

WAVE

# City Center

Sector 32 & 25A, Noida.

LIVORK MULTI-USE STUDIOS





# WAVE

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## WAVE – A WORLD OF TRUST

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### An organization built on trust

Commitment in business lays down the very groundwork on which relationships and reputations are founded. Wave, formerly The Chadha Group, has made its mark today in diverse businesses by finding its core strength in innovation and commitment.

The group has risen to every expectation of its customers, business partners and investors in its 40 years of existence. Today, the group has diversified its businesses under the flagship of Wave. Wave Infratech leads the real estate sector with a number of new residential and commercial projects along with world-class shopping centres and multiplexes. Its industries division, Wave Industries, is an established name with diverse businesses such as power plants, sugar mills, paper manufacturing and distilleries. This remarkable feat has helped in solidifying a trust that, in today's world, is the most valuable attribute and a distinction that is truly rare.

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### Foundation of trust

Wave Infratech inherits equity from the mother brand Wave, to promote an array of verticals like Residential, Commercial and Retail. Wave Infratech, the real estate arm of Wave, is one of the leading players in its sector and has embarked on a journey to become one of the largest real estate developers in the country.

With ground breaking commercial projects like Wave City Center, Wave One, Wave 1st Silver Tower, Wave Eleven and outstanding integrated townships like Wave City and Wave Estate, Wave Infratech is revolutionizing the real estate arena for almost a decade now and is being widely recognised for these futuristic and mammoth projects. Besides these impressive ventures, the company's portfolio also includes a host of Wave Malls and Wave Cinemas across the northern belt of the country, making Wave Infratech one of the most reputed names in the industry..





## ABOUT WAVE CITY CENTER

Welcome to Wave City Center, a 152-acre marvel rising bang in the center of Noida and linked to the Sector 32 Metro station. In sheer scale, it exceeds anything ever witnessed by the country. And, as the greatest mix use commercial and residential development ever built within a city, its scope is unprecedented. But the most critical factor in the building of Wave City Center is our underlying principle of an entire project shaped and managed by the dreams, hopes and aspirations of future citizens.

Wave City Center is a residential and commercial hub covering 152 well-connected acres in the heart of Noida, Sector 32 and 25A. It is NCR's foremost development and first ever to rise in the center of a city.

Our primary consideration? People. Their dreams and aspirations inspire our radical approach to all matters: architecture and resources; easy walking to work; safer, quieter mass transport systems; jam-free boulevards; cutting-edge medical care just a stone throw away; clean air and green spaces. Wave City Center is developing 40 million sq ft of space in several blocks designated for residential (including fully-furnished, sumptuously appointed, multi-use studio apartments) and mixed use commercial purposes (consisting of Entertainment, Hotels, Offices, Convention Center, Mall & Multiplexes and High Street Condominiums). Come, experience a new way of living at Wave City Center, where life, commerce and investment intermingle and prosper, and where every aspect is firmly rooted in consideration for all.

To Create a project of the size and ambition requires an expert team. We have chosen the very best in the world to realise Wave City Center.

Master Planners  
**SOM**  
www.som.com

Entertainment & Mall Design  
**Forrec**  
www.forrec.com

Master Landscaping  
**AECOM**  
www.aecom.com

Retail Consultants  
**MXD**  
www.mxddevelopment.com

Infrastructure & Transit  
**Arup**  
www.arup.com

Building Designs  
**Nostri Architects**  
www.nostriarch.com





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## ABOUT MULTI-USE COMMERCIAL STUDIO APARTMENTS

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### LIVORK Multi-Use Studios

Some people see an opportunity in every moment. They see a chance to live better, faster, more interestingly. They live life on the go, every waking minute. And for them, Wave City Center presents LIVORK Multi-use Studios. Fully furnished, luxuriously appointed, with amenities that can vitalize any business or serve as a convenient residential option.

Wave City Center's Sector 32 is where you'll find our innovative studio apartments. Innovative, because not only are they fully-furnished and fully-serviced, but also because they're multi-purpose, real economical alternatives to hotels for travelling executives (particularly over longer periods of time). Each studio apartment is equipped with a commercial license enabling it to be used as business space (eminently suitable for new and start-up enterprises). Whatever is required: serviced apartment, home, office, art or photographic studio, exhibition gallery, medical clinic or consulting suite, residents allocate space flexibility as they wish and according to their needs. Every conceivable service is close at hand: wi-fi connectivity, video conferencing, conference rooms, business center, business lounge, house-keeping on demand, clubhouse and fully-equipped gym, power backup, security and cafeteria.

In a real sense, the fully furnished LIVORK Multi-use Studios offer infinite possibilities. Use them the way you like it.





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## FEATURES

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Within walking distance of Sector 32 Metro station

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Two entry points from the main 45 mtrs road

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Facing internal roads of 30 mtrs – 18 mtrs for vehicular traffic and 21 mtrs pedestrian movement

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No vehicular traffic inside the block

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Landscaped open areas and well-planned pedestrian pathways

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Faces landscaped park of approx 6.5 acres

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Upcoming developments of Iconic Tower, Convention Center, Hotels, offices and a Mall in immediate vicinity

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Over 8 lacs sq ft of Studio Apartment development

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High rise tower of approx 40 storeys

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Three-level basement car parking for residents

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Dedicated lifts and escalators from the car parking

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Well-planned spaces available in 672 sq ft and 802 sq ft sizes

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All rooms with a panoramic view

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A noise-free environment with multi-use studios from the 3rd Floor

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High-end internal and external finish

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Fully-furnished, equipped and air conditioned

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High quality imported furniture

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Fixtures, linen and electronics of standard quality

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On Demand Concierge Service, Club, Business Center and Housekeeping

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Common areas maintained by the company or its nominee

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Living/ Dining Room

<b>Walls</b>	POP punning with acrylic emulsion paint
<b>Floor</b>	Imported marble
<b>Ceiling</b>	POP punning with acrylic emulsion paint
<b>Doors</b>	Flush door with veneer finish complete with polish and necessary hardware
<b>Windows / Glazing</b>	UPVC/powder coated aluminum door & windows with clear/frosted glass as required
<b>Electrical / AC</b>	Branded modular switches/split air conditioning/fan & lights

Bedroom

<b>Walls</b>	POP punning with one highlighter texture paint wall / wallpaper and balance acrylic emulsion paint
<b>Floor</b>	Imported marble
<b>Ceiling</b>	POP punning with acrylic emulsion paint
<b>Windows / Glazing</b>	UPVC/powder coated aluminum door & windows with clear/frosted glass as required
<b>Electrical / AC</b>	Branded modular switches/split air conditioning/fan & lights

Kitchen

<b>Walls</b>	Combination of glazed tiles between counters and acrylic emulsion on balance area
<b>Floor</b>	Mat Ceramic Tiles
<b>Ceiling</b>	Acrylic emulsion paint
<b>Electrical / AC</b>	Branded modular switches, fan, lights & Individual RO

Balconies & Terrace

<b>Walls</b>	MS railing with handrail, exterior weather proof paint
<b>Floor</b>	Branded anti-skid tiles
<b>Ceiling</b>	Exterior weather proof paint
<b>Doors</b>	UPVC/powder coated aluminum door & windows with clear/frosted glass as required
<b>Windows / Glazing</b>	UPVC/powder coated aluminum door & windows with clear/frosted glass as required
<b>Others</b>	2 garden chairs with table

Toilet

<b>Walls</b>	Matt finish vitrified tiles
<b>Floor</b>	Imported Marble
<b>Ceiling</b>	OBD
<b>Doors</b>	Internal door: flush door
<b>Windows / Glazing</b>	UPVC/powder coated aluminum door & windows with clear/frosted glass as required
<b>Electrical / AC</b>	Branded modular switches & lights
<b>Others</b>	Branded CP fitting and chinaware, geyser

Dress Area

<b>Walls</b>	POP with acrylic emulsion paint
<b>Floor</b>	Imported marble
<b>Ceiling</b>	Acrylic emulsion paint
<b>Electrical / AC</b>	Branded modular switches & lights

Others

<b>Metering</b>	Prepaid dual electrical meters
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Please note:

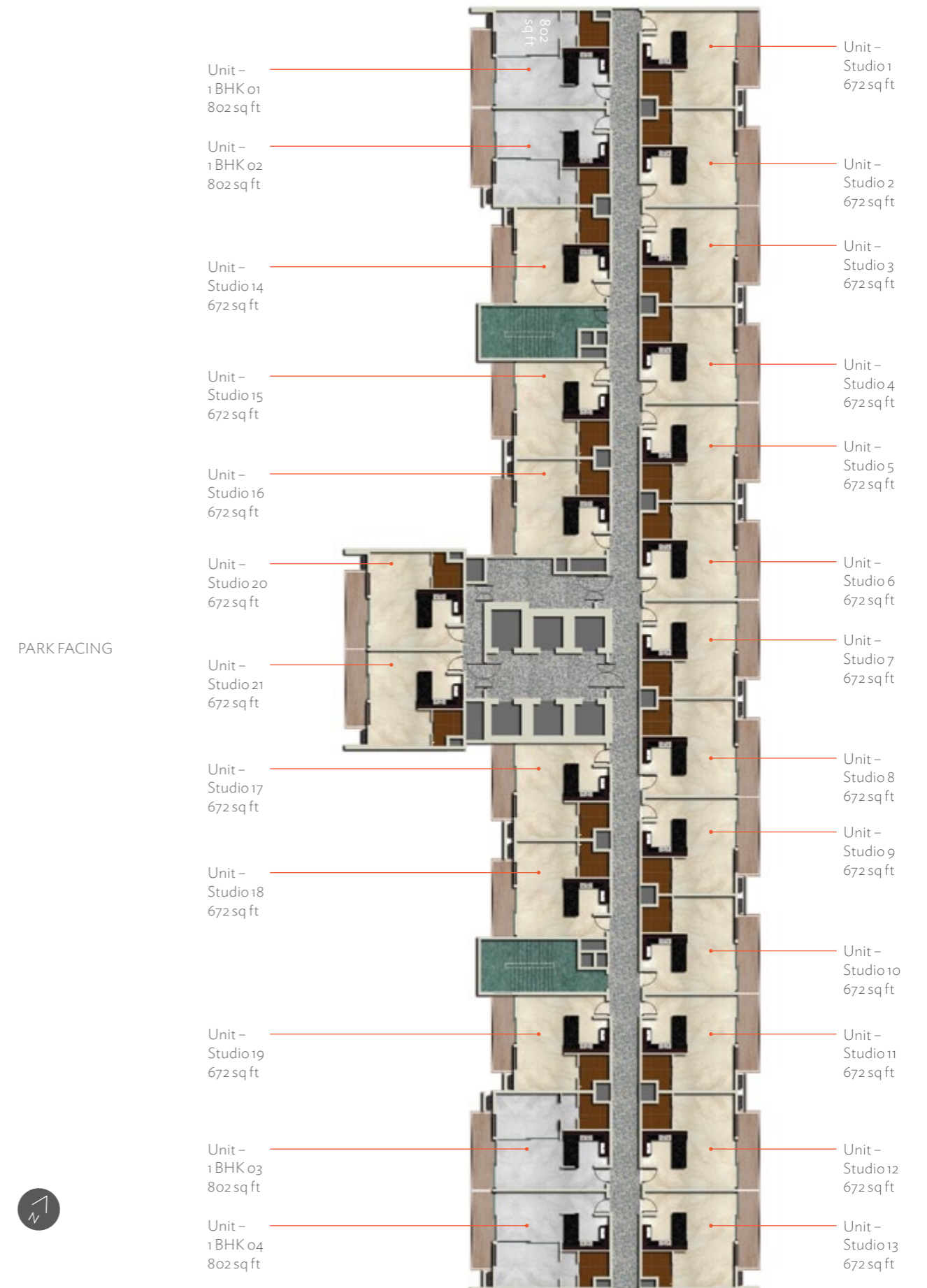
All Serviced Studio Apartments will have shear walls

PROPOSED FURNISHING SPECIFICATION

SI No	Area	Item description	Uom	Qty
1	Living / Dining Room	5 seater sofa	Set	1
		Coffee table	Nos	1
		Side table	Nos	1
		LCD	Nos	1
		Table lamp	Nos	1
		Dining chair	Nos	4
2	Bedroom	Double size double bed with side tables	Nos	1
		Mattress	Nos	1
		Pillow	Nos	2
		Cushions	Nos	2
		Linen	Set	1
		Table lamp	Nos	2
		LCD *	Set	1
		Intercom / telephone instrument	Set	1
		Console/Low height chester of drawer	Nos	1
		Wardrobe	Nos	1
3	Kitchen	Modular kitchen with hob, chimney, sink with drain board, branded CP fittings	Set	1
		Refrigerator 185 ltrs	Nos	1
		Microwave	Nos	1
		Tea / coffee maker	Nos	1
		Toaster	Nos	1
		OTG	Nos	1
		Dinner set for 4 persons	Set	1
4	Curtains	Dining area, Living area, bedroom	Set	1
5	Dress Area	Full height mirror in dress area	Nos	1
		Ironing table	Nos	1
		Steam iron	Nos	1
		Electronic safe	Nos	1
6	Bathroom	Sanitary ware, CP fittings	Set	1
		Bathroom accessories	Set	1
		Bathroom vanity	Nos	1
		Shaving mirror	Nos	1
		Geyser	Nos	1
		Shower cubicle glass	Set	1
7	Balconies	Table with chair	Set	1

\* Only available in 1 BHK apartment

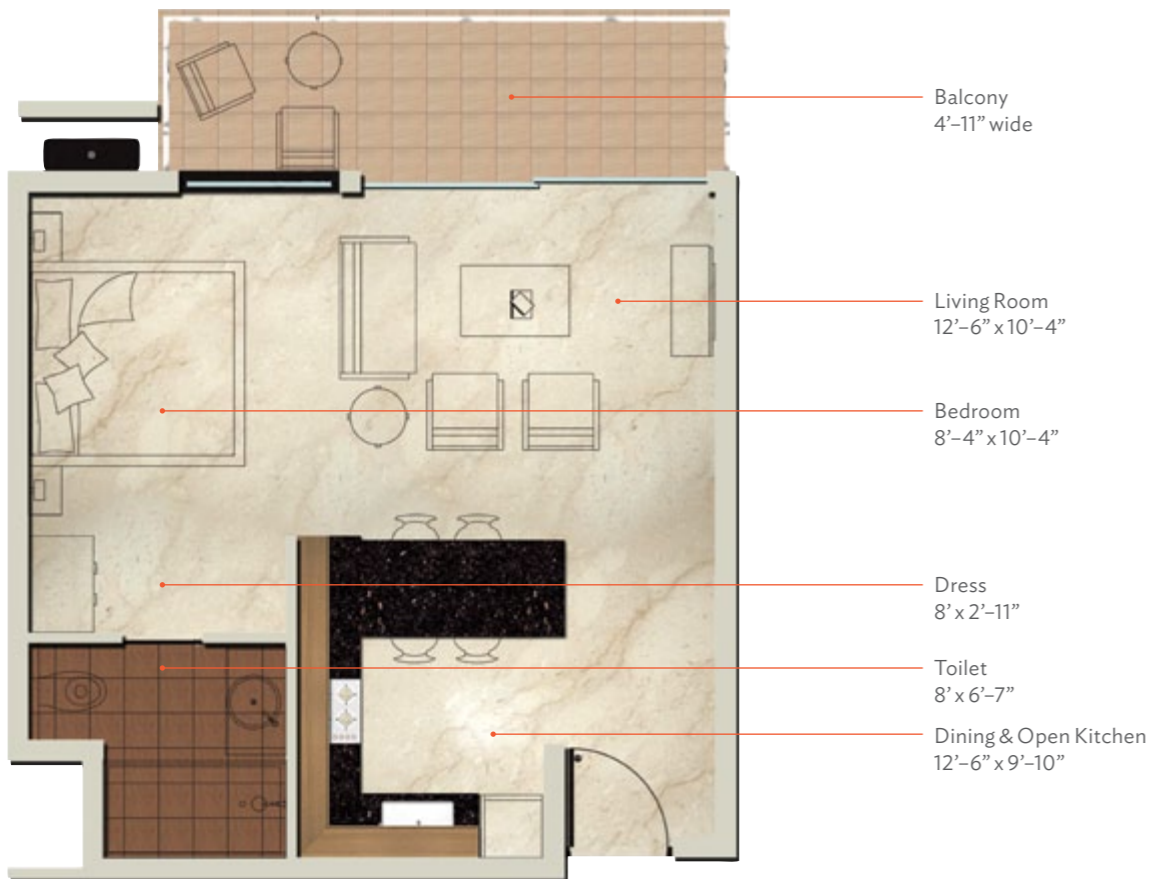
TYPICAL FLOOR PLAN\*



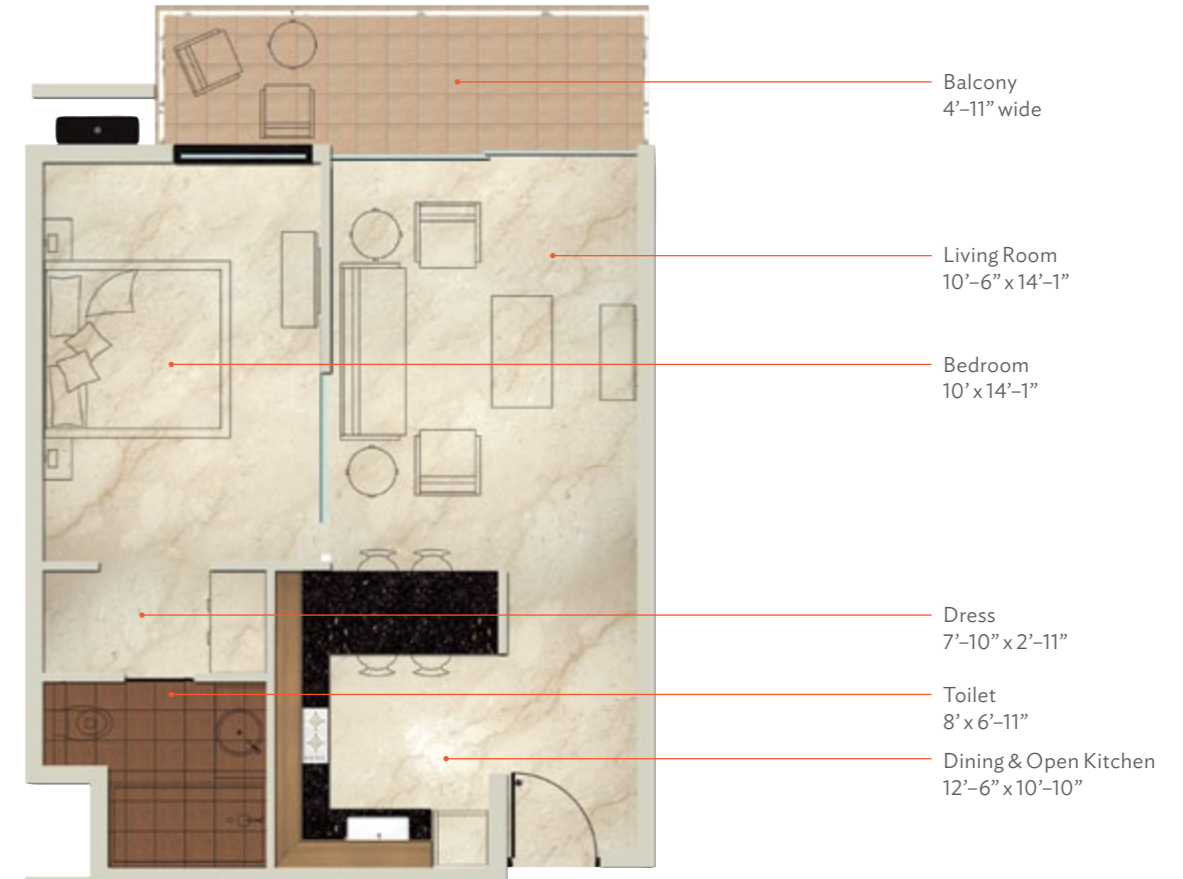
\*Subject to change



STUDIO APARTMENT - TYPICAL LAYOUT



1 BHK APARTMENT - TYPICAL LAYOUT







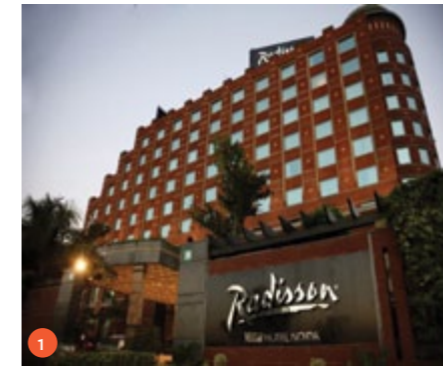


WAVE CITY CENTER LOCATION



Radisson Hotel	2.2 Kms	Golf Course	1.1 Kms
The Centerstage Mall Sector 18		Kalindi Kunj	4.5 Kms
Wave One	2.3 Kms	DND Toll Plaza	3 Kms
Wave Eleven Sector 18		Noida Memorial Park	3 Kms
Wave 1st Silver Tower	2.3 Kms		

\*All distances mentioned above are crow fly distances.



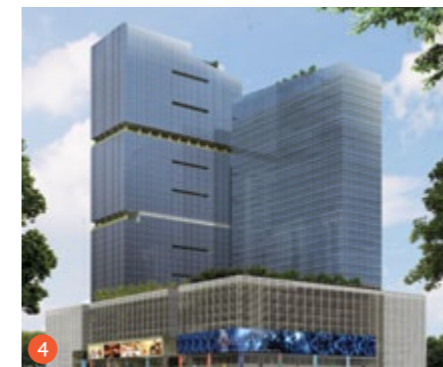
Radisson Hotel – Sec 18 Noida



The Center Stage Mall – Sec 18 Noida



Wave One – Sec 18 Noida



Wave Eleven – Sec 18 Noida



Wave 1st Silver Tower – Sec 18 Noida



Noida Memorial Park



Noida Golf Course



Noida City Center Metro Station



DND Toll Plaza



Towards Connaught Place



Lotus Temple





Premium Offices



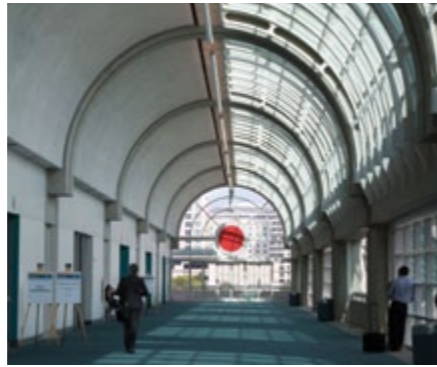
Hotels



Premium Serviced Residences



Multi-Use Commercial Studio Apartments



Convention Center



Mall & Multiplexes



Family Entertainment Center



High Street Shop Condominiums



Indoor Water Park



Indoor Snow Park

Disclaimer: 1 sq mtr. = 10,764 sq ft. 1 acre = 4046.856 sq mtr.  
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FOR FURTHER INFORMATION PLEASE CONTACT US

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