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**Site Address:**

Kohinoor Waves, Survey No. 169-A,  
Opp. Sterling Petrol Pump, Shanti Nagar,  
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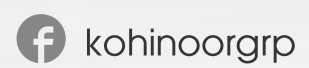
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*Come And Witness Life...*

Disclaimer:  
This is a conceptual brochure & has no legal binding on us. The images are indicative & do not represent the actual furnishing.  
The developers reserve all rights to change, amend, cancel any plans/layout, amenities/specifications, etc. without notice.  
The final agreement to sale will supersede the contents in this brochure.







*Paradigm  
of ideal Lifestyle*

Welcome to  
**The Waves.**

The next level of living we have crafted for discerning. Right in the ever developing city of Ulhasnagar is this gated community where everything exceeds your expectations and surpasses contemporary standards. Exhilaration, discovery, opulence blends together unlike anything you have imagined.





# come explore the *New Wave* in living & Lifestyle



Kohinoor unfolds before you our latest residential offering in Ulhasnagar. This gated complex is nestled amidst a natural setting and is designed to leave an indelible mark on Ulhasnagar's skyline.. Combined with top-class amenities, high-tech security, a strategic location and quality assurance, here you get the best of all worlds at **The Waves.**

The architectural beauty of Kohinoor Waves is a gateway to luxury & living. A prestigious project of 2 wings of basement + G + 7 storey comprising 84 residential units of 2/3/4 BHK, 20 commercial units each on ground floor and basement. Three floors parking basement + G + mezzanine marvel situated right in the ever developing city of Ulhasnagar.

## Project Highlights

- 2 towers of G+7 storeys
- Lavishly designed 2 & 3 BHK luxury residences
- Double height air-conditioned grand entrance lobby
- Luxurious Guest waiting lounge
- Feature rich podium level
- Modern, high-design elevation
- Two automatic lifts for each wing (Schlinder/ Toshiba or similar)
- Multi-level Parking
- Hi-tech security systems (CCTV, Intercom, Video door phone, etc).
- State-of-the-art society room





*Elegantly  
graceful and stylish*



## THE LIVING SPACE

Rich in the luxury of vast spaces. Amidst all its sophistication and opulence, The Wave is planned compassionately keeping in mind human emotions. Our stunning yet family friendly spacious room designs are made for the finest of contemporary lifestyles.

## KEY FEATURE TO LOOK OUT FOR

- SPACIOUS APARTMENTS.
- PURE ACRYLIC EXTERIOR PAINT WITH 5 YRS WARRANTY.
- PLASTIC/LUSTER PAINT FOR INTERIOR WALLS.
- ITALIAN FLOORING FOR LIVING ROOM.
- MODERN FLUSH DOORS
- MARBONITE TILES IN ROOMS OF RAK (DUBAI) MAKE.
- DIGITAL WALL TILES.
- WOOD FINISH TILES FOR BALCONY/SUNDECK.
- MOTION SENSORS IN BATHROOM - AUTO LIGHTS ON/OFF ON ENTER AND EXIT.
- PREMIUM JAGUAR FITTINGS.
- GLASS PARTITION FOR SHOWER PANEL.
- BRANDED PREMIUM SANITARY WARE.
- KITCHEN WITH SLEEK DESIGN.
- GAS LEAK DETECTOR.
- SOUND PROOF & WEATHER PROOF ANODIZED WINDOWS WITH MOSQUITO NETS.

## HIGH IN DESIGN

A delectable ensemble of class and luxury find a fine balance in these spaciouly designed interiors. The living room area offers you the subtle class of Italian marble, high-design marbonite tiles enthral your rooms, digital tiles enhance the wall spaces while the luxurious understated elegance of wood finish look welcomes you into the sundecks.

## EXCELLENT FINISHING

Decorative false ceiling is embellished with LED lighting to enhance the aesthetics of these high-design interior spaces, especially your elegant living room, with play of light on the pristine marbles.

## HI-TECH UTILITIES

Modern technology interface plays a key part in creating these world-class interiors a functionally superior living space. Your bathrooms come with motion sensors that switch off and on the light as it senses your coming in. Moreover, premium fittings like Jaguar, premium sanitary ware, and a glass partition between the wet and dry area, make your bath space truly luxurious.

## ZERO DISTURBANCE

The Sound proof and weather proof anodized windows ensure that your abode is not disturbed by unwanted sounds from outside. What more, mosquito netted windows ensure healthy environment.



# Every Leisure at your fingertips

The Waves houses a lot of amenities that gives you a Lifestyle to relish, Cast an impression, spell luxury, solace, rest, rejuvenation, recreation and over all gives you a complete "Peace Of Mind".

**THERE IS SO MUCH MORE TO LIFE, THAN JUST LIVING.**

AMENITIES







## CHILDREN'S PLAY AREA

The Waves will leave you a bit jealous of your children's bucket of fortune. But the thought of giving them an opportunity to grow up in such inspiring environs is sure to be a matter of great pride and fulfillment. The kids' play area promise to bring a millions smiles to your children's. Join in the fun with them and bring back the beautiful childhood.

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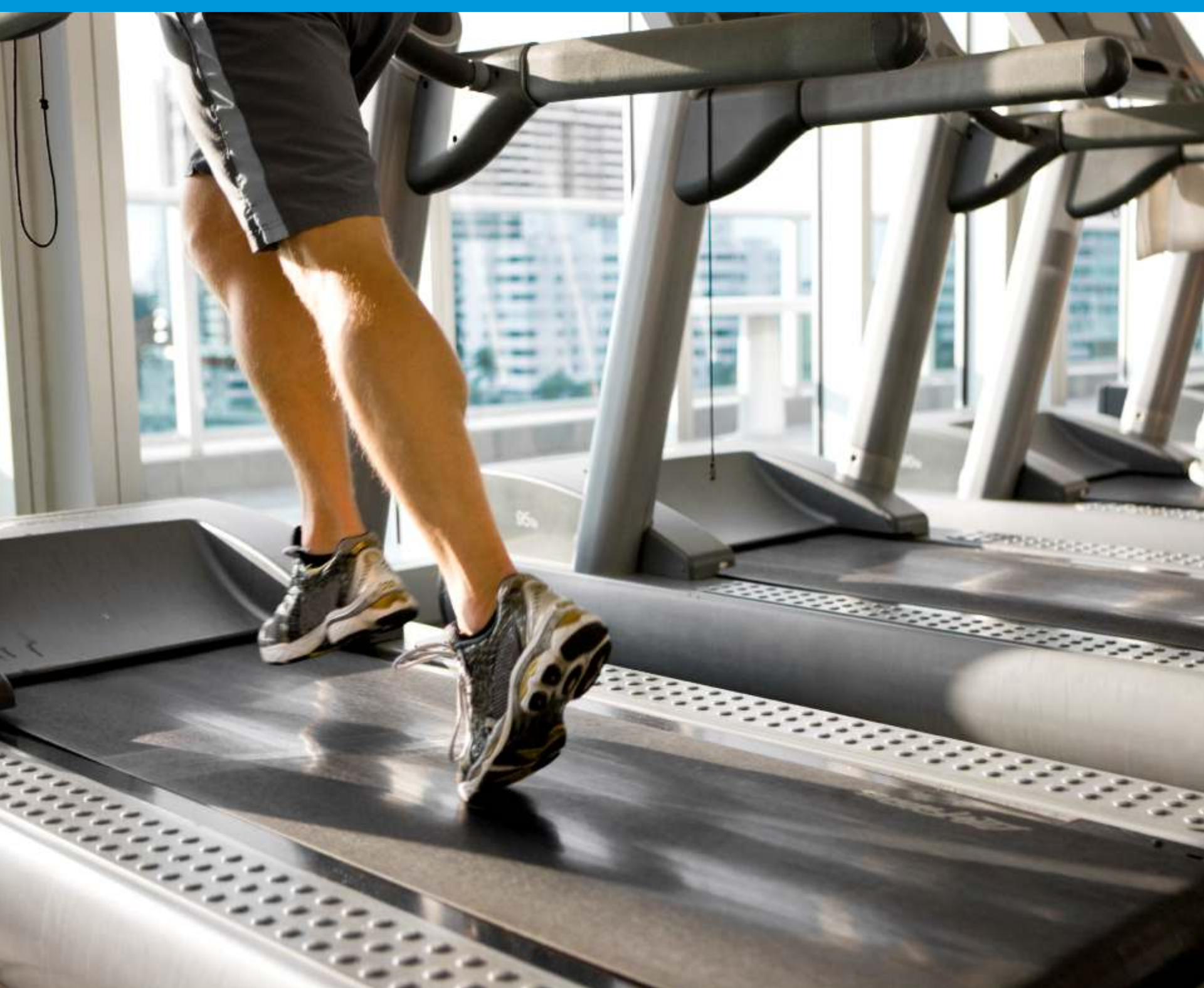
## INDOOR GAME'S

Equipped with a lifestyle to indulge in. If it fancy's you to get along with your neighbors to indulge in some fun games, the Indoor games facilities of Table Tennis, Carrom, Chess and more have been planned, just for that playful moment.

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## IN-HOUSE GYM

Let the stress of the day simply wash away, Designed for a energetic, healthy living, the in-house gym at The Waves offers you all the modern facility-led feature rich equipments that invite you to make healthy living a habit. So burn the extra carb out and keep fit.

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## REJUVENATING SPA

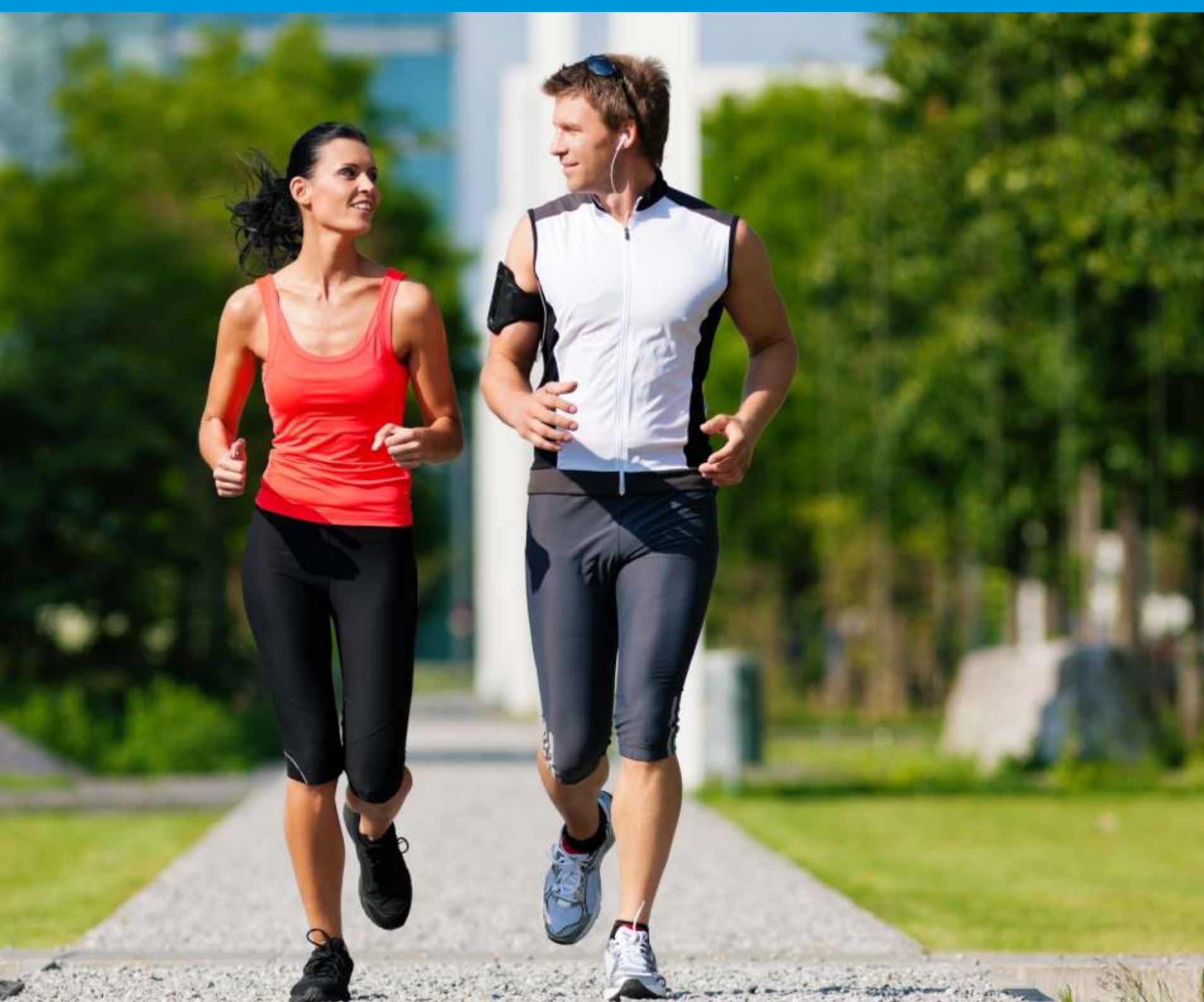
Created from the passion to make available completely relaxing aesthetic environment. We believe that wellness is truly the balance of true relaxing components that reflects as lingering beauty from within. The result is a beautiful body in a spiritually aware mind.

The Waves brings to you a concept of spa culture to Indulge in the exclusive spa with massage room. Steam and Jacuzzi. So sit back, relax and feel rejuvenated.

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## JOGGING TRACK

There is no reason or excuse for not keeping fit. The podium level at Kohinoor Waves a stretch of landscaped greens with a naturally extending jogging track invites you to make a fresh and healthy start every day - with a rejuvenating jog. The garden is mesmerizingly designed to come as a community and share the many joys of living here.

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## SWIMMING POOL

Lay back and watch speechless as the sky melts into the calm waters of the pool. Let your stress dissolve into this priceless emotion called Self Indulgence. Watch your ones experience the magic of water as they take a dip into learning the strokes in the toddlers pool.

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## STATE OF ART CLUB HOUSE

This is where you can have a good time entertaining guests or just spend quality time by yourself. Clubhouse at The Waves is designed for resort living experience - high in design, rich in amenities and features that meet your every need. It also adds up as an area for celebrations, function, or any special occasion such as small get together parties.

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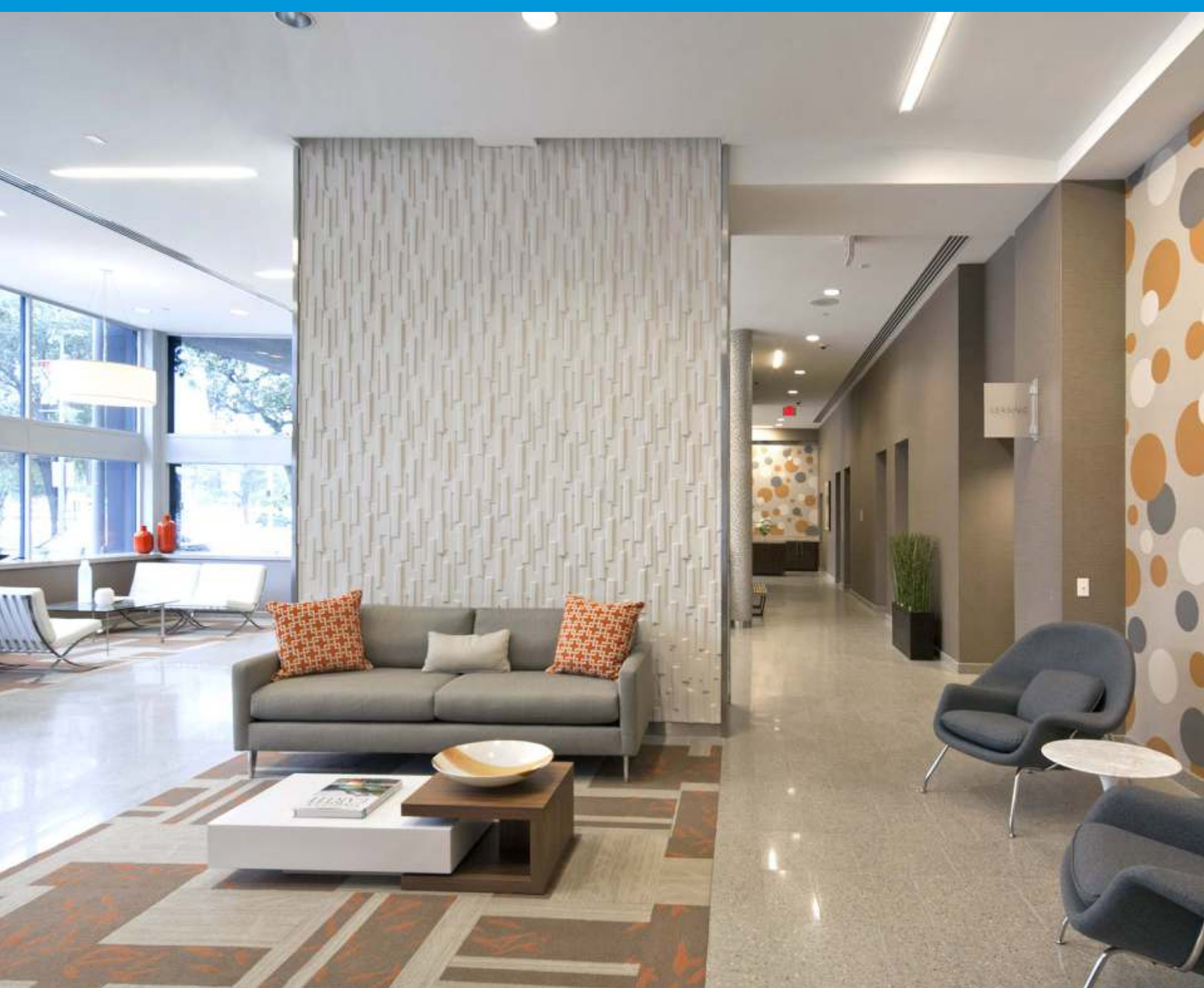
## LANDSCAPE GARDEN

Take a leisurely stroll in the serene environs of a landscaped garden lush with an elegant fountain will leave you extremely awestruck , Feel the soft, cold grass and immerse in sounds of splashing water and soak in the mesmerizing view, of what you call your home.

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## BE GREETED BY THE GRAND ENTRANCE

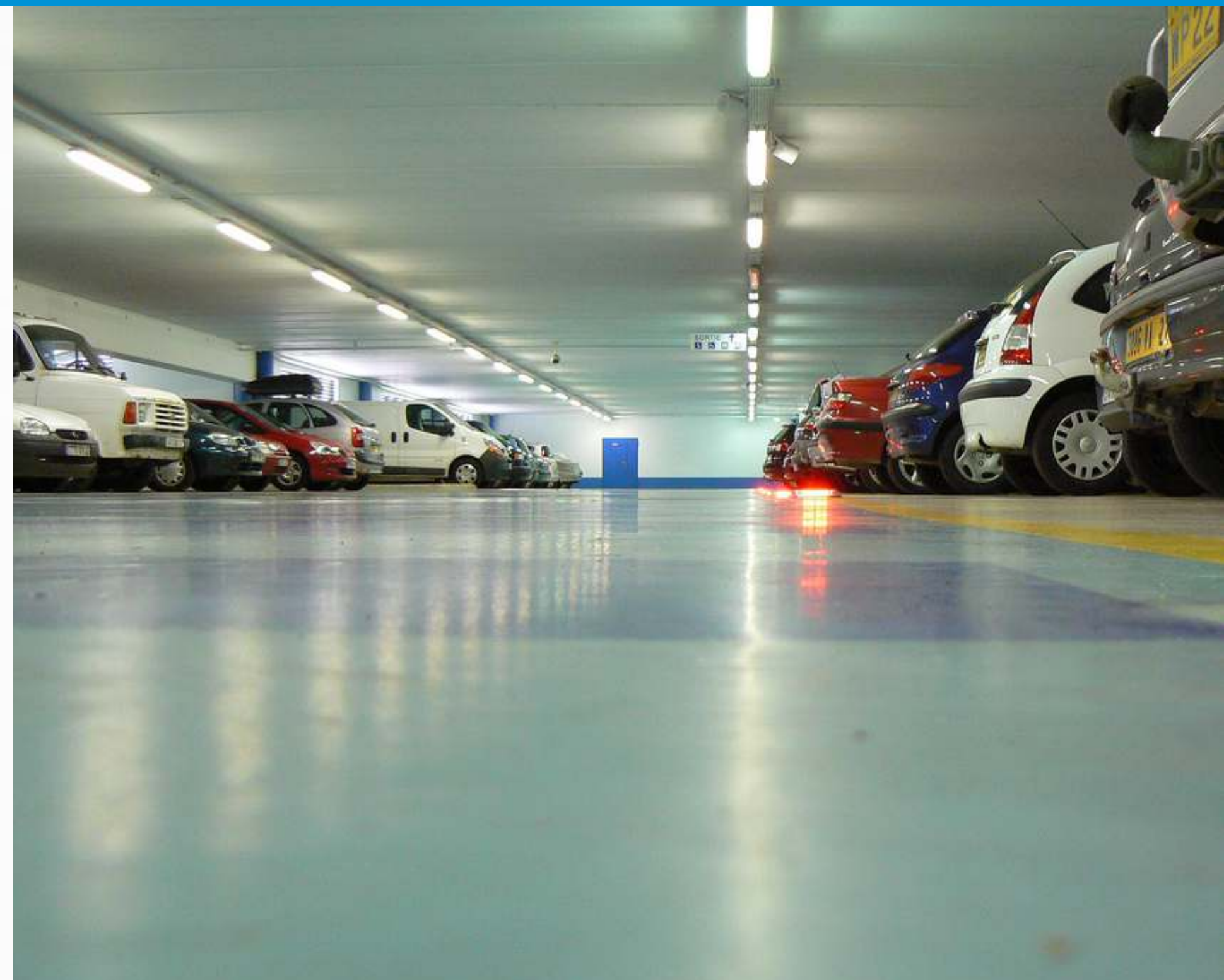
As you and your guests drive up the podium, They will be left enthralled by the grandeur of the structure that casts the spell of luxury. Moving into the superiorly designed double-height entrance lobby is reminiscent of club class living. With superior interiors, aesthetic embellishments, wide open views and a dedicated area to wait through. It will be refreshing to come back home or greet guests every time.

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## AMPLE PARKING AREA

The 3 floors of dedicated parking basement with G + mezzanine serves as plenty of parking space no matter what wonder vehicle you possess.

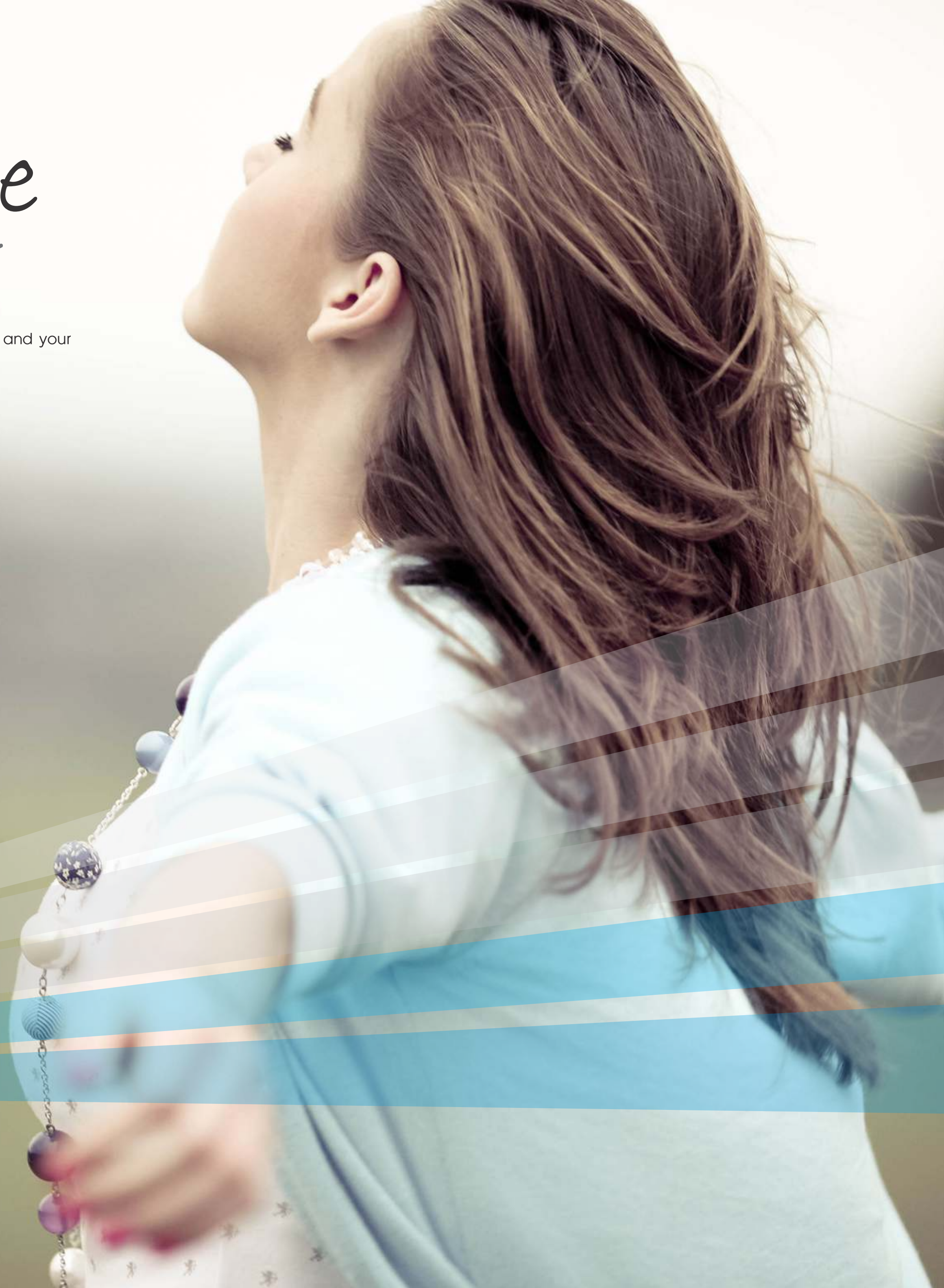
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# Secure Space for your loved ones

The Waves has looked into all possibilities of security for you and your family, So leave all your worries and insecurities a bay.







HI-TECH SECURITY SYSTEMS



VIDEO DOOR PHONES

VIDEO DOOR PHONES | BIOMETRIC LOCK | INTERCOM CONNECTION | CCTV



BIO - LOCK



FIRE FIGHTING SYSTEM

Video Door Phones, Biometric lock and Intercom connection ensure that access to your home is guarded at all times. Coupled with the overall high-technology feature of the project, this makes your home one of the most secure spaces. Not only your home but the entire premises is a secure place to live life carefree.





## Compendium of Kohinoor Waves

Kohinoor Waves is a place dedicated to imagination. It was always a quest to bring such luxurious lifestyle and amenities to you to add colors and pep to your life and dreams.

### COMPLETE OVERVIEW AT A GLANCE

- SPACIOUS APARTMENTS.
- PURE ACRYLIC EXTERIOR PAINT WITH 5 YEARS WARRANTY.
- PLASTIC/LUSTER PAINT FOR INTERIOR WALLS.
- ITALIAN FLOORING FOR LIVING ROOM.
- MODERN FLUSH DOORS.
- MARBONITE TILES IN ROOMS OF RAK (DUBAI) MAKE.
- DIGITAL WALL TILES.
- WOOD FINISHED TILES FOR BALCONY/SUNDECK.
- PREMIUM JAGUAR FITTINGS.
- GLASS PARTITION FOR SHOWER PANEL.
- BRANDED PREMIUM SANITARY WARE.
- SLEEK KITCHEN
- GAS LEAK DETECTOR.
- MODERN FIRE FIGHTING SYSTEM.
- MOTION SENSORS IN BATHROOM - AUTO LIGHTS ON/OFF ON ENTER OR EXIT.
- INTERCOM CONNECTION.
- SECURITY CAMERAS/ VIDEO SURVEILLANCE SYSTEM FOR LOBBY AND COMMON AREAS.
- VIDEO DOOR PHONES.
- BIOMETRIC LOCK.
- TWO AUTOMATIC LIFTS FOR EACH WING.
- SERVANT ROOM & TOILET AT MID-LANDING OF EACH FLOOR.
- SOCIETY ROOM.
- THREE FLOORS PARKING.
- GRAND AIR-CONDITIONED ENTRANCE LOBBY AND WAITING LOUNGE.



### LEISURE AMENITIES :-

- SWIMMING POOL & TODDLERS POOL.
- SPA - MASSAGE ROOM, STEAM & JACUZZI.
- JOGGING TRACK.
- LANDSCAPE GARDEN.
- STATE OF ART CLUBHOUSE.
- IN-HOUSE GYM.
- INDOOR GAMES FACILITY/S- TABLE TENNIS, CORROM, CHESS, ETC.





### **ULHASNAGAR: THE EMERGING COSMOPOLITAN HUB.**

One of the fastest developing and the most promising locations of this region. With close proximity to the bustling hubs of New Bombay, Mumbai and Thane, fast connectivity options to the city and numerous industrial and business opportunity hubs, Ulhasnagar is the thriving new destination to choose your home.

### **SCHOOLS & COLLEGES AT 10 MINUTES DRIVE**

With educational institutes, colleges and schools in close proximity, you are never worried about the education of your young ones.

### **HOTELS, RESTAURANTS & MORE WITHIN 0.5 KMS**

As an emerging hub some of the finest hotels and bustling restaurants are spotting in this area, offering you myriad dining and guesting destination options within half a kilometer radius of your home at The Waves.

### **CONNECTED BY 3 BUSTLING RAILWAY STATIONS**

While Vithalwadi station is almost walkable, Kalyan & Ulhasnagar stations fall within 2 Kms distance from the project. This location offers you unparalleled connectivity.

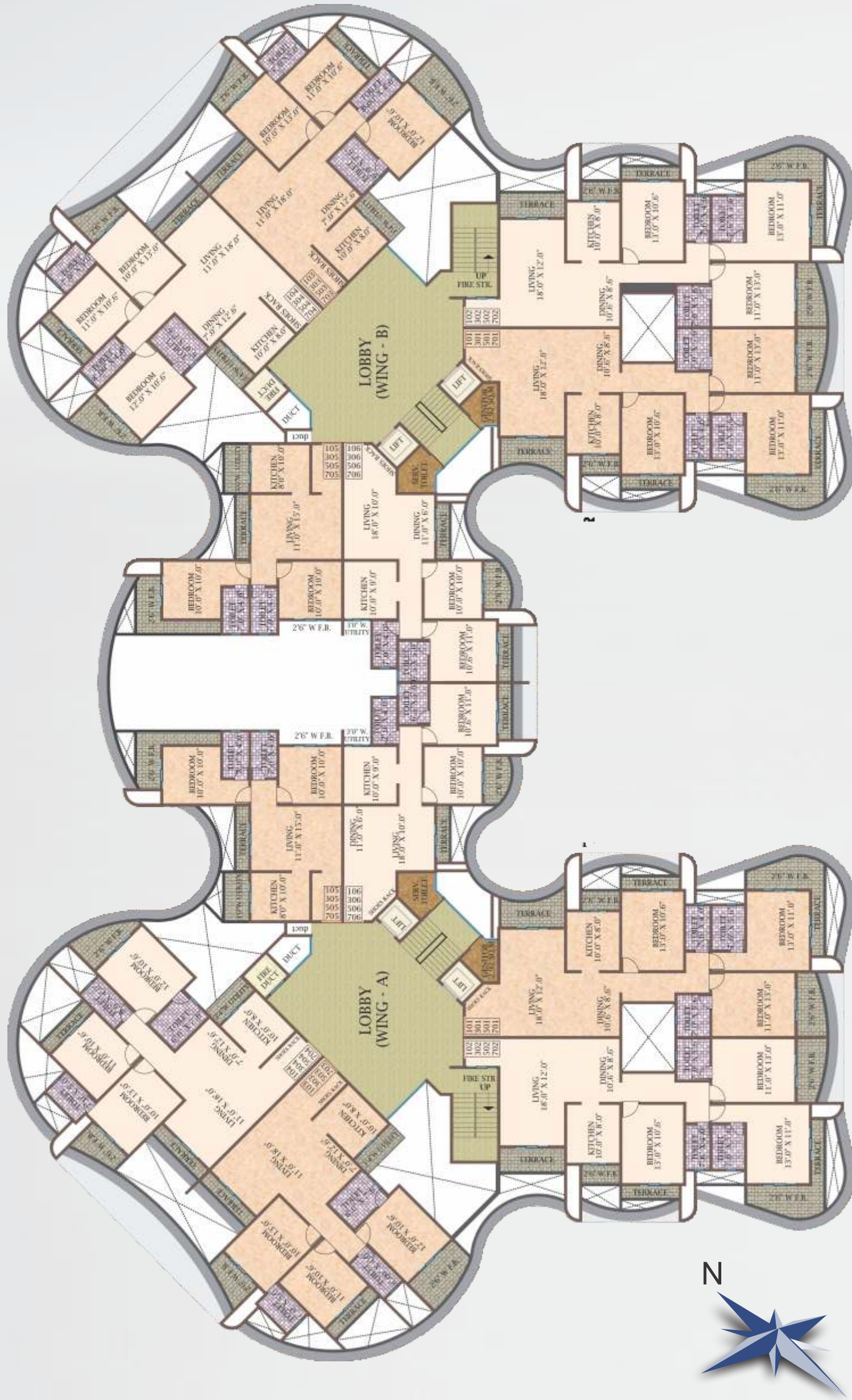
### **ALL YOUR LIFE'S NEEDS & ESSENTIALS AT 0 KMS**

The project houses all utilities like medical store, mega general store, salon, etc. Now you never have to step out for the key essentials of daily life.

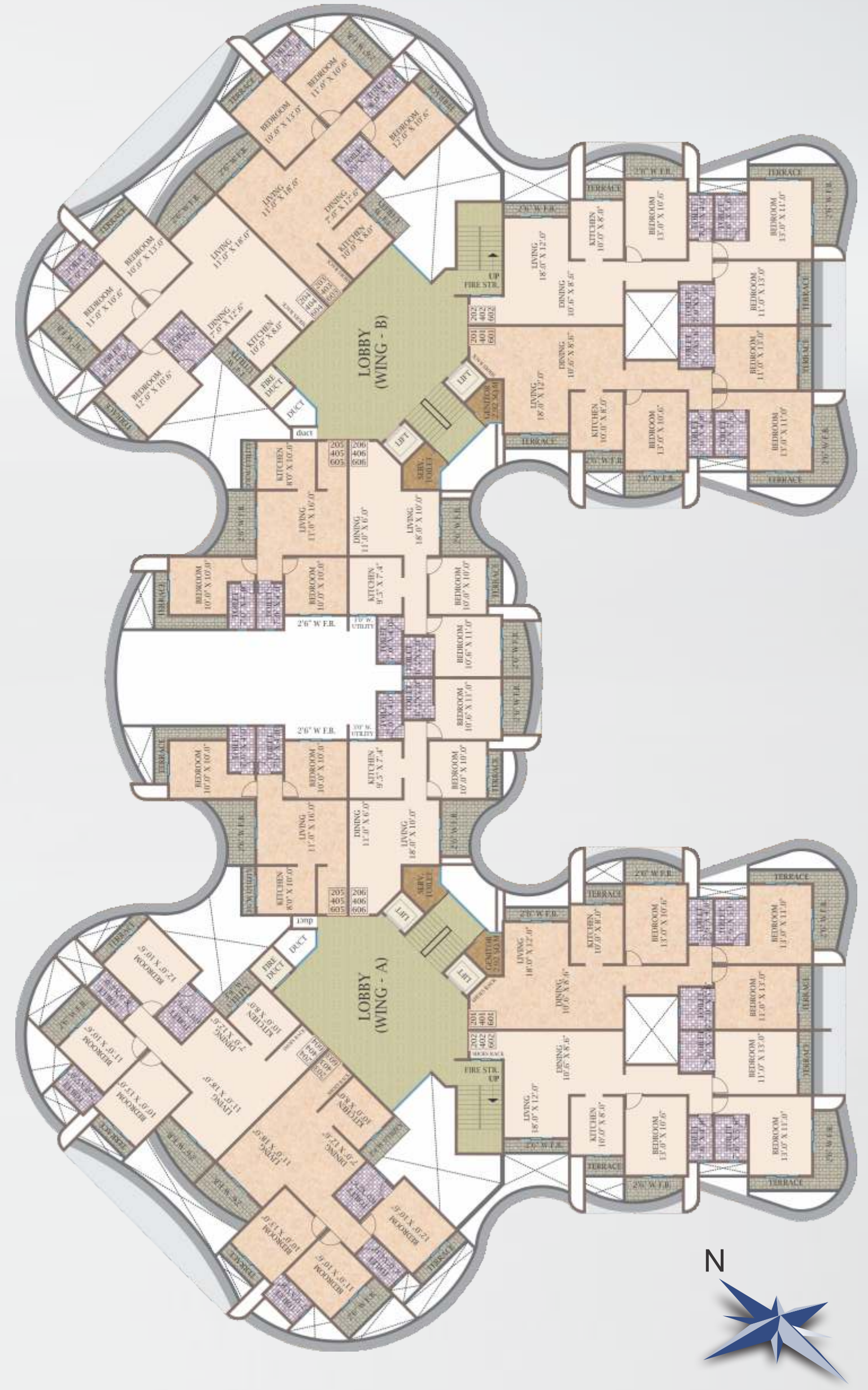


# FLOOR PLAN - ODD

# FLOOR PLAN - EVEN



TYPICAL - 1st, 3rd, 5th, 7th - FLOOR PLAN



TYPICAL - 2nd, 4th, 6th - FLOOR PLAN



Kohinoor has come a long way from being a manufacturer & trader of building materials. In the year 1992, the group initiated its construction business with projects in and around Ulhasnagar. For the past 2 decades, the group has been committed to delivering excellence in construction. From designing spaces to offering state of the art amenities, our focus on excellence is the foundation of all we do.

We have a strong presence in Kalyan, Ulhasnagar and Shirdi with the finest residential and commercial projects in these regions - and have also extended our presence till Ambernath with the aim of enhancing the lifestyle standards of the region.

We have been octroi collection agents in Jalgaon for 4 consecutive years between 2006 and 2010. With an ISO 9001:2008 certification to our name, we are geared towards continual improvement in every aspect of our business. In the coming years, we look forward to adapting green-construction methodologies and doing our bit for the environment. Motivated by our past achievements, we are dedicated to transforming the landscape of these regions with world-class projects in the future.

Kohinoor Wave homes are planned and designed with an unremitting focus on luxury and practicality. Cutting edge designer homes, hi-tech security and many other features make Kohinoor Wave homes a perfect place for the ultimate Life.

Member of

**MCHI - CREDAI**

Over One Million Sq. Ft Under Construction

