

Promoter's Rera Reg. No.: UPRERAPRM5538

Project's Rera Reg. No.: UPRERAPRJ494396

Rera Website: www.up-rera.in

TAKING LIFESTYLE  
TO THE NEXT LEVEL



VERIDIA

LOW-RISE UBER RESIDENCES

OAKWOOD ENCLAVE, WAVE CITY

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# WAVE City

## ABOUT WAVE CITY

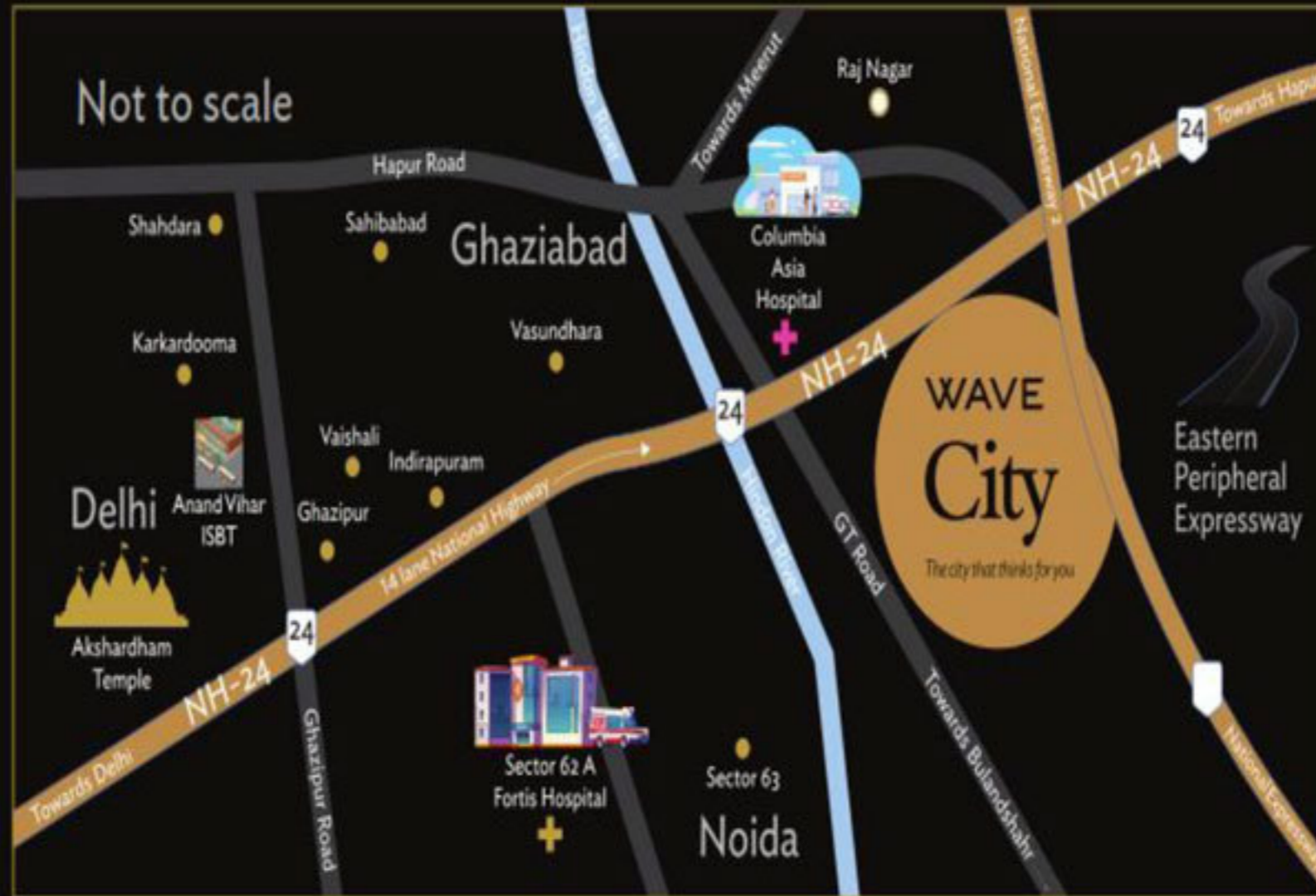
Wave City is a first-of-its-kind project that truly personifies the concept of creating a city that thinks for you. Spread across a vast area, merely 257 metres from 14 lane expressway NH-24 and only 30 minutes from Delhi, Wave City is one of India's largest self-sufficient hi-tech cities based on the "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 400 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 24\*7 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.

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# 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

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# PROPOSED ELEVATIONS AND OVERVIEW



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LOW-RISE UBER  
RESIDENCES

Artistic Impression

- ☑ 4 BHK floors & 5 BHK Skyvillas.
- ☑ Premium residences.
- ☑ Around lush green spaces on 57 m wide road.
- ☑ Ultra modern amenities.
- ☑ Well ventilated and sun lite houses.

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PROPOSED PARKING SPACE

- ☑ Stilt is divided into three parts security area, lift lobby & waiting area
- ☑ Spacious Lifts.
- ☑ Granite flooring & Italian marble on lift fascia in lift lobby area
- ☑ Provision for electrical vehicles charging
- ☑ For more transparency at the time of booking the parking area will be mentioned i.e. X x Y sq. ft.

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# ISOMETRIC VIEW: 4 BHK



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# 4 BHK (2385 SQ. FT.)



ENTRANCE LOBBY

- ✓ 2 apartments on each floor
- ✓ Digital lock, video door phone
- ✓ Provision for home automation
- ✓ Entrance door of 8 ft. height (Double Door)
- ✓ Granite flooring & Italian marble on lift fascia
- ✓ Wooden panel door

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**DRAWING ROOM WITH 1.5 TON SPLIT AC**

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**DRAWING ROOM WITH 1.5 TON SPLIT AC**

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**FAMILY LOUNGE & DINING AREA WITH 4 TON SPLIT AC**

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# DRAWING/DINING & FAMILY LOUNGE

- ☑ Vestibule space at entrance
- ☑ 5.5 ton air conditioning units Hitachi or equivalent (5 star)
- ☑ Designated space for ODU (out door unit)
- ☑ 11 ft. Clear roof height
- ☑ Roof – cove with lights
- ☑ Fans/ LED tube lights, UPVC door & windows with bug sash provision in all sliding doors
- ☑ The UPVC door with sound and heat resistant toughened glass as per green building requirements.

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## KITCHEN

- ☑ Modular kitchen
- ☑ Hettich or equivalent hardware
- ☑ Side by Side door refrigerator space
- ☑ Cove with lights
- ☑ HDMRF board with laminate finish
- ☑ Hob/ Chimney/ RO/ Geyser (Kaff or equivalent)
- ☑ Designated wet space with double bowl sink
- ☑ Led tube light

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**BEDROOM**





BEDROOM

- ☑ Italian look/wooden finish tiles
- ☑ Designated space for ODU (out door unit)
- ☑ Fan & Led tube light
- ☑ UPVC door & windows with bug sash provision in all sliding doors
- ☑ 1.5 ton split ac in bedrooms
- ☑ Cove with lights
- ☑ Wardrobe of HDMRF board with laminate finish.

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## WASHROOM

- Vanity counter
- C. P. Fittings Kohler or equivalent
- Mirror
- Geyser 25 ltrs
- Wall hung WC & concealed cistern Kohler or equivalent
- Exhaust fan
- Counter top wash basin
- Shower and hand shower

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**MASTER BEDROOM WITH 2 TON SPLIT AC**



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**DESIGNATED DRESSING SPACE**

# MASTER BEDROOM

- ☑ Italian look vitrified tiles
- ☑ 2 ton split ac in master bedroom
- ☑ Designated space for ODU (out door unit)
- ☑ 13 Ft wardrobe & designated dressing space
- ☑ Wardrobe of HDMRF board with laminate finish
- ☑ Laminated flush door
- ☑ UPVC door & windows with bug sash provision in all sliding doors
- ☑ The UPVC door with sound and heat resistant toughened glass as per green building requirements.

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WASHROOM (MASTER BEDROOM)

- Vanity counter
- Bath tub
- Exhaust fan
- Mirror
- Counter top wash basin
- Geyser 25 ltrs.
- Shower and hand shower
- C. P. Fittings Kohler or equivalent
- Wall hung WC & concealed cistern Kohler or equivalent

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# SPECIFICATIONS

DESCRIPTION	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 (*Hettlich or equivalent)
CP Fittings	Kohler or Equivalent
Others Kitchen Fittings	HOB, Chimney, RO, sink & Geyser - Standard Make

# SPECIFICATIONS

DESCRIPTION	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 (*Hettlich or equivalent)"
CP Fittings	Diverter , Hand shower , Rain shower, and other standard fittings ...Kohler or Equivalent
Chinaare 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 % load to be considered upto 3KVA), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-layered Security with Video Door Phone

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# 5 BHK (Skyvilla) FLOOR PLAN



Upper Floor (6<sup>th</sup>)

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# ISOMETRIC VIEW: 5<sup>th</sup> Floor



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# ISOMETRIC VIEW: 6<sup>th</sup> Floor



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# 5 BHK DUPLEX SKYVILLAS (4089 Sq. Ft.)



22 FT. DOUBLE HEIGHT CEILING IN DRAWING ROOM

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22 FT. DOUBLE HEIGHT CEILING IN DRAWING ROOM

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**22 FT DOUBLE HEIGHT CEILING IN DINING ROOM**

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# DRAWING/DINING & FAMILY LOUNGE

- Vestibule space at entrance
- 22 Ft. Double height ceiling in drawing & dining area
- Split air conditioning units (5 star)
- Designated space for ODU (out door unit)
- Designer tile flooring
- Steel structure wooden staircase with glass railing
- False ceiling with lights
- Fans/ led tube lights
- UPVC door & windows with bug sash provision in all sliding doors
- The UPVC door with sound and heat resistant toughend glass as per green building requirements.

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## KITCHEN

- ☑ Modular kitchen
- ☑ Hettich or equivalent hardware
- ☑ Space for Side by Side door refrigerator
- ☑ False ceiling
- ☑ HDMRF board with laminate finish
- ☑ Hob/ Chimney/ RO/ Geyser (Kaff or equivalent)
- ☑ Designated wet space with double bowl sink
- ☑ Led tube light

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**BEDROOM - 1**

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BEDROOM - 2

## **BED ROOM 1,2,3 & 4**

- Italian look/Wooden finish tiles
- 1.5 ton split AC in bedrooms
- Fan & led tube lights
- Designated space for ODU
- Cove with lights
- UPVC door & windows with bug sash provision in all sliding doors
- Wardrobe of HDMRF board with laminate finish

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**MULTIPURPOSE ROOM**



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**WASHROOM**



WASHROOM

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## WASHROOM

Vanity counter

Mirror

Shower and hand shower

Wall hung WC & concealed cistern Kohler or equivalent

Geyser 25L

Counter top wash basin

C. P. Fittings Kohler or equivalent

Exhaust fan

Geyser 25 ltrs.

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MASTER BEDROOM AT 6<sup>TH</sup> FLOOR

- ☑ Italian look vitrified tiles
- ☑ 2 ton split ac in master bedroom
- ☑ Designated space for ODU
- ☑ Wardrobe space & designated sitting area
- ☑ Wardrobe of HDMRF board with laminate finish
- ☑ Laminated flush door

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## WASHROOM (MASTER BEDROOM)

- Vanity counter
- Counter top wash basin
- C. P. Fittings Kohler or equivalent
- Steam & shower cubical
- Geyser 25 ltrs.
- Wall hung WC & concealed cistern Kohler or equivalent

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FAMILY LOUNGE ON 6<sup>TH</sup> FLOOR

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Party terrace with splash pool

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6<sup>TH</sup> FLOOR TERRACE

☑ Sky garden at 6<sup>th</sup> floor terrace with vitrified tiles, pebbles & planters

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**OPEN GYM/YOGA/ MEDITATION AREA**

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# BALCONY & TERRACE SPACE

- ☑ Running balcony
- ☑ Splash pool at 5<sup>th</sup> floor terrace level
- ☑ 5x6 ft & 3 ft. Depth

## MORE SPECIFICATIONS

- ☑ Home Automation    ☑ Modular Kitchen
- ☑ Wardrobes            ☑ Light & Fans
- ☑ Ac Units In All Rooms
- ☑ Power Backup
- ☑ Lush Green Space
- ☑ Low Rise Living

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# 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 (*Hettich 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 (*Hettich 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 % load to be considered upto 5KVA), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-layered Security with Video Door Phone

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WAVE  
City

*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 shown above are taken from google maps during non-peak hours. ©Respective owners.*

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