

WAVE
Estate
Sector 85 & 99, Mohali

Project's RERA Reg. No.: PDRERA-SAS01-P00164
RERA Website: www.rera.punjab.gov.in

WAVE GARDENS

1/2/3/3+S LUXURY APARTMENTS/DUPLEX/PENTHOUSES



“ A Golden State of Living ”

Sales office: Wave Estate, Sec-86, Sahibzada Ajit Singh Nagar, Mohali, Punjab-140308
Toll Free: 1800 121 8588 | Email: customercare@waveestate.in | Website: www.waveestate.in

“Nestled Amidst Nature”



WAVE GARDENS

Wave Estate brings to you, Wave Gardens - 1/2/3/3+S Luxury Apartments/Duplex/Penthouses. These ultra-modern homes are designed with perfect aesthetics, giving its residents a blend of comfort, convenience & opulence. Set amidst lush greenery, Wave Gardens has strikingly beautiful towers with spacious homes.

Wave Gardens is spread across 12 acre of land that includes a vast park development of over 8300 sq. m. In total there are 8 towers in Phase I and 5 towers in Phase II and each tower is designed meticulously. Residents here get access to an elite clubhouse with gym, yoga & aerobics room, library, carrom and cards room and many more facilities.

Set on the foothills of Shivalik Range, Wave Gardens is close to Mohali Cricket Stadium (3.5 km.), Chandigarh International Airport (7.5 km.), Knowledge Park that houses the Indian School of Business (ISB) (1.2 km.) and Mohali Business Hub (1.3 km.)



FEATURES

- Modular kitchen with Hob & Chimney, RO Water Purifier
- Split ACs in Living/Dining Room & all Bedrooms
- 24x7 Power Supply
- Earthquake Resistant RCC Frame Structure
- Round-the-clock Security
- Eco-friendly and Self Sustainable Development
- Underground Residential & Surface Parking for Visitors
- Adequate Lifts in Every Building
- Spacious Entrance Lobby
- Access to an Elite Clubhouse



ELITE CLUBHOUSE

CLUBHOUSE/COMMUNITY CENTER FACILITIES



Library



Pool Table



Carrom Room



Fitness Centre



Multipurpose Room



Air Hockey



Kids' Indoor Play Area



Home Theatre



Cards Room



Yoga & Aerobics Centre

PROPOSED SPECIFICATIONS*

LIVING/DINING

Walls: POP Funning with Acrylic Emulsion Paint
Floor: Imported Marble
Skirting/Cladding: Imported Marble
Ceiling: POP Funning with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled door and Door Frames
Door-External: Single Glass uPVC
Main Entrance: Polished Hardwood Frame with Paneled Door Shutters
JBHK-HDF Skin Moulded Paneled Door and Door Frames
Windows/Glazing: uPVC Window Frames and Shutters
Others: Split Air Conditioners



MASTER BEDROOM

Walls: POP Funning with Acrylic Emulsion Paint
Floor: Wooden Laminate Flooring
Skirting/Cladding: Wooden Laminate Skirting
Ceiling: POP Funning with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Split Air Conditioners



OTHER BEDROOM(S)

Walls: POP Funning with Acrylic Emulsion Paint
Floor: Wooden Laminate Flooring
Skirting/Cladding: Wooden Laminate Skirting
Ceiling: POP Funning with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Split Air Conditioners



KITCHEN

Walls: POP Funning With Acrylic Emulsion Paint
Floor: Anti-Skid Tiles/Imported Marble (as per design)
Skirting/Cladding: 2 ft. High Decorative Tiles above Counter
Ceiling: False Ceiling with Oil Bound Distemper
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Modular Kitchen with Hob & Chimney, RO Water Purifier, Granite Worktop and Tiled Back Splash, Stainless Steel Sink with Single Bowl and Drainage, CP Fittings.



*Features and Specifications are indicative and subject to change in the best interest of the development.
Disclaimer: The photographs given in the brochure are only artistic impression and may not fully exactly match with the project specifications.

PROPOSED SPECIFICATIONS*

MASTER TOILET

Walls: POP Funning with Acrylic Emulsion Paint above Cladding
Floor: Imported Marble
Skirting/Cladding: Imported Marble
Ceiling: False Ceiling with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Single Lever CP Fittings, Shower Enclosure



OTHER TOILET

Walls: POP with Acrylic Emulsion Paint above Cladding
Floor: Anti-Skid Tiles
Skirting/Cladding: Tiles up to 7 ft.
Ceiling: False Ceiling with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Single Lever CP Fittings



SERVANT/UTILITY

Walls: POP with Acrylic Emulsion Paint above Cladding
Floor: Ceramic Tiles
Skirting/Cladding: Ceramic Tiles
Ceiling: False Ceiling with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Medium Range Chinaware and CP Fittings



SERVANT TOILET

Walls: POP with Acrylic Emulsion Paint above Cladding
Floor: Ceramic Tiles
Skirting/Cladding: Ceramic Tiles
Ceiling: False Ceiling with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC
Windows/Glazing: uPVC Window Frames and Shutters
Others: Medium Range Chinaware and CP Fittings



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PROPOSED SPECIFICATIONS*

ENTRANCE LOBBY

Walls: POP with Acrylic Emulsion Paint above Cladding
Floors: Granite/Indian marble
Skirting/Cladding: Granite/Indian marble
Ceiling: POP Punning with Acrylic Emulsion Paint
Door-Internal: HDF Skin Moulded Paneled Door and Door Frames
Door-External: Single Glass uPVC



EXTERNAL WALL (FINISHES)

External Wall Finish: Architectural Coating/Texture Paint
Cill/Cooping: Sandstone/Granite
Entry Canopy: Architectural Coating/Texture Paint
Mummy & Machine Room: Architectural Coating/Texture Paint
Terrace: Anti-Skid Tiles



OTHER DEVELOPMENTS

Electrical: Concealed Copper Wiring with Modular Plate Switches
Lifts: High Speed Passenger Lift in Each Block
Structure: Earthquake Resistant Structure
Security: Multi Layered Security with Video Door Phone



EXTERNAL DEVELOPMENT

Roads & Pavements: Bituminous/Concrete/Cobbled
Boundary Wall: Texture Paint finish
Pergola: Hollows Steel Tubes with Wooden Paint Finish



TERRACES

Walls: Weather-Proof Paint
Floor: Anti-Skid Tiles



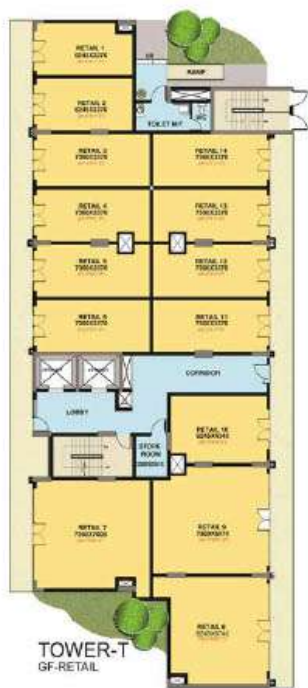
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“Happiness
with Luxury”



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GROUND FLOOR RETAIL TOWER-1BHK UNIT



SPECIFICATIONS*

Structure: Earth quake resistance RCC framed structure designed with in fill brick wall	Public Corridor: Quality Granite Finish
Flooring: Premium Quality Vitrified Tiles (Italian marble finish)	External Finish: Texture finish and GRC (Architectural Feature)
Wall Paint: POP Putting with Acrylic Emulsion	Cill/ Coping: Quality Granite Finish
Ceiling Paint: Oil Bound Distemper	Power Back up: 100% Power backup on chargeable basis
Doors and Windows: High Quality uPVC	Roads @ Pavements: Pavers/Concrete/Cobbled

*Dimensions and specifications are indicative and subject to change in the best interest of the development.
Disclaimer: 1 Sq. M. = 10.764 Sq. Ft. This is an artistic impression, layout and size may vary as per each location.

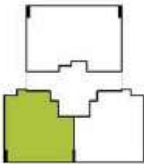
TYPICAL FLOOR PLAN-1BHK UNIT



Carpet Area - 461 Sq. Ft. 41.89 Sq. M.
Balcony Area - 84 Sq. Ft. 7.80 Sq. M.
Super Area - 700 Sq. Ft. 65.03 Sq. M.

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FLOOR PLANS-2BHK UNIT



2BHK Unit
(Tower- B, C)
2 Bedroom
2 Bathroom
1 Powder Room

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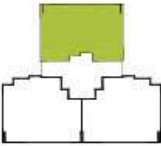
ISOMETRIC VIEW-2BHK UNIT



Carpet Area - 860 Sq. Ft. | 79.89 Sq. M.
Balcony Area - 189 Sq. Ft. | 17.55 Sq. M.
Super Area - 1380 Sq. Ft. | 128.20 Sq. M.

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FLOOR PLANS-3BHK UNIT



3BHK Unit
(Tower- B, C, D, E, F, G, H)
3 Bedroom
3 Bathroom
1 Powder Room

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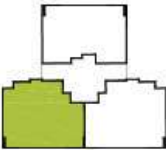
ISOMETRIC VIEW-3BHK UNIT



Carpet Area - 1196 Sq. Ft. | 111.11 Sq. M.
Balcony Area - 252 Sq. Ft. | 23.41 Sq. M.
Super Area - 1885 Sq. Ft. | 175.12 Sq. M.

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FLOOR PLANS-3BHK+S UNIT



3BHK+S Unit
(Tower- D, E, F, G, H)

3 Bedroom
3 Bathroom
1 Powder Room
Servant's Room

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ISOMETRIC VIEW-3BHK+S UNIT



Carpet Area - 1290 Sq. Ft. | 119.84 Sq. M.
Balcony Area - 223 Sq. Ft. | 20.71 Sq. M.
Super Area - 1990 Sq. Ft. | 184.87 Sq. M.

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FACILITIES



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SITE PLAN



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ACTUAL IMAGES



WAVE ESTATE

Posed picturesquely at the foothills of majestic Shivalik Range is Wave Estate- a distinguished address located advantageously at the heart of Mohali in Sector 85 & 99. Spread across 246.166 acres, Wave Estate is gated community with an ultra-fine collection of contemporary Villas, Plots, Premium Group Housing, Independent Floors, SCO's, Commercial Areas, Community Centers, Primary & Secondary Schools, Daily Need Shops and much more. Wave Estate has been designed and fitted to the highest standards of design and constructed by renowned global consultants like Studio DRA-UK, Meinhardt International and Infracore. It has been planned in such a way, where space effectiveness and contemporary design create an ambience that is ideal for today's lifestyle.

Apart from its beautiful residential space, high profile commercial spaces will give Wave Estate a high street air. Here, life is surrounded by unlimited options with best facilities in Education, Sports, Entertainment, Shopping, Healthcare and Fitness within a meandering backdrop of flawless green landscapes and parks. This IGBC pre-certified silver rated green township has internationally designed open and green spaces by renowned consultant "ATKINS UK". Round the clock security with surveillance cameras will ensure safety of its residents. An elite Community Center/Club for Wave Gardens with Gym, Yoga & Aerobics Room, Library, Carrom and Cards Room, Kids Play Zone, Home Theatre, Swimming Pool, Multi-purpose Recreational Hall and facilities for Pool & Air hockey will make coming home to Wave Estate, a pleasure.

Wave Estate also stands amongst the vicinity of unmatched landmarks like Mohali Cricket Stadium, Chandigarh International Airport, Indian School of Business and the upcoming Mohali City Center.

Wave Estate will be the place worth living in where people will meet, laugh, live and enjoy life to full.



Actual Image

LANDMARKS:

- Partial Completion (Land/Infrastructure) of 171.667 acres.
- Possession is given for approx. 400 plots with sizes ranging from 125 sq. yds. to 1088 sq. yds.
- Possession & handover for approx. 100 floors in Sector 85 & 99 is already given.
- Adequate number of families already residing in Wave Estate.



Certified By
Local



Certified By
IGBC

LOCATION MAP & ADVANTAGES



Intl. Airport
7.5 kms



Puda Bhawan
3.5 kms



Elante Mall
7 kms



Hockey Stadium
4 kms



Mohali Golf Range
6.9 kms



IBS Mohali
3.4 kms



Fortis Hospital
3.5 kms



Mohali Cricket
Stadium
4.5 kms



Indian School
of Business
12 kms



Adjacent to
PR 8

Located advantageously at the heart of Mohali in Sector 85 & 99, Wave Estate also stands amongst the vicinity of unmatched landmarks like the Mohali Cricket Stadium, Fortis Hospital, Indian School of Business (ISB) and the upcoming Mohali City Center. Wave Estate, one of the finest residential gated community is in close proximity to Chandigarh International Airport.

Disclaimer: Travel distances shown above are taken from Google maps during non-peak hours. @Respective Owners