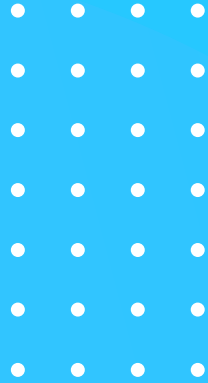




OCEANUS

Live your life with  
**GOLDEN**  
Standards



Oceanus  
**GOLDEN**  
**PEAK**

REG NO: K-RERA/PRJ/TVM/117/2024

[rera.kerala.gov.in](http://rera.kerala.gov.in)

**2, 3 & 4 BHK APARTMENTS  
AT KERALA'S IT CAPITAL**

web : [www.oceanus.co.in](http://www.oceanus.co.in)



**GOLDEN PEAK**



# Experience the Allure of A City steeped in History and Drapped in Luxury

Welcome to Golden Peak, where history meets luxury in the heart of the Royal capital of Kerala. Nestled amidst the rich tapestry of tradition and culture, We offer a unique opportunity to experience the allure of this majestic city. Step into a world where every corner whispers tales of a bygone era, where palaces stand as testaments to the opulence of the past. From the tranquil backwaters to the bustling streets lined with spice markets, every moment spent here is a journey through time. As you retreat to the lavish comfort of Golden Peak, adorned with regal elegance and modern amenities, you'll find yourself immersed in the timeless charm of this historic city, where luxury knows no bounds.





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INTRODUCTION

# ABOUT US.

## ABOUT THE COMPANY

A Group where thought is deliberately integrated into every facet of business. Where every square foot of space exudes maximum utility. Where stereotypes are discarded. Where traditional values seamlessly merge with youthful enthusiasm. Where managerial and administrative prowess go hand in hand with creative skills and sound technical know how, to deliver to every customer, spaces designed on pure Intelligence !!

## QUALITY POLICY

To develop and construct aesthetically designed, functionally efficient, economically viable, residential / commercial complexes and self contained mini townships which reflect engineering excellence and architectural ambience with view to provide complete customer satisfaction. The quality standard of our products / services should result in giving complete value for money for the clients, as well as foster continuous demand for the products resulting in sustained growth of the organization thereby giving impetus for profitability and all round improvement.





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# Elevating Living Standards

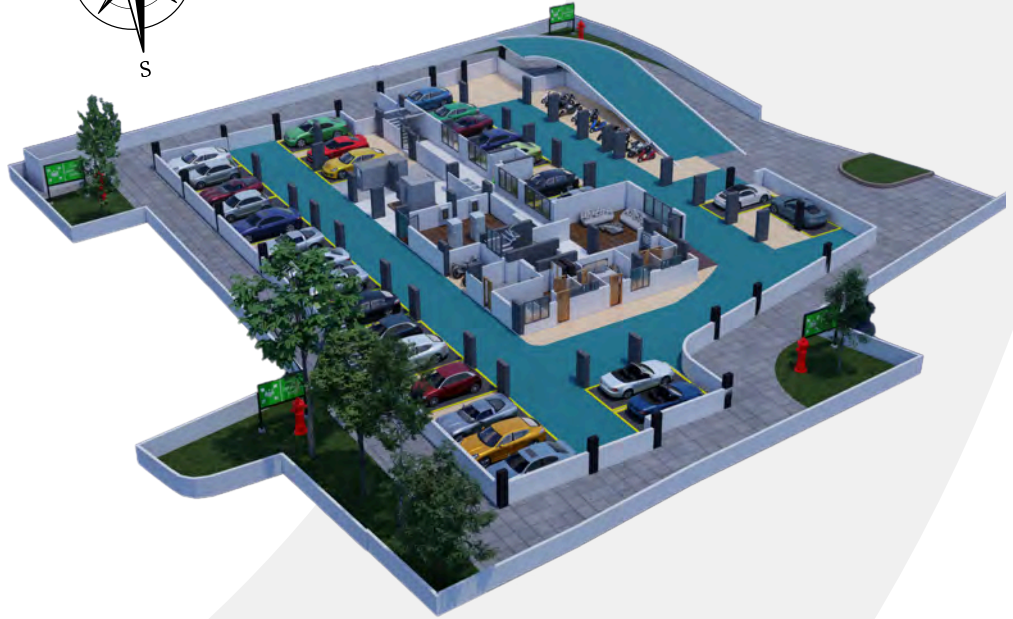
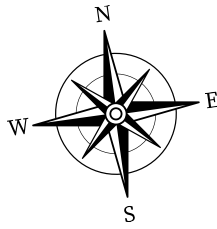
With uncompromised  
**Quality**



Crafted with care and precision, our apartments boast superior construction standards and exquisite design elements. From the sturdy foundation to the tastefully curated interiors, we spare no effort in ensuring a residence of unparalleled quality. Each unit is thoughtfully designed to maximize space and functionality, providing a haven where residents can truly feel at home. Experience the epitome of modern living with our attention to detail, commitment to excellence, and dedication to your satisfaction. Welcome to a new standard of luxury living.

# Park with Ease

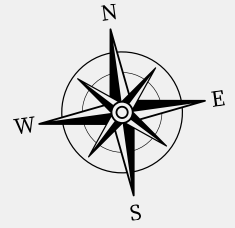
Indulge in the luxury of hassle-free parking across three floors at Gold Peaks. Designed with your convenience in mind, our ground, first, and second-floor parking areas provide ample space for all residents and guests. Bid farewell to the frustration of searching for a spot and embrace the ease of parking right within your residential haven. Welcome to a lifestyle where parking is never a concern but always a convenience.



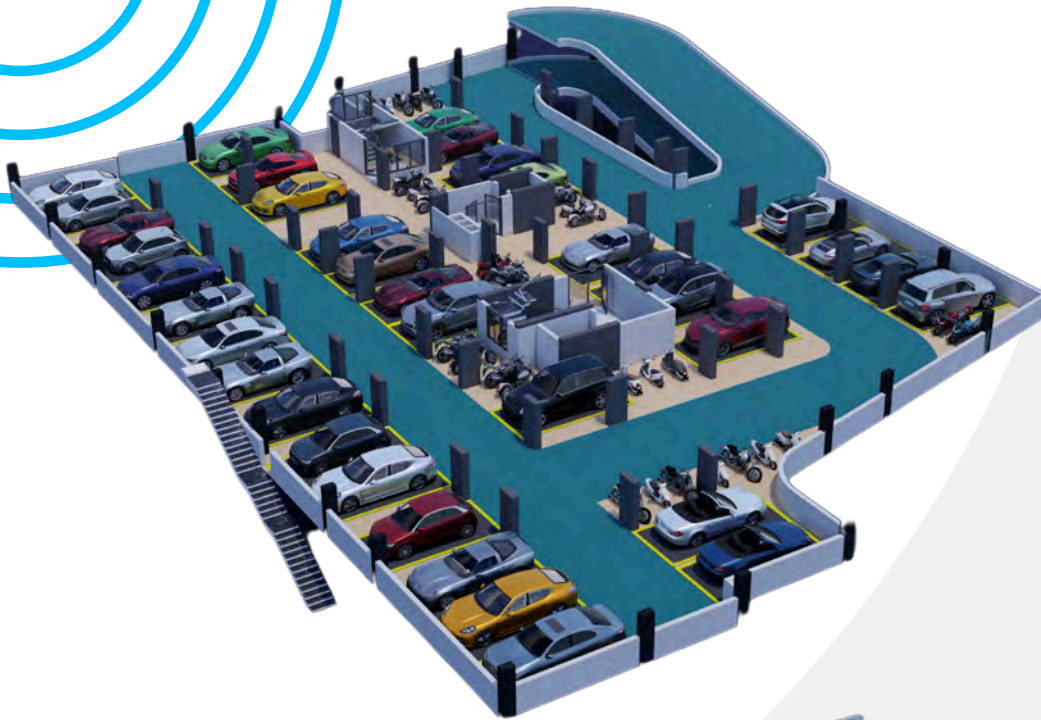
**GROUND  
FLOOR**



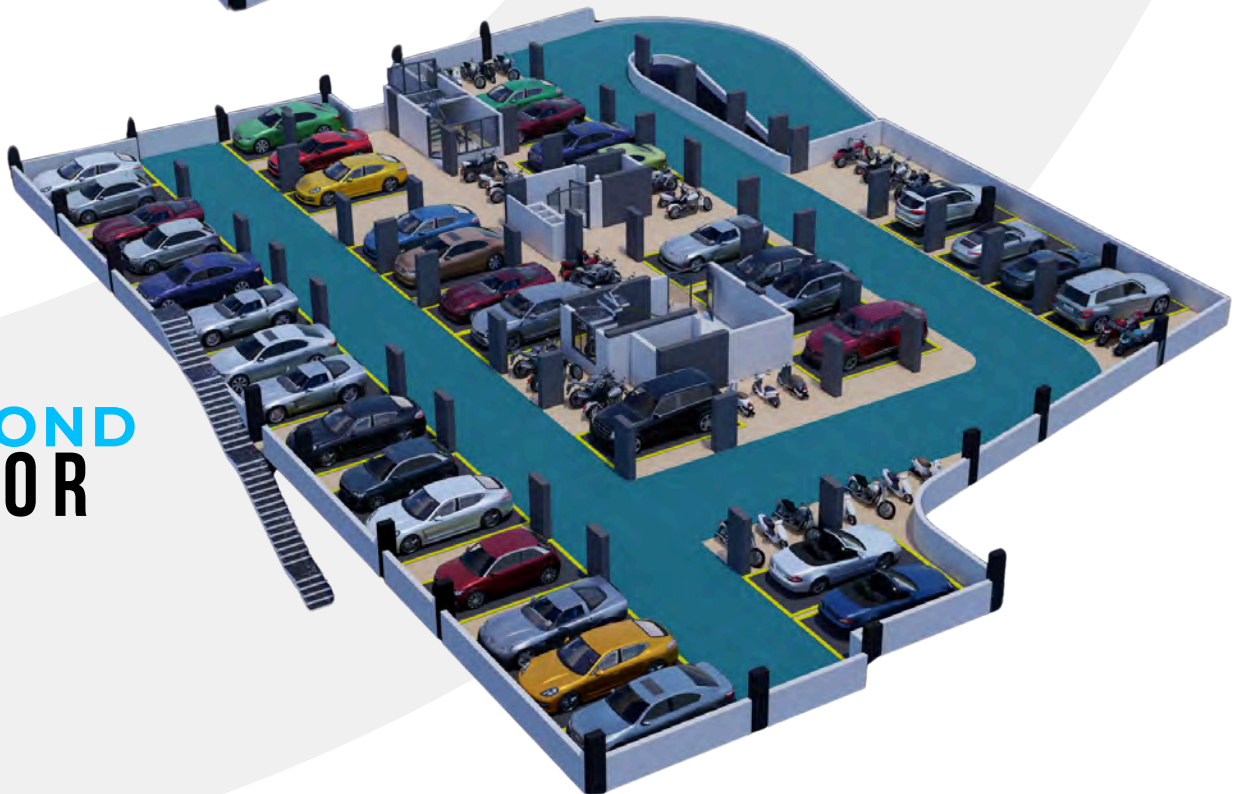
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FIRST  
FLOOR

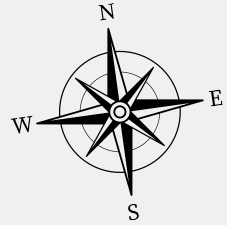


SECOND  
FLOOR



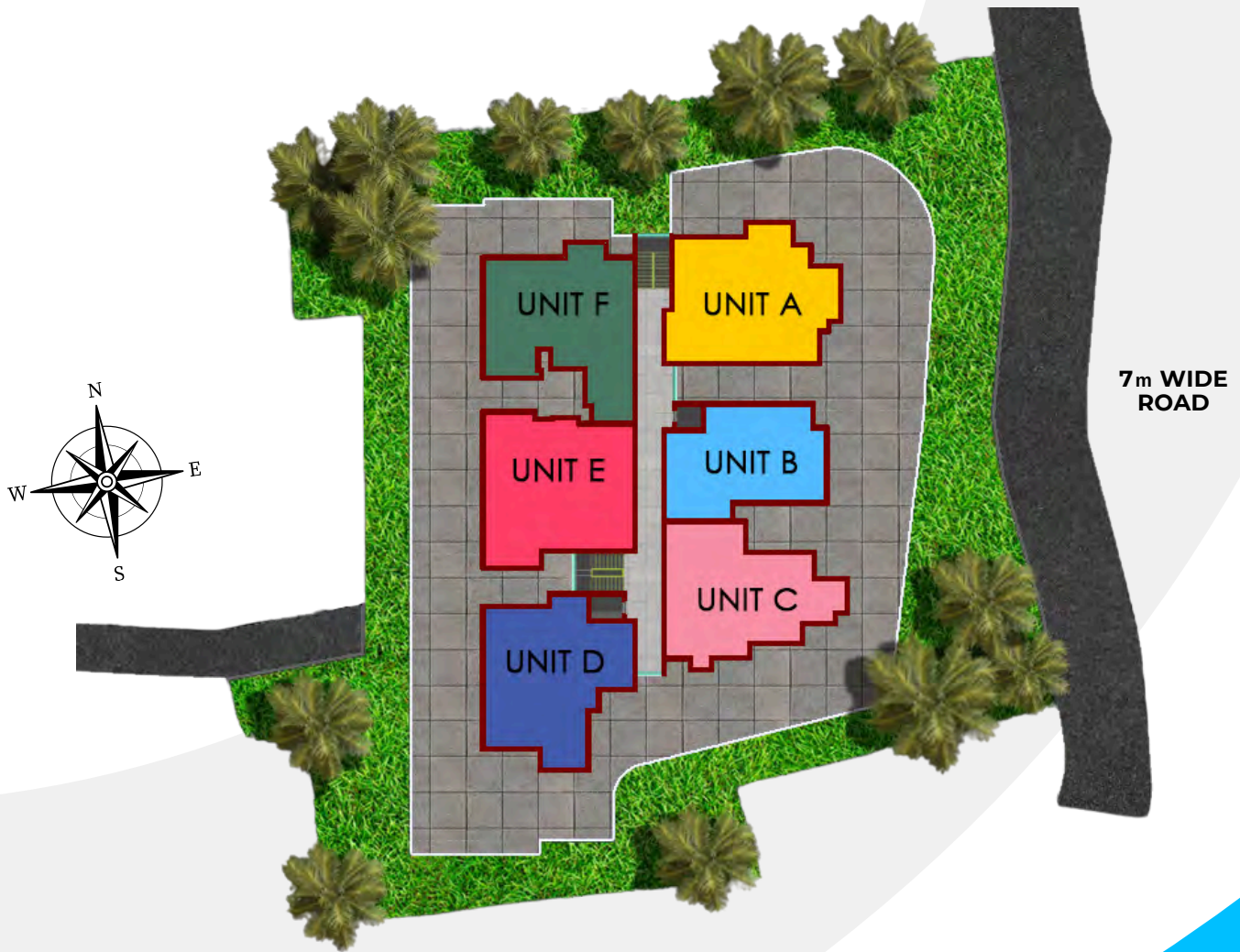
Empowering  
Eco-Friendly  
Journeys

At Golden Peaks, the electric charging point stands as a beacon of sustainability, offering a convenient solution for residents embracing eco-friendly transportation. Its presence symbolizes a commitment to reducing carbon footprints and embracing the future of mobility. Whether residents own a sleek electric sedan or a compact plug-in hybrid, this charging point serves as a hub for powering up, fostering a sense of community and environmental stewardship among its users.



Trust in  
**Experience**  
 Rest in  
**Quality**

TYPES OF UNITS	TOTAL UNITS	SALEABLE AREA ( sq.ft )
Type A   3BHK	14	1612
Type B   2BHK	14	1266
Type C   3BHK	14	1514
Type D   3BHK	15	1574
Type E   3BHK	15	1581
Type F   4BHK	15	1629



## SITE LAYOUT

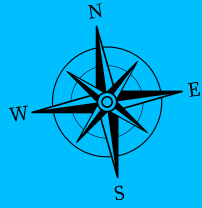
At Golden Peaks, the three types of beautifully constructed units—2, 3, and 4 BHK apartments—cater to the diverse needs and preferences of our residents. Each apartment is meticulously designed with high-quality finishes and modern amenities, ensuring a blend of comfort and style. These living spaces symbolize our dedication to creating a refined and harmonious living environment. Whether you prefer the cozy ambiance of a 2 BHK, the versatile space of a 3 BHK, or the expansive layout of a 4 BHK, Golden Peaks offers the perfect home for everyone, fostering a sense of community and satisfaction among our residents.



# TYPE A 3BHK



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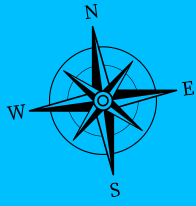
Every  
corner tells a  
Story



\*Dimensions may vary slightly during construction  
\*Furniture Layouts are indicative only  
\*All Dimensions are in centimetres and feet

SALEABLE AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
1612 sq.ft	1043 sq.ft	155 sq.ft

FLOORS 3 TO 16



Where  
everyday feels  
**Extra**  
Ordinary

\*Dimensions may vary slightly during construction  
\*Furniture Layouts are indicative only  
\*All Dimensions are in centimetres and feet



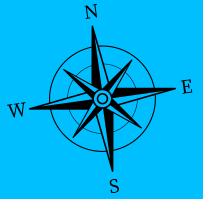
SALEABLE AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
1266 sq.ft	797 sq.ft	130 sq.ft

**FLOORS 3 TO 16**

# TYPE C 3BHK



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Where  
Convenience &  
**Luxury**  
converge



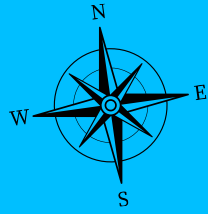
\*Dimensions may vary slightly during construction  
\*Furniture Layouts are indicative only  
\*All Dimensions are in centimetres and feet

SALEABLE AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
1514 sq.ft	985 sq.ft	131 sq.ft

FLOORS 3 TO 16

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# TYPE D 3BHK



Live in a city  
Where  
Tradition  
meets  
Technology



\*Dimensions may vary slightly during construction  
\*Furniture Layouts are indicative only  
\*All Dimensions are in centimetres and feet

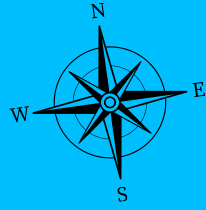
SALEABLE AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
1574 sq.ft	1029 sq.ft	133 sq.ft

FLOORS 3 TO 17

# TYPE E 3BHK



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Stay Safe with  
**24 x 7**  
Security and  
Surveillance



\*Dimensions may vary slightly during construction

\*Furniture Layouts are indicative only

\*All Dimensions are in centimetres and feet

**SALEABLE  
AREA**

**1581 sq.ft**

**RERA  
CARPET  
AREA**

**1059 sq.ft**

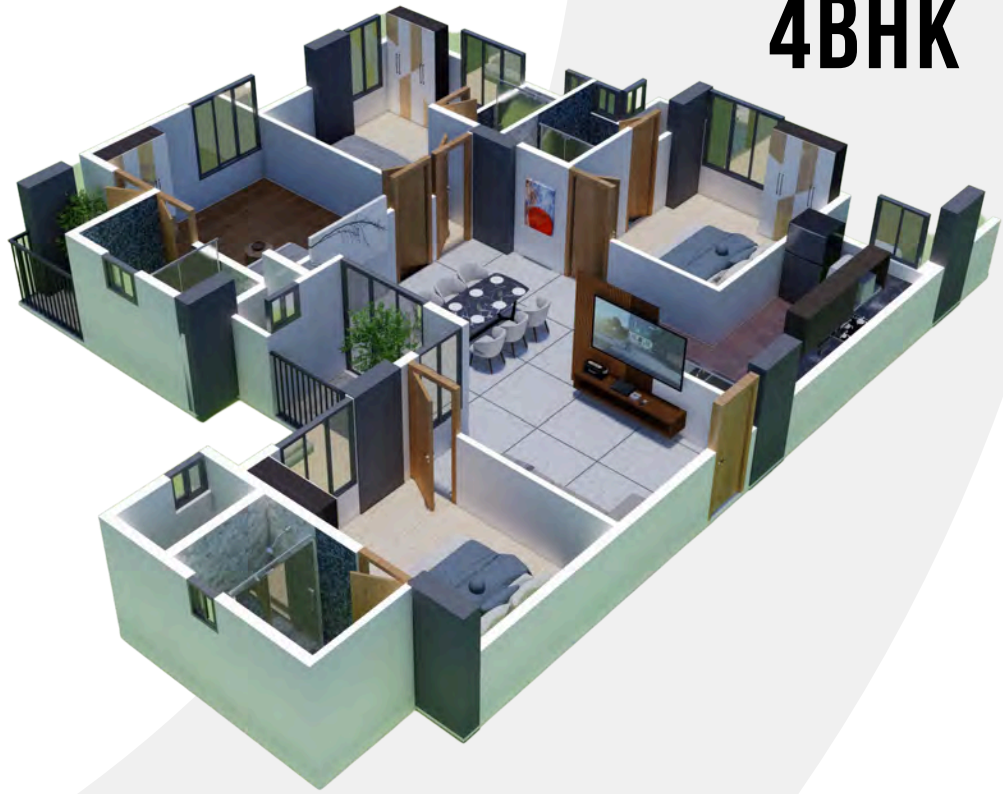
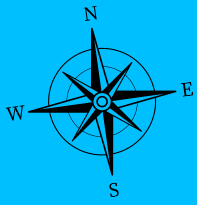
**EXCLUSIVE  
BALCONY**

**113 sq.ft**

**FLOORS 3 TO 17**

**OCEANUS**

**TYPE F  
4BHK**



Take a dip  
in our  
**Infinity  
Pool**  
with Stunning  
Views

\*Dimensions may vary slightly during construction  
\*Furniture Layouts are indicative only  
\*All Dimensions are in centimetres and feet



SALEABLE AREA	RERA CARPET AREA	EXCLUSIVE BALCONY
1629 sq.ft	1125 sq.ft	70 sq.ft

**FLOORS 3 TO 17**

# AMENITIES

## Air Conditioned Visitors Lounge

An aesthetically designed visitors lounge will give visitors a combination of comfort and elegance.

## Air-conditioned multipurpose hall

Providing ample space for hosting a wide range of resident events, birthday parties, meetings and social gatherings on various occasion.

## Air-conditioned association room / Caretaker room

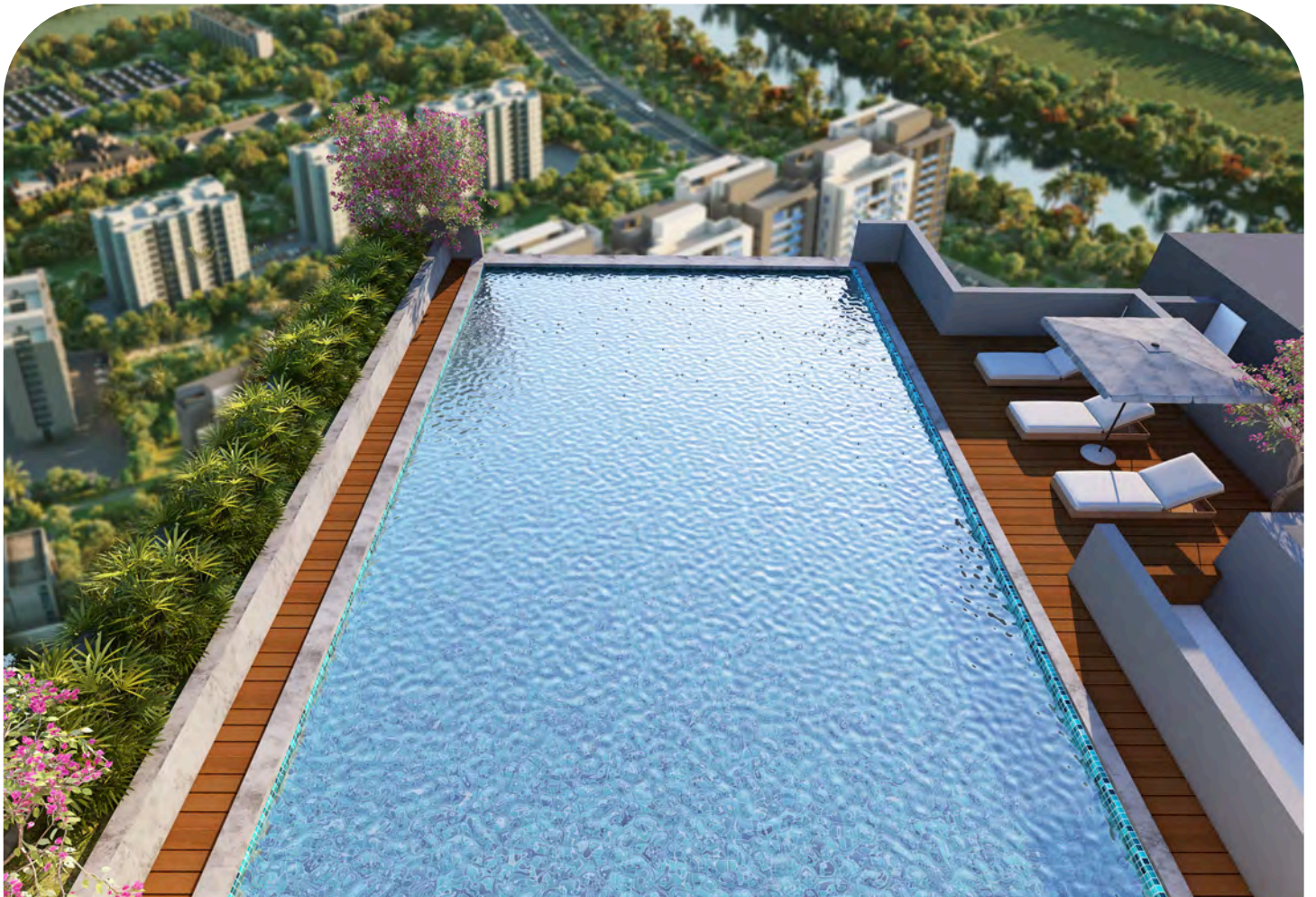
A suitable space is allocated for the purpose of resident association meetings as well as caretaker who will be available all time round.

## Air-conditioned indoor games area

An ideal space on the ground floor for gaming a real time fun for the residents.

## Air-conditioned gymnasium

Gymnasium facility shall be equipped with modern exercise equipment and amenities.





## Air-conditioned yoga room

A well-crafted room space to practice mindfulness of your physical body.

## Home Theatre System

An Ideal space for the residents for entertainment and used to conduct Live concerts and a community space to meet one another.

## Swimming pool

Facility of an infinity and wading pool, yet another destination available for your fitness journey.

## Children's play area

A well-designed play area installed with soft play equipment and facilities.

## Centralized gas system

It supplies cooking gas to each and every kitchen through a network of safe piping.

## Backup generator

In case of a power outage, generators shall automatically turn-on to supply power to each apartment, lift and common area.

## Security room

Round the clock service of security person to ensure the safety, protection, and well-being of individuals, properties and assets.

## CCTV surveillance

Round the clock CCTV surveillance in common area and lifts.

## Intercom

One extension to each apartment.

## Garden

A beautifully designed landscaped garden in the premises may connect you with the nature where you can relax and improve well being.





In addition, the residents can enjoy the following services also

- STP (Sewage treatment plant)
- Water treatment plant
- Provision for broad band connection in each apartment, multipurpose hall and association room.
- Provision for EV plug point in each slot of carpark
- Facility for carwash
- Facility for common electric car charger point
- Waste management system such as Bio gas plant/ Incinerator/OWC
- Solar panel
- Rainwater harvesting
- Disabled Friendly Access
- Letter box
- Servant/drivers dormitory
- Servant/drivers toilet
- Seperate water meter for each flat





# SPECIFICATIONS

## Structure

- Seismic III compliant RCC framed structure

## Super structure

- 6" solid concrete block masonry for external walls and 4" solid concrete block masonry for internal walls.

## Doors

- Main door – Natural Teak wood door frame & shutter with polish finish on both sides. Lock, handle, brass hinges, tower bolt, door stopper and magic eye.
- Internal doors – Hard wood compressed wooden frame with compressed molded wooden shutters with veneer or laminate finish on both sides.
- Balcony doors – Fully sliding aluminium powder coated openable door shutters fixed with glass on three track aluminium frames/UPVC frames with glass with sliding shutters and mosquito nets.

## Windows

- Aluminium windows with powder coated frame & glass shutter or UPVC frame and glass shutters in three tracks with mosquito net and MS safety grills protection from inside.

## Floorings

- Premium quality vitrified tile flooring for living, dining, bedrooms, kitchen balcony & utility areas. Antiskid premium quality floor and wall tiles for toilets.

## Kitchen & utility area

- Polished granite counter top platform with stainless steel sink and ceramic tile dadoing above granite counter top.
- Plumbing & electrical provision for water purifier, washing machine & Dish washer.



## **Water proofing for roof & toilet**

- Using quality materials from approved Supplier/Manufacturer like Fosroc/Sika/Cera or equivalent.

## **Elevator**

- Reputed make lift of 8 passenger capacity -1 no and 13 passenger capacity -1 no with generator back up shall be provided.

## **Terrace**

- Over head tank, staircase head room, lift machine room, swimming pool and water proof treated terrace.

## **Power**

- Sufficient KW power supply from KSEB and 1 KVA generator backup for each apartment.
- 160 KVA Generator backup for elevator, common area lighting & water pumps.

## Balcony & staircase handrails

- GP/GI box section with approved design painted using matching colour.

## Painting

- 2 coats of acrylic emulsion paint, roller finish over primer & two coat of putty for internal walls. Anti algae weather proof emulsion paint for external walls over plastered surface.

## Electrification

- Elegant modular switches & sockets of make Legrand/GM/Havells or equivalent.
- ISI mark PVC conduits concealed in the walls.
- Good quality copper wire of make RR cables/Havells/Finolex or equivalent.
- Sufficient number of light points & fan points and 5 Amp plug/sockets will be provided.
- Independent DB of make Havells/Legrand or equivalent.
- ELCB- Havells/ Legrand or equivalent.
- MCB for each room and ELCB for each flat shall be provided.

## Toilets

- Premium quality ceramic glazed tiles dado up to required height. Fixing matching coloured/white wall mounted EWC with flush tank of American standard/Grohe/jaquar/parryware or equivalent make. Health faucet of make Parryware/Jaquar or equivalent in toilets. One hot & cold mixer unit for shower. All other fittings are of American standard/Grohe/ Parryware/Cera/Jaquar or equivalent.
- Provision for Geysar points and exhaust fans shall be provided.

## Carpark

- One carpark space is assigned for each unit.

## Security

- 24 hours security with CCTV Surveillance in common area and lift.



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## Water supply

- Potable borewell and Municipal water supply. Pump, sump and overhead tank with concealed pipe line.

## Air conditioning

- Provision for fixing air conditioning units in all bed rooms and living & dining.

## Power

- Sufficient KW power supply from KSEB and 1 KVA generator backup for each apartment.
- 160 KVA Generator backup for elevator, common area lighting & water pumps.

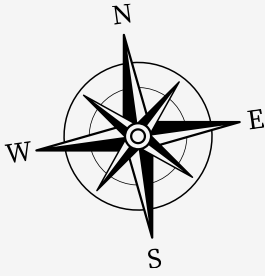
## Anti termite treatment

- It shall be done for soil and wood work.





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# TERRACE FLOOR



Swim  
in the Sky,

## Infinity Pool

with Stunning  
Views  
on the Rooftop



To  
**Karyavattom**



Oceanus  
Rainbow



Oceanus  
Bluemount



To  
Bypass

**Tripadapuram JN**



Oceanus  
Elite



Oceanus  
Moonstone



To TCS,  
Technopark  
Phase III,  
Toyota, VSSC,  
Bypass

**Oceanus  
Golden  
Peak**



Oceanus  
Sunshine  
Phase I



Oceanus  
Sunshine  
Phase II



**Oceanus Lane**

To  
Arasumoodu



Oceanus  
Mythrika



Oceanus  
Regal



To  
Kulathoor



Oceanus  
Serenity



To  
Sreekaryam,  
CET



Lulu Mall - 4.5 kms  
Technopark - 1 km  
Loyola School - 5 kms  
CET - 3 kms  
Thumba Beach - 5 kms  
St. Thomas school - 5 kms  
MGM School - 2.5 kms  
Ananthapuri Hospital - 7 kms  
SP Medifort Hospital - 7 kms  
Kazhakuttom Railway Station - 3.5 kms  
Greenfield International Stadium - 3.5 kms  
Secretariat Thiruvananthapuram - 11 kms

Karyavattam Campus - 2 kms  
Kochuveli Railway Station - 6 kms  
Central Railway Station - 13 kms  
Airport - 7 kms  
Good Shepherd School - 3 kms  
KIMS Hospital - 5 kms  
VSSC - 6 kms



## CONTACT US

OCEANUS DWELLINGS (P) LTD  
Blue Square building, LNCPE Road  
Karyavattom, Trivandrum - 695581

Mob : +91 9446000185

Kerala

INDIA

[joby@oceanus.co.in](mailto:joby@oceanus.co.in)

+91 9446000999

web : [www.oceanus.co.in](http://www.oceanus.co.in)

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