

Bring Sunshine Into
your lives!

OCEANUS

Constructive Ideas

Sunshine
NEAR TECHNOPARK



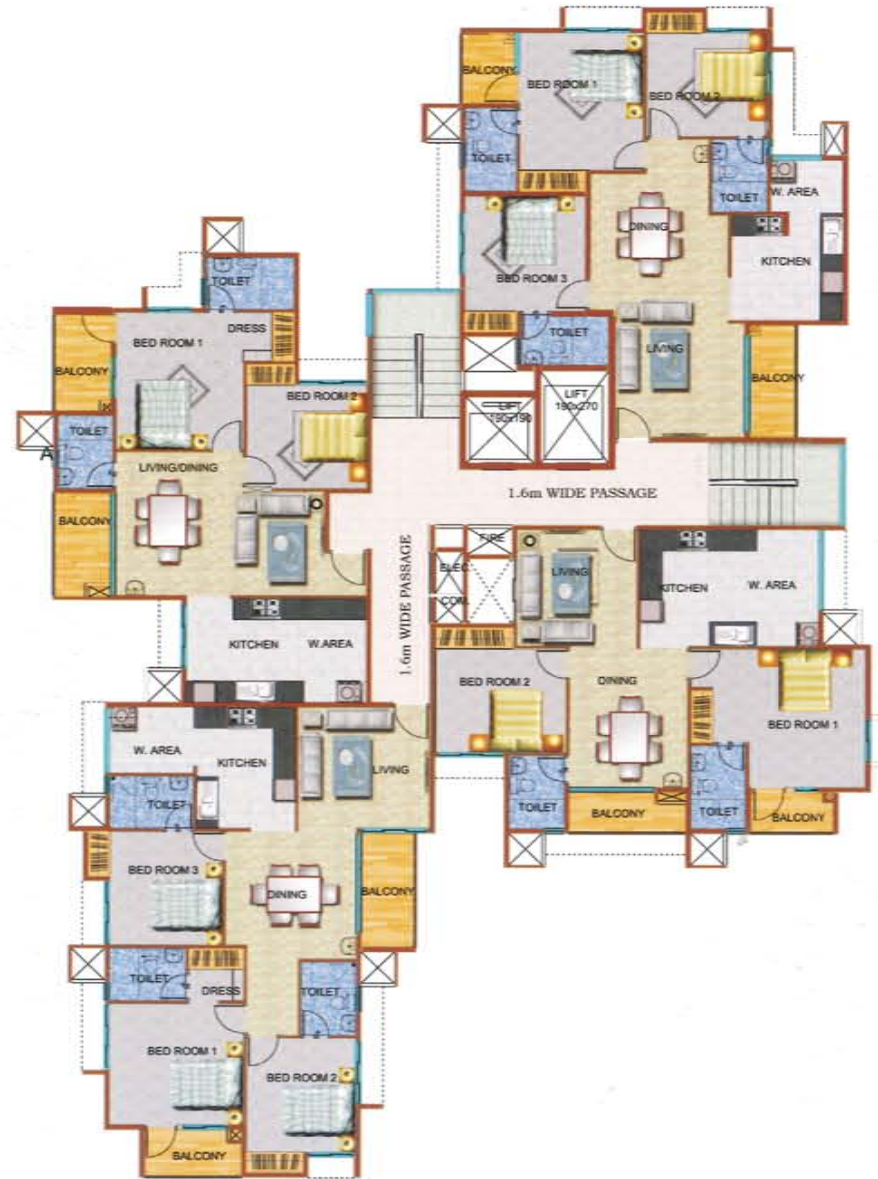


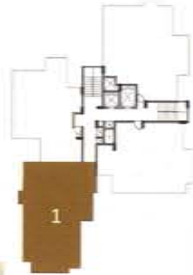
Sunshine the latest offering from OCEANUS Group is all set to enthrall you with novelties. Set amidst pristine surroundings close to important addresses like the Infosys Campus and the Technopark, Sunshine is all set to be a landmark to the Trivandrum skyline. The Sunshine comes laden with features and amenities that are synonymous with luxury and comfort. The latest offering from OCEANUS Builders also vies for space amongst some notable projects completed in the vicinity recently. Take your pick from spacious and airy 2 and 3 bedroom luxury apartments, laid out amidst lush landscaping, complete with a host of amenities and comforts. Close at hand are the finest educational institutions and health centres. Of course, the best of shopping and recreational avenues too are just a leisurely stroll away.



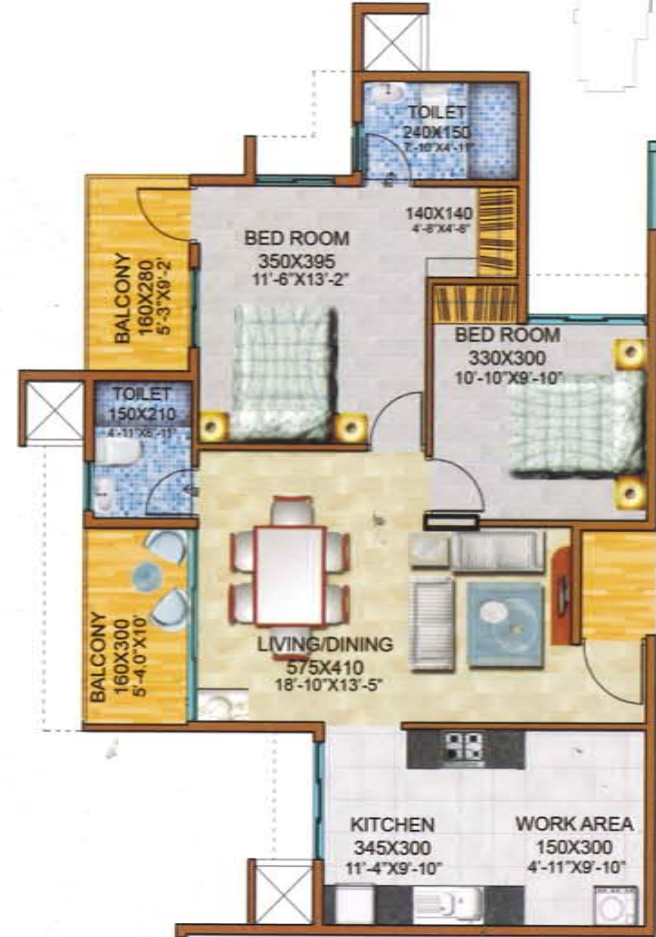
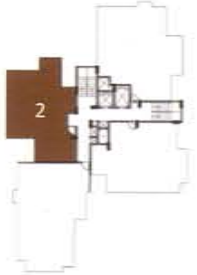
Site Layout

Phase-I Floor Layout

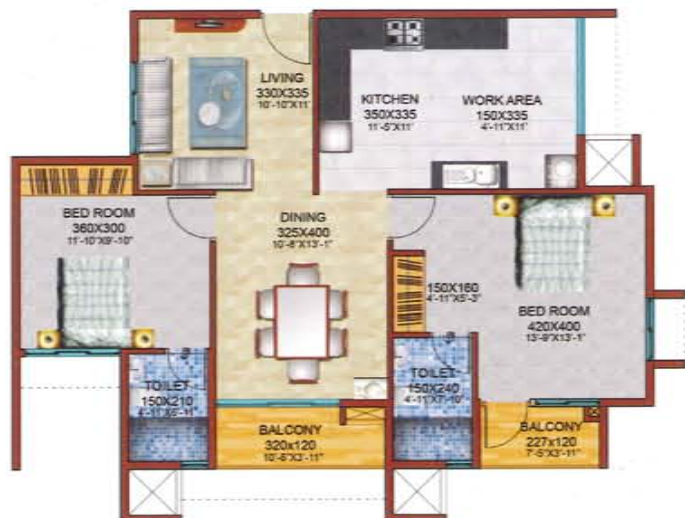




SUPER BUILT UP AREA:-1474 Sq.ft
1-17 Floor



SUPER BUILT UP AREA:-1204 Sq.ft
1-17 Floor



SUPER BUILT UP AREA:-1246 Sq.ft

1-17 Floor



SUPER BUILT UP AREA:-1447 Sq.ft

1-16 Floor

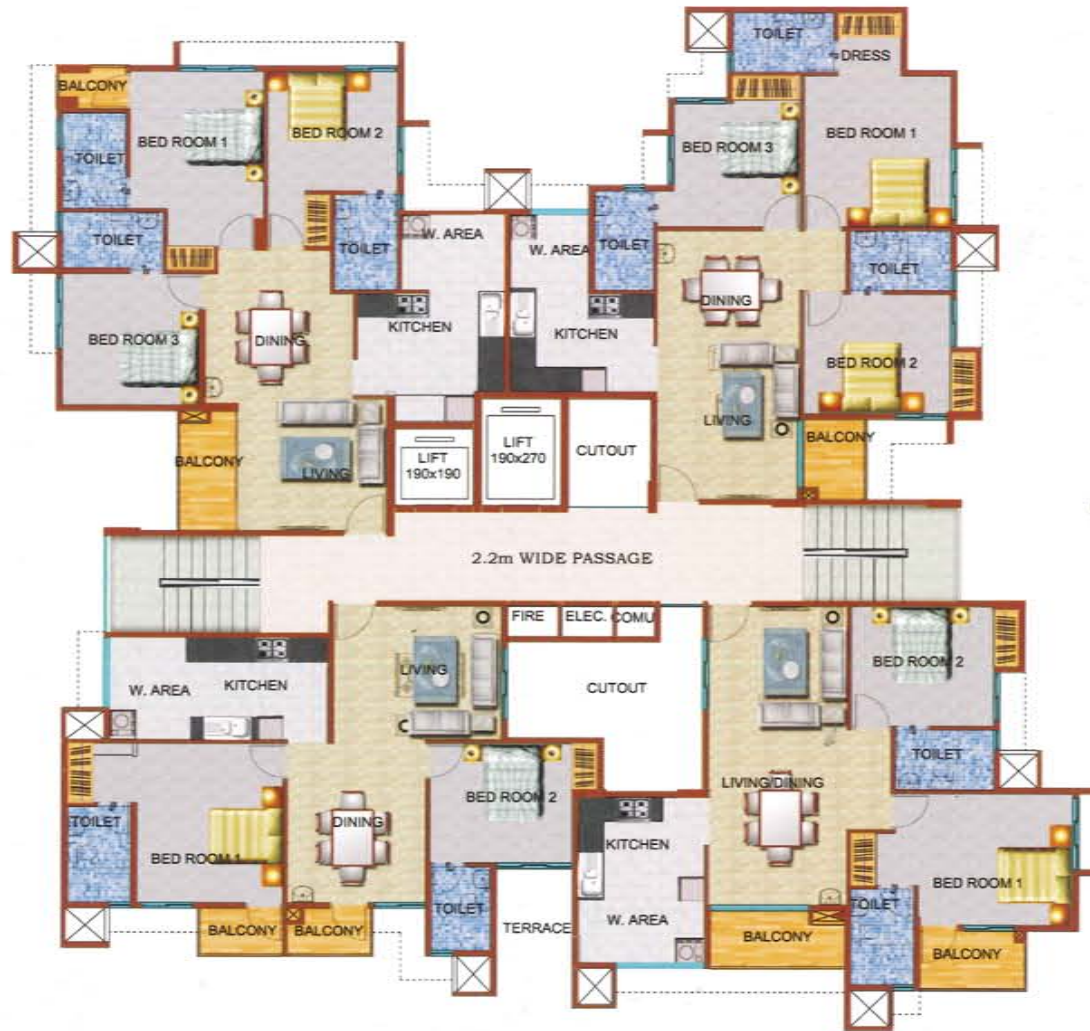


SUPER BUILT UP AREA:-1405 Sq.ft

17th Floor



Phase - II Floor Layout





SUPER BUILT UP AREA:-1236 Sq.ft
1-13 Floor



SUPER BUILT UP AREA:-1010Sq.ft
14-17 Floor



SUPER BUILT UP AREA:-1435 Sq.ft
1-15 Floor



SUPER BUILT UP AREA:-1359 Sq.ft
16-17 Floor



SUPER BUILT UP AREA:-1268 Sq.ft
1-13 Floor



SUPER BUILT UP AREA:-1158 Sq.ft
14-15 Floor



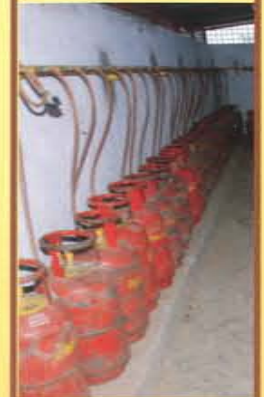
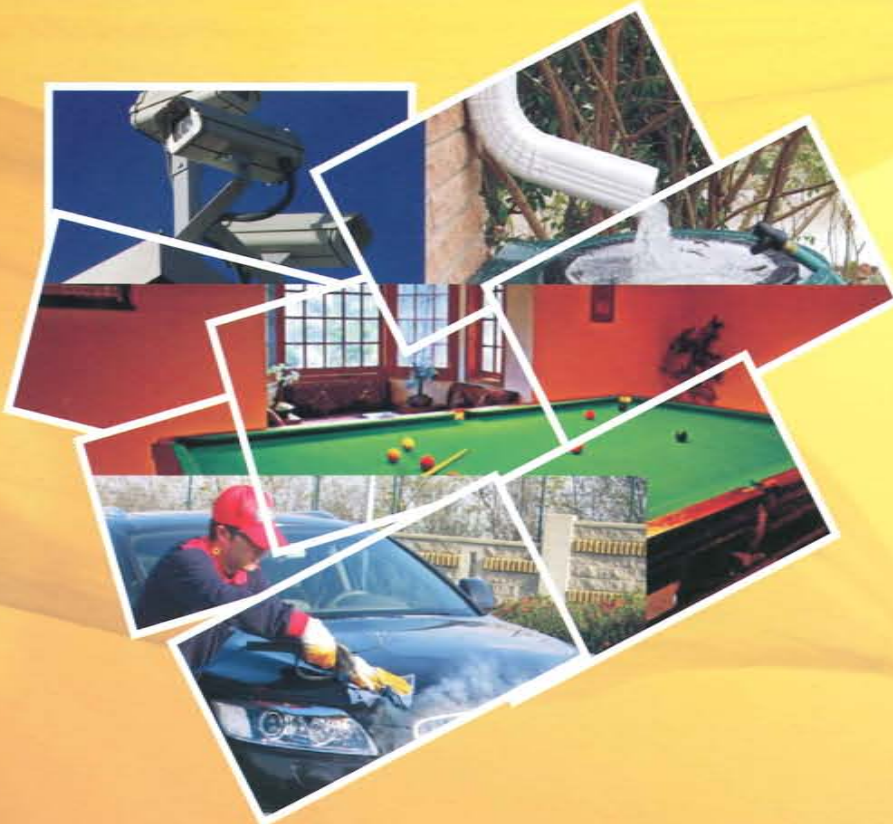
SUPER BUILT UP AREA:-1128 Sq.ft
16-17 Floor



SUPER BUILT UP AREA:-1387 Sq.ft
1-17 Floor

AMENITIES

- Visitors Lounge
 - Gymnasium
 - Swimming Pool & Kids Pool
 - Badminton Court
 - Children's Play Area
 - Multi Purpose Hall
 - Indoor Game Area
 - A/c Home Theatre
 - Centralized Gas System
 - Letter Box
 - Back Up Generator
- Care Taker Room
 - Servant / Drivers Toilet
 - CCTV Surveillance
 - Intercom
 - Provision For Broadband Connection
 - Facility For Car Wash
 - OWC / Bio Gas Plant
 - STP
 - Disable Friendly Access
 - Rain Water Harvesting



SPECIFICATIONS

- 01. Structure** : Seismic III compliant RCC framed concrete structure
- 02. Walls** : 6" solid concrete block masonry for external walls and 4" solid concrete block masonry for internal walls.
- 03. Doors** : Main Door: Teak wood frame & shutter with polish on both sides, Lock, Handle, Brass Hinges, Tower Bolt, Stopper and Magic Eye. Other Doors: Hard wood frame with compressed moulded wooden shutters with enamel paint on both sides.
- 04. 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.
- 05. 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.
- 06. 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.
- 07. Toilets** : Ceramic glazed tiles dado up to 7'-0" height. White coloured EWC with flush tank of make Hindware / Parryware or equivalent make, Health faucet will be provided in toilets. One hot & cold mixture unit for shower and all other fixtures of make Hindware / Parryware/ Jaguar 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/ 4Kg Cm² pressure out let pipes respectively. Provision for Geyser & Exhaust fan.
- 08. Painting** : Acrylic emulsion paint for internal walls - roller finish. Anti-algae weather proof emulsion paint for external walls over plastered surface.
- 09. Terrace** : Overhead tank, parapet wall, staircase headroom, lift machine room and water proof treated terrace/roof.
- 10. Basement** : Concrete flooring for parking, underground sump, electrical room, Generator room, security room, lift well
- 11. Electrical** : One T.V / Telephone point in the living and master bed room. Elegant modular electrical switch of Havells 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.
- 12. Power** : 5 KW power supply from KSEB and 1 KVA generator backup for each Apartment.
- 13. Water Supply** : Portable Bore well/municipal water, pump, sump and overhead tank with concealed pipeline.
- 14. Sanitary / RWP** : Disposal to the STP/ Municipal Sewage line; internal soil and waste water and rain water pipes are PVC lines.
- 15. Lift** : One 8 Passenger lift & one 13 passenger service lift of reputed make with generator backup.
- 16. Common area** : One time Light Fittings
- 17. Intercom facility** : One extension to each flat
- 18. Anti-termite Treatment** : Shall be done for soil & wood work
- 19. Security** : 24 hours security with Surveillance

Location Map



Constructive ideas
 (An ISO 9001: 2008 & 14001:2004 Company)

Thiruvananthapuram Office:

2nd floor, San Rock Towers, Sriaryam, Thiruvananthapuram - 695017 | Ph: 0471 2559124/25/26/27/28, Mob: 9446 000 999 | Email: tvmmktg@oceanus.co.in
 Bengaluru | Mysore | Thiruvananthapuram | Kochi | Thrissur | Palakkad | Kannur | Thalassery | Iritty | Kasaragod

