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NATURE

IT'S A BLENDING  
OF ALL SEASON



## A NEW SEASON TO INSPIRE IS HERE!

A New Season to Inspire Is Here! With Oceanic Villa, the Life will flourish in to the season of success. The moment has arrived which awaits your presence and happiness. It's time to start living the life you always wanted.

### PROJECT HIGHLIGHTS

- 39 Premium villas in 220694 sqft pollution free land
- 3323 sqft minimum plot size to 6652 sq.ft. Maximum plot size
- 22000 sqft for club house /common amenities
- 12 mt entry road and rest of all internal road are 09 mt
- Advanced automation for each villa and common area

### PROVISIONAL OFFER

- "Ready to Move" ( which include well designed furniture, fixture, high quality home appliance etc. as per interior designer )
- Solar Rooftop
- Solar water heater
- House Keeping service
- Door step delivery for daily needs
- Hospitality / Rental Income





# SPRING

WILL COME  
& SO IS  
HAPPINESS!

The Life Full of Colors, the Dream which is just a Step Short, will Finally Be Yours. With Oceanic Villa the Life will Flourish & Universe will be the Witness of Your Prosperity. Self-Compassion and Hope will Carry You through all Seasons of Life. There will be a Grace in every Step you take, leading towards an eternal Peace & a Successful Life



## LAYOUT PLAN



NO.	AREA	NO.	AREA
01	4464.58 sq.ft.	22	3575.91 sq.ft.
02	3574.59 sq.ft.	23	3491.67 sq.ft.
03	3576.13 sq.ft.	24	3407.43 sq.ft.
04	3579.66 sq.ft.	25	3323.19 sq.ft.
05	3581.14 sq.ft.	26	5488.78 sq.ft.
06	3584.73 sq.ft.	27	3888.00 sq.ft.
07	3587.40 sq.ft.	28	3888.00 sq.ft.
08	3589.80 sq.ft.	29	3847.47 sq.ft.
09	3592.11 sq.ft.	30	3800.00 sq.ft.
10	3594.87 sq.ft.	31	3800.00 sq.ft.
11	3597.18 sq.ft.	32	3800.00 sq.ft.
12	3675.68 sq.ft.	33	3909.15 sq.ft.
13	3737.31 sq.ft.	34	3909.15 sq.ft.
14	3683.78 sq.ft.	35	3800.00 sq.ft.
15	3764.67 sq.ft.	36	3800.00 sq.ft.
16	6652.84 sq.ft.	37	3800.00 sq.ft.
17	3926.00 sq.ft.	38	3847.47 sq.ft.
18	3909.32 sq.ft.	39	4032.00 sq.ft.
19	3828.19 sq.ft.		
20	3743.13 sq.ft.		
21	3659.11 sq.ft.		








## HEAVEN BENEATH THE HEAVEN

Where the fantasy has become reality, which will rise to serenity of a place called HOME. The heaven beneath is ready to embrace you and take you to height of successful & peaceful life





# AUTUMN

THE SEASON OF SOUL

Embracing the Season of Change. The Road of discomfort will finally end and the phase will soon Fall Away. Shedding the Stress & the Struggle, the Life will break the cocoon and flourish in to a beautiful butterfly which will rise to the serenity & Prosperity.





MY EVERY MORNING THOUGHT





WHERE THE PEACE AWAITS





EVERYDAY EVERY SECOND THAT I BREATHE





UNIT AMENITIES

TWO CAR PARKING SPACE

SENSOR LOCK

VIDEO DOOR PHONE

WATER CASCADE

INFINITY SWIMMING POOL

WOODEN DECK

LUSH GREEN GARDEN

DECORATIVE LIGHTS

VILLA FLOOR PLANS  
(3 BHK)

GROUND FLOOR PLAN  
B.A. 957.00 sq.ft.

01	Parking	18'6"x17'1.5"
02	Garden Lawn	27'2"x9'10"
03	Otta	6'6"x12'6"
04	Foyer	5'0"x7'3.5"
05	Living Room	12'6"x20'0"
06	Dining	13'4.5"x10'0"
07	Kitchen/Store	14'7.5"x10'0"
08	Bed Room-1	12'0"x13'0"
09	Toilet	8'7.5"x4'0"
10	Wash	6'4.5"x9'0"
11	Deck	6'0" wide
12	Infinity Swimming Pool	11'0"x14'0"
13	Rear Garden Lawn	----

FIRST FLOOR PLAN  
B.A. 1076.00 sq.ft.

01	Lounge	13'4.5"x10'0"
02	Bed Room-2	12'6"x13'6"
03	Balcony	12'10.5"x5'1.5"
04	Att. Toilet	9'1.5"x5'9"
05	Balcony	13'4.5"x5'1.5"
06	Bed Room-3	12'0"x14'5.5"
07	Balcony	12'4.5"x5'1.5"
08	Att. Toilet	12'0"x6'0"
09	Balcony With Sitting	27'7.5"x6'11"









## SPECIFICATIONS

**FLOOR** - Premium quality italian tiles / wooden floor as per architect's design.

**DOORS** - Elegant Main door with high quality wooden frame with veneer finished | Internal doors with natural stone frames & both side laminated | High quality hardware to all doors.

**WINDOWS** - High Quality UPVC/Dumal section in wooden finish | Safety bars & mosquito net with natural stone seal.

**KITCHEN** - Quartz kitchen platform | SS sink & tiles as per architect's design.

**BATH/TOILETS** - Anti skid tiles in floor and designer wall tiles as per architect's design.

**ELECTRIFICATION** - Individual 3 phase electric connection | Concealed ISI marked copper electrical cabling with premium quality modular switches with adequate light points | MCB / ELCB protected electrification.

**FINISH** - Double coat Putty with primer finish in internal walls | exterior paints & other elevation treatment as per architect's design & selection.

**WATER FACILITY** - Over head tank and R O to each villa | Sufficient water supply from common U.G.T.

**PLUMBING** - Jaquar / Grohe / Kohler / Toto or equivalent CP fitting | Concealed plumbing with high standard C-PVC & U-PVC pressurise pipe fittings with individual pressure pump.

**DRAINAGE** - Sock pit and septic tank in each villa with provision of drainage line in future.

**TERRACE** - Well designed Ceramic / China mosaic tile flooring with water proofing.





# SUMMER

SHIFTING SEASON  
DEVELOPS AN  
INHERENT CAPACITY  
FOR NEW LIFE.

Life is both Spontaneous and Cyclic, We Build  
We Release, We Hurt We Heal ,brings out a  
brighter and a better Life for You & Your Family.  
Finding the Grace falling upon you, a Miracle  
Takes No Time Perhaps there are countless  
Miracles, already in the formation. Be Gracious  
with your Ever-Evolving Self.





WHERE'S MY DESTINY LEAD



FIND ME IN THE SILENCE







# WINTER

FULFILMENT OF  
THE PROMISE

There is Something Worth Appreciating  
Everyday. The Deepest Question of the Life  
takes a little effort, Who we really are and  
what really matters to me. Sometimes there  
is requirement of a nudge in a happier  
direction to let the Soul reawaken itself. Fill  
your heart with hope which builds the humble  
confidence .





A CALL TO MY HEART

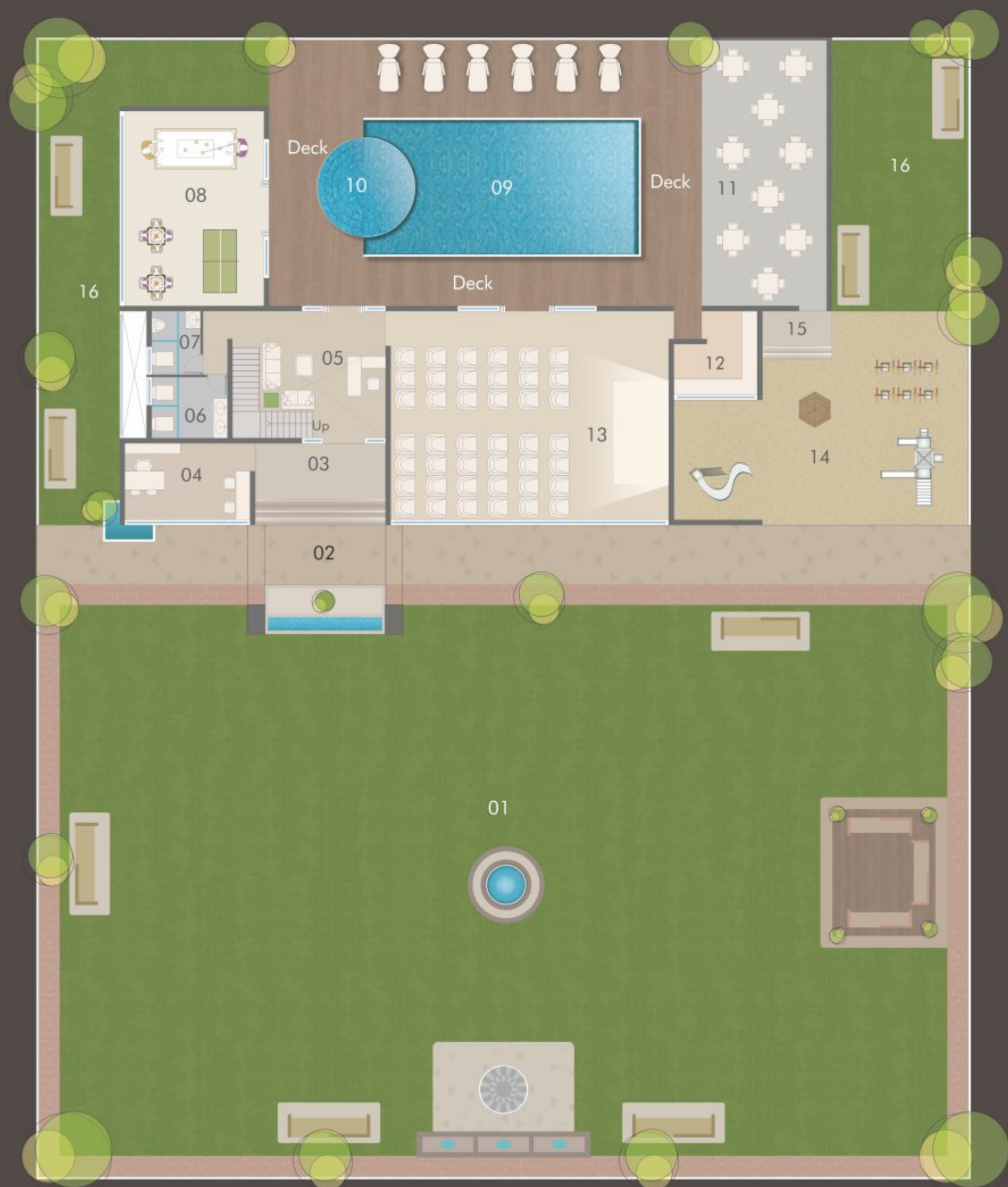




AFTERGLOW OF AN EVENING



CLUB HOUSE PLAN



GROUND FLOOR PLAN

01	Garden Lawn	133'9"x85'2"
02	Double Height Porch	18'9"x12'0"
03	Otta	18'9"x8'0"
04	Admin Office	18'0"x11'0"
05	Double Height Reception / Waiting	22'0"x18'3"
06	Ladies Toilet / Changing Room	10'10.5"x8'9"
07	Gents Toilet / Changing Room	7'0"x9'1.5"
08	Game Room	20'0"x28'0"
09	Swimming Pool	40'0"x20'0"
10	Kids Swimming Pool	14'0"O
11	Cafeteria	18'0"x38'7"
12	Kitchen/store	12'0"x12'0"
13	Multi Purpose Hall	40'0"x30'0"
14	Children's Play Area	-----
15	Otta	10'0"x5'0"
16	Senior Citizen Garden	-----



FIRST FLOOR PLAN

01	Home Theater	20'0"x28'0"
02	Passage	5'0" Wide
03	Yoga Terrace	40'4.5"x30'9"
04	Gym	18'0"x18'0"
05	Terrace Garden	38'7.5"x11'9"
06	Lower Terrace	----



MINDFULNESS MEDITATION



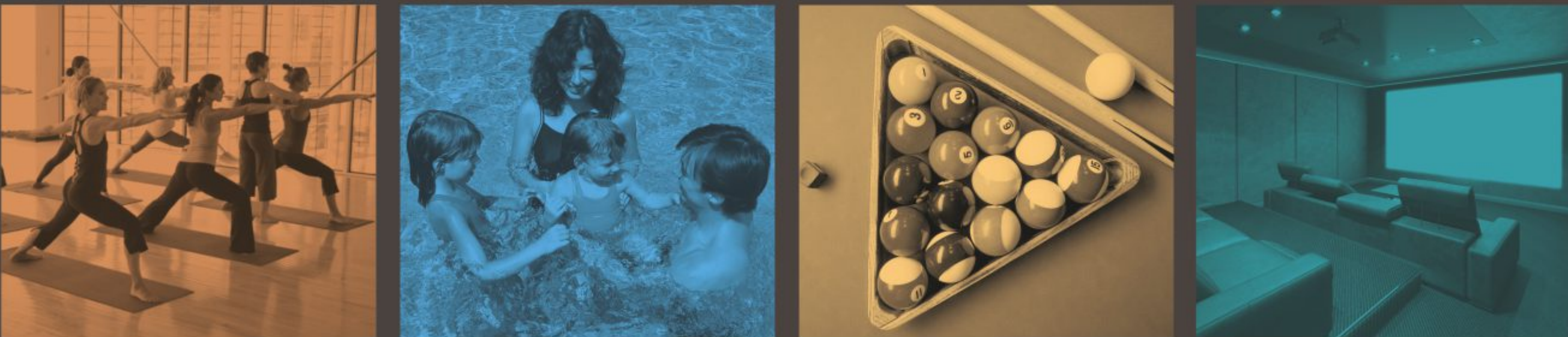


SHOWERING HAPPINESS





CAMPUS AMENITIES



GENERAL AMENITIES

- 

Huge lush green landscaped garden for party celebration.
- 

Jogging Park to find out where the trails takes you
- 

Theatre with modern Facilities where the stress takes a break and you are filled with joy.
- 

Serene landscaping all around the campus with water elements and designer plantation
- 

Gym - Where it all about Therapy and not speed that counts
- 

Double height entrance porch, reception desk, with waiting lounge.
- 

Beautiful children play area having toddler recreational game zone.
- 

Garden facing multi-functional banquet hall :- to plant your fate
- 

Dedicated administration office to maintain the campus common amenities
- 

Elegant outdoor sitting area for peaceful atmosphere.
- 

Indoor game room to learn the rules of life
- 

Amphitheater attach with lush green landscape.
- 

Swimming pool / Splash pool with spacious deck and changing room
- 

Open yoga / Meditation zone for the time to listen to yourself and where everything comes naturally
- 

Pool facing and semi covered cafeteria .

SECURITY

- 

24x7 security through centralized security cabin at gate
- 

Boom barrier
- 

Video door phone and intercom based assess and security in the campus
- 

Cctv cameras in common area for round the clock surveillance
- 

Secure Compound wall for entire campus with fencing


INFRASTRUCTURE

- 

Decorative main entrance gate
- 


24 hrs. water supply to each villa.
- 

Pressure system for water supply
- 

Rain water harvesting system for common area
- 

Solar system for common electricity
- 

Power back up - stand by generator for club house and common area
- 

Underground cabling for electricity which enables a wire free look
- 

Termite resistance treatment in each villa and club house.
- 

12 meter and 9 meter wide internal road and paver block



LOCATION PLAN



A PROJECT BY



Architect <b>DESIGN ATELIER</b> ARCHITECTS - INTERIORS	Structure Engineer <b>SAFE</b> Consultant	Plumbing Consultant <b>KRUPALU</b> Consultant	Electrical Consultant <b>ORIENTAL</b> Consultant	Legal Advisor <b>HARESH J. MEHTA</b> (Advocate)
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PROXIMITY



Bus Terminal - 22 Km



Railway Station - 22 Km



International Airport - 16 Km



American School of Baroda - 11 Km



Parul University - 12.8 Km



L&T Knowledge City- 13.4 Km



Pandit Deendayal Auditorium - 12.4 Km



APMC Veg. Market - 15.5 Km



Nimeta Garden - 5 Km

Payment Modes :

- 25% At the time of Booking • 15% Plinth Level • 15% Ground Floor Slab Level • 15% First Floor Slab level • 15% Plaster level • 10% Flooring Level
- 05% Before Possession

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Common maintenance charges, Development Charges, Stamp duty, GST & Legal Charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Incase of cancellation, 10% of the booking amount plus extra work amount (if done) will be deducted from the booking amount. 9) Plot area mentioned here are indicative, actual plot area may vary site. 10) The facilities and amenities mentioned here will be completed only after the entire project is constructed. 11) All members shall have to essentially be the part of the association of members and shall abide by the society by laws. 12) Subject to Vadodra jurisdiction

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