




WELCOME TO THE NEW DESTINATION OF

Business

WAVE ONE

SECTOR 18, NOIDA

OFFICES • RETAIL • MULTIPLEX



Wave One, the 41-storey iconic architectural landmark, is poised to become the epicentre of business in Noida. Located in Sector 18, Noida, it enjoys the privilege of being at the heart of a thriving commercial district. In close vicinity are the proposed 2nd International Airport of the NCR, the F1 circuit and Taj Expressway.

Wave One will also benefit from the excellent connectivity that comes with the proposed Noida Metro Station, barely 150 metres away. For businesses moving forward, Wave One is the natural destination.



OUR ESTEEMED PARTNERS

At Wave One, for every facet, from architecture to security to landscaping to parking, we have chosen to work only with the world's best.

NOSTRI ARCHITECTS
Executive Architecture
www.nostriarch.com

LEIGHTON
Constructions Partner
www.leightonwelspan.com

DUNBAR AND BOARDMAN
Access Solution
www.dunbarboardman.com

ASERO WORLDWIDE
Risk management
www.asero.com

SECURE
Traffic Management
www.secureparking.com.au

BBG-BBGM
Design Architects
www.bbg-bbgm.com

EDSA
Urban and Graphic Design
www.edsaplan.com

BASE
Structural Consultants

· OVER 2 MILLION SQ FEET OF BUILT-UP AREA · VASTU AND FENG SHUI (CHI) COMPLIANCE
· PARKING FOR NEARLY 2000 CARS



🛍️ RETAIL THERAPY 🛍️

A shopping extravaganza that promises to bring together the comfort of a mall and an experience of a high street. Wave One, brings you 'the retail therapy', an environment that's both relaxed and rejuvenating. So, whether it is shopping for global brands or coffee with friends, Wave One is the one destination that will make people come back for more.

HIGH STREET CONCEPT

Experience high street retail at Wave One, with independent entry and exit points visitors can directly enter the retail showrooms without having to enter the mall. Just park your car and walk in to the outlet of your choice.

HIGH VISIBILITY RETAIL

A four side open plot ensures high visibility and excellent branding for retailers. Not just that, the 20 feet high ceiling adds exclusivity to every retail showroom.

SHOPPERS PROMENADE

Welcome to the shoppers promenade, a beautifully landscaped promenade spreads out along the length of the complex. It welcomes you to an awe-inspiring shopping experience.

LARGE MODULAR SHOWROOMS | CENTRAL ATRIUM | HIGH SPEED ELEVATORS
OVER 2.5 LAC SQ FT OF RETAIL





INDULGENT OFFICES

Wave One is a creation, conceptualized and designed by a dynamic team of Indian and international consultants. A fusion of global expertise and philosophy of energy, the architecture complies with the postulates of Vaastu and Feng Shui disciplines. Choose from 3 functional and elegant layouts that make for the perfect launch pads for your business.

State-of-the-art Conference Rooms



Elegant & Functional Offices



Multiple Level Parking



PLATINUM

A space set to bring together a unique blend of luxury and style. These spaces give you the privilege of having a sky garden that ensures an absolutely premium experience with a spectacular view of the city, river and Delhi beyond.

Premium Specification | Luxurious entrance lobby and waiting area | Exclusive elevator access | Dedicated parking floor
Hi-ceiling business lounge | Private terraces on every floor | Exclusive lounge | Privilege membership to the health club,
swimming pool and tennis court

GOLD

Space where luxury is a daily affair. These offices are exquisite, and brimming with advantages that the elite deserve. Be it the exclusive club membership or a dedicated lift lobby, Gold Offices add more luxury and lavish to every aspect of business.

Luxurious lobby at entrance | Exclusive elevator access | Membership to the health club, swimming pool and tennis court

SILVER

Spaces with world-class ambience for dynamic entrepreneurs and high powered business activities.

Be it a perfect backdrop of the city or a space designed to complement the modern work force, the offices are a perfect mix of astute layouts, aesthetics and everything at its best.

Efficient use of space | Range of sizes to suit your requirements | Functional layouts



Luxury spas, cosy cafés, speciality restaurants and lounges. All the leisure a modern professional deserves is here at the Podium on level 15.



Food Court



For Healthy Snacks



Lounge

🍴 APPETITE FOR ENTERTAINMENT 🍴

Spoil yourself; take a plunge into the world of entertainment and fun. With the next level movie viewing experience, comes a sprawling food court just to tempt the right taste buds as you enjoy with your family and friends. So, be it an evening out with your special one or dining with your group of friends, Wave One is the destination that will leave you asking for more.



PRICE LIST AND PAYMENT PLAN

COMMERCIAL	
Lower Ground Floor	₹ 25,000/- per sq.ft.
Ground Floor	₹ 35,000/- per sq.ft.
First Floor	₹ 27,500/- per sq.ft.
Second Floor	₹ 24,500/- per sq.ft.
Third Floor	₹ 20,000/- per sq.ft.

OFFICE SPACE	
Silver Category	₹ 11,500/- per sq.ft.
Gold Category	₹ 12,500/- per sq.ft.
Platinum Category	

PAYMENT PLAN

PLAN A : DOWN PAYMENT PLAN WITH 12% DISCOUNT ON BSP	
At the time of Booking	95% of BSP
On Possession	5% + Other Allied charges or taxes as applicable

PLAN B-1 : CONSTRUCTION LINKED PAYMENT PLAN FOR RETAIL	
On Booking Amount	10% (with application)
Within 45 Days	5%
Within 90 Days	5%
On Casting of Basement Slab	5%
On Laying of Ground Floor Slab	5%
On Laying of 2nd Floor Slab	5%
On Laying of 3rd Floor Slab	5%
On Laying of Cinema Floor Slab	5%
On Laying of 10th Floor Slab	5% + 50% Car Parking Charges
On Laying of 14th Floor Slab	5% + 50% Car Parking Charges
On Laying of 18th Floor Slab	5%
On Laying of 22nd Floor Slab	5%
On Laying of 26th Floor Slab	5%
On Laying of 30th Floor Slab	5%
On Laying of 34th Floor Slab	5% + 50% Other Charges (if any)
On Laying of Top Floor Slab	5% + 50% Other Charges (if any)
On Installation of Plumbing and Eletrical Work Floor Wise	5%
On Completion of Internal Plaster Floor Wise	5% + IFMS
On Offer of Possession	5% + Lease Rent + Registry

PLAN B-2 : CONSTRUCTION LINKED PAYMENT PLAN FOR OFFICE

On Booking Amount	10% (with application)
Within 60 Days	10%
Within 120 Days	10%
On Casting of Basement Slab	5%
On Laying of 3rd Floor Slab	5%
On Laying of Cinema Floor Slab	5%
On Laying of 10th Floor Slab	5% + 50% Car Parking Charges
On Laying of 14th Floor Slab	5% + 50% Car Parking Charges
On Laying of 18th Floor Slab	5%
On Laying of 22nd Floor Slab	5%
On Laying of 26th Floor Slab	5%
On Laying of 30th Floor Slab	5%
On Laying of 34th Floor Slab	5% + 50% Other Charges (if any)
On Laying of Top Floor Slab	5% + 50% Other Charges (if any)
On Installation of Plumbing and Eletrical Work Floor Wise	5%
On Completion of Internal Plaster Floor Wise	5% + IFMS
On Offer of Possession	5% + Lease Rent + Registry

ALLIED CHARGES

One Time Lease Rent & Other Charges	Will be intimated later.
IFMS	Will be intimated later.
Car Parking Charges	
One Car Park	₹ 4,00,000/-

- The rate mentioned here are for super built up area (SUBA), which includes covered area plus balconies and proportionate share of area under Common space i.e. staircases, lifts, escalators, common toilets, corridors, open Piazza, cupboards & projections, water tanks, lift rooms, munties, balcony walls etc.
- The Basic Sale Price (BSP) per sq. ft. does not include Parking Charges, Interest, Allied Charges, Stamp Duty, Registration Charges, Legal / Documentation charges, Administrative & other Charges etc.
- Cheques and Drafts are to be issued in favour of "WAVE CITY CENTRE PRIVATE LIMITED".
- Service Tax as per prevailing Govt. Policy shall be applicable.
- Price is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of registration acceptance shall be applicable.
- All building plans, layouts, specification are subject to change / modification or revision as decided by the company / Architect or any other competent authority.

WAVE ONE

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