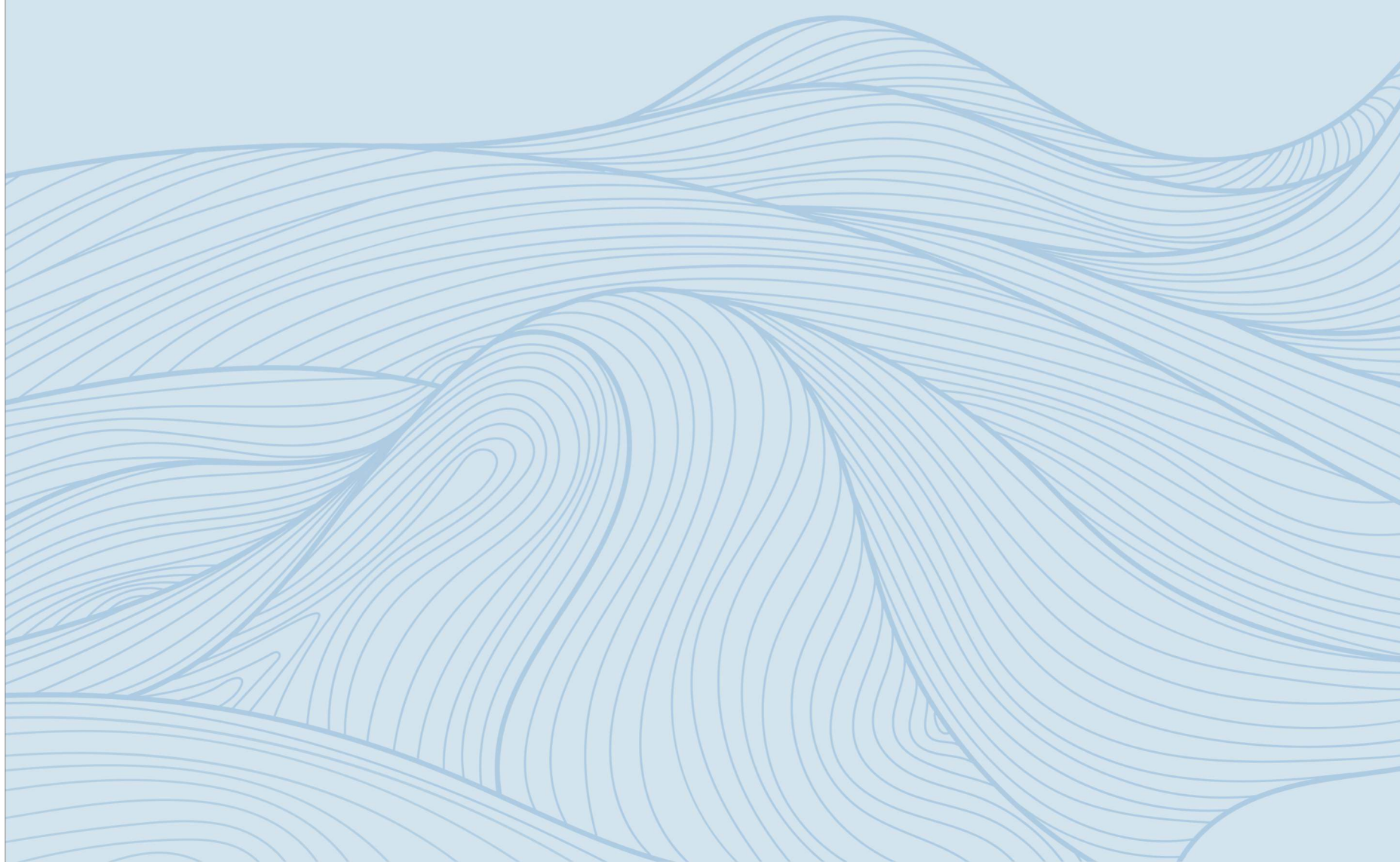


Atharva
oceana
An Ocean of Happiness



“Dive into a
Life of
Luxury &
Ease”



Atharva Oceana is a thoughtfully designed 14 Storey residential building offering spacious : 3BHK XL, 3BHK and 2BHK apartments with 11 feet ceiling height, perfect for modern urban living. Located in a prime area of Beltarodi (Manish Nagar) Nagpur, Oceana combines comfort, convenience, and community in one premium address. The project boasts a wide range of amenities including a plunge pool, badminton court, jogging track, children’s play area, multipurpose hall, fully equipped gym, and serene open sit-out spaces. Whether you’re looking for an active lifestyle or peaceful relaxation, Oceana provides the perfect environment for families to grow and thrive.

G+14
FLOORS



11 FEET
CEILING HEIGHT



20+ MODERN
AMENITIES



AMPLE
PARKING



AIRPORT
IN 5 MINS



MIHAN
IN 10 MINS



METRO STATION
IN 5 MINS



WARDHA ROAD
IN 5 MINS

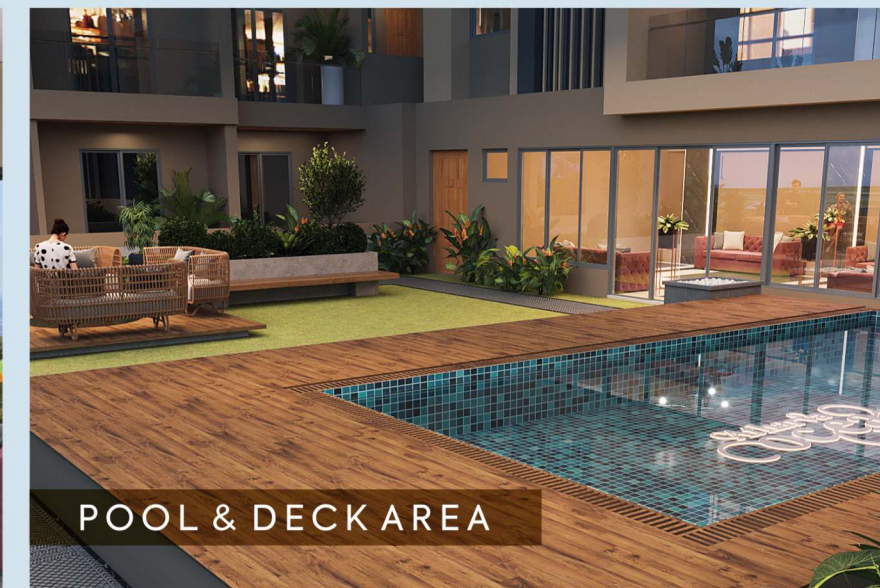




















“A Masterpiece
Viewed from the Skies.”

Atharva
oceanna
An Ocean of Happiness

Live More with World-Class Amenities



 Plunge Pool	 Multipurpose Hall	 Landscape Garden	 Sky Deck
 Gymnasium	 Children Play Area	 Gazebo Sitting	 Walking Track
 Yoga Deck	 Indoor Games	 Senior Citizen Area	 Entrance Lobby
 Multisports Play Court	 Power Backup For Common Areas	 Rain Water Harvesting	 Comprehensive Fire Fighting System



Images for representation purpose only.

From Wellness to Play — All Within Reach



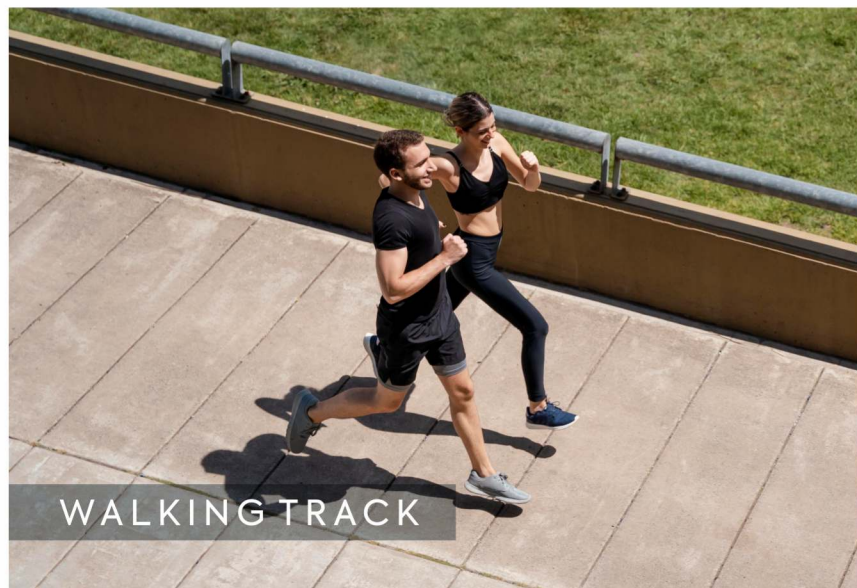
DECK AREA



MULTIPURPOSE COURT



PLUNGE POOL



WALKING TRACK

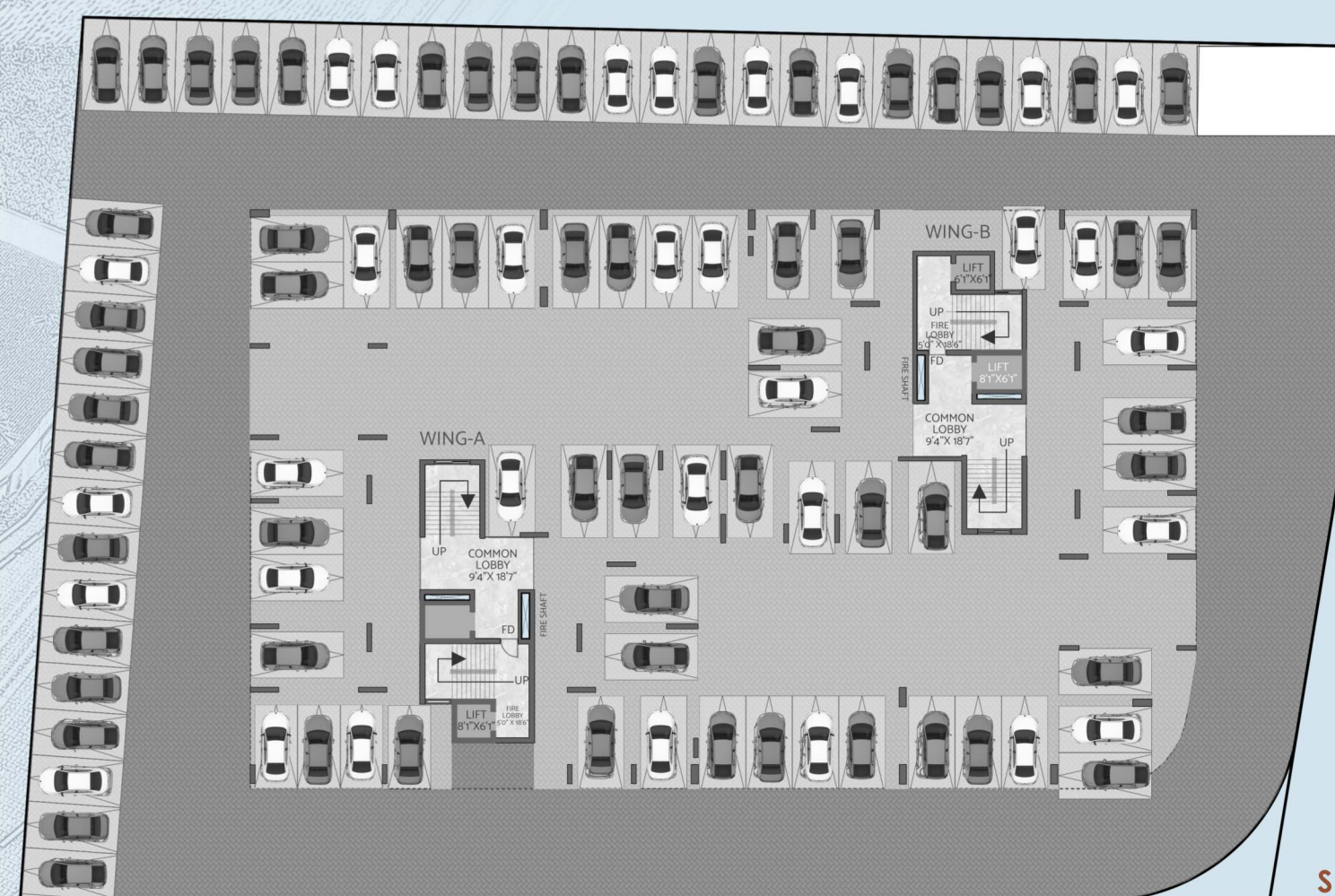


CHILDREN'S PLAY AREA



DOUBLE HEIGHT LOBBY AREA

Park With Ease & Live In Peace



Ground Floor Plan



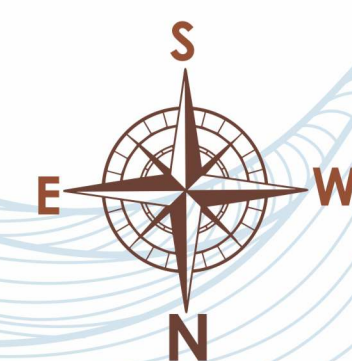
Live More with
World-Class
Facilities



Amenities Floor Plan



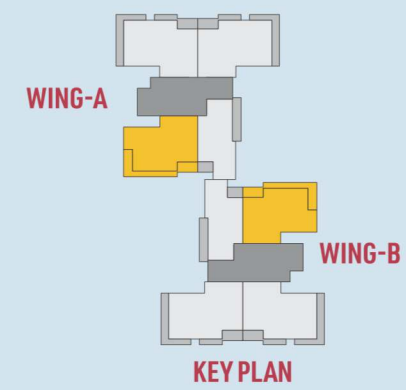
Typical Floor Plan 2nd to 14th



3BHK



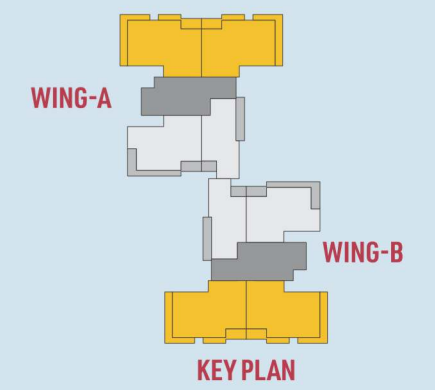
3BHK | 1450.42 | A-201 TO 1401
3BHK | 1450.42 | B-205 TO 1405



3BHK-XL



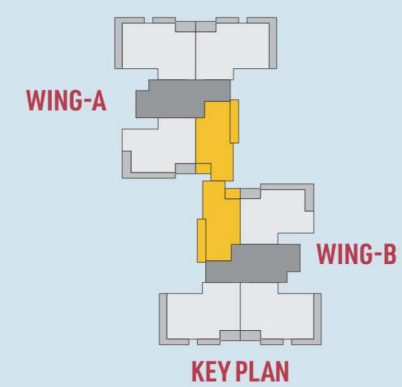
3BHK-XL | 1631.60 | A-202 TO 1402, A-203 TO 1403
3BHK-XL | 1573.25 | B-206 TO 1406, B-207 TO 1407



2BHK



2BHK | 1129.00 | A-204 TO 1404
2BHK | 1129.00 | B-208 TO 1408





EASY CONNECTIVITY TO 1 K.M.

Krims Hospital 5 Mins
Medipoint Hospital 5 Mins

School of Scholars 2 Mins
The Achievers Preschool 2 Mins
EuroKids Pre-School 2 Mins
Era International School 4 Mins
Modern Preschool 3 Mins
Little Millennium 3 Mins
Bhartiya Vidya Bhavan's School 2 Mins

D'mart 2 Mins
Purushottam Super Bazar 2 Mins
Purti Super Bazar 2 Mins
Reliance Smart Bazar 4 Mins

State Bank of India 2 Mins
ICICI Bank 2 Mins
Karnataka Bank 2 Mins
Bank of Baroda 4 Mins
Punjab National Bank 6 Mins
Bank of India 7 Mins

Lenskart 2 Mins
Vision Express 2 Mins
AM Cinemas 4 Mins
Tanishq 4 Mins
Zudio 8 Mins
Croma 8 Mins

Ramkrishna Veg 2 Mins
Domino's Pizza 2 Mins
Haldiram's & Many More 4 Mins



PETROL PUMPS
5 MINS



METRO STATION
5 MINS



NATIONAL HIGHWAY
5 MINS



AIRPORT
10 MINS



HOSPITALS
2 MINS



BANKS & ATM'S
2 MINS



Site Add.

Atharva Oceana, Plot No. 92, Oshian Legend, Beltarodi, Near D-Mart, Nagpur - 440 037

The plans, specifications, images and other details herein are indicative and the developer reserves the right to change any or all of these in the interest of the development. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and/or contract of any type between the Developers/Owners and the recipient. Any sales/lease of any unit in this development shall be solely governed by the terms of the agreement for sale/lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on the basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further variance of +/- 2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances.

SPECIFICATIONS

- ❖ **STRUCTURE**

- Earthquake resistance R.C.C frame structure.
- ❖ **FLOORING**

- 24" X 48" Vitrified tiles in entire flat.
 - Anti-skid tiles in terrace, dry balcony & bathrooms.
- ❖ **WALLS**

- External 6" & Internal 4" thick.
- ❖ **DOORS**

- Main Entrance Door : 38 mm thick door with veneer polish & Teak wood frame or equivalent designer door with door frame.
 - Internal Doors : 32 mm flush doors, laminate on both side.
- ❖ **WINDOWS**

- Powder coated 3 track sliding windows with mosquito net.
 - Granite window sill.
 - Sliding doors on terrace.
- ❖ **PLASTER**

- External wall : 12 mm thick double coat sand-face cement plaster.
 - Internal wall : 12 mm thick smooth finish plaster / gypsum plaster.
- ❖ **ELECTRIFICATION**

- Fire retardant concealed copper wiring with MCB of Havells, Great White, Anchor or equivalent.
- Adequate electrical point with premium modular sockets & switches. Split AC points in living & M. Bed room, Provision for inverter.
- ❖ **KITCHEN**

- Granite kitchen platform with stainless steel sink.
 - Designer dado tiles.
 - Provision for water purifier.
- ❖ **BATHROOM**

- Premium sanitary and C.P. fittings (Jaquar/Kolhar/Cera or Equivalent.)
 - Hot & Cold diverter with overhead shower.
 - Provision for Exhaust fan, Water geyser.
- ❖ **PAINTING FINISH**

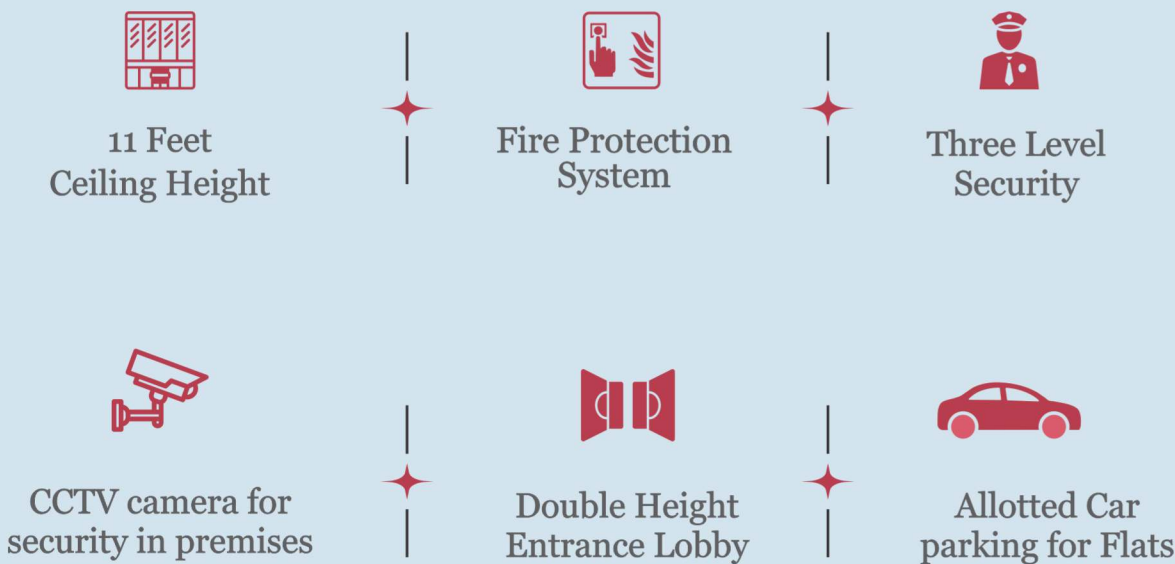
- External wall : Weather proof acrylic paint of premium brands & and approved colour.
 - Internal wall : Oil bound distemper with 2 coat putty.
- ❖ **WATER SUPPLY**

- Ground water through sump and overhead tank.
- ❖ **LIFT**

- Automatic high-speed lifts Johnson/Kone/Schindler or equivalent of superior make in each wing.
- ❖ **PARKING**

- Ample car parking.
- ❖ **SITE**

- M.S. decorative main gate with compound wall.
 - Complete cement concrete road or paving block.



Note:
Expenses towards electric meter connection, meter deposit, water meter connection & deed expenses including registration fees, stamp duty, Lawyer fees and GST shall be payable extra by the home owners. Extra work will be done with extra payment in advance. Elevation changes are not allowed.

ATHARVA LIFESPACES

A LEGACY BUILT
OVER DECADES.
NURTURED
EVERYDAY.

15
YEARS OF
BUILDING TRUST

15
AWARDS OF
EXCELLENCE

1500+
HAPPY
FAMILIES

ONGOING PROJECTS



ATHARVA SAPPHIRE
CHINCHBHAVAN, NAGPUR



ATHARVA NAGARI-VIII



ATHARVA NAGARI - VII
Near Besa Square, Nagpur

COMPLETED PROJECTS



ATHARVA NAGARI - VI
Pipla, Nagpur



ATHARVA NAGARI - V
Pipla, Nagpur



ATHARVA NAGARI - IV
Near Besa Square, Nagpur



ATHARVA NAGARI - III
Near Besa Square, Nagpur



ATHARVA NAGARI - II
Near Besa Square, Nagpur



ATHARVA NAGARI - I
Besa, Nagpur

Project by :



Office Add.

Shop No.6, Atharva Sapphire, Tower-B,
Chinchbhavan, Nagpur - 440 005

Site Add.

Atharva Oceana, Plot No. 92, Oshian Legend,
Beltarodi, Near D-Mart, Nagpur - 440 037



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CALL :

THE ASSOCIATES

CONSULTING ARCHITECT



EMANATE DESIGN
Ar. Lokesh Kadu
Ar. Mayur Kadu

STRUCTURAL CONSULTANT



Aaj Engineers
& Consultants

BRANDING & DESIGN



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