



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

# WAVE City

*Ek Naya Basa Hua Shehar*

Eden  
Greenwood Enclave,  
Wave City, NH24, Ghaziabad,  
Uttar Pradesh 201015

+91-120-4180500  
1800-102-3957  
[www.wavecity.in/eden](http://www.wavecity.in/eden)







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 acres Wave City, and inspired by this fabled garden, is a paradise on earth, of the new age.





THE FUTURE IS CONNECTED

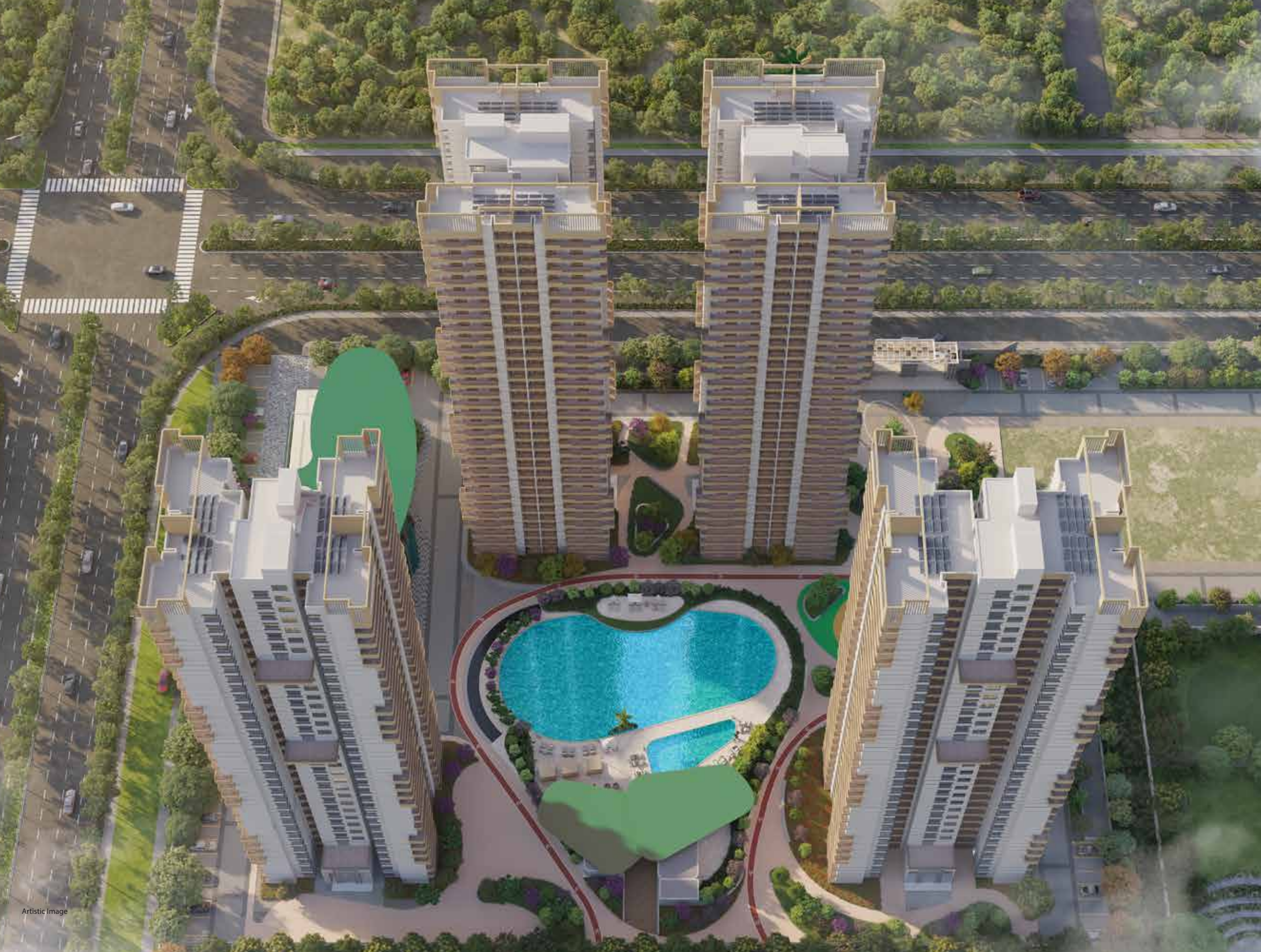


Artistic Image

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



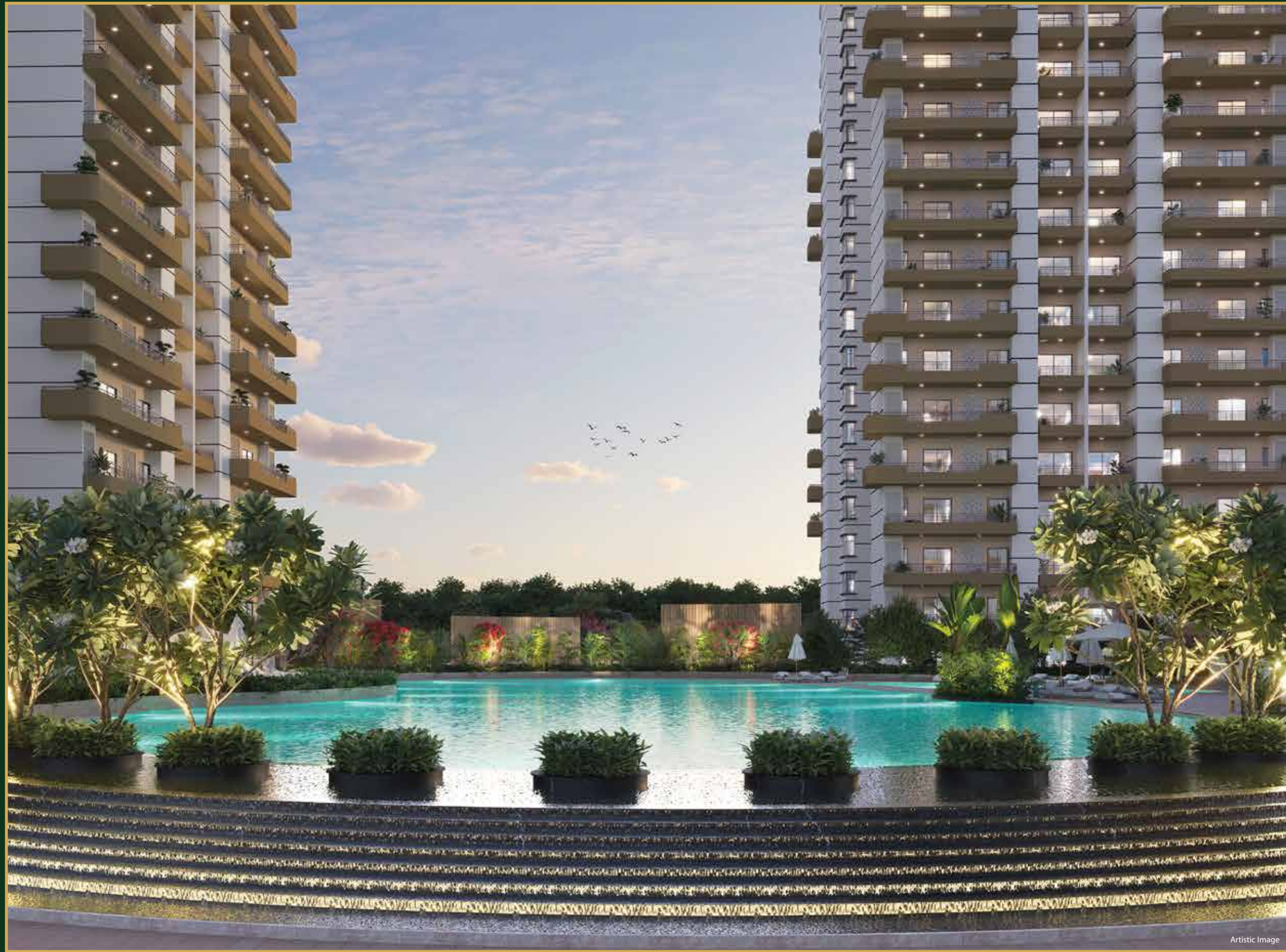


THE FUTURE IS ULTRAMODERN.



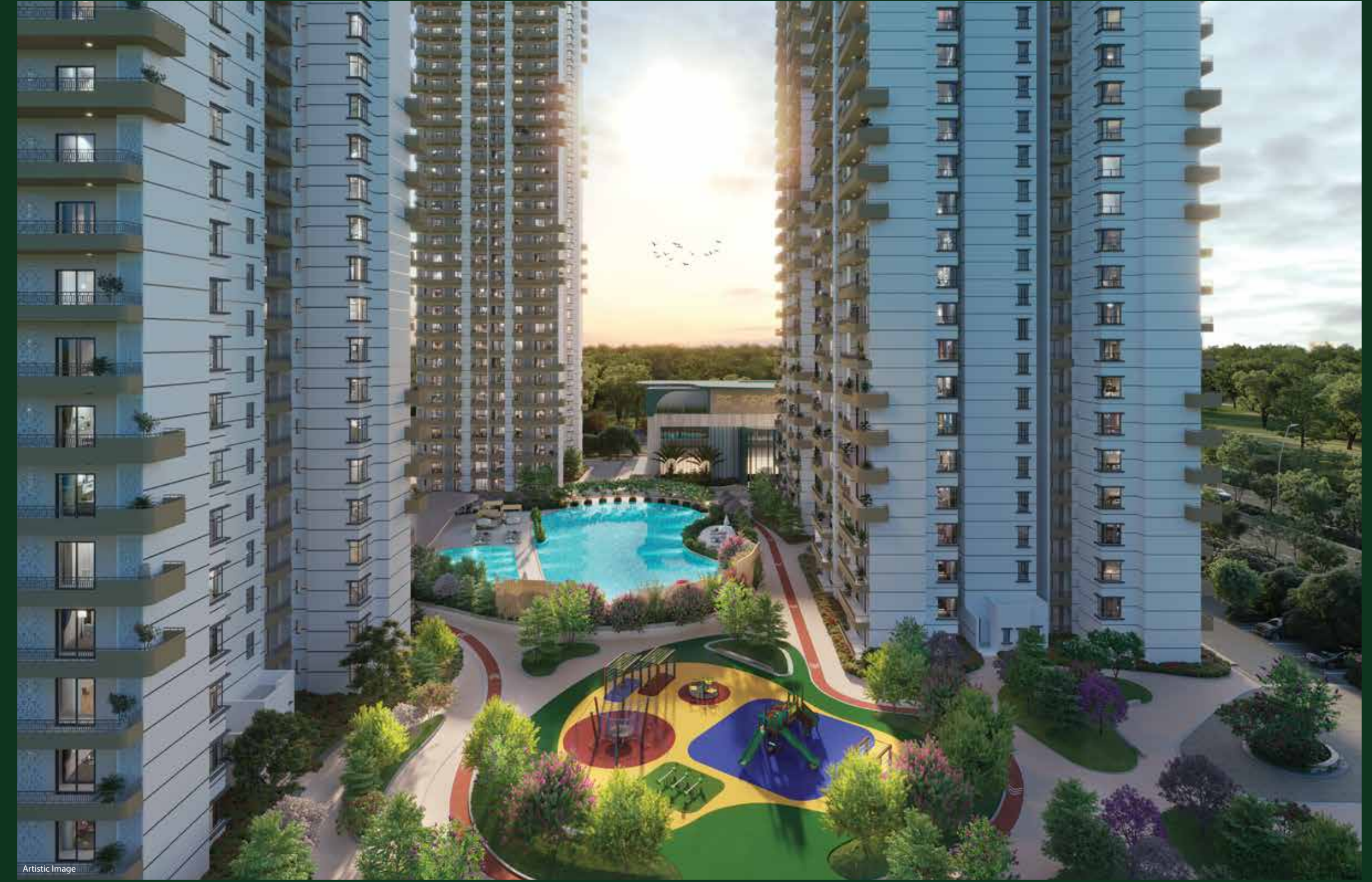
Experience a perfect blend of luxury and nature at our ultramodern community, where cutting-edge design meets serene water features, creating an oasis of tranquillity at your doorstep.





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.



Eden at Wave City is curated with a passion for functional aesthetics; it's like a 21<sup>st</sup> century renaissance of the fusion of art and science.





**RCC framed, aluminium framework structure**



**Advanced 3-tier security system**



**Adjacent to a 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 the project**



**Olympic size 50 m long swimming pool**



**State-of-the-art clubhouse amenities**



**In-between three major expressways**

## HIGHLIGHTS OF THE 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.



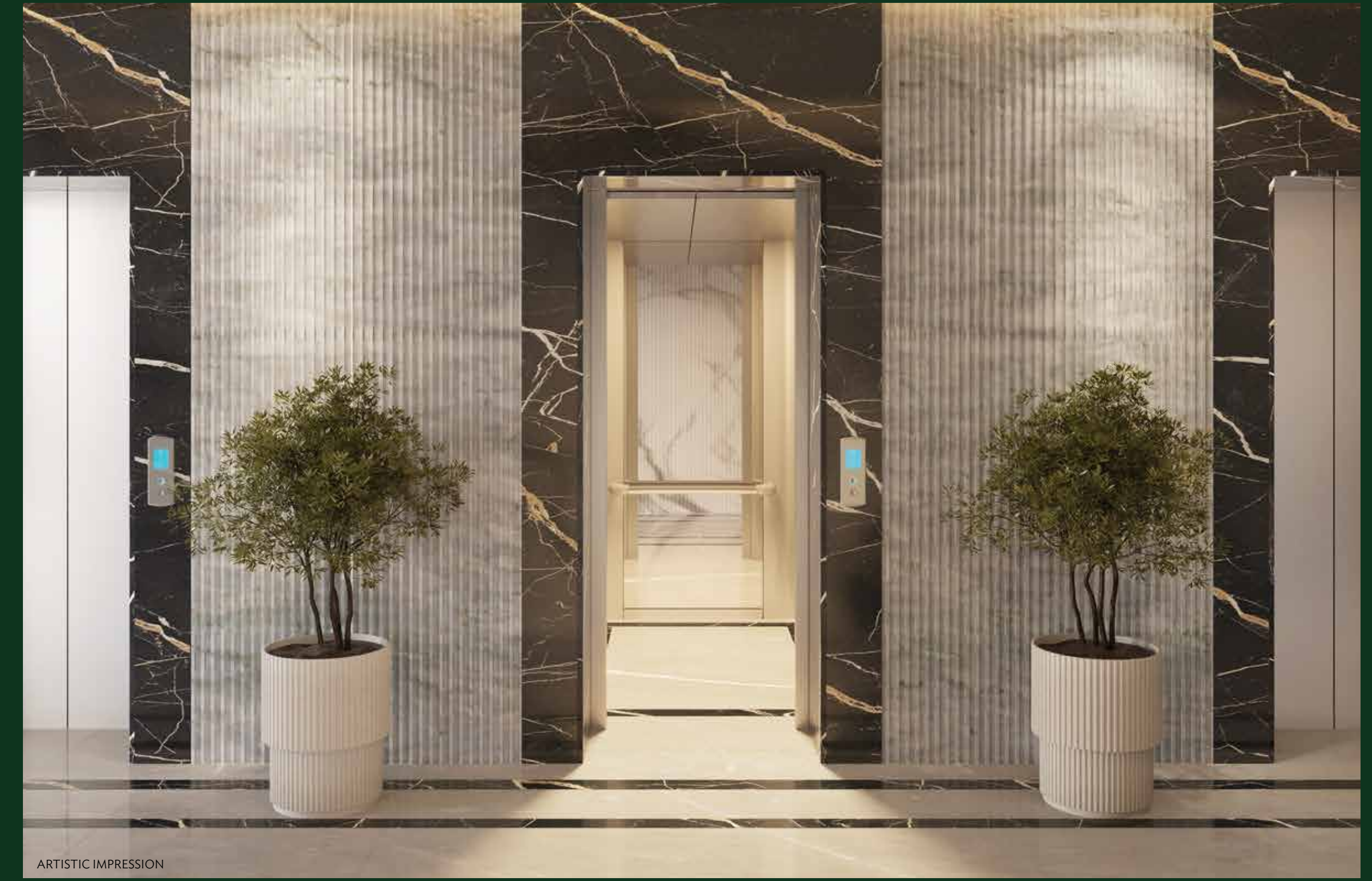


TOWER RECEPTION



ARTISTIC IMPRESSION

TOWER LIFT LOBBY



ARTISTIC IMPRESSION



DINING AREA



ARTISTIC IMPRESSION

MASTER BEDROOM



ARTISTIC IMPRESSION



LIVING AREA



LUXURY THAT EMBRACE LIFE,  
SPACES THAT ELEVATE EVERY EXPERIENCE

A living room is more than just a space—it's where life's moments 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. KID'S POOL
- 7. POOL DECK
- 8. WATER CASCADE
- 9. CHANGING ROOM
- 10. JOGGING TRACK
- 11. KID'S 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

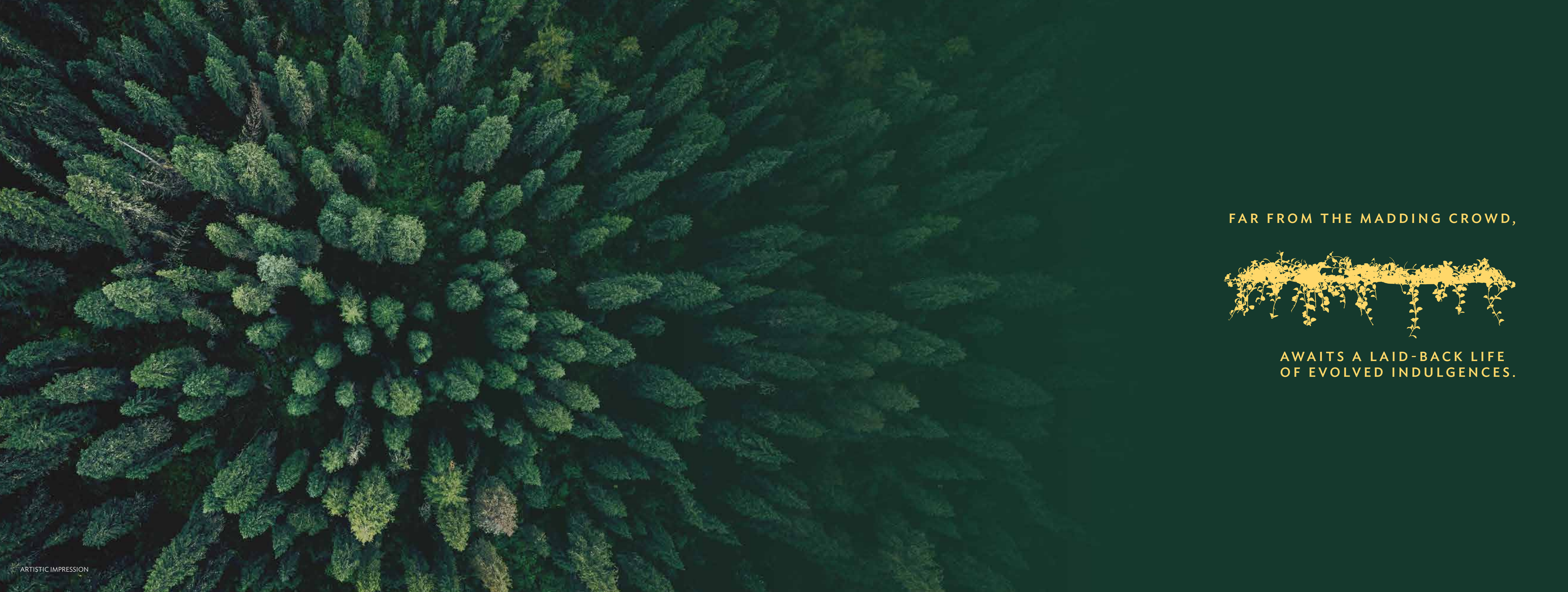
Description	Material Specification
<b>Living/Dining</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Tile Flooring
Ceiling	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion
Main & Internal Door	Factory Made Engineered Door
Main Door Hardware Fittings	Mortise Digital Lock and other standard door fittings (*Dorset or equivalent), 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
<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 Nos
Electrical Points	Modular electrical fittings
Light Fixture	Wi Fi Smart LED Bulb
<b>Other Bedroom (s)</b>	
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
<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.
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>Balcony</b>	
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
<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 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

 Operational Hi-Tech Smart City	 15,500+ Residential Units Sold	 12,100+ Possession Letters 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 Acres of 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!

With ~4,200 acres of planned development, Wave City is a hi-tech smart city in North India which amalgamates technology and modern-day luxuries. Located adjacent to 14 lanes of National Highway- NH-24, it is the one of the largest 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 provides location benefits such as its proximity to Akshardham Temple, Noida (Sec-62), NH24 Expressway etc. Today, Wave City has handed more than 12,100+ Possession 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



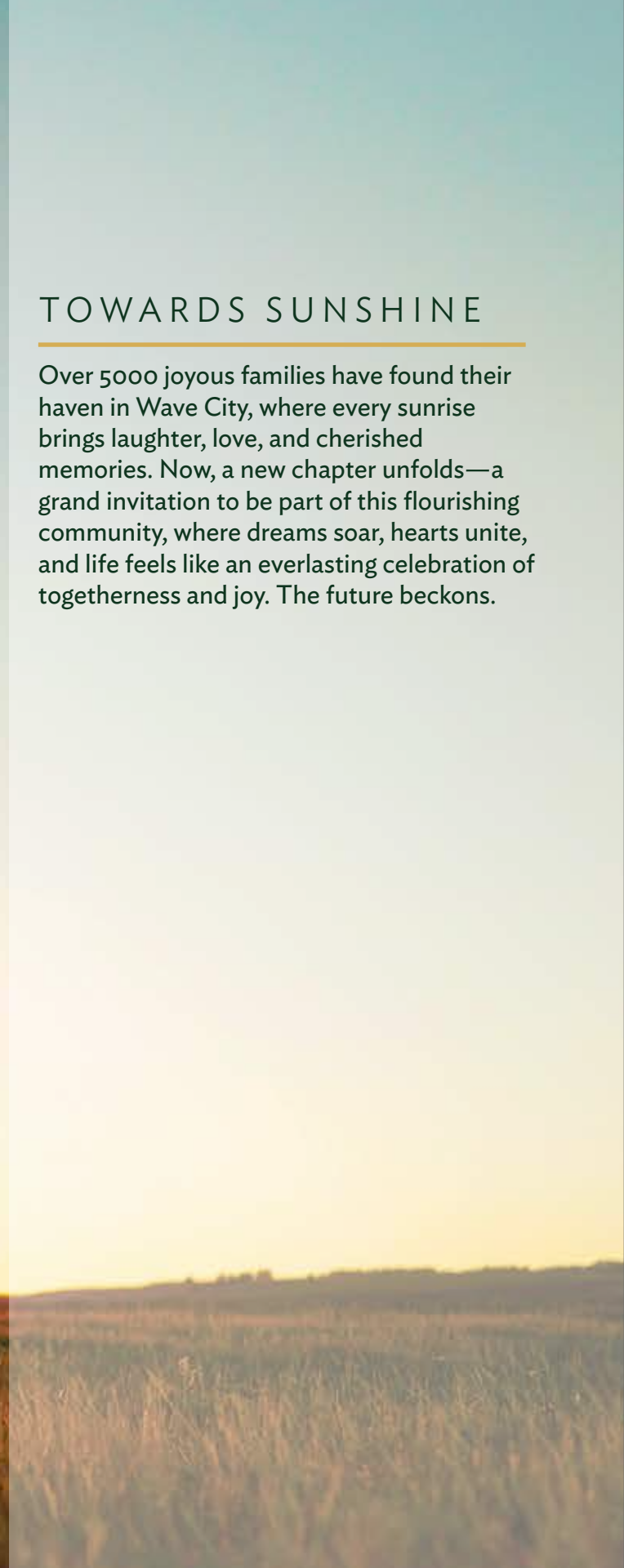




## TOWARDS SUNSHINE

---

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.



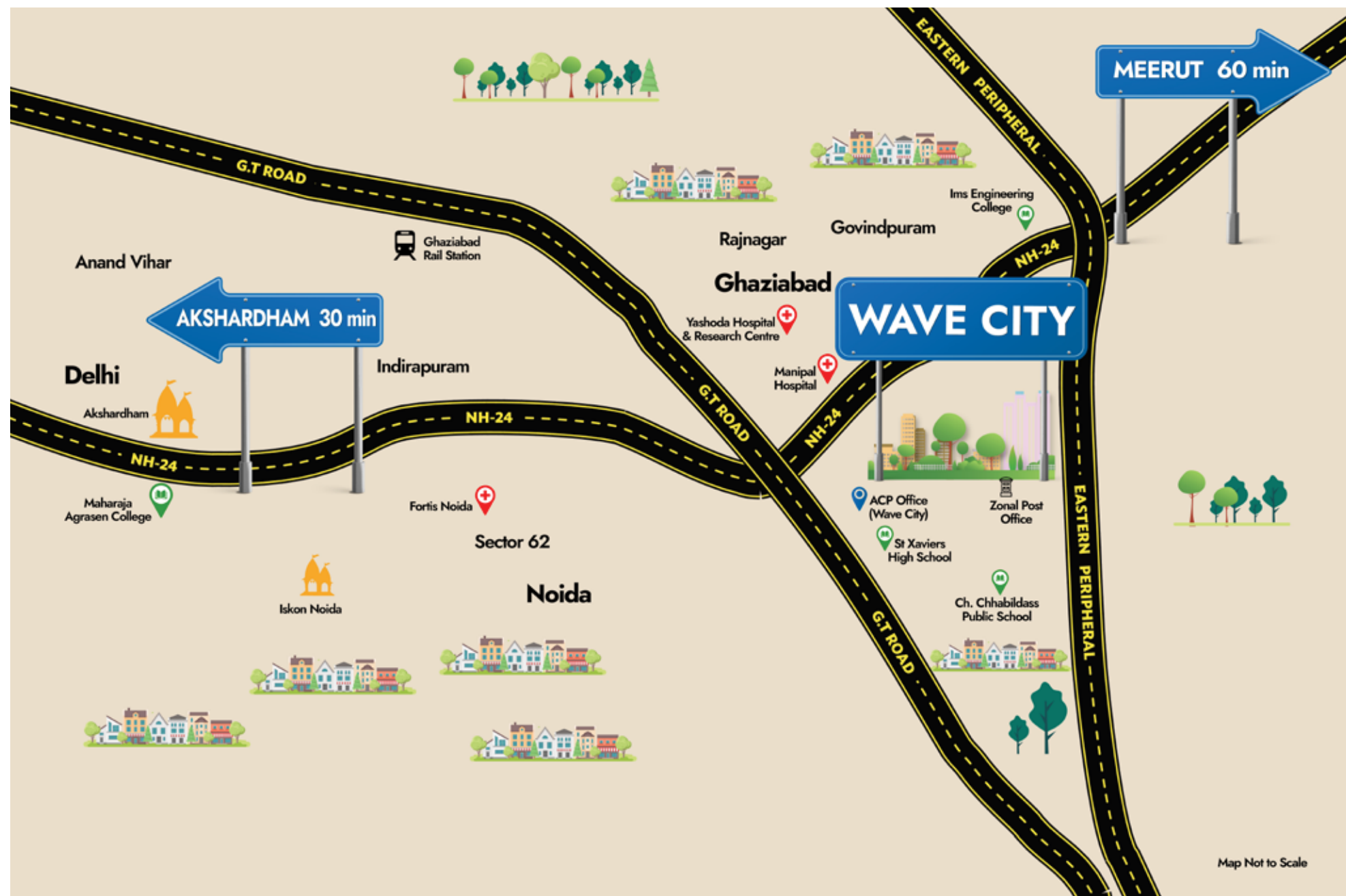
## GREENERY WITH LUXURY

---

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