

GULSHAN

EMPIRE

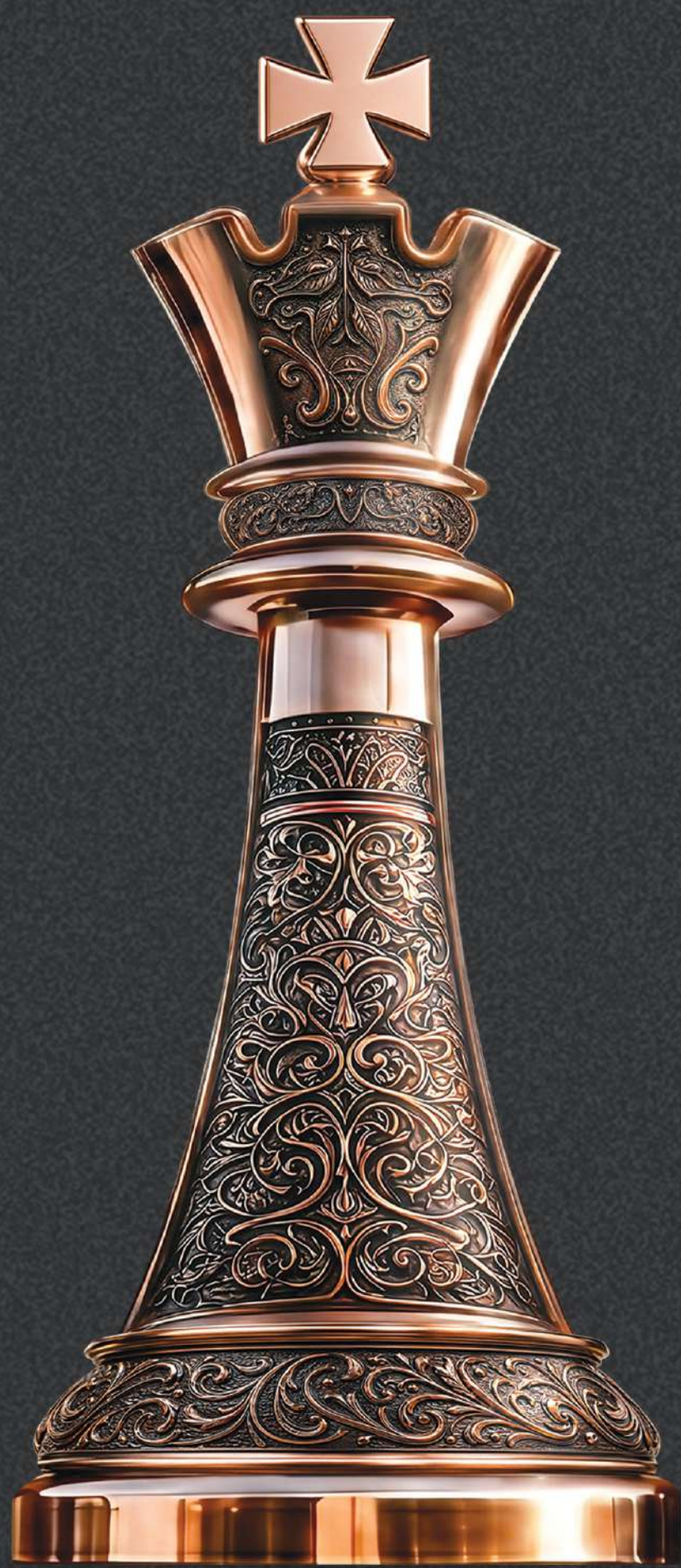
WAVE CITY

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.

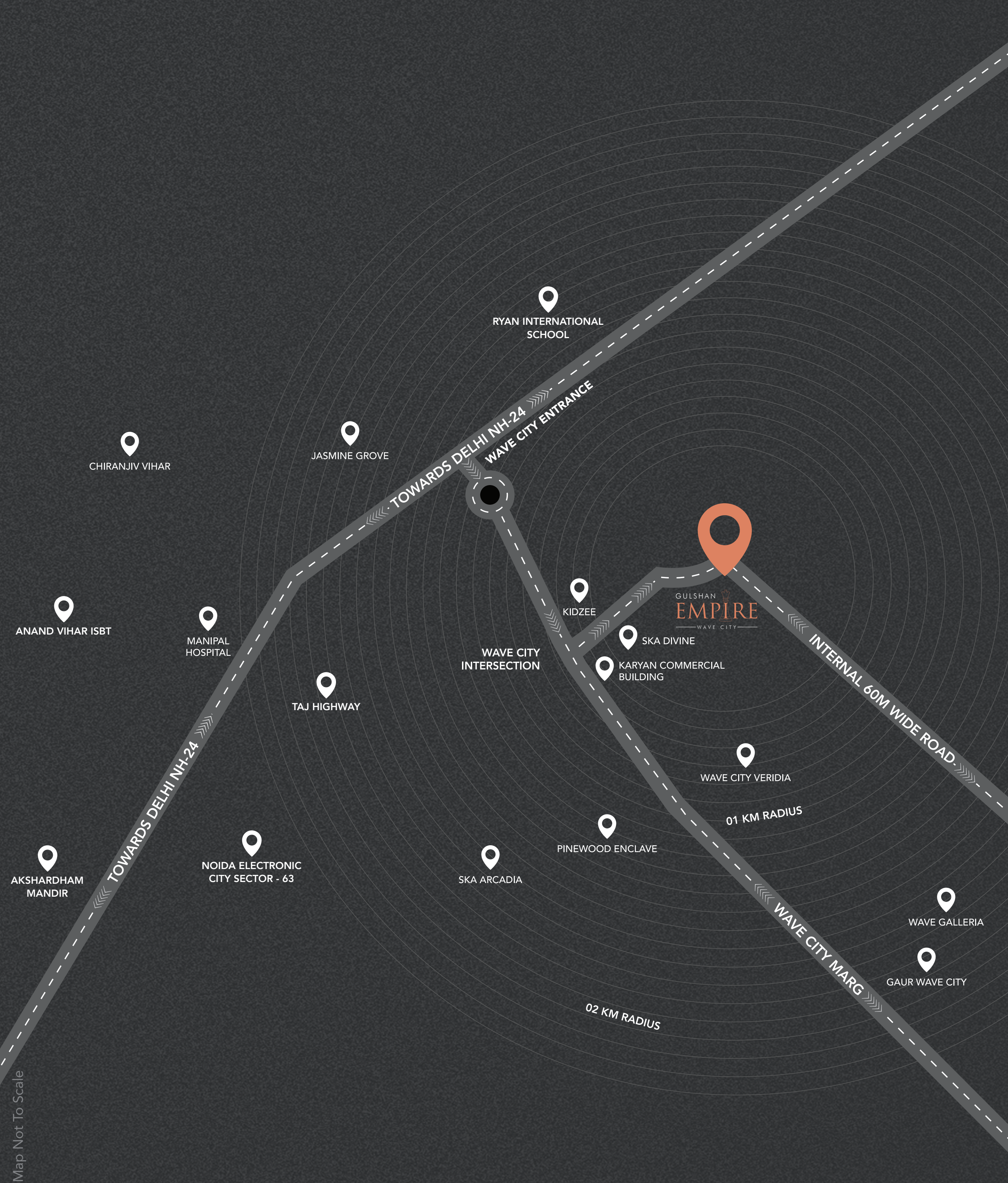
Gulshan Empire is conceived for those who seek distinction, stature, and a legacy that endures.



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.



ARTISTIC IMPRESSION

GULSHAN
EMPIRE

THE ARRIVAL SETS THE TONE.

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

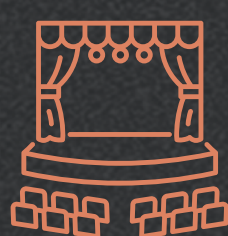


CONSIDERED FROM EVERY ANGLE.

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



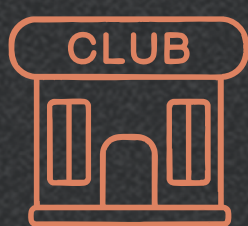
Aroma Garden



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.



PRECISION HAS MANY COURTS.

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

HOMES SHAPED WITH INTENTION.

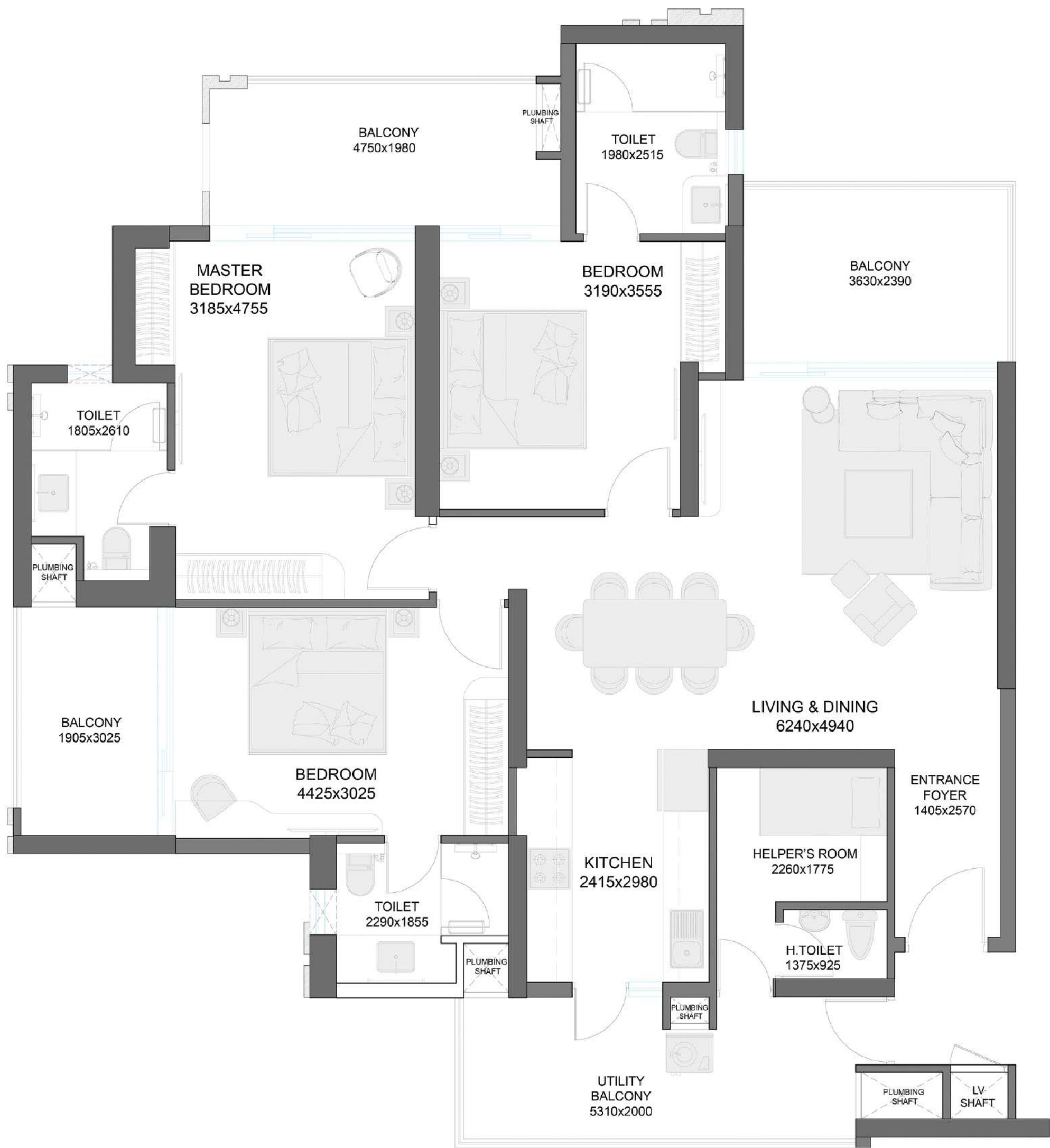
A thoughtfully planned community where every element finds its place.



LEGEND

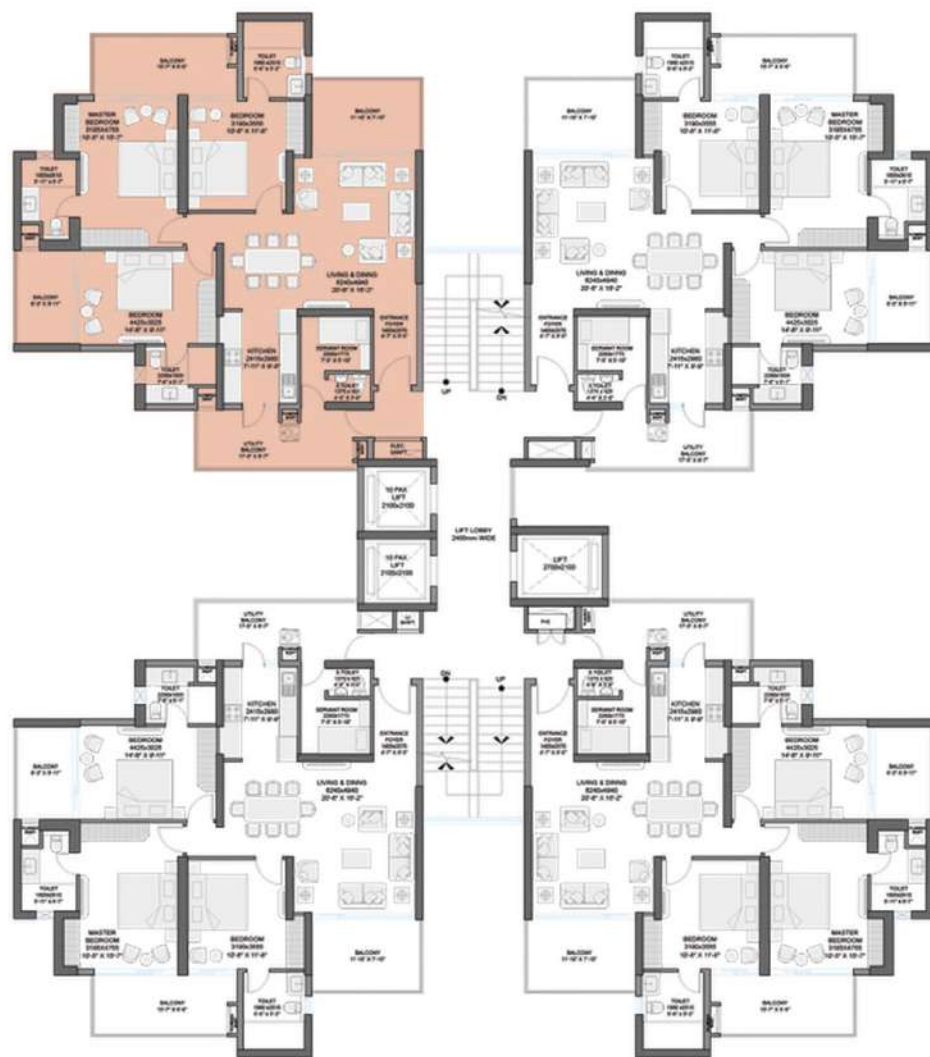
- | | |
|--|---|
| 1. Entrance Gate Complex | 21. Kids' Pool with Playful Spouts |
| 2. Grand Entrance Water Feature with Sculpture | 22. Pool with Infinity Edge |
| 3. Entrance Plaza | 23. Interactive Shallow Water Feature with Nozzles |
| 4. Kinetic Feature Wall | 24. Water Feature at Infinity Edge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

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

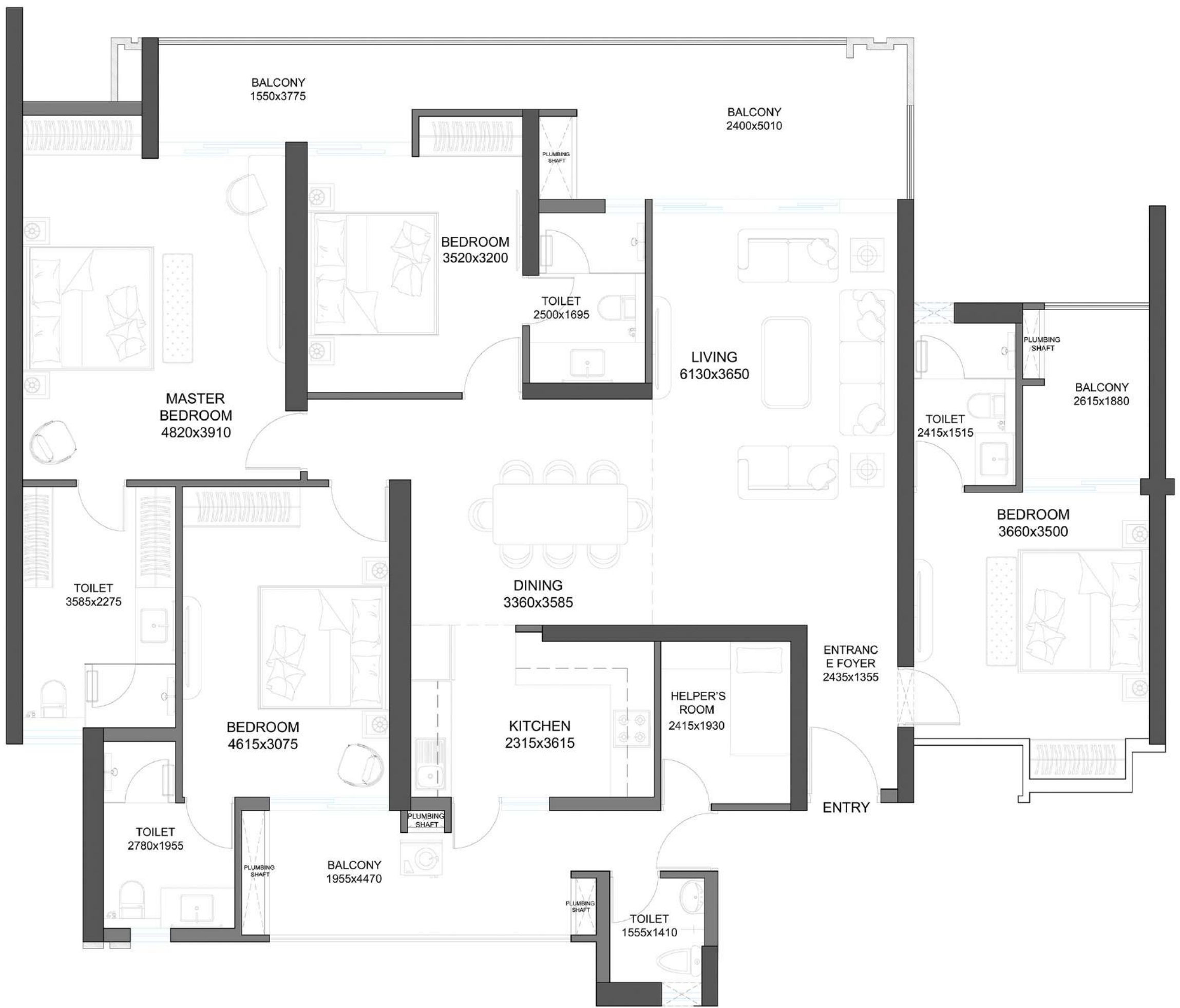


TYPICAL 3BHK + Helper Room Residence Layout

	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.



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

Disclaimer: The images, appearances, colours, etc. given herein are mere artistic impressions for representation purposes only and do not constitute an offer, an invitation to offer, and/or commitment of any nature between the promoter and the recipient. The data/information herein is intended to give a general understanding of the subject matter and is subject to change without any prior notice. Readers are therefore requested to verify all details, including area, amenities, services, terms of sale and payment schedule and other relevant terms independently with the promoter prior to arriving at any decision of buying any apartment in the said project. The binding offering shall be governed by the terms and conditions of the Agreement for Sale only. In no event will the Promoter be liable for any claim made by the reader including seeking any cancellation and/or withdrawal for any of the Inaccuracies in the Information provided in the brochure, though all the efforts have been made to ensure accuracy. We also do not hold any responsibility for any Information provided by any broker/channel partner/property dealer or made available on any website/email communication other than official website/email/correspondence. [1 sq. mt. = 10.764 sq. ft.; 1 sq. mt. = 1.196 sq. yd.] *T&C Apply

PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED