

Sector 70, Noida







A Complete world in itself  $\dots$ 









Pan Oasis, coming up in Sector-70, Noida, offers an exclusive lifestyle, knitted with the fabric of caring and sharing, the joy of good life and has an excellent locational advantage.

With provision for education & recreational facilities like schools, play zones, multiplexes-cum-shopping malls, hospital and places of worship, Pan Oasis offers a perfect global setting.

All set to become a heaven for the people with taste & style, the apartments are ultimate in opulence. The superstructures endearingly extend a heart warming welcome to a modern lifestyle glittering with plush pleasures.

Surrounded by leading corporates, multi-nationals and business centers, the location promotes the concept of "walk to work". It is your lifetime opportunity to move up in life, into the world your dream of.



Sector 70, Noida

Over the Past 25 years, Noida has emerged as a planned, integrated, Modern Industrial City that is well connected to Delhi through a network of roads, national highways, hi tech DND flyover and Metro rail. Noida is one of the largest planned industrial township of Asia, and it symbolizes harmony between human habitation and industrial enterprise in India.

### Locational advantages :

- Situated on 75 Mtrs. wide road
- 3 Side open Corner Plot
- Surrounded, on one side by 40 Mtrs. & other side by 20 Mtrs. wide lush green belts
- Just 500 Mtrs. from Famous SAI Temple & Within 2 Kms. from Metro



# Community living in a true global sense

Pan Oasis offers you several discerning features that will elevate your standard of living. Pan Oasis has been planned as a self sufficient, residential township where world class amenities connect with you. Some of the best global practices have been maintained.



### Clubhouse facilities include:

- Sauna Steam bath Large size pools
- Changing rooms Gymnasium
- · Squash court · Multi purpose hall



### Common facilities include:

- Swimming pool Kid's pool
- Jacuzzi / Bubble seating
- Tennis Courts Landscaped Gardens
- Cycling / Jogging track
- BBQ pits and pavilions

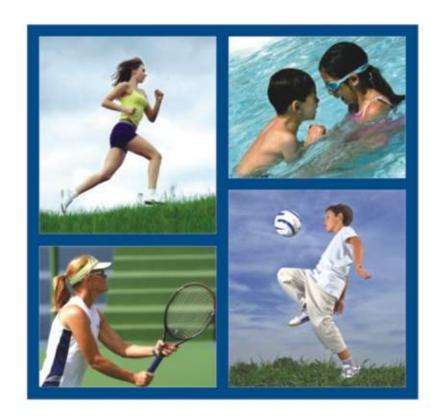


### Commercial space includes:

- Supermarket Food court
- Restaurants Cafe
- Medical centre Retail
- . Space available for ATM / Bank



## Site Plan



- 1. Entrance
- 2. Main drop-off
- 3. Club House
- 4. Pool
- 5. Kid's pool

- 6. Water jets
- 7. Barbeque area
- 8. Party lawn
- 9. Retails
- 100.1110.000
- 10. Gym

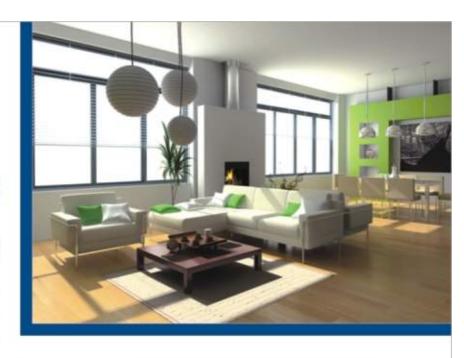
- 11. Play ground
- 12. Jogging track
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- 13. Exercise area
- 14. Tennis court
- 15. Service apartment



# Specifications

LIVING / DINING ROOM	
Floors	Exclusive quality vitrified tiles (2'x 2')
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish
Entrance Door	Teakwood finish decorative flush doors
MASTER BEDROOM	
Floors	Laminated wooden finish floors
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish
BEDROOMS	
Floors	Vitrified Tiles (2' x 2')
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish

BATHROOM (Master	r Bedroom)	
Floors	Anti skid ceramic tiles	
Windows	Aluminium louvered shutters	
Fixtures and Fittings	World class chrome finish fittings and mixe	
Sanitary ware	Bathtub (Optional), World class chinaware Granite vanity counter	
Walls	Designer Ceramic tile with Border upto 7 ft	
Internal doors	Flush door shutters with hardwood frame	
Ceiling	With POP cornice	
BATHROOM (Other	Bedrooms)	
Floors	Anti skid ceramic tiles	
Windows	Aluminium louvered shutters	
Fixtures and Fittings	World class chrome finish fittings and mixe	
Sanitary ware	World class chinaware, Marble vanity counter	
Walls	Designer ceramic tile with border upto 7 ft	
Internal doors	Flush door shutters with hardwood frames	
Ceiling	With POP cornice	
KITCHEN		
Floors	Anti skid vitrified tiles	
Windows	Powder coated/Anodised aluminium	
Fixture and Fittings	Modular Kitchen, Granite Counter, World class chrome finish fittings, RO water purific	
Walls	Designer ceramic tile dado upto 2' above counter	
Internal Doors	Flush door shutters with hardwood frames	
Other Utilities	SS single sink with drainboard.	



BALCONY AREAS	A
Floors	Anti skid ceramic tiles
Walls	Tex-Matt or Apex equivalent
Ceiling	With POP cornice
LIFT LOBBY / COF	RRIDORS
Floors	Decorative pattern floors in combination with Marble/Granite tiles
Walls / Dado	Decorative tile cladding upto 3' and textured paint above
Ceiling	Designer POP cornices
MAIN ENTRANCE	LOBBY
Floors	Decorative pattern floors in combination with Marble/Granite tiles
Walls / Dado	Decorative tile cladding upto 3' with border and textured paint above
Ceiling	Designer POP Cornices

Combination of Tex-Matt, Texture and Permanent Finish

## About PAN Realtors

### PAN Realtors Pvt. Ltd.

PAN Realtors Pvt. Ltd. was formed when three established, experienced and highly reputed firms collaborated to form a unique entity. Patel Engineering, the Amrapali Group and the Nirala Group came together with a vision and common objective to cater to the needs of the discerning home owner.





Neotown-Bangalore Sout



Neotown, Tech-Icon - Bangalore Sout



Patel Estate - Mumbai



Patel Engineering Ltd. at the forefront of mega infrastructure and construction projects for over 6 decades, engaging in domestic projects as well as several overseas assignments. With an unparalleled experience spanning over 350 projects including the construction of dams, bridges, highways, buildings and stadiums, the company has been integral in shaping India's tomorrow.

With a consolidated global turnover of over 2500 crores, it has now forayed into Residential Developments, Integrated Townships and Commercial Spaces, with Patel Realty India Ltd. (PRIL), and is currently developing projects in major metro cities all over India.



Amrapali Platinu



Amrapali Sapphin



Amrapali Corporate Hub, Manesar



### Developing India

When it comes to realty, the Amrapali Group has established it's credential as a key player in residential and non-residential space. The Group has successfully delivered several residential and commercial projects and currently has over 24 ongoing projects spanning residential, commercial and IT spaces, apart from star category hotels, shopping malls and multiplexes. Amrapali is already a nationally recognized brand which delivers on its commitment and is dedicated to fulfilling the aspirations of the home buyer.

The Group has also forayed into health care services and technical education, by way of establishing a state-of-the-art nursing home and an AICTE accredited engineering college.



Amrapal Eden Park - Sector-50, Noida



Nirala Eden Park Phase-I, Indirapuram



Nirala Eden Park Phase-II, Indirapuram



The Nirala Group has successfully developed residential projects in and around the NCR. The Group's expertise in Real Estate, especially in the NCR region, developing projects keeping local sensibilities in mind before executing development is it's key strength.

The forte of the promoters is their vast experience in construction, real estate and infrastructure. This underlines their strong commitment to the project and ensures that PAN Oasis would be the most sought after address in Noida.

# Location Map





Sector 70, Noida



Sector 70, Noida













### PAN Realtors Pvt. Ltd.

(A Patel, Amrapali, Nirala Venture)

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Consultants -



URBAN DESIGN AND MASTER PLANNING Singapore



