WYCE

GREATER, TOGETHER

It isn't luxury until it's

thoughtful.

WYCE EXCLU*City*

CENTRAL BAVDHAN

#ThoughtfulisBeautiful

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Every silence holds meaning.
Every detail has depth.
Every luxury whispers gracefully.
Every design touches beyond the eyes.

Because beauty isn't in grandeur alone, it's in *thoughtfulness*, quietly shaping your life.

Luxury is easy. Thoughtfulness is *rare.*

True luxury lies in intent. From master plans to the smallest detail, everything is designed around how you live, feel, and experience your everyday life. Thoughtfulness is not an afterthought here; it is the very foundation.

When *legacies* come together, greater begins.

Three trusted names. Decades of experience. Bring together this iconic project that makes a statement in residential real estate.

A shared vision of quality, trust, and thoughtful living.

WYCE

GREATER, TOGETHER

BALAJI GROUP – BUILDING PROSPERITY –

PARTH

saniket CONSTRUCTING HAPPINESS

Since 1996
Turning visions into timeless landmarks

50+ Masterpieces
Crafted with passion

6,000+ Families
Living the Wyce-crafted experience.

10+ Future Developments
Tomorrow under construction.

7M+ Sq. Ft.
Delivered with grace.

4M+ Sq. Ft.
In the Pipeline taking shape.

7 Ongoing Projects
Because great design never pauses.

Thoughtful
is Beautiful
Artistic impression

Artistic impression

Artistic impression

Be at the core of the *Thoughtful* Difference.

WYCE ExcluCity isn't just a project, it's your complete world. Where luxury, convenience, recreation, and nature coexist in the most mindful way to provide you a lifetime of elegance and rendezvous.

4, 3 & 2 BHK premium residences

Homes sized not by square feet,
but by the scale of your dreams.

7,000 acres of green ambience

Because concrete jungles are passé;
welcome to the oxygen club.

70,000 sq. ft. of lifestyle amenities

Boredom is not going to be in
your dictionary anymore.

60% green open spaces

Where structures take a back seat
and green takes the spotlight.

11 High-rise towers

Eleven crowns in the skyline,
each one a unique royalty in itself.

11,000 sq. ft. grand entrance plaza

An elite red-carpet entry that makes
even the first impressions stop to stare.

11 towers in 11 acres

Maximum breathing & moving space so that nothing ever gets crowded here!

Senior Citizen dedicated area

Because their golden years deserve a golden space.

8,000 sq. ft. of forest garden

Your private Amazon, just a few steps from your home.

1,50,000 sq. ft. of podium recreation

Leisure so magnificent,
weekends might need a map.

6 acres of dedicated recreational zone

Play, sweat, stretch, or simply do nothing at all.
This is your land of reinventing yourself.

It's 11 acres & just 11 towers.

Created not for the many, but for the *Meaningful.*

Imagine a land parcel as huge as 11 acres. But it's not filled with too many structures and too many people.
It's crafted for the select few who have the refined taste to experience the epitome of exclusivity.

Club Splendora
Club Glamora
Club Blissora
K
J
H
G
F
E
B
A
I
D
C
Miyawaki Forest
Water Cascade
Entrance Garden
Entrance & Exit Gate
To D-palace
To LMD chowk
To National Highway
E
N
S
W
Artist's impression

Where the thoughts & thoughtfuls find the right *crossroads*

A place where the hills pause,
and the city flows.
Where silence carries calm,
yet every convenience is close at hand.

This is Bavdhan - nature's quiet embrace,
seamlessly woven with the pulse of urban life.

In Play. In Pause. In Peace. We *thought* of you.

Here, amenities aren't added, they're imagined around you. Spaces that listen, corners that care, designs that invite you to live slowly, deeply and joyfully.

Active Play Lawn
Dual Indoor Badminton Courts
Soundscape Studio
Premium Indoor Fitness Club
Pickleball Court
Open-air Fitness Studio
Infinity Pool with Lounge Deck
Luxury Steam & Sauna Suite
Mind and Movement Studio
Indoor Squash Lounge
Tranquil Jogging & Wellness Loop
Shallow Kids' Splash Pool
Alfresco Celebration Lawn
Designer Pergola Lounge
Basketball Zone (Full Court)
Paw Park
Tennis Court
Herbal Luxe
Campfire Circle
Theatrum
Cricket Practice Pitch
Central Events Lawn
Little Explorer Zone
Work and Well Studio
Flutter Garden

Conversation Pavillion
Velvet Entrance
The Grand Vellum Hall
Native Miyawaki Forest Retreat
Aqua Training Pool
The Knight and Crown
Creative Kids' Discovery Zone
Zen Pebble Reflexology Trail
The Climber's Cove
Woodland Grove
The Forum Entrance
Classic Game Lounge
Suite Tranquil
Open-air Amphitheater with Stage Seating
Scenic Cycling
The Cloud Lounge
Pool Table
The Foos
Scenic Cycling Loop
Table Tennis
The Breezway
Cafeteria
Skating Rink
Aquaskade
Library
Carrom

Social Connections, *Mindfully* Designed

The true essence of community lies in the spaces that bring people together.
Here, every corner is a chance to celebrate, to share, and to simply belong - whether it's under starlit skies, in quiet circles of conversation, or at gatherings that create memories for a lifetime.

- Campfire Circle
- Conversation Pavillion
- Paw Park
- Alfresco Celebration Lawn
- Designer Pergola Lounge
- Open-Air Amphitheatre with Stage Seating
- Theatrum
- The Grand Vellum Hall
- The Breezway
- Work and Well Studio
- The Forum
- Exquisite Entrance
- Cafeteria
- Carrom
- Aquaskade

Wellness That's Well *Thought Of*

Well-being is not just about fitness; it's about balance.
From mindful workouts to restorative retreats, every amenity here is designed to strengthen the body, soothe the mind, and nurture the soul. Let wellness become an effortless part of your everyday living.

- Premium Indoor Fitness Club
- Mind & Movement Studio
- Luxury Steam & Sauna Suite
- Aqua Training Pool
- Scenic Cycling Loop
- Infinity Pool with Lounge Deck

Peace, Crafted Like *Poetry*

In a world that moves fast, true luxury is finding stillness. Green retreats, healing trails, and nature-kissed gardens create sanctuaries where calm becomes part of your every day; grounding you, quietly and beautifully.

- Herbal Luxe
- Flutter Garden
- Lawn Area
- Native Miyawaki Forest Retreat
- Woodland Grove
- Zen Pebble Reflexology Trail
- Central Events Lawn
- Tranquil Jogging & Wellness Loop

Created to make you exclaim *'just one more game!'*

We think fun should never have a finish line.
Here, every corner is designed to keep the spirit of play alive; from tables that spark friendly rivalries to arenas that awaken the competitor in you. Whether it's the bounce of a ball, the roll of a dice, or the cheer of a win, there's always a reason to stay in the game a little longer.

Outdoor Indulgences:

- Cricket Practice Pitch
- Kids' Play Area
- Open-Air Fitness Studio
- Active Play Lawn
- Basketball Zone (Full Court)
- Covered- Dual Badminton Courts

Indoor Activities:

- Chess Table
- Drawing Room
- Classic Game Lounge
- Table Tennis
- Foosball
- Little Explorer Zone
- Pool Table
- Soundscape Studio
- Indoor Squash Lounge
- Indoor Arcade & Games Studio

Life. Luxury. Lifestyle.

We gave it a deeper thought
So that you don't have to...

Artistic impression

Your Homecoming *Perfected*

Not just in how a residence looks, but how it feels when you return after a long day.

The hush of privacy, the ease of movement, the calm of colours - every choice made with intention. Because beautiful living isn't a fluke. It's a gesture of care, crafted for you.

- Intelligent design that enhances daily living
- Privacy shaped into every corner
- Colour tones that echo serenity

The luxury that is *personal*

Bringing to life your every moment, your every move, the spaces here are crafted with a mindful approach towards a more natural and elegant way of living.

- Natural light as a timeless design element
- Spacious passages crafted for ease, privacy & grandeur
- Detailing of the finest order

Artistic impression

Your life that knows what you like

Your home is what makes you the most happy, we make sure it has space for every type of happiness. That's why, when thinking goes into developing the premium residences, we believe in considering every square feet that we offer.

- Spaces that host both solitude and celebration
- Balconies that open to scenic views & star-lit quietude
- Living areas that breathe elegance effortlessly
- Large kitchens that make way for sumptuous meals
- Bedrooms that aren't luxurious just for the namesake

4 BHKs with 5 washrooms & 1 walk-in-wardrobe
3 BHKs with 4 washrooms

Because *true luxury* is never having to wait

Whether you have regular guests at home or have a hectic morning schedule of the family members, we have thought of it all! Our 3 & 4 BHK residences offer a never-heard-of phenomena; an extra washroom.

- More comfort for every member of the family
- Privacy preserved, even during gatherings
- Everyday living made smoother, smarter, finer

Specifications

STRUCTURE & MASONRY

- RCC Structure with Aluform (Hybrid) for Strength and Precision
- AAC Block Walls for Better Insulation and Durability
- Sand-Faced Plaster for a Refined Exterior Finish
- Gypsum Finish for Smooth Interior Walls

FLOORING

- Designer Vitrified Flooring in All Rooms for a Stylish Look
- Vitrified Tiles on the Wall & Anti-Skid for Flooring
- Counter Basin in All Toilets for a Modern Touch

SILLS

- Full Height Vitrified Tile for Sill & Half Frame Jam in Toilet

KITCHEN

- Full Height Vitrified Tile or Granite with 2ft Vitrified Dado Above Platform

DOORS

- Laminated Flush Doors with Ply Jam Frames
- Yale or Equivalent Hardware for Reliability
- Digital Lock on the Main Door for Enhanced Security

WINDOWS & RAILING

- Openable Louver Bathroom Windows with an Exhaust
- Exhaust Fan Provision for Ventilation
- Balcony in SS with Glass Railing Staphon
- MS Railing in Staircase

CP & SANITARYWARE

- Toto or Equivalent for a Premium Finish

ELECTRICAL

- Concealed Electric Conducting Work
- Internal Copper Wiring with Distribution Board, Provision for Inverter
- Switches & MCB in Schneider or Equivalent

PAINTING

- Ceiling + OBD & Wall in Emulsion or Equivalent
- External: Texture with Waterproof Painting

PLUMBING

- Combination of UPVC & CPVC

ADDITIONAL FEATURES

- Automatic High-Speed Lifts with Fire Lift
- Security: VDP on the Main Door
- As per High Rise Fire Norms & NOC
- DG Backup for the Common Area Only
- Solar Water Heating in One Toilet per Flat for Energy Efficiency
- Organic Waste Compounds & Machinery

SECURITY & SUSTAINABILITY

- Sewage Management through STP
- Water Treatment Plan
- Driveway with Trimix or Paver Blocks
- Individual Designer Entrance Lobby for Every Tower with Directory
- Green Building Designed as per IGBC Gold Standards
- All Covered Parking in the Basement, Podium & Ground Floor Parking
- Solar PV Panels
- LED Lighting
- EV Charging Provision in the Parking Area
- Lightning Arrester on the Terrace for Safety
- Dedicated Meter Room

A luxurious life
is where completeness
meets comfort.

Layouts That *Live* As You Do

Experience Tomorrow, Today.

2 BHK Type-1

3 BHK

3 BHK Type-1

3 BHK Type-2

3 BHK Type-3

4 BHK Type-2

Beyond the *rush.*
Within the *reach.*

Your
elegant living
awaits.
Give it a thought.