

OCEANUS

Constructive ideas

OCEANUS
Rega

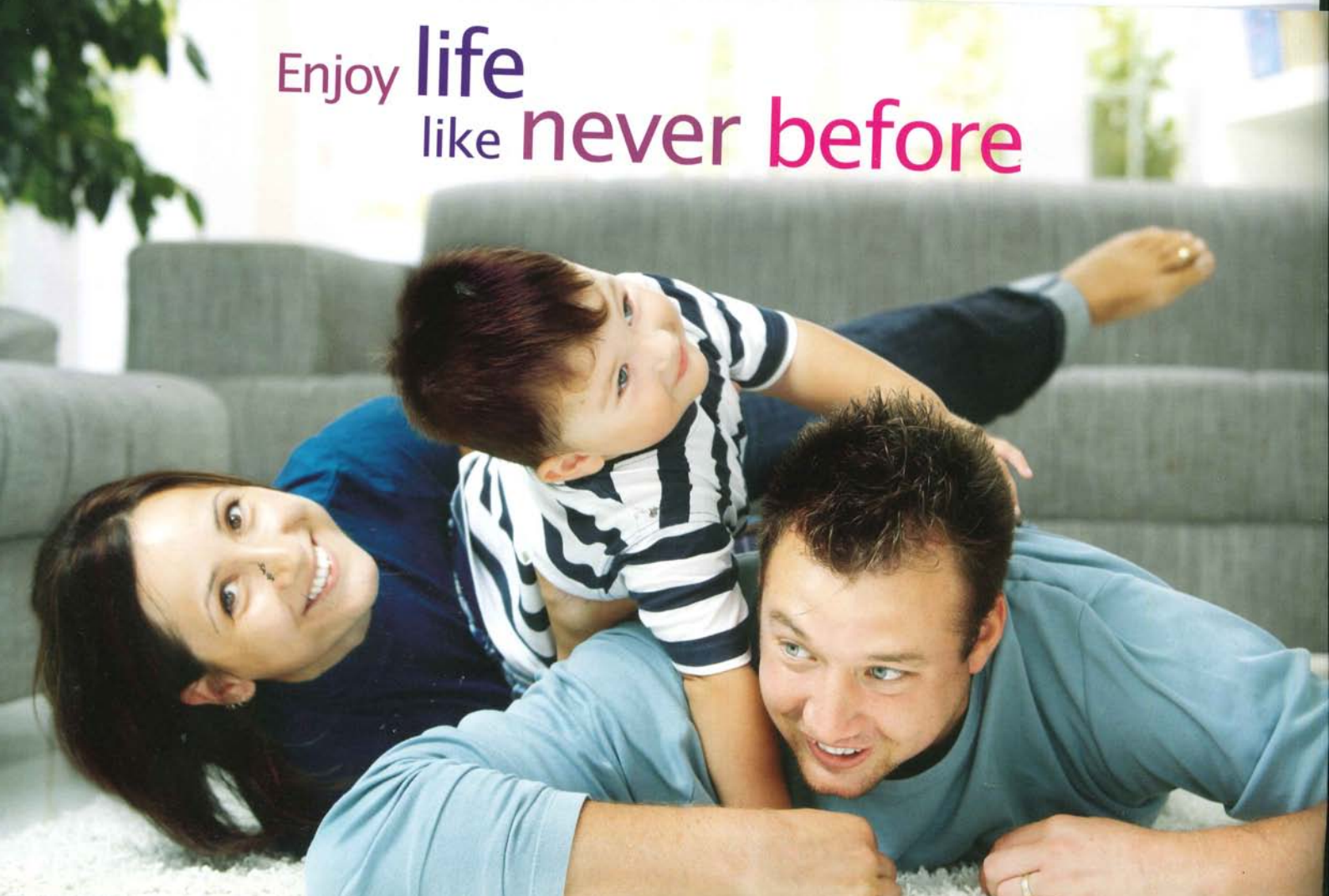
Luxury Apartme

Near Techno Park, Thiruvananthapur

Enjoy life
in its vibrant hues



Enjoy **life**
like **never before**



OCEANUS
Regal
Luxury Apartments
Near Techno Park
Thiruvananthapuram

Oceanus Regal, as its name rightly suggests, is all about living life in its vibrant hues and splendour. This apartment complex, located at Thrippadapuram, close to Techno Park, Infosys Campus, Kariyavattom University Campus, Thiruvananthapuram, comprises **2 & 3 BHK luxury living spaces**. Oceanus Regal boasts of all the features that make for a gracious lifestyle. Besides, a leisurely stroll away, is the best of shopping and recreational avenues. Excellent educational institutions and medical facilities too, are close at hand.

Specifications

- Structure** : Seismic III compliant RCC framed concrete structure.
- Walls** : 6" solid concrete block masonry for external walls and 4" solid concrete block masonry for internal walls.
- Doors** : **Main Door:** Teakwood frame & shutter with polish on both sides, Lock, Handle, Brass Hinges, Tower Bolt, Stopper and Magic Eye.
- Other Doors:** Hardwood frame with compressed moulded wooden shutters with enamel paint on both sides.
- Windows** : Aluminium Sliding Powder Coated, three track frames with glazed shutters in two tracks and mosquito mesh in one track with MS grill protection from outside.
- Flooring** : Quality Vitrified Flooring for Living, Dining, Bed rooms and Kitchen with 4" Skirting; Anti-Skid Ceramic Tile Flooring in Toilets; 1'x1' matching Ceramic Anti-Skid tiles for Balcony / Utility areas.
- Kitchen** : 20 mm thick polished Granite Counter Top Platform with Stainless Steel Sink and 2' Ceramic Dadoing above Granite Platform. Provision for Aqua Guard Point. Provision for Washing Machine in utility area.
- Toilets** : Ceramic glazed tiles dado up to 7' ht. Matching 50% coloured, EWC with flush tank of make Hindware / Paryware / Cera or equivalent make, Health Faucet in toilets. One hot & cold mixture unit for shower and all other fittings of make Jaguar / Crabtree / Ess Ess / Marc / or equivalent make in toilets. Wash basin with pedestals. Concealed master control cock in each toilet shall be provided from inside. All sanitary and rain water pipes shall be of suitable thickness for 6 Kg/Cm² pressure outlet pipes. Provision for Geyser & Exhaust fan.
- Painting** : Acrylic emulsion paint for internal walls - roller finish. Anti-algae weather proof emulsion paint for external walls over plastered surface.
- Terrace** : Overhead Tank, Parapet Wall, Staircase Headroom, Lift Machine Room and Water Proof treated Terrace/Roof.



- Basement** : Concrete flooring for Parking, Underground Sump, Electrical Room, Generator Room, Security Room, Lift well.
- Electrical** : One T.V / Telephone point in the living and master bed room. Elegant modular electrical switch of Anchor-Roma / M.K / Schneider or equivalent make. I.S.I mark P.V.C conduits concealed in the walls, Quality copper cables. Adequate number of Light, Fan, 5 Amps-15 Amps plug points shall be provided. MCB for each room and ELCB for the flat shall be provided.
- Power** : 5 KW power supply from KSEB and 1 KVA Generator backup for each Apartment.
- Water Supply** : Potable Bore Well/Municipal Water, Pump, Sump and Overhead Tank with Concealed Pipeline. Sanitary / RWP / Disposal to the STP / Municipal Sewage line; internal soil and waste water and rain water pipes are PVC lines.
- Lift** : One 8 Passenger lift & one 13 passenger service lift of reputed make with generator backup.
- Common area** : One time light Fittings.
- Intercom facility** : One extension to each flat.
- Anti-termite Treatment** : Shall be done for soil & wood work.

Security : 24 hours security with Surveillance through CCTV.



Amenities



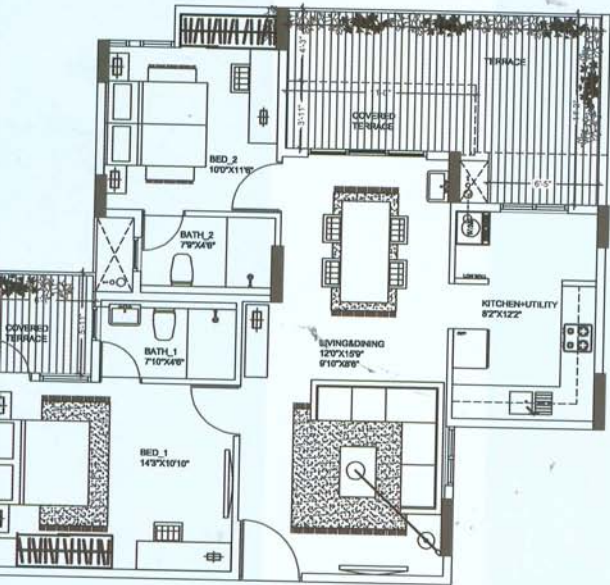
- Visitors Lounge · Gymnasium · Multipurpose Hall · Children's Play Area · Intercom
- Disabled Friendly Access · Centralized Gas System · Organic Waste Converter
- Rain Water Harvesting · Provision for Broad Band Connection · Facility for Car Wash

PLANS

Two Bedroom Plan 1st Floor Plan

A_T
2B + 2T

KEY PLAN



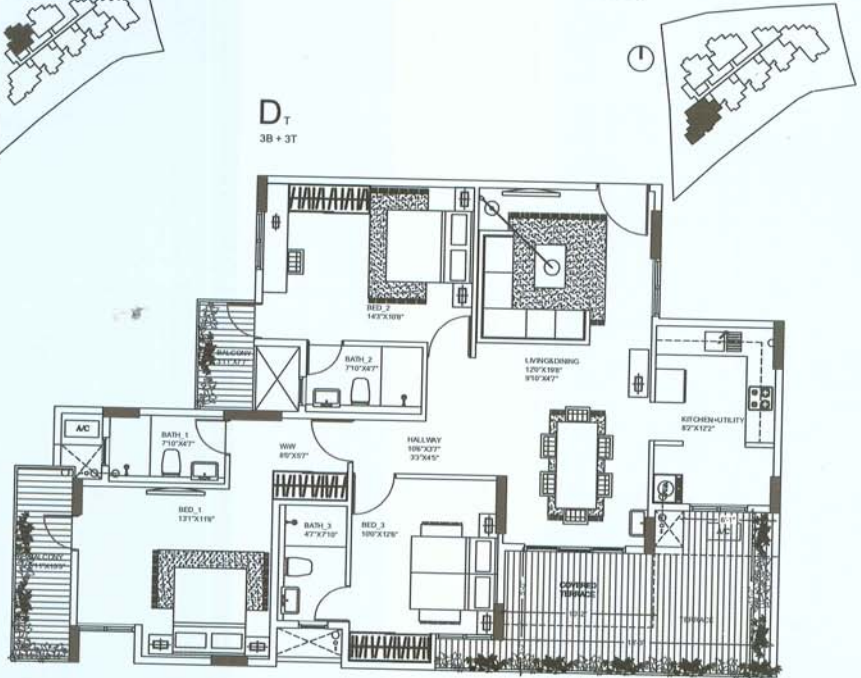
SUPER BUILT UP AREA - 1158 Sft

UNIT-1
01

Three Bedroom Plan 1st Floor Plan

D_T
3B + 3T

KEY PLAN



SUPER BUILT UP AREA - 1632 Sft

UNIT-2
102

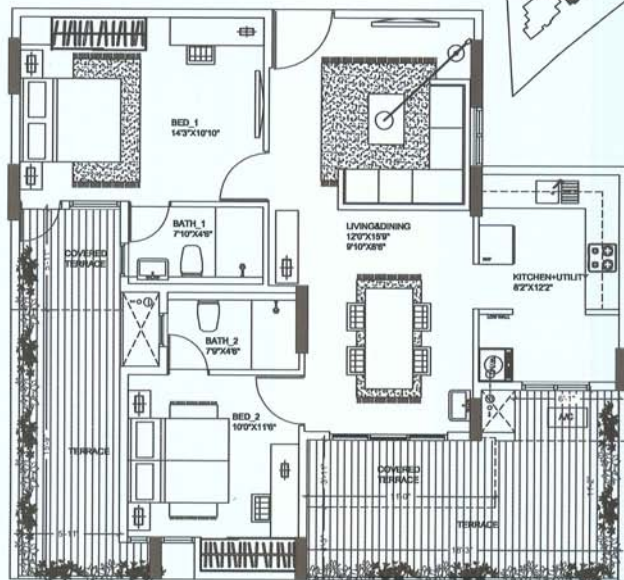
Furniture layout is indicative only All dimensions indicated are before finishing

PLANS

Two Bedroom Plan 1st Floor Plan

KEY PLAN

A_{1T}
2B + 2T



UNIT-3
103

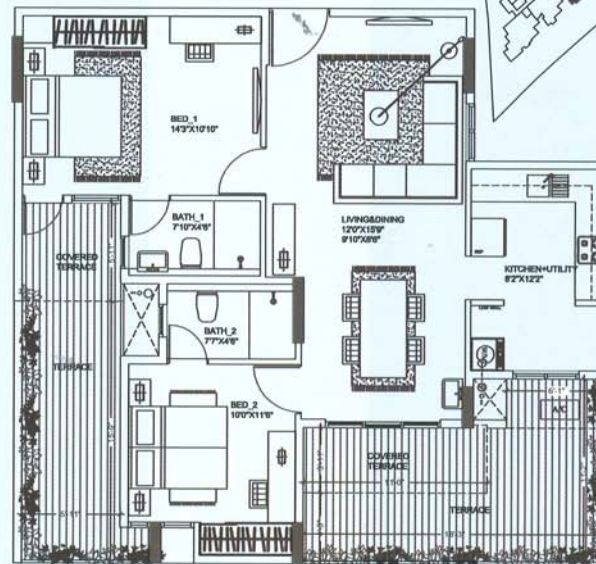
SUPER BUILT UP AREA - 1207 Sft

Furniture layout is indicative only. All dimensions indicated are before finishing.

Two Bedroom Plan 1st Floor Plan

KEY PLAN

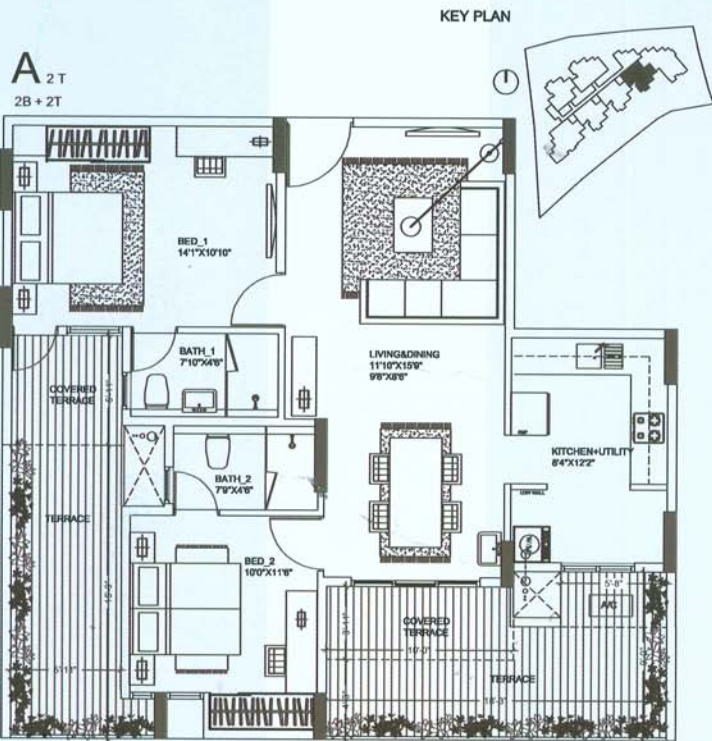
A_{1T}
2B + 2T



UNIT-4
104

SUPER BUILT UP AREA - 1207 Sft

Two Bedroom Plan
1st Floor Plan

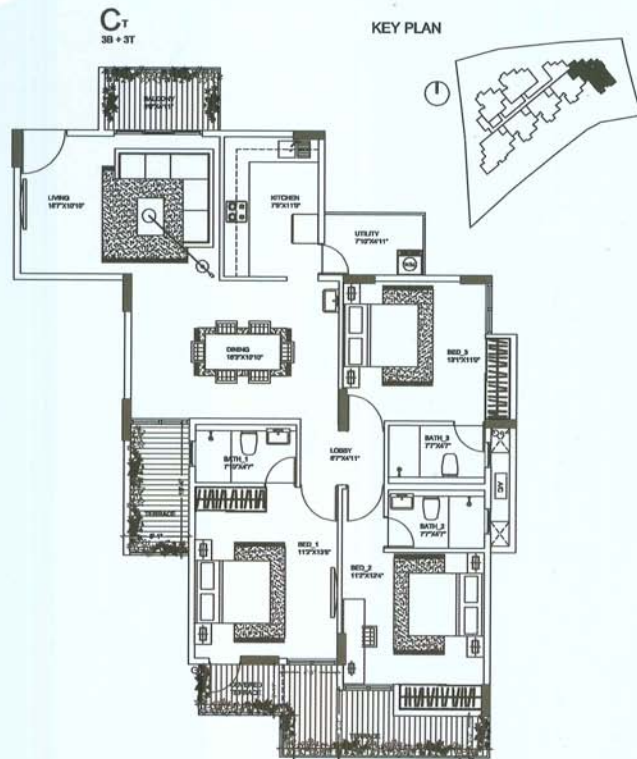


UNIT-5
105

SUPER BUILT UP AREA - 1185 Sft

PLANS

Three Bedroom Plan
1st Floor Plan



UNIT-6
106

SUPER BUILT UP AREA - 1596 Sft

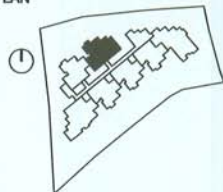
Furniture layout is indicative only All dimensions indicated are before finishing

Three Bedroom Plan
1st Floor Plan

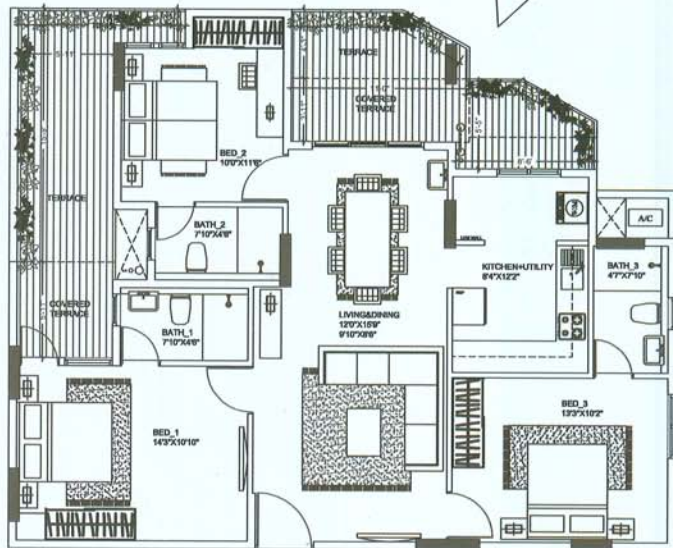
PLANS

Two Bedroom Plan
2nd to 7th Floor plans

KEY PLAN



B_T
3B + 3T

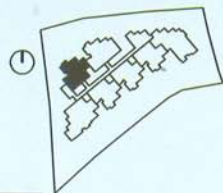


UNIT-7
107

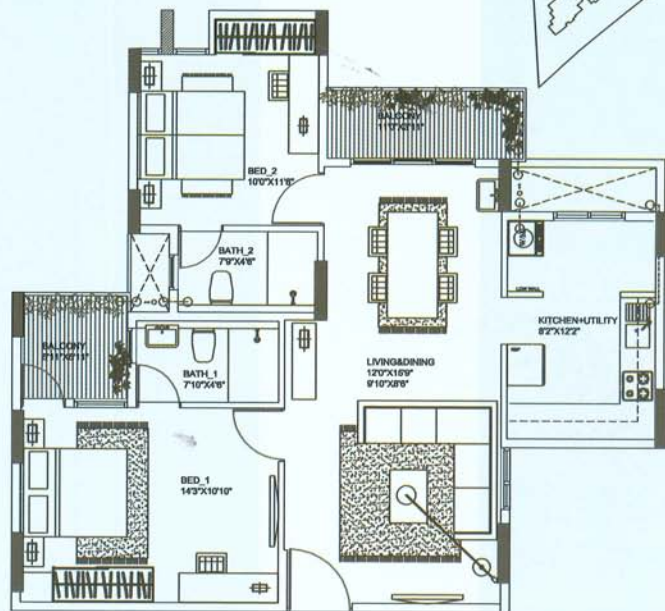
SUPER BUILT UP AREA - 1419 Sft

Furniture layout is indicative only. All dimensions indicated are before finishing.

KEY PLAN



A₁
2B + 2T



UNIT-1
201,301,401,501,601,701.

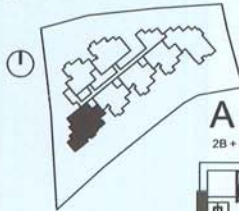
SUPER BUILT UP AREA - 1094 Sft

Three Bedroom Plan
2nd to 6th Floor plans

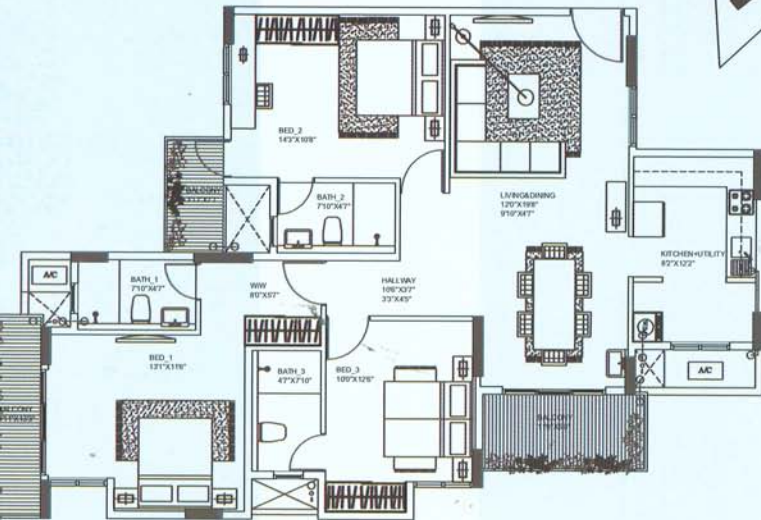
PLANS

Two Bedroom Plan
2nd to 7th Floor plans

KEY PLAN



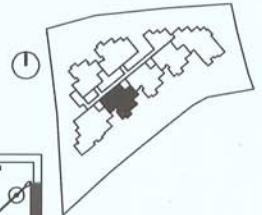
D
3B + 3T



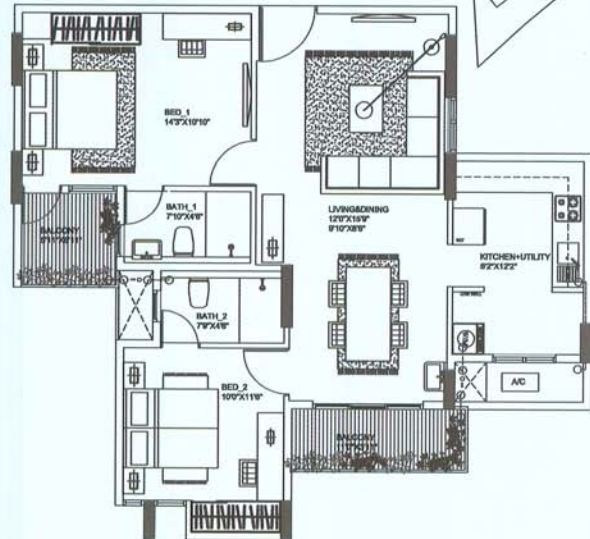
UNIT-2
2,302, 402,502,602.

SUPER BUILT UP AREA - 1567 Sft

KEY PLAN



A₁
2B + 2T



UNIT-3
203,303,403,503,603,703.

SUPER BUILT UP AREA - 1094Sft

Furniture layout is indicative only All dimensions indicated are before finishing

Two Bedroom Plan
2nd to 7th Floor plans

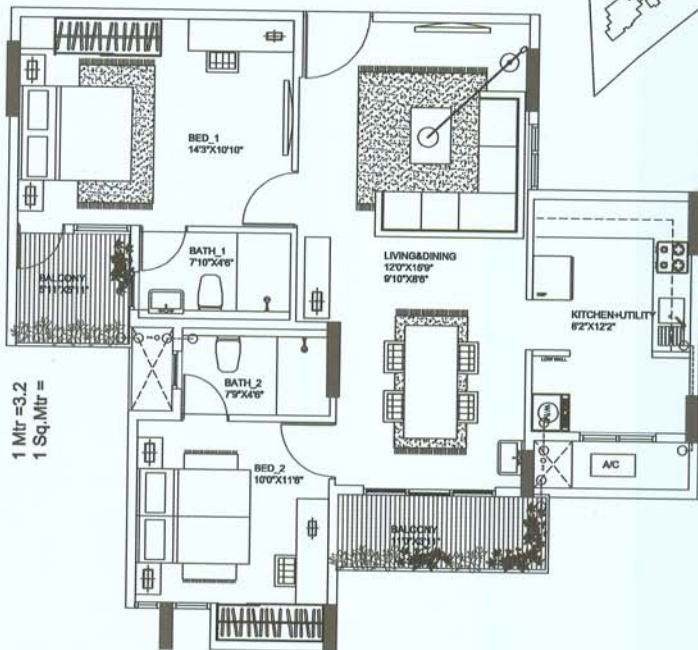
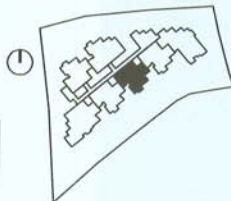
PLANS

Two Bedroom Plan
2nd to 7th Floor plans

A₁

2B + 2T

KEY PLAN



UNIT-4

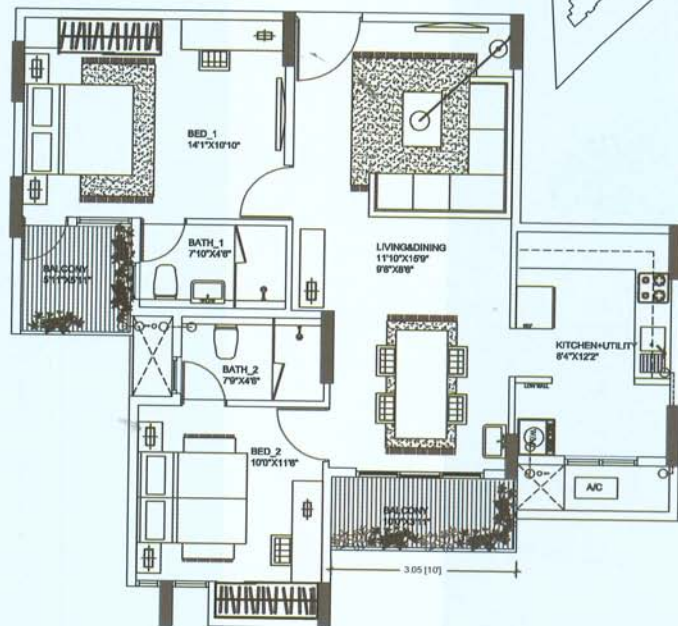
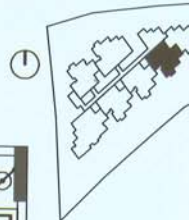
204,304, 404,504,604,704.

SUPER BUILT UP AREA - 1094 Sft

A₂

2B + 2T

KEY PLAN



UNIT-5

205,305,405,505,605,705.

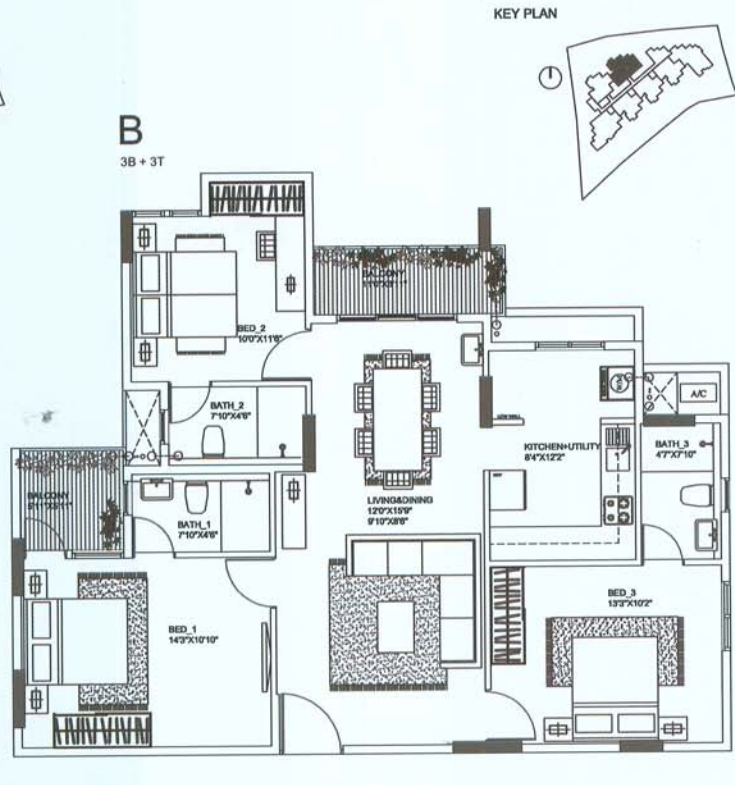
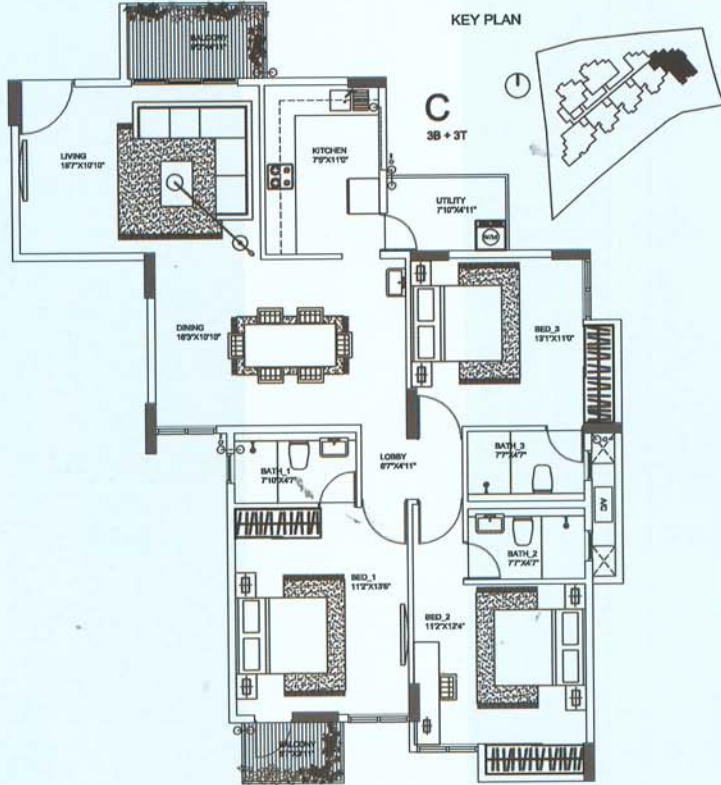
SUPER BUILT UP AREA - 1079 Sft

Furniture layout is indicative only. All dimensions indicated are before finishing.

Three Bedroom Plan
2nd to 6th Floor plans

PLANS

Three Bedroom Plan
2nd to 7th Floor plans



UNIT-6
206,306,406,506,606.

SUPER BUILT UP AREA - 1532 Sft

UNIT-7
207,307,407,507,607,707.

SUPER BUILT UP AREA - 1326 Sft

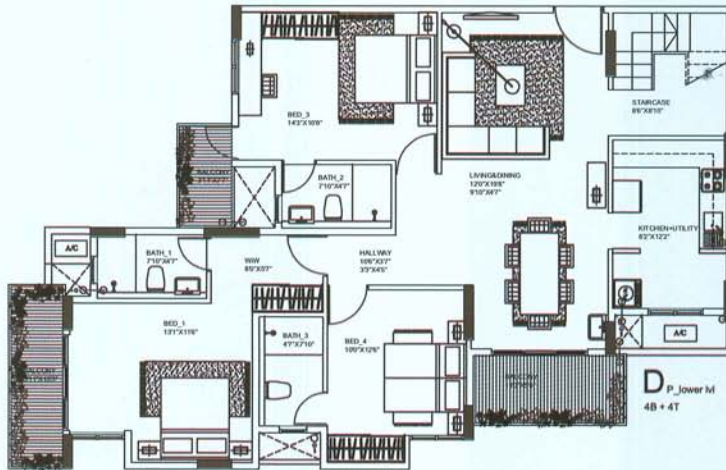
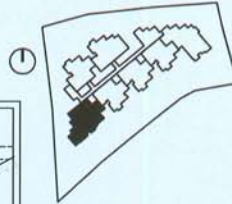
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PLANS

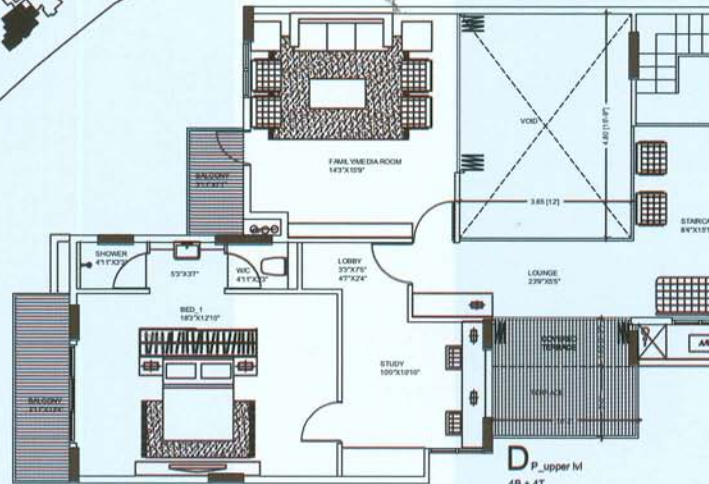
Four Bedroom Duplex Plan 7th & 8th Floor plans

SUPER BUILT UP AREA -3197 Sq

KEY PLAN



UNIT-702
(LOWER DUPLEX)



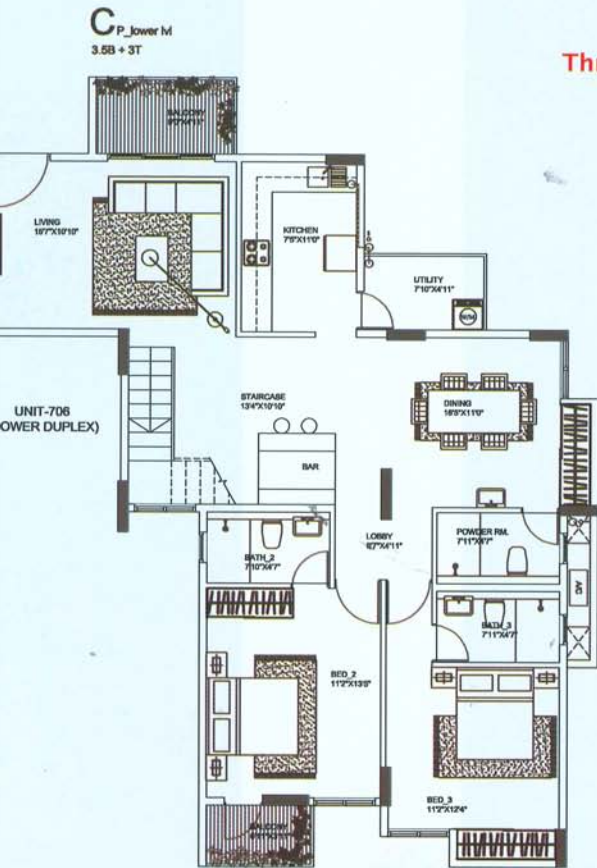
UNIT-802
(UPPER DUPLEX)

Furniture layout is indicative only. All dimensions indicated are before finishing.

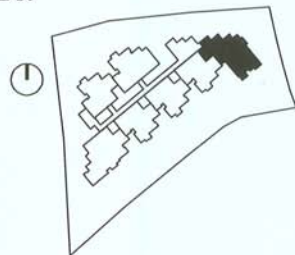
PLANS

Three + Study Duplex plan 7th & 8th Floor plans

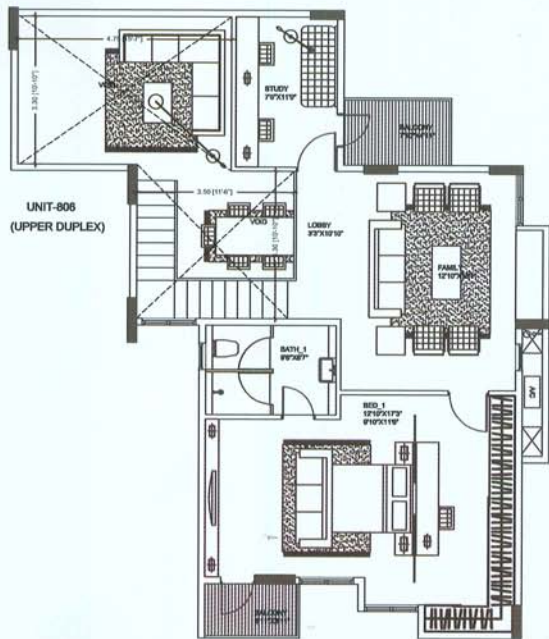
SUPER BUILT UP AREA - 2863 SR



KEY PLAN

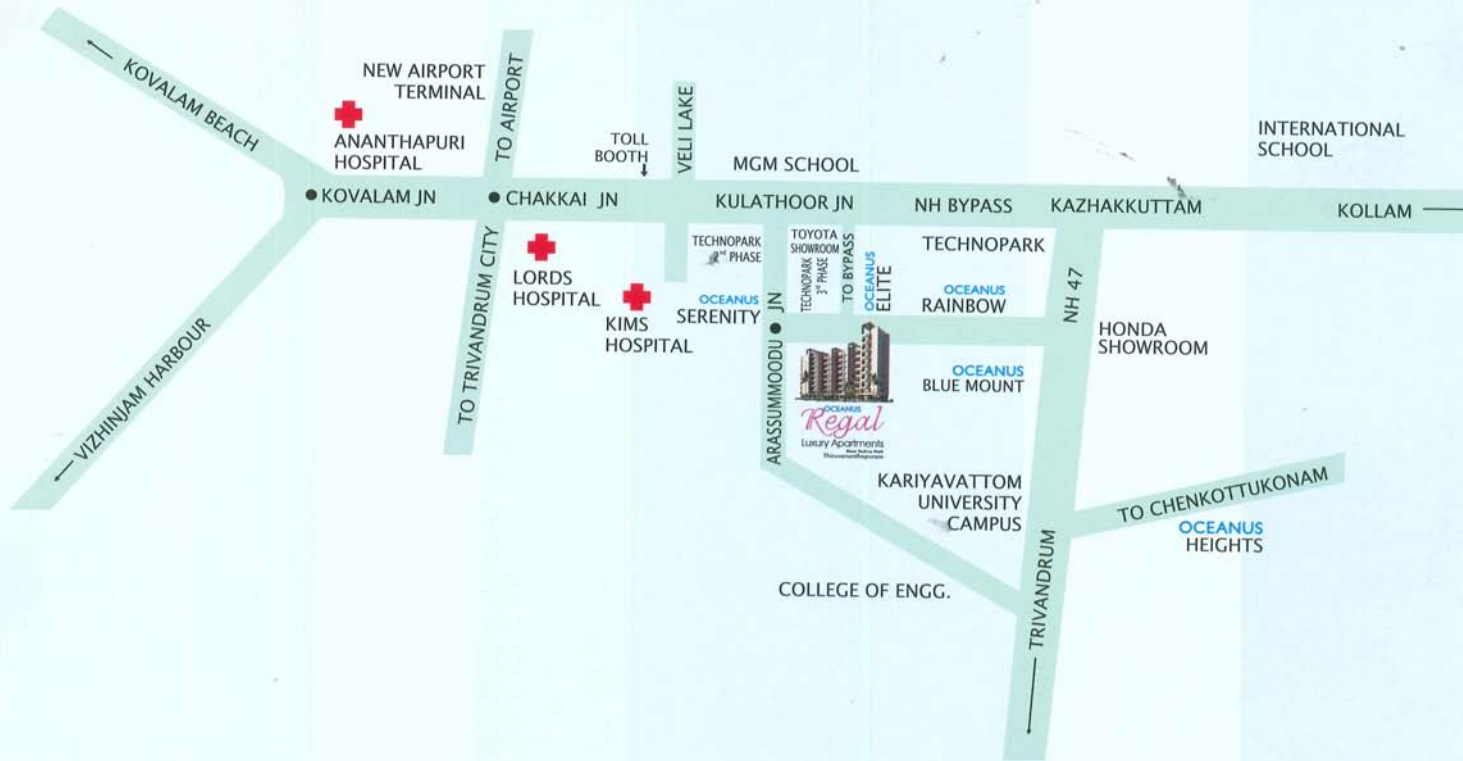


C_P_Upper M
3.5B + 3T



Furniture layout is indicative only. All dimensions indicated are before finishing.

Location Map





Constructive ideas

(An ISO:9001- 2008 & 14001:2004 Company)

Promoted by :

Oceanus Group



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