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OCEANUS
AMPLE GRACE

Step into a World of Opulence at

Oceanus Ample Grace

**1, 2 & 3 BHK APARTMENTS
AT KERALA'S IT CAPITAL**

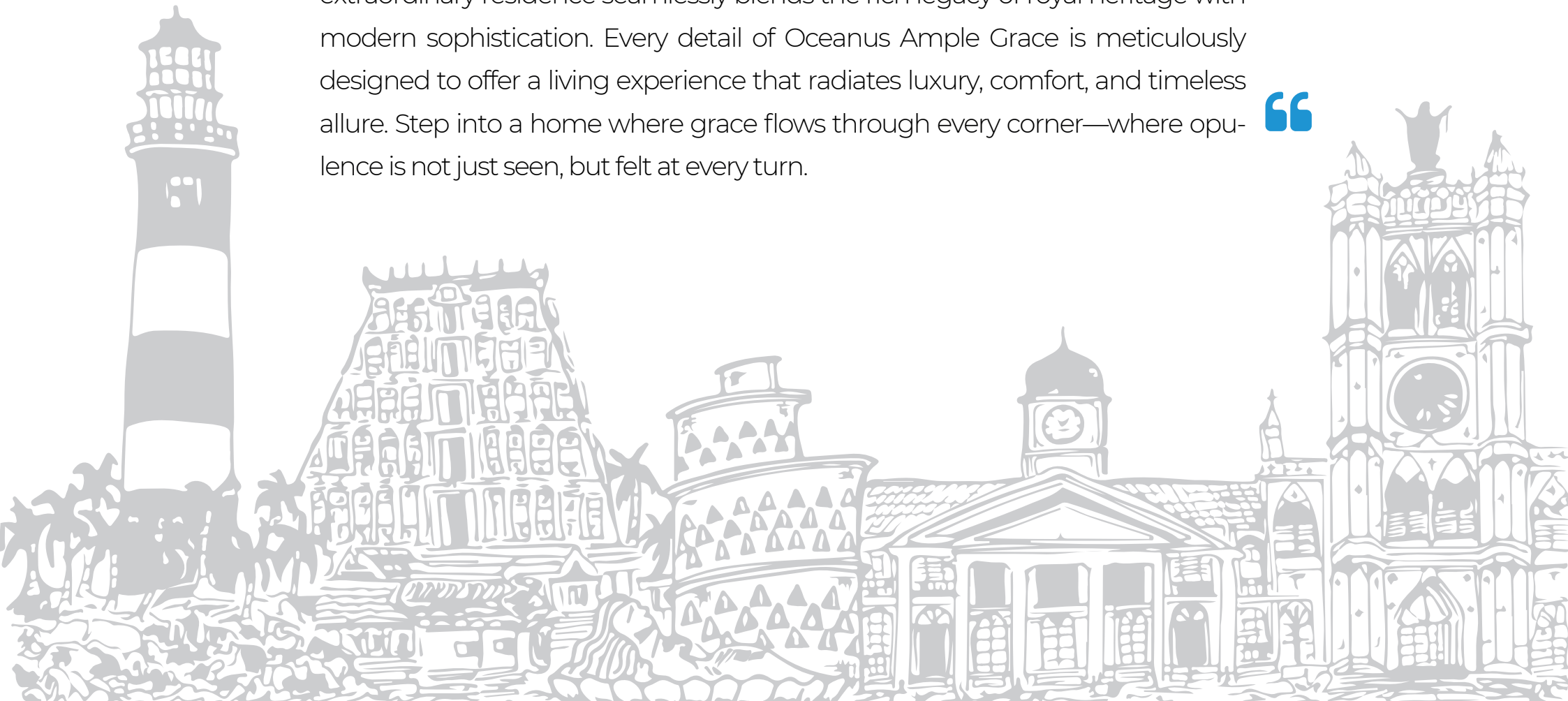


OCEANUS

Step into a World of Opulence and Timeless Grace



Welcome to Oceanus Ample Grace, where unparalleled elegance meets refined excellence. Situated in the prime location of Kinfra, Trivandrum, this extraordinary residence seamlessly blends the rich legacy of royal heritage with modern sophistication. Every detail of Oceanus Ample Grace is meticulously designed to offer a living experience that radiates luxury, comfort, and timeless allure. Step into a home where grace flows through every corner—where opulence is not just seen, but felt at every turn.





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ABOUT US

At Oceanus Builders, we believe in a thoughtful approach that permeates every aspect of our business. We focus on maximizing the utility of every square foot, creating spaces that are both functional and inspiring. We discard stereotypes and embrace innovation, blending traditional values with a dynamic, forward-thinking mindset.

Our team combines strong managerial expertise, creative vision, and technical excellence to design spaces that are intelligently crafted for the modern world.

Every project we undertake reflects our commitment to delivering exceptional quality and value to our customers.





QUALITY POLICY

COMMITMENT TO EXCEPTIONAL QUALITY AND VALUE

Our commitment is to design and deliver aesthetically pleasing, functionally efficient, and economically viable residential, commercial complexes, and self-contained townships that embody engineering excellence and architectural beauty. We strive to exceed customer expectations by ensuring the highest standards of quality in every project.

We aim to provide complete value for money to our clients, fostering sustained demand for our products and services. This continuous commitment to excellence drives the long-term growth of our organization, promoting profitability and overall improvement in every aspect of our business.

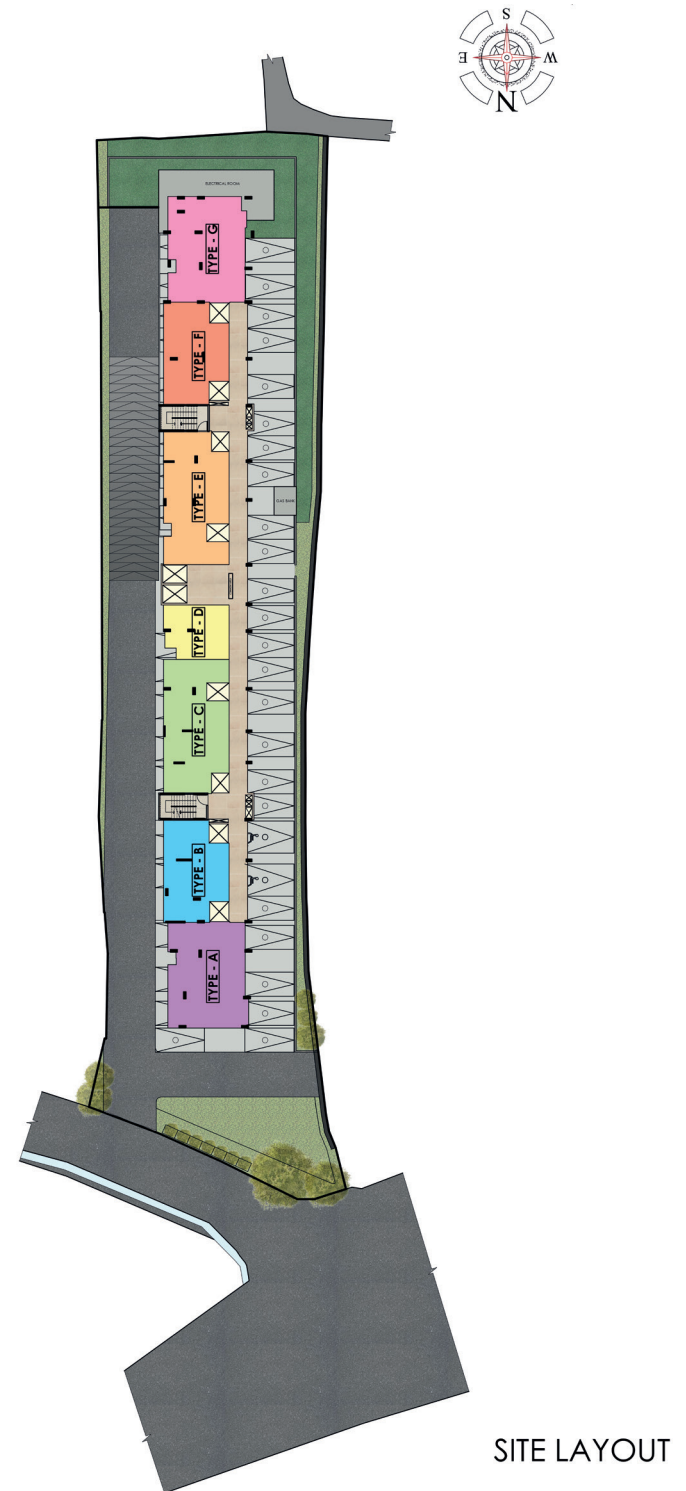
UNMATCHED QUALITY AND MODERN LIVING

Crafted with precision and care, our apartments feature superior construction and elegant design. From the solid foundation to the thoughtfully curated interiors, every detail is crafted to deliver unmatched quality. Each unit maximizes space and functionality, offering a true haven for modern living. Welcome to a new standard of luxury, where excellence meets comfort.

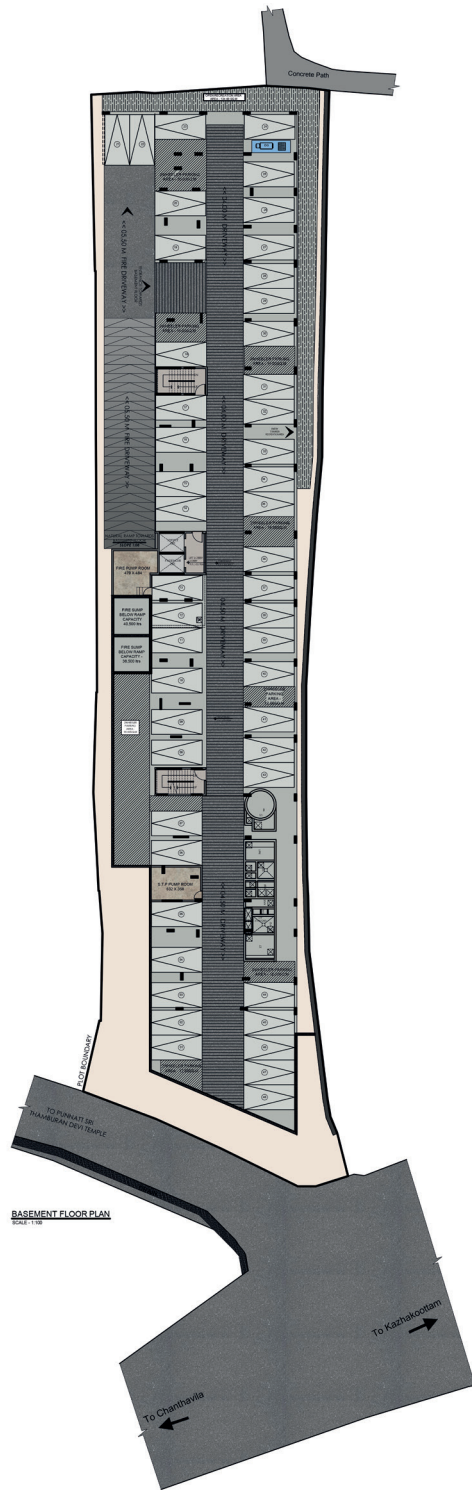
SITE LAYOUT

At Ample grace, the three types of beautifully constructed units 1, 2 and 3 BHK apartments cater to the diverse needs and preferences of our residents. Each apartment is meticulously designed with high-quality finishes and modern amenities ensuring a blend of comfort and style. These living spaces symbolize our dedication to creating a refined and harmonious living environment.

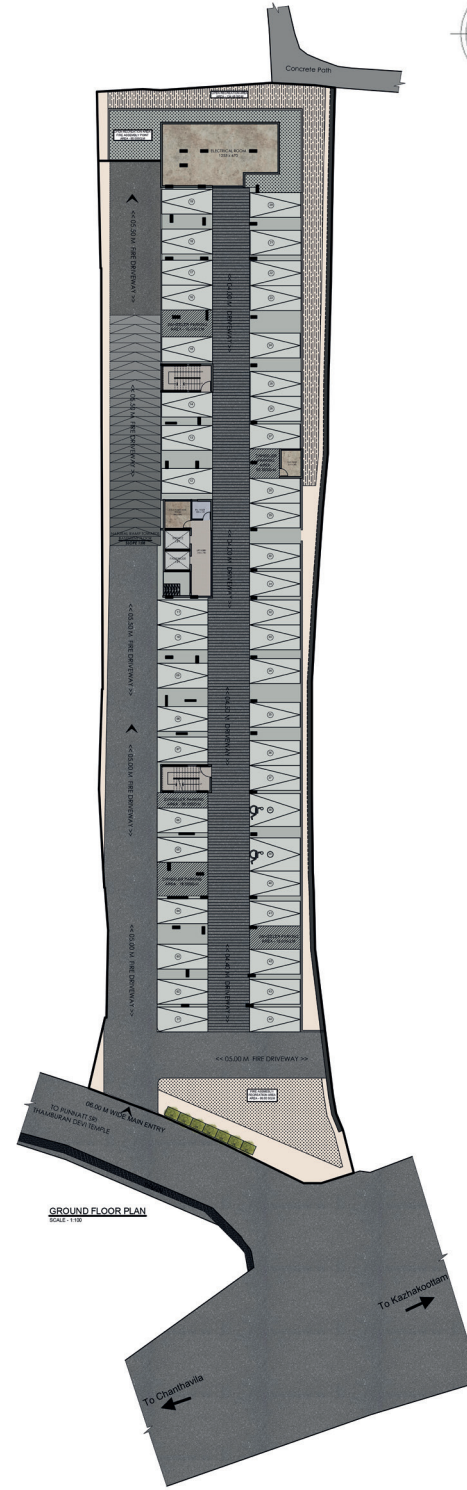
Whether you prefer the cozy ambiance of a 1 BHK, the versatile space of a 2 BHK, or the expansive layout of a 3 BHK, Ample Grace offers the perfect home for everyone, fostering a sense of community and satisfaction among our residents.



Parking Floor 1



Parking Floor 2





FIRST FLOOR PLAN
SCALE - 1:100



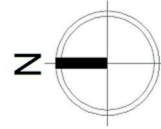
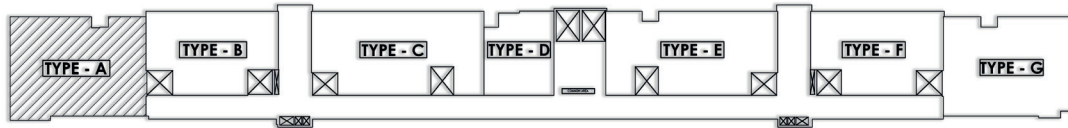
TYPICAL FLOOR PLAN [2ND - 12TH]
SCALE - 1:100

Type of units	Total units	Saleable area (Sqft)
Type A - 3BHK	12	1596
Type B - 2BHK	12	1166
Type C - 3BHK	11	1574
Type D - 1BHK	11	672
Type E - 3BHK	12	1574
Type F - 2BHK	12	1166
Type G - 3BHK	12	1596



Type A

3BHK



Where Luxury Meets
Comfort

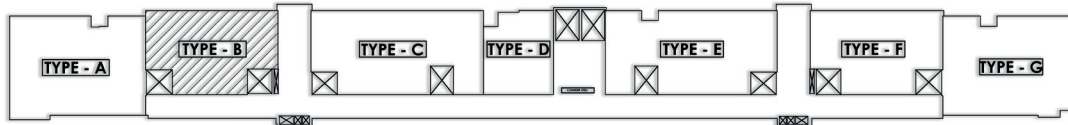


TYPE A 3BHK (1ST-12TH FLOOR)

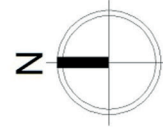
SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1596 sqft.	72 sqft.	928 sqft.

- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in cms





Type B 2BHK



Elegance Redefined

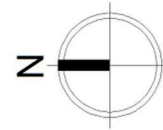
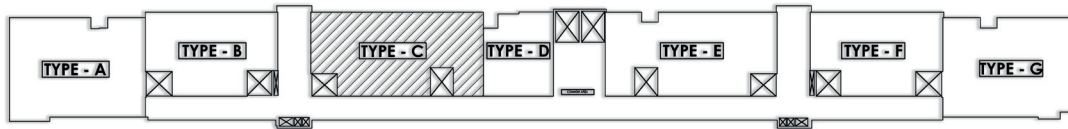


TYPE B 2BHK (1ST-12TH FLOOR)

SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1166 sqft.	66 sqft.	661 sqft.

- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in cms



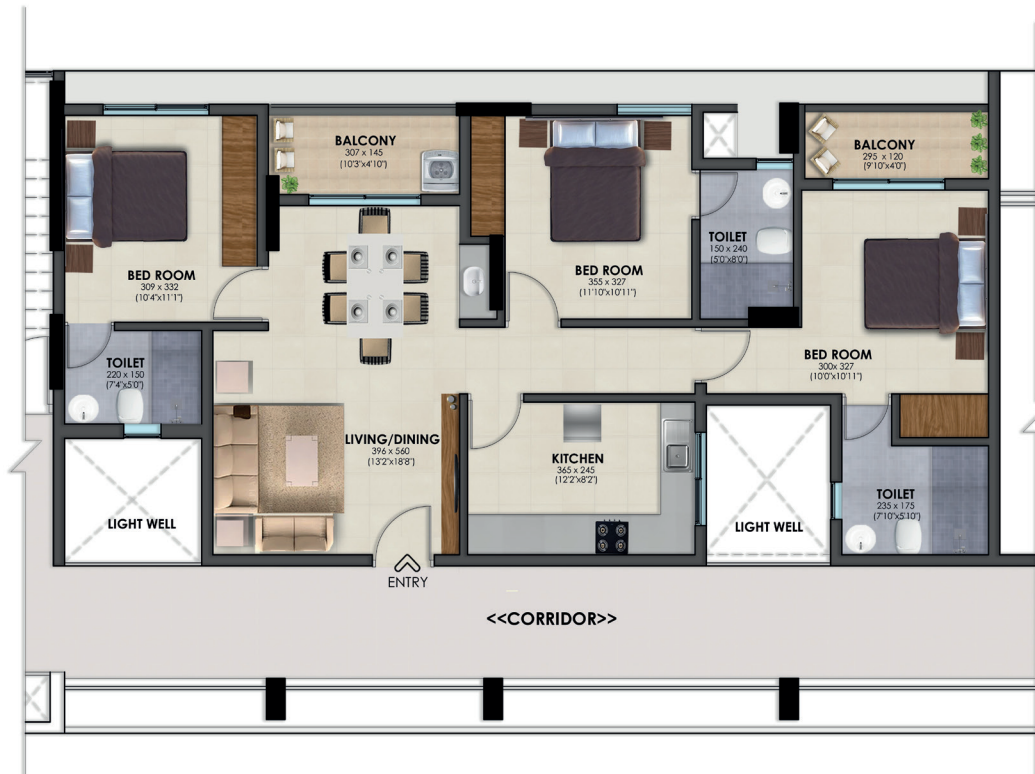


Type C

3BHK



The Pinnacle of
Prestige



TYPE C

3BHK (2ND -12TH FLOOR)

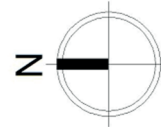
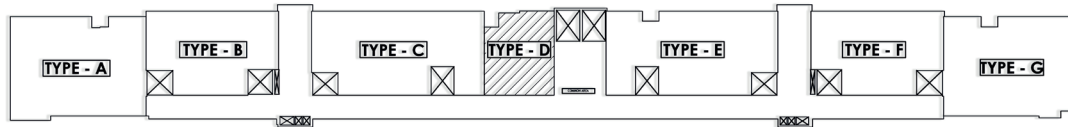
SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1574 sqft.	86 sqft.	897 sqft.

- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in cms

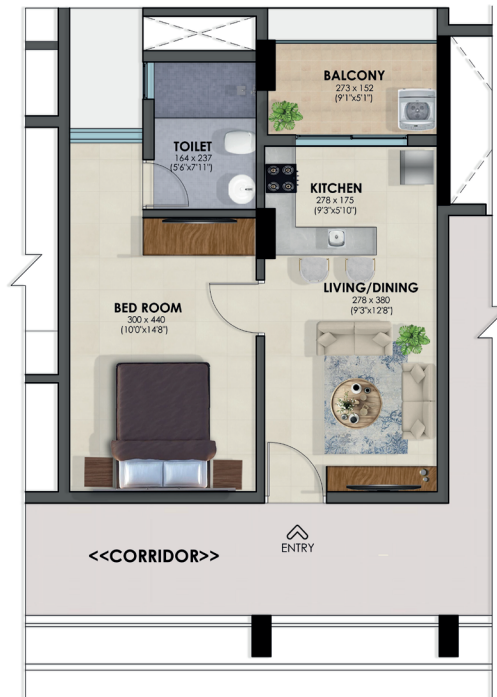


Type D

1BHK



Where Dreams
Come True



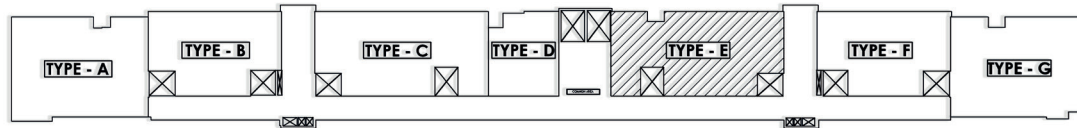
TYPE D

1BHK (2ND -12TH FLOOR)

SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
672 sqft.	44 sqft.	379 sqft.

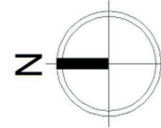
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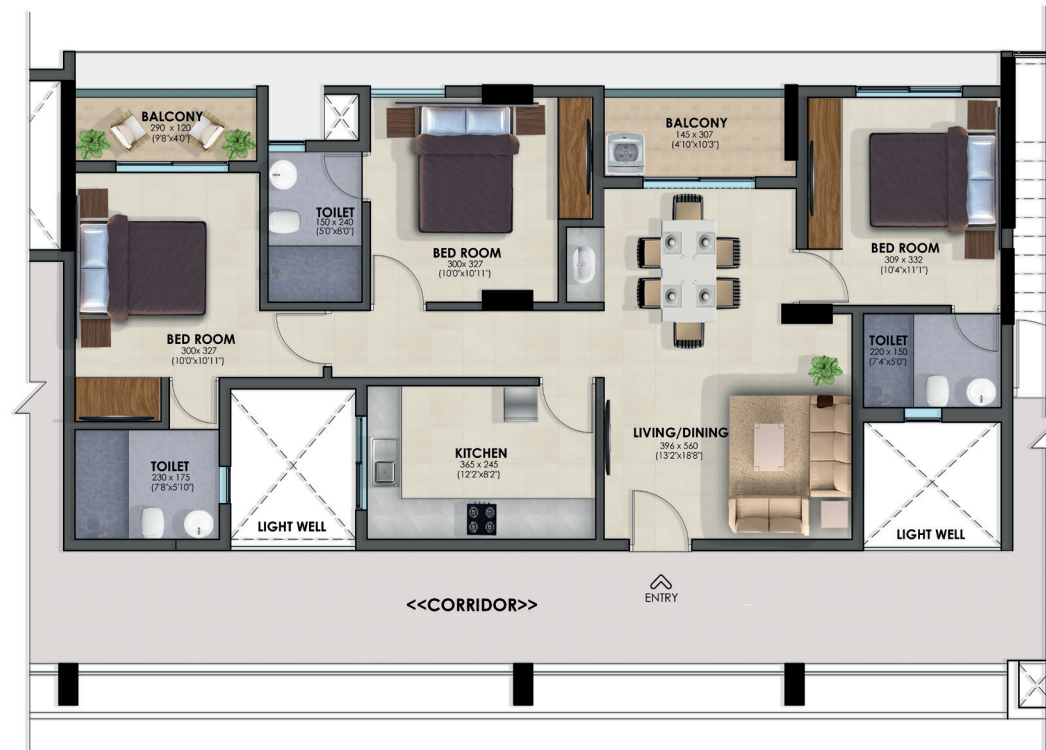


Type E

3BHK



Modern Living,
Timeless Appeal



TYPE E

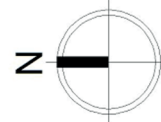
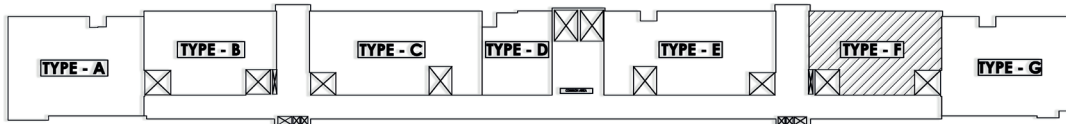
3BHK (1ST -12TH FLOOR)

SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1574 sqft.	86 sqft.	897sqft.

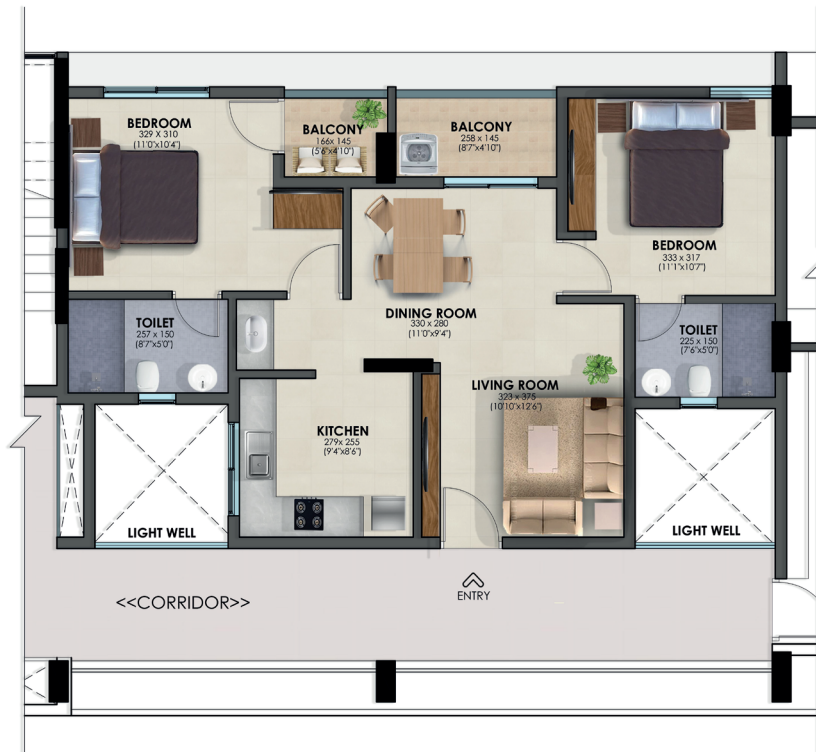
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Type F 2BHK



Refined, Resplendent,
Remarkable

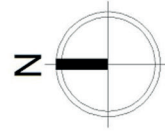
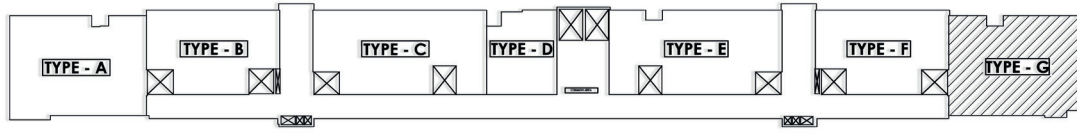


TYPE F 2BHK (1ST -12TH FLOOR)

SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1166 sqft.	66 sqft.	661 sqft.

- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in cms





Type G

3BHK



Ultimate Luxury,
Unmatched Views



TYPE G

3BHK (1ST -12TH FLOOR)

SALEABLE AREA	EXCLUSIVE BALCONY AREA	RERA CARPET AREA
1596 sqft.	72 sqft.	928 sqft.

- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in cms





Amenities

UNWIND AND RELAX IN STYLE

AIR CONDITIONED VISITORS' LOUNGE

A vibrant and aesthetically pleasing space in the building make a long-lasting positive impression of the guests and residents.

AIR CONDITIONED MULTIPURPOSE HALL

An ideal space to make social gathering, meetings and indoor activities

CHILDREN'S PLAY AREA

Specially designed area on grounds for leisure activities and relaxation improves physical, social and emotional well-being of children and young people.

AIR CONDITIONED INDOOR GAME ROOM

This space is specially designed to get relaxed and enjoy some gaming entertainment such as Carroms, Chess and Table tennis etc

SWIMMING POOL WITH KIDS' POOL

Facility of rooftop swimming pool helps you a low-impact workout that can help you stay active which is another destination available for your fitness journey

AIR CONDITIONED GYM

It is fitted with modern equipment such as motorised treadmill & ellipticals and many more

CARETAKER ROOM

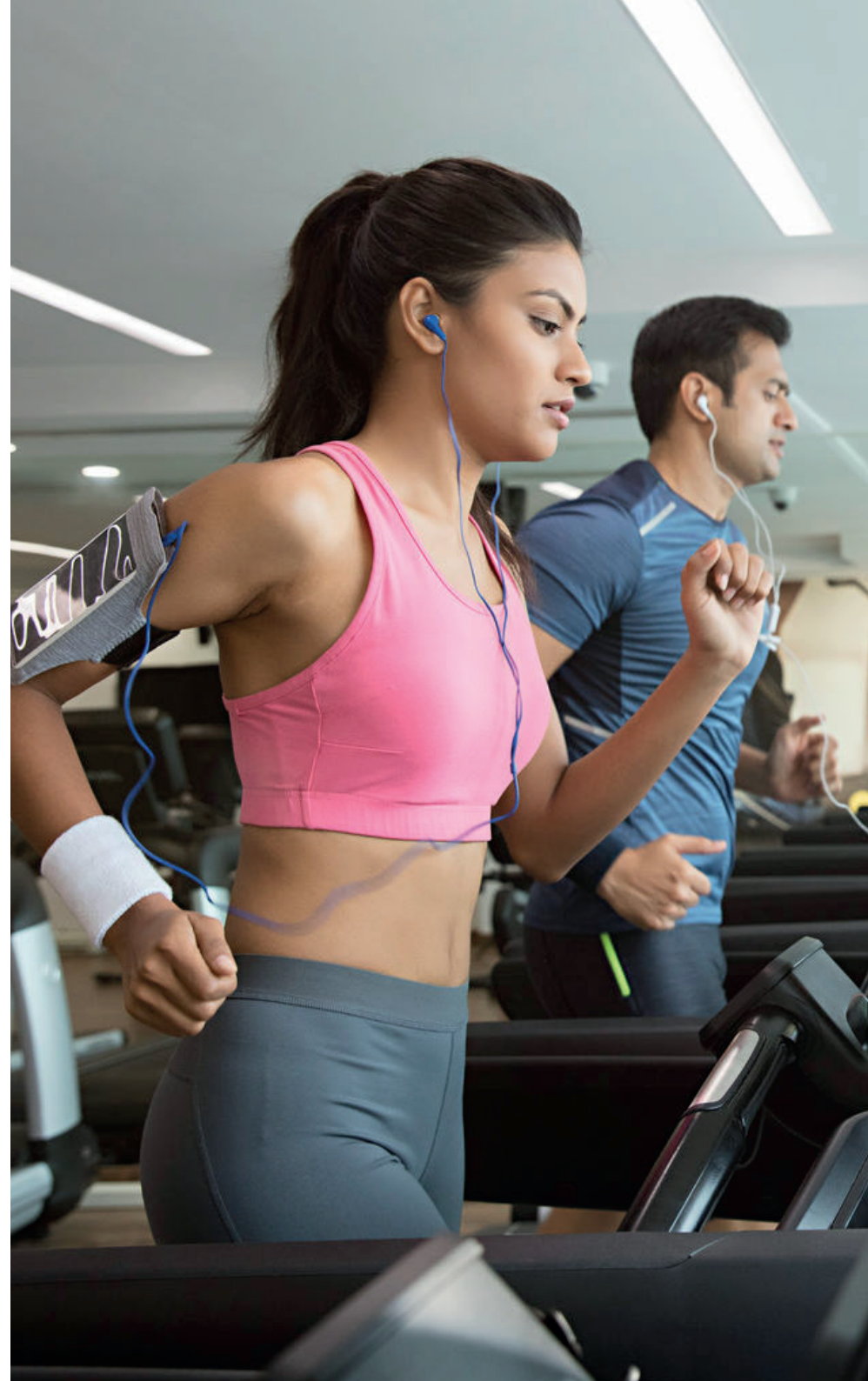
Caretaker in the building will take care of day today activities and wellbeing of the residents & property

CENTRALIZED GAS SYSTEM

Centralized pipe network system supplies cooking gas to each kitchen which ensures utmost safety to the households

BACKUP GENERATOR

A backup generator is installed in the premises provides a power source of 1KVA to each apartment, lift and common area, automatically during power outage



ELEVATORS

2 numbers of elevators such as 8 passenger and 13 passenger capacities will be installed with automatic rescue facilities



SECURITY ROOM

Round the clock security person available to care of safety and well being of the individuals and assets.

CCTV SURVEILLANCE

Round the clock CCTV surveillance ensures safety to the residents and properties

LANDSCAPED GARDEN

Access to natural environments can help to improve cognitive function and wellbeing of the residents



Luxury Living in Every Detail

The following value-added services are also available for the residents

- ▶ Water treatment plant
- ▶ Sewage treatment plant
- ▶ Carwash facility
- ▶ Provision for broad band connection
- ▶ Facility for common electric car charger point
- ▶ Waste management system like biogas plant, incinerator
- ▶ Rain water harvesting system
- ▶ Solar panel installed on the roof
- ▶ Solar powered lights to common area
- ▶ Biometric entrance at main lobby area
- ▶ Letter box installed at lobby area
- ▶ Owners name board on the lobby area



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Specifications

▶ STRUCTURE

Seismic III compliant RCC framed structure

▶ SUPER STRUCTURE

6" solid concrete block masonry for external walls and 4" solid concrete block masonry for internal walls

▶ DOORS

MAIN DOOR – Natural Teak wood door frame & shutter with polish finish on both sides. Lock, handle, brass hinges, tower bolt, door stopper and magiceye.

INTERNAL DOORS – Hardwood compressed wooden frame with compressed molded wooden shutters with veneer or laminate finish on both sides.

BATHROOM DOORS – Premium quality PVC door shutters with door frames and hinges & door locks

BALCONY DOORS – Fully sliding aluminium powder coated openable door shutters fixed with glass on two track aluminium frames/ UPVC frames with glass with sliding shutters



WINDOWS

Aluminium windows with powder coated frame & glass shutter or UPVC frame and glass shutters in two tracks with mosquito net and MS safety grills protection from inside.

FLOORINGS

Premium quality vitrified tile flooring for living, dining, bedrooms, kitchen balcony & utility areas. Anti Skid premium quality floor and wall tiles for toilets.

KITCHEN UTILITY AREA

Polished granite counter top platform with stainless steel sink and ceramic tile above the granite countertop.

Plumbing & electrical provision for water purifier, washing machine & Dish washer

PAINTING

2 coats of acrylic emulsion paint, roller finish over primer & two coat of putty for internal walls. Anti algae weather proof emulsion paint for external walls over a plastered surface.

TOILETS

Premium quality ceramic glazed tiles add up to required height. Fixing matching coloured/white EWC with flush tank of American standard/Grohe/Jaquar/parryware or equivalent make. Health faucet of make in toilets. One hot & cold mixer unit for showers. All other fittings are of American standard/Grohe/ Parryware/Cera/Jaquar or equivalent.

TERRACE

Overhead tank, staircase head room, lift machine room and waterproof treated terrace.

BALCONY STAIRCASE HANDRAILS

GP/GI box section with approved design painted using matching colour

WATERPROOFING FOR ROOF & TOILET

Using quality materials from approved supplier/ manufacturer like Fosroc/Sika/Cera or equivalent



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ELECTRIFICATION

- ▶ Elegant modular switches & sockets of make Legrand/GM/Havells or equivalent.
- ▶ ISI marks PVC conduits concealed in the walls.
- ▶ Good quality copper wire of make RR cables/Havells/Finolex or equivalent
- ▶ Sufficient number of light points & fan points and 5 plug/sockets will be provided.
- ▶ Independent DB of make Havells/Legrand or equivalent
- ▶ ELCB- Havells/ Legrand or equivalent
- ▶ MCB for each room and ELCB for each flat shall be provided.

ELEVATOR

Reputed make lift of 8 passenger capacity -1 no and 13 passenger capacity -1 no with generator backup shall be provided.

WATER SUPPLY

Potable borewell and Municipal water supply. Pump, sump and overhead tank with a concealed pipe line.

AIR CONDITIONING

Provision for fixing air conditioning units in all bedrooms and living & dining.





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POWER

Sufficient KW power supply from KSEB and 1 KVA generator backup for each apartment.

Generator backup for elevator, common area lighting & water pumps

ANTI TERMITE TREATMENT

It shall be done for soil and wood work

CARPARK

One car park space is assigned for each apartment

SECURITY

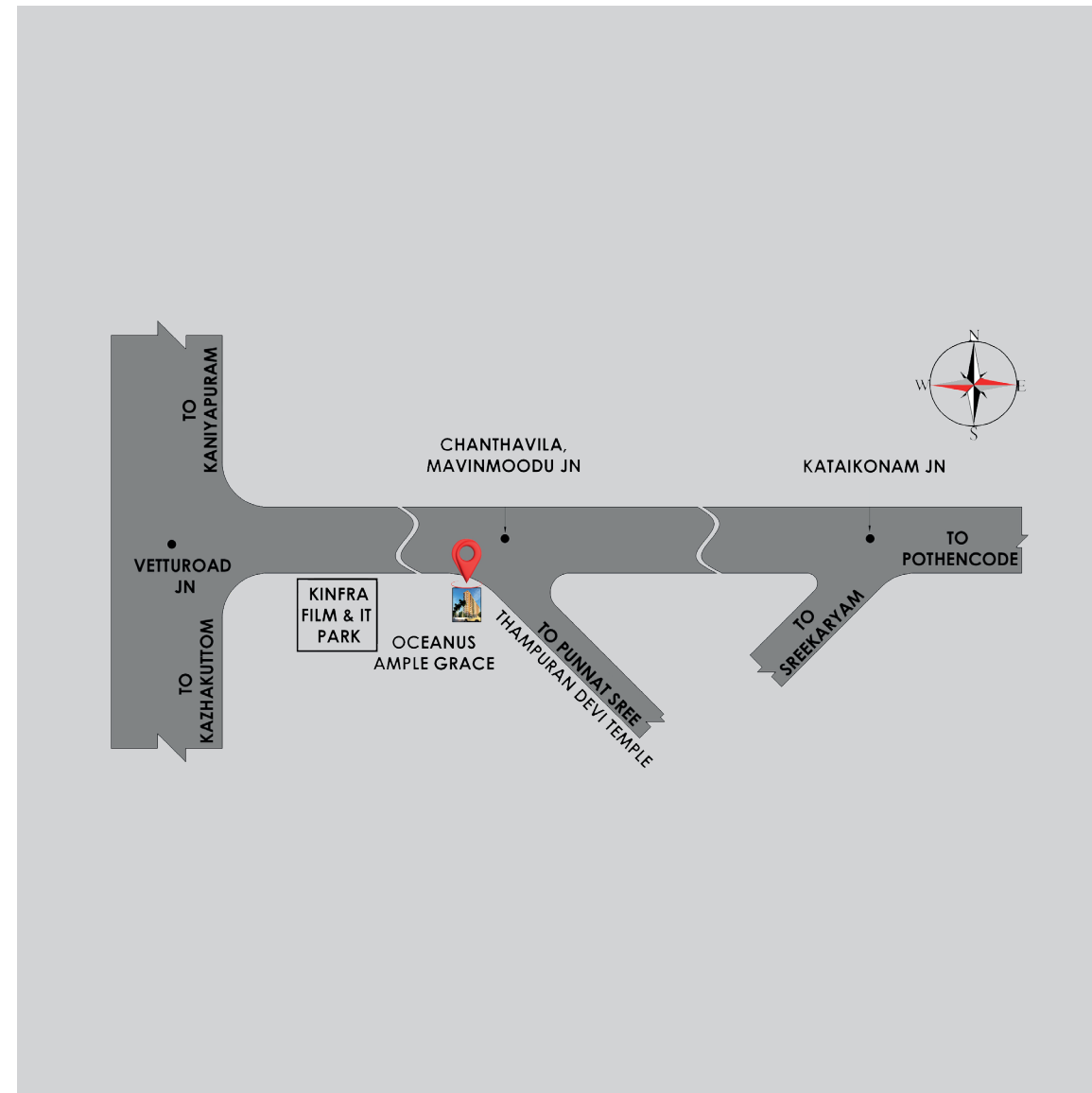
24 hours security with CCTV Surveillance in the entire premises

Location Map



Prime Location in Trivandrum's IT Hub

Technopark	- 4 kms
Karyavattom Campus	- 5 kms
Green field international stadium	- 5 kms
St.Thomas Institutions	- 1 kms
Kinfra park	- 1 kms
Sainik School	- 1.5 kms
Magic Planet	- 1 km
Kazhakuttam	- 2.5 kms
Thampanoor Central Railway	- 15 kms
VSSC	- 8 kms
Secretariat	- 13 kms
Airport	- 8 kms
CET	- 6 kms
Lulu Mall	- 5 kms
Kims hospital	- 8 kms
Kochuveli Railway station	- 8 kms
Ananthapuri Hospital	- 8 kms
St. Andrews beach	- 5 kms
Santhigiri Ashram	- 5 kms
Pothencode	- 2 kms





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CONTACT US



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