

  
VERIDIA  
LOW-RISE UBER RESIDENCES

WAVE  
City

RERA-PROMOTER: UPRERAPRM5538 PROJECT: UPRERAPRJ494396, UPRERAPRJ243850, UPRERAPRJ865343, UPRERAPRJ250078,  
UPRERAPRJ196239, UPRERAPRJ567816. 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 subject to change in the best interest of the development. Finishing specifications shown are for representation purposes only. Travel durations are taken from google maps during non-peak hours. © Respective owners.

TAKING  
LIFESTYLE  
TO THE  
NEXT LEVEL

The image features two modern, curved lamps against a dark background. The lamp on the left has a black marble base with white veining and a brass-colored top. The lamp on the right has a solid black base and a brass-colored top. Both lamps have a curved, cylindrical shape. The text "LOW-RISE. HIGH LIVING." is positioned to the right of the lamps.

LOW-RISE.  
HIGH LIVING.





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

- Expansive 5 BHK Skyvillas & 4 BHK Floors
- Gated Community
- 3 Tier Security
- Low Density Development
- Exclusive Terrace with Skyvillas
- Luxurious Clubhouse
- Vast Open & Green Spaces
- 2 Units to a Floor





## 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. The 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



Rockwell Center, Philippines



King Abdullah Financial District, Saudi Arabia



Asian Development Bank, Philippines



Landmark Cebu Corporate Center, Philippines

The image features two modern lamps against a dark, textured background. The lamp on the left has a base with a black marble pattern and a gold-colored stem. The lamp on the right has a solid black base and a gold-colored stem. Both lamps have a curved, adjustable shade. The text "HIGH IN STYLE. HIGH IN DESIGN." is written in a gold, sans-serif font on the right side of the image.

HIGH IN STYLE.  
HIGH IN DESIGN.





Artistic Image



## HIGH ON SPACE ULTRA SPACIOUS 5 BHK 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.



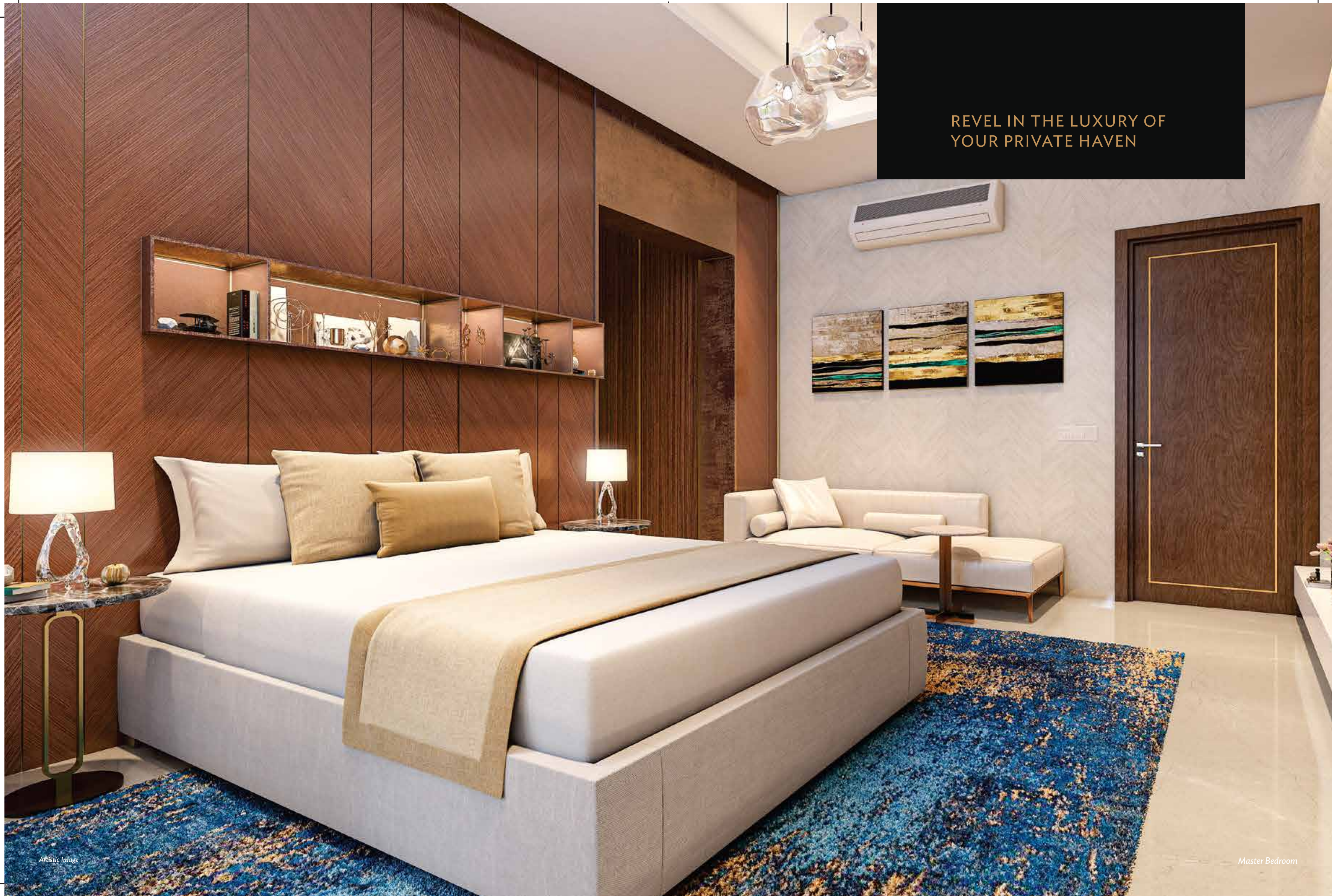
Living Room



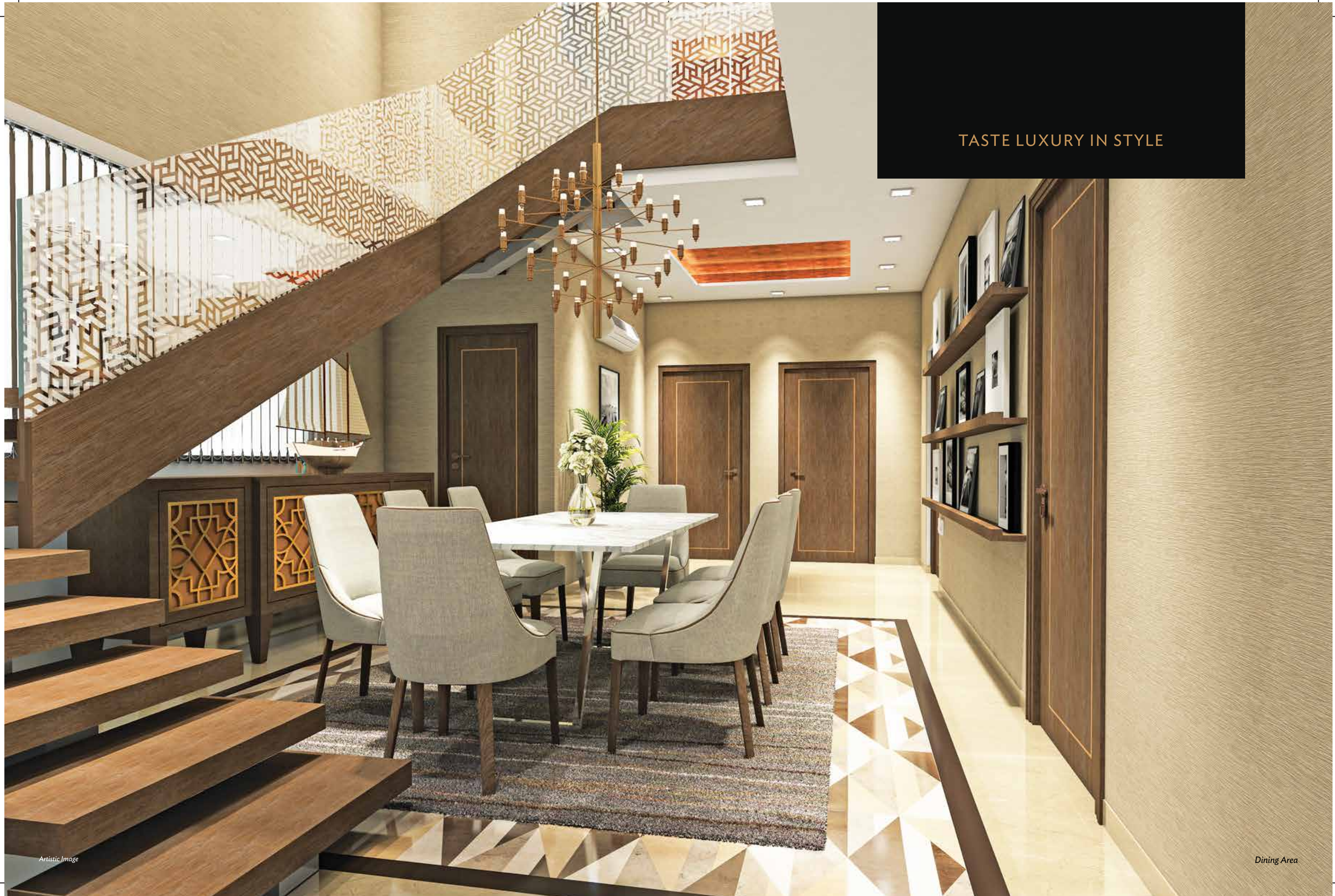
TURN EVERY MOMENT INTO  
A MEMORY TO CHERISH



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

UNIT PLAN - LOWER 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.



ISOMETRIC VIEW - UPPER 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.





HIGH IN FASHION.  
HIGH IN EXTRAVAGANCE.



## LAVISH 4 BHK FLOORS

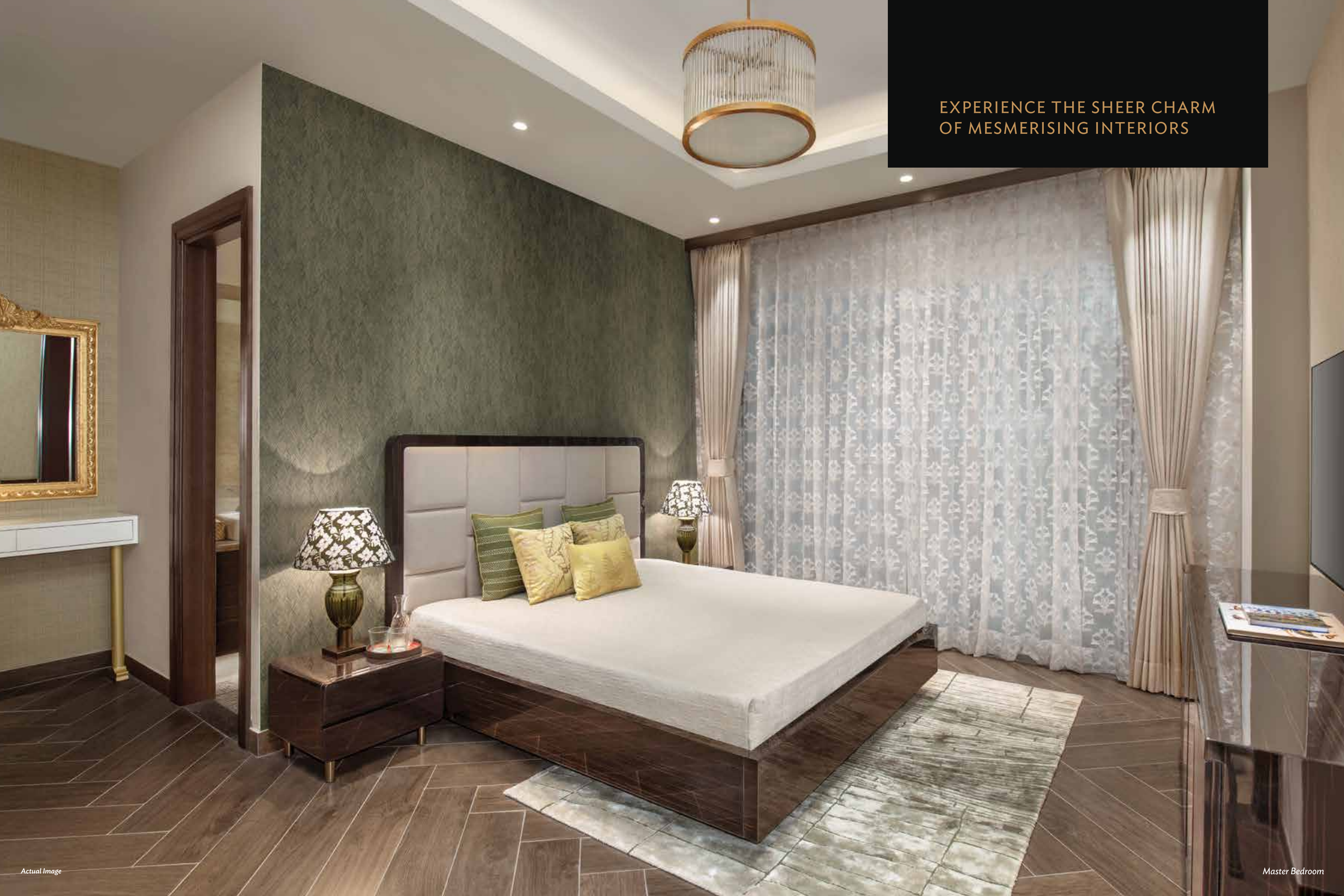
A chic living space, 4 grand bedrooms and modern fittings throughout, there is nothing dated about these homes. Built for the contemporary urban dweller, every home offers the best in style, design, comfort and luxury.



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	4BHK - Typical Floor	Sky Villa
<b>Common area</b>		
Lift Lobby & Lift Car Flooring	Italian Marble	Italian marble
Lift Fascia cladding	Italian Marble	Italian marble
Staircase Flooring	Natural Stone Finish	Natural Stone Finish
Staircase Railing	MS Railing	MS Railing
Lift lobby and staircase Wall and ceiling Finishes	POP Punning with Acrylic Emulsion Paint	POP Punning with Acrylic Emulsion Paint
<b>Living/Dining</b>		
Wall	POP Punning with Acrylic Emulsion Paint	POP Punning with Acrylic Emulsion Paint
Floor	Italian Marble Look Tile	Italian Marble Look Tile
Skirting	Italian Marble Look Tile	Italian Marble Look Tile
Ceiling	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion
Main & Internal Door	Factory Made Engineered Door	Factory Made Engineered Door
Main Door Hardware Fittings	01 Nos- Mortise Digital Lock and other standard door fittings (*Dorset or equivalent), 01nos- Video Door Phone .	01 Nos- Mortise Digital Lock and other standard door fittings (*Dorset or equivalent), 01nos- Video Door Phone .
Internal Door Hardware Fittings	standard door fittings (*Dorset or equivalent),	standard door fittings (*Dorset or equivalent),
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Miscellaneous	WPC Moulding work as/design in one wall	WPC Moulding work as/design in one wall
<b>Bedroom(S)</b>		
Wall	POP Punning with Acrylic Emulsion Paint	POP Punning with Acrylic Emulsion Paint
Floor	Italian Marble / Wooden Look Tile	Italian Marble / Wooden Look Tile
Skirting	Italian Marble / Wooden Look Tile	Italian Marble / Wooden Look Tile
Ceiling	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion	Gypsum Cove Only on edges of the ceiling +acrylic Emulsion
Internal Door	Factory Made Engineered Door	Factory Made Engineered Door
Internal Door Hardware Fittings	standard door fittings (*Dorset or equivalent),	standard door fittings (*Dorset or equivalent),
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Wardrobe	01 Nos Wardrobe in each Bedroom , Laminate Finish shutter , PB carcass and Standard Hardware fitting (*Hettlich or equivalent)	01 Nos Wardrobe in each Bedroom , Laminate Finish shutter , PB carcass and Standard Hardware fitting (*Hettlich or equivalent)
Miscellaneous	WPC Moulding work as/design in one wall of each bedroom	WPC Moulding work as/design in one wall of each bedroom
<b>Kitchen</b>		
Wall	Tile upto 600mm from counter top +POP Punning with Acrylic Emulsion Paint on Remaining Wall	Tile upto 600mm from counter top +POP Punning with Acrylic Emulsion Paint on Remaining Wall
Floor	Italian Marble Look Tile	Italian Marble Look Tile
Skirting	Italian Marble Look Tile	Italian Marble Look Tile
Ceiling	POP Punning with Acrylic Emulsion Paint & Grid False ceiling.	POP Punning with Acrylic Emulsion Paint & Grid False ceiling.
External door/Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window	UPVC/Aluminium Glazed - Sliding/casement, Door / Window
Counter Top	Natural Stone Fixed on Modular Frame	Natural Stone Fixed on Modular Frame
Modular Kitchen	Modular Kitchen with Prelaminated board and Standard Hardware fitting (*Hettlich or equivalent)	Modular Kitchen with Prelaminated board and Standard Hardware fitting (*Hettlich or equivalent)
CP Fittings	Standard Chrome Finish Fittings - Grohe/Kohler or Equivalent	Standard Chrome Finish Fittings - Grohe/Kohler or Equivalent
Others Kitchen Fittings	HOB , Chimney, RO , sink & Geyser (*01 Nos Each)	HOB , Chimney, RO , sink & Geyser (*01 Nos Each)

# SPECIFICATIONS

Description	4BHK - Typical Floor	Sky Villa
<b>Toilet (S)</b>		
Wall	Tile Upto 2400MM Height + remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling	Tile Upto 2400MM Height + remaining area POP Punning with Acrylic Emulsion Paint upto false Ceiling
Floor	Anti Skid Tile Flooring	Anti Skid Tile Flooring
Ceiling	Grid False ceiling	Grid False ceiling
Internal Door	Factory Made Engineered Door	Factory Made Engineered Door
External Window	UPVC/Aluminium Glazed Window with Frosted Glass	UPVC/Aluminium Glazed Window with Frosted Glass
Vanity Counter	Quartz Stone Or Equivalent stone Counter Fixed on Modular frame, Carcass with prelaminated board and Standard Hardware fitting (*Hettlich or equivalent)	Quartz Stone Or Equivalent stone Counter Fixed on Modular frame, Carcass with prelaminated board and Standard Hardware fitting (*Hettlich or equivalent)
CP Fittings	Standard chrome finish CP fittings , Grohe/ Kohler or Equivalent	Standard chrome finish CP fittings , Grohe/ Kohler or Equivalent
Chinaware Fitting	Wall Hung WC , Concealed Cistern , Counter Top wash Basin , Duravit Or equivalent. 01Nos-Bath Tub (*only in Master Toilet).	Wall Hung WC , Concealed Cistern , Counter Top wash Basin , TOTO Or equivalent. 01 Nos- Steam Shower Cubicle(*Only in 5th Floor Master toilet)
Miscellaneous	01 Nos. apx. 600m wide - Glass Partition in each bedroom toilet - shower area . 01 Mirror in each toilet	01 Nos. apx. 600m wide - Glass Partition in each bedroom toilet - shower area . 01 Mirror in each toilet
Exhaust fan	01 Nos in each Toilet	01 Nos in each Toilet
Geyser	01 Nos in each Toilet	01 Nos in each Toilet
<b>Balcony/Terrace</b>		
Flooring	Tile Flooring	Tile Flooring
Railing	SS+Glass Railing As/ Façade Design	SS+Glass Railing As/ Façade Design
Wall	Exterior Grade Paint	Exterior Grade Paint
Ceiling	Exterior Grade paint	Exterior Grade paint
<b>Exterior Finish</b>		
Exterior Wall	Exterior Grade Paint	Exterior Grade Paint
All balcony and parapet Cill	Natural Stone Finish	Natural Stone Finish
<b>Structure and services</b>		
Structure	Earthquake-resistant , RCC Framed	Structure with Aluminium form work
Split AC	01 Nos Split AC in Each Bedroom and Living /Dining area	01 Nos Split AC in Each Bedroom and Living /Dining area
Electrical/ Lighting & Power back up	Modular electrical fittings, Concealed Copper Wiring , Home Automation System. 01 nos. Light Fixture in each room	Modular electrical fittings, Concealed Copper Wiring , Home Automation System. 01 nos. Light Fixture in each room
	5KVA Power Back /Unit	7KVA Power Back /Unit
Lift	Lift as per design standards	
<b>Security</b>	Multi Layered Security With video door phone enabled apartments	





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 Duravit or equivalent
  - Vanity Counter & Mirror in all Bathrooms
  - Steam Cubicles 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, Geyser-standard make

## COMMON AREAS

- STILT PARKING AREA AND LIFT LOBBY AREA

- Lift Lobby
  - Electrical Points for Electrical Vehicles Charging
  - 13-Passenger Capacity Stretcher Lift
- ENTRANCE LOBBY

- Two Apartments at Each Floor
  - 8 ft. Main 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
  - Geyser in Washroom
  - C.P. Fittings from Duravit or equivalent
  - Vanity Counter & Mirror in all Bathrooms
  - Bathtub in Master Bathroom
- KITCHEN

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

## COMMON AREAS

- STILT PARKING AREA AND LIFT LOBBY AREA

- Lift Lobby
  - Electrical Points for Electrical Vehicles Charging
  - 13-Passenger Capacity Stretcher Lift
- ENTRANCE LOBBY

- Two Apartments on Each Floor
  - 8 ft. Main 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.



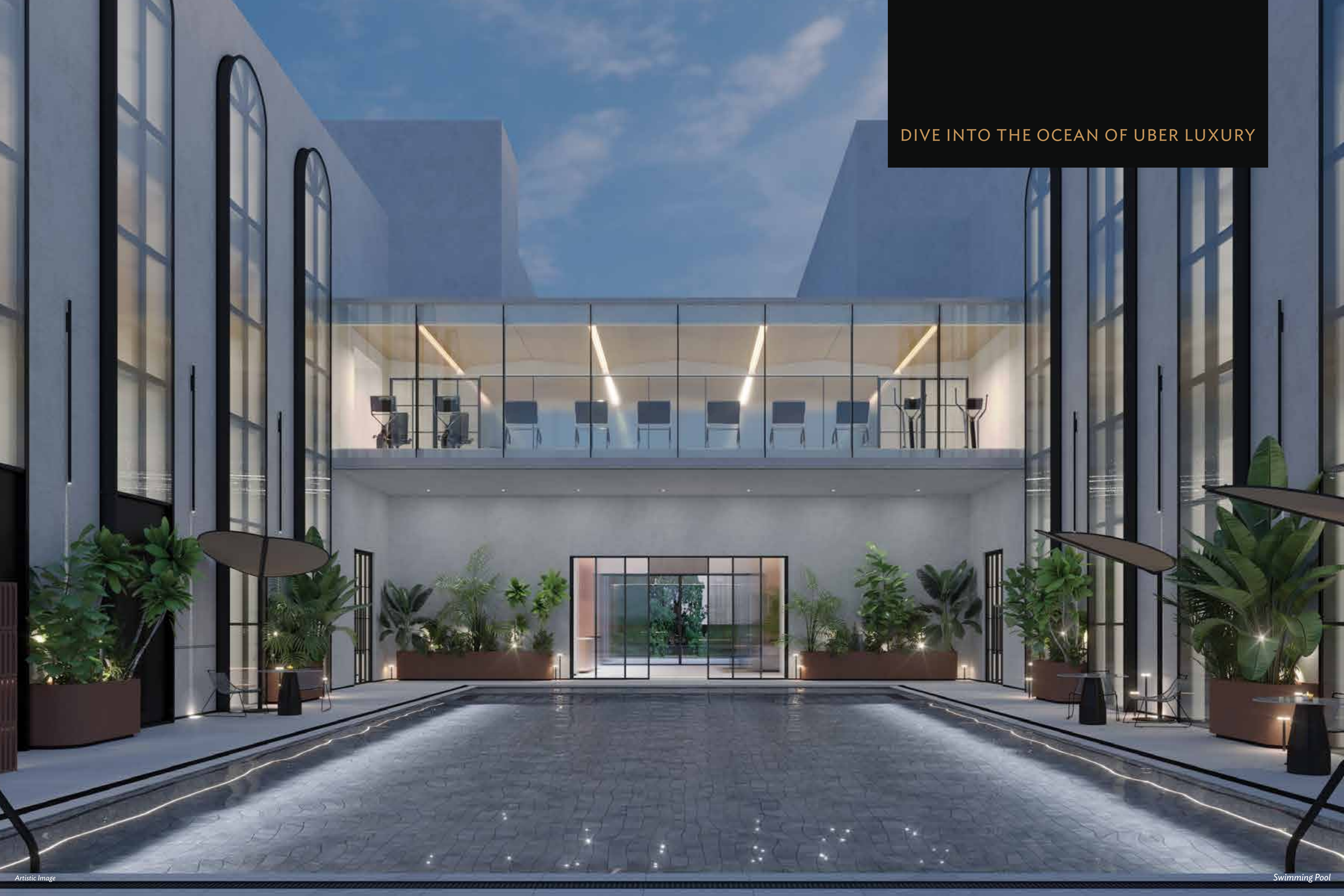
## CLUB - OAKWOOD ENCLAVE

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.





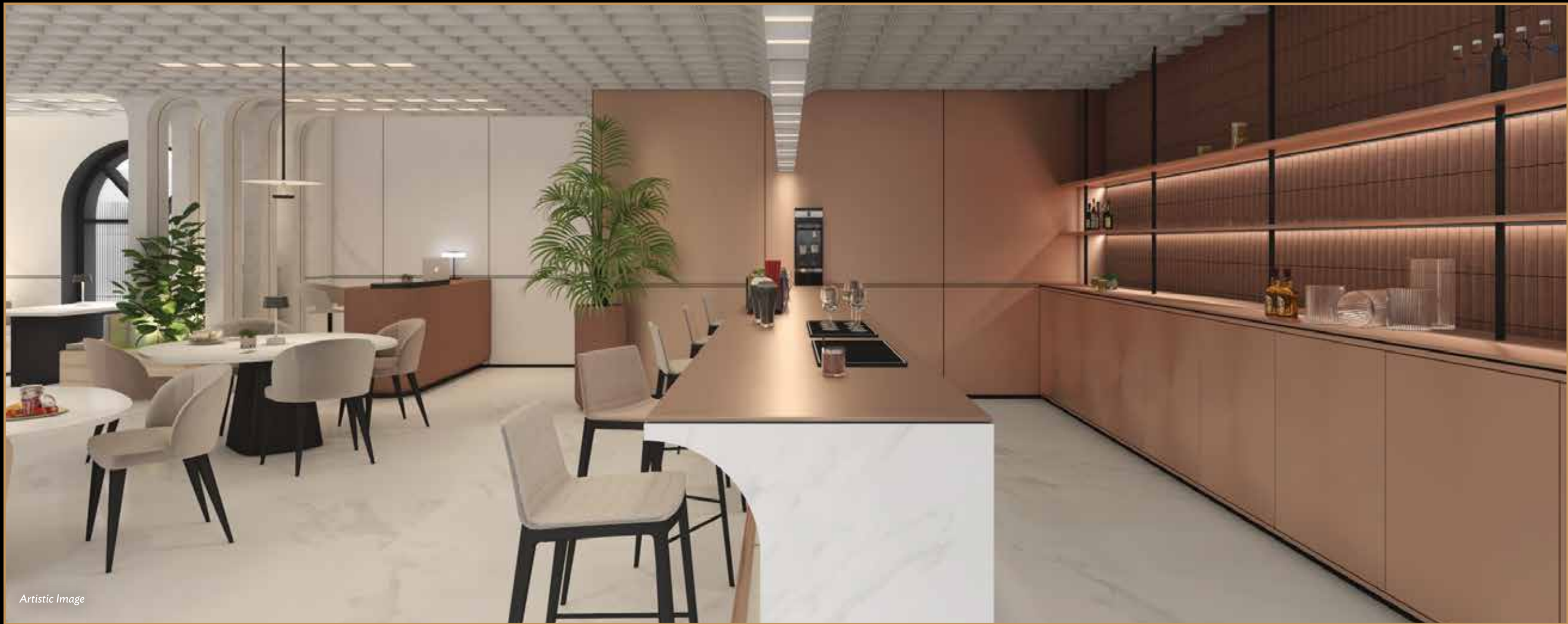
DIVE INTO THE OCEAN OF UBER LUXURY





SPECIAL OCCASIONS  
DESERVE A SPECIAL SETTING





Artistic Image

INDULGE IN DELICIOUS  
MOMENTS

Restaurant



Artistic Image

WHEN FITNESS IS  
ON YOUR MIND

Gym





Artistic Image

BRING OUT  
THE GAMER IN YOU

Games Room

A SAFE HAVEN FOR  
YOUR KIDS



Artistic Image

Day Care



MASTER PLAN

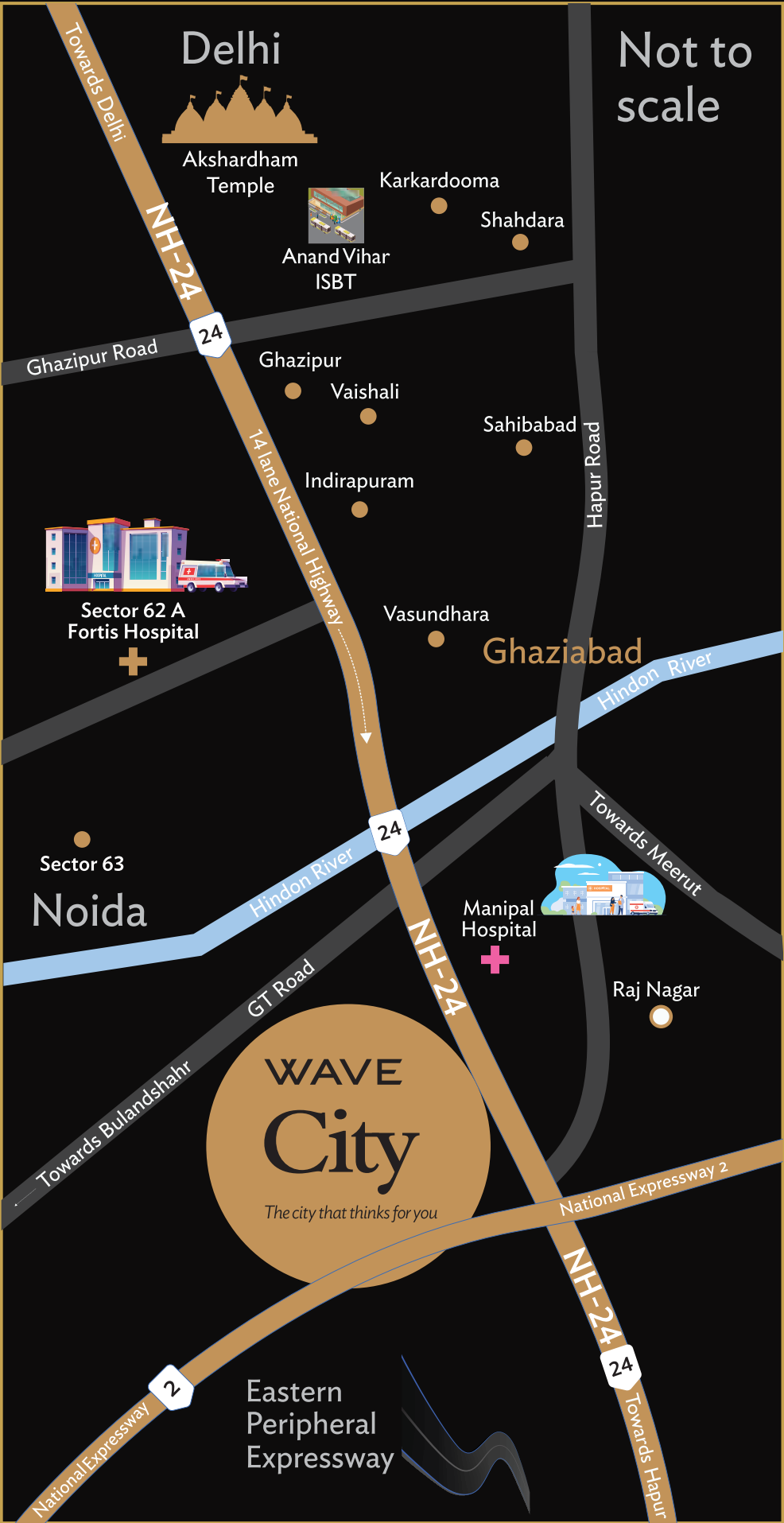


LEGENDS

1. TOWER 01
2. TOWER 02
3. TOWER 03
4. TOWER 04
5. TOWER 05
6. TOWER 06
7. TOWER 07
8. PARK 1
9. PARK 2
10. PARK 3
11. ENTRY/EXIT
12. CLUB
13. OUTDOOR SPORTS & AMPHITHEATRE
14. CONVENIENCE STORE
15. SERVICES



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





## ABOUT WAVE CITY

Spread over 4200 acres, Wave City is the first operational Hi-tech City in North India which amalgamates technology and modern-day luxuries. Located adjacent to 14 lanes of National Highway- NH-24, it is the largest Pre-Certified Platinum Rated Green Township that promotes smart and sustainable living for its residents. The township offers intelligent, sustainable and state-of-the-art housing facilities, with smart features like Central Command Centre, Smart Electric Grid, Intelligent Traffic, and Transport Management System, Water Management System, Cooking Gas Management, Waste Management, Homeland Security Management, Water Management, Solid Waste Management, City Portal, Street Light Automation and Fiber Optic connectivity. It also provide location benefits such as its proximity to Akshardham Temple, Noida (Sec-62), NH24 Expressway etc.

Today, Wave City has handed over more than 11,000+ Possessions letters to its residential and commercial unit holders and is abode to more than 4000+ families who are already residing at Wave City. 600 acres of area at Wave City is dedicated to plots where the construction of approximately 500 plots has already commenced. Wave City offers a blend of innovative commercial and residential products, duly registered under RERA, which includes apartments (Veridia, Eligo, Dream Homes, Wave Executive Floors and Swamanorath), independent floors (Wave Floors) and a commercial center (Wave Galleria). Wave City offers low-density living, full of vigour and vitality which makes it a perfect place to enjoy a comfortable, convenient and uncluttered lifestyle.

With approximately 1470 acres (35% of the total land area) dedicated to green areas & well-planned road infrastructure, residents enjoy the perfect balance between nature and connectivity. Our 55 meticulously designed parks provide tranquil retreats, while the operational Central Park spanning 6.5 acres serves as a vibrant centerpiece for community gatherings. With ample green spaces and thoughtfully designed road infrastructure, Wave City offers a harmonious living experience that nurtures well-being and fosters a deep appreciation for the environment.

The entire ecosystem of Wave City is integrated seamlessly in a way that it incorporates all the facilities of an urban and modern lifestyle. With additional features like Commercial complex which has more than 50 shops functional for its residents day to day needs, Golf Range, Sportzon, 6.5 acre Central park, Canal Walkway, Cycle Track, Post Office, E Rickshaw facility within the City, Police Station, well-known schools/ colleges/ hospitals in its vicinity of 2 Km, Temples and many more, Wave City the most desired Township of North India.

So, if you are looking for a living with the luxuries of the modern world right in the lap of nature, then Wave City is the perfect destination for you!



