

# AVENUE IV

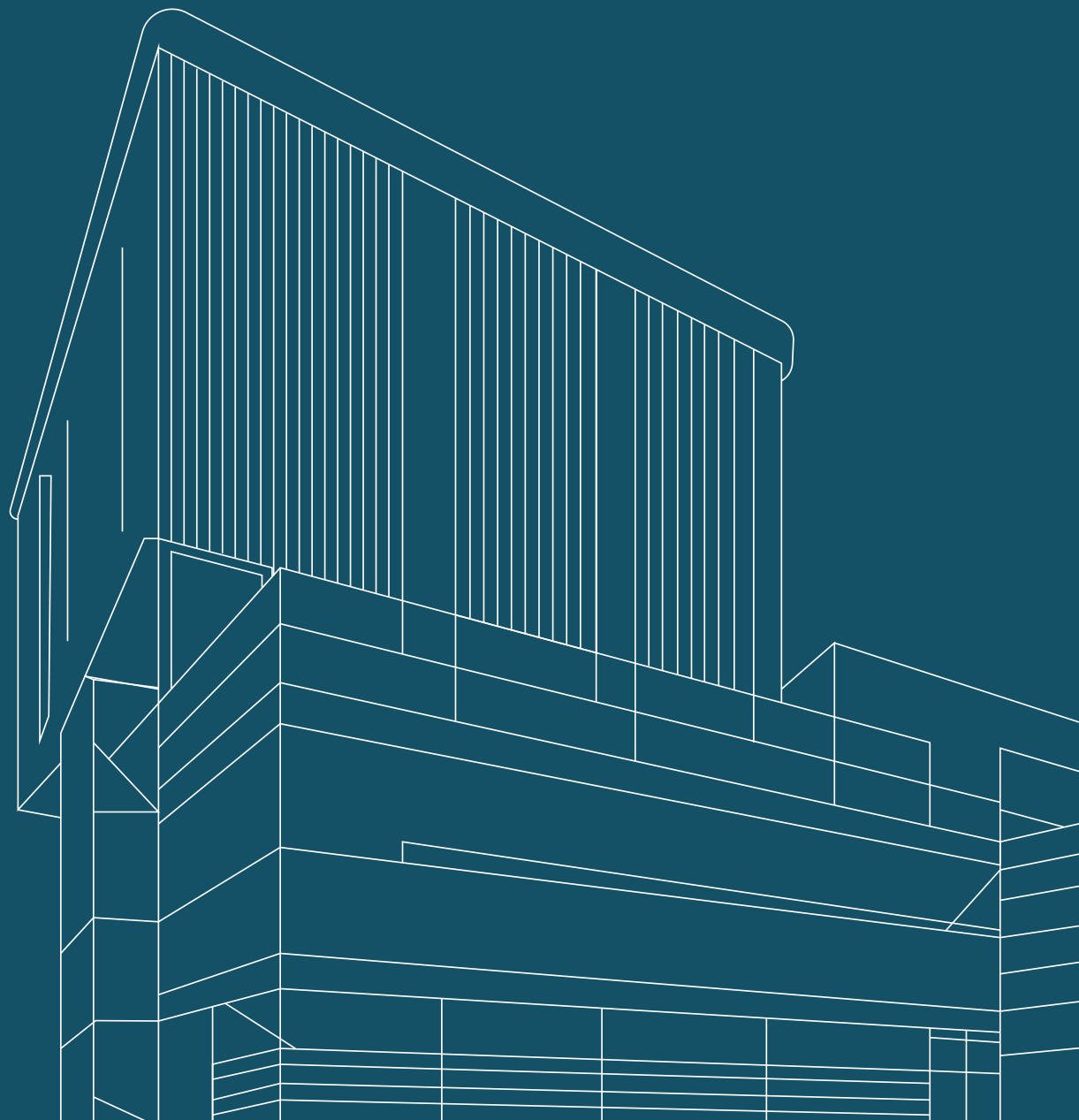


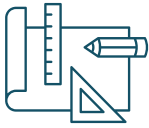
 **KARYAN**

# AVENUE IV

WE COLLABORATE,  
WE INNOVATE,  
WE EXCEL

 **KARYAN**





DESIGN-ORIENTED  
ATRIUM



TWO SIDE OPEN  
SHOPS



4 SCREEN  
MULTIPLEX



FASCADE  
CONCEPTUALISED  
BY STUDIO LOTUS



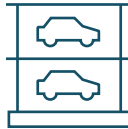
3 SIDE OPEN  
PLOT



100% PAID UP  
LAND



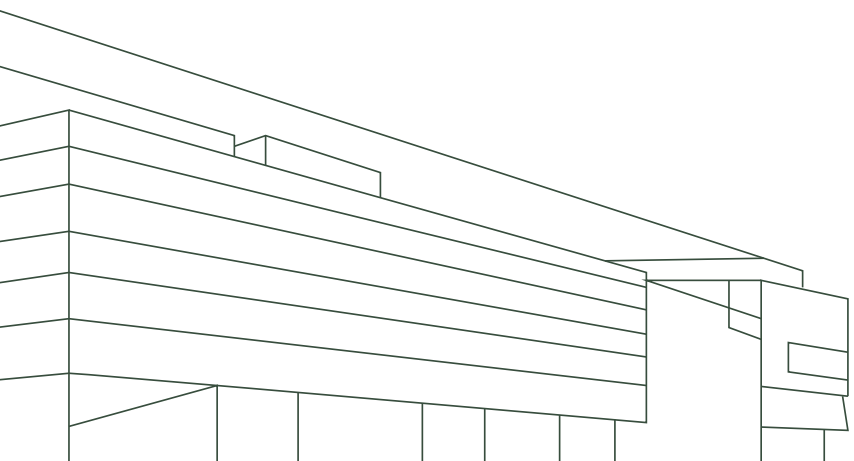
PRIME LOCATION NEAR  
14 LANE DELHI-MEERUT  
EXPRESSWAY



MULTI LEVEL  
PARKING



575 FEET OF WIDE  
FRONT



FROM THE DESIGNER'S DESK

# STUDIO LOTUS

NEW DELHI

AWARD WINNING  
DESIGN FIRM

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

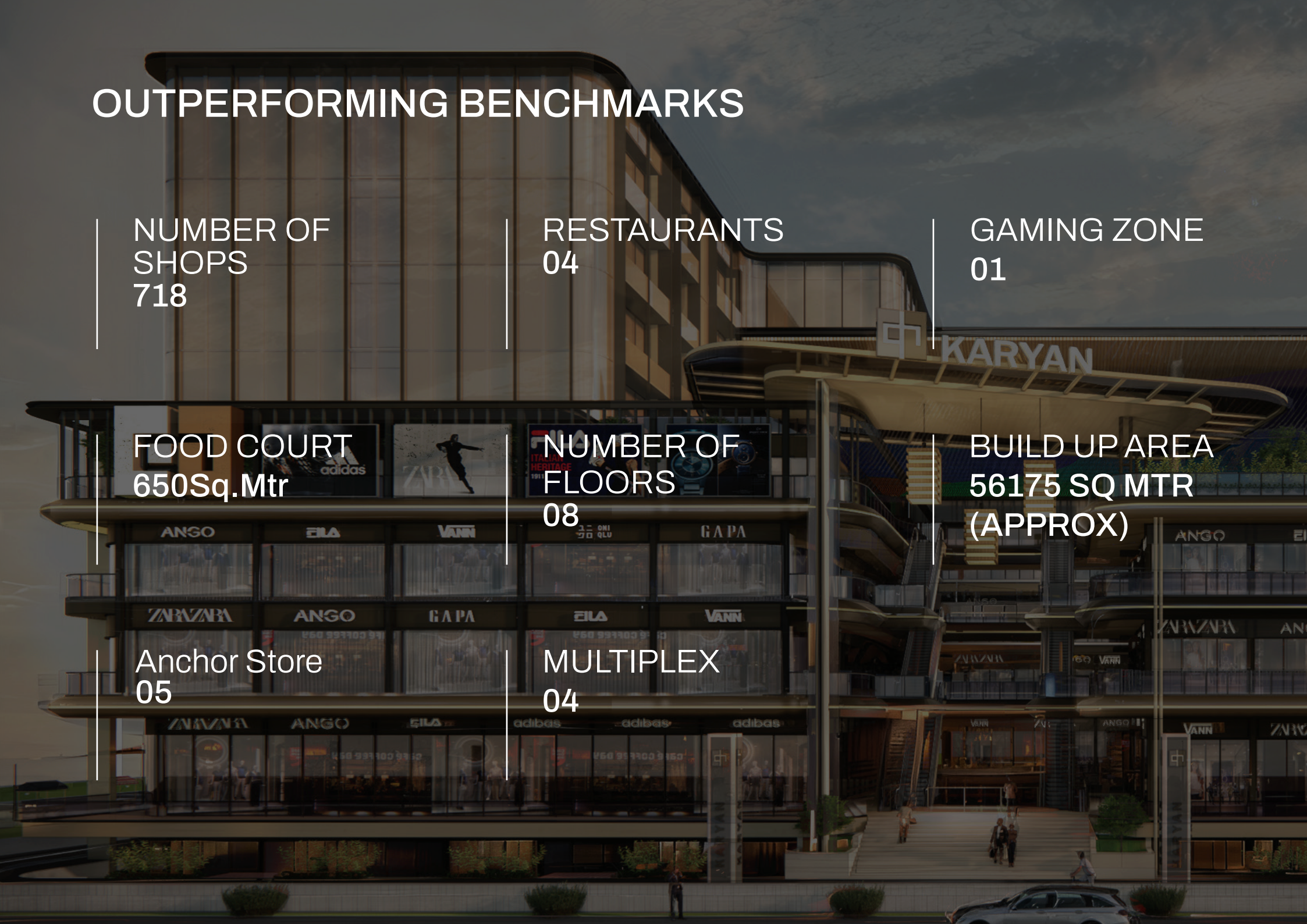
FOOD COURT  
650Sq.Mtr

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

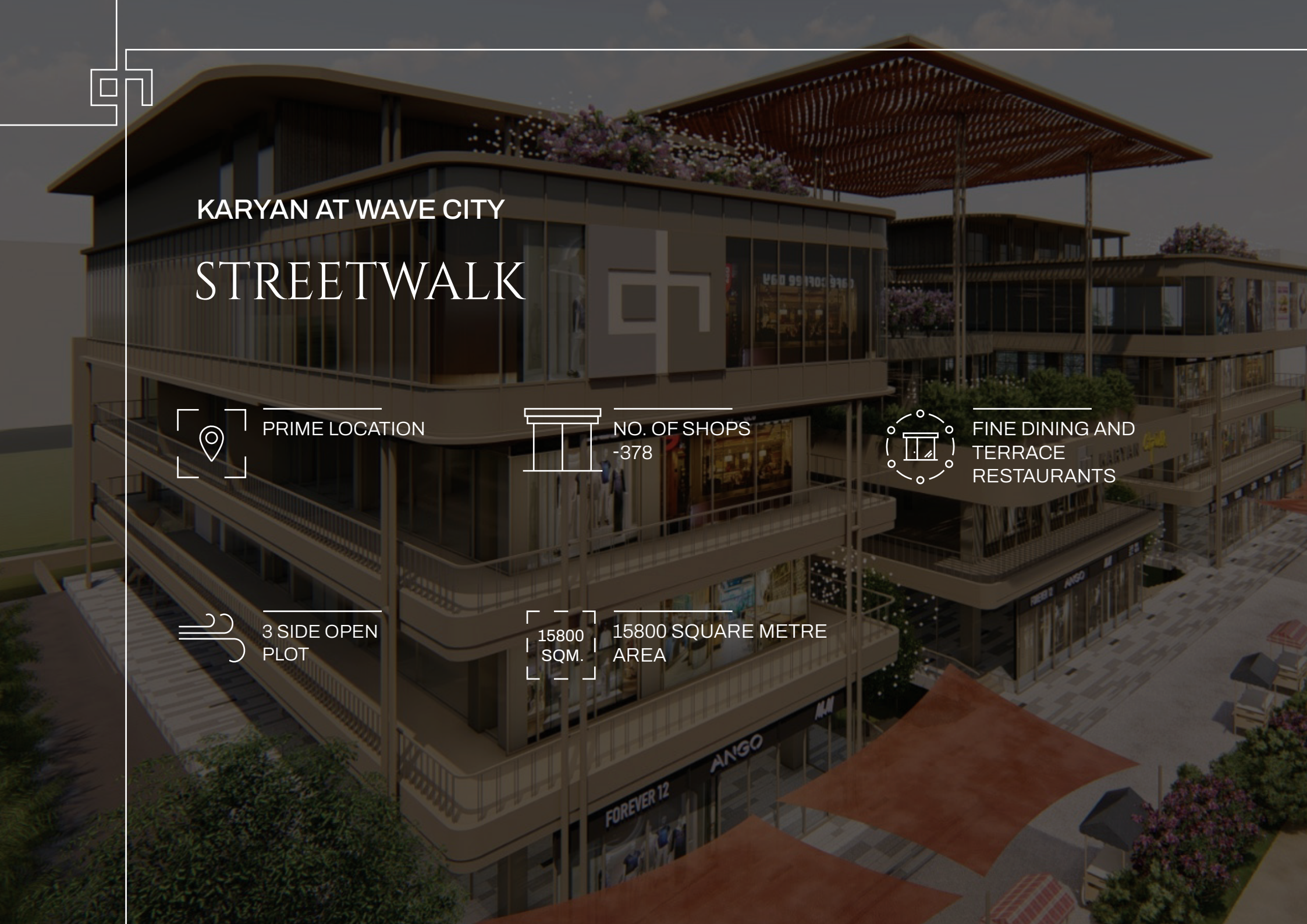


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# Third Floor Plan



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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  
SQM.

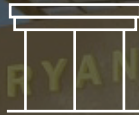
15800 SQUARE METRE  
AREA

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. (100000 sq. ft.)

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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.