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Oceanus Group

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A privileged few will Enjoy Life in its Vibrant Hues

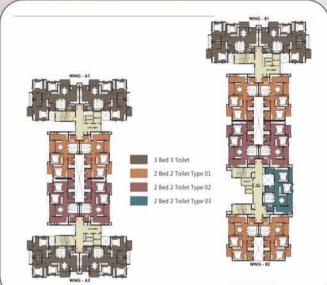




Oceanus Classic, as its name rightly suggests, is all about living life in its vibrant hues and splendour. This apartment complex, located at White Field Road, close to IT Park, Bangalore, comprises 2 & 3 BHK luxury living spaces. Oceanus Classic boasts of all the features that make for a gracious lifestyle. Besides, a leisurely stroll away, are the best of shopping and recreational avenues. Excellent educational institutions and medical facilities too, are close at hand.

About us Oceanus Classic is promoted by Oceanus Group, a construction company of high repute with many successful residential projects in Bangalore, Mysore and Kerala to its credit. A professionally managed socially responsible organization, Oceanus is steadfast in

its mission of creating landmarks that endure...and endear.



Site Plan

Typical Floor Plan



















Amenities

• Swimming Pool • Gymnasium • Children's Play Area • Multipurpose Hall
• Intercom • Indoor Games • Backup Generator • Facility for Car Wash and many more...

Specifications

: Seismic II compliant RCC framed structure. Terrace : Overhead tank, parapet wall, staircase headroom, lift Structure machine room and water proof treated terrace/roof. Walls : 6" concrete block masonry for external walls and 4" concrete block masonry for internal walls. Basement : Concrete flooring for parking, underground sump, Electrical, Generator and Security room, lift well. Main Door: Engineered wooden door frame/shutter, Doors architrave, designer lock with latch, handle, brass hinges, Electrical : One T.V / Telephone point in the living and master bed tower bolt and stopper and magic eye room. Provision for Broad Band Connection in Guest B/R or Study Room, Provision for one split AC in Master Bed Other Doors: Moulded wooden door and 30 mm block room. Elegant modular electrical switch of Anchorboard shutter with both side enamel paint; with powder Roma/ABB/Havells or equivalent make, I.S.I mark P.V.C. coated fittings. conduits concealed in the walls, Quality copper cables. Windows : Aluminium Powder coated sliding windows, three track Adequate number of light, fan, 5 amps – 15 amps plug frames with glass in two tracks and mosquito mesh in one points shall be provided. MCB for each room and ELCB for track with MS grill protection. Aluminium french windows the flat shall be provided. in drawing/dining room without grill. Common Area: Staircase and lift. Flooring in lobby/ common area will be Flooring Quality Vitrified flooring for drawing, dining, bedrooms, Vitrified tiles/granites, MS hand rails for staircase and kitchen and ceramic tiles for balconies with 4" skirting. corridor. Antiskid ceramic tiles flooring in toilets. : 4 KW for 3 BHK and 3 KW for 2 BHK power supply from Power Kitchen : 20 mm thick polished granite counter top platform with BESCOM/KEB and 1 KVA generator backup for each Stainless steel sink and 2' ceramic dadoing above the apartment. Common area, including lift, pumps, pool etc. granite counter top. Provision for Agua guard point. shall be provided with 100% back up from generator. Provision for washing machine in utility area. Water Supply: Potable Bore well/Municipal water, pump, sump, overhead : Ceramic glazed tiles dado up to 7' height. White colored. Toilets tank provided with concealed pipeline EWC with flush tank of make Hindware / Parry-ware /Cera Sanitary/RWP: Disposal to the STP/ Municipal line; internal soil and waste or equivalent make. Health faucet will be provided in water and rain water pipes are PVC lines. toilets. One hot & cold mixer unit for shower and all other fittings and fixtures of make Hindware/Parry-ware/ Jaguar/ Lift : One Passengers lift (8 Passengers) & One Service Lift (13 Passengers) of reputed make with Generator backup. or equivalent make in toilets. Wash basin with pedestals. Concealed master control cock in each toilet shall be Common area provided from inside. All sanitary and rain water pipes shall light fittings : One time. be of suitable thickness for 6 Kg/Cm2 pressure out let : One connection to each flat. Intercom pipes. Provision for Geyser & Exhaust fan. facility Provision for Geyser & Exhaust fan. Security : CCTV for periphery Surveillance. Painting : Emulsion paint for internal walls - roller finish. Emulsion

paint for external walls over plastered surface.