

WAVE
Estate

WAVE ESTATE, GROUP HOUSING-2 (PHASE-2)

PROJECT'S RERA: PBRERA-SAS81-PR1009 | WWW.RERA.PUNJAB.GOV.IN



BROCHURE



WAVE ESTATE, SECTOR 85 MOHALI

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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-II.

Now begging the indulgence of the elite.





Bricks and Blooms, Woven in Harmony

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 - PHASE-II. 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**





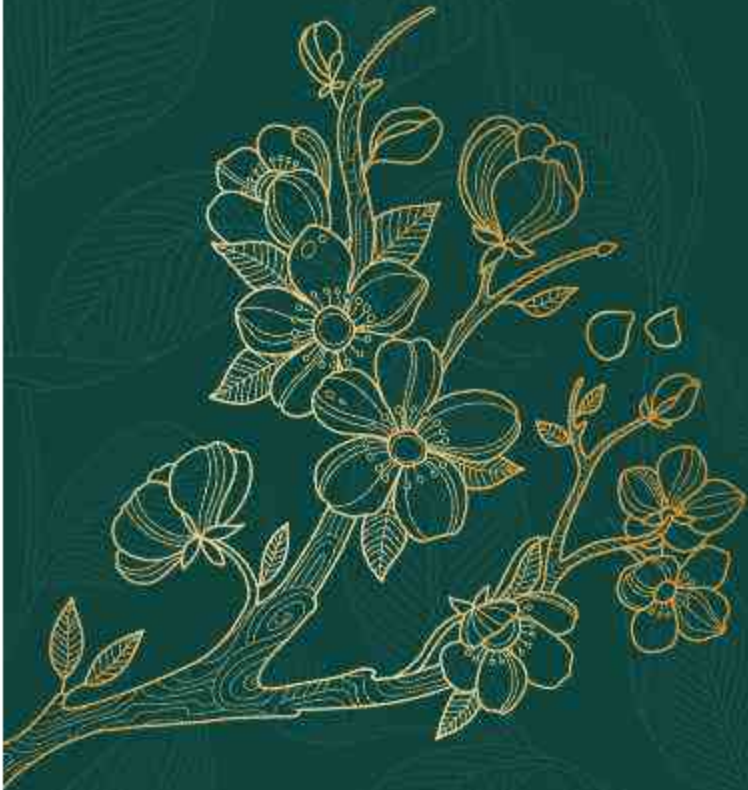




**TAKING AESTHETICS
TO A NEW HIGH**

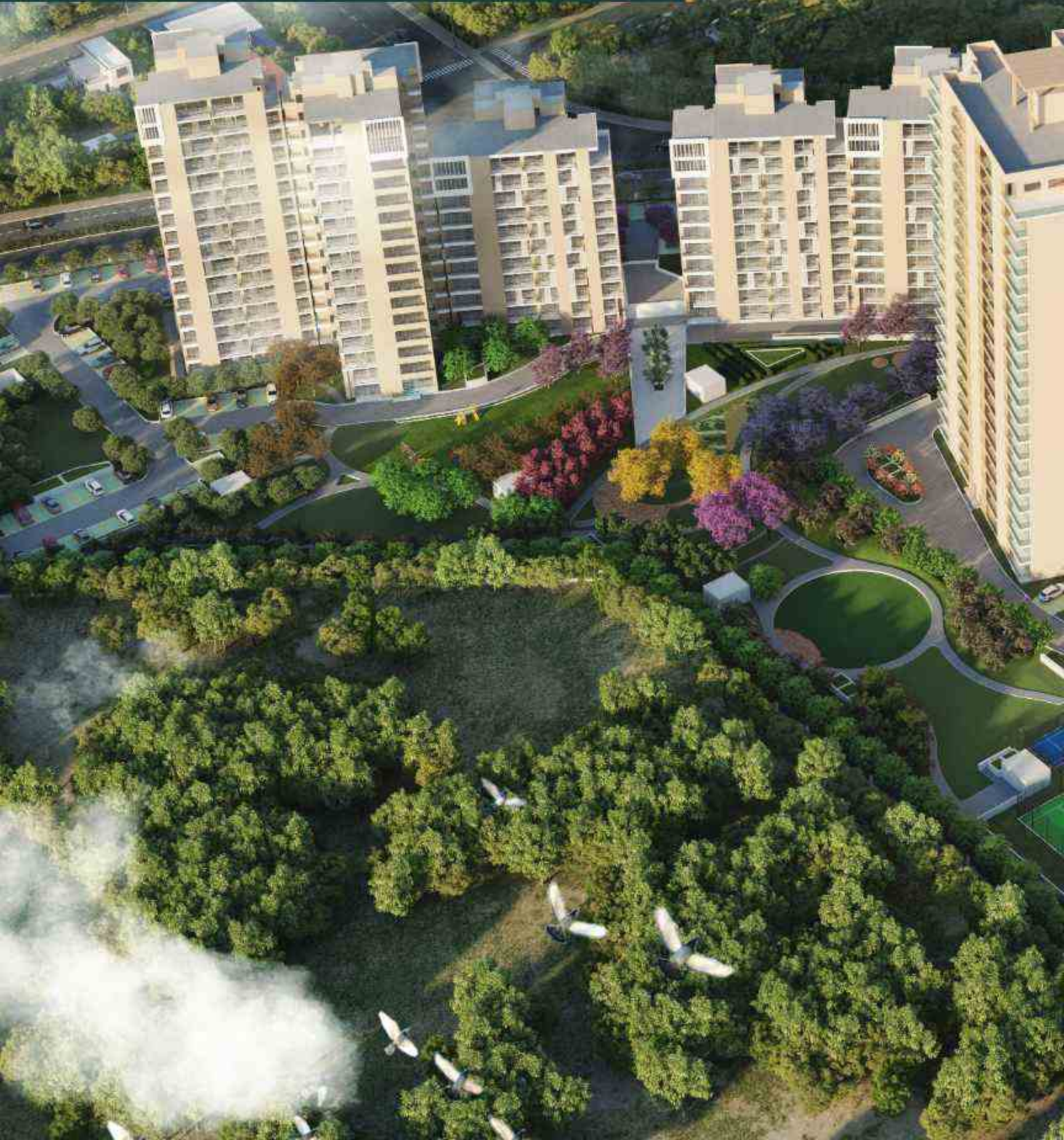


**REFLECTIONS OF AN
EVOLVED STATE OF BEING**





**A COMMANDING VIEW OF
A WONDERFUL WORLD**







Homes that bloom. Life petals in the breeze.



**FLAUNT YOUR
ELEVATED TASTE, IN STYLE**



Living Room





Living and Dining Area

**STATE-OF-THE-ART MEETS
STATE-OF-THE-HEART**



**THE SPOTLIGHT IS ON
MUTED SOPHISTICATION**



Dining Area



**THE LUXURIOUS
PRIVILEGE OF PRIVACY**



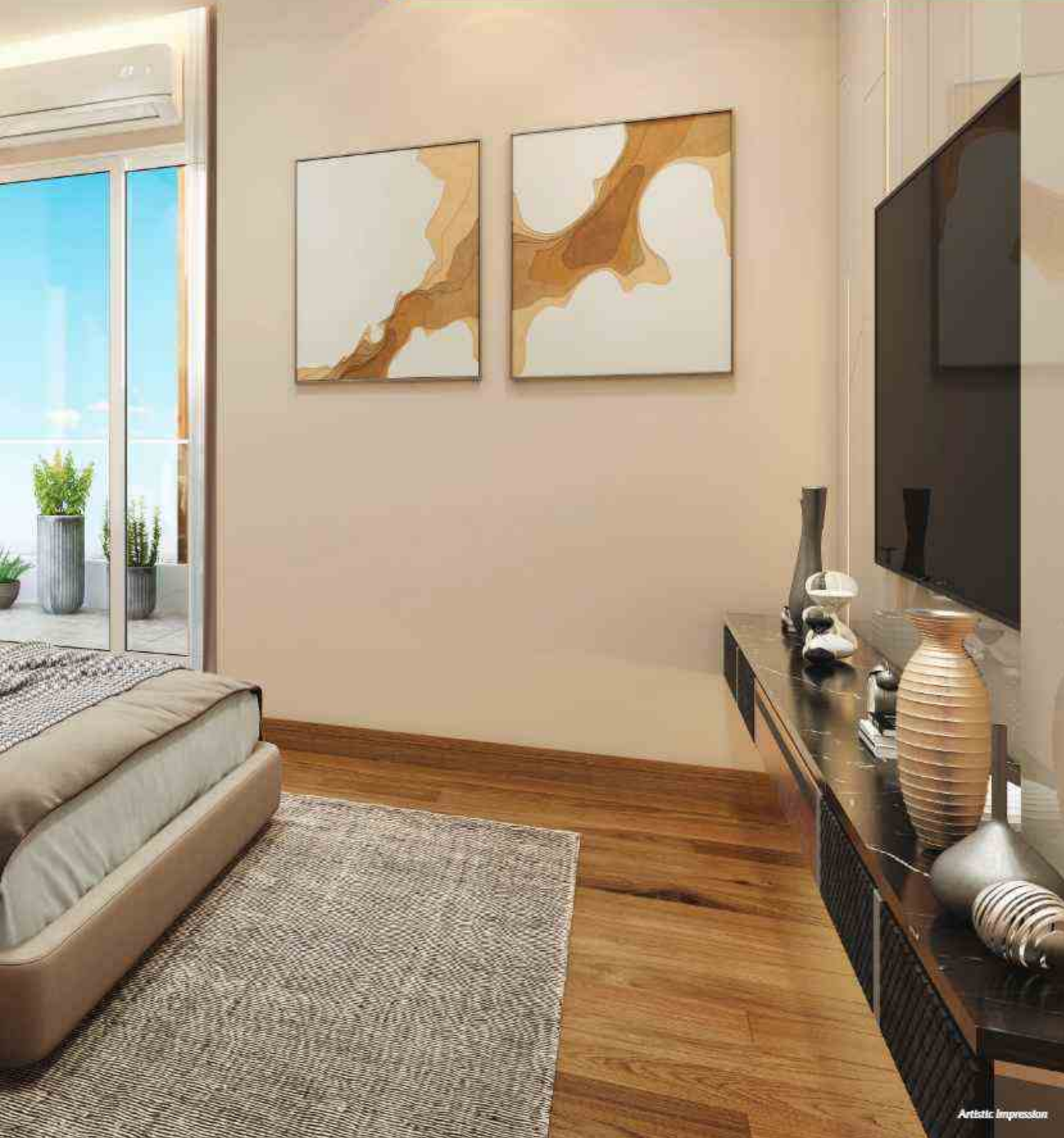
Master Bedroom





Bedroom 1

**YOUR COZY CORNER
OF REFLECTION**



**ROOM WITH A VIEW OF SPECTACULAR
LANDSCAPES**



Bedroom 2



ISOMETRIC VIEW: 3 BHK TYPE - 01



SALEABLE AREA - 2260 SQ.FT.

UNIT PLAN: 3 BHK TYPE - 01



ISOMETRIC VIEW: 3 BHK TYPE - 02



SALEABLE AREA - 2260 SQ.FT.

UNIT PLAN: 3 BHK TYPE - 02





Where Luxury Blooms and Lifestyle Blossoms.



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



Living Room





Family Lounge

**A TOAST TO YOUR
PRIVILEGED LIFE**



**LET YOUR LIVING ROOM
MAKE A STATEMENT**



Dining Area





Master Bedroom

**A COMFORTABLE RETREAT
FROM YOUR BUSY LIFE**



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



Bedroom 1





Bedroom 2

**A SILENT YET POWERFUL
STYLE STATEMENT**



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



Bedroom 3



**THE PERFECT RECIPE
FOR DINING IN**







Master Bathroom



**ESCAPE INTO
AN INDULGENT
WORLD OF PRIVACY**





ISOMETRIC VIEW: 4 BHK TYPE - 01



SALEABLE AREA - 3500 SQ. FT.

UNIT PLAN: 4 BHK TYPE - 01





Homes that bloom, life petals in the breeze.



ISOMETRIC VIEW: 2 BHK TYPE - 01



SALEABLE AREA - 1530 SQ.FT.

UNIT PLAN: 2 BHK TYPE - 01



ISOMETRIC VIEW: 3 BHK TYPE - 03



SALEABLE AREA - 2283 SQ.FT.

UNIT PLAN: 3 BHK TYPE - 03



ISOMETRIC VIEW: 3 BHK TYPE - 04



SALEABLE AREA - 2283 SQ. FT.

UNIT PLAN: 3 BHK TYPE - 04



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



60' WIDE ROAD

TVLP

IVY
G+18

JACARANDA
G+19

SANTALINA
G+20

LAVINIA
G+21

SANTALINA
G+22

COMMUNITY CENTRE .01

HIBISCUS

GERANIUM

FRESIA

ERICA

VIAFORE

85' WIDE ROAD

85' WIDE ROAD

22

21

25

19

19

28

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60' WIDE ROAD

SITE PLAN

LEGEND

- 1 ENTRY/ EXIT GATES
- 2 ENTRANCE PLAZA
- 3 TOWER DROP OFF AREA
- 4 KID'S PLAY AREA
- 5 SWIMMING POOL
- 6 KID'S 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 ELDER'S 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



85' WIDE ROAD

Commercial
Pocket-A



A home where dreams flower.

COMMUNITY CENTER

The Community Center 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.









Swimming Pool

Artistic Impression



Gym

Artistic Impression



Games Room

Artistic Impression



Kid's Play Area

Artistic Impression



Fine Dining

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.
- Elite operational Community Center with gym, yoga & aerobics room, library, carrom and cards room and lots of other facilities.





**24x7 CCTV
SURVEILLANCE**



Artistic Impression

**LUSH GREEN &
OPEN SPACES**



Artistic Impression



**DAILY NEEDS INSIDE
THE PREMISES**

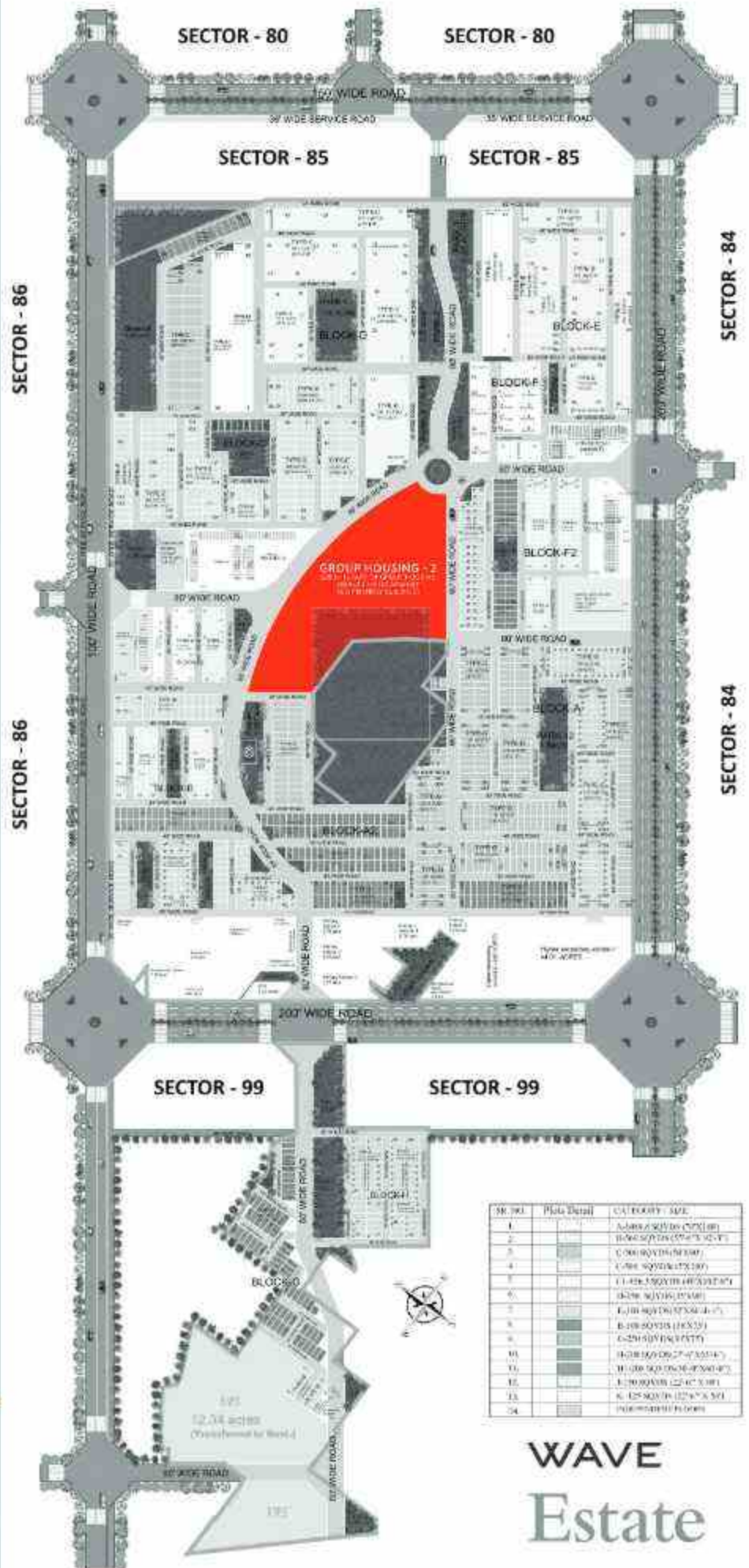
Artistic Impression



**HOME TO 1700+
HAPPY FAMILIES**

Artistic Impression

SITE PLAN



NO.	Plan Detail	CATEGORY	AREA
1		Asphalt / 20' x 20' (75' x 10')	10,000 sq ft (230 x 43')
2		Concrete / 20' x 20' (75' x 10')	10,000 sq ft (230 x 43')
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14		Concrete / 20' x 20' (75' x 10')	10,000 sq ft (230 x 43')

WAVE
Estate

LOCATION MAP



Not To Scale

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



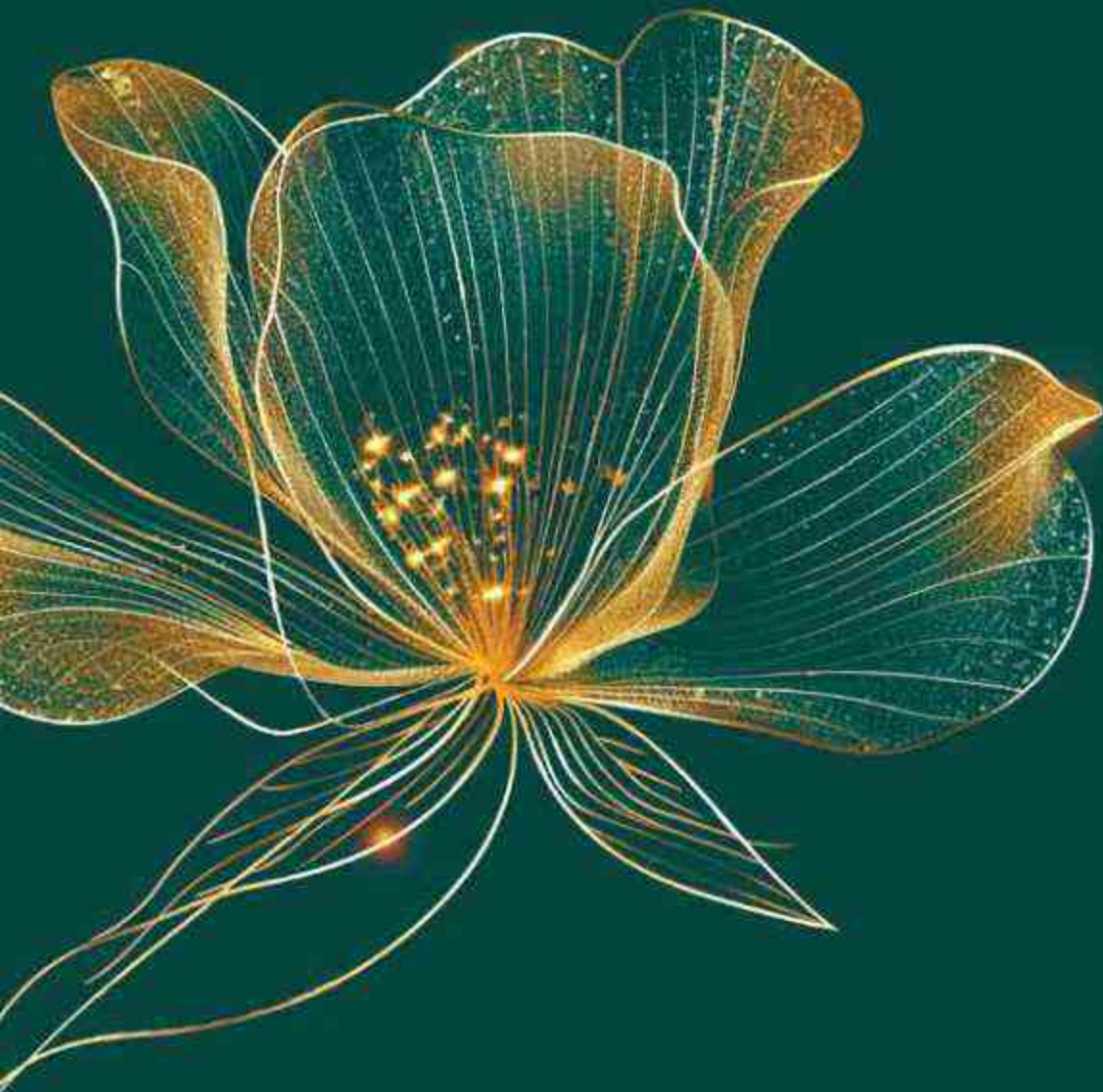
Mohali Cricket
Stadium
4.5 kms



Indian School
of Business
1.2 kms



Adjacent to
PR 8



WAVE
Estate

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