



OXY ULTIMA
A NEW TOMORROW



*Where the Peace of your Home
complements the Harmony of Nature.*

Peace and quiet are scarce commodities in today's world, and any place where your home co-exists with the harmony of Nature is truly a blessing.

These are the values that are the predominant features at OXY ULTIMA, and they bring you the serenity you've perhaps enjoyed in your childhood, and have longed to give to your children.

You were beginning to doubt you ever could, at an affordable price, in this bustling metropolis that Pune has become. Set your doubts aside, your desire will soon become a reality.



Where their Playground is their very own World !

Whether they are shrieking with delight while playing on the swings and jungle gym amidst landscaped green gardens or being swung around by their Daddy in their spacious Living Room, children's joy is infectious and brings cheer all around.

As time goes by, they will start getting weighed down by considerations like High School exams, College admissions and so on. Even then, they will find a such a relief to unwind on manicured lawns, or even to sit under the trees with only their text books for company!



*Where the Outdoors
are as irresistible as the Indoors!*

At times, when the Indoors are as spacious and attractive as the Outdoors, they create a genuine quandary. Which do you enjoy more, and when?

The classic Indoors are as tempting as the crystal clear waters of the swimming pool; the views from your picture windows are as serene as the trees and the lawns; a few minutes of yoga on your terrace are as refreshing as a stroll through the gardens.



*Where driving home is
a glorious Homecoming!*



You'll want to rush back to your home in OXY ULTIMA. Driving through the entrance gates gets your mood back in tempo, regardless of how heavy the day has been.

The internal roads have been planned to ensure easy traffic movement, with plenty of parking for residents and visitors. The evergreen trees lining the roads give them a boulevard like look, and your return home becomes a ceremonial home coming.



*Where even our feathered friends
will gaze in Wonder!*

How often do we envy birds as they flit around in the sky, or glide majestically on the breeze, enjoying a view for miles around?

We will envy them even more, as we see them silhouetted against the blue sky, appreciating the pretty mosaic that OXY ULTIMA presents.

A pleasure that we can experience only through architectural renderings, but they can enjoy in real life.

*Where the Buildings
reach out to the Sky!*



The towers dwarf everything in the neighbourhood, as they climb effortlessly into the sky, their rise interrupted only by the clouds.

The design is neat and contemporary, no flashy elements intruding into their clean lines. The apartments have been skillfully placed, such that every apartment has a magnificent view, virtually to the horizon.



*Where Moonlight creates
a Glamorous world of its own!*

After sundown, when the lights come on, OXY ULTIMA shows off its glamorous face, all decked out, as it were, for a formal party or reception.

A full moon overshines all the other lights, and casts a romantic glow over the entire complex, to be savoured and treasured.



*Where your Home
shares space with the Greens!*



Privacy is a major feature, since evergreen trees will provide a natural curtain from taller neighbouring buildings. The common amenity areas are just a hop, skip and jump away, across a paved road, but these buildings also have their own gardens and lawns.

The smaller cluster of buildings is only 5 storied, but it has the advantage of having more apartments closer to the green surroundings, giving them a countryside look and feel.



*Where your Guests
are assured of a warm Welcome!*

A majestic varnished door opens into your Living Room, where your guests' eager anticipation is proved spot on.

Spacious and airy, the Living Room is ideal to entertain dinner or cocktail guests, or a horde of little kids at your children's birthday party.

The attached terrace becomes a welcome space in which a party can conveniently spill over. And on quiet evenings, or early mornings, it's just the place for a cup of tea and a chat with your family.



Where you won't just Sleep, you'll enjoy lovely Dreams!

Your private retreat, whether you are an adult, a married couple or a child.

The Master Bedroom comfortably accommodates a large double bed, dressing table and wall cupboards, and has enough wall space for a TV set and stereo music system.

The children's bedroom is more cozy and homely, large enough for two small beds or a bunk bed, wall cupboards, and most importantly, their study table and chair, so that they can do their homework in comfort.



Specification

Structure

- RCC framed earthquake resistance structure.
- External double coat plaster.
- Internal gypsum finish.

Kitchen

- Granite kitchen platform with stainless steel sink.
- Decorative dark tiles above platform.
- Dry terrace with provision for washing machine (inlet & out let)
- Exhaust fan provision.

Flooring

- 32" X 32" vitrified tile flooring and skirting.
- Anti-skid flooring in toilets, attached terraces and dry balconies.
- Spacious terraces to each flat.
- High parapet / railing for safety.

Bathrooms

- Concealed branded plumbing with premium quality CP fittings with hot & cold mixers.
- Commode with flush tank.
- Provision for water heater.
- Designer glazed slido tiles up to lintel level in all bathrooms.
- Anti-skid ceramic flooring.
- Solar system for common bathrooms.
- Exhaust fan provision.

Doors

- Attractive laminated main entrance door.
- Internal laminated flush door.
- PVC coated flush door to toilet.
- 2-track powder coated aluminium sliding doors for terraces.

Windows

- 2/3-track powder coated aluminium sliding windows with mosquito net & safety grills.
- Marble sill for all windows.
- Low sill windows.

Terraces

- Spacious terraces to each flat.
- High parapet / railing for safety.

Electrical Fittings

- Concealed wiring and modular switches.
- Provision for split A/C, telephone, lights, fans, tv & cable points.
- Fire resistant cabling for the entire flat.
- Shuttered plug socket to avoid accidental contacts.
- Miniature circuit breakers.
- Adequate electrical points in all rooms.
- Telephone points in living room.
- Provision for exhaust in all toilets and kitchen.
- Intercom facility for each flat.
- Single phase meter.
- Earth leakage circuit breaker (ELCB).

Finishes

- Gypsum finishing to all internal walls.
- Oil-bond distemper paint to internal walls.
- External apex paint.



*Where a few Laps a day
will keep the Doctor away!*

Even with so many green areas, gardens and lawns available, the swimming pool is likely to become the most popular spot in the entire complex.

Arguably one of the best all round exercise facilities, the swimming pool and its broad deck also provide wonderful socializing opportunities, in a relaxed, informal atmosphere, for young and old alike.

From serious swimmers to tiny tots splashing around, everyone is sure to have a grand time.



*Where Acquaintances bond,
and Friendships are born!*

Even with so many green areas, gardens and lawns available, the swimming pool is likely to become the most popular spot in the entire complex.

Arguably one of the best all round exercise facilities, the swimming pool and its broad deck also provide wonderful socializing opportunities, in a relaxed, informal atmosphere, for young and old alike.

From serious swimmers to tiny tots splashing around, everyone is sure to have a grand time.

*Where freedom of space is
beyond compare*



If the swimming pool is the centre of attraction for the kids, the clubhouse will be just as attractive for devotees of table tennis, board games or cards.

The lounge and reading areas provide the perfect avenues for a contemplative read, or quiet chats with neighbours from the whole community. It is here that acquaintances are made and lifelong friendships are born.

The amphitheatre can host amateur or professional theatricals, children will love to perform amidst their friends, encouraged by their proud parents.



Amenities

- Designer entrance gate
- Swimming pool
- Gymnasium & health men
- Temple with flower garden
- Community celebration party lawn
- Spacious and re-creational clubhouse
- Open air amphitheatre
- Meditation & yoga room
- Badminton court/ lawn tennis court
- Basket ball court
- Acupuncture path way
- Senior citizen zone
- Children's play park
- Landscape garden with flower beds
- Internal concrete driveways
- Special provision for visitor parking
- Two high speed automatic elevators & one luggage lift
- Society office
- Maximum natural light and fresh air
- Provision for solar water heating
- Solar energy for lighting
- Energy saving lights for common areas
- Genset backup for lift & common areas
- Intercom facility for each flat
- 24x7 security system with CCTV footage for gate
- Timer circuits for all common electrical points
- Power efficient automatic water pumping system
- (WTP) Water treatment plant for drinking & (STP) sewage water treatment plant for drainage
- Rain water harvesting
- Fire fighting systems
- Drinking water facility at parking for playing children's
- Waiting area at the society entrance for school children



Where the Sounds of children will be Music to your ears!

Truly it has been said that the sweetest sounds parents can hear are the sounds of joy of their children. Children of all ages will enjoy their frolic on the lawns, the swings and slides, as well as ball games on the multi-purpose courts.

Their parents too, can join in, for a set or two of tennis, or a jog through the shaded landscape.



- Vehicle free amenity area
- Gymnasium & health room
- Temple with flower garden
- Community celebration party lawn
- Spacious and recreational clubhouse
- Badminton court/Lawn tennis court
- Basket ball court
- Acupressure path way
- Senior citizen zone
- Children's play park
- Landscape garden with flower beds

