

INTRODUCING



PROBHA

**oasis**

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**2 & 3 BHK Modern Apartments**

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THE BEST OF BOTH WORLDS

# WELCOME *to* PROBHA Oasis

Step into a world where tranquillity meets urban convenience. Welcome to PROBHA Oasis, a unique residential haven nestled amidst the vibrant energy of Sinhagad Road. Here, amidst the city's embrace, you'll discover a rare combination – spacious residences surrounded by lush greenery, offering a sanctuary of peace and serenity.

## A Masterpiece on Sinhagad Road!



### LUXURY

Where every corner speaks the language of elegance.



### NATURE

Wake up to the melody of nature every day.



### CONNECTIVITY

Stay close to everything that matters.





# Nature's EMBRANCE

Discover the unparalleled beauty of nature at PROBHA Oasis. With lush greenery and scenic views, every corner of this residential paradise is a testament to the serenity and tranquillity that nature provides.





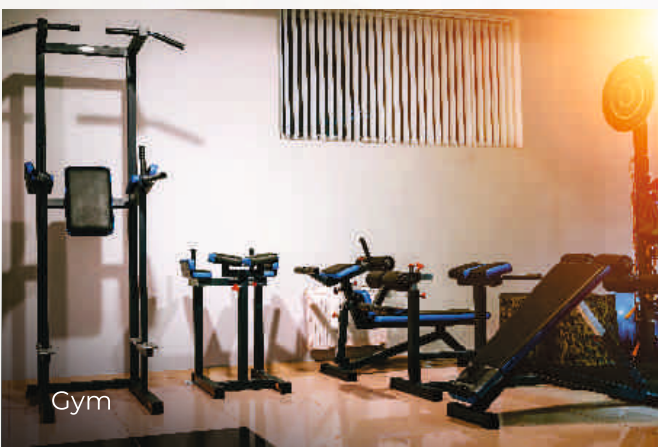
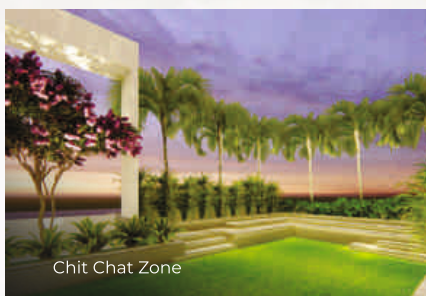
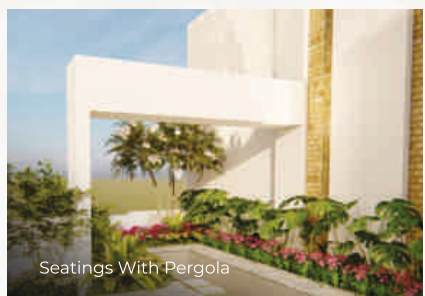
# MASTER *the art of* LIVING



Ever thought about what makes a house a home? It's the little things, the laughter-filled family dinners, the quiet moments of reflection, and the memories you create every single day. Here, you'll master the art of truly living. It's a place that gives you the room to grow, to celebrate, and to find joy in the everyday. Because life isn't just about living it's about loving the way you live



# Life Full Of AMENITIES



# Floor Plan



## CARPET AREA STATEMENT

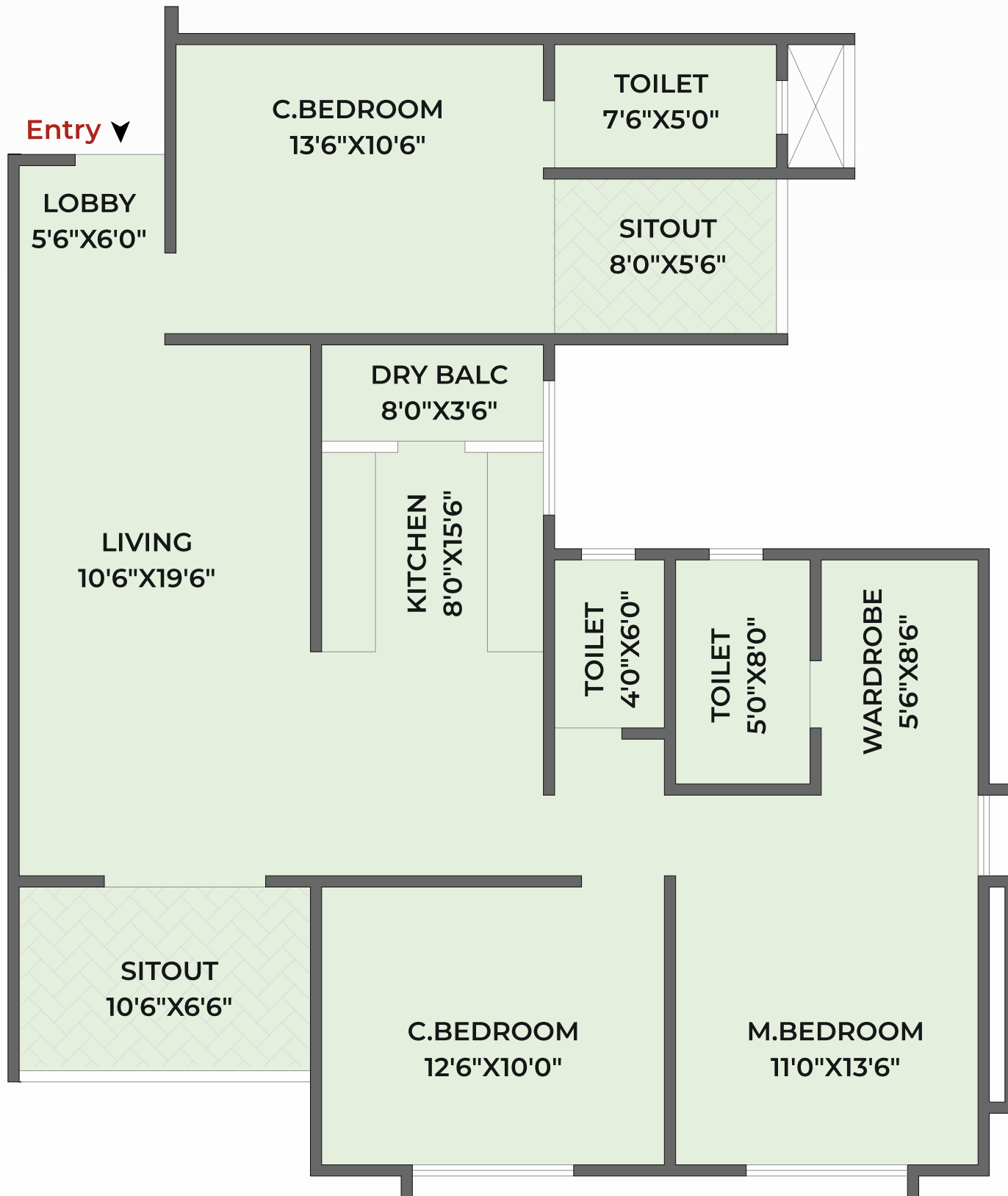
|   | FLAT TYPE | FLAT  | ENCL. BALC. | SITOUT | DRY BALC. | NET USABLE AREA |                |
|---|-----------|-------|-------------|--------|-----------|-----------------|----------------|
| 1 | A         | 82.91 | 14.30       | 13.08  | 2.60      | 112.89 SQ.M.    | 1215.15 SQ.FT. |
| 2 | B         | 80.25 | 14.10       | 11.69  | 2.60      | 108.44 SQ.M.    | 1167.25 SQ.FT. |
| 3 | C         | 73.13 | 16.87       | 11.30  | 2.60      | 103.90 SQ.M.    | 1118.38 SQ.FT. |
| 4 | 2BHK      | 64.14 | -----       | 11.18  | 2.10      | 77.42 SQ.M.     | 833.35 SQ.FT.  |

# 3 BHK



Flat Series 1

Carpet Area - 1167.25

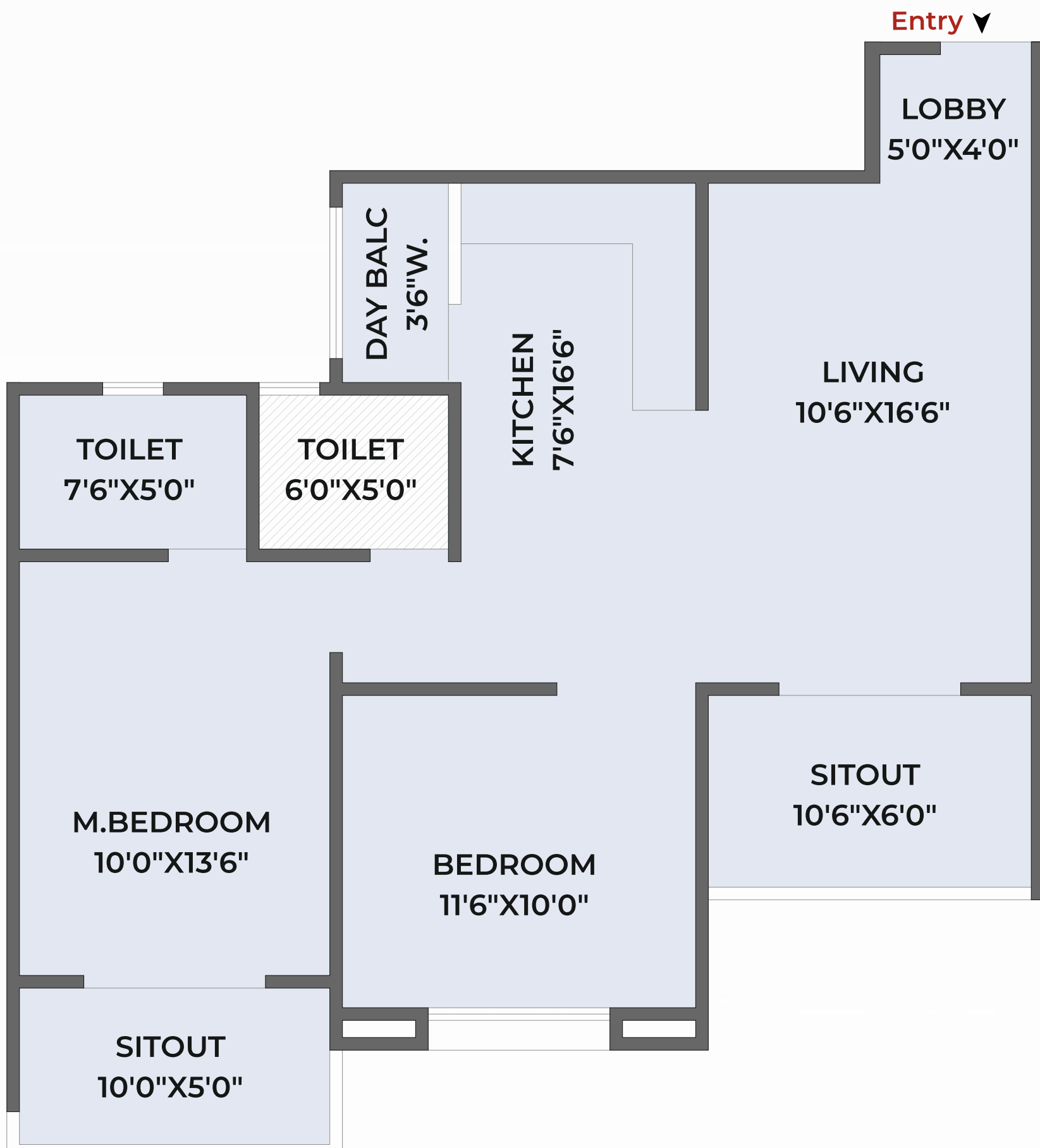


# 2 BHK



Flat Series 2 & 5

Carpet Area - 833.35



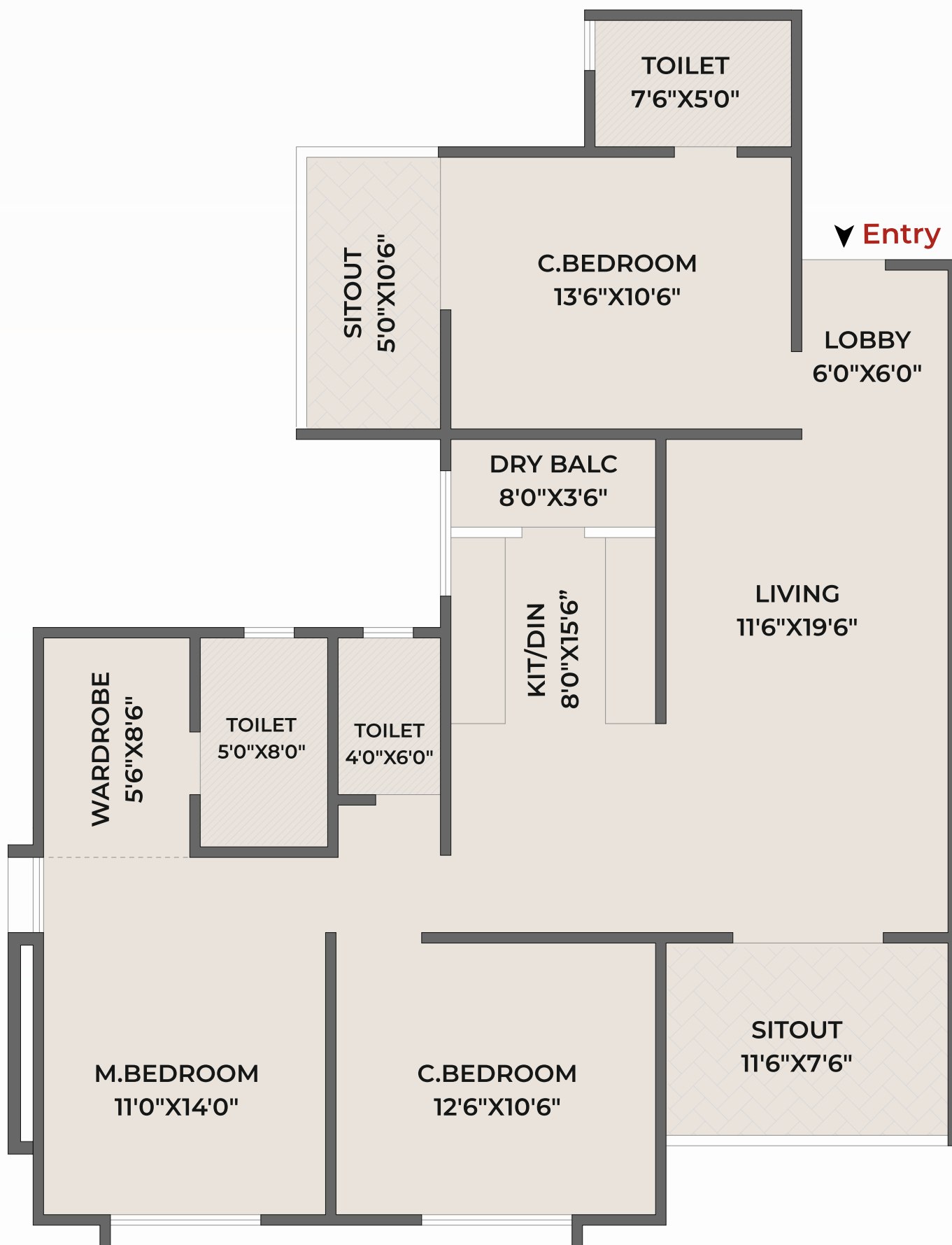
# 3 BHK



Flat Series 3 & 4  
Carpet Area - 1215.15

Indoor Games Area

View from Hallway



# 3 BHK

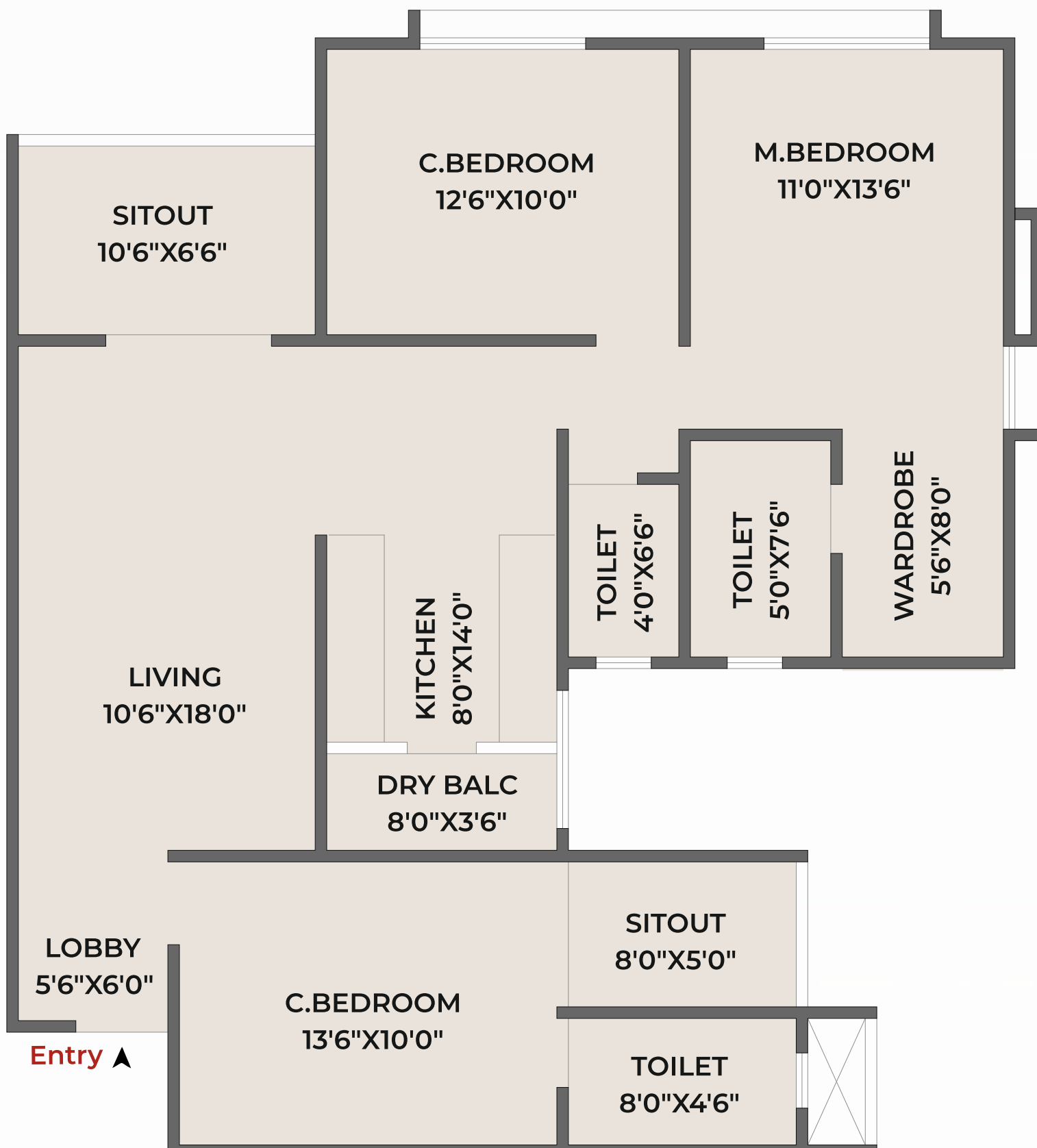


Flat Series 6

Carpet Area - 1118.38

Indoor Games Area

Indoor Games Area





# SPECIFICATIONS



## Plaster

- External Plaster: Double Coat Sand Faced Finish with waterproof fibres mix.
- Internal Plaster: Superfine POP Gypsum Plaster.



## Flooring

- 600 x 1200 mm Vitrified Tiles for Living Room and 600x 600 for other rooms with 4" skirting. (NITCO/Kajaria make)
- Glazed Designer Dado Tiles up to Ceiling Level in Bathroom and Toilets of size 600 x 1200 mm.
- Anti-Skid Mat Finish Tiles Flooring in Bathroom and Private Terraces.



## Electrification

- Concealed electrification with flame retardant wires of reputed make. (Polycab/Finolex)
- Ample light points and branded modular switches. (Anchor/Roma/Legrand)
- T.V. and telephone points in living and master bedroom.
- Provision for internet point.
- Provision for AC point in all Bedrooms.
- Branded MCB and Earth Leakage Circuit Breaker (ELCB) for apartments.



## RCC

- Earthquake Resistant RCC Framed Structure conforming to Relevant I S CODE.



## Windows

- Powder coated aluminium sliding windows.
- Granite window sill.
- Mosquito Net.
- Powder coated aluminium sliding doors for all terraces and balconies.



## Paint

- External Paint: Superior water-resistant Acrylic Paint (APEX Ultima).
- Internal Paint: Oil bound distemper of superior quality on Walls and Ceiling.



## Doors

- Attractive and designed main door with premium chrome plated brass fittings with good quality laminate.
- Internal doors in laminated door frames with designed laminated doors.
- Granite frames for washroom doors.



## Toilets

- Concealed internal plumbing.
- High-definition chrome plated plumbing fittings.
- Granite door frame and anti-skid flooring in toilets.
- Hot and cold mixer set with overhead shower.
- Provision of Solar Water System in one toilet.
- Provision of Exhaust fans in all toilets.



## Kitchen & Dry Balcony

- Artificial white Granite Kitchen Platform with separate service platform.
- Stainless Steel Sink of Niralee brand.
- Provision for Exhaust Fan and Water Purifier.
- Glazed Designer Dado Tiles up to Ceiling level.
- Washing Machine point with tap and outlet provision in Dry Balcony.
- Anti-skid/Vitrified tiles in Dry Balcony.



## Brickwork

- External walls: 5" Thick AAC Blocks.
- Internal walls: 5" Thick AAC Blocks.

Luxury You Can Touch  
**BRANDED. ELEGANT. EXCEPTIONAL**

# Location MAP



# Unparalleled CONNECTIVITY



## Restaurants / Food

Brahma Pure Veg - 5 min  
The Treat Multi Cuisine Restaurant - 5 min  
Goel Ganga Food Court - 2 min  
Poona Bakery - 5 min  
McDonald's - 5 min



## Connectivity

Mumbai - Pune Highway - 1 min  
Proposed Metro Station - 2 min  
Swargate Bus Stand - 25 min  
Katraj Chowk - 15 min  
Railway Station - 40 min



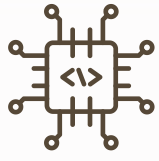
## Picnic Spot

Sinhgad Fort - 45 min  
Khadakwasla Dam - 30 min  
Swami Narayan Temple - 15 min  
Pu La Deshpande Garden - 5 min



## Hospitals

Morya Multispeciality Hospital - 5 min  
Pulse Hospital - 10 min  
Navale Hospital - 10 min  
Sahyadri Hospital - 10 min  
Mai Mangeshkar Hospital - 15 min  
Trimurti hospital - 5 min



## IT Hubs

Nanded City IT Hub - 15 min  
Hinjewadi IT Hub - 35 min



## Malls / Entertainmart

Funtime - 2 min  
Abhiruchi Mall - 5 min  
Deccan Pavilion - 10 min



## School / Colleges

Navale Medical College - 10 min  
MIT - 15 min  
Cummins College - 10 min  
Zeal College - 15 min  
Sinhgad Institute - 15 min  
Monsoon Play School - 2 min  
Versatile School & Junior College- 5 min  
P. Jog English Medium School - 5 min  
Helios International School - 5 min



## Daily Needs

Nanded City DMart - 15 min  
DMart Karve Nagar - 15 min  
Urban Bazar - 10 min  
Reliance Mart - 15 min



# 35 YEARS of Building Legacies

Achal Leela Khushboo  
Pimple Nilakh, Pune  
NO. OF FLATS : 110  
NO. OF SHOPS : 8



Dhaval Windscape  
Hadapsar, Pune  
NO. OF FLATS : 275  
NO. OF SHOPS : 12



Akshay Nagar Phase I  
Pimple Nilakh, Pune  
NO. OF FLATS : 112



Akshay Nagar Phase II  
Pimple Nilakh, Pune  
NO. OF FLATS : 58  
NO. OF ROW HOUSES : 12  
NO. OF SHOPS : 8



Soham Olivia  
Balewadi, Pune



Akshay Park  
Thergaon, Pune  
NO. OF FLATS : 175  
NO. OF ROW HOUSES : 16



Soham Riveria  
Sinhgad Road, Pune  
NO. OF FLATS : 60  
NO. OF SHOPS : 8



Akshay Nagar Phase III  
Pimple Nilakh, Pune  
NO. OF FLATS : 42



Akshay Center  
Chinchwad, Pune



Soham Madhurya  
Wakad, Pune

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