

1EARTH

OXFORD GROUP

Credits:

Architect:
Space Design

Structural Design:
Axis Structural consultants

Concept, Design & Landscape:
Studio Haus

Legal Advisors:
Hariani & Co

1EARTH

OXFORD GROUP

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Disclaimer: The contents of this brochure are purely conceptual and have no legal bindings on us. The developer reserve the right to amend layout, number of floors, number of flats, elevation, colour scheme, specification & amenities shot on location at the sample flat

Contemporary 1 & 2 BHK Residences

FLORIDA RIVER BANK

www.9studioworks.com

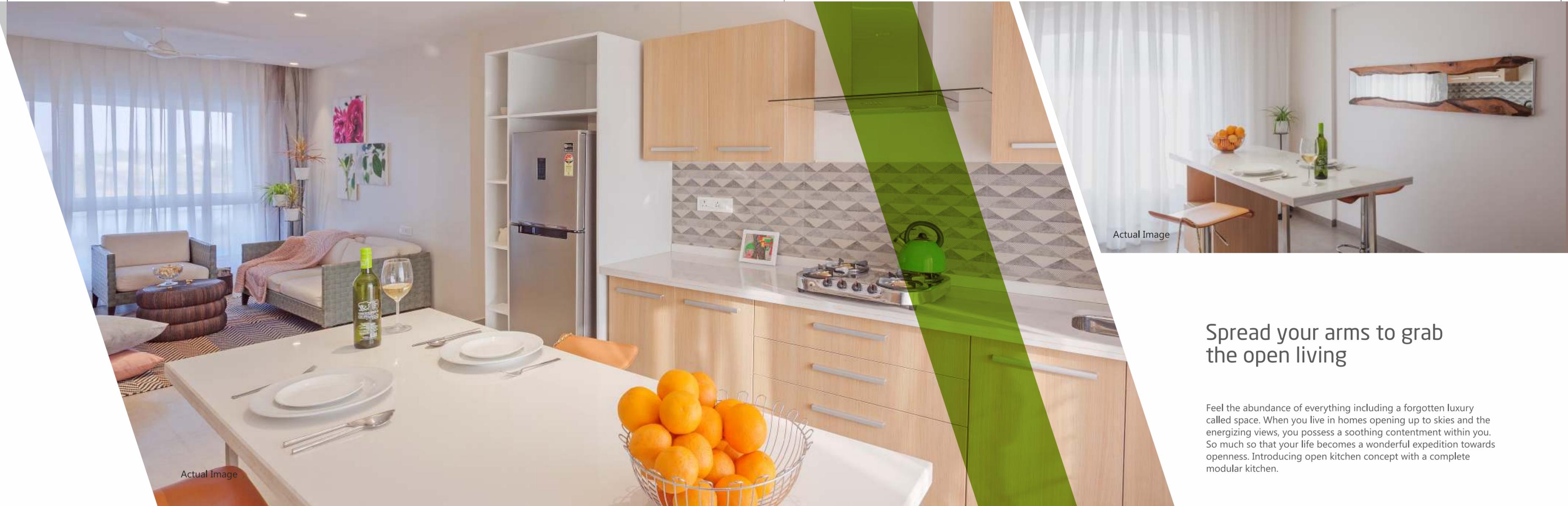


Actual Image



Gentle breeze, fresh breath & an open life

It's an articulated living, evolving the way you always have imagined for self and family. Let the elements of nature like the warm sunny light and enthralling fresh air dwell around. With nothing to be confined about and with so much to explore, welcome to an open life zone.



Actual Image

Actual Image

Spread your arms to grab the open living

Feel the abundance of everything including a forgotten luxury called space. When you live in homes opening up to skies and the energizing views, you possess a soothing contentment within you. So much so that your life becomes a wonderful expedition towards openness. Introducing open kitchen concept with a complete modular kitchen.



Actual Image



Actual Image

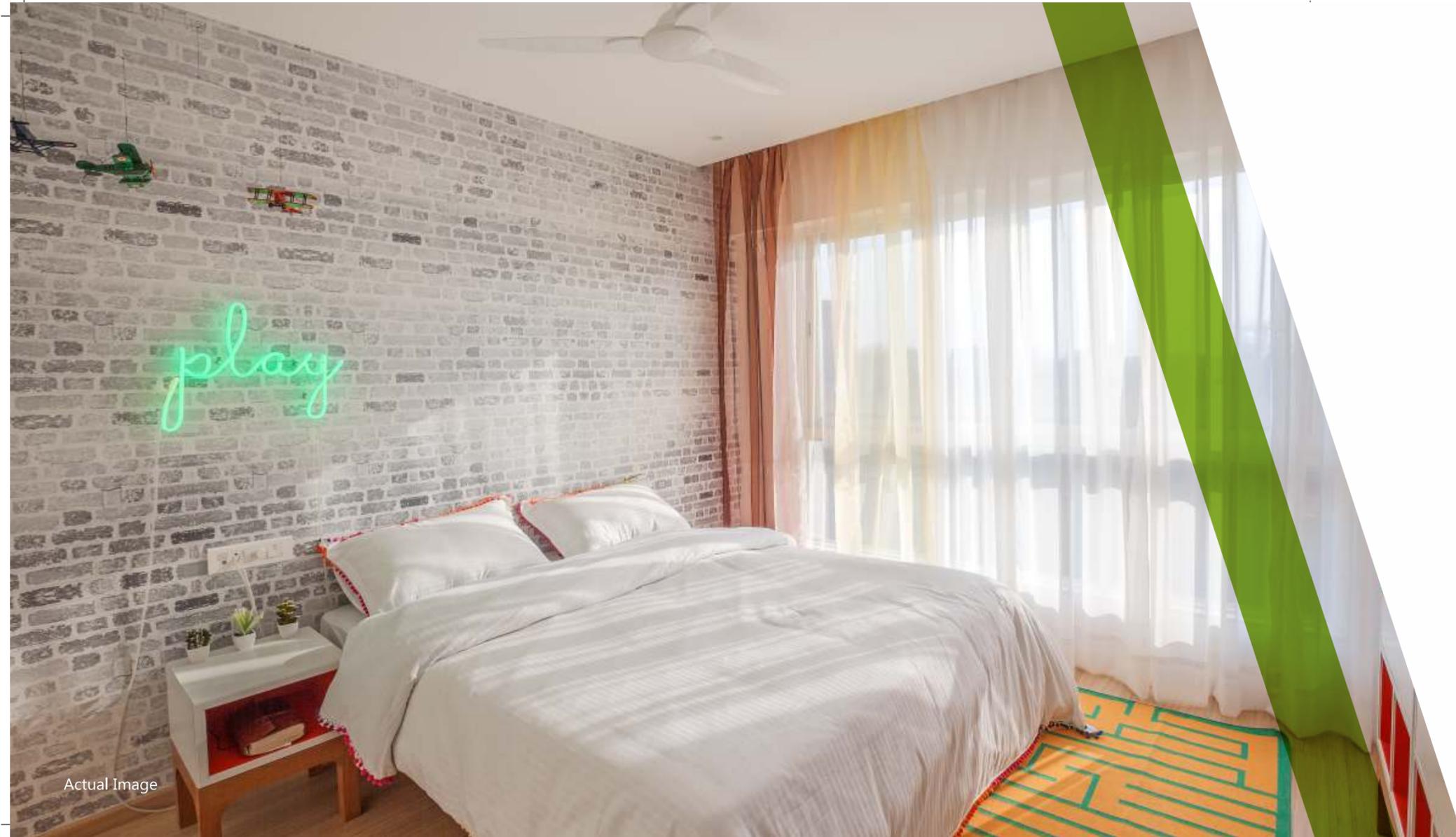
Celebrate every moment of life with technology

This luxury residence is full of liveliness and newness. Modular kitchen is a refreshing new idea for a gracious dining experience. The list of such ideas is pretty exhaustive here. Spacious kitchen and living room with designer bathrooms featuring excellent fixtures and fittings.

Home Automation

Introducing technology with luxury in 2BHK premium apartments featuring:

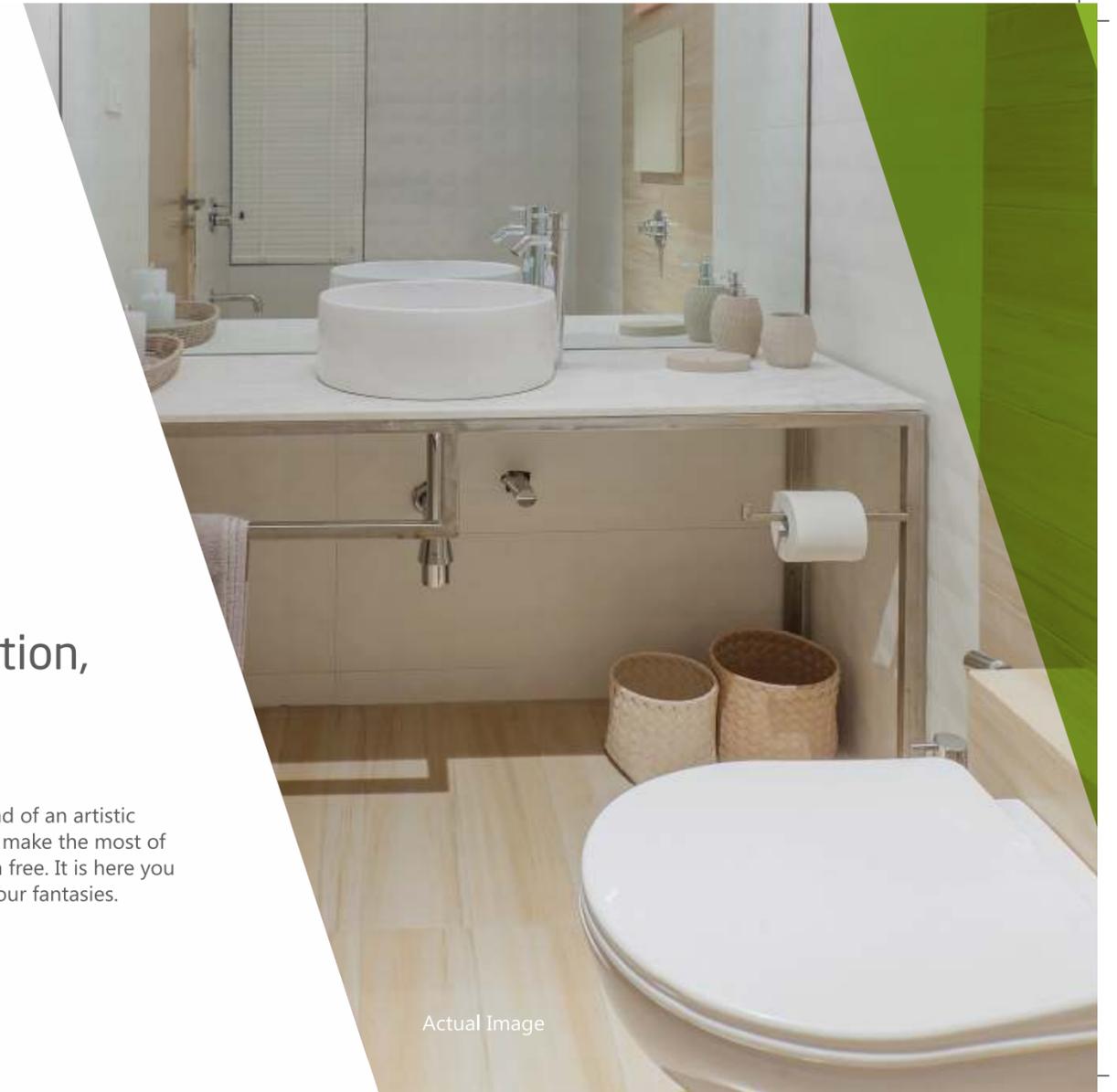
-  Video Door Phone
-  Video Door Camera
-  Digital Door Lock
-  Mood Lighting
-  Appliances Controlled: Ac & TV



Actual Image

Free your imagination, Fantasize

These suites come with a seamless blend of an artistic vision and a utilitarian point of view. To make the most of them, you need to set your imagination free. It is here you will enliven your dreams and unearth your fantasies.



Actual Image



Amenities

Landscaped Garden

Children's Play Area

Fitness Studio

Specifications



Common Amenities

- Exterior: Weatherproof exterior paint finish
- Flooring: Kota or Honey gold flooring in common areas, lift lobby, paving blocks or road (concrete or Tar) finish for parking area
- Lift: High quality, reputed company lifts
- Club: Club area with green zone
- Internal: OBD paint finish
- Meter: Individual electric meters
- Security: Camera system with watchman's cabin at entry



Living, Dining

- Walls: POP punning with regular paint finish (acrylic emulsion paint)
- Floor: Vitrified tiles
- Ceiling: POP punning with regular paint finish (acrylic emulsion paint)
- Doors: Flush doors with veneer finish and necessary hardware
- Windows/Glazing: Powder coated aluminium frames and glass as required.
- Electrical/Ac: Modular switches of a reputed brand/fan and light points provided and provision point for split ac



Bedroom

- Walls: POP punning with one high quality paint finish
- Floor: Laminate wooden flooring
- Ceiling: POP punning with high quality paint finish (acrylic emulsion paint)
- Windows/Glazing: Powder coated aluminium frames and glass as required
- Electrical/Ac: Branded modular switches/fan and light points provided and provision point for split ac



Kitchen

- Walls: Combination of glazed designer tiles between counters for dado and wet splash, regular paint finish for balance area
- Floor: Matt ceramic tiles or vitrified tiles
- Ceiling: Regular Paint finish
- Windows/Glazing: Powder coated aluminium frames and glass as required.
- Electrical/Ac: Branded modular switches/fan and light points provided and provision point for exhaust
- Fitting: Designer modular kitchen, no hob (burner) and no chimney provided



Balcony Terrace

- Walls: Exterior weather proof paint
- Floor: Anti-skid tiles
- Ceiling: Exterior weather proof paint
- Doors: Powder coated aluminium frames and glass as required.
- Windows: Powder coated aluminium frames and glass as required.
- Railing: Stainless steel railing with glass fitting Electricals1 x Ceiling or wall point



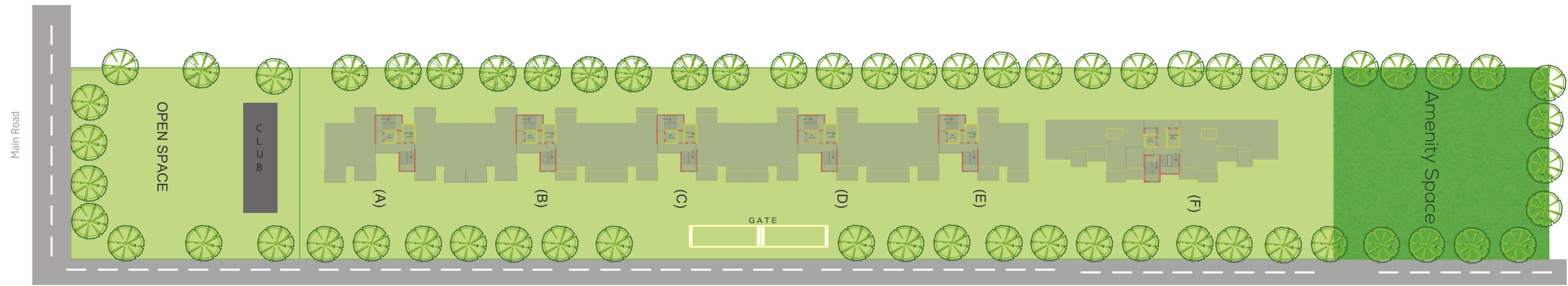
Bathroom

- Walls: Glazed or matte finish tiles
- Floor: Anti-skid tiles Ceiling OBD
- Doors: Flush door
- Windows/Glazing: Powder coated aluminium frames and glass as required.
- Electricals: Branded modular switches. Light point to be provided
- Others: Reputed brand of CP fittings.

Upgradable Option Extra Payment Applicable

- Flooring: designer tiles/marble in living room
- Windows/Glazing: Special film for blocking UV rays on all windows
- Kitchen: Kitchen durable goods, hob (burner) & chimney
- Outdoor Furniture: Garden furniture with landscaped terrace
- Bathroom: Glass shower cubicles and geyser

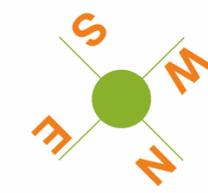
Florida River Bank - Plot Layout



Road To River



Florida River
Bank-
A, B, C, & D - 2BHK
Luxury Living



Our esteemed award winning brands



O Hotel

Changing the paradigm of hip and chic hotels in Pune city, O Hotel spells out the oracle of elite elegance in all its splendour. With a fresh array of scintillating features, its arresting appeal accentuates its enticing 5 star status.



Oxford Golf & Country club

This villa township with 11 small lakes surrounded by mountain ranges flaunts a typical horseshoe view. This plush creation is rated first in India and tenth in Asia.



Oxford Aviation

Presented by Oxford Enterprises Pvt. Ltd., Oxford Aviation is a prominent name in companies offering quality aviation services. Catering to a diverse clientele comprising VVIP's, State Governments, Tour operators, political parties, travel agents, Medical Evacuation, Aerial surveys etc., it offers excellent options for business as well as leisure.



The Ship

Situated in the plush locale of Kalyaninagar, this swanky restaurant has much more to it than its ritzy look. Enriched with scrumptious delicacies to suit the taste of its patrons from around the globe, its appeal is ever rising.



Margarita Deck

Like its name suggests, Margarita Deck has an irresistible, exotic appeal. Sure to prove a rejuvenating experience to all its connoisseurs, it offers to them an alluring assortment of authentic and delectable Mexican food.

COMPLETED PROJECTS

Oxford Hallmark
Koregaon Park

Florida Estate
Keshav Nagar, Mundhwa

Windsor Avenue
Wanawadi

1 Modibaug
Shivaji Nagar

10 KasturKunj
Shivaji Nagar

Oxford Village
Wanawadi

Kensington Court
Koregaon Park

Uttam Towers
Nagar Road

Oxford Avenue
Pirangute

6, Prabhat Road
Prabhat Road

1 Earth Living

GREEN PLAN

- Architectural design that ensures good ventilation & use of natural lighting
- Segregation of waste via vermiculture
- Renewable energy via solar heating systems
- Rainwater harvesting
- Use of energy efficient CFL fixtures
- Recycled water for landscaping
- Eco friendly building material
- Green landscaping



EUROPEAN STYLE ISLAND KITCHEN

The island Kitchen concept is a signature of our projects which come with a complete modular kitchen that enhances our open living concept, giving you a modern & Spacious home.

DESIGNER BATHROOMS

We see to it that our bathrooms reflect highest quality & standards using premium quality fittings along with well planned aesthetical design to bring you tranquillity.

MATERIAL & FINISH

We are determined to create an environment that is in harmony with their surroundings. We use natural construction material like fly ash bricks, exposed from finished concrete & other premium material to give quality finish along with a maintenance free building.

CUSTOMIZATION (upgrade option)

Our homeowners can customize their homes that match their taste & lifestyle. You can choose from a range of space layout options, styles, colours & themes. Our in house team of architects & consultants will guide & assist you during the process & can also provide information on cost & feasibility.

A futuristic prefecture

Location

Located on the lush green spaces of Mundhwa; a virgin area with close proximity to Koregaon Park. The Residences provide a lifestyle surrounding with greenery, fresh oxygen along the river walkways. This area is the least populated area having the cleanest of air and high oxygen levels.

Distances

Airport: 10 kms around a 15 minutes drive

Hospitality: Surrounded with 5 star hotels & some of the finest restaurants

Malls: Big malls offering lots of entertainment, multiplexes & shopping in the vicinity

Koregaon Park: At a distance of 5km - a short drive away

Schools & College: Some of the top schools & colleges at a distance of 5 km

Magarpatta & Eon IT Park: In close proximity

