

WAVE  
Estate

Project's Rera: PBRERA-SAS81-PR1009  
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# WAVE GARDENS

Phase II



WAVE ESTATE, SECTOR 85 MOHALI

September 2024

# ABOUT WAVE GARDENS

Wave Estate brings to you, Wave Gardens - 2BHK, 3BHK+S, 4BHK+S plus Duplex and 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.

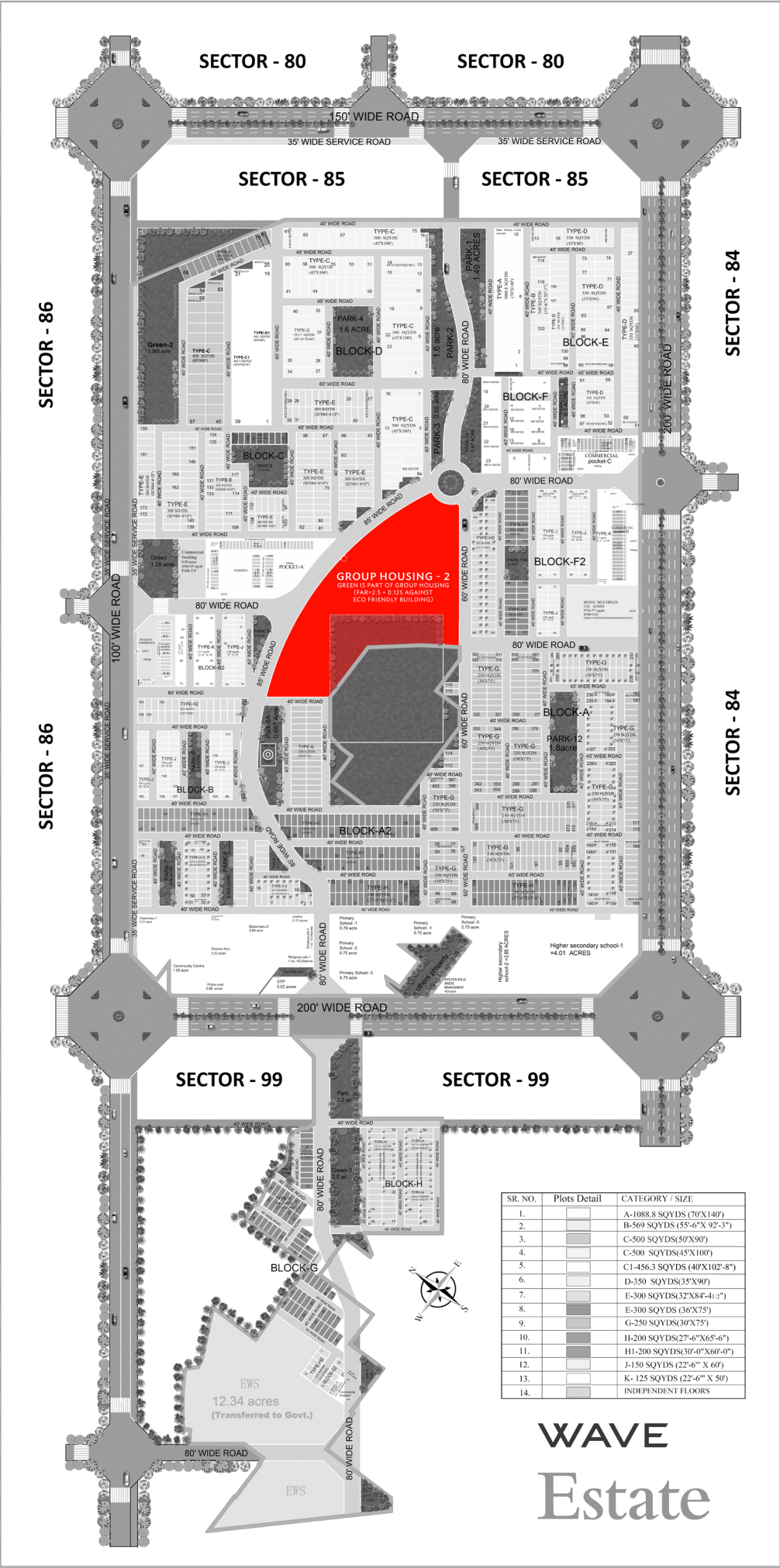
## PROJECT HIGHLIGHTS (PHASE-II)

- Gated community
  - Close proximity to airport
  - Prime location
  - Abundance of greenery
  - 5,000+ happy residents
- I: Ivy. G+18, 66 Flats
  - J: Jasmine. G+19, 70 Flats
  - K: Kennedy. G+20, 74 Flats
  - L: Laurel. G+20, 82 Flats
  - Total Number of Flats: 292

## AMENITIES

- Jogging Trail
  - Walking Paths
  - Tennis Court
  - Badminton Court
- Sit-out Plaza
  - Swimming Pool
  - Kids' Park
  - Splash Pool

## LAYOUT PLAN



Disclaimer: This layout is for viewing purpose, plots under revenue road & critical area will not be offered in market





## 2- BHK (TYPE-01)

### TOWER - K



CARPET AREA  
990.72 SQFT

BALCONY AREA  
188.69 SQFT



3-BHK (TYPE-01)

TOWER - I, J, K



CARPET AREA 1466.16 SQFT

BALCONY AREA 268.67 SQFT

3- BHK (TYPE-02)

TOWER - I, J, K



CARPET AREA 1465.20 SQFT

BALCONY AREA 257.04 SQFT



3-BHK (TYPE-03)

TOWER - J



CARPET AREA  
1512.66 SQFT

BALCONY AREA  
268.88 SQFT

3- BHK (TYPE-04)

TOWER - J



CARPET AREA  
1511.59 SQFT

BALCONY AREA  
257.26 SQFT



3-BHK (TYPE-05)

TOWER - L



CARPET AREA  
1859.80 SQFT

BALCONY AREA  
313.23 SQFT

4- BHK (TYPE-01)

TOWER - L



CARPET AREA  
2269.16 SQFT

BALCONY AREA  
349.08 SQFT



DUPLEX (TYPE-01)

GROUND FLOOR

TOWER - I



CARPET AREA  
2738.79 SQFT

BALCONY AREA  
454.56 SQFT

DUPLEX (TYPE-01)

1<sup>ST</sup> FLOOR

TOWER - I





DUPLEX (TYPE-02)

GROUND FLOOR

TOWER - I



CARPET AREA 2740.19 SQFT

BALCONY AREA 431.64 SQFT

DUPLEX (TYPE-02)

1<sup>ST</sup> FLOOR

TOWER - I





DUPLEX (TYPE-03)

GROUND FLOOR

TOWER - I, J, K



CARPET AREA  
2612.64 SQFT

BALCONY AREA  
431.53 SQFT

DUPLEX (TYPE-03)

1<sup>ST</sup> FLOOR

TOWER - I, J, K





DUPLEX (TYPE-04)

GROUND FLOOR

TOWER - I, J, K



CARPET AREA  
2619.96 SQFT

BALCONY AREA  
459.41 SQFT

DUPLEX (TYPE-04)

1<sup>ST</sup> FLOOR

TOWER - I, J, K





DUPLEX (TYPE-05)

GROUND FLOOR

TOWER - J



CARPET AREA  
2831.69 SQFT

BALCONY AREA  
454.56 SQFT

DUPLEX (TYPE-05)

1<sup>ST</sup> FLOOR

TOWER - J





DUPLEX (TYPE-06)

GROUND FLOOR

TOWER - J



DUPLEX (TYPE-06)

1<sup>ST</sup> FLOOR

TOWER - J



CARPET AREA  
2829.64 SQFT

BALCONY AREA  
431.64 SQFT



DUPLEX (TYPE-07)

GROUND FLOOR

TOWER - K



CARPET AREA | BALCONY AREA  
1850.22 SQFT | 310.65 SQFT

DUPLEX (TYPE-07)

1<sup>ST</sup> FLOOR

TOWER - K





PENTHOUSE (TYPE-01)

LOWER LEVEL

TOWER - I, J, K



CARPET AREA  
4515.18 SQFT

BALCONY & TERRACE AREA  
1590.92 SQFT

PENTHOUSE (TYPE-01)

UPPER LEVEL

TOWER - I, J, K





PENTHOUSE (TYPE-02)

LOWER LEVEL

TOWER - J



CARPET AREA 4607.96 SQFT  
BALCONY & TERRACE AREA 1693.39 SQFT

PENTHOUSE (TYPE-02)

UPPER LEVEL

TOWER - J





PENTHOUSE (TYPE-03)

TOWER - K



CARPET AREA  
1720.73 SQFT

BALCONY & TERRACE AREA  
695.25 SQFT

PENTHOUSE (TYPE-04)

TOWER - L



CARPET AREA  
3654.49 SQFT

BALCONY & TERRACE AREA  
1637.20 SQFT



# SPECIFICATION LIST

## FINISHES SCHEDULE GROUP HOUSING-02 (PHASE-II)

| 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 |

## FINISHES SCHEDULE GROUP HOUSING-02 (PHASE-II)

| 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                                                                                                   |



# ABOUT WAVE ESTATE

Posed picturesquely at the foothills of the majestic Shivalik range is Wave Estate - a distinguished address Located advantageously at the heart of Mohali in Sector 85 & 99. Spread across 235.717 acres, Wave Estate is a gated community with an ultra-fine collection of contemporary Villas, Plots, Premium Group Housing, Independent Floors, SCOs, 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 construction by renowned global consultants like Studio DRA-UK, MeinHardt International and Infra 13. It has been planned in such a way, that 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 and the 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 consultants "ATKINS UK". Round-the-clock security with surveillance cameras will ensure the safety of its residents. An elite Community Center/Club for Wave Gardens with a 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 in the vicinity of unmatched landmarks like Mohali Cricket Stadium, Chandigarh International Airport, the Indian School of Business and the upcoming Mohali City Center. Wave Estate is a place worth living wherein people will meet, laugh, live and enjoy life to the fullest.



ACTUAL IMAGE



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Leed



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# LOCATION MAP



# LOCATION ADVANTAGES

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

Actual Image

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 durations shown above are taken from Google maps during non-peak hours. ©Respective Owners



# WAVE Estate

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