

OMAXE MACROCOSM

Omaxe Limited has emerged as a diversified Infrastructure conglomerate with presence in Real Estate and Infrastructure Development. With presence in 12 States across 39 cities in India, the company is currently working on 44 real estate projects - 19 Integrated Townships including 2 Hi-Tech Townships, 16 Group Housing projects, 9 Shopping Malls & Commercial Complexes/ Hotel projects. There are 10 ongoing projects in the infrastructure segment that comprises EPC Contracts, Roads & Bridges construction having book value of Rs. 1018 crore. As on date, the Company has delivered approx. 74.60 mn sq. ft. of area including 31.80 mn sq. ft. in infrastructure development and 42.80 mn sq. ft. in the real estate vertical.



OMAXE LTD.: 16, LSC, Kalkaji, New Delhi - 110019 (India)

Site Office: Omaxe City, 45.7 Milestone, National Highway - 1, GT Karnal Road, Sonapat - 131001.

Disclaimer: This brochure is for information purposes only; visuals depicted are artistic impressions only. All descriptions, perspectives, specifications, layouts, plans, features, facilities, etc. are indicative and subjective to change.



Wisteria

PREMIUM INDEPENDENT FLOORS
Omaxe City, Sonapat

The Radiance of a Royal Lifestyle...



Wisteria

PREMIUM INDEPENDENT FLOORS

Omaxe City, Sonapat

A Fresh Breath of Life

Life is all about living it up... and there is nothing better, if you can do that in your own home. It defines you and it describes you like nothing else... an extension of your personality.

Your home is fast acquiring a very distinct character in the Indian society. Keeping this thought in mind, we offer you Wisteria; premium independent floors that are attractively priced and complemented with all modern facilities and comforts.

A Medley of Form & Function

Wisteria is a place that can be vouched as the epitome of simplicity, blended with elegance. These innovative G+2 independent floors, spread over acres of lush greenscape, radiate a sense of subtle delight and contentment, which is somewhat of a novelty nowadays. It comprises of limited edition floors and has been designed on 3 & 4 BHK patterns, with each floor built on 1600-2050 sq. ft. Every single wall and every single corner speaks of comfort and luxury; and so does the rooms that have been designed for modern convenience, with classic aesthetics.



Prime Features at a Prime Location

Wisteria is located on the G.T. Karnal Highway in Omaxe City, Sonapat, a 357 acre (approx.) integrated township with international standards. Surrounded by lush greenery, this pollution-free environment offers a life of pure bliss. A dream home with features like party lounge, swimming pool, gymnasium, tennis court, internet room, conference room, indoor & outdoor games, ample parking space among others, builds the perfect setting for a life of leisure. Bring home maximum happiness at minimum cost.

Omaxe City Highlights

- A self-sufficient township with Plots, Expandable Villas, Apartments, Shopping Mall, Shops cum offices, Shopping kiosks
- Nursery, Primary and High School
- In-house club with facilities of Games, Sports and Banquet Hall
- Community Centre with Creche
- Modern Hospital
- Beautiful Landscape
- Wide Roads with Planted Pathways
- Gated Complex with Security Guards
- Underground Cables and Wireless Connectivity, etc.



Location Advantages

- Just 30 minutes drive from North Delhi
- Located on NH 1
- 5 min from KMP Expressway
- Rajiv Gandhi Education City and world-class Schools and Institutions nearby
- Popular Industrial Giants in Proximity
- Rapid Development by HUDA
- Close to Sector 14 & 15 of HUDA



Perspective view of 300 Sq. Yrd. Plot

INDEPENDENT FLOOR, OMAXE CITY, SONEPAT



NOT TO SCALE*

FIRST & SECOND FLOOR PLAN

AREA DETAIL	SIZE	Sq. ft.
TOTAL PLOT AREA	32'-9" X 79' -0"	2587.25
SALEABLE AREA OF G.FLOOR + FRONT REAR LAWN	1620 + 138.60 + 395.71	2154.31
SALEABLE AREA OF FIRST FLOOR	1620.00	1620.00
SALEABLE AREA OF SECOND FLOOR + TERRACE	1620 + 828.81	2448.81

1 Sq. Mtr. = 10.764 Sq. Ft.

This Floor Plan is tentative and subject to approval from concerned authorities.

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FIRST & SECOND FLOOR PLAN

AREA DETAIL	SIZE	Sq. ft.
TOTAL PLOT AREA	32'-10" X 82' -0"	2692.30
SALEABLE AREA OF G.FLOOR + FRONT REAR LAWN	1650 + 160.0 + 423.46	2233.46
SALEABLE AREA OF FIRST FLOOR	1650.00	1650.00
SALEABLE AREA OF SECOND FLOOR + TERRACE	1650 + 855.50	2505.50

1 Sq. Mtr. = 10.764 Sq. Ft.

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FIRST & SECOND FLOOR PLAN

AREA DETAIL	SIZE	Sq. ft.
TOTAL PLOT AREA	34'-5" X 104' -7"	3599.25
SALEABLE AREA OF G.FLOOR + FRONT REAR LAWN	2050 + 470 + 604	3124.00
SALEABLE AREA OF FIRST FLOOR	2050.00	2050.00
SALEABLE AREA OF SECOND FLOOR + TERRACE	2050 + 1056.16	3106.16

1 Sq. Mtr. = 10.764 Sq. Ft.



Wisteria

PREMIUM INDEPENDENT FLOORS
Omaxe City, Sonapat

Specifications - Wisteria G+2 Premium Independent Floor at Omaxe City, Sonapat

Living/ Dining Room/ Family Room	
Flooring	Italian Style Imported Tiles
Walls	Plastic Emulsion
Ceiling	OBD
Bedrooms	
Wardrobe	Wardrobe in Master Bedroom
Flooring	Vitrified Tiles
Wall Finishes	Plastic Emulsion
Ceiling	OBD
Toilets	
Flooring	Anti-Skid Tiles/ Ceramic Tiles
Dado	Tiles upto 7ft
Wall Finishes	Plastic Emulsion
Ceiling	OBD
Fittings	European WC, Wash Basin, Mirror, Shower
Kitchen	
Flooring	Modular Kitchen Cabinet with Chimney & Hob
Dado	Anti-Skid tiles/ Ceramic Tiles
Wall Finishes	Tiles upto 2ft above counter
Ceiling	Plastic Emulsion
Counter	OBD
	Granite
Staircase	
Risers & treads	Udaipur Green
Wall Finishes	Plastic Emulsion
Ceiling	OBD
Handrail	MS Railing
Balcony	
Flooring	Anti-Skid Tiles/ Ceramic Tiles
Wall Finishes	Water-proofing external paint
Ceiling	Water-proofing external paint
Handrail	SS Railing with Glass
Door & Windows	
Doors	Flush Door Painted/Polished
Windows/ Ventilators	Wooden/ Aluminium
Electrical Fittings	
Modular Switches, Sockets, Copper Wiring	