

WAVE GARDENS

PHASE - II



EVER WONDERED WHAT SEPARATES AN ESTATE FROM A TOWNSHIP ?

To begin with, it's the regal ambience. Rolling, manicured greens. The luxury of space. A connoisseur's delight. But there's more.

Like, sheer class in every little detail. New-age automation, attired in exquisite finery. Thoughtful conveniences for an evolved taste, blossoming in every nook and cranny. Wave Gardens, Phase 2.

Now begging the indulgence of the elite.

Homes that bloom, like petals in the breeze.



JOIN THE EXCLUSIVE LEAGUE

A leisurely drive around the 12- acre Wave Gardens will most likely fetch you warm smiles and friendly waves from people of gravitas.

And as you take in all the hushed opulence, you will know that to be here is to be in a different league.



WELCOME TO THE EXTRAORDINARY

Wave Estate brings to you Wave Gardens - 1/2/3/3+S Luxury. And true to their nature, they are delighted to make you feel spoilt for choice!

Take your pick from sprawling 4- BHK Apartments, Duplex or Penthouses. Ultra modern residences designed with perfect aesthetics and embellished with evolved grandeur to give you a blend of comfort, convenience & opulence.



RISE ABOVE THE ORDINARY



**VANTAGE VIEW OF
A WONDERFUL WORLD**





**TAKING AESTHETICS
TO A NEW HIGH**

Artistic Impression



**REFLECTIONS OF AN
EVOLVED STATE OF BEING**



Artistic Impression

A COMMANDING VIEW OF
A WONDERFUL WORLD





Where Luxury Blooms and Lifestyle Blossoms.

**EVERY CORNER IS A
CORNERTONE OF YOUR PRESTIGE**



Living Room

Artistic Impression

A TOAST TO YOUR
PRIVILEGED LIFE

Family Lounge

Artistic Impression

**LET YOUR LIVING ROOM
MAKE A STATEMENT**





A COMFORTABLE RETREAT
FROM YOUR BUSY LIFE

Master Bedroom

Artistic Impression

**YOUR CHERISHED ESCAPE
FROM THE PRESSURES OF SUCCESS**



Bedroom 1

Artistic Impression

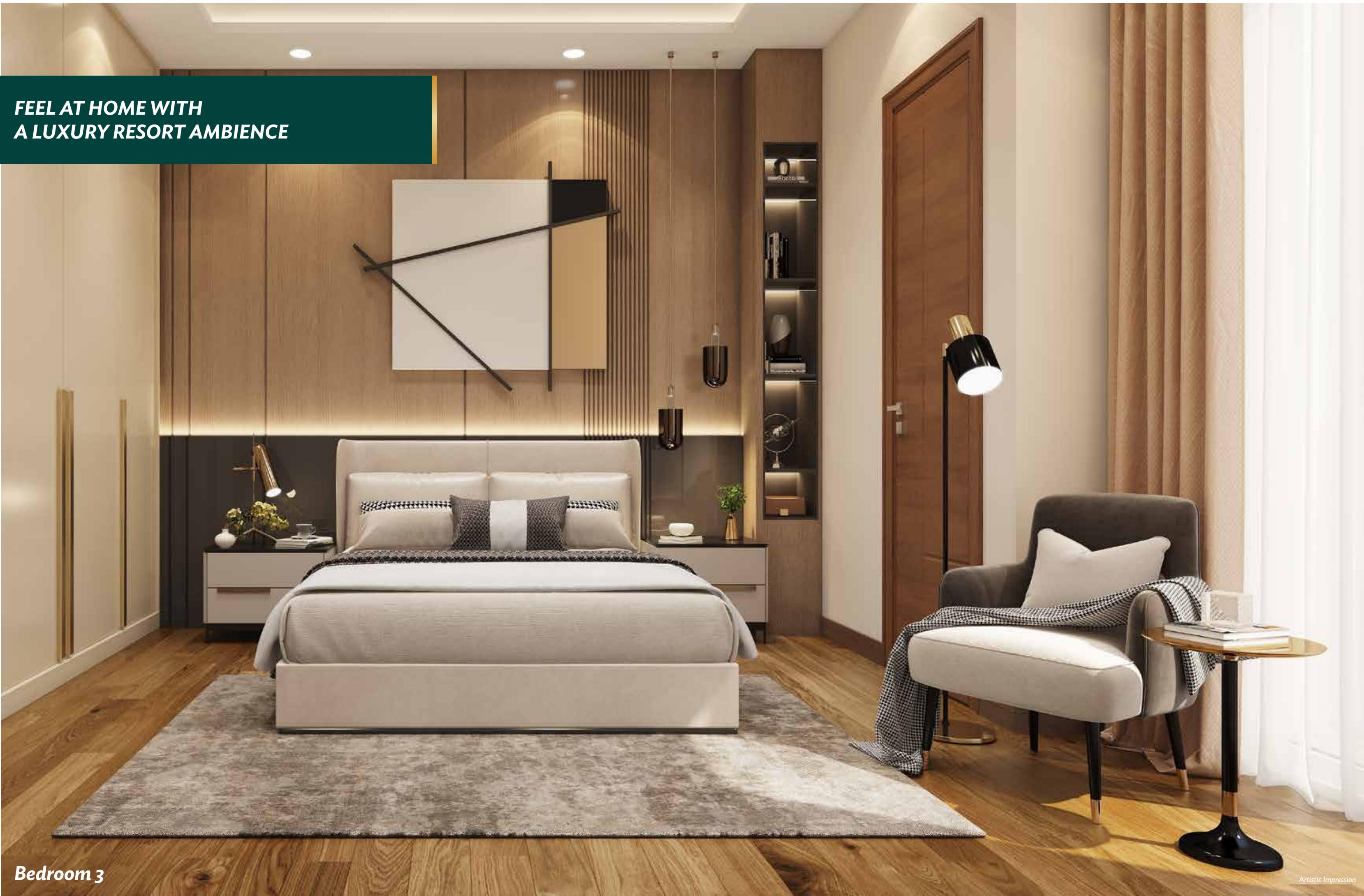
A SILENT YET POWERFUL
STYLE STATEMENT



Bedroom 2

Artistic Impression

**FEEL AT HOME WITH
A LUXURY RESORT AMBIENCE**

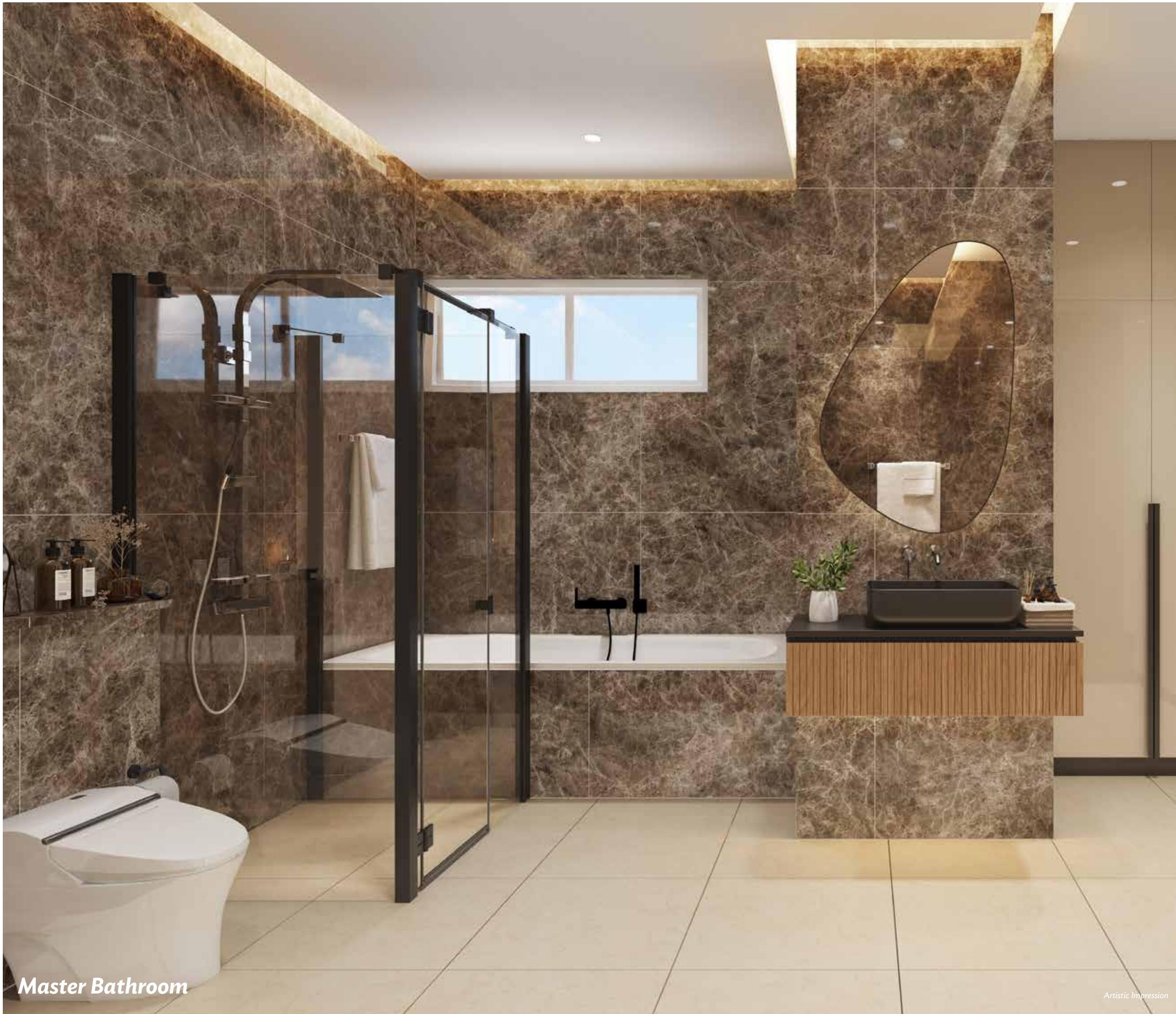


Bedroom 3

Artistic Impression

**THE PERFECT RECIPE
FOR DINING IN**





Master Bathroom

Artistic Impression

**ESCAPE INTO
AN INDULGENT
WORLD OF PRIVACY**



Artistic Impression



Bricks and Blooms. Woven in Harmony

ISOMETRIC VIEW: 2 BHK TYPE - 01



UNIT PLAN: 2 BHK TYPE - 01



CARPET AREA - 990.72 SQ.FT.
BALCONY AREA - 188.69 SQ.FT.

ISOMETRIC VIEW: 3 BHK TYPE - 01



UNIT PLAN: 3 BHK TYPE - 01



CARPET AREA - 1466.16 SQ.FT.
BALCONY AREA - 268.67 SQ.FT.

ISOMETRIC VIEW: 3 BHK TYPE - 02



UNIT PLAN: 3 BHK TYPE - 02



CARPET AREA - 1465.20 SQ.FT.
BALCONY AREA - 257.04 SQ.FT.

ISOMETRIC VIEW: 3 BHK TYPE - 03



UNIT PLAN: 3 BHK TYPE - 03



CARPET AREA - 1512.66 SQ.FT.
BALCONY AREA - 268.88 SQ.FT.

ISOMETRIC VIEW: 3 BHK TYPE - 04



UNIT PLAN: 3 BHK TYPE - 04



CARPET AREA - 1511.59 SQ.FT.
BALCONY AREA - 257.26 SQ.FT.

ISOMETRIC VIEW: 4 BHK TYPE - 01



UNIT PLAN: 4 BHK TYPE - 01



CARPET AREA - 2269.16 SQ.FT.
BALCONY AREA - 349.08 SQ.FT.
SALEABLE AREA - 3500 SQ.FT.

SPECIFICATIONS

FINISHES SCHEDULE GH-02 WAVE GARDENS MOHALI

Sl. No.	Description	Walls	Floor	Skirting/ Cladding	Ceiling
1	Living / Dining / Family Lounge	POP Punning with Acrylic Emulsion Paint	Large Format Vitrified Tiles	Vitrified Tiles	False Ceiling with recessed lights and Acrylic Emulsion Paint
2	Master Bedroom	POP Punning with Acrylic Emulsion Paint	Wooden Laminate Flooring AC5	Wooden Laminate Skirting	False Ceiling with recessed lights and Acrylic Emulsion Paint
3	Other Bedroom(s)	POP Punning with Acrylic Emulsion Paint	Wooden Laminate Flooring AC4	Wooden Laminate Skirting	False Ceiling with recessed lights and Acrylic Emulsion Paint
4	Kitchen	POP Punning with Acrylic Emulsion Paint	Vitrified Tiles	2'-0" high Dado above Counter Top	False Ceiling with recessed lights and Acrylic Emulsion Paint
5	Balcony	Weather Proof Paint	Vitrified Tiles	NA	Acrylic Emulsion Paint
6	Terrace	Weather Proof Paint	Vitrified Tiles	NA	NA
7	Master Toilet	Vitrified Tiles	Vitrified Tiles	Tiles upto Ceiling	False Ceiling with recessed lights and Acrylic Emulsion Paint
8	Other Toilet(s) / Powder Room	Vitrified Tiles	Vitrified Tiles	Tiles upto Ceiling	False Ceiling with recessed lights and Acrylic Emulsion Paint
9	Servant / Utility / Store	POP Punning with Acrylic Emulsion Paint	Vitrified Tiles	Vitrified Tiles	Acrylic Emulsion Paint
10	Servant Toilet	Vitrified Tiles	Vitrified Tiles	Tiles upto Ceiling	False Ceiling with recessed lights and Acrylic Emulsion Paint
11	Entrance Lobby / Staircase	POP Punning with Acrylic Emulsion Paint	Granite	Italian Marble	False Ceiling with recessed lights and Acrylic Emulsion Paint
12	Multipurpose Room (Penthouse)	POP Punning with Acrylic Emulsion Paint	Large Format Vitrified Tiles	Vitrified Tiles	False Ceiling with recessed lights and Acrylic Emulsion Paint

External Wall Finish

Architectural Coating / Texture Paint

Lifts

High - Speed Passenger Lifts In Each Tower

Structure

Earthquake Resistant Structure

Security

Multi-Layered Security With Video Door Phone

Railing

Glass / SS Railing

Home Automation

Home Automation of All Switch Points

Digital Lock

Digital Video Door Lock on Main Entrance Door

SPECIFICATIONS

FINISHES SCHEDULE GH-02 WAVE GARDENS MOHALI

DOOR		WINDOWS / GLAZING	OTHERS
INTERNAL	EXTERNAL		
8' high hardwood Main Door	Aluminium Door/Windows with Performance Glass, aluminium frame with wire mesh	Aluminium Door/ Windows with Performance Glass	All Weather Heating & Cooling Split Airconditioning, Ceiling Fan
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass, aluminium frame with wire mesh	Aluminium Door/ Windows with Performance Glass	All Weather Heating & Cooling Split Airconditioning, Full height Wardrobes in Dress, Ceiling Fan
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass, aluminium frame with wire mesh	Aluminium Door/ Windows with Performance Glass	All Weather Heating & Cooling Split Airconditioning, Full height Wardrobes, Ceiling Fan
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass	Aluminium Door/ Windows with Performance Glass	Modular Kitchen, Built-in Hob & Chimney, Built-in Microwave Oven, Refrigerator, RO Water Purifier under sink, Grohe or equivalent CP Fittings, Geyser, Exhaust Fan
NA	NA	NA	Glass/ SS railing, Ceiling Light
NA	NA	NA	NA
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass	Aluminium Door/ Windows with Performance Glass	Kohler, Grohe or Equivalent Chinaware and CP Fittings, glass partition, Vanity, Geyser, Exhaust Fan
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass	Aluminium Door/ Windows with Performance Glass	Kohler, Grohe or Equivalent Chinaware and CP Fittings, glass partition, Vanity, Geyser, Exhaust Fan
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass	Aluminium Door/ Windows with Performance Glass	SS Double Bowl Sink, Washing Machine, Ceiling Fan, Standard Chinaware and CP Fittings
8' high Factory Made Engineered Wooden Doors	Aluminium Door/Windows with Performance Glass	Aluminium Door/ Windows with Performance Glass	Standard Chinaware and CP Fittings
Aluminium Door/ Windows with Performance Glass	Aluminium Door/Windows with Performance Glass	NA	NA
8' high hardwood Main Door	Aluminium Door/Windows with Performance Glass, aluminium frame with wire mesh	Aluminium Door/ Windows with Performance Glass	All Weather Heating & Cooling Split Airconditioning, Ceiling Fan

SITE PLAN

LEGEND

- 1 ENTRY/ EXIT GATES
- 2 ENTRANCE PLAZA
- 3 TOWER DROP OFF AREA
- 4 KIDS PLAY AREA
- 5 SWIMMING POOL
- 6 KIDS POOL
- 7 JACUZZI
- 8 SEATING ALCOVE
- 9 SAND PIT
- 10 HEDGE MAZE
- 11 SUMMER COURT
- 12 MULTI PURPOSE LAWN
- 13 FRAGRANCE GARDEN
- 14 YOGA/ MEDITATION GARDEN WITH PAVILIONS
- 15 KOI POND
- 16 WATER FEATURE
- 17 ELDERS PLAZA
- 18 BLOSSOM GARDEN
- 19 CIRCULAR LAWN
- 20 INFORMAL O.A.T.
- 21 ACTIVE PLAY AREA
- 22 PLAY COURT COMPLEX
- 23 GRASS MOUNDS
- 24 TREE COURT
- 25 OUTDOOR FITNESS GARDEN
- 26 CLUB DROP OFFS
- 27 ACCENT PAVING NEAR COMMERCIAL
- 28 FRUIT TRAILS
- 29 STEPPED GARDEN
- 30 RETAIL SHOPS



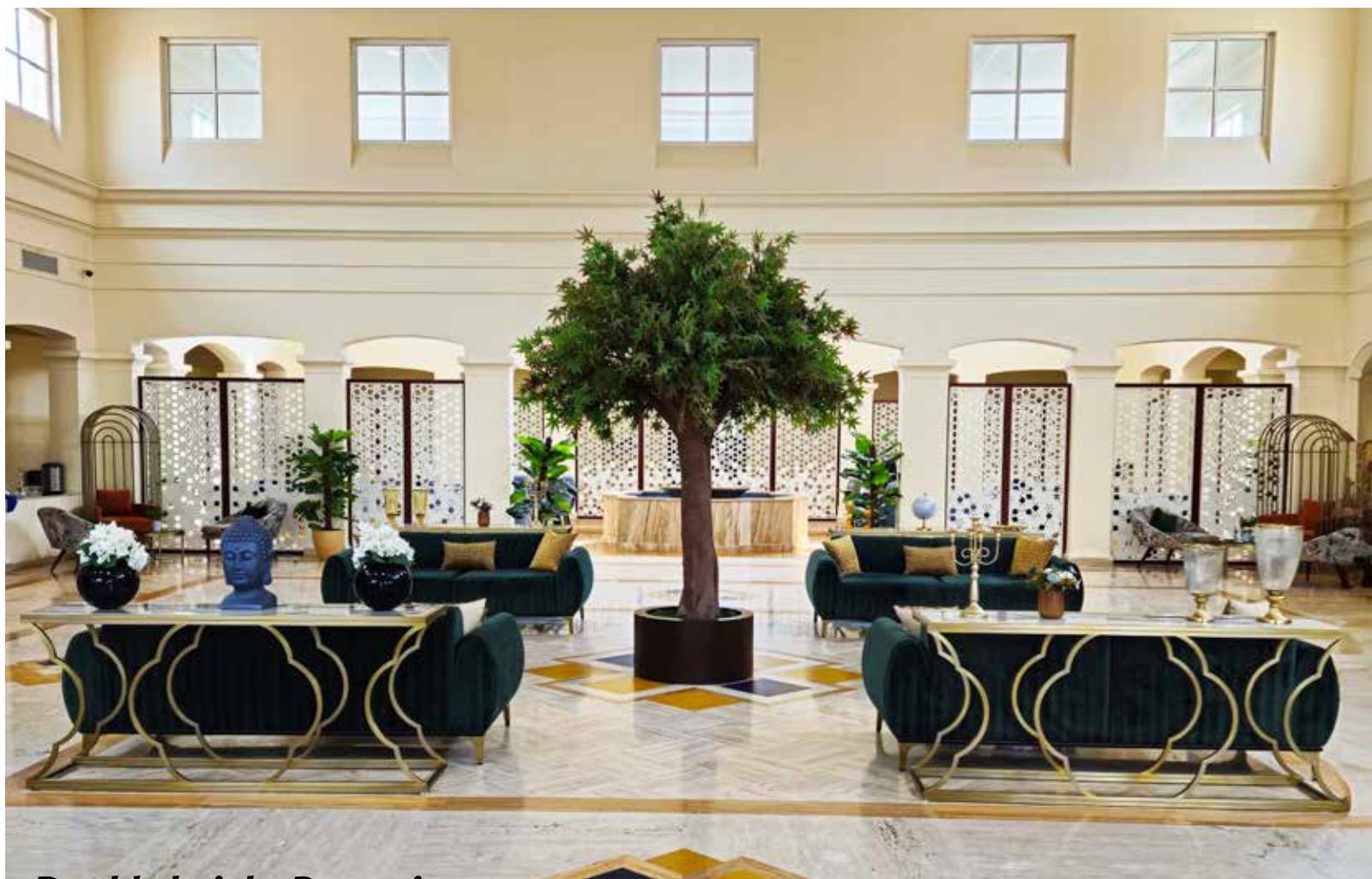


A home where dreams flower.

COMMUNITY CENTER

The statuesque club is reminiscent of the regal old-world charms of a bygone era. And yet, it embodies every convenience that the modern-day elite deems as a complementary extension of one's lifestyle.





Double height Reception



Actual Image



Swimming Pool

Artistic Impression



Gym

Artistic Impression



Games Room



Fine Dining

Artistic Impression



Kid's Play Area

Actual Image



Bar

Artistic Impression



Bricks and Blooms. Woven in Harmony

WAVE ESTATE

A CELEBRATION OF THE HIGH LIFE

Wave Estate occupies pride of place in the heart of Mohali – sprawling over Sectors 85 and 99. Spread across 235 luxuriant acres, this IGBC pre-certified silver rated green township has internationally designed open green spaces, custom- designed by renowned consultant “ATKINS UK”.

- Central Park nestled on 8300 sq. m.
- 12 towers
- Elite clubhouse with gym, yoga & aerobics room, library, carrom and cards room and host of other facilities.
- **100% occupancy in Phase 1 – blocks A to G**



Artistic Impression

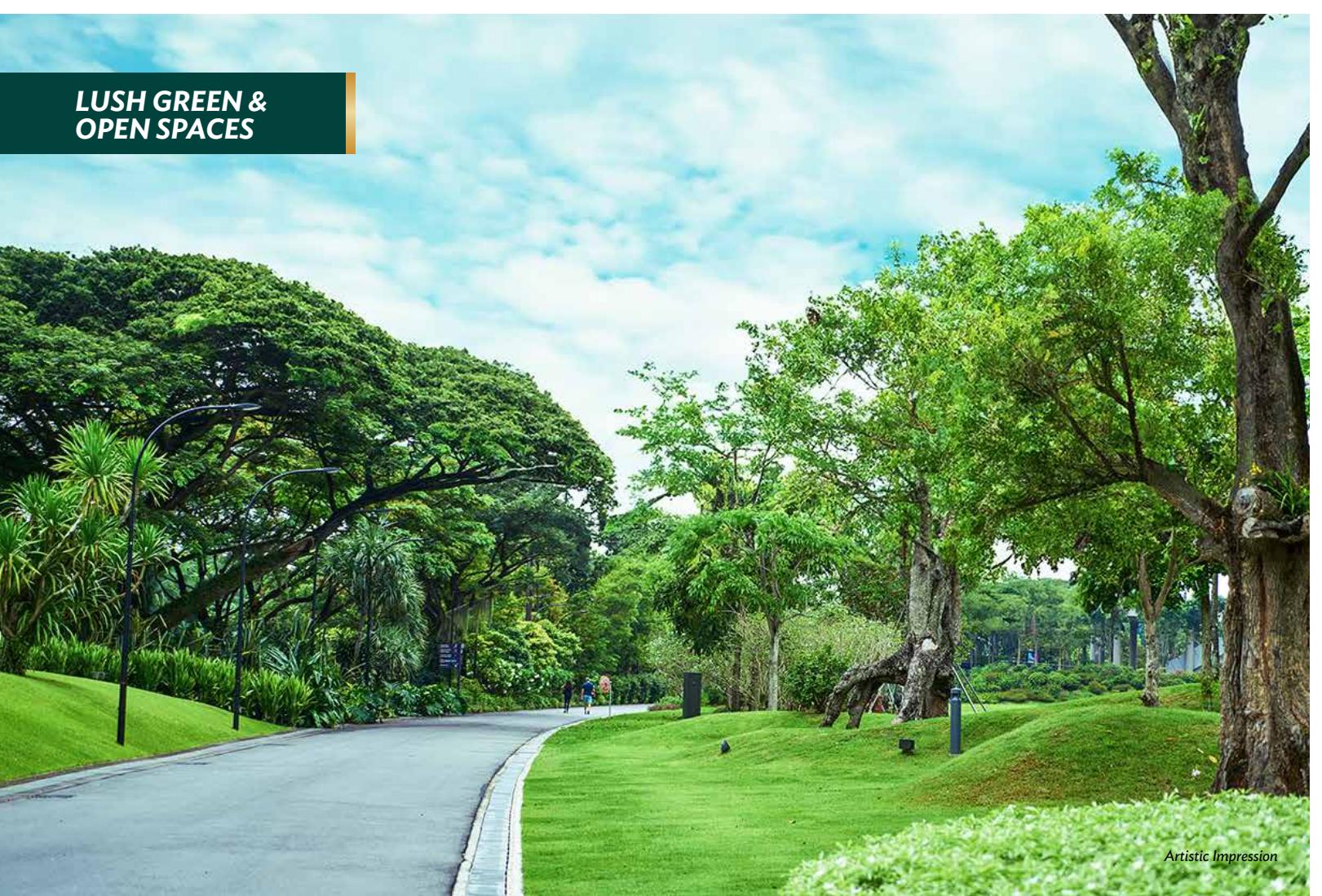
**24x7 CCTV
SURVEILLANCE**



**DAILY NEEDS INSIDE
THE PREMISES**



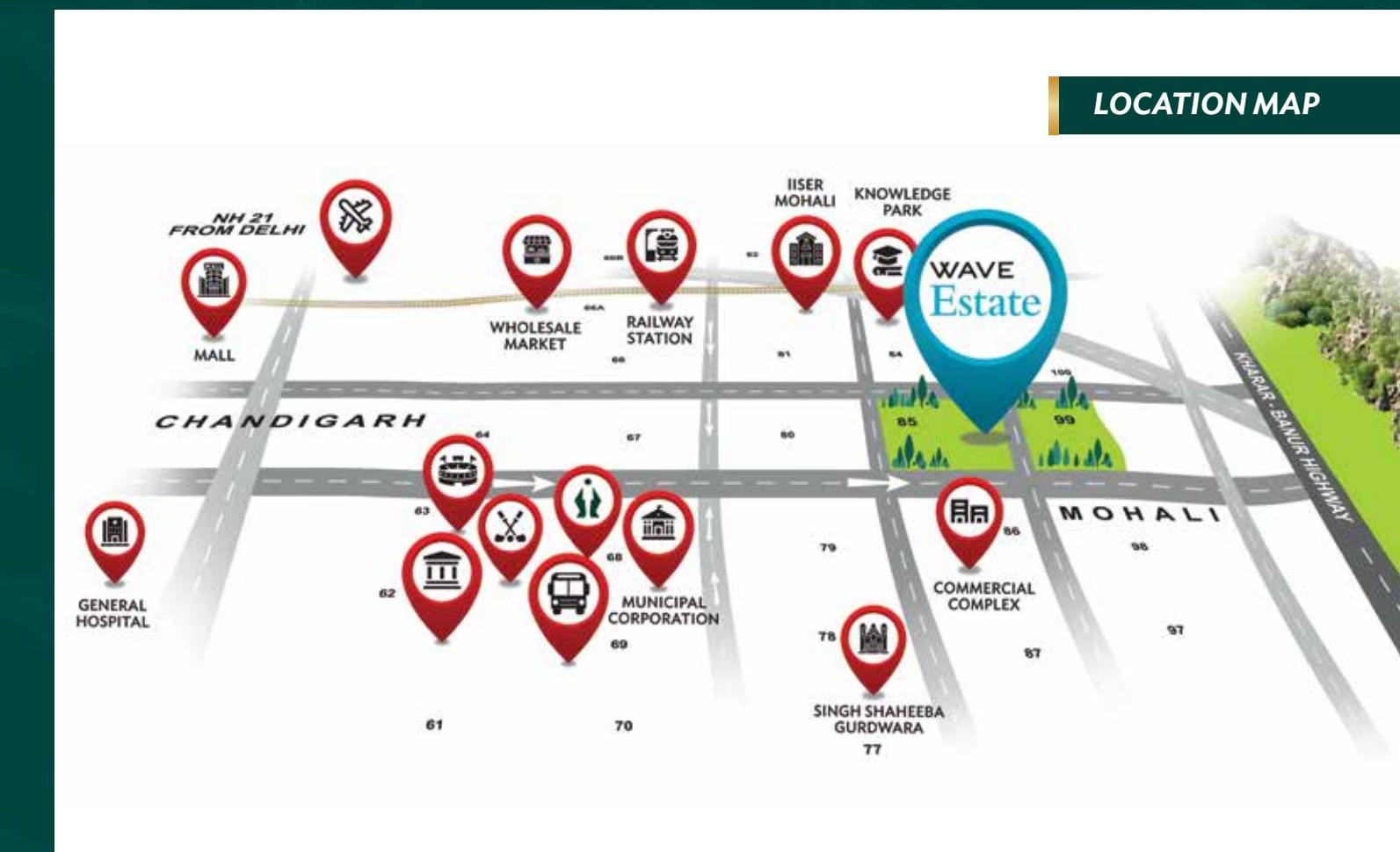
**LUSH GREEN &
OPEN SPACES**



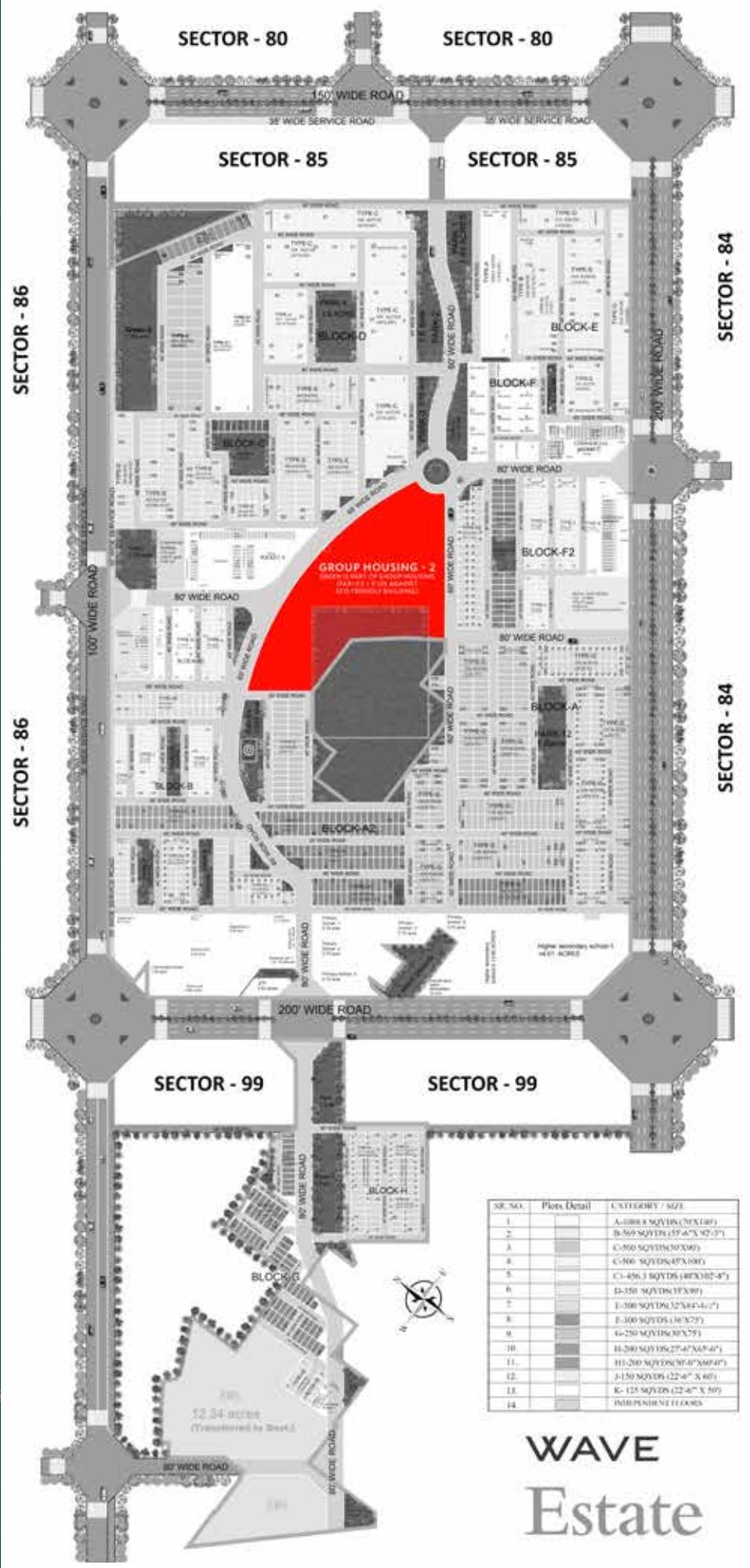
**HOME TO 1500+
HAPPY FAMILIES**



LOCATION MAP



SITE PLAN



LOCATION ADVANTAGES

	Intl. Airport 7.5 kms		Puda Bhawan 3.5 kms		Elante Mall 7 kms		Hockey Stadium 4 kms		CP-67 Mall 1.5 Kms
	ISBT Mohali 3.4 kms		Fortis Hospital 3.5 kms		Mohali Cricket Stadium 4.5 kms		Indian School of Business 1.2 kms		Adjacent to PR 8