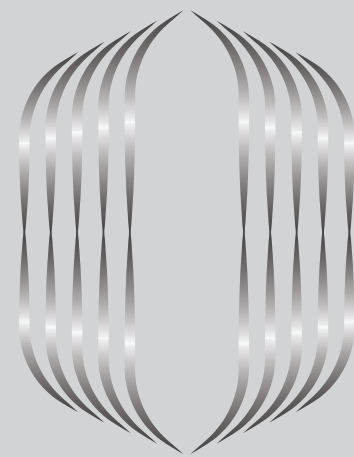


THE  NE *and* ONLY.

EXCLUSIVE RESIDENCES

BANER - PASHAN LINK ROAD



AMAR
OASIS



10 FLOORS *of*
SHEER
OPULENCE.

PICK ONE.

Select your sanctuary from subliminal realms, where each residence is a masterpiece of exquisite design, and every floor offers a new chapter in the saga of luxurious living. Elevate your lifestyle to extraordinary heights, for at **Amar Oasis**, every floor is a symphony of timeless grace and unparalleled splendour. You just have to Pick One.



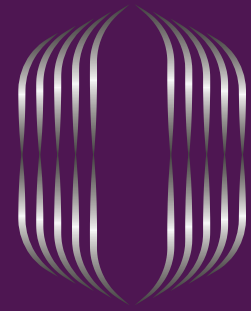
ONE OF *its* KIND.

Amar Oasis stands as a paragon of distinction amidst the landscape of luxury residences, a veritable jewel in the crown of Pune's opulent real estate market. Nestled within the verdant embrace of Baner - Pashan Link Road, **Amar Oasis** transcends the mundane to offer an unparalleled living experience. Each 4.5 BHK apartment is a testament to bespoke craftsmanship and refined aesthetics, meticulously curated to cater to the most discerning connoisseurs of luxury.

Here, every facet speaks of sophistication and refinement, from the resplendent interiors to the panoramic vistas that unfurl before your eyes. Experience a lifestyle of unbridled luxury, in an oasis where every moment is a celebration of the extraordinary.



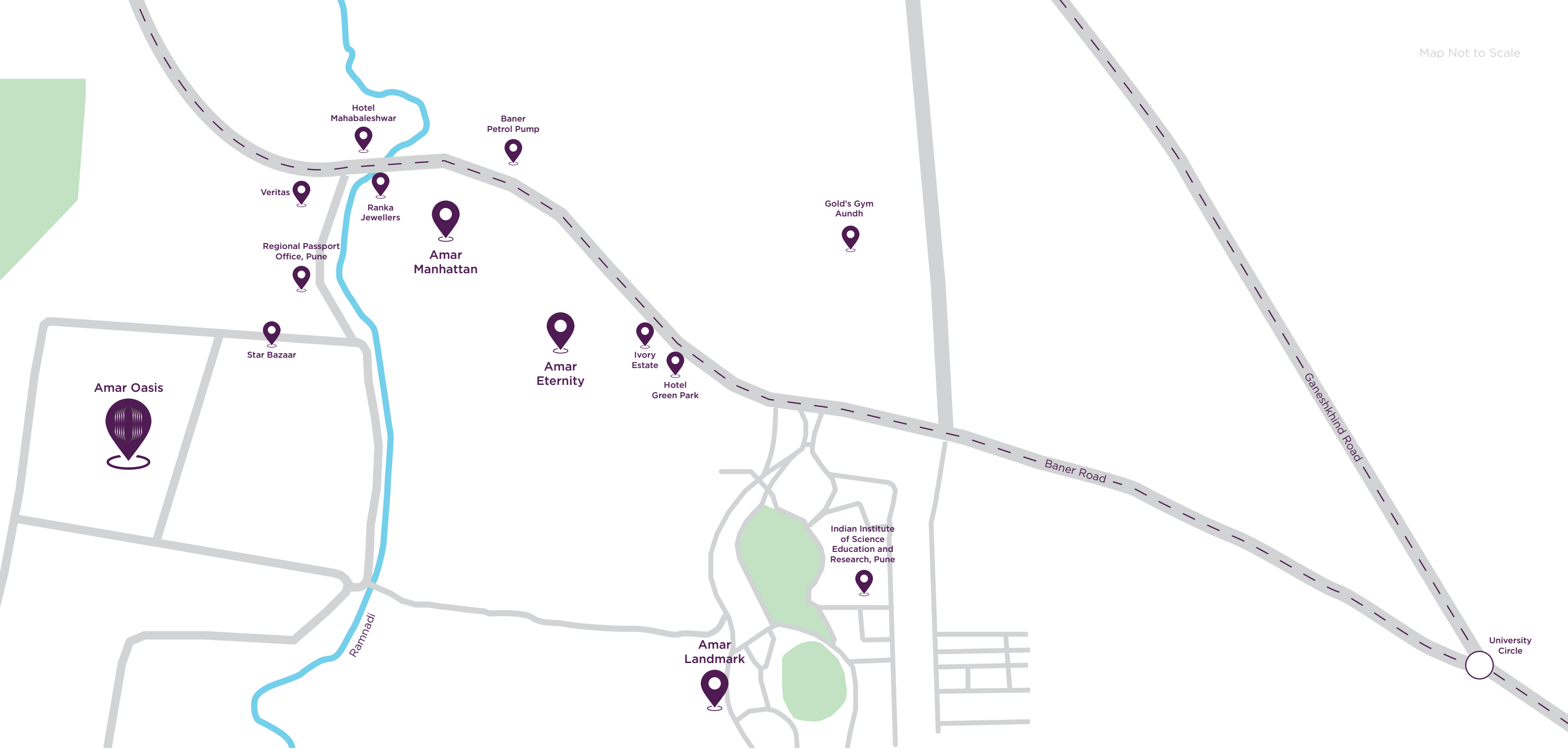
Artistic Impression



AMAR
OASIS



Artistic Impression



AN ADDRESS *that*
DEFINES YOU.

Veritas
1.0 km

Star Bazaar
500 m

University Circle
6.0 km

BANER - PASHAN IN *all* ITS GLORY.



AMENITIES



Children's Play Area



Entrance Lobby in Each Tower



Multipurpose Hall



Fully Equipped Gym



Security Cabin



Fire Fighting System



Two Lifts in Each Tower



Security Camera Coverage



Provision of One EV Charging Point Per Unit



TERRACE *Amenities*



FULLY EQUIPPED *Gymnasium*





MULTIPURPOSE *Hall*



LIVING & *Dining*

Size: 38'-3" X 17'-10"





MASTER *Bedroom*

Size: 20' X 12'-7"





WALK IN *Wardrobe*

Size: 15' X 12'





MASTER *Bathroom*

Size: 8'-5" X 7'-1"



KITCHEN

Size: 13'-5" X 12'





SPECIFICATIONS

FLOORING

- » Marble - Living, Dining & Bathrooms
- » Wooden Laminate Flooring in all Bedrooms
- » Double Glazed Vitrified Tiles - Kitchen, Dry Balcony & Staff Room

WINDOWS

- » Aluminium or UPVC Windows

DOORS

- » Veneer Finished Doors with Premium Hardware

WALL FINISHING & PAINT

- » Wall Finishing in Gypsum Punning Lustre Paint

KITCHEN

- » Modular Kitchen Cabinetry
- » Granite Counter Top with Sink
- » Geyser Connection for Single Point
- » Piped Gas Connection

TOILETS

- » TOTO or Equivalent - CP & Sanitary Fittings
- » Online Water Heaters in all Bathrooms
- » Glass Shower Enclosures in all Bathrooms
- » Geyser in Staff Room

RAILINGS

- » Designer Railing for Balconies and Terraces

ELECTRICAL

- » Bedrooms and Living Rooms Pre-wired with Voice & Data Cables
- » Concealed Copper Wiring
- » Premium Modular Switches
- » Video Door Phone at Main Door
- » Concealed Lights & Fans in all Rooms

FALSE CEILING

- » False Ceiling for Entire Unit

AIR CONDITIONER

- » VRV or High Wall Units for all Bedrooms, Living, and Dining
- » AC Outdoor Units Placed in Private Balcony

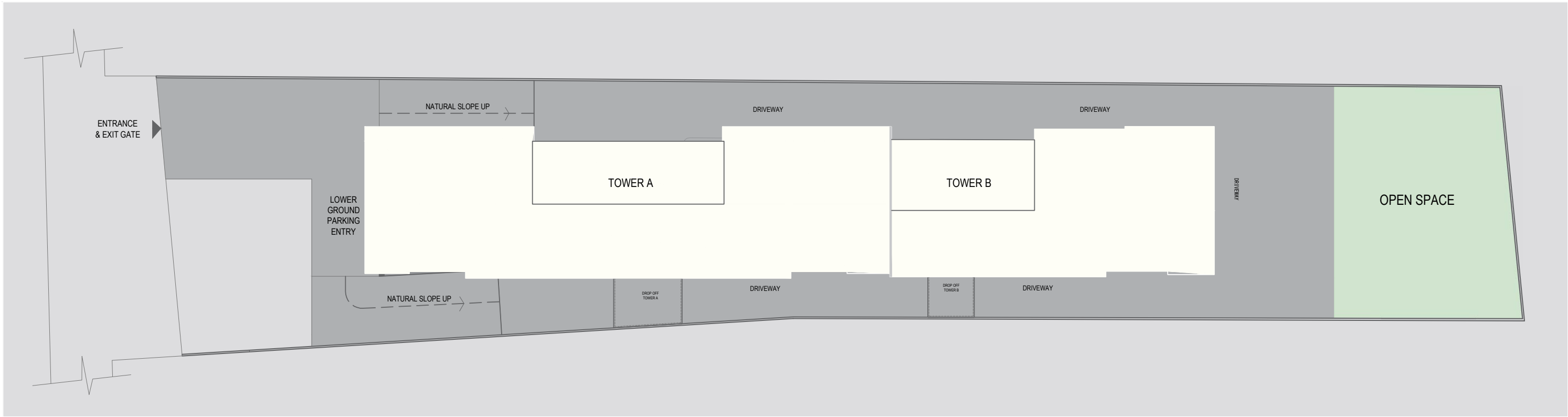
PLUMBING

- » Underslung Plumbing Technology

POWER BACKUP

- » 100% Generator Backup with 60% Diversity (On Individual Meters)

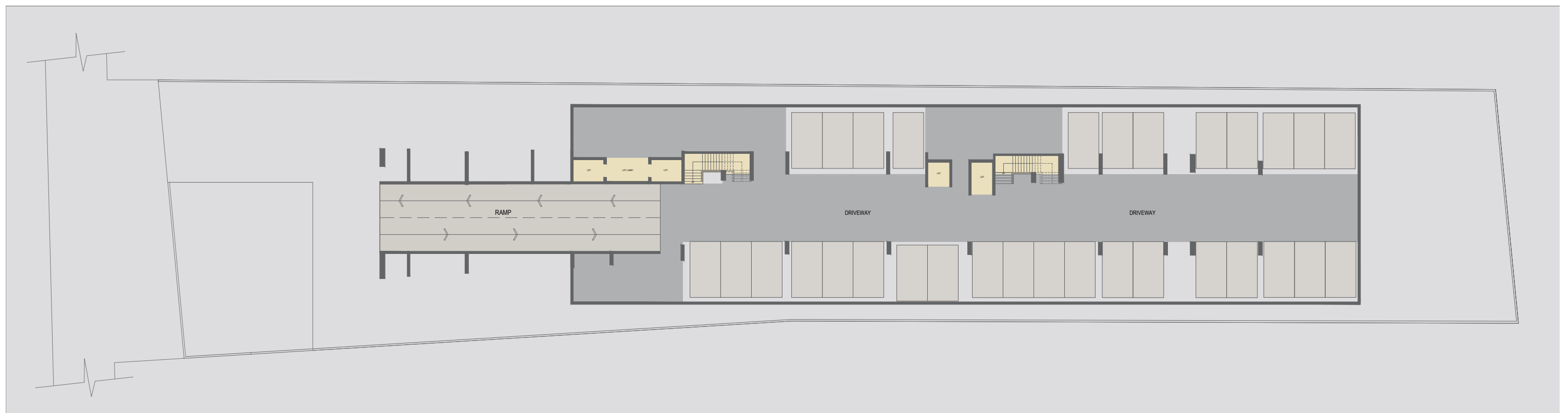
MASTER LAYOUT PLAN



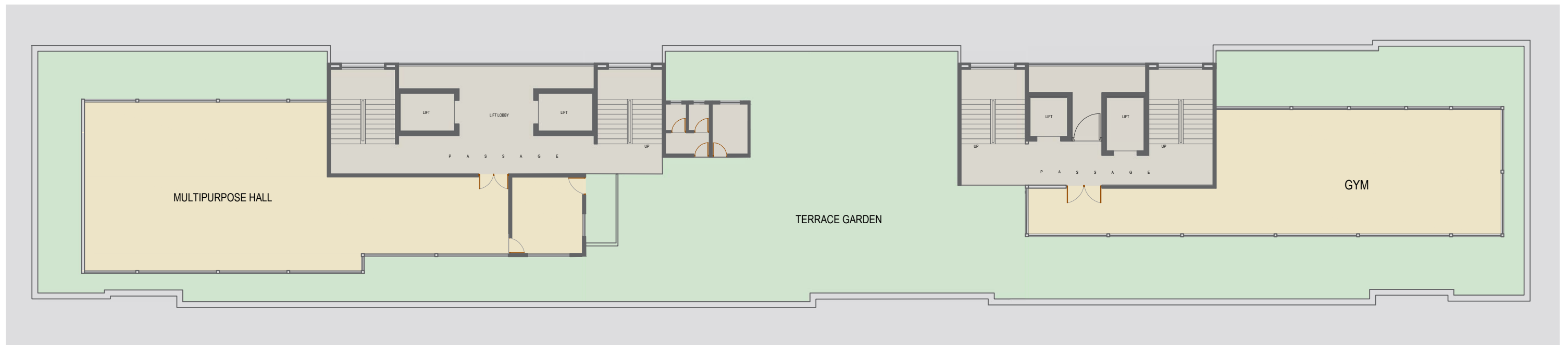
UPPER GROUND FLOOR



LOWER GROUND FLOOR

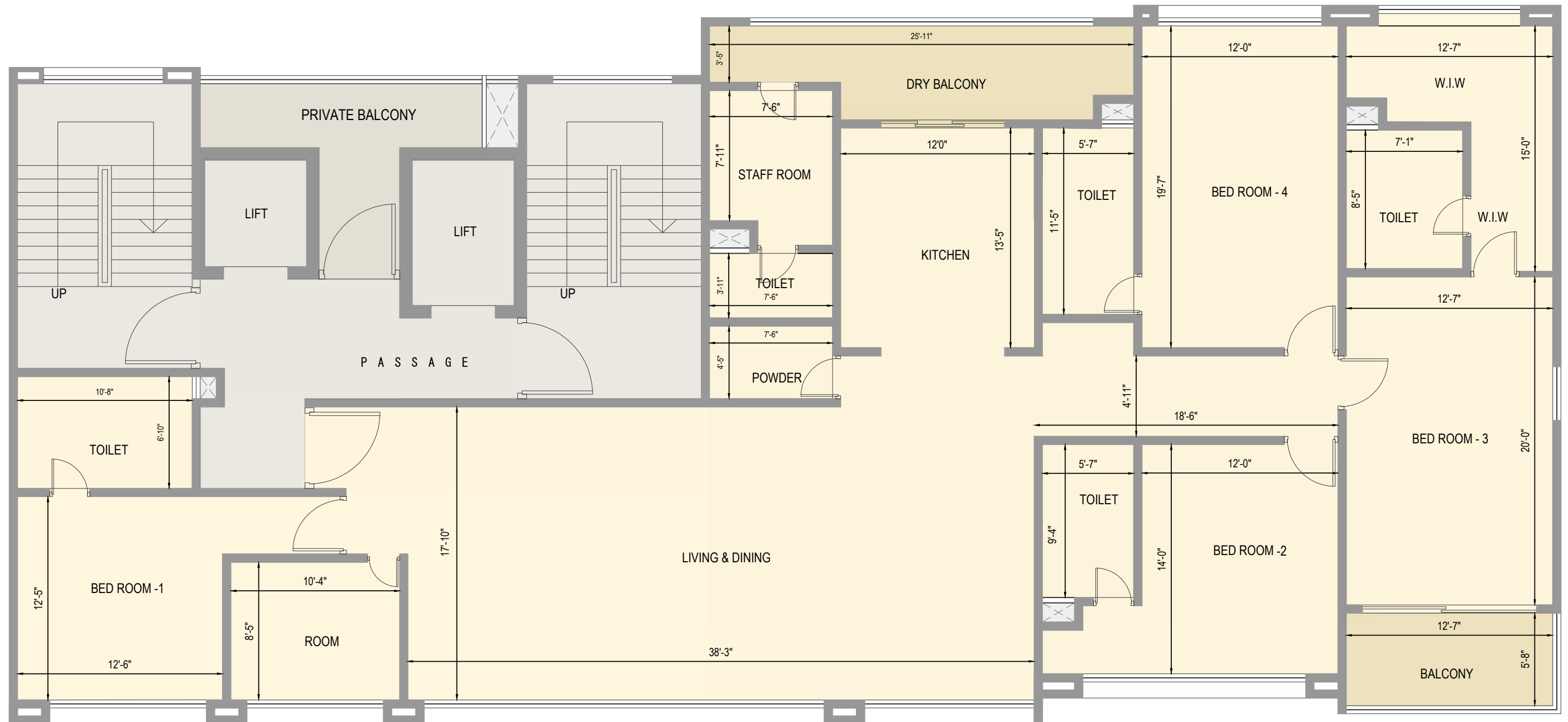


ROOFTOP PLAN



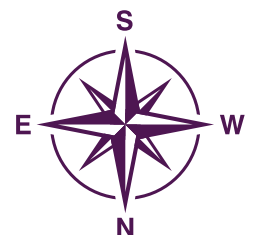
TOWER B

TYPICAL FLOOR PLAN



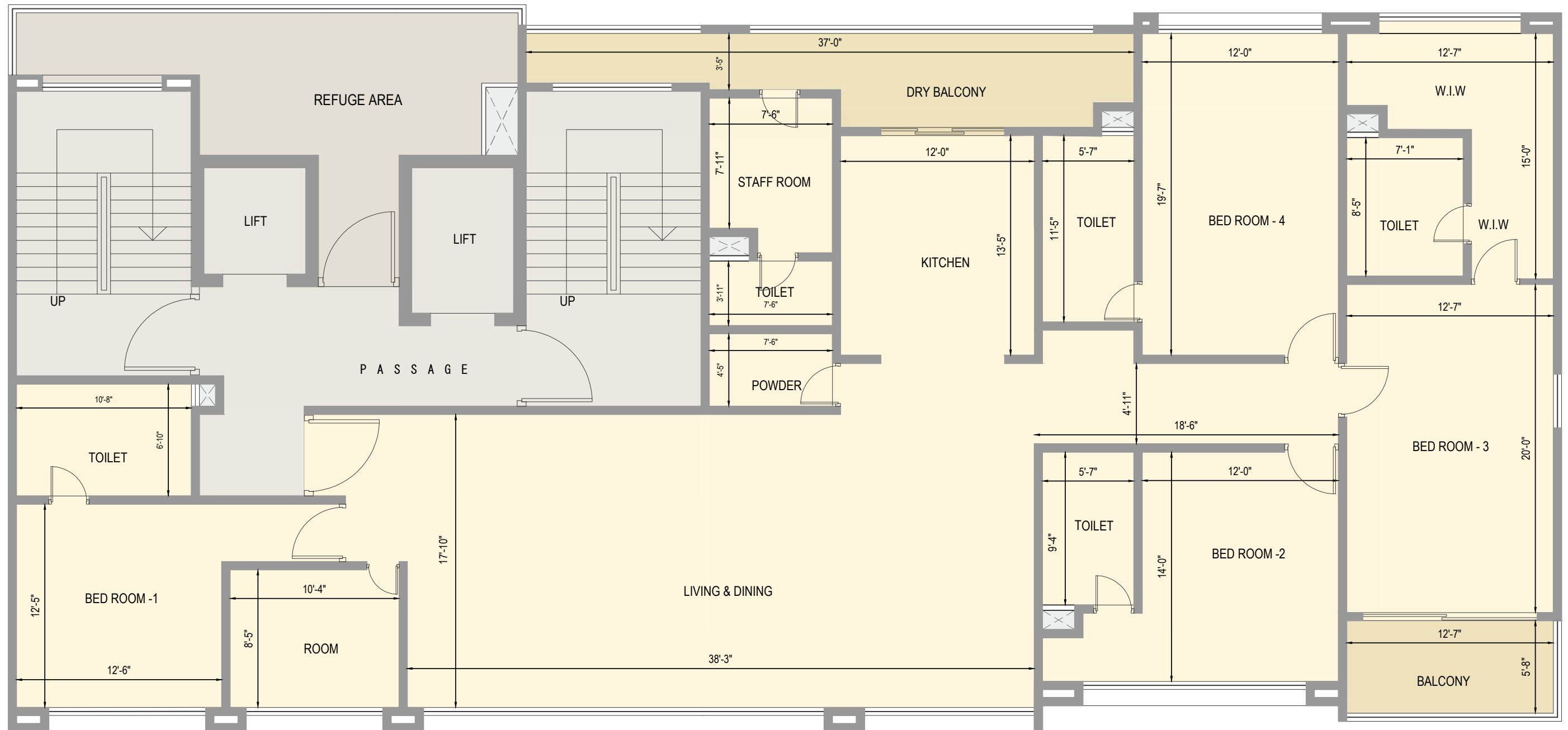
FLAT NO.	TYPE	CARPET AREA	BALCONY CARPET	DRY BALCONY CARPET	PRIVATE BALCONY CARPET	TOTAL CARPET
101, 201, 301, 401, 501, 701, 801, 901, 1001	4.5 BHK	2644.00	71.00	128.00	107.00	2950.00

All Areas in Sq.Ft.



TOWER B

REFUGE FLOOR PLAN

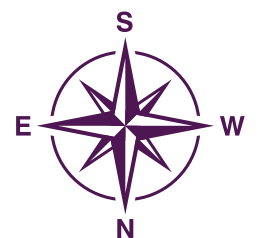
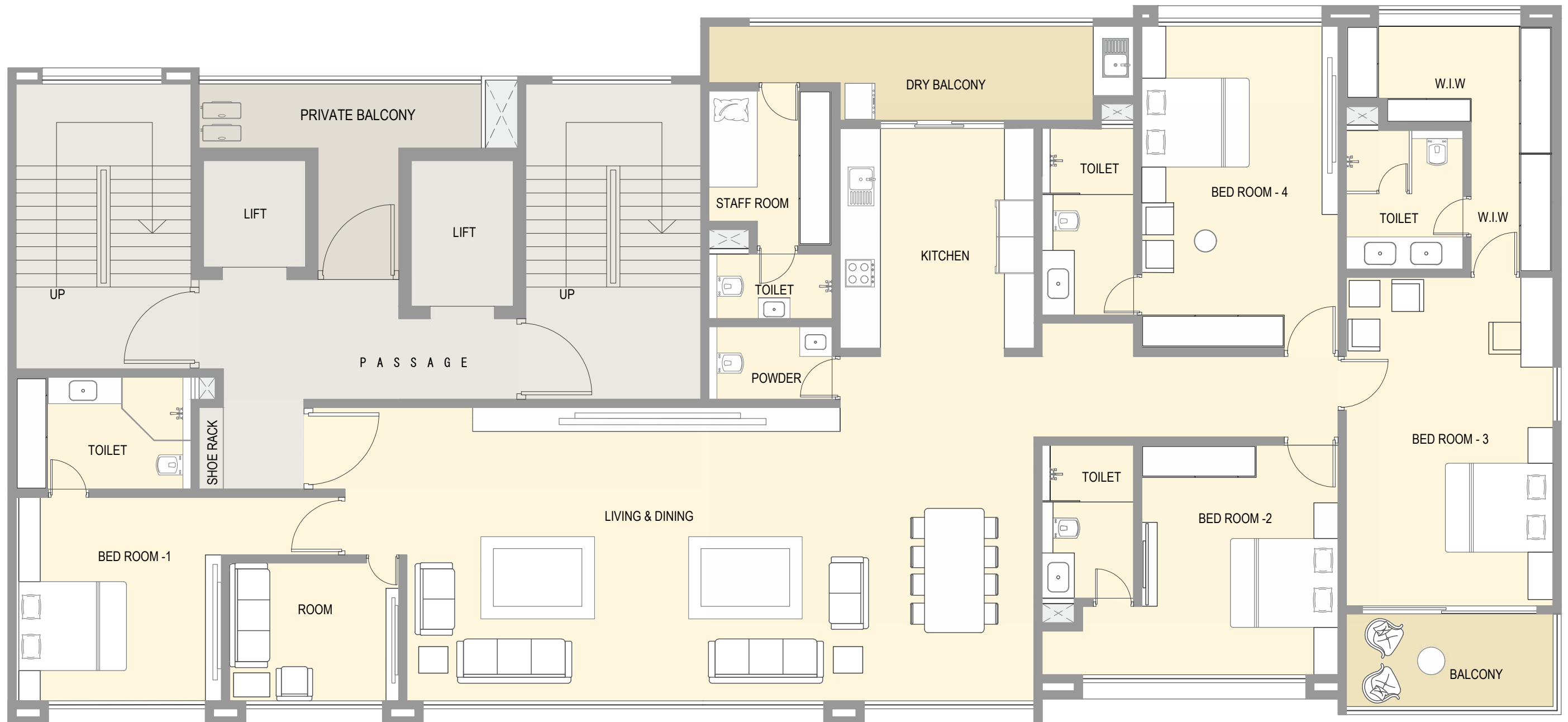


FLAT NO.	TYPE	CARPET AREA	BALCONY CARPET	DRY BALCONY CARPET	PRIVATE BALCONY CARPET	TOTAL CARPET
601	4.5 BHK	2644.00	71.00	161.00	---	2876.00

All Areas in Sq.Ft.



INDICATIVE FURNITURE LAYOUT





Corporate Office:

ACCENT PROJECT DEVELOPERS LLP

Vidyanand Terrace, 301, S.No. 109/4, Dr. Ketkar Road, Plot No. 57, Erandwane, Deccan Gymkhana, Pune City, Pune - 411 004.

Site Address: Amar Oasis, Survey No. 135/1, Baner - Pashan Link Road, Pune - 411 021.

 **+91 7776 00 3388** |  **sales@amaroasis.com** |  **www.amaroasis.com**

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MahaRERA No.: P52100056262
<https://maharera.mahaonline.gov.in>

TOWER B

This Project is Developed By **Accent Project Developer LLP** & Marketed By **Amar Builders**.