



OCEANUS
CRESCENT
LUXURY APARTMENTS AT NEDUMBASSERY, COCHIN

Oceanus Crescent at Nedumbassery, Cochin. The epitome of architectural excellence, complemented by comforts and amenities on par with the best residential options, Oceanus Crescent comprises spacious, bright and airy apartments laid out in the midst of natural beauty. Ample avenues for recreation and socialising also abound. Apart from being the home of your dreams, Oceanus Crescent, being strategically located with an easy access to the Cochin International Airport, promises to be a judicious investment option too.



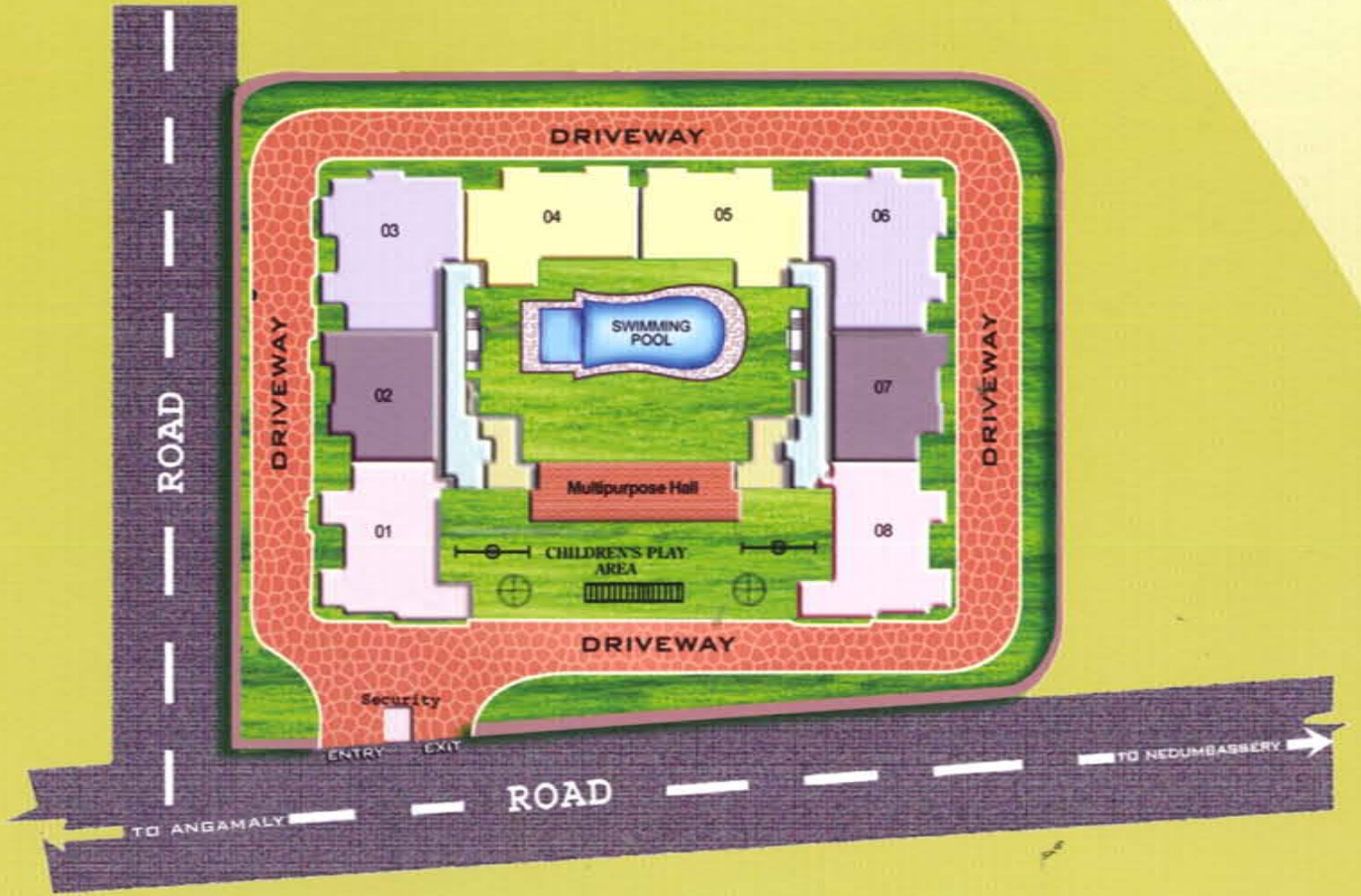
About Kochi

Kochi, or Cochin, is also described as 'Queen of the Arabian Sea' thanks to its natural beauty and favourable living environment. Located at the southern part of India, Kochi has been a major trading hub for centuries, with the Arabs, Chinese, Portuguese, English and Dutch landing here in their quest for precious commodities like spices. People from near and far still flock to Kochi, this coastal paradise being a tourist hot-spot as also a new-age commercial destination.

Kochi is Home to an evolved cosmopolitan population. A survey conducted in 2007 by a private agency considered Kochi to be "Among the Best Cities to Live in India". Kochi is a major destination for IT and ITES companies, ranked by NASSCOM as the second-most attractive city in India for IT-based services.

Kochi is well connected by sea, rail, road and air. The Cochin International Airport, with an easy access to the City, handles both domestic and international flights. It is the largest airport of Kerala, and one of the busiest in India. It is at Nedumbassery, a prime area just a short drive from the International Airport at Kochi, that Oceanus has envisaged their new Luxury Apartment project-Crescent!

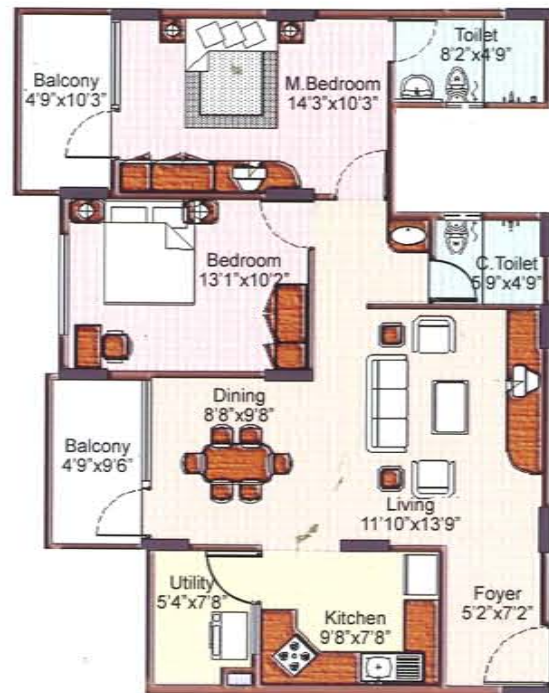
Layout Plan



Three Bedroom Plan



Two Bedroom Plan



All dimensions are before finishing. Furniture and fixtures are indicative only. All dimensions are in Feet.

Specifications

Structure	: Seismic III compliant RCC framed structure.
Walls	: 6" concrete block masonry for external walls and 4" concrete block masonry for internal walls.
Doors	: Main Door: Teakwood frame & shutter. Other Doors: Hard wood frame with compressed moulded wooden shutters.
Windows	: Aluminum sliding powder coated windows, with mosquito mesh.
Flooring	: Living, dining, bedrooms & kitchen - Quality Vitrified tiles, Toilets - Antiskid Ceramic floor tile.
Kitchen	: 20 mm thick polished granite platform with stainless steel sink and 2' ceramic dadoing above the granite platform.
Toilets	: Ceramic glazed tiles dado upto 7'-0" ht. 50% coloured EWC with flush tank of Cera / Hindware / Parryware / Equivalent make. Health faucet in all toilets.
Painting	: Acrylic emulsion paint for internal walls. Anti-algal weather proof emulsion paint for external walls over plastered surface.
Power	: Adequate power supply from KSEB and 1 KVA generator backup for each apartment.
Water Supply	: Borewell / Municipal water
Lift	: Adequate lifts of reputed make with generator backup
Intercom facility	: One connection to each flat.
Security	: 24 Hours Security with surveillance through CCTV.

About the Promoters:

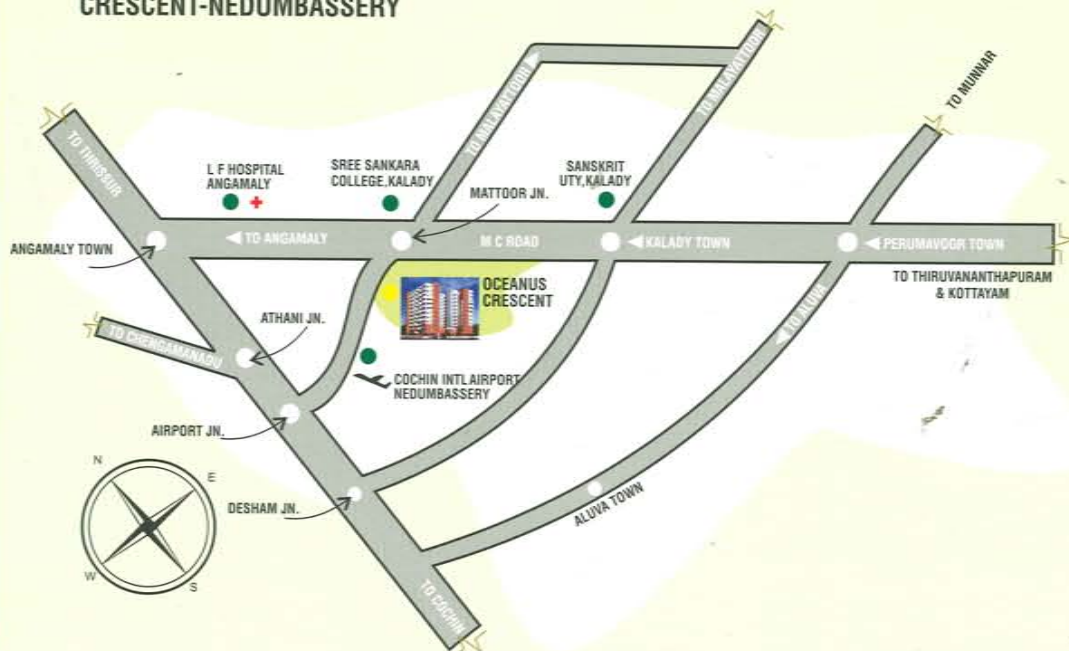
Oceanus Crescent is promoted by Oceanus Dwellings Pvt. Ltd, an ISO 9001 : 2000 & ISO 14001 : 2004 Certified company and part of the Oceanus Group, a Construction Company of high repute in Bangalore and Kerala. With plans chalked out for diversifying into other ventures as well, this professionally managed Group is steadfast in its mission of creating residential landmarks, that not only offer the best of comforts and conveniences, but also promise immense value-appreciation.

Amenities

- ◆ Swimming Pool
- ◆ Gymnasium
- ◆ Indoor Games
- ◆ Multipurpose Hall
- ◆ Facility for Car wash
- ◆ Children's Play area
- ◆ Provision for Broad Band Connection
- ◆ Intercom
- ◆ Rain Water Harvesting
- ◆ Disabled Friendly Access



CRESCENT-NEDUMBASSERY





Promoted by :

Oceanus Group

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Constructive ideas

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This brochure is conceptual in nature and by no means a legal offering.
The promoters reserve the right to change, add or delete any specification in the plan mentioned therein.