

GULSHAN

EMPIRE

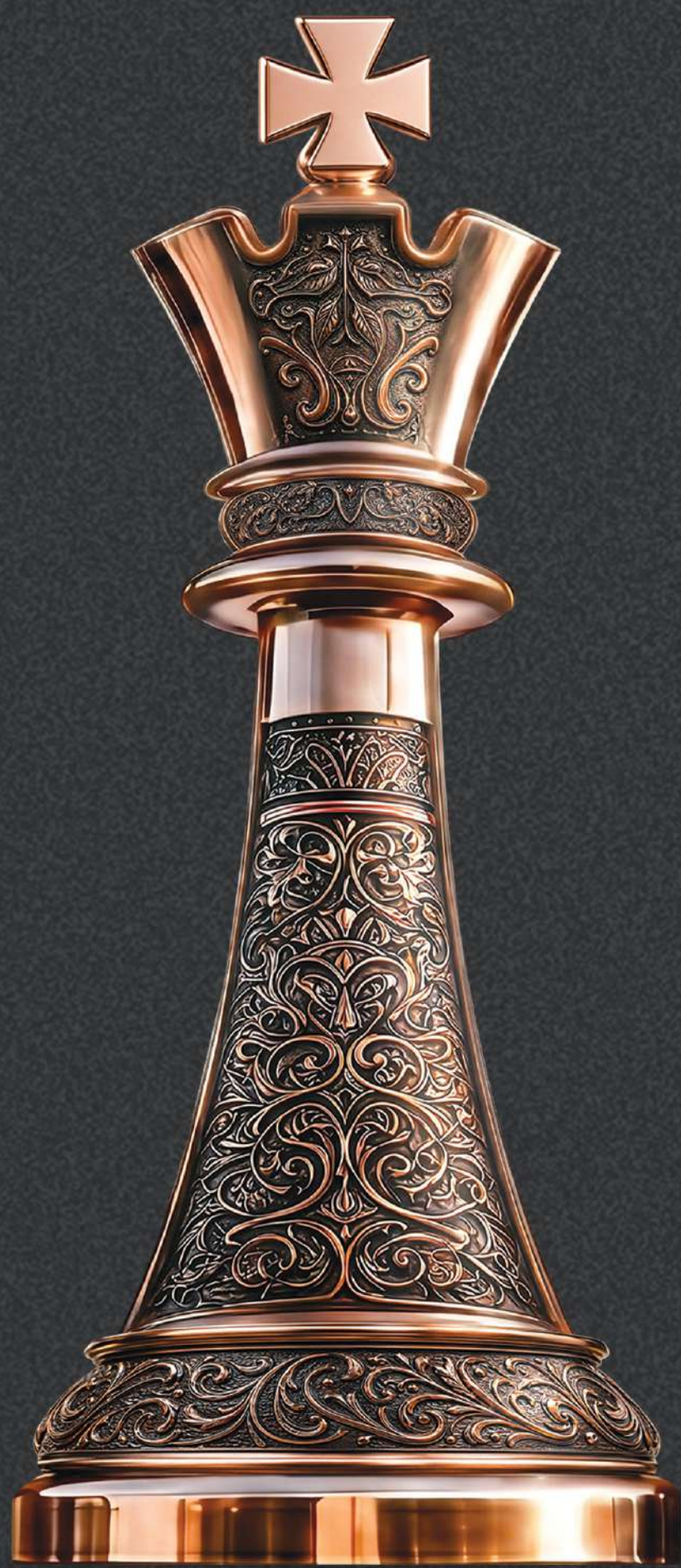
WAVE CITY

IN EVERY GAME,
THE BOARD HOLDS
MANY SQUARES, YET
ONLY ONE DEFINES
THE MOVE.

EVERY GAME OF CHESS HAS JUST ONE KING.

Just as every game of chess has one king, every city has one address that stands above the rest.

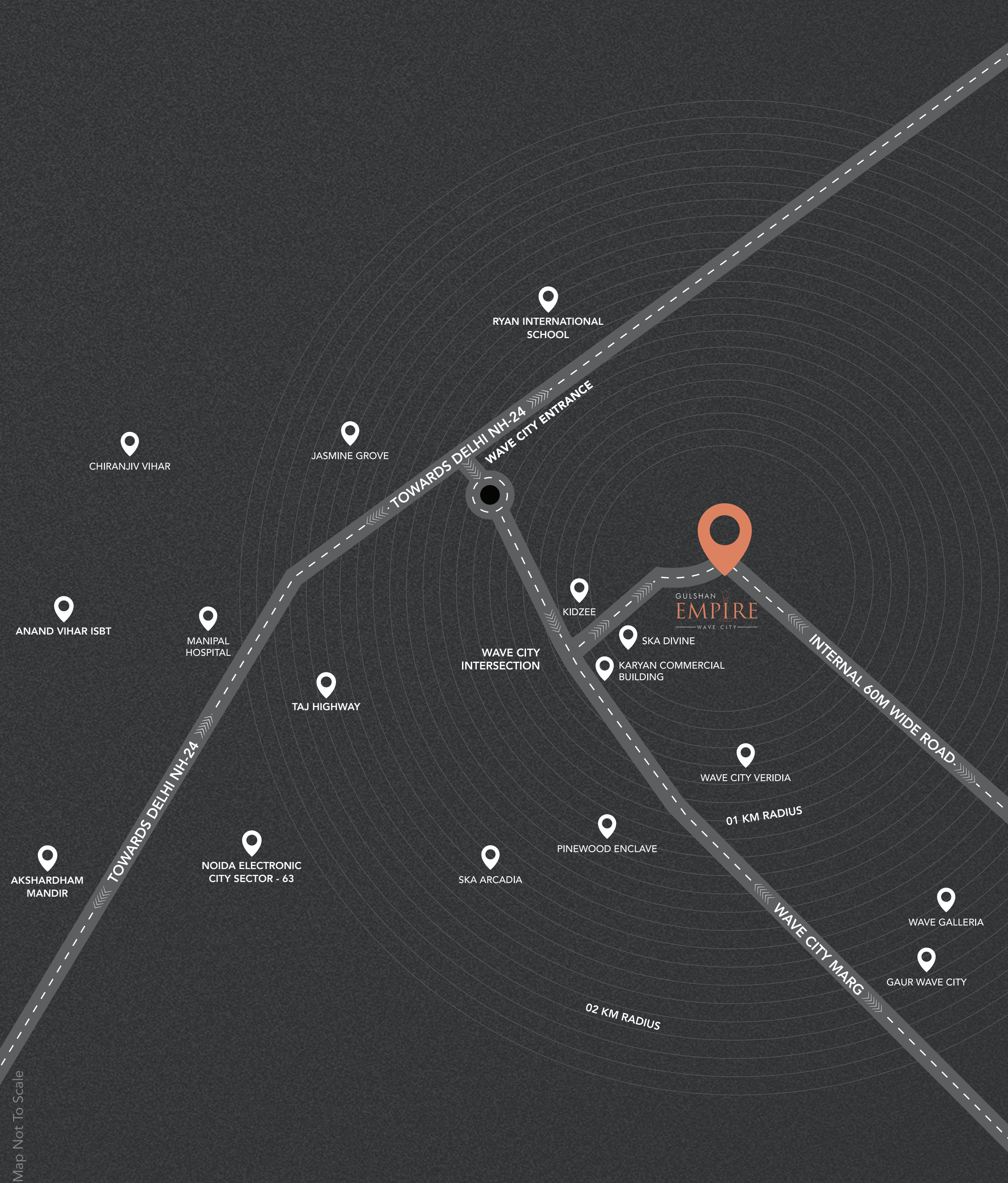
Gulshan Empire is conceived for those who seek distinction, stature, and a legacy that endures.



WAVE CITY, GHAZIABAD.

Set within the 4,200-acre expanse of Wave City, Gulshan Empire benefits from the strength of one of NCR's most ambitious smart townships. With a proposed 1,470 acres dedicated to greenery and infrastructure, over 50 parks, and a 6.5-acre Central Park, Wave City is designed around thoughtful planning and future-ready development. Supported by smart city features, robust infrastructure, and seamless connectivity to key NCR corridors, it continues to evolve as a thriving urban destination offering the scale, vision, and long-term appreciation potential that define a truly future-forward address.





EVERY ROAD LEADS HERE.

A map that places you at Wave City's
finest crossroads.

CROSSROADS OF EVERY REACH COMMAND DISTANCE.

Every destination. Every direction.
Every need already within your reach.

UNIVERSITIES
& COLLEGES

- ABES Engineering College
10 min
- IMS Ghaziabad
15 min
- IMT Ghaziabad
15 min
- HRIT University
20 min
- Sunder Deep Group of
Institutions (SDGI)
20 min
- Jaypee Institute
20 min

SCHOOLS

- Kidzee
1 min
- Ch. Chhabildas Public
School
5 min
- St. Xavier's School
8 min
- Ryan International School
10 min
- Gurukul The School
10 min



HOSPITALS

- Manipal Hospital
8 min
- Santosh Hospital
20 min
- Yashoda Hospital
20 min

CONNECTIVITY

- Anand Vihar ISBT
20 min
- Noida Electronic City Metro
20 min
- Hindon Airport
24 min
- Ghaziabad Railway Station
30 min
- Noida International Airport
60 min
- IGI Airport
60 min

SHOPPING
AND MALL

- DMart
5 min
- Opulent Mall
15 min
- Gaur Central
19 min
- Shipra Mall
25 min



EMPIRES ARE NOT BUILT, THEY ARE PERFECTED.

Every detail has been thoughtfully curated,
and every experience meticulously refined,
creating a residence worthy of the name
Gulshan Empire.



5.5 Acres
of Prime Land

6
Towers

G+31
Floors

LIVING AT
GRAND SCALE.



THE ARRIVAL SETS THE TONE.

More than a gateway, it is a grand introduction to
a life defined by beauty, grandeur, and prestige.

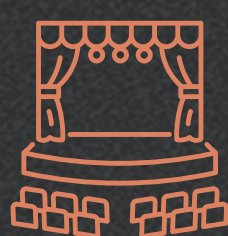


CONSIDERED FROM EVERY ANGLE.

A landmark defined by perspective,
proportion, and presence.

A COMPLETE WORLD WITHIN YOUR REIGN.

Life shaped by fourteen amenities,
each one considered.



Open-Air Theatre



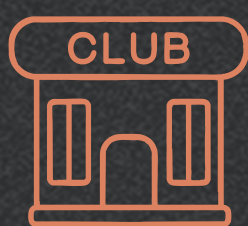
Aroma Garden



Pickleball Court



Garden Pavilion



Club with
Banquet Hall



Kids’ Play Area



Multipurpose Lawn



Restaurant with
Pool View



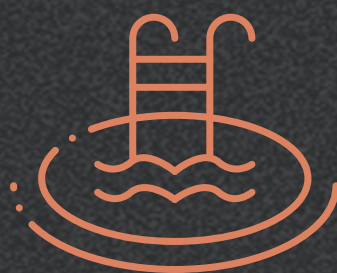
Reflexology Garden



Half Basketball Court



Kids Pool



Infinity Edge
Pool



Skating Rink



Cricket Net Practice



WHERE THE DAY BEGINS DIFFERENTLY.

A distinguished address deserves a distinguished
social heart. Crafted for connection, celebration, and
moments that linger.



ARTISTIC IMPRESSION

THE FIRST STATEMENT OF ELEVATED LIVING.

Where every arrival reflects the world within.



ARTISTIC IMPRESSION

SANCTUARIES BUILT TO ELEVATE.

An elevated retreat where water, sky, and
serenity converge.



ARTISTIC IMPRESSION

BUILT FOR THOSE WHO NEVER SETTLE.

Because the pursuit of excellence is not a
destination; it is a way of life.



WHERE EVERY SHOT TELLS A STORY.

An exclusive space where leisure, skill, and
sophistication come together effortlessly.



ARTISTIC IMPRESSION

WHERE GREAT MINDS UNWIND.

A quiet sanctuary designed for reflection, discovery,
and the simple luxury of uninterrupted time.



THE FINEST TABLE, RIGHT WHERE YOU LIVE.

Where culinary artistry meets an ambience
designed to linger in memory.



ARTISTIC IMPRESSION

WHERE CARE COMES FIRST.

A thoughtfully composed space where every detail is designed to support comfort, ease, and personal well-being.



RULE THE COURT.

Where every game is played with the spirit of
a champion, set within the grandeur and
elegance of Empire.



ARTISTIC IMPRESSION

PRECISION HAS MANY COURTS.

A pickleball court for those who bring the
same sharp thinking to every game.

HOMES SHAPED WITH INTENTION.

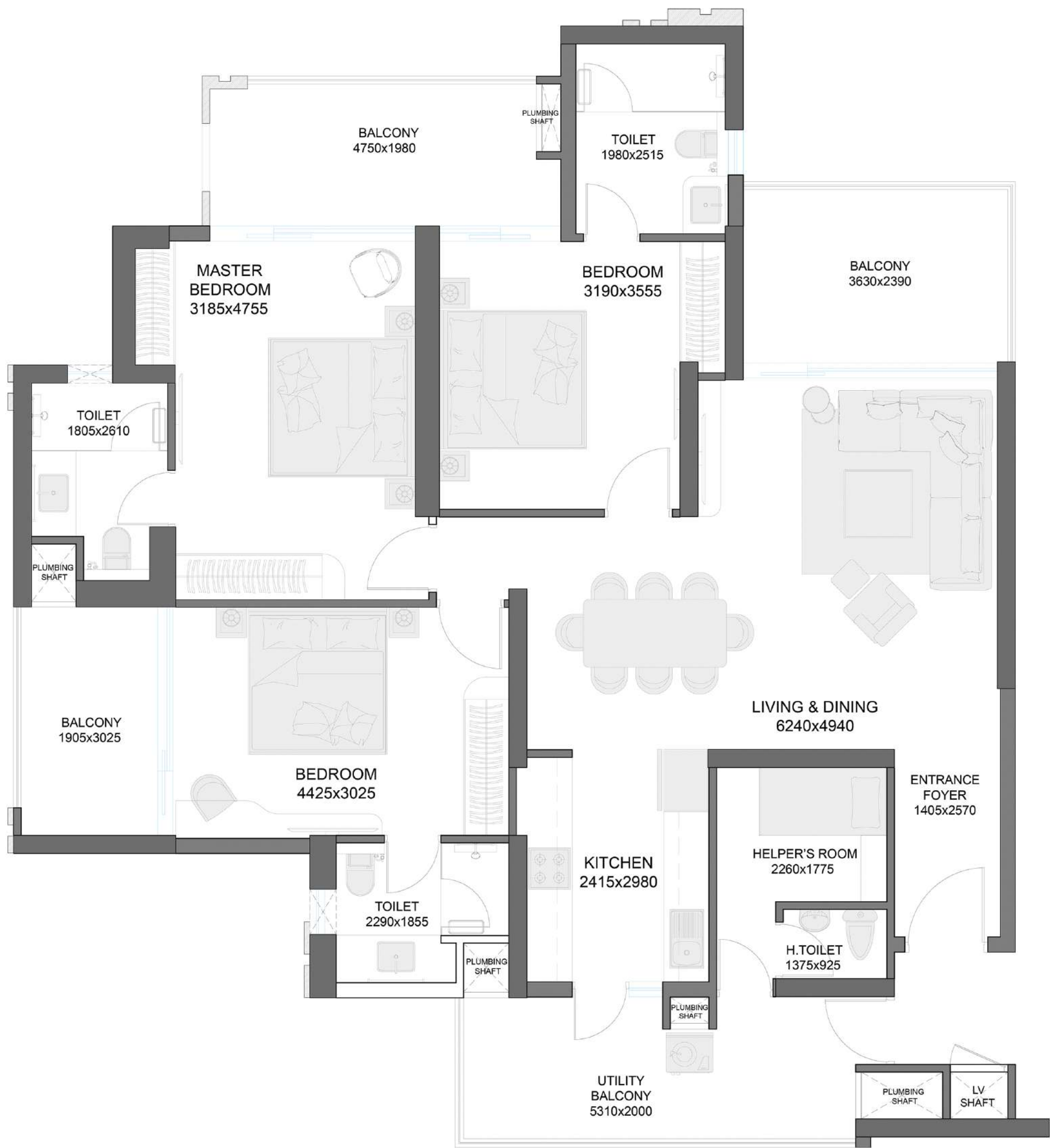
A thoughtfully planned community where
every element finds its place.



LEGEND

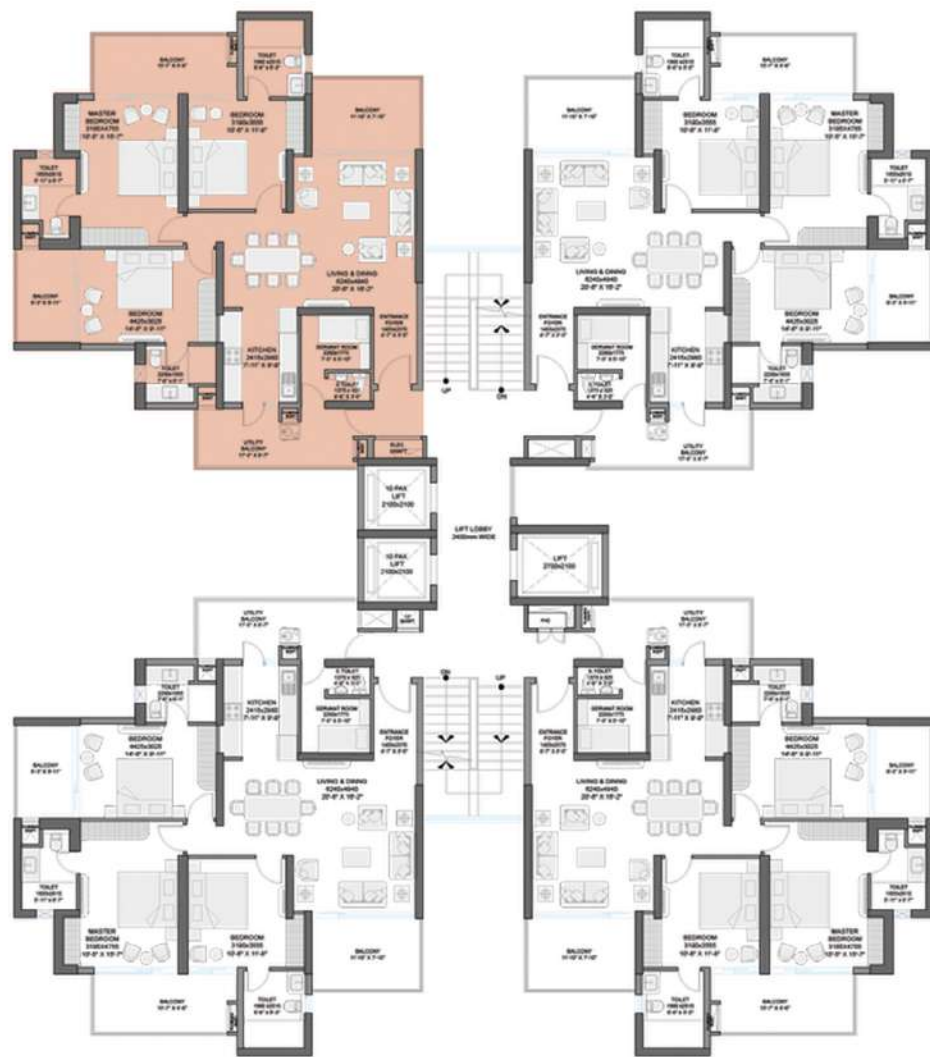
1. Entrance Gate Complex
2. Grand Entrance Water Feature with Sculpture
3. Entrance Plaza
4. Kinetic Feature Wall
5. Soft Angular Pathway/Jogging Track
6. Pavilion with Viewing Deck
7. Sculptural Leaf Seat
8. Angular Seats Along Pathway in Greens
9. Seating Along Infinity Edge
10. Aroma Garden
11. Pickleball Court
12. Open-Air Theatre
13. Multipurpose Lawn
14. Garden Pavilion
15. Pathway Through Portals
16. Kids' Play Area
17. Seating with Plantation in the Backdrop
18. Reflexology Garden
19. Yoga Lawn
20. Covered Pool Deck with Waterfall
21. Kid's Pool with Playful Spouts
22. Pool with Infinity Edge
23. Interactive Shallow Water Feature with Nozzles
24. Water Feature at Infinity Edge with Floating Planters and Nozzles
25. In-Pool Loungers
26. Water Feature with Sculptural Elements
27. Water Feature at the Entrance
28. Club/Banquet Drop-Off
29. Grand Sculpture in Greens at Club Entrance
30. Temple Complex
31. Tower Drop-Off with Tower Signage Floating in Greens and Palm Trees in the Backdrop
32. Half Basketball Court
33. Cricket Net Practice
34. Skating Rink
35. Drooping Greens Along Ramp
36. Boundary Plantation

DISCLAIMER: THESE ARE PURELY CONCEPTUAL AND CONSTITUTE NO LEGAL OFFERINGS.

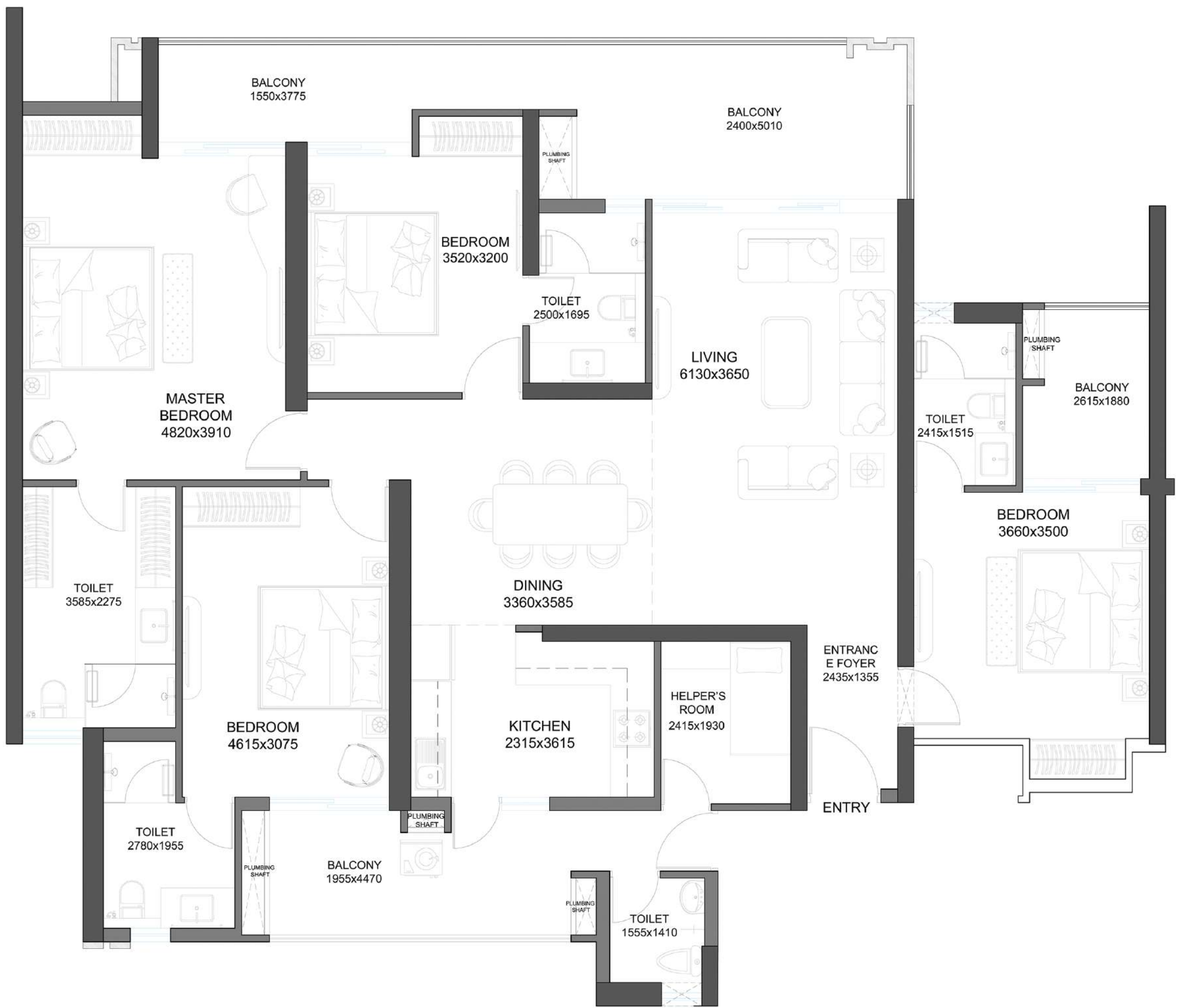


TYPICAL 3BHK + Helper Room Residence Layout

	In Sq. Ft.	In Sq. Mt.
Carpet Area	1142.17	106.11
Balcony Area	372.97	34.65
Built-up Area	1640.00	152.36
Saleable Area	2075.00	192.77



Four Residences per floor. Comfort, by design.



TYPICAL 4BHK + Helper Room Residence Layout

	In Sq. Ft.	In Sq. Mt.
Carpet Area	1583.38	147.10
Balcony Area	362.96	33.72
Built-up Area	2090.00	194.17
Saleable Area	2750.00	255.48



A 2-to-a-core layout. Exclusivity, by design.

DISCLAIMER: CONVERSION FACTOR: 1 SQM = 10.764 SQ. FT. | 1000 MM = 3.28 FT.



LIVING BUILT WITH CRAFT.

Craft in granite, vitrified tile and every considered finish.

Flooring

- Designer Vitrified Tiles in Living, Dining, Bedroom and Kitchen.
- Ceramic Tiles in Toilets and Balconies.

Doors and Windows

- External Doors and Windows made of UPVC/Aluminum.
- Laminated Flush doors with Frame/Engineering Wood.
- Additional MS Steel Safety Door with wire mesh on entrance.
- Grand entrance of 8 feet high door.
- Window height will be 8 Feet High.

Toilet

- Ceramic Floor Tiles.
- Ceramic Tiles up to door height on walls.
- Floor Mounted Single Body WC will be Provided.
- Washbasin in all the toilets.

Kitchen

- Granite top working platform.
- Double bowl stainless steel sink.
- Ceramic glazed tiles 600mm above working platform.

Inside Wall Finish

- Inside wall finish with Emulsion.

External Façade

- Exterior in Texture / Superior Paint Finish.

Electrical

- One Tube light in each room.
- Copper wiring in concealed PVC Conduits.
- Provision for T.V.Points in living room and all bedrooms.

Railing

- Balcony MS Railing.



ARTISTIC IMPRESSION

COMPROMISE HAS NO PLACE.

Place where light holds still and warmth is felt.



WHERE THE REALM UNFOLDS.

An experience of beauty, balance, and belonging.

BEYOND NUMBERS, PURE TRUST.

Trust of 7,500 families across ten delivered projects.

10

DELIVERED PROJECTS

50+

ACCOLADES

7,500+

HAPPY FAMILIES

12.4

MILLION SQ. FT.
ALREADY DELIVERED

1.56

MILLION SQ. FT.
UNDER CONSTRUCTION

AT A **GLANCE**

DELIVERED PROJECTS

GULSHAN BOTNIA
GULSHAN BELLINA
GULSHAN IKEBANA
GULSHAN VIVANTE
HOMES 121
GULSHAN GRAND
GULSHAN CENTRUM
EMERALD HEIGHTS

COMMERCIAL PROJECT

GULSHAN ONE 29

ULTRA-LUXURY RESIDENTIAL PROJECT

GULSHAN DYNASTY

NEARING POSSESSION

GULSHAN AVANTE

ONGOING PROJECT

GULSHAN EMPIRE

BRANDED SERVICE APARTMENTS

TAJ SKYSCAPE* / The G

*DISCLAIMER: THE G IS A RERA REGISTERED PROJECT WITH SERVICED APARTMENTS MANAGED BY IHCL UNDER THE BRAND TAJ SKYSCAPE.

Gulshan

Experience Excellence



REGISTERED PROJECT NAME: GULSHAN EMPIRE

RERA NO. UPRERAPRJ166511/05/2026

WEBSITE: WWW.UP-RERA.IN

COLLECTION ACCOUNT DETAILS: GULSHAN EMPIRE ESTATE LLP COLLECTION A/C FOR GULSHAN EMPIRE

Account No.: 777705628601

BANK NAME: ICICI BANK LTD. | IFSC CODE: ICIC0006286

BANK ADDRESS: R1/88, RAJ NAGAR, GHAZIABAD, UTTAR PRADESH – 201001

LAUNCH DATE: 02-05-2026

Site Office: Plot No. GH-2B, Sector 1, Oak Wood Enclave, Wave City, Ghaziabad, Uttar Pradesh-201015

Corporate Office: 7th Floor, Gulshan One29, Plot No. C3 - E1, Sector-129, Gautam Buddha Nagar,
Noida, Uttar Pradesh, India, 201304

Visit us at: www.gulshanempire.com

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