

AVENUE IV

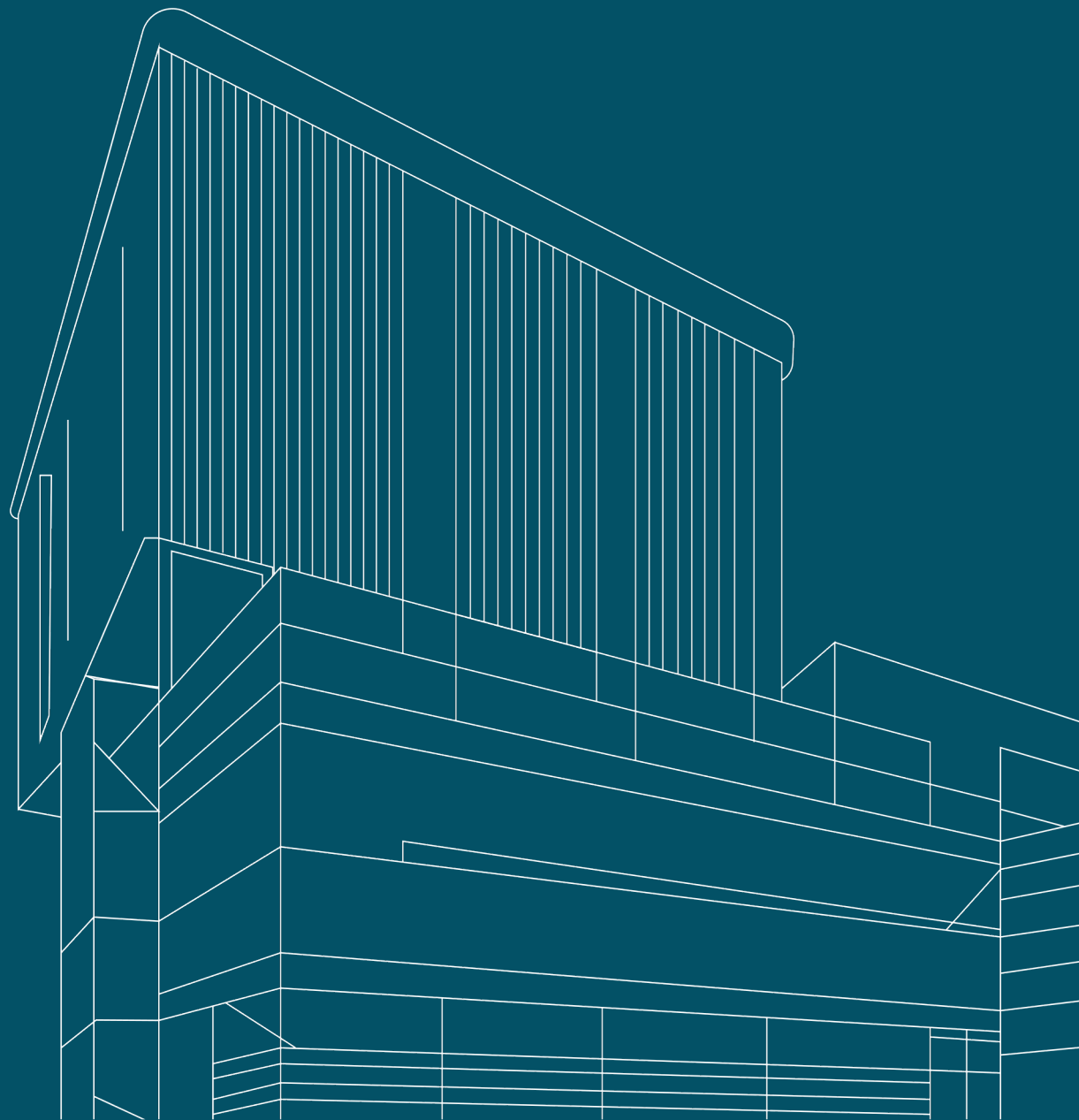


 **KARYAN**

AVENUE IV

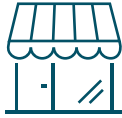
WE COLLABORATE,
WE INNOVATE,
WE EXCEL

 **KARYAN**





DESIGN-ORIENTED
ATRIUM



TWO SIDE OPEN
SHOPS



4 SCREEN
MULTIPLEX



FASCADE
CONCEPTUALISED
BY STUDIO LOTUS



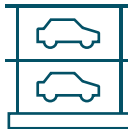
3 SIDE OPEN
PLOT



100% PAID UP
LAND



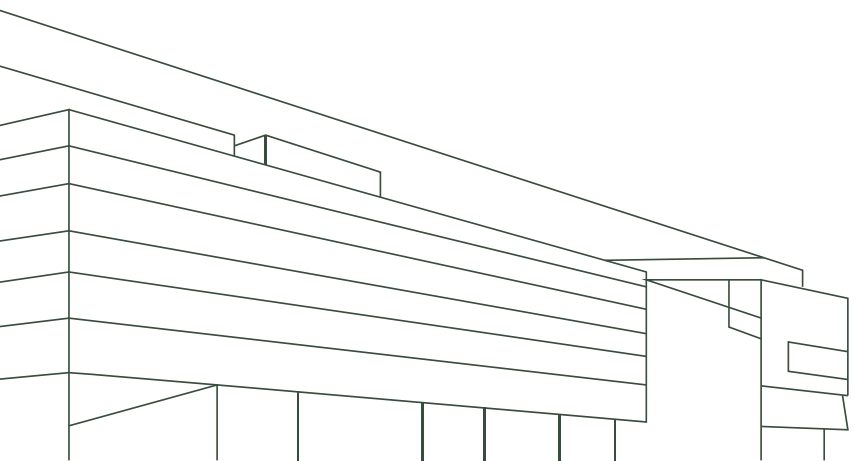
PRIME LOCATION NEAR
14 LANE DELHI-MEERUT
EXPRESSWAY



MULTI LEVEL
PARKING



575 FEET OF WIDE
FRONT



FROM THE DESIGNER'S DESK

STUDIO LOTUS

AWARD WINNING
DESIGN FIRM

NEW DELHI

Studio Lotus is a prestigious architectural firm renowned for its bold and visionary designs on an expansive scale. With unparalleled expertise across planning, architecture, and interiors, they craft environments that seamlessly blend luxury with practicality.

Their distinguished portfolio includes an elite roster of clients, such as Max Estates, Royal Enfield, Godrej Properties, DLF, as well as iconic hospitality brands like RAAS Group of Hotels, Taj Hotels, Radisson Hotels, Aloft Hotels, and Oberoi Realty. This impressive array of collaborations underscores their exceptional ability to deliver transformative designs that not only meet but exceed the highest expectations.

NNC DESIGN INTERNATIONAL

30 YEARS OF EXPERIENCE
IN STRUCTURAL DESIGN

450+ PROJECTS

NNC Design International is a highly regarded structural and civil engineering consultancy headquartered in Delhi, renowned for offering a full spectrum of structural design services. With vast experience across a diverse range of projects-spanning residential, commercial, and public administration buildings-NNC delivers bespoke solutions for both new developments and renovation projects.

The firm's expertise encompasses working with a variety of materials, including steel, concrete, and timber, and they are particularly adept in the design of foundation systems and superstructures, ensuring both the stability and integrity of every structure they undertake.





CESPL

33+ YEARS OF EXPERIENCE
IN STRUCTURAL DESIGN

500 PROJECTS

CESPL has firmly positioned itself as a premier provider of mechanical, electrical, and plumbing (MEP) engineering design and consultancy services. Their expertise spans a diverse array of projects, including group housing, commercial complexes, institutional buildings, and township planning.

Multidisciplinary Leader
in Architectural Design

I.E DESIGN

20+ Years
Experience

I.E Design, a distinguished architectural firm based in New Delhi, excels in creating innovative and sustainable solutions for large-scale projects, including residential, institutional, commercial, and industrial developments.

With a strong emphasis on human-centric design and urban context, the firm designs spaces that are both highly functional and visually striking. Led by Vijay and Mansi Kataria, I.E Design is backed by a talented team of architects and a continually expanding portfolio of successful projects.

OUTPERFORMING BENCHMARKS

NUMBER OF
SHOPS
718

RESTAURANTS
04

GAMING ZONE
01

FOOD COURT
650Sq.Mtr

NUMBER OF
FLOORS
08

BUILD UP AREA
56175 SQ MTR
(APPROX)

Anchor Store
05

MULTIPLEX
04

Lower Ground Floor Plan



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.
 *Terms & Conditions apply.

Upper Ground Floor Plan



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First Floor Plan



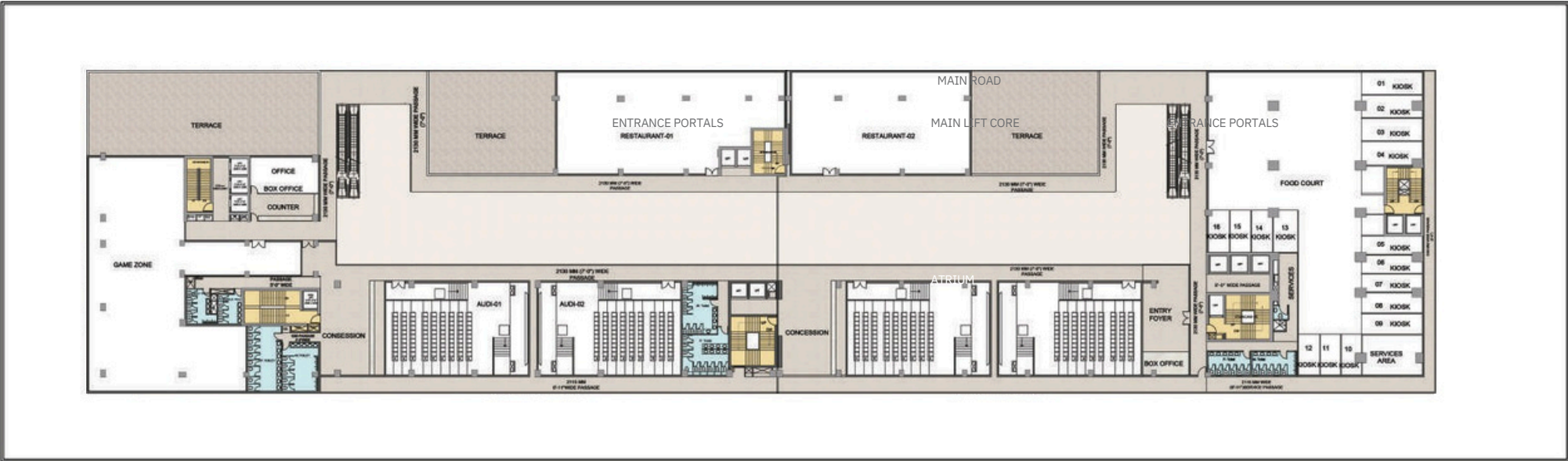
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Second Floor Plan



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Third Floor Plan



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KARYAN AT WAVE CITY

STREETWALK



PRIME LOCATION



NO. OF SHOPS
-378



FINE DINING AND
TERRACE
RESTAURANTS



3 SIDE OPEN
PLOT



15800 SQUARE METRE
AREA

KARYAN AT WAVE CITY

Square



PRIME LOCATION



NO. OF SHOPS -243



FINE DINING AND
TERRACE
RESTAURANTS



2 SIDE OPEN PLOT



9185
SQM.

9185 SQUARE METRE
AREA

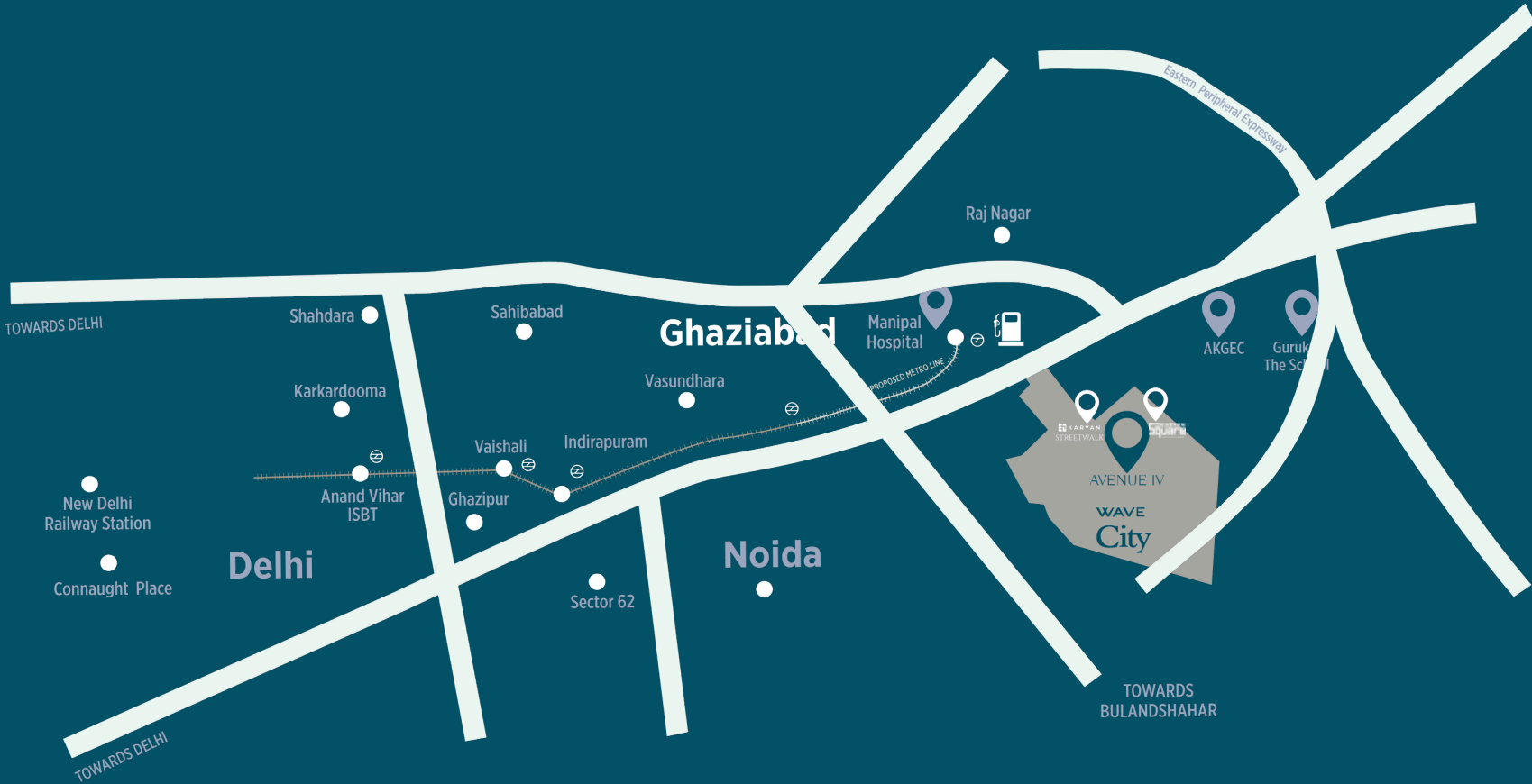




Disclaimer: Images in the brochure used for artistic impression to give the conceptual sense of possible life. It can be changed at the discretion of the developer and is not a legal commitment on design or specifications. 1sq. mtr. 10,764 sq. ft. and 1 acre 4047 sq. mtr. apply.

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STRATEGICALLY POSITIONED ON NH 24



MAP NOT TO SCALE

*As per Google Maps. Transit time estimates during non peak hours. The travel time mentioned above is subject to change during peak hours.



Email
info@sales@globalrealtygroup.in.in

Contact
+91 9206 001 002

Website
www.karyan.in

Promoter
M/s Aura Buildcom LLP

Site Office
Commercial Plot no 5, Springwood Enclave,
Sector 4, Wave City, Tehsil & Distt. Ghaziabad (U.P)



Corp Office
B 130, First floor, Sec 65 Noida -
201301

RERA NO.
UPRERAPRJ101145/09/2024
<https://up-rera.in/projects>

