture	Surface mounted LED light as / design
Servant Room	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Tile flooring

Description	Material Specification
Ceiling	POP Punning with Acrylic Emulsion Paint
External corridor side Door	Factory Made Engineered Door
External corridor side Door Hardware Fittings	standard door fittings (*Dorset or equivalent),
External Balcony side door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Electrical Points	Modular electrical fittings
Light Fixture	LED Bulb
Servant Toilet	
Wall	tile Upto 2100mm Height , remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling.
Floor	Anti Skid Tile Flooring
Ceiling	Grid False Ceiling
Internal Door	Factory Made Engineered Door
Internal Door Hardware Fittings	standard door fittings (*Dorset or equivalent),
External Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
CP Fittings	Standard chrome finish CP fittings.
Chinaware Fitting	Standard White chinaware fittings.
Electrical Points	Modular electrical fittings
Light Fixture	LED Bulb
Exterior Finish	
Exterior Wall	Exterior Grade Paint
Structure and services	
Structure	Earthquake-resistant , RCC Framed Structure with Aluminium form work
Power back up	Upto 5KVA Power Back /Unit - For TYPE 01 & TYPE 02 . Upto 4KVA Power Back /Unit - For TYPE 03 & TYPE 04 .
Lifts	Lift as/ design standards
Security	Multi-layered Security with Video Door Phone.
Garbage Chute	At every floor As /design



FAR FROM THE MADDING CROWD,



AWAITS A LAID-BACK LIFE
OF EVOLVED INDULGENCES.



THE JEWEL

An elevated social experience awaits

Step into a world where elegance meets comfort. Our social club redefines luxury, offering a serene and sophisticated environment designed for those who appreciate the finer things in life. Whether you're rejuvenating in the gym, unwinding in the yoga room, or enjoying fine dining, every detail is tailored for your utmost indulgence. With a private theatre, banquet hall, games room, kids' play area, library, and a party terrace, there's a perfect space for every occasion.



GYM AREA



GAMES ROOM



FINE DINING RESTAURANT



PARTY TERRACE



READING ROOM



YOGA ROOM



PRIVATE THEATRE

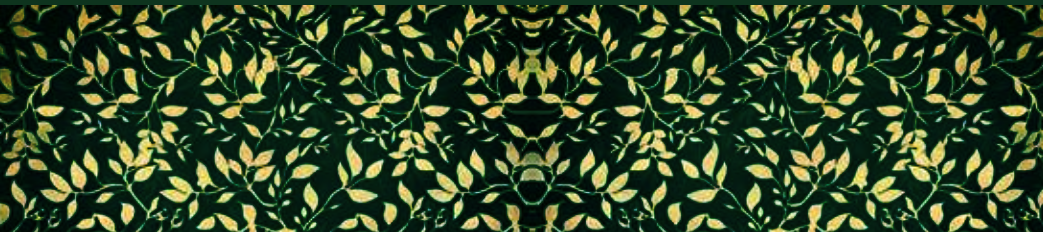


KIDS' PLAY AREA



COMMERCIAL

Located within the premises of EDEN, this commercial market caters to the diverse needs of the residents. Offering daily groceries, garments, medicines, and more, it provides a convenient shopping experience with a variety of stores right at your doorstep.





HOME IS NOT JUST THE
FOUR WALLS THAT YOU OWN,



BUT THE WORLD OF INDULGENCES
THAT SURROUNDS IT.

HIGHLIGHTS

 India's First Operational Hi-Tech Smart City	 15,500+ Residential Units Sold	 12,100+ Possession Offered	 5,000+ Families Residing
 50+ Green Parks	 Wave Galleria – Office & Commercial Space	 1000+ CCTV Camera	 IGBC Pre-Certified Township
 90 Km Road Infrastructure	 Sportzone – World Class Sports Complex	 1470 Acre Area Developed	 ISKCON Temple

SMART FEATURES

 Central Command Centre	 City Level Surveillance	 Fibre / Air Fibre Connectivity	 Connected Through Mobile App
 Street Light Automation	 Sewage Treatment Plant	 Smart Metering	 Solid Waste Management

WAVE CITY.

The Future Lives Here!

Spread over 4200 acres, Wave City is the first operational Hi-tech City in North India which amalgamates technology and modern-day luxuries. Located adjacent to 14 lanes of National Highway- NH-24, it is the largest Pre-Certified Platinum Rated Green Township that promotes smart and sustainable living for its residents. The township offers intelligent, sustainable and state-of-the-art housing facilities, with smart features like Central Command Centre, Smart Electric Grid, Intelligent Traffic, and Transport Management System, Water Management System, Cooking Gas Management, Waste Management, Homeland Security Management, Water Management, Solid Waste Management, City Portal, Street Light Automation and Fiber Optic connectivity. It also provide location benefits such as its proximity to Akshardham Temple, Noida (Sec-62), NH24 Expressway etc. Today, Wave City has handed over more than 12,084+ Possessions letters to its residential and commercial unit holders and is abode to more than 5000+ families who are already residing at Wave City.



IGBC Pre-certification
GOLD rating:
EDEN



IGBC Pre-certification
PLATINUM rating:
WAVE CITY

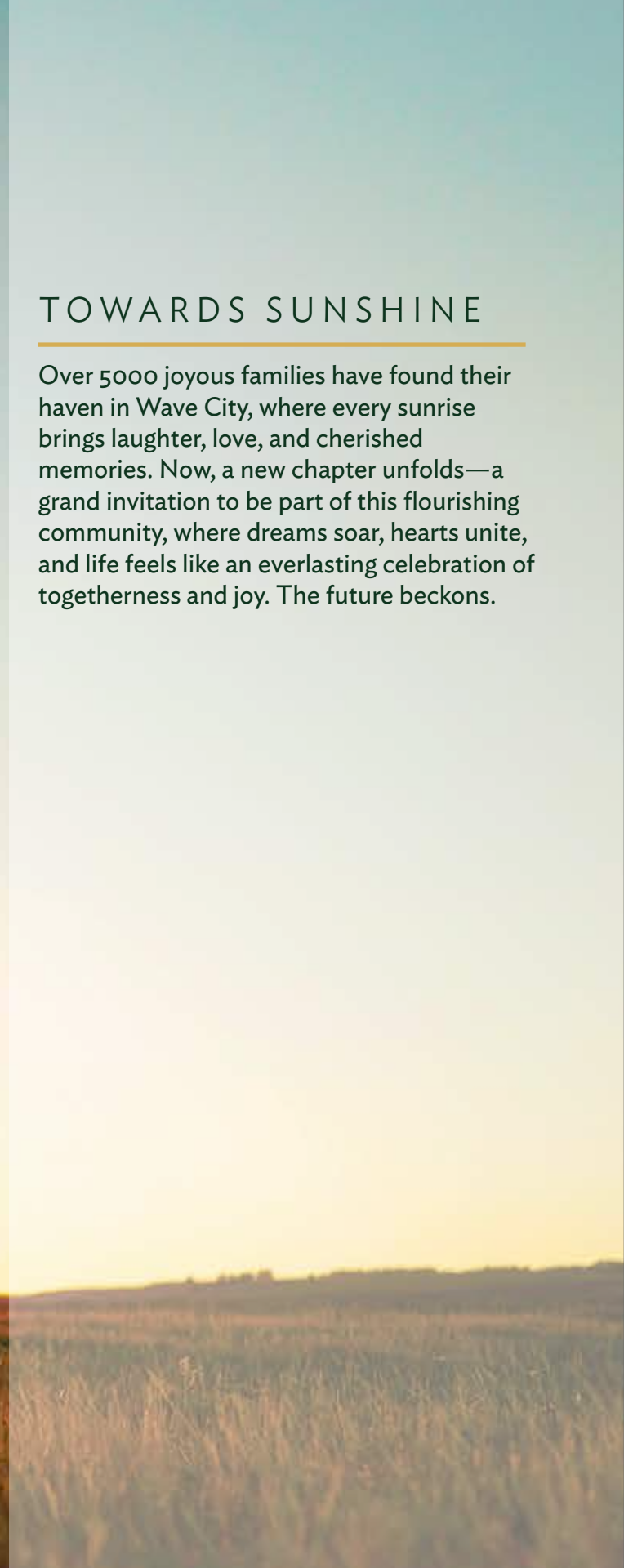
Ek Naya Basa Hua Shehar





TOWARDS SUNSHINE

Over 5000 joyous families have found their haven in Wave City, where every sunrise brings laughter, love, and cherished memories. Now, a new chapter unfolds—a grand invitation to be part of this flourishing community, where dreams soar, hearts unite, and life feels like an everlasting celebration of togetherness and joy. The future beckons.



GREENERY WITH LUXURY

Wave City has been meticulously designed by the world's finest architects, blending the lush embrace of greenery with the elegance of luxury. This decade-long vision of sustainable living is where nature and opulence coexist in perfect harmony, offering a home that breathes life, beauty, and sophistication into every corner.

LOCATION MAP



The right location makes all the difference. Wave City, Ghaziabad, is strategically positioned on NH 24, offering superb connectivity. It's just 30 minutes from Delhi's Akshardham Temple, 15 minutes from Noida's Sector 62, and a 1-hour drive from Meerut. With Lucknow only 7 hours away and the upcoming Jewar International Airport nearby, this location is ideal for today's fast-paced life.

LOCATION HIGHLIGHTS



Located on
14 Lane NH 24



30 Minutes away from
Akshardham Temple, Delhi



5 Minutes from
Proposed Metro Station



6 Minutes away from
Eastern Peripheral Expressway



15 Minutes from
Noida Sector-62



15 Minutes from
Indirapuram, Ghaziabad