



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

# WAVE City

*Ek Naya Basa Hua Shehar*

Site Office

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

Marketed By



**Contact Us Free Site Visit: 921 222 4545**

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

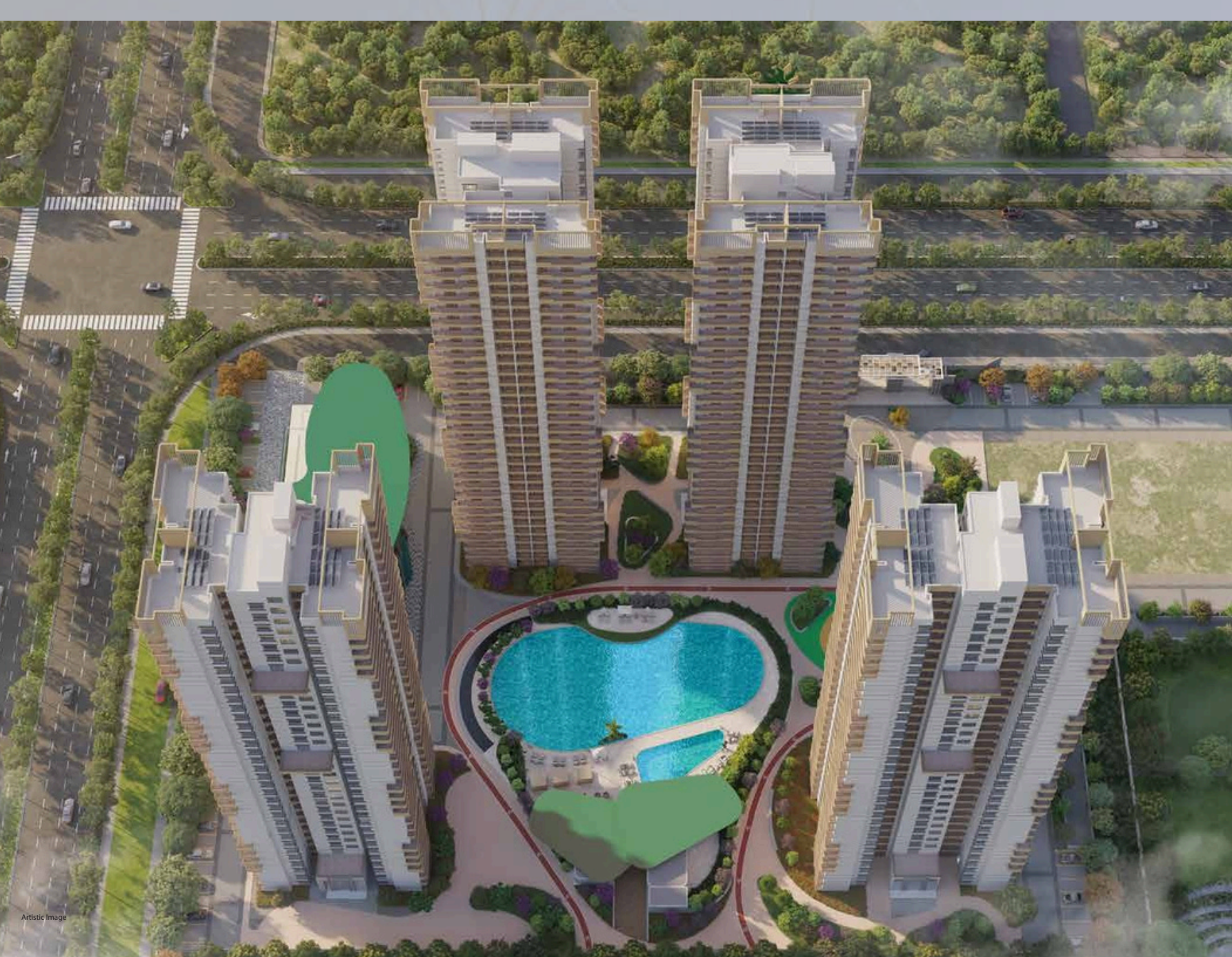
Nestled in the heart of the sprawling 4,200 Wave City, and inspired by this fabled garden, is a paradise on earth, of the new age.



THE FUTURE IS CONNECTED



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.



THE FUTURE IS ULTRA-MODERN.

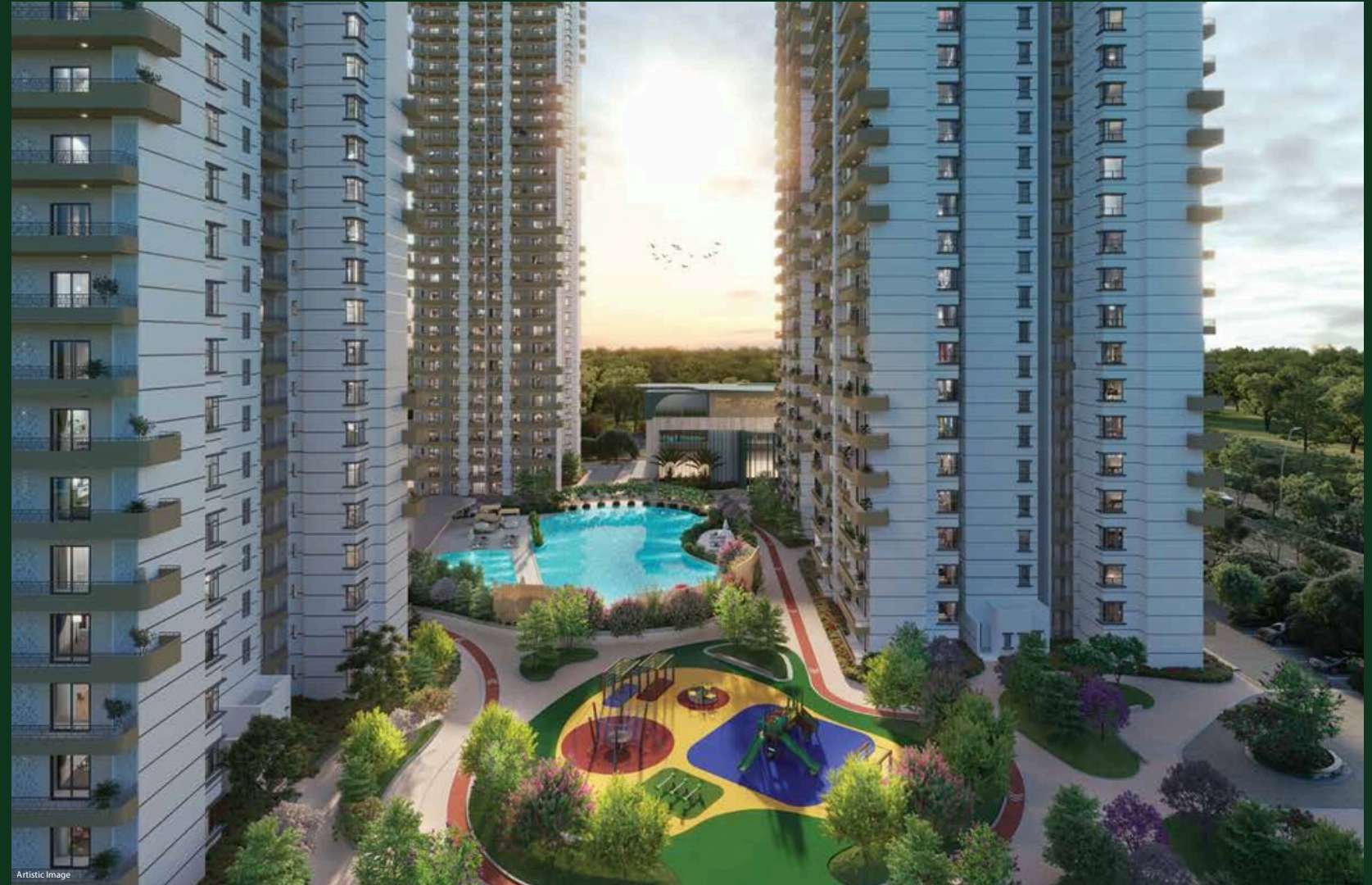


Experience a perfect blend of luxury and nature at our ultra-modern community, where cutting-edge design meets serene water features, creating an oasis of tranquility at your doorstep.



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**



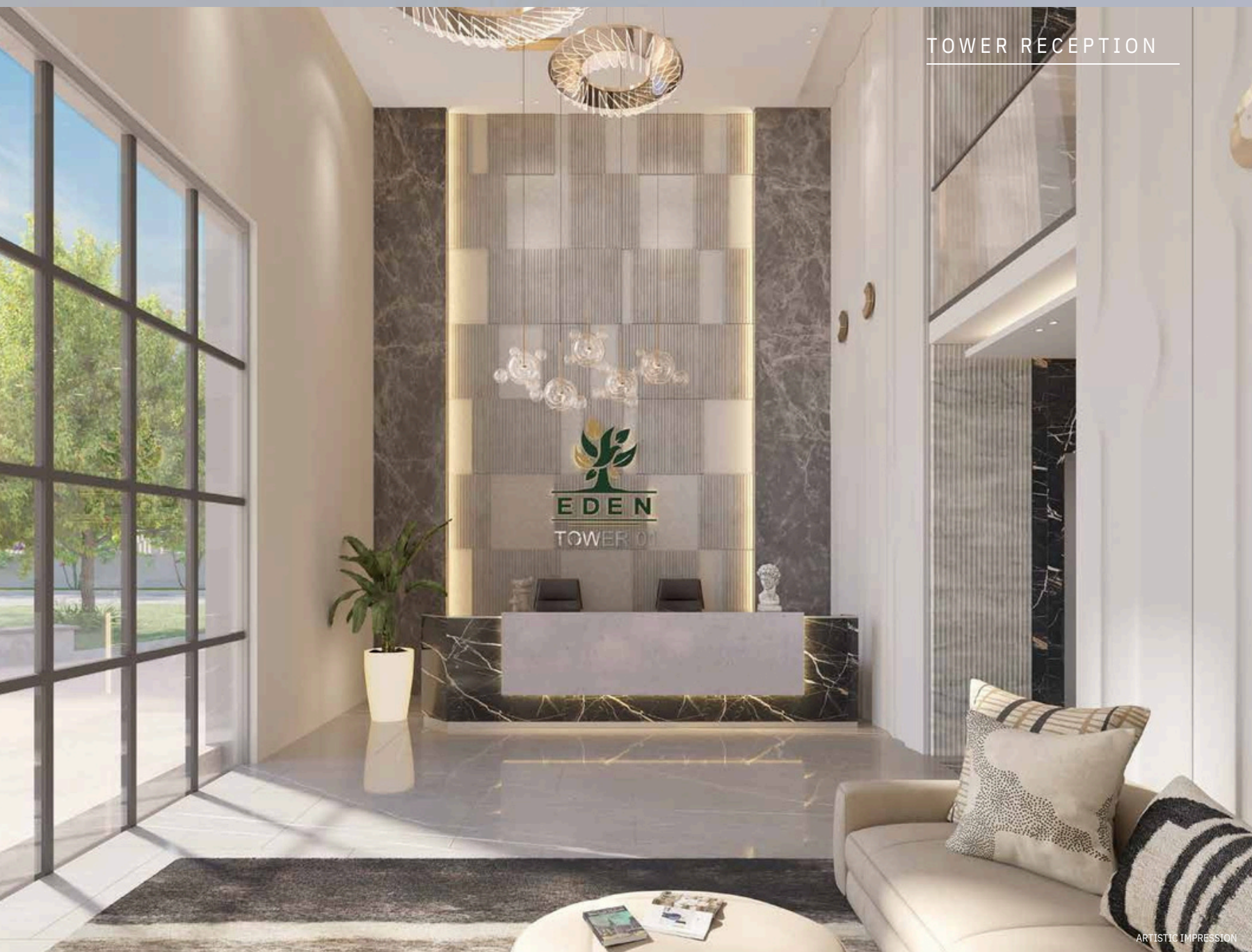
**In-between three major expressways**

## 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



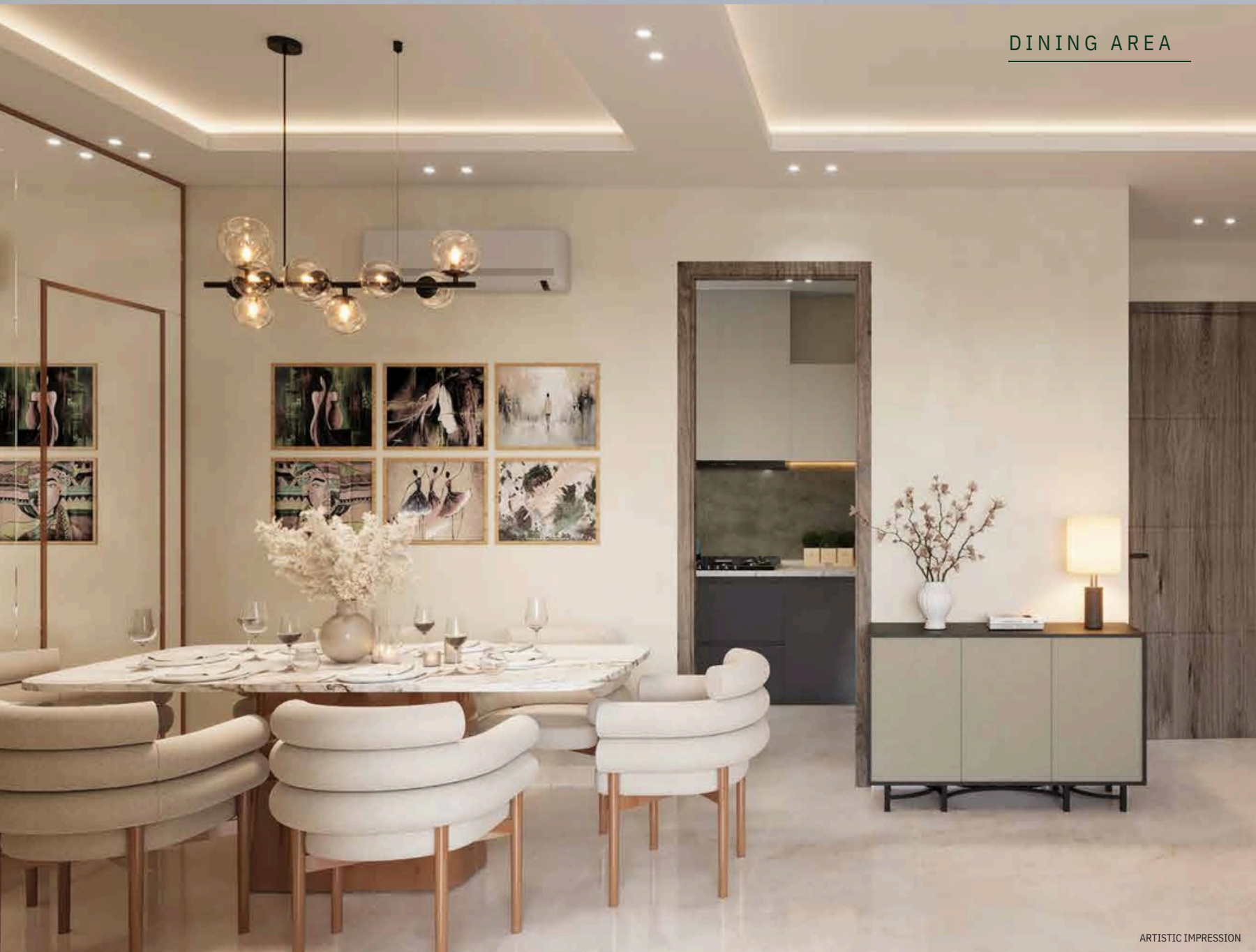
ARTISTIC IMPRESSION

TOWER LIFT LOBBY



ARTISTIC IMPRESSION

DINING AREA



ARTISTIC IMPRESSION

MASTER BEDROOM



ARTISTIC IMPRESSION

LIVING AREA



ARTISTIC IMPRESSION

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.

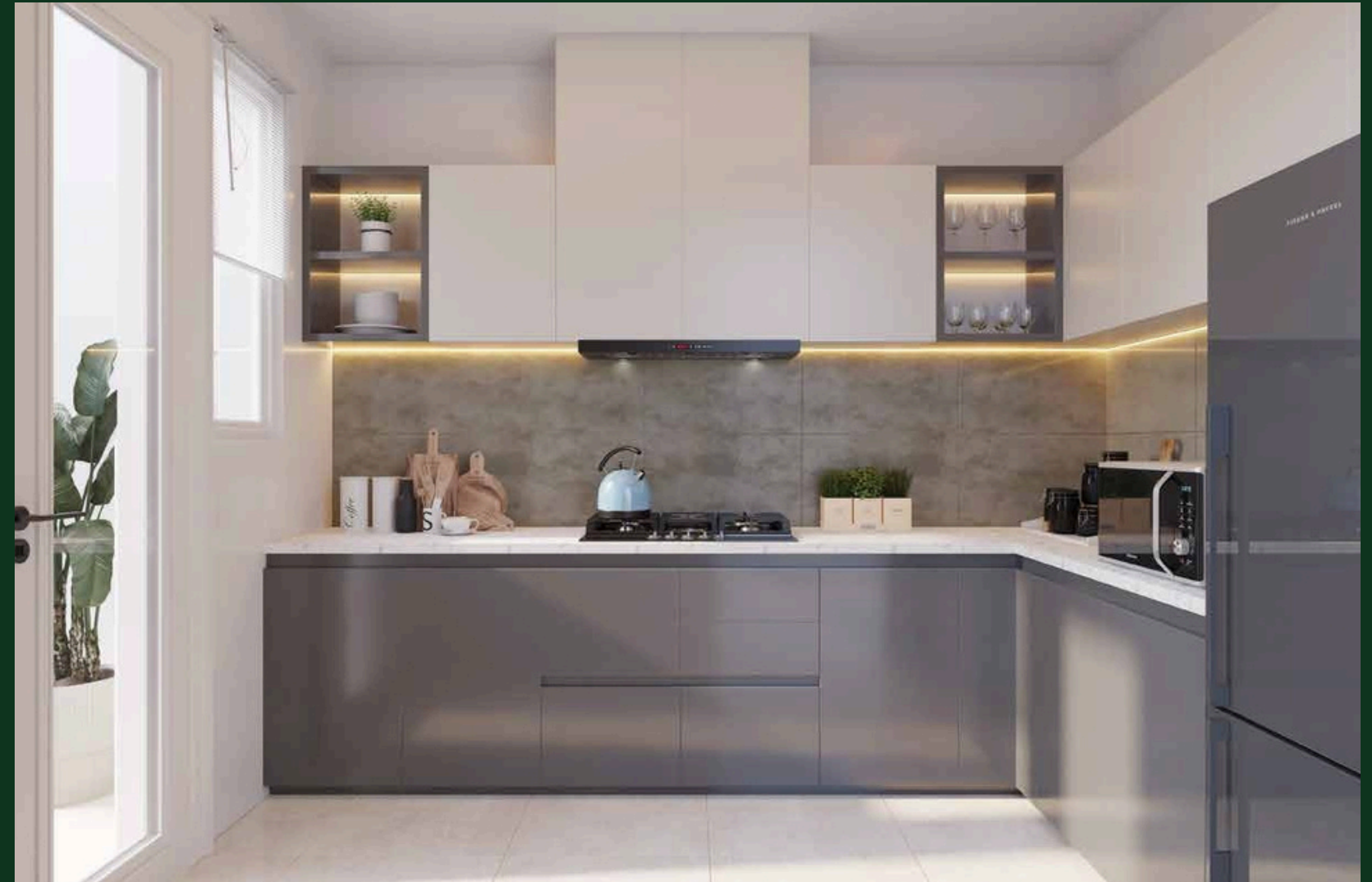


BEDROOM - 1



ARTISTIC IMPRESSION

KITCHEN



ARTISTIC IMPRESSION

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

### UNIT PLAN - 3 BHK (TYPE 3)

### ISOMETRIC VIEW - 3 BHK (TYPE 3)



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

### UNIT PLAN - 3 BHK (TYPE 4)



Carpet area  
Balcony area  
Built Up area  
Super Area

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

### ISOMETRIC VIEW - 3 BHK (TYPE 4)



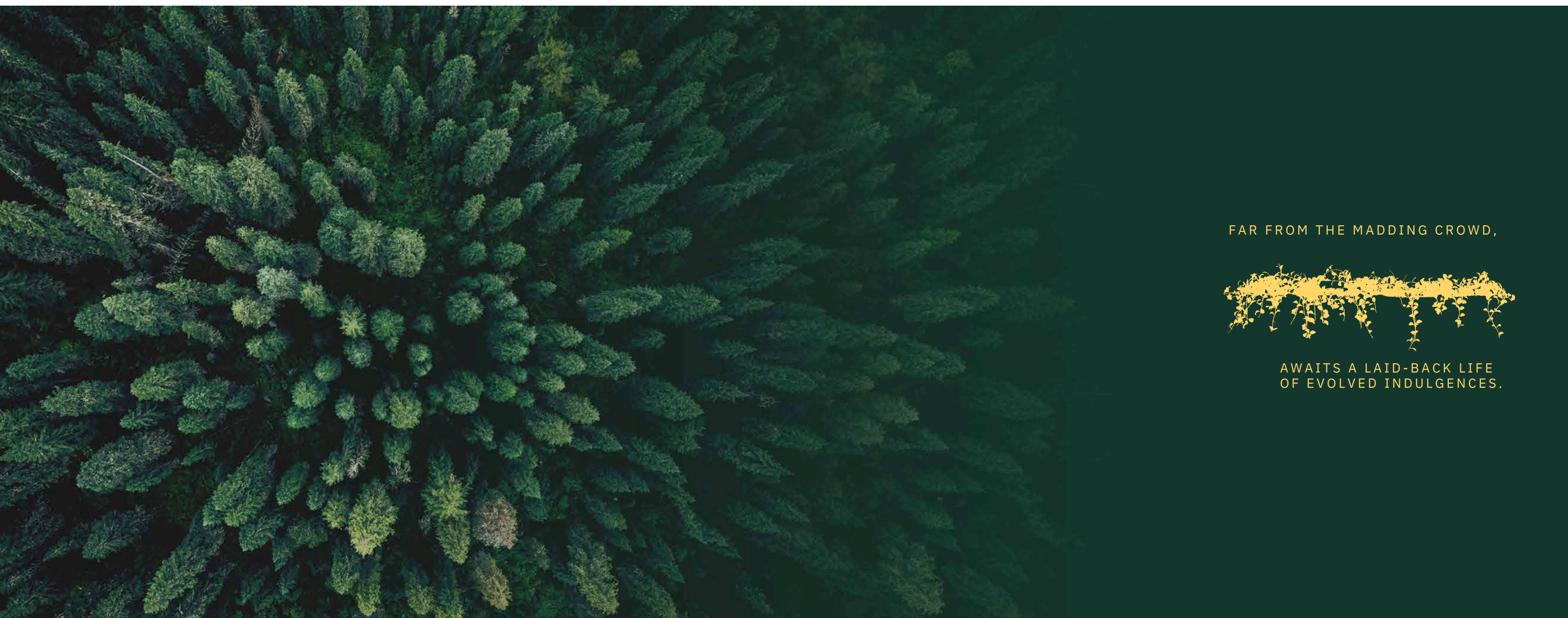
## FINISHING SPECIFICATION

Description	Material Specification
<b>Living/Dining</b>	
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), 01 nos- 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
<b>Master Bedroom</b>	
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 Wardrobe - Carcass & shutter in Prelaminated Board.
Electrical Points	01 Nos
Light Fixture	Modular electrical fittings
	Wi Fi Smart LED Bulb
<b>Wall</b>	
Floor	POP Punning with Acrylic Emulsion Paint
Ceiling	Tile Flooring
Internal Door	POP Punning with Acrylic Emulsion Paint
Internal Door Hardware Fittings	Factory Made Engineered Door
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.
<b>Master Toilet</b>	
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.
<b>Chinaware Fitting</b>	
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
<b>Other Toilets</b>	
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.
<b>Chinaware Fitting</b>	
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	01 Nos
<b>Balcony</b>	
Flooring	Wi Fi Smart LED Bulb
Railing	Anti Skid Tile flooring
Wall	Railing as /design Exterior Grade
Ceiling	Paint Exterior Grade paint Surface
Light Fixture	mounted LED light as / design
<b>Servant Room</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Tile flooring

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
<b>Kitchen</b>	
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
<b>Master Toilet</b>	
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
<b>Other Toilets</b>	
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.
<b>Chinaware Fitting</b>	
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	01 Nos
<b>Balcony</b>	
Flooring	Wi Fi Smart LED Bulb
Railing	Anti Skid Tile flooring
Wall	Railing as /design Exterior Grade
Ceiling	Paint Exterior Grade paint Surface
Light Fixture	mounted LED light as / design
<b>Servant Room</b>	
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
<b>Servant Toilet</b>	
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
<b>Exterior Finish</b>	
Exterior Wall	Exterior Grade Paint
<b>Structure and services</b>	
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.



ARTISTIC IMPRESSION



HOME IS NOT JUST THE  
FOUR WALLS THAT YOU OWN,



BUT THE WORLD OF INDULGENCES  
THAT SURROUNDS IT.

## HIGHLIGHTS

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

## SMART FEATURES

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



# WAVE CITY.

The Future Lives Here!

Ek Naya Basa Hua Shehar





## TOWARDS SUNSHINE

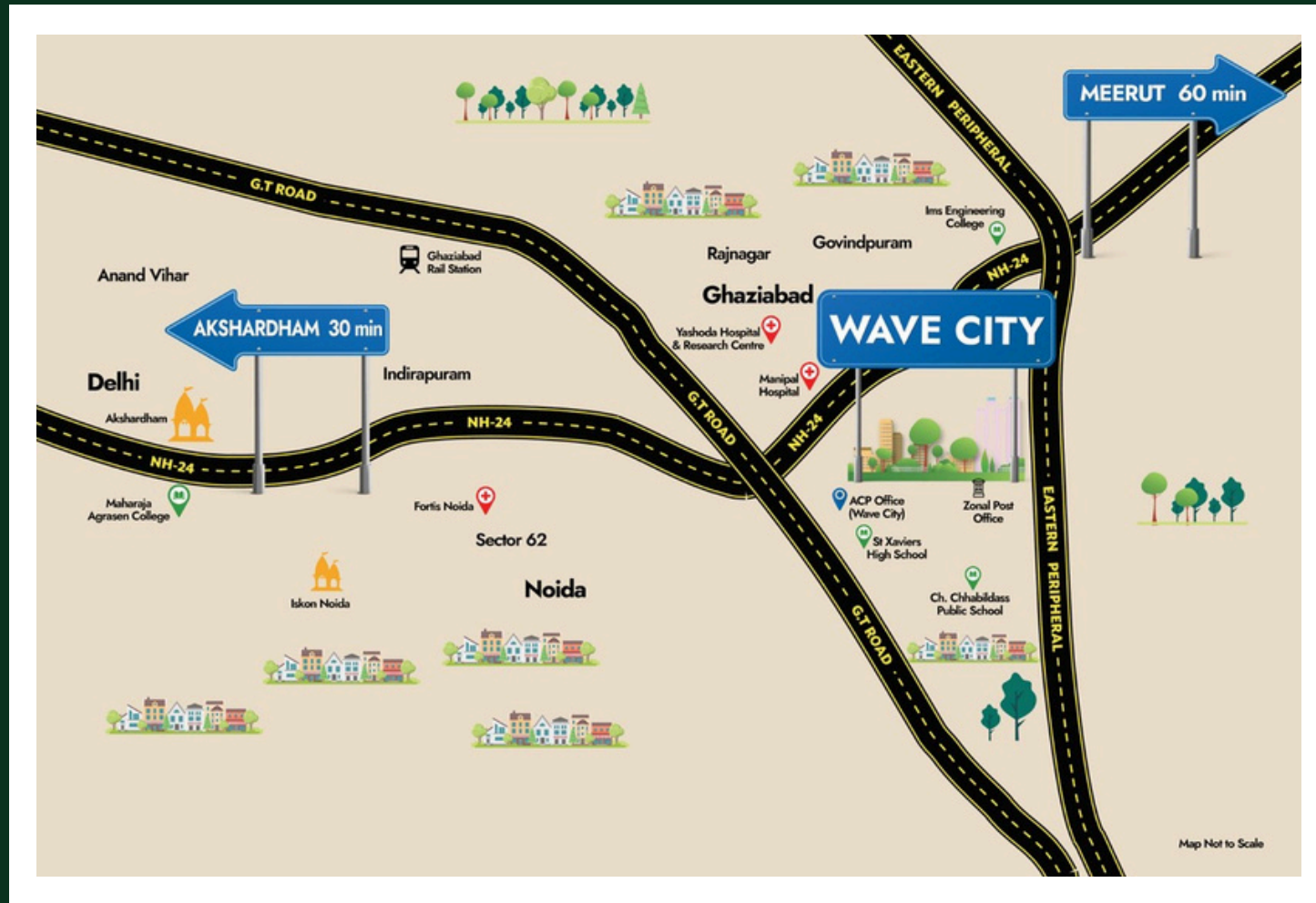
Over 5000 joyous families have found their haven in Wave City, where every sunrise brings laughter, love, and cherished memories. Now, a new chapter unfolds—a grand invitation to be part of this flourishing community, where dreams soar, hearts unite, and life feels like an everlasting celebration of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