

WAVE
City

PROMOTER'S RERA REG. NO.: UPRERAPRM5538
PROJECT'S RERA REG. NO.: UPRERAPRJ422981
RERA WEBSITE: WWW.UP-RERA.IN

eligo
3BHK URBANE APARTMENTS

LIVE LIFE IN PERFECT BALANCE



“Work, love & play are the great balance wheels of man’s being.”

**LIFE IS ALL ABOUT
FINDING THE RIGHT BALANCE**



Artistic Image

THE BALANCE BETWEEN DREAMING AND DOING



Artistic Image

THE BALANCE BETWEEN MINIMALISM AND MODERNITY



THE BALANCE BETWEEN PASSION AND PROFESSION



Artistic Image

**BECAUSE WHEN YOU STRIKE THE
PERFECT BALANCE,
YOU BRING HARMONY FOR YOUR
MIND, BODY AND SOUL.**



WELCOME TO

eligo

3BHK URBANE APARTMENTS



Artistic Image

LIVE LIFE IN PERFECT BALANCE

Strike the equilibrium of living with the luxuries of the modern world right in the lap of nature. Eligo 3 BHK Urbane Apartments enable you to live a perfectly balanced life with meticulously planned, sustainable infrastructure, ample amenities with unmatched views and equipped with world-class features for a blissful living.

PODIUM GREEN LIVING	RCC FRAMED STRUCTURE WITH 100% ALUMINIUM FORM WORK SYSTEM FOR ALL WALLS	4 APARTMENTS TO A CORE	DEDICATED ENTRANCE LOBBY
AIR-CONDITIONED APARTMENTS*	MODULAR KITCHEN*	7 FT. DEPTH LIVING ROOM BALCONY	DEDICATED CAR PARKING
uPVC SLIDING DOOR WITH WIRE MESH PROVISION	VIDEO DOOR PHONE	POWER BACK-UP	WELL-VENTILATED ROOMS
ADJOINING 6.5 ACRES PARK	BANG ON 57 MTR WIDE ROAD	2 MIN FROM CANAL WALK	& LOTS MORE...



Disclaimer:*The price mentioned as aforesaid constitutes the basic sales price of the apartment only and fixtures and fittings like Air-conditioner, modular kitchen etc shall be chargeable separately.



Artistic Image

3 BHK AIR-CONDITIONED APARTMENTS



Artistic Image

PERFECT BALANCE
OF COMFORT & CONVENIENCE



GET INTO YOUR COMFORT ZONE WITH WELL-VENTILATED BEDROOMS

► 8' HIGH EXTERNAL GLAZED DOORS

► ERGONOMICALLY DESIGNED LAYOUT

► AIR-CONDITIONED ROOMS

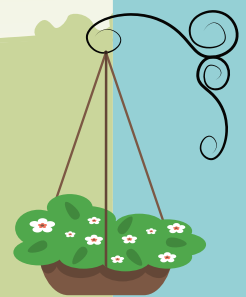


**INDULGE IN THE LUXURY OF
MODERN LIVING SPACES**



Artistic Image

PERFECT BALANCE OF NATURE & NURTURE



PODIUM GREEN LIVING

- ▶ SAFE ENVIRONMENT FOR CHILDREN TO PLAY AROUND
- ▶ QUIET & SERENE ENVIRONMENT FOR REFRESHING MORNING & EVENING WALKS
- ▶ VEHICLE-FREE ZONE



Artistic Image

GAZEBO



ADJACENT TO 6.5 ACRES PARK





Artistic Image

SMART FEATURES

Come home to a smart living at Eligo. From uninterrupted power and water supply to waste disposal system and Jio Fiber connectivity, Eligo promises an uber luxurious lifestyle that's at par with the world.

- ▶ Motion Light Sensors
- ▶ Solar Power
- ▶ Smart Energy Metering
- ▶ PNG Connection



Actual Image

UNMATCHED LOCATION & SECURITY

Eligo has an enviable address inside Wave City, nestling next to NH 24. Featuring thoughtfully designed wide roads and being close to social, educational and financial institutions, Eligo offers unrivalled peace of mind as a gated community.

- ▶ Video Door Phone
- ▶ Dedicated Entrance Lobby
- ▶ Point on Access control



Artistic Image

CLUB EXECUTIVE

Loosen up your stress in the exquisitely designed Club Executive, available for all the residents of projects located in plot no GH-8, Greenwood Enclave (Sector-5), which provides state-of-the-art amenities for a wide range of recreational activities. It serves as a hub for all kinds of fun activities one can desire, whether they involve spending time with family or making new friends.

It offers you a complete lifestyle experience, from working out in the state-of-the-art gym to drenching yourself in the lavish pool. Also featured are a restaurant, a multi-purpose room and a dedicated yoga space. Every Eligo resident will be pleased to have the elite Club Executive in their community and will value how it improves their way of life.

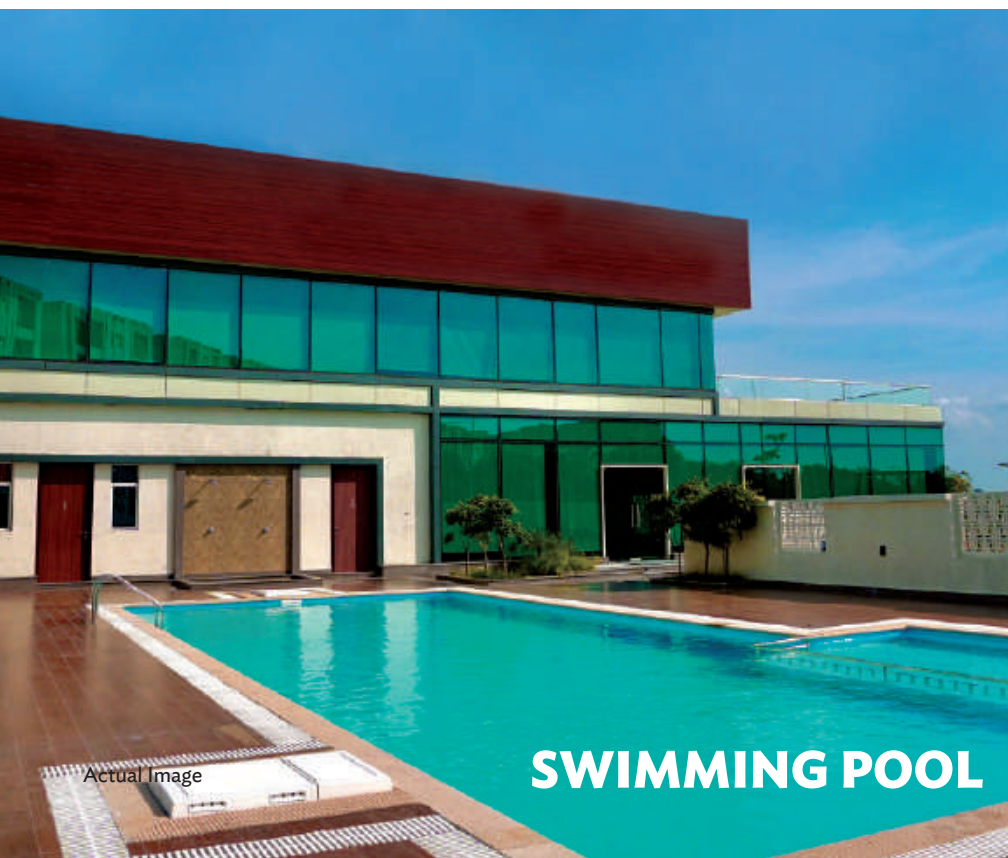


Actual Image



LOBBY

Actual Image



Actual Image

SWIMMING POOL



Artistic Image

MEDIA ROOM



GYMNASIUM

Actual Image



KIDS PLAY AREA

Artistic Image



MULTI-PURPOSE HALL

Actual Image

SUCCESSFUL COLLABORATIONS STUNNING ARCHITECTURE

A multi-disciplinary firm founded by architect and urban planner, Felino "Jun" A. Palafox Jr. in 1989, Palafox Architecture has carried out more than 1,700 projects in 40 countries. The firm's more than 100 full-time staff of professionals and 100 consultants have expertise and experience in various fields of discipline such as architecture, urban planning, environmental planning, urban design, engineering, interior design, economics, real estate, business management, communications management, policy, as well as from specialised fields such as transportation planning, tourism, urban analytics, and climate change assessments, among many others.



Palafox Architecture was the first Filipino firm cited in the Top 500, Top 300, Top 200 architectural firms, and the first Filipino and ASEAN firm in the top 100 cited by the World Architecture Magazine based in London. The firm was the first to get ISO-certified in architecture, urban planning, landscape architecture, interior design, and among the first firms to be ISO-certified in engineering and project management.

ARCHITECT PARTNER: PALAFOX



MASTER PLAN

LEGEND

- 1 ENTRY / EXIT
- 2 TOWER F
- 3 TOWER G
- 4 TOWER H
- 5 PODIUM GREEN
- 6 PARKING SPACE



ISOMETRIC VIEW
CORNER UNIT



Carpets Area: 93.50 Sq. M.
Balcony: 25.60 Sq. M.
Saleable Area: 139.80 Sq. M. / 1505 Sq. Ft.

UNIT PLAN

CORNER UNIT



ISOMETRIC VIEW

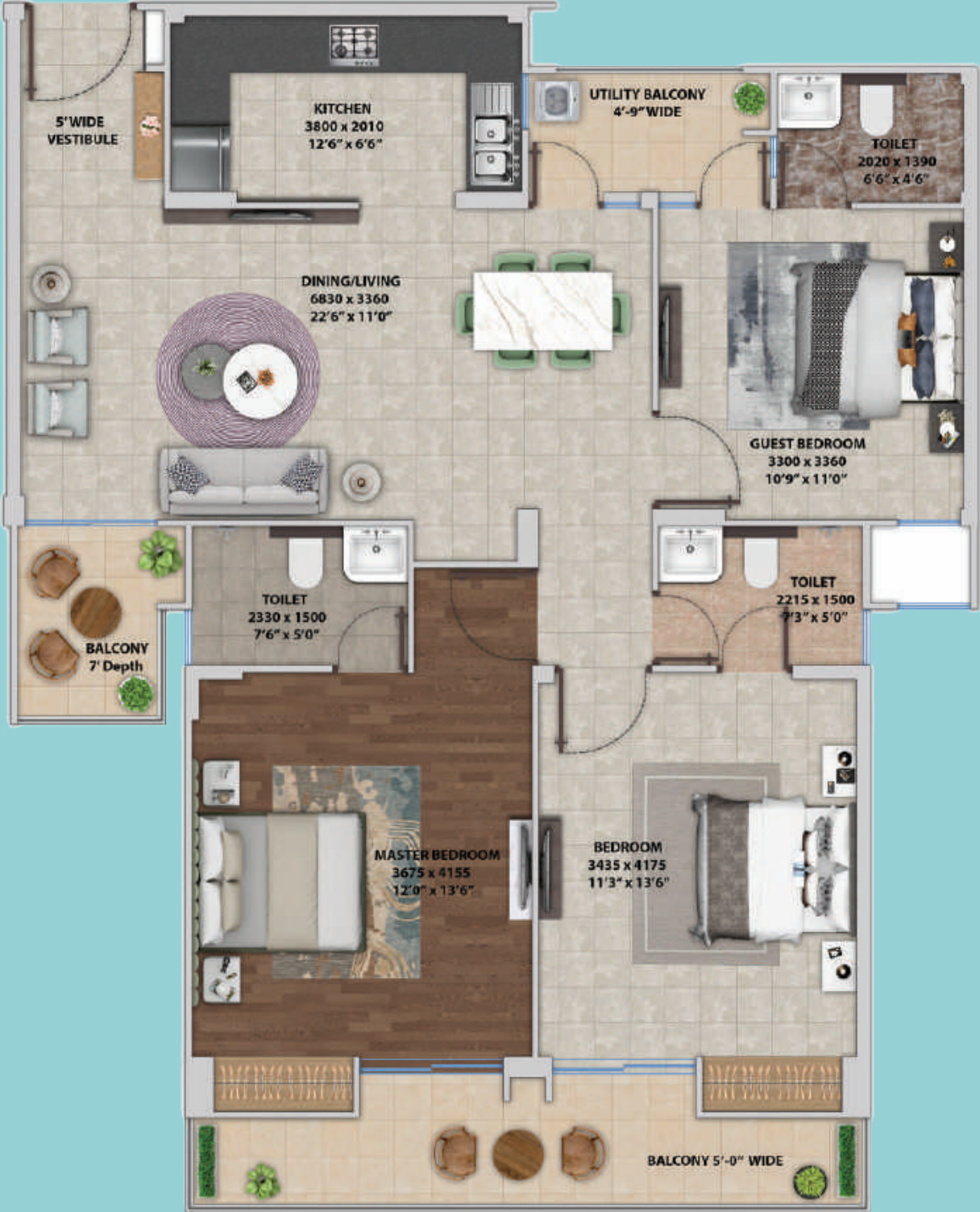
TYPICAL UNIT



Carpet Area: 93.50 Sq. M.
Balcony: 16.80 Sq. M.
Saleable Area: 135.00 Sq. M. / 1453 Sq. Ft.

UNIT PLAN

TYPICAL UNIT





Artistic Image

SPECIFICATIONS

DESCRIPTION	3 BHK APARTMENTS
COMMON AREA	
Lift Lobby Flooring	Indian Granite
Lift Fascia Cladding	Indian Granite
Staircase Tread and Risers	Indian Granite
Staircase Railing	MS Railing
Lift lobby and Staircase Wall and Ceiling Finishes	POP Punning with Acrylic Emulsion Paint
Stilt Floor Finish	Tremix Flooring
Stilt Wall Finish	Acrylic Emulsion
Stilt Ceiling Finish	Acrylic Emulsion
Stilt Reception Area and Security Area	Granite Flooring, Wall and Ceiling Finish with Acrylic Emulsion
LIVING/DINING	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified Tile
Skirting	100 mm Skirting Matching with the Floor Tile
Ceiling	POP Punning with Acrylic Emulsion Paint
Internal Door	Factory Made Laminated Flush Door with Frame
Internal Door Hardware Fittings	Mortise Lever Handle, Cylindrical Lock and Other Standard Door Fittings (*Dorset or Equivalent)
Main Door	Factory Made Laminated Flush Door with Frame
Main Door Hardware Fittings	Mortise Lever Handle, Cylindrical Lock and Other Standard Door Fittings (*Dorset or Equivalent) Video Door Phone (*Alba or Equivalent)
External Door / Window	uPVC Glazed Door / Window
Air Conditioning	Split AC-3 Star Standard Make
Ceiling Fan	Havells or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent
MASTER BEDROOM	
Wall	POP Punning with Acrylic Emulsion Paint
Skirting	100 mm Skirting Matching with the Floor Tile
Floor	Vitrified Tile
Ceiling	POP Punning with Acrylic Emulsion Paint
Internal Door	Factory Made Laminated Flush Door with Frame
Internal Door Hardware Fittings	Mortise Lever Handle, Cylindrical Lock and Other Standard Door Fittings (*Dorset or Equivalent)
External Door / Window	uPVC Glazed Door / Window
Air Conditioning	Split AC-3 Star Standard Make
Wardrobe	Wardrobe with Prelaminated PB and Hettich or Equivalent Hardware Fitting
Ceiling Fan	Havells or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent

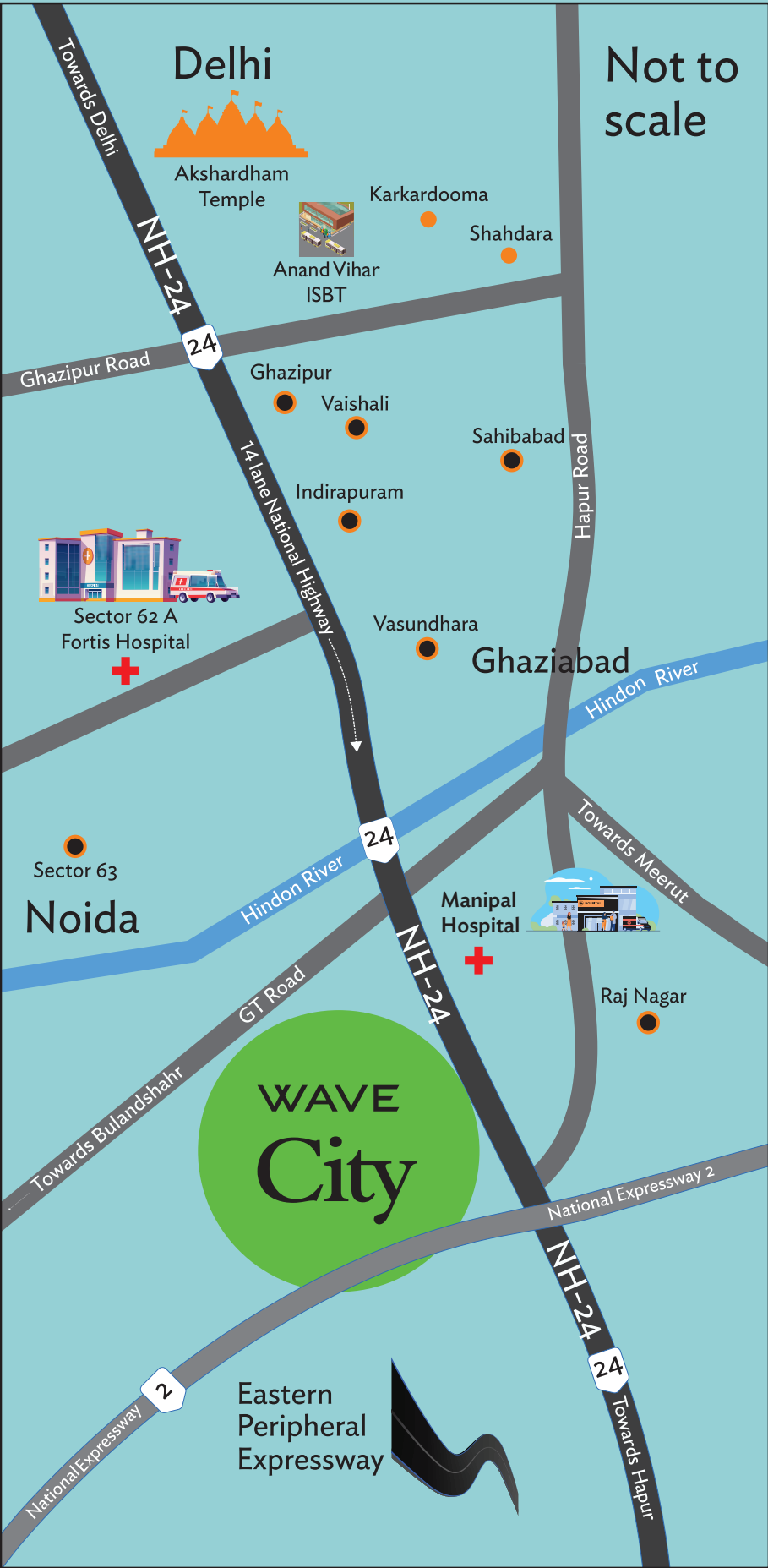
SPECIFICATIONS

DESCRIPTION	3 BHK APARTMENTS
OTHER BEDROOM (S)	
Wall	POP Punning with Acrylic Emulsion Paint
Skirting	100 mm Skirting Matching with the Floor Tile
Floor	Vitrified Tile
Ceiling	POP Punning with Acrylic Emulsion Paint
Internal Door	Factory Made Laminated Flush Door with Frame
Internal Door Hardware Fittings	Mortise Lever Handle, Cylindrical Lock and Other Standard Door Fittings (*Dorset or Equivalent)
External Door / Window	uPVC Glazed Door / Window
Air Conditioning	Split AC-3 Star Standard Make
Wardrobe	Wardrobe with Prelaminated PB and Hettich or Equivalent Hardware Fitting
Ceiling Fan	Havells or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent
KITCHEN	
Wall	Ceramic Tile upto 2' from Counter top + POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Vitrified Tile
Skirting	100 mm Skirting Matching with the Floor Tile
Ceiling	POP Punning with Acrylic Emulsion Paint
External Door / Window	uPVC Glazed Door / Window
Counter Top	Indian Granite Fixed on Modular Frame
Modular Kitchen	Modular Kitchen with Prelaminated PB and Hettich or Equivalent Hardware Fitting
Sink with Drain Board	Nirala or Equivalent
CP Fittings	Grohe or Equivalent
Exhaust Fan- 250mm	Havells or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent
MASTER TOILET	
Wall	Ceramic Tile upto 7' Height + Remaining Area POP Punning with Acrylic Emulsion Paint upto False Ceiling
Floor	Anti Skid Ceramic Tile
Ceiling	Calcium Silicate Board False Ceiling + Acrylic Emulsion
Internal Door	Factory Made Laminated Flush Door with Frame
Internal Door Hardware Fittings	Mortise Lever Handle, and Other Standard Door Fittings (*Dorset or Equivalent)
External Window	uPVC Glazed Window
Vanity Counter	Indian Granite Counter Fixed on Prelaminated PB Modular Frame
CP Fittings	Diverter, Shower, Anti Cockroach Drain Cover and Other CP Fittings - Grohe or Equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Under Counter Wash Basin, American Standard or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent
Exhaust Fan and Geyser	Standard Make

SPECIFICATIONS

DESCRIPTION	3 BHK APARTMENTS
OTHER TOILETS	
Wall	Ceramic tile upto 7' Height + Remaining Area POP Punning with Acrylic Emulsion Paint upto False Ceiling
Floor	Anti Skid Ceramic Tile
Ceiling	Calcium Silicate Board False Ceiling + Acrylic Emulsion
Internal Door	Factory Made Laminated Flush door with Frame
Internal Door Hardware Fittings	Mortise Lever Handle, and Other Standard Door Fittings (*Dorset or Equivalent)
External Window	uPVC Glazed Window
Vanity Counter	Indian Granite Counter Fixed on Prelaminated PB Modular Frame
CP Fittings	Diverter, Shower, Anti Cockroach Drain Cover and Other CP Fittings - Grohe or Equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Under Counter Wash Basin, Kohler or Equivalent
Electrical Points	Modular Electrical Fittings, Crabtree or Equivalent
Exhaust Fan and Geyser	Standard Make
BALCONY	
Flooring	Anti Skid Ceramic Tile
Railing	Railing as per Design
Wall	Exterior Grade Paint
Ceiling	Exterior Grade paint
EXTERIOR FINISH	
Exterior Wall	Exterior Grade Paint
All Balcony and Parapet Cill	Indian Granite
STRUCTURE AND SERVICES	
Electrical	3 KVA Power Back / Unit, Concealed Copper Wiring with Modular Plate Switches
Lifts	13 Pax, Stretcher Lift
Structure	Earthquake-resistant RCC Framed Structure, Structure Made with Aluminium Shuttering
Security	Multi-layered Security with Video Door Phone
Home Automation	Motion Sensor in Toilets

LOCATION MAP



LOCATION HIGHLIGHTS



Actual Image

Located on 14 lane NH 24



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30 minutes away from Akshardham Temple, Delhi



Artistic Image

5 minutes from proposed metro station



Artistic Image

6 minutes away from Eastern Peripheral Expressway



Artistic Image

15 minutes from Noida Sector-62



Artistic Image

15 minutes from Indirapuram, Ghaziabad

WAVE City

Wave City, a first-of-its-kind project that truly personifies the concept of creating a city that thinks for you, is located adjacent to 14 lanes NH 24 and is only 30 minutes from Delhi. Wave City is India's first operational Hi-Tech smart city well known for its pinnacle living experience. India's largest Pre-Certified Platinum Rated Green township sprawls over a proposed 4200 acres where 35% of the area is dedicated to green and open spaces. Today, Wave City has handed over more than 8100 possession letters to its residential and commercial unit holders where more than 1500 families are already residing, and a total of 1 mn. plus sq. m. of the constructed area has been delivered till date. Along with this, the construction of more than 300 plots has already been commenced.

The entire ecosystem is seamlessly integrated in a way that it incorporates all the facilities of an urban and modern lifestyle like Indo-German Polyclinic, Medical Store, Freshly Yours, Taste of India-a multi-cuisine restaurant, EVOO Supermarket, Convenient Store, Sportzon, Canal Walkway, and ISKCON Temple and many more. Apart from this, Wave City has some well-known schools, colleges and hospitals in its vicinity within a radius of 2 Km.

Being a Hi-Tech city, Wave City is also equipped with smart features like Central Command Centre, GPS-enabled Intra-city Transport Facility, City-level Surveillance, Smart Electric Grid, Intelligent Transport Management System, Waste Management, Homeland Security Management, Weather Substation, Solid Waste Management, City Portal, Street Light Automation, Mobile App and Fiber Optic Connectivity. Wave City promotes a smart and sustainable living for its residents.

Wave City offers a blend of innovative commercial and residential products, duly registered under RERA, which includes Apartments (Dream Homes and Wave Executive Floors), Independent Floors (Wave Floors), and a Commercial Centre (Wave Galleria). Wave City offers a low-density living, full of vigor and vitality which makes it a perfect place to enjoy a comfortable, convenient and uncluttered lifestyle.



Residential Project-
Township (Metro: Ongoing)



Implementation of Smart
Technology (Metro)

WAVE CITY HIGHLIGHTS



India's first operational
hi-tech smart city



500 acres of
dedicated green area



8100+ possession
letters handed over



1500+ families
residing



1 Mn.+ sq. m. of constructed
area delivered till date



Wave Galleria-office &
commercial space



The Taste of India-a multi
cuisine restaurant & **Freshly
Yours**-a daily convenience store



Indo-German Polyclinic
& Medical Store nearby



EVOO Supermarket -
daily essentials delivery
through E-ricksaw



Sportzon-world class
sports complex



Canal Walkway-3.5 km
walkway of lush greenery



ISKCON Temple

SMART FEATURES



Central command centre



City level surveillance



Fibre optic connectivity



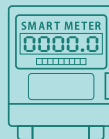
Connected through
mobile app



Street light automation



Sewage treatment plant



Smart metering



Solid waste management



Sales Office: Wave City Sales Pavilion, Sardar Kulwant Singh Chadha Marg, NH 24, Uttar Pradesh - 201015



customercare@wavecity.in



www.wavecity.in

Disclaimer: Renderings or shadow pattern is only artistic or instructional, it does not reflect the final form of the project.
Other charges & taxes will be applicable as per rules & norms. *T&C apply.