

rera kerala gov in
K-RERA/PRJ/KNR/040/2026



OCEANUS Elegance

THE CHARACTER OF ELEGANCE

Oceanus Elegance is a limited residential development comprising forty-two thoughtfully planned homes within one of Kannur's well-connected neighbourhoods.

Designed as a structured vertical community, the project reflects structural strength, efficient planning, balanced spatial proportions, and sustainable infrastructure within a cohesive architectural framework.





With only seven residences per floor, the development maintains privacy while ensuring functional efficiency. The scale, layout, and infrastructure are planned for long-term reliability.

Oceanus Elegance is conceived for individuals and families who prioritize connectivity, proportion, and disciplined construction within an established urban setting.

Location:
**CENTRAL
KANNUR**

Structure:
**BASEMENT+
GROUND+6FLOORS**

Configuration :

**2 BHK-18,
3 BHK-24**

Parking:

**BASEMENT &
GROUND LEVEL**

A LIMITED COLLECTION OF
42 THOUGHTFULLY
DESIGNED RESIDENCES

Urban convenience | Walkable access | Efficient connectivity
Coastal proximity



PROXIMITY THAT REDUCES DISTANCE

Oceanus Elegance offers close proximity to essential infrastructure, with transportation, schools, hospitals, and the coastline just minutes away.



Railway Station	1 km	St. Michael School	0.01 km
New Bus Stand	1.5 km	St. Teresa's Anglo Indian H S S	1.2 km
District Hospital, Kannur	1 km	Payyambalam Beach	2.7 km
KIMS Sreechand Hospital	2.1 km	Baby Beach	1.5 km
Government Guest House	1.2 km	Lighthouse	1.2 km
Army Public School	0.9 km	St. Angelo Fort	1.7 km
Kendriya Vidyalyaya	0.3 km	Ursuline Senior Secondary School	1.9 km



ELEVATED TERRACE EXPERIENCE

From sunrise stretches to sunset gatherings, the terrace becomes a space where perspective shifts, and everyday life feels elevated.

The terrace at Oceanus Elegance is designed not as an afterthought, but as an extension of refined living.

ABOVE THE CITY'S RHYTHM,
LIVING FINDS A QUIETER PACE.

1. Terrace Garden
2. Yoga & Meditation Zone
3. Vitamin D / Sun Deck
4. Reflexology Pathway
5. Sky Party Deck
6. Barbeque Deck
7. Outdoor Gym
8. Work-from-Terrace / Study Area
9. Telescopic Beach View & Star Gazing Zone





Reflexology Pathway



Yoga & Meditation Zone



Sky Party Deck



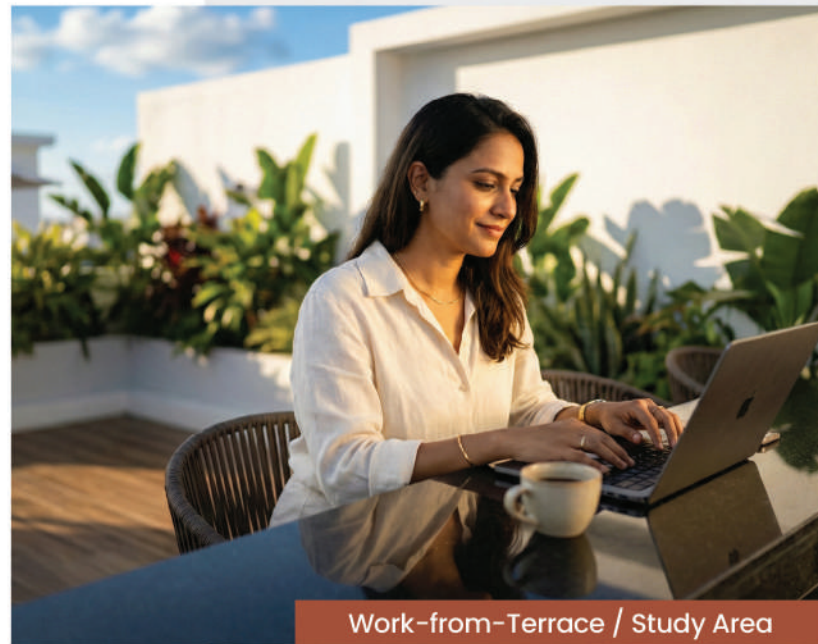
Vitamin D / Sun Deck



Outdoor Gym



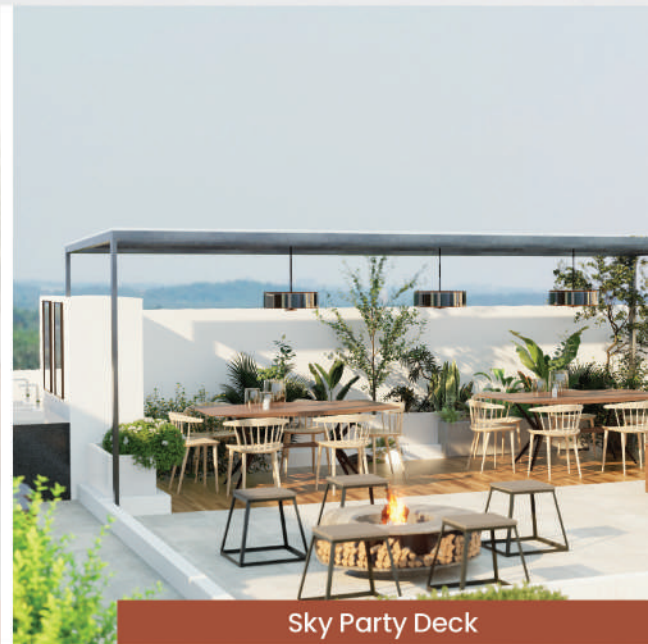
Telescopic Beach View & Star Gazing Zone



Work-from-Terrace / Study Area



Barbeque Deck



Sky Party Deck

DESIGNED FOR EVERYDAY EASE

Oceanus Elegance integrates a curated set of common amenities that enhance residential convenience while maintaining operational efficiency. Each shared space functions efficiently and ages gracefully, supporting a modern yet measured lifestyle.

The amenities are designed to serve functional needs without overwhelming the residential scale of the project.

SHARED INFRASTRUCTURE & COMMUNITY FACILITIES

- Air-Conditioned Visitors' Lounge
- Air-Conditioned Multipurpose Hall
- Air-Conditioned Indoor Games Area
- Air-Conditioned Gymnasium
- Air-Conditioned Conference Room / Association Room
- Swimming Pool
- Children's Play Area
- EV Charging Provision
- Centralized Gas System
- Backup Generator
- CCTV Surveillance
- Common Carwash Facility
- Caretaker / Security Room
- Common Toilet
- Letter Boxes
- Visitors' Parking



A/C Multipurpose Hall



A/C Indoor Games — Chess



A/C Gymnasium



A/C Indoor Games — Table Tennis



Children's Play Area



A/C Visitors' Lounge

BUILT TO SERVE DAILY LIFE



Swimming Pool



Car Parking



A/C Indoor Games — Carrom



Conference Hall

MATERIAL INTEGRITY. FUNCTIONAL PRECISION.

The interiors at Oceanus Elegance are finished with carefully selected materials that balance durability, functionality, and clean design.

Every space is planned to support efficient daily living while maintaining long-term reliability.



ELEGANCE
HERE LIES IN
Execution

01

WALLS

- ♦ 6-inch block work for external walls
- ♦ 4-inch blocks for internal walls



02

DOORS

- ♦ Main door: Engineered wood shutter, brass hardware
- ♦ Internal doors — Engineered wood, stainless steel hardware



03

WINDOWS

- ♦ 2-track UPVC windows
- ♦ Provision for mosquito shutters
- ♦ MS grills on all windows

05

TOILETS

- ♦ Ceramic glazed tile dado to false ceiling height
- ♦ Anti-skid ceramic tile flooring
- ♦ EWC with concealed flush tank & health faucet
- ♦ Wash basin without pedestal — Hindware / Jaquar make

04

FLOORING

- ♦ Quality vitrified tiles — living, dining, bedrooms, kitchen & balcony
- ♦ 4-inch skirting throughout
- ♦ Anti-skid ceramic tiles in toilets
- ♦ Epoxy filling in wet areas — toilets & balconies
- ♦ Single-lever diverter & overhead shower fittings — Jaquar make
- ♦ Concealed master stopcock per toilet
- ♦ Provision for geyser & exhaust fan

06

KITCHEN

- ✦ 17–20mm granite counter
- ✦ Stainless steel sink & tap
- ✦ Ceramic tile dado — 2 ft above counter
- ✦ Provision for water purifier connection

08

PAINTING

- ✦ Internal — Acrylic emulsion, roller finish
- ✦ External — Anti-algae weatherproof emulsion over plastered surface

07

ELECTRICAL (APARTMENT)

- ✦ TV & telephone point — living room & master bedroom
- ✦ AC point in master bedroom; split AC provision in other bedrooms & living hall
- ✦ Modular switches — Anchor-Roma / BB / Havells or equivalent
- ✦ ISI-mark PVC conduits concealed in walls; quality copper cables
- ✦ Adequate light, fan, and plug points — 5A & 15A
- ✦ MCB per room; ELCB per flat



BUILT WITH DISCIPLINE. FINISHED WITH CARE.

Oceanus Elegance is constructed with structural integrity and refined detailing.

Materials are selected for durability, finishes are chosen for longevity, and spaces are designed for everyday living.



01

STRUCTURE

- ✦ RCC framed structure
- ✦ Seismic Zone III compliant

02

COMMON AREAS

- ✦ Staircase — polished granite or kotah stone
- ✦ SS handrails — ground floor to first floor
- ✦ MS handrails — second floor to terrace level
- ✦ Lobby flooring in vitrified tiles / granite as per design

03

WATER SUPPLY

- ✦ Potable bore well & municipal line connection
- ✦ Pump, sump, and overhead storage tank

04

SANITARY / RWP

- ✦ Internal soil waste, wastewater & rainwater pipes — PVC
- ✦ All drainage disposed to Sewage Treatment Plant

05

LIFTS

- ✦ 8-passenger lift — reputed make, with generator backup
- ✦ 13-passenger service lift — reputed make, with generator backup

06

COMMON AREA LIGHTING

- ✦ One-time electrical provision by developer
- ✦ Ongoing maintenance under residents' association

07

SECURITY

- ✦ CCTV surveillance for periphery monitoring



ELEGANCE *With* RESPONSIBILITY

Oceanus Elegance reflects a thoughtful approach to responsible construction, integrating sustainability into the very foundation of the development. Designed for long-term efficiency and mindful living, the project aligns environmental responsibility with practical performance.

From solar integration to sustainable resource management, here sustainability is embedded within the infrastructure, supporting efficient living while preserving value for the future.

Thoughtful living extends beyond the home.

1

Solar Panel Integration

2

Sewage Treatment Plant (STP)

3

Water Treatment Plant

4

Rainwater Harvesting

5

Waste Management (Biogas / Incinerator / Owc)

6

Landscaped Areas

7

Disabled-Friendly Access

THE ELEGANCE OF SPATIAL HARMONY

Each residence at Oceanus Elegance is thoughtfully planned to achieve comfort, precision, and spatial efficiency. The layouts optimise usable space while maintaining privacy and seamless movement across living areas.

Careful attention to natural light, ventilation, and functional zoning ensures that every home supports both comfort and practicality. The result is a living environment defined by refined planning and enduring design sensibility.

A seamless blend of comfort, precision, and function.



THREE BEDROOM UNIT (3BHK) TYPE A

RERA Carpet Area	Units
1,076 Sqft	201-601
Super Built Up Area	Balcony Area
1,634 Sqft	70 Sqft



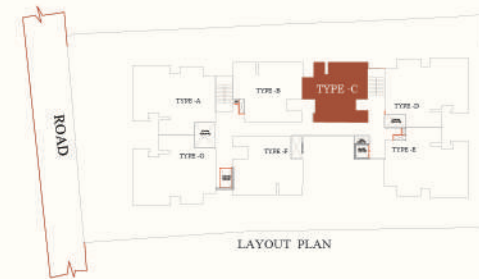
TWO BEDROOM UNIT (2BHK) TYPE B

RERA Carpet Area
780 Sqft

Units
202-602

Super Built Up Area
1,267 Sqft

Balcony Area
100 Sqft



TWO BEDROOM UNIT (2BHK) TYPE C

RERA Carpet Area
725 Sqft

Floors
203-603

Super Built Up Area
1,109 Sqft

Balcony Area
53 Sqft



THREE BEDROOM UNIT (3BHK) TYPE D

RERA Carpet Area
1,076 Sqft

Floors
204-604

Super Built Up Area
1,634 Sqft

Balcony Area
70 Sqft



THREE BEDROOM UNIT (3BHK) TYPE E

RERA Carpet Area
1,080 Sqft

Floors
205-605

Super Built Up Area
1,637 Sqft

Balcony Area
70 Sqft





TWO BEDROOM UNIT (2BHK) TYPE F

RERA Carpet Area
780 Sqft

Floors
106-606

Super Built Up Area
1,267 Sqft

Balcony Area
100 Sqft



THREE BEDROOM UNIT (3BHK) TYPE G

RERA Carpet Area
1,076 Sqft

Floors
207-607

Super Built Up Area
1,634 Sqft

Balcony Area
70 Sqft



A Commitment Beyond Construction

Oceanus Group has established itself as a trusted real estate developer with

Over **23⁺** | years of industry experience

across multiple cities in Karnataka and Kerala, building a measurable presence in residential development.

Each project is executed with disciplined supervision, strict adherence to statutory standards, and the integration of environmental systems such as rainwater harvesting, waste management, and energy-efficient infrastructure. Oceanus Elegance continues this legacy of structured planning, responsible construction and long-term reliability.

Where Innovation Meets Excellence
In Real Estate Development.



23⁺ Years Of Experience | **43⁺** Completed Projects | **9⁺** Cities Served



OCEANUS Elegance

— Wake Up To A *Life* Touched By The Coast —

SETTLE INTO COMPOSED LIVING IN CENTRAL KANNUR.
SECURE YOUR HOME

— Book Your Site Visit Now —

☎ 944 644 74 56



Oceanus Elegance Project Site, Near St. Michael's School,
Ballard Road, Kannur – 670001

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