

citycenter.thewavegroup.com

WAVE  
**City Center**  
Sector 32 & 25A, Noida



Disclaimer: 1 sq mtr = 10.764 sq ft. The images shown are artistic impressions and not actual photographs (not a legal offering).  
The features, specifications & renderings are indicative & subject to change in the best interest of the development.

A Venture of  
**WAVE** Infratech

Sales Pavilion: Wave City Center, Plot No. 01, Block CC - 1, Sector 32 & 25A, Noida (U.P.) - 201301 | Tel.: +91 120 4832000 / 4832100 | Toll Free: 1800-102-8662

Follow us on [f](#) /waveinfratech | SMS 'WCC' TO 56677

Corporate Office: Wave Infratech Pvt. Ltd., C - 1, Sector - 3, Noida (U.P.) - 201301 | Tel.: +91 120 4180500 | infratech.thewavegroup.com

# IRENIA

2 & 3 BEDROOM PREMIUM RESIDENCES

YOUR SPACE



# YOUR



**RETAIL THERAPY**

Your life is a celebration everyday, as Irenia offers a world class shopping experience for you and your family. Given its proximity to the mall, it will take you a moment to reach it. Shop till you drop while going from one great brand store to the other.

# LIFE



**FAMILY ENTERTAINMENT**

Life's a carnival with countless entertainment all around you. The strategic location of Irenia makes it close to the world-class Family Entertainment Center. Now go for shopping, movies and celebrate life while taking your daily evening walk.

# LIVE AS

# YOU LIKE



Irenia is the perfect place to unwind after a stressful day at work. An exclusive club offers an array of recreational facilities and amenities. You can also go for a dip in the pool, soak in the hot steam or relax with a soothing sauna, work out at the gym or simply enjoy a light chat with other members. So come & indulge in some of the most enjoyable after-hours activities.

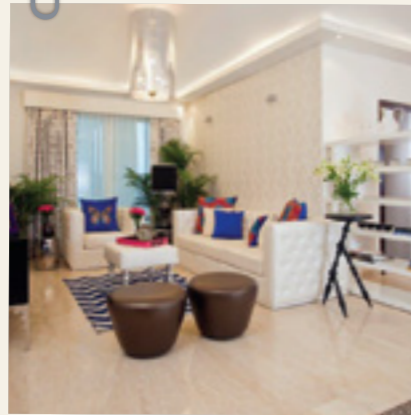
A cluster of cozy apartments wait your arrival at Irenia. It is a premium living space that's modern and built keeping your needs & requirements in mind. Because we know how much you value your space. We know you lead your life like no one else. At Irenia, you will finally hit upon the space that you have been dreaming of. And live the life you always wished for.

In a nutshell, Irenia is your answer to the life you have been seeking for so long.



**GET FRESH**

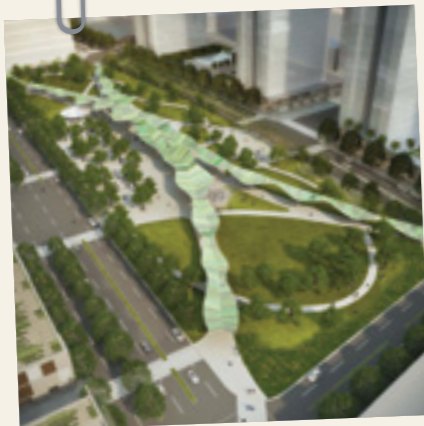
# SALIENT



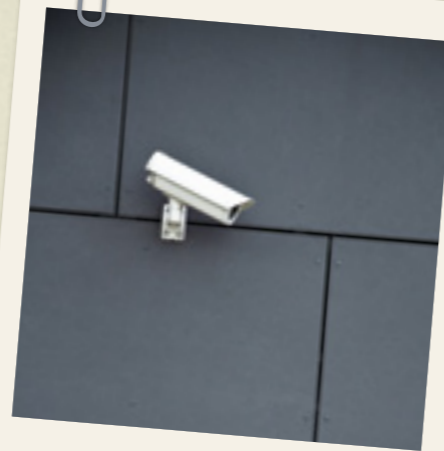
APARTMENT



LEISURE &  
ENTERTAINMENT



ENVIRONMENT



SAFETY & SECURITY

# FEATURES

## APARTMENT

- 2 & 3 bedroom air-conditioned apartments
- Available in sizes ranging from 895 sq.ft. to 1330 sq.ft.
- Wi-Fi enabled and IPTV ready
- Built-in modular wardrobe in the master bedroom
- Modular kitchen with a built-in chimney & hob
- Fiber optic connectivity
- Residences start at podium level ensuring an open view
- Vaastu compliant
- 100% power back-up and uninterrupted water supply
- Convenient shopping below the apartments

## LEISURE & ENTERTAINMENT

- Luxurious clubhouse with a swimming pool
- Fully equipped gymnasium
- Family entertainment centre & mall at close vicinity
- Steam & sauna
- Toddler's play area

## ENVIRONMENT

- Landscaped gardens
- Rainwater harvesting
- Sewage treatment plant
- Water treatment plant
- Energy efficient building
- Water recycling

## SAFETY & SECURITY

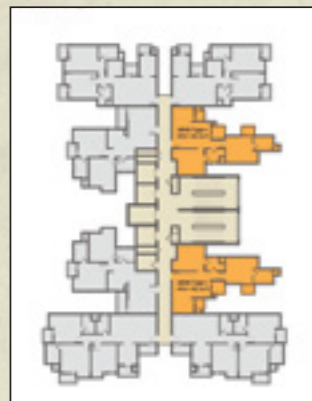
- No vehicular movement on the podium level ensuring 100% safety
- Hi-tech round the clock security
- Smart card access control
- Video surveillance systems
- CCTV for parking & entrance lobby
- Fire alarm system in common areas

# PROPOSED SPECIFICATIONS

Schedule of Finishes						
Location	Floors	Walls	Ceilings	Doors	Windows	Others
<b>Drawing / Dining Area</b>	Imported Marble	POP Punning + Acrylic Emulsion Paint	POP Punning + OBD	Natural Wood Frame with Double Shutter. Entrance Door - Polished Veneer Finish Flush Door	UPVC	<ul style="list-style-type: none"> <li>• Branded Modular Switches</li> <li>• Split Air-conditioning</li> </ul>
<b>Other Bedrooms</b>	Vitrified Tiles	POP Punning + Acrylic Emulsion Paint	POP Punning + OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• Branded Modular Switches</li> <li>• Split Air-conditioning</li> </ul>
<b>Master Bedroom</b>	Laminated Wooden Flooring	POP Punning + Acrylic Emulsion Paint	POP Punning + OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• Branded Modular Switches</li> <li>• Split Air-conditioning</li> <li>• Modular Wardrobe</li> </ul>
<b>Kitchen</b>	Matt Finish Ceramic Tiles	Combination of glazed tile 2' above platform & Plaster + Acrylic Emulsion Paint in balance area	False Ceiling + OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• Modular Kitchen with Chimney &amp; Hob</li> <li>• Branded CP Fittings</li> <li>• Branded Modular Switches</li> <li>• Sink with Water mixer</li> </ul>
<b>Balcony</b>	Anti-skid Ceramic Tiles	External Texture Paint	OBD	UPVC	UPVC	<ul style="list-style-type: none"> <li>• MS Railing Enamel Painted</li> </ul>
<b>Toilet</b>	Matt Ceramic Tiles	Glazed Ceramic Tiles upto 8' + OBD	False Ceiling + OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• CP Fittings &amp; Chinaware of Duravit / Kohler / Grohe / or equivalent brand</li> <li>• Exhaust Fan</li> <li>• Granite Counter</li> <li>• Branded Modular Switches</li> </ul>
<b>Master Bedroom Toilet</b>	Matt Ceramic Tiles	Glazed Ceramic Tiles upto 8' + OBD	False Ceiling + OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• Bath Tub</li> <li>• CP Fittings &amp; Chinaware of Duravit / Kohler / Grohe / or equivalent brand</li> <li>• Exhaust Fan</li> <li>• Granite Counter</li> <li>• Branded Modular Switches</li> <li>• Vanity Counter</li> </ul>
<b>Servant's Room</b>	Ceramic Tiles	OBD	OBD	Natural Wood Frame & Moulded Skin Door	UPVC	<ul style="list-style-type: none"> <li>• Modular Switches</li> </ul>
<b>Utility Area</b>	Anti-skid Ceramic Tiles	External Texture Paint	OBD	UPVC	UPVC	<ul style="list-style-type: none"> <li>• MS Railing Enamel Painted</li> </ul>

TYPE 1 - 2 BEDROOMS + LIVING & DINING + KITCHEN + 2 BATHROOMS

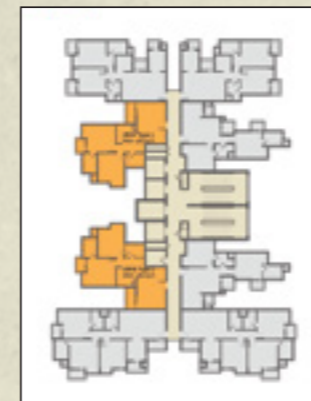
TYPE 2 - 2 BEDROOMS + LIVING & DINING + KITCHEN + 2 BATHROOMS



KEY PLAN



Saleable Area 895 sq. ft. | Built-up Area 671.25 sq. ft.



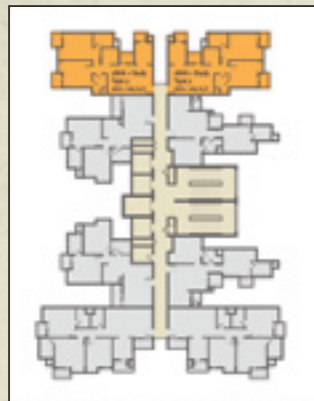
KEY PLAN



Saleable Area 985 sq. ft. | Built-up Area 738.75 sq. ft.

TYPE 1 - 3 BEDROOMS + LIVING & DINING + KITCHEN + 3 BATHROOMS

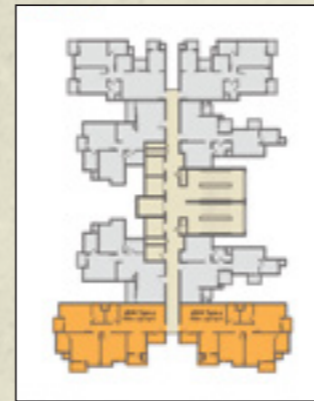
TYPE 2 - 3 BEDROOMS + LIVING & DINING + KITCHEN + 3 BATHROOMS



KEY PLAN



Saleable Area 1085 sq. ft. | Built-up Area 813.75 sq. ft.



KEY PLAN



Saleable Area 1330 sq. ft. | Built-up Area 997.50 sq. ft.





## WAVE CITY CENTER

Wave City Center, the newest destination which by virtue of sheer scale towers over anything that has been ever witnessed by Delhi/NCR. As the first of its kind commercial & residential development coming up in the heart of Noida, its epic ambition is unprecedented. Also unprecedented is the fact that it stands upon our underlying key principle of delivering futuristic projects which are shaped around the dreams, hopes and aspirations of our esteemed customers.

Wave City Center is located advantageously in Sectors 32 and 25A which is the heart of the rapidly developing city of Noida. It is spread over an area of 152 acres making it one of the largest commercial and residential landmarks. It will house a dynamic product-mix of Premium & Ultra Luxury Serviced Residences, Multi-use Studio Apartments, Premium Offices, High Street Shop Condominiums, range of Premium Hotels, Family Entertainment Center and Convention Center. Along with the next generation intercity transport and an unmatched security system, Wave City Center will ensure a secure and safe environment to its occupants. Come, experience a new generation living where THE WORLD IS WITHIN.

### Project Features

Total 40 mn sq.ft. of built-up area | 9.5 mn sq.ft. being developed as part of Phase I | Parking for over 43000 cars | Fully integrated BRT Transport System | 2.5 mn. sq.ft. of Shopping Mall | Compliance to LEED Gold Certification | Eco-friendly infrastructural systems with Rain Water Harvesting and Waste Management | Parks & Open Spaces

ONE OF INDIA'S BIGGEST MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT SPREAD OVER 152 ACRES IN THE HEART OF NOIDA

### Our Consultants:

Master Planners  
**SOM, U.S.A.**  
www.som.com

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

Master Landscaping  
**AECOM, U.S.A.**  
www.aecom.com

Retail Consultants  
**MXD, Canada**  
www.mxdevelopment.com

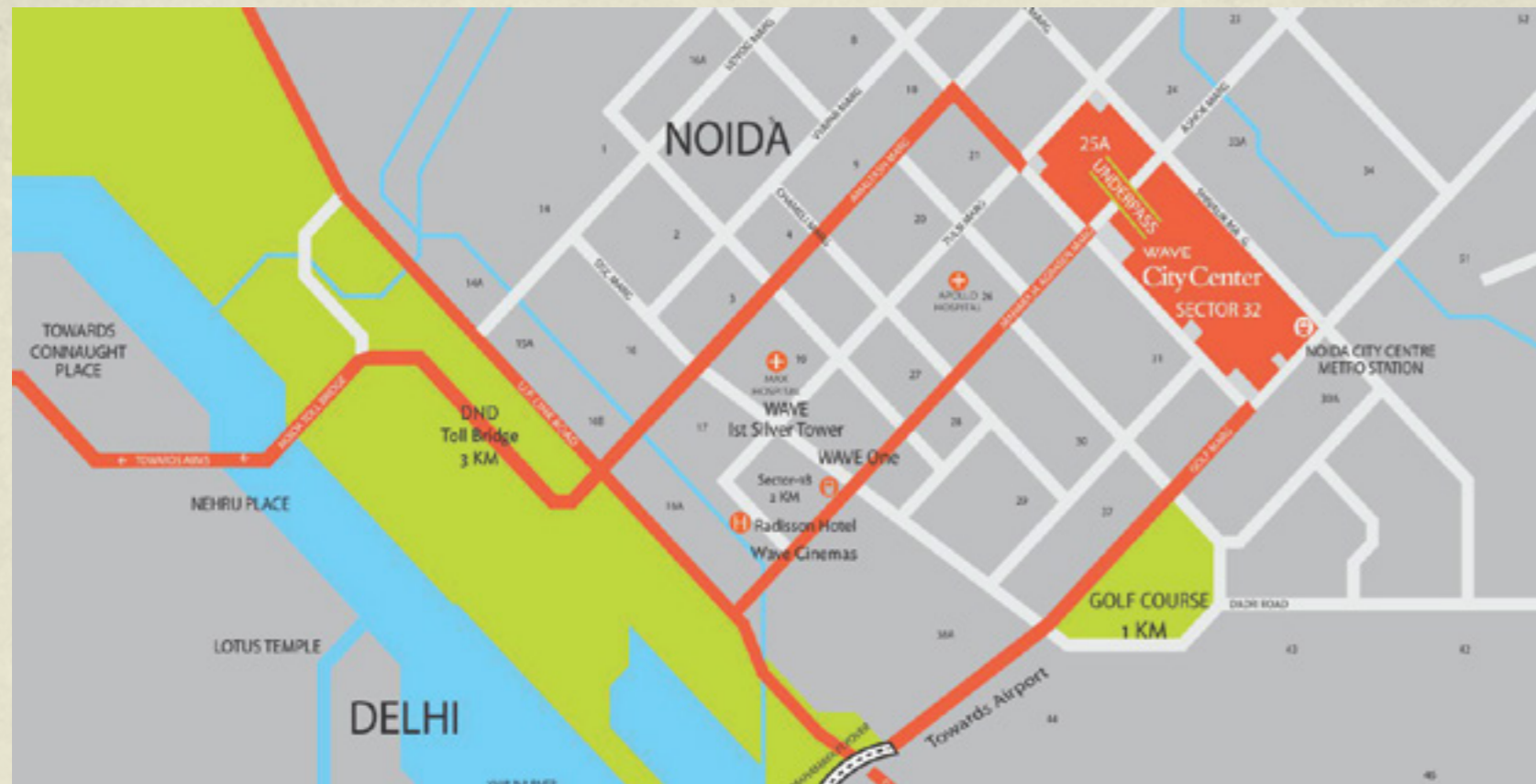
Building Designs  
**Nostri Architects, U.S.A.**  
www.nostriarch.com

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

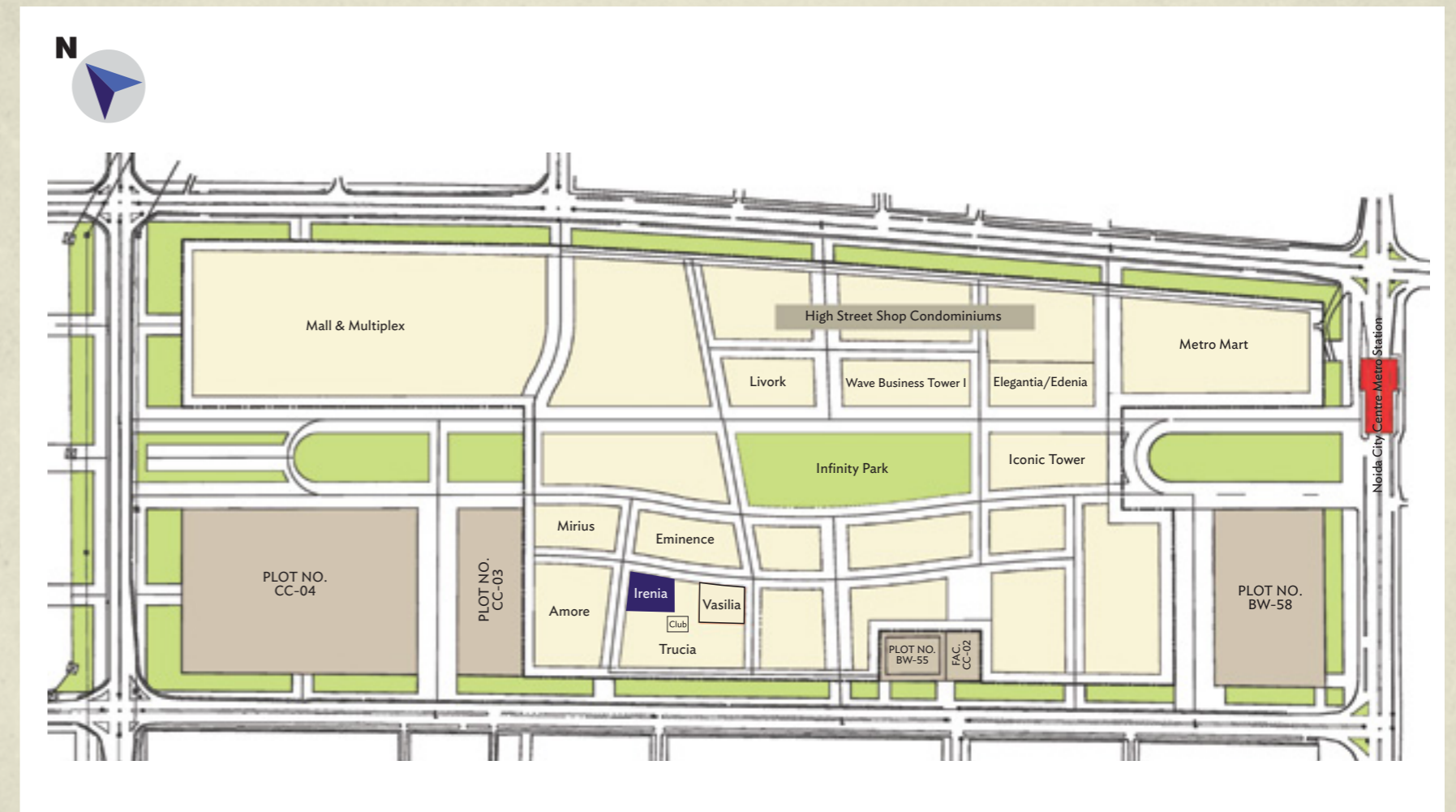
### Construction Partner:



# WAVE CITY CENTER LOCATION MAP



# WAVE CITY CENTER SITE PLAN



WAVE CITY CENTER SECTOR-32 PLOT



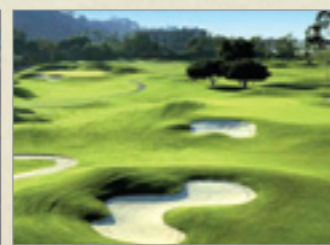
Kalindi Kunj connecting Delhi, 3.5 kms away



Sector 18, Commercial Hub of Noida, 2 kms away



DND Toll Plaza, 3 kms away



Noida Golf Course, 1 km away



Adjacent to Noida City Centre Metro Station

**WAVE** Infratech

## WAVE INFRATECH

### Foundation of trust

A company with a unique identity which encompasses the entire real estate categories and segments.

It inherits equity from the mother brand Wave to promote a vast array of verticals, namely Residential, Commercial and Retail. Wave Infratech, the real estate arm of Wave Group, is one of the leading players in its sector and is en route to becoming one of the largest real estate developers in the country.

With ground-breaking commercial projects like Wave One & Wave 1st Silver Tower and outstanding integrated townships like Wave City Center, Wave City & 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. Also, adding to its profile are 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.

CLUSTER PLAN  

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PAYMENT PLAN



## Irenia Premium Residences - Payment Plan

CONSTRUCTION LINKED INSTALLMENT PAYMENT PLAN				
S.No.	Description	Basic Sale Price	Cumulative %	Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 90 days of Booking	10.00%	20.00%	
3	Within 150 days of Booking	10.00%	30.00%	
4	On Laying of Foundation Slab	5.00%	35.00%	PLC (If any)
5	On Ground Floor Slab	5.00%	40.00%	
6	On 3rd Floor Slab	5.00%	45.00%	50% of Car Parking Charges
7	On 6th Floor Slab	5.00%	50.00%	50% of Car Parking Charges
8	On 9th Floor Slab	5.00%	55.00%	
9	On 12th Floor Slab	5.00%	60.00%	
10	On 15th Floor Slab	5.00%	65.00%	
11	On 18th Floor Slab	5.00%	70.00%	25% of Club Membership Charges
12	On 21st Floor Slab	5.00%	75.00%	25% of Club Membership Charges
13	On 25th Floor Slab	5.00%	80.00%	25% of Club Membership Charges
14	On 28th Floor Slab	5.00%	85.00%	25% of Club Membership Charges
15	On Top Floor Slab	5.00%	90.00%	
16	On Completion of Super Structure	5.00%	95.00%	
17	On Offer of Possession	5.00%	100.00%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Other Charges
		100.00%		

FLEXI PAYMENT PLAN WITH 5% REBATE ON 40% OF BASIC SALE PRICE				
S.No.	Description	Basic Sale Price	Cumulative %	Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 90 days of Booking	40.00%	50.00%	
3	On Ground Floor Slab	5.00%	55.00%	PLC (If any)
4	On 6th Floor Slab	5.00%	60.00%	50% of Car Parking Charges
5	On 9th Floor Slab	5.00%	65.00%	50% of Car Parking Charges
6	On 12th Floor Slab	5.00%	70.00%	25% of Club Membership Charges
7	On 15th Floor Slab	5.00%	75.00%	25% of Club Membership Charges
8	On 21st Floor Slab	5.00%	80.00%	25% of Club Membership Charges
9	On 28th Floor Slab	5.00%	85.00%	25% of Club Membership Charges
10	On Top Floor Slab	5.00%	90.00%	
11	On Completion of Super Structure	5.00%	95.00%	
12	On Offer of Possession	5.00%	100%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Other Charges

## Irenia Premium Residences - Payment Plan

DOWN PAYMENT WITH 10% REBATE ON 85% OF BASIC SALE PRICE				
S.No.	Description	Basic Sale Price	Cumulative %	Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 45 days of Booking	85.00%	95.00%	100% PLC & 100% Car Parking Charges
3	On Offer of Possession	5.00%	100.00%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Club Membership Charges + Other Charges
		100.00%		

SPECIAL PAYMENT PLAN				
S.No.	Description	Basic Sale Price	Cumulative %	Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 30 days	30.00%	40.00%	PLC
3	On Completion of Super Structure	20.00%	60.00%	Club Membership Charges + Car Parking Charges
4	On Offer of Possession	40.00%	100.00%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Other Charges
		100.00%		

ADDITIONAL CHARGES			
1	Car Parking	Rs. 4,50,000.00	
2	Club Membership	Rs. 2,00,000.00	
3	IFMS	6 months	
4	Sinking Fund	Rs. 21/- per sq.ft. per annum	

PREFERENTIAL LOCATION CHARGES (PLC) FOR HIGH RISE	
Floor-Wise	Park Facing
Ground - Rs. 300 /-per sq.ft.	(+)Rs. 100/-per sq.ft.
1st to 5th - Rs. 125 per sq.ft.	(+)Rs. 75/-per sq.ft.
6th to 10th - Rs. 100/-per sq.ft.	(+)Rs. 50/-per sq.ft.
11th to 15th - Rs. 50/- per sq.ft.	(+)Rs. 50/-per sq.ft.
16th to 25th - No PLC	(+)Rs. 50/-per sq.ft.
26th to 33rd - Rs. 100/-per sq.ft.	(+)Rs. 50/-per sq.ft.

\* One Time Lease Rent will be extra, payable to Noida Authority

\* All the charges, taxes, duties, service tax or levies demanded or imposed or to be imposed by Noida or by any other Authority, Local / Government body will have to be borne proportionately by the Buyer.

\* Cheques / Demand Drafts will be drawn in favour of "Wave Megacity Centre Pvt. Ltd." payable at Delhi / Noida only

\* Monthly Maintenance charges will be applicable

\* The above prices / payment plans are subject to revision / withdrawal at any time without any notice and at the sole discretion of the Company.

## Irenia Premium Residences - Cluster & Numbering Plan



Note: 1 Sq. Mtr. = 10.764 Sq. Ft.

Disclaimer: All specifications / Areas / Plans / Layouts are indicative and are subject to change by the Architect / Developer in the best interest of the development as deemed fit.

