



VERIDIA  
LOW-RISE UBER RESIDENCES

WAVE  
City

PROMOTER'S RERA REG. NO.: UPRERAPRM5538 | PROJECT'S RERA REG. NO.: UPRERAPRJ494396 | RERA WEBSITE: WWW.UP-RERA.IN

Sales Gallery: Veridia, Oakwood Enclave, Wave City, NH 24 | Website: [www.wavecity.in/product/veridia](http://www.wavecity.in/product/veridia)

Disclaimer: 1 Sq. m. = 10.764 Sq. ft. The photographs/images given in the brochure are only artistic impression and may not fully/exactly match with the project specifications. Features and Specifications are indicative and subjects to change in the best interest of the development. Travel durations are taken from google maps during non-peak hours. ©Respective owners.

TAKING  
LIFESTYLE  
TO THE  
NEXT LEVEL



LOW-RISE.  
HIGH LIVING.



VERIDIA  
LOW-RISE UBER RESIDENCES

OAKWOOD ENCLAVE, WAVE CITY

## LOW-RISE UBER RESIDENCES

Prepare to experience the next level in luxury lifestyle. At Veridia, extravagance adorned by sprawling lush greens elevates luxury, mesmerises you and makes you catch your breath every time you look. The homes here boast all the modern luxuries you've ever dreamed of and more. With state-of-the-art amenities for ultimate comfort, each home is designed to be a reflection of your grand stature.



## THE LUXURY OF VERIDIA

- Skyvillas • 4 BHK Floors • Part of Gated Community • Low-density
- Green Terrace • Lavish Green Park



## SUCCESSFUL COLLABORATIONS STUNNING ARCHITECTURE



Felino Palafox

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

## ARCHITECT PARTNER: PALAFOX



Artistic Image

Rockwell Center, Philippines



Artistic Image

King Abdullah Financial District, Saudi Arabia



Artistic Image

Asian Development Bank, Philippines



Artistic Image

Landmark Cebu Corporate Center, Philippines



HIGH IN STYLE.  
HIGH IN DESIGN.

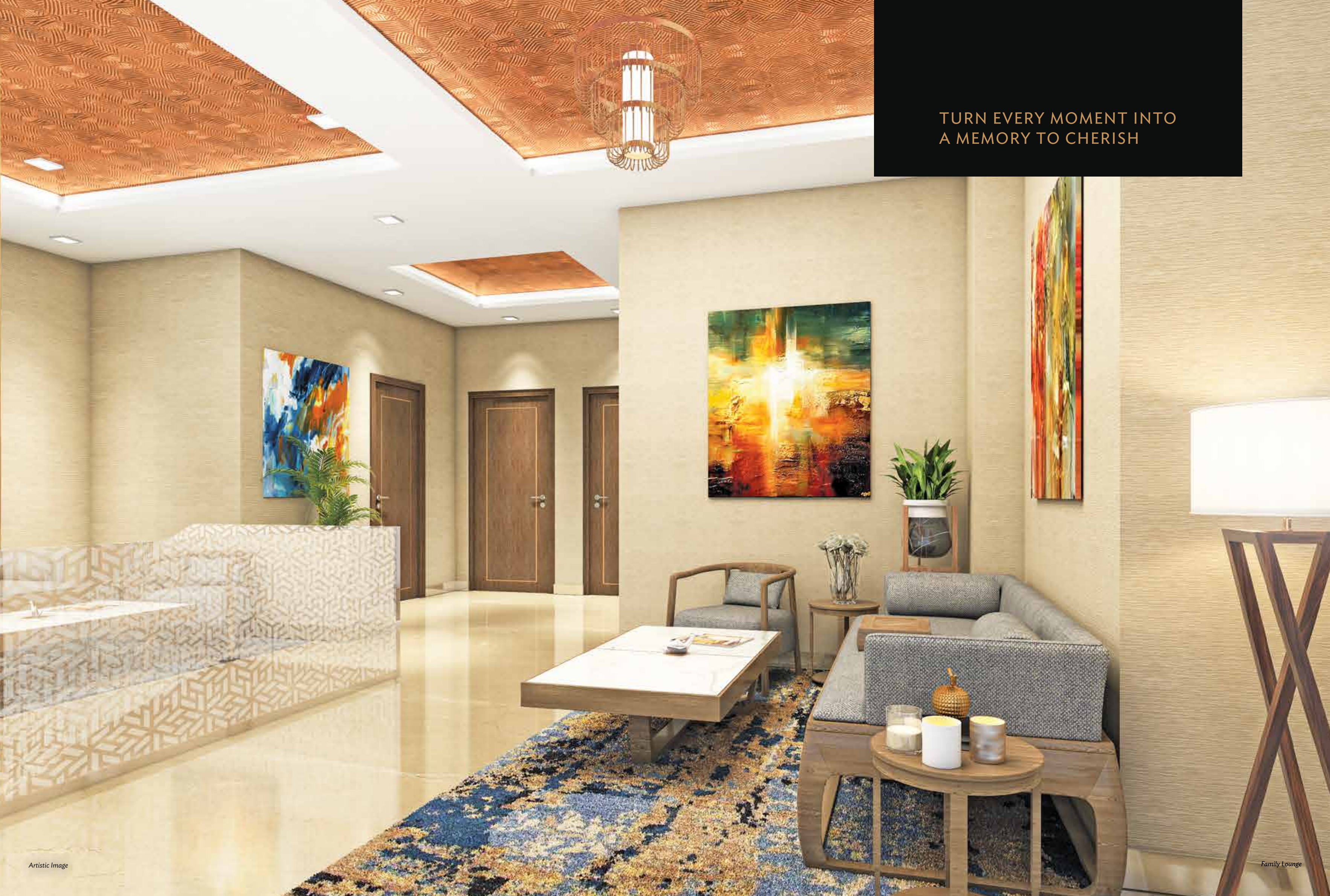
## HIGH ON SPACE ULTRA SPACIOUS SKYVILLAS

With a large built-up area, these beautiful duplexes are designed to provide luxurious space and abundant natural light. The high-quality flooring, home automation facilities, modular kitchen and a thoughtful layout gives you the grandness you truly deserve. The 22' double height ceiling makes you feel like you're on top of the world.





TURN EVERY MOMENT INTO  
A MEMORY TO CHERISH





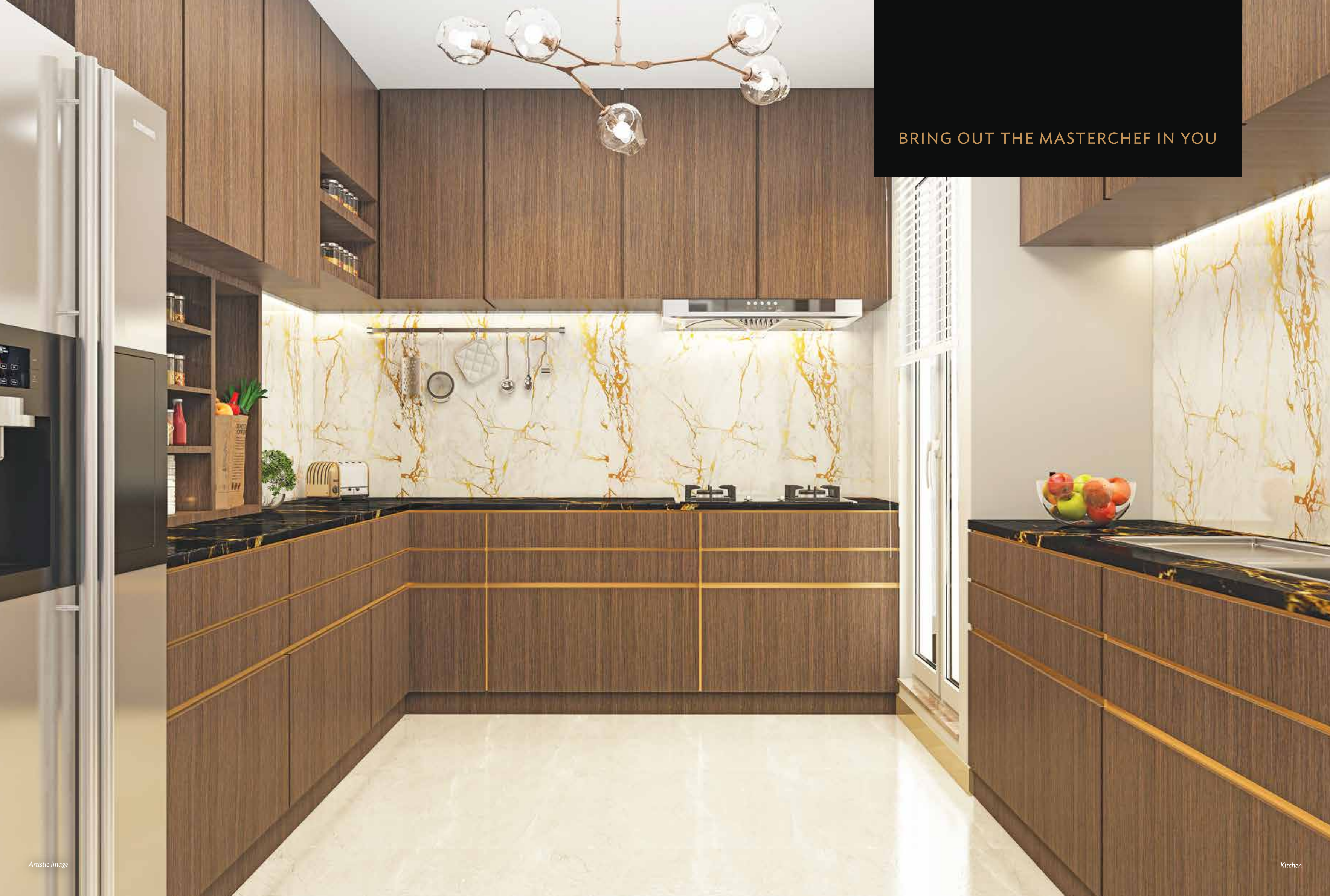
REVEL IN THE LUXURY OF  
YOUR PRIVATE HAVEN



TASTE LUXURY IN STYLE

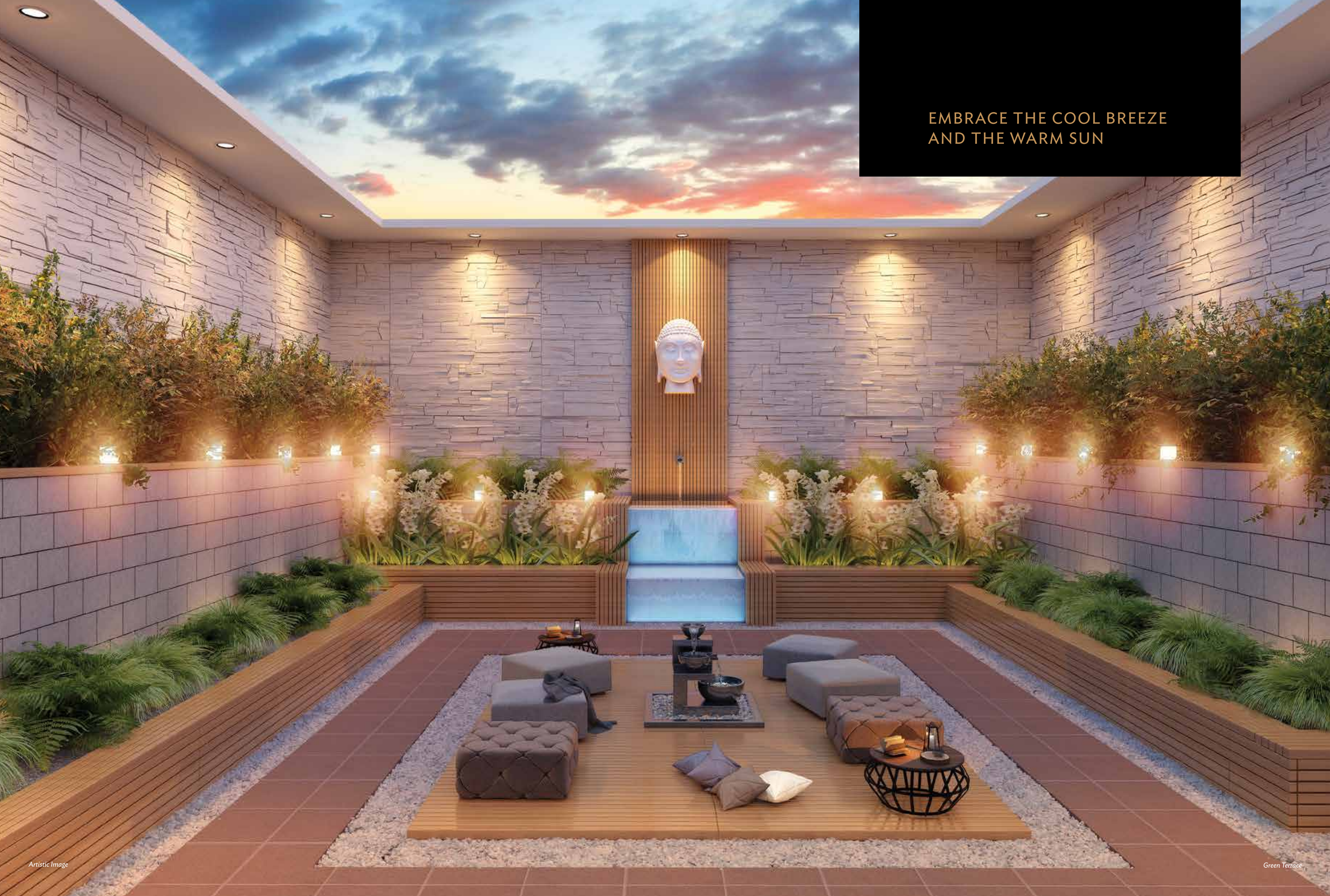
UNWIND AND IMMERSE  
YOURSELF IN SERENITY





BRING OUT THE MASTERCHEF IN YOU

EMBRACE THE COOL BREEZE  
AND THE WARM SUN



SWIM YOUR WORRIES AWAY



ISOMETRIC VIEW - LOWER FLOOR SKYVILLA



ISOMETRIC VIEW - UPPER FLOOR SKYVILLA



Carpet Area - 2334 Sq. Ft. | 216.83 Sq. M.  
Built-up Area - 3526 Sq. Ft. | 327.57 Sq. M.  
(Covered+Balcony+Terrace Area)  
Saleable Area - 4089 Sq. Ft. | 379.88 Sq. M.



## UNIT PLAN - LOWER FLOOR SKYVILLA



## UNIT PLAN - UPPER FLOOR SKYVILLA



Carpet Area - 2334 Sq. Ft. | 216.83 Sq. M.

Built-up Area - 3526 Sq. Ft. | 327.57 Sq. M.  
(Covered+Balcony+Terrace Area)

Saleable Area - 4089 Sq. Ft. | 379.88 Sq. M.

## SPECIFICATIONS

DESCRIPTION	SKYVILLA
<b>COMMON AREA</b>	
Lift Lobby Flooring	Italian Marble
Lift Fascia Cladding	Italian Marble
Staircase Flooring	Indian Granite
Staircase Railing	MS Railing
Lift Lobby and Staircase Wall and Ceiling Finishes	POP Punning with Acrylic Emulsion Paint
<b>LIVING/DINING</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	POP False Ceiling + Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door + Ivory or equivalent Wooden Frame. Dorset or equivalent Hardware Fitting
Main Door	Hardwood Panelled Door with Melamine Polish Finish + Ivory or equivalent Wooden Frame. Mortise Digital Lock and Other Standard Door Fittings (*Dorset or equivalent)
External Door/Window	UPVC Door/Window with Clear Toughened Glass
<b>BEDROOM</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	Gypsum Board Cove + Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door + Ivory or equivalent Wooden Frame. Dorset or equivalent Hardware Fitting
External Door/Window	UPVC Door/Window with Clear Toughened Glass
Wardrobe	Wardrobe with Prelaminated Board and Standard Hardware Fitting (*Hettich or equivalent)
<b>KITCHEN</b>	
Wall	Ceramic Tile up to 2' from Countertop + POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	Gypsum Board False Ceiling
External Door/Window	UPVC Door/Window with Clear Toughened Glass
Countertop	Indian Granite Fixed on Modular Frame
Modular Kitchen	Modular Kitchen with Prelaminated Board and Standard Hardware Fitting (*Hettich or equivalent)
CP Fittings	Kohler or equivalent
Other Kitchen Fittings	HOB, Chimney, RO, Sink & Geysar - Standard Make

## SPECIFICATIONS

DESCRIPTION	SKYVILLA
<b>TOILET</b>	
Wall	Ceramic Tile up to 8' Height + remaining area POP Punning with Acrylic Emulsion Paint up till False Ceiling
Floor	Anti-Skid Ceramic Tile
Ceiling	Calcium Silicate Board False Ceiling + Acrylic Emulsion
Internal Door	Polished + Veneer Finished Flush Door + Ivory or equivalent Wooden Frame. Dorset or equivalent Hardware Fitting
External Window	UPVC Window with Frosted Glass
Vanity Counter	Indian Granite Counter Fixed on Modular Frame, Carcass with Prelaminated Board and Standard Hardware Fitting (*Hettich or equivalent)
CP Fittings	Diverter, Hand Shower, Rain Shower, and Other Standard Fittings-Kohler or equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Countertop Wash Basin, Kohler or equivalent. Steam Shower Cubicle (*Only Master Toilet)
<b>BALCONY/TERRACE</b>	
Flooring	Anti-Skid Ceramic Tile
Railing	Railing Design as per Exterior Theme
Wall	Exterior Grade Paint with Texture
Ceiling	Exterior Grade Paint
<b>EXTERIOR FINISH</b>	
Exterior Wall	Exterior Grade Paint with Texture
All Balcony and Parapet Cill	Indian Granite
<b>STRUCTURE AND SERVICES</b>	
Structure	Earthquake-Resistant RCC Framed Structure, Structure made with Aluminum Shuttering
Split AC	Split AC in Bedrooms and Living /Dining area
Electrical	Modular Electrical Fittings, Crabtree or equivalent. Building Automation System  2KVA Power Back /Unit (*50 % Dwelling Unit shall have the option to opt for Power Back-up from 2KVA to 5KVA), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-Layered Security with Video Door Phone



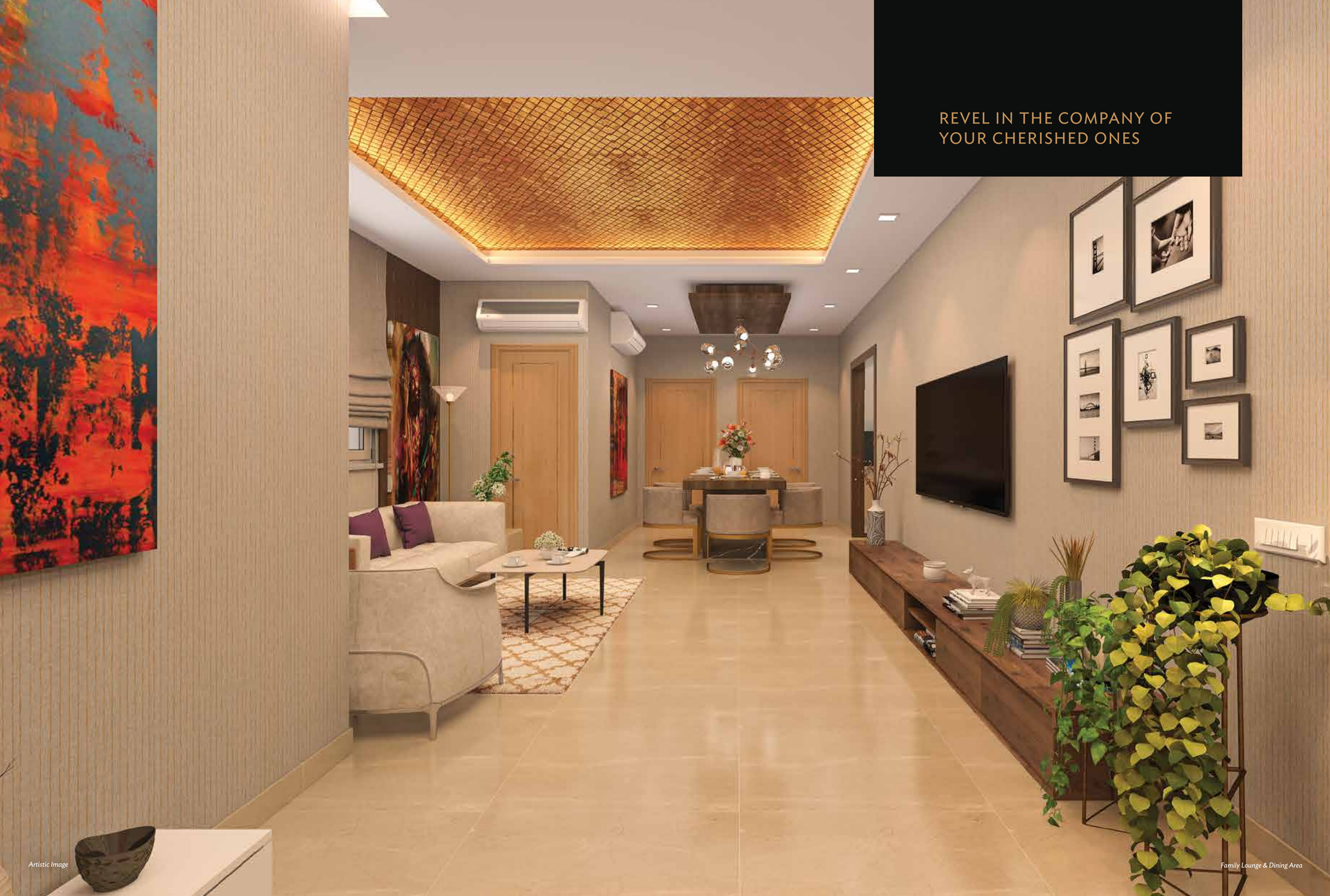
HIGH IN FASHION.  
HIGH IN EXTRAVAGANCE.

## LAVISH 4 BHK FLOORS

A chic living space, 4 grand bedrooms and modern fittings throughout, there is nothing dated about these homes. Built for the contemporary urban dweller, every home offers the best in style, design, comfort and luxury.



REVEL IN THE COMPANY OF  
YOUR CHERISHED ONES



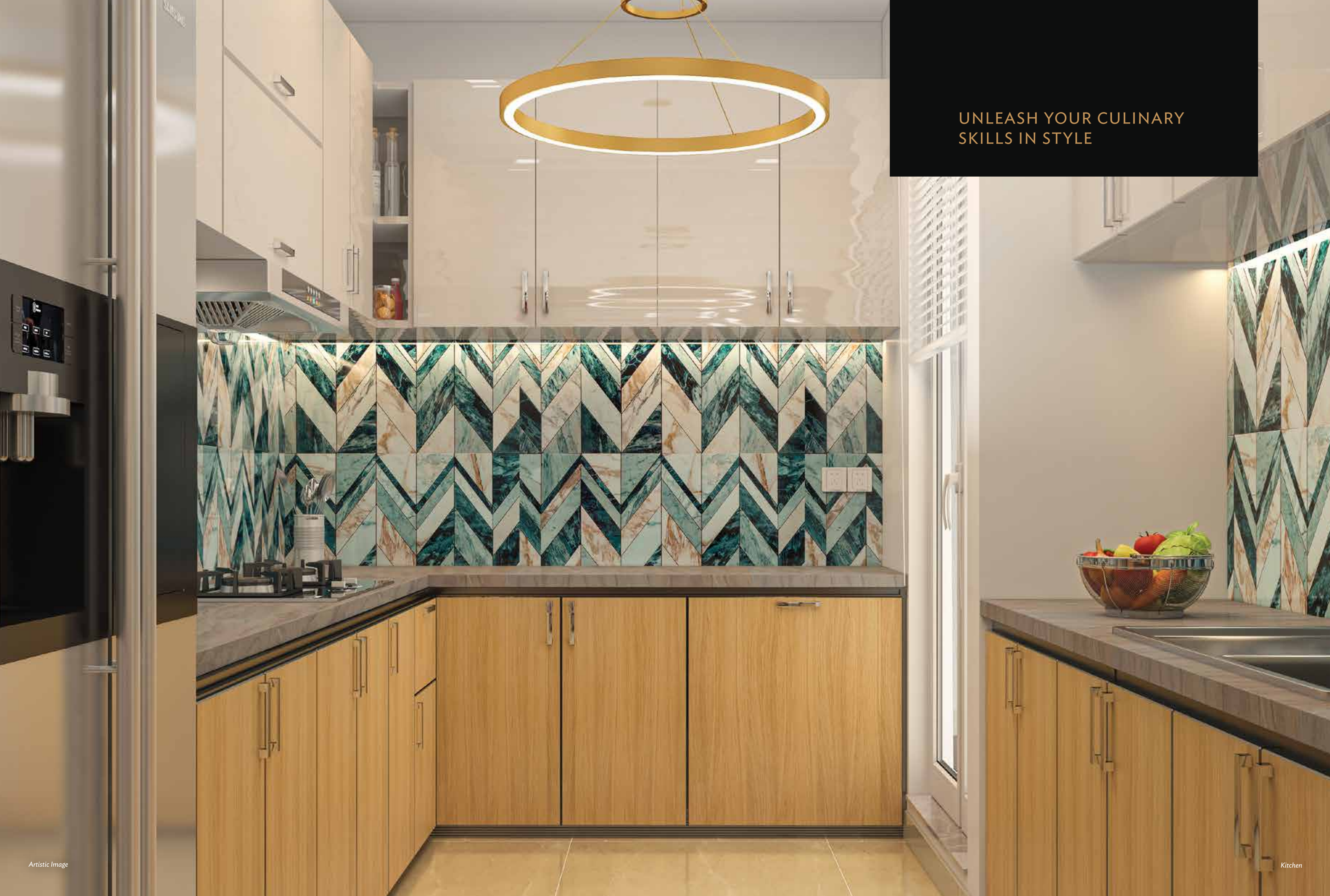


EXPERIENCE THE SHEER CHARM  
OF MESMERISING INTERIORS

WHERE WORKING IN PEACE  
IS NO LONGER A LUXURY



UNLEASH YOUR CULINARY  
SKILLS IN STYLE







YOUR SOLACE FROM THE LOUD WORLD

# ISOMETRIC VIEW - 4 BHK FLOORS



# UNIT PLAN - 4 BHK FLOORS



Carpet Area - 1675 Sq. Ft. | 155.61 Sq. M.  
 Built-up Area - 2103 Sq. Ft. | 195.37 Sq. M.  
 (Covered+Balcony Area)  
 Saleable Area - 2385 Sq. Ft. | 221.57 Sq. M.

# SPECIFICATIONS

DESCRIPTION	4 BHK FLOORS
<b>COMMON AREA</b>	
Lift Lobby Flooring	Indian Granite
Lift Fascia Cladding	Italian Marble
Staircase Flooring	Indian Granite
Staircase Railing	MS Railing
Lift Lobby and Staircase Wall and Ceiling Finishes	POP Punning with Acrylic Emulsion Paint
<b>LIVING/DINING</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	Gypsum Board Cove + Acrylic Emulsion
Internal Door	Laminated Flush Door + Ivory or equivalent Wooden Frame. Dorset or equivalent Hardware Fitting
Main Door	Hardwood Panelled Door with Melamine Polish Finish + Ivory or equivalent Wooden Frame. Mortise Digital Lock and Other Standard Door Fittings (*Dorset or equivalent)
External Door/Window	UPVC Door/Window with Clear Toughened Glass
<b>BEDROOM</b>	
Wall	POP Punning with Acrylic Emulsion Paint
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	Gypsum Board Cove + Acrylic Emulsion
Internal Door	Laminated Flush door + Ivory or equivalent Wooden Frame. Dorset or equivalent Hardware Fitting
External Door/Window	UPVC Door/Window with Clear Toughened Glass
Wardrobe	Wardrobe with Prelaminated Board and Standard Hardware Fitting (*Hettich or equivalent)
<b>KITCHEN</b>	
Wall	Ceramic Tile up to 2' from Countertop + POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Vitrified Tile
Skirting	Vitrified Tile
Ceiling	Gypsum Board Cove + Acrylic Emulsion
External Door/Window	UPVC Door/Window with Clear Toughened Glass
Countertop	Indian Granite Fixed on Modular Frame
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CP Fittings	Kohler or equivalent
Others Kitchen Fittings	HOB, Chimney, RO, Sink & Geyser-Standard Make

# SPECIFICATIONS

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CP Fittings	Diverter, Hand Shower, Rain Shower, and Other Standard Fittings-Kohler or equivalent
Chinaware Fitting	Wall Hung WC, Concealed Cistern, Countertop Wash Basin, Kohler or equivalent. Bath Tub (*Only in Master Toilet)
<b>BALCONY/TERRACE</b>	
Flooring	Anti-Skid Ceramic Tile
Railing	Railing Design as per Exterior Theme
Wall	Exterior Grade Paint with Texture
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<b>EXTERIOR FINISH</b>	
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<b>STRUCTURE AND SERVICES</b>	
Structure	Earthquake-Resistant RCC Framed Structure, Structure made with Aluminum Shuttering
Split AC	Split AC in Bedrooms and Living /Dining Area
Electrical	Modular Electrical Fittings, Crabtree or equivalent. Building Automation System  1KVA Power Back /Unit (*50 % Dwelling Unit shall have the option to opt for Power Back-up from 1KVA to 3KVA), Concealed Copper Wiring with Modular Plate Switches
Lifts	High-speed Passenger
Security	Multi-Layered Security with Video Door Phone



HIGH IN CLASS.  
HIGH IN COMFORT.

## VERIDIA SETS THE BAR HIGH

Premium residences amidst lush greens on a 57m wide road, Veridia takes luxury to the next level. Thoughtful layouts, immaculate designs and ultra-modern amenities set it apart from any other property on NH 24. Well-lit and ventilated, these homes also offer home automation, bringing the best of nature and science.

### SKYVILLAS

#### ■ FAMILY LOUNGE/DRAWING ROOM

- Double-height Majestic Drawing Dining (22 ft. Roof Height)
- Split Air-conditioning Units
- Sleek Steel Structure Staircase with Glass Railing
- Provision of Home Automation

#### ■ BEDROOM

- Stunning Italian Look/Wooden Finish Tiles in Bedrooms
- Spacious 13 ft. Wardrobe in Master Bedroom & Cupboards in all Bedrooms
- Split AC in all Bedrooms

#### ■ WASHROOM

- Geyser in Washroom
- Latest C.P. Fittings from Kohler or equivalent
- Vanity Counter & Mirror in all Bathrooms
- Steam Chamber in Master Bathroom

#### ■ BALCONY & TERRACE SPACE

- Stylish Running Balcony
- Splash pool at 5th floor terrace level
- Mesmerising Sky Garden on Terrace

#### ■ KITCHEN

- Modular Kitchen
- Modern Hob, Chimney, RO, Geysers-standard make

### COMMON AREAS

#### ■ STILT PARKING AREA AND LIFT LOBBY AREA

- Security Area, Lift Lobby & a Waiting Area
- Electrical Points for Electrical Vehicles Charging
- Fast 13-Passenger Capacity Stretcher Lift

#### ■ ENTRANCE LOBBY

- Two Apartments at Each Floor
- 8 ft. Main Double-door
- Smart Digital Lock, Video Door-phone

### 4 BHK FLOORS

#### ■ FAMILY LOUNGE/DRAWING ROOM

- Split AC
- Provision of Home Automation

#### ■ BEDROOM

- Stylish Italian Look/Wooden Finish Tiles
- Split AC in all Bedrooms
- Spacious 13 ft. Wardrobe with Designated Dressing Space in Master Bedroom & Cupboards in all Bedrooms

#### ■ WASHROOM

- Chic Vanity Counter
- Geysers in Washroom
- C.P. Fittings from Kohler or equivalent
- Vanity Counter & Mirror in all Bathrooms

- Bath Tub in Master Bathroom

#### ■ KITCHEN

- Modular Kitchen
- Modern Hob, Chimney, RO, Geysers-standard make

### COMMON AREAS

#### ■ STILT PARKING AREA AND LIFT LOBBY AREA

- Security Area, Lift Lobby & a Waiting Area
- Electrical Points for Electrical Vehicles Charging
- Fast 13-Passenger Capacity Stretcher Lift

#### ■ ENTRANCE LOBBY

- Two Apartments on Each Floor
- 8 ft. Main Double-door
- Smart Digital Lock, Video Door-phone

Veridia is studded with amenities that complement the high life it offers. Whether it's a jog in the park or the calm of the water bodies, every moment here is filled with joy and comfort.





HIGH ON LEISURE.  
HIGH ON FUN.

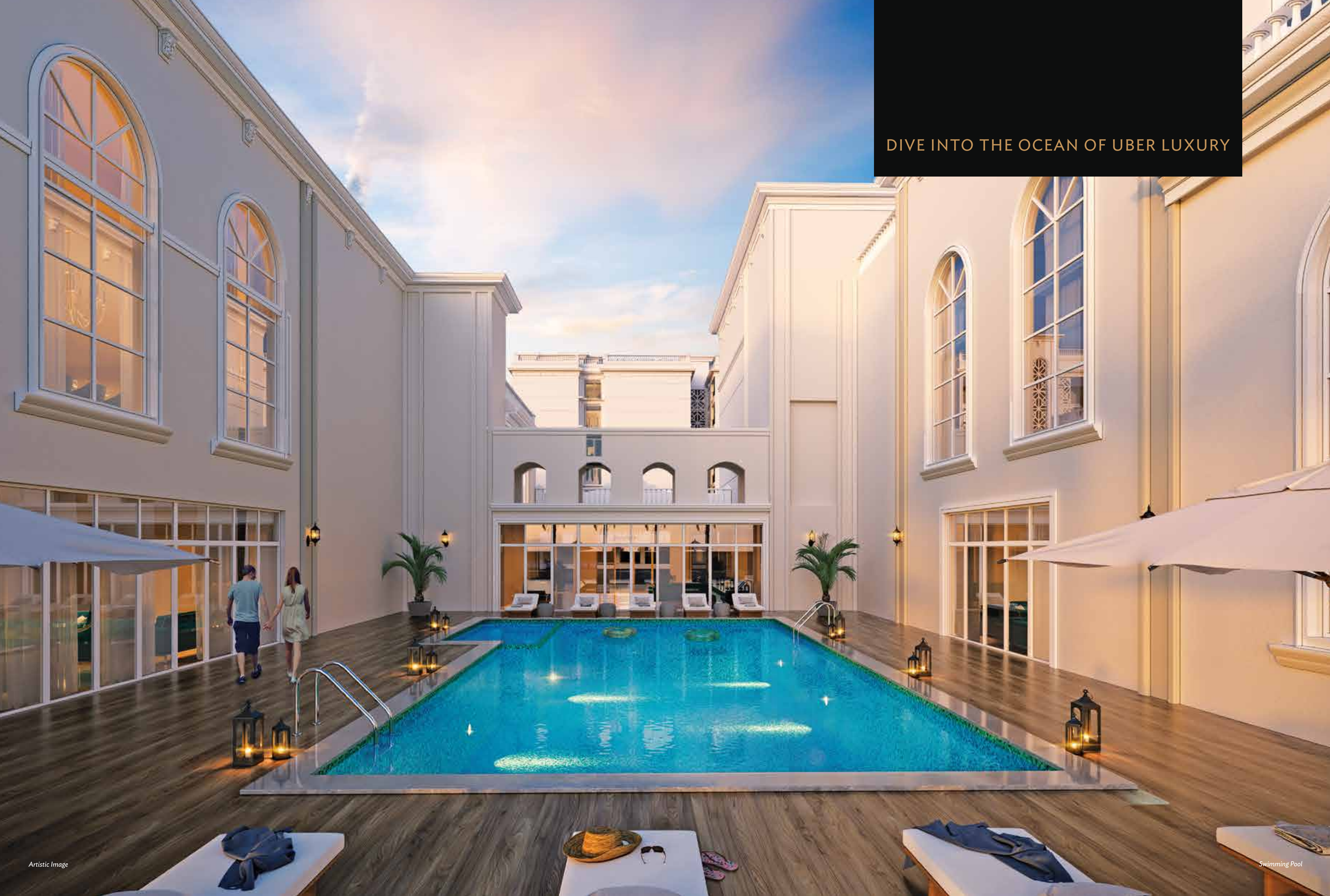
## CLUB - OAKWOOD ENCLAVE

The state-of-the-art clubhouse is designed to cater to your every need. From diving into the pool on a sunny day to indulging in a delicious meal in the restaurant and from working it out in the gym to unwinding in the games room, this is the centre of your leisure time.





DIVE INTO THE OCEAN OF UBER LUXURY





SPECIAL OCCASIONS  
DESERVE A SPECIAL SETTING



Artistic Image

INDULGE IN DELICIOUS  
MOMENTS

Cafeteria



Artistic Image

FOR WHEN FITNESS IS  
ON YOUR MIND

Gym



Artistic Image

BRING OUT  
THE GAMER IN YOU

Games Room



Artistic Image

A SAFE HAVEN FOR  
YOUR KIDS

Day Care

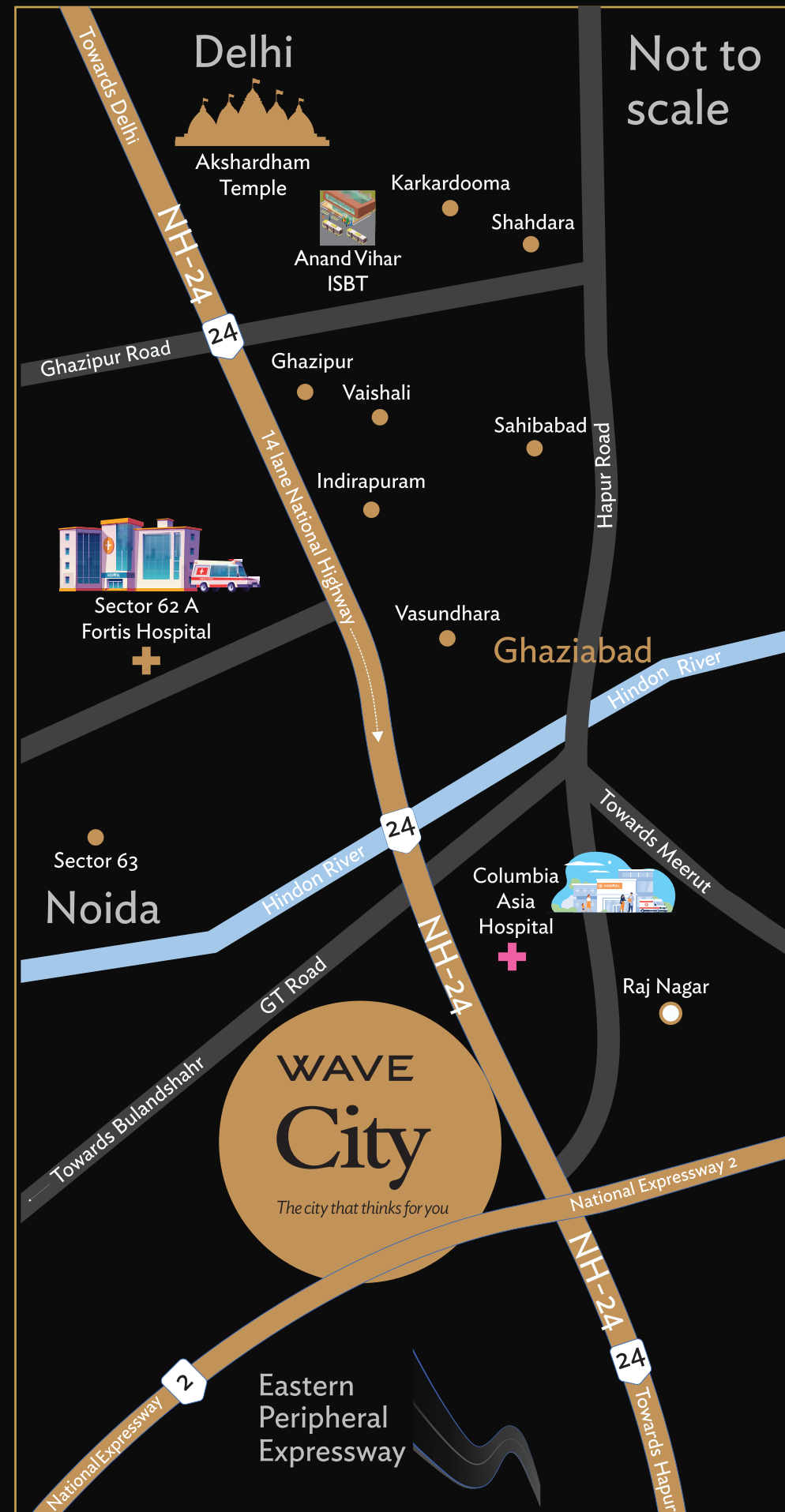
# MASTER PLAN



## LEGENDS

- 1 TOWER 01
- 2 TOWER 02
- 3 CLUB HOUSE
- 4 SERVICES
- 5 ENTRY GATE
- 6 SERVICES
- 7 PARK

## LOCATION MAP



## TRAVEL DURATIONS



Located on 14 lane NH 24



30 minutes away from Akshardham Temple, Delhi



5 minutes from proposed metro station



6 minutes away from Eastern Peripheral Expressway



15 minutes from Noida Sector-62



15 minutes from Indirapuram, Ghaziabad

# WAVE City

## ABOUT WAVE CITY

Wave City is a first-of-its-kind project that truly personifies the concept of creating a city that thinks for you.

Spread across a vast area, on 14-lane expressway NH 24 and only 30 minutes from Delhi, Wave City is one of India's largest self-sufficient hi-tech cities based on the "Hi-Tech City Concept". The project is India's largest Pre-certified Platinum-Rated Green Township. Well-known schools, colleges and hospitals are in the vicinity of a 2km. radius of Wave City.

Over 1200+ families are already residing in Wave City. Registered Plot owners have commenced construction & many have already moved in. For the residents living here, Wave City offers facilities like Safal Store, Freshly Yours'-a convenient store, medical store and 24\*7 security. Being a hi-tech city, Wave City is also equipped with smart features like GPS-enabled intra-city transport facility, central command centre, city-level surveillance, street light automation, connected community through web & mobile app, etc. Wave City has created a world-class infrastructure for its buyers / residents.

The city offers a blend of innovative commercial & residential properties, duly registered under RERA, which includes apartments (Dream Homes & Wave Executive Floors), independent floors (Wave Floors) & a commercial centre (Wave Galleria). Wave City offers a low density living. It is full of vigour and vitality, which makes it the perfect place to enjoy a comfortable, convenient and uncluttered lifestyle.

