

WAVE ESTATE Sector 85, Mohali (A Group of Ponty Chadha)

In our endeavour to present [real estate](#) opportunity, which are fundamentally strong and hold good return on Investments potential, we present you WAVE ESTATE – Mohali an upcoming high end mega township which is spread over in 260 acres and comprises of the entire sector 85 of Mohali the development which is duly approved by Govt. of [Punjab](#) as a mega township project located strategically in Mohali, the most happening, upcoming suburb of Tri-city.

The Mega Township is poised to be a mark of luxury and shall be positioned among the best & most desirable Mega Township of the country. The basic factors making the township the most sought after are:

The Chadha Group: The Chadha Group is a large, diversifies conglomerate with interests in sugar, distilleries, liquor, paper, food processing and film distribution. It is a pioneer in Developing shopping malls in North [India](#) and has a significant presence in real estate. The group has developed residential projects, retail projects, (1.5 million sq.ft Operational), entertainment projects (Wave Cinemas being adjusted the ‘Best of India in Cinema Category’ by India Today in 2006) and commercial spaces

Country Colonisers Pvt. Ltd: Is a part of the Chadha Group. Country colonisers Pvt. Ltd is presently developing WAVE ESTATE, a 260 acre mega township project comprising of 746 Luxury Villas, condominiums, 1.6 million sq.ft of retail and commercial development.

Prime Location: The Mohali City Centre, Fortis Hospital, Yadvindra Public School, PUDA Bhavan, PCA Cricket Stadium and other important landmarks are just 2.5 to 4km away from Wave Estate Mohali. The 450 acre Knowledge Park is located in the adjoining sector and the foundation stone has recently been laid by the Prime Minister of India. This initiative by the Government of India and the Government of Punjab further strengthens the position of the Tri-City as a future destination for knowledge based industries. The Tri-city is well connected to New [Delhi](#), Capital of India, by rail and road. The new Inter State Bus Terminal and Mohali Railway Station are merely 2.5 km away from Wave Estate.

Site profile: Wave Estate is located in Sector 85 at the very heart of Mohali, a part of the Tri-City of [Chandigarh](#), Panchkula and Mohali. An important commercial hub, the Tri-City also ranks as having the best quality of life in India (as per a recent India Today ‘State of the States’ Report) Wave Estate has been conceptualised by some of the world’s finest creative minds, who have come together to set new standards in mega township development. The internationally acclaimed master architects who have designed Wave Estate, have created an incomparable, gated township with marvellous landscapes.

Infrastructure: Wave Estate Mohali is connected by 200 ft and 150 ft wide sector roads providing it fast access to the other parts of the Tri-City. The development is self sustained in terms of standby power and recycling of water. The estate’s maintenance will be done by a professional agency. Wave Estate provides for more than 60% open spaces such as green areas,

parks, walkways, streets etc. The facilities for the residents at Wave Estate include: crèche, nursery schools primary schools, convenience shopping, parks with jogging tracks, play areas, recreation facilities such as [community](#) spaces, club house and swimming pools uninterrupted electricity supply i.e. public electricity supply system supplemented with captive D.G. sets. As Wave Estate is a gated community, the visitors will be registered at the entrance gates and the development will be guarded round the clock by security personnel.

Design : Wave Estate is designed around the main boulevard providing access from the North to the South. At the heart of the development, there is a pedestrianised Central Piazza called Café Street lined with alfresco cafés, bars and restaurants where the residents and visitors alike can enjoy a cup of coffee or a meal, sitting in the landscaped central vista. The design and feel of the Piazza is Mediterranean, with a welcoming ambience amidst a green landscape, that has select plants and trees from the region. As an extension of the Central Piazza, the villas capture the same spirit of design. The internal roads are lined by open courtyards, lending wide vistas and roads to this elegant township. Besides the villas, the superbly designed apartment condominiums are also located around the central park. The retail, comer hotel & residential areas embody the common thread of design, which endeavours to give each space great views, good ventilation & ample natural light.

Landscape : The key highlights of the township are its amazing vistas, beautifully laid out by an internationally renowned landscape design firm, lending it pristine parks, manicured gardens, enchanting water bodies & exotic foliage. Spread over 260 acres, The landscape is dotted with trees like Kadam, Frangipani, Badhal, Weeping Willow, Kachnar, Kaniar, Amaltas, Java Cassia, Neel Mohur, Fountain Palm, Desert Fan Palm The [services](#) of horticulturists will be utilized for the upkeep of the green spaces.

Café Street: This Central piazza in the heart of Wave Estate will be an open air Pedestrianised avenue, Lined with fashionable alfresco cafes, restaurant and bars, just a breeze from your home, this will be the space to get together with family and friends, a much sought after destination for the well heeled from the Tri~City of Chandigarh.

Security - Wave Estate is a gated community. The multi level security will be provided at the entrance level and periphery level; and mobile security units will patrol the areas. There may be a provision for separate security control for certain areas such as villas and these areas may be provided with additional security and entrance and exit controls. The residential area will have a Radio Identification Frequency Device (RIFD) based access control system (or other such system in line with changing technology), using stickers and tokens provided to the residents. A separate set of RIFD electronic tokens will be given to servants and guests who have limited and controlled access to authorised areas only. However, the gated community will be further monitored by various security cameras located at vantage points