



99/2021



OCEANARIA

PALANGARAI, AVINASHI



KAIRA PROPERTIES
EMPOWERING DESIGN



NESTILA
BUILDERS & DEVELOPERS
New Vision. Noble Construction.



Developer:



Architect:

Reshmy Easwaran, B.Arch., M.Arch
 RIBA Part II Architectural assistant (UK)
 COA registered Architect (India)

COA REG.NO: CA/2019/114915

COMMUNITY LIFE

The community living assures you & your family a secure and comfortable life at 'Oceanaria'.





SITE NO	SQ.FT	CENT	SQ.M
1	1754.219	4.03	163.03
2	1852.813	4.25	172.19
3	2176.844	5	202.31
4	1350	3.1	125.46
5	1337.5	3.07	124.3
6	1650	3.79	153.35
7	1567.5	3.6	145.68
8	1428.75	3.28	132.78
9	1350	3.1	125.46
10	1337.5	3.07	124.3
11	1350	3.1	125.46
12	1337.5	3.07	124.3
13	1575	3.62	146.38
14	1566.125	3.6	145.55
15	1443.75	3.31	134.18
16	1417.5	3.25	131.74
17	1391.25	3.19	129.3
18	1552.5	3.56	144.28
19	1582.453	3.63	147.07
20	1350	3.1	125.46
21	1337.5	3.07	124.3
22	1350	3.1	125.46
23	1337.5	3.07	124.3
24	1350	3.1	125.46
25	1218.094	2.8	113.21
26	948.4688	2.18	88.148
27	847.9688	1.95	78.808
28	1162	2.67	107.99
29	2086.875	4.79	193.95
30	1350	3.1	125.46
31	1337.5	3.07	124.3
32	1350	3.1	125.46
33	1350	3.1	125.46
34	1950	4.48	181.23
35	2274.422	5.22	211.38
36	3530.46	8.1	328.11
37	867	1.99	80.576
38	1083.75	2.49	100.72
39	1092	2.51	101.49
40	1075	2.47	99.907
41	1351.875	3.1	125.64
42	1113.75	2.56	103.51
43	1125	2.58	104.55
44	1136.25	2.61	105.6
45	1143.75	2.63	106.3
46	1155	2.65	107.34



NEIGHBORHOOD

*Alone, we can do so **little**.... **Together**, We can do so **much**. - Helen Keller*

STAY CONNECTED

Oceanaria offers you excellent connectivity to necessities and situated very **near to 'New Tiruppur'**.



5 min walk to nearest bus stop



2 min car ride to nearest bus stop

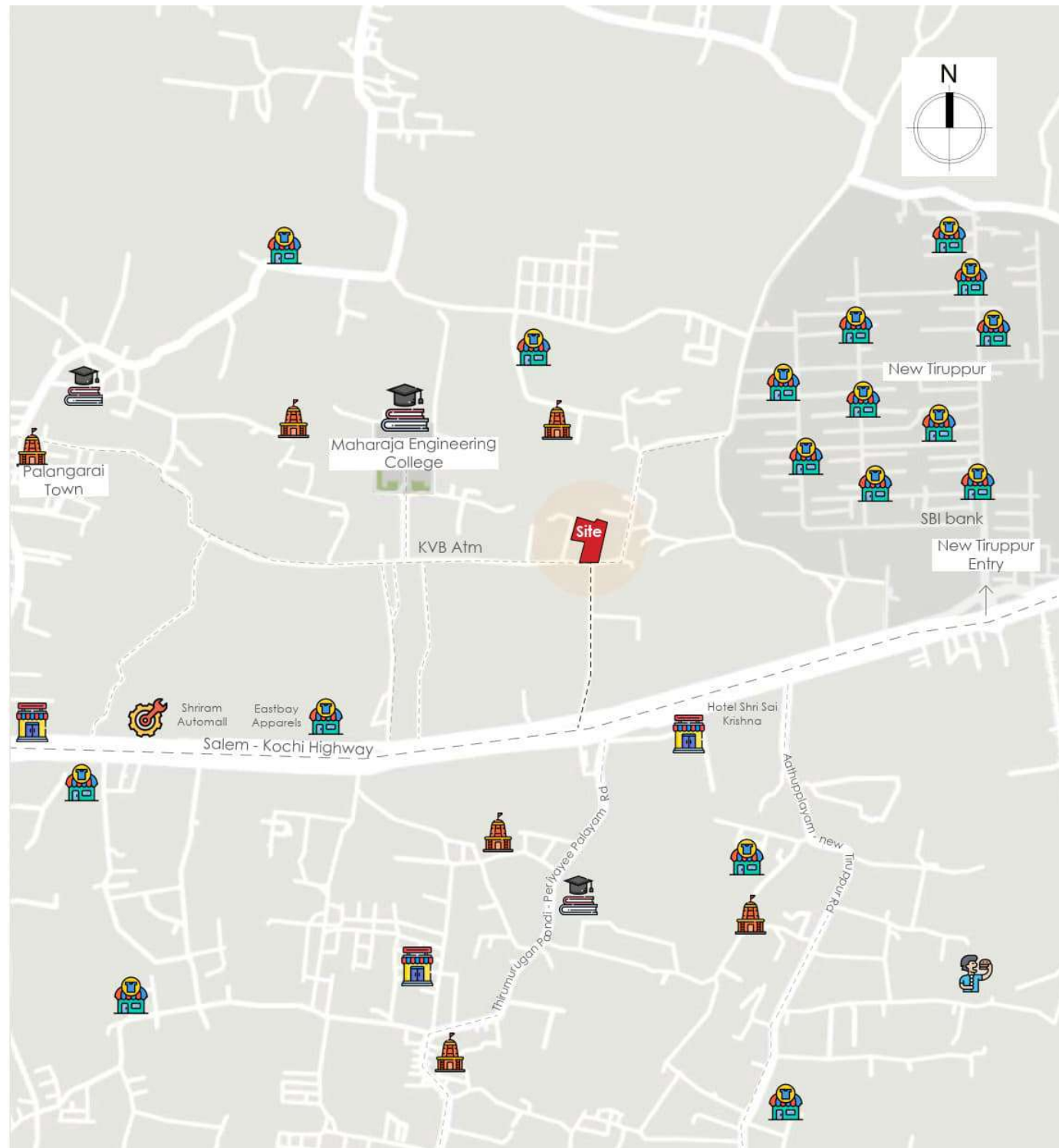


3 min bike ride to nearest bus stop

Legends

- Proposed site
- School
- Religious place
- Eatery
- Grocery
- Clothing store
- Hardware store

Location: Oceanaria,
Salem - Kochi road, Velur pirivu,
Palangarai, Avinashi – 641654



PRODUCT DETAILS

Home is where you feel at home..

TYOLOGY	SQ.FT
1 BHK	700 - 900
2 BHK	1125 - 1250

STARTING FROM **35 Lakhs/-**

THERE IS NO PLACE LIKE HOME

Presenting OCEANARIA,
'The City of the sea god'





Freedom -
Choose your own style



KEY FEATURES

Introducing **luxury facilities at affordable rates** in Oceania and sustainable vastu planned villas.



Vastu compliant



Passive cooling



ISI materials



Affordable pricing



Bank loans



Tar road facility



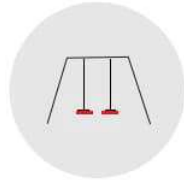
Solar Street lights



Green spot



Free lemon sapling



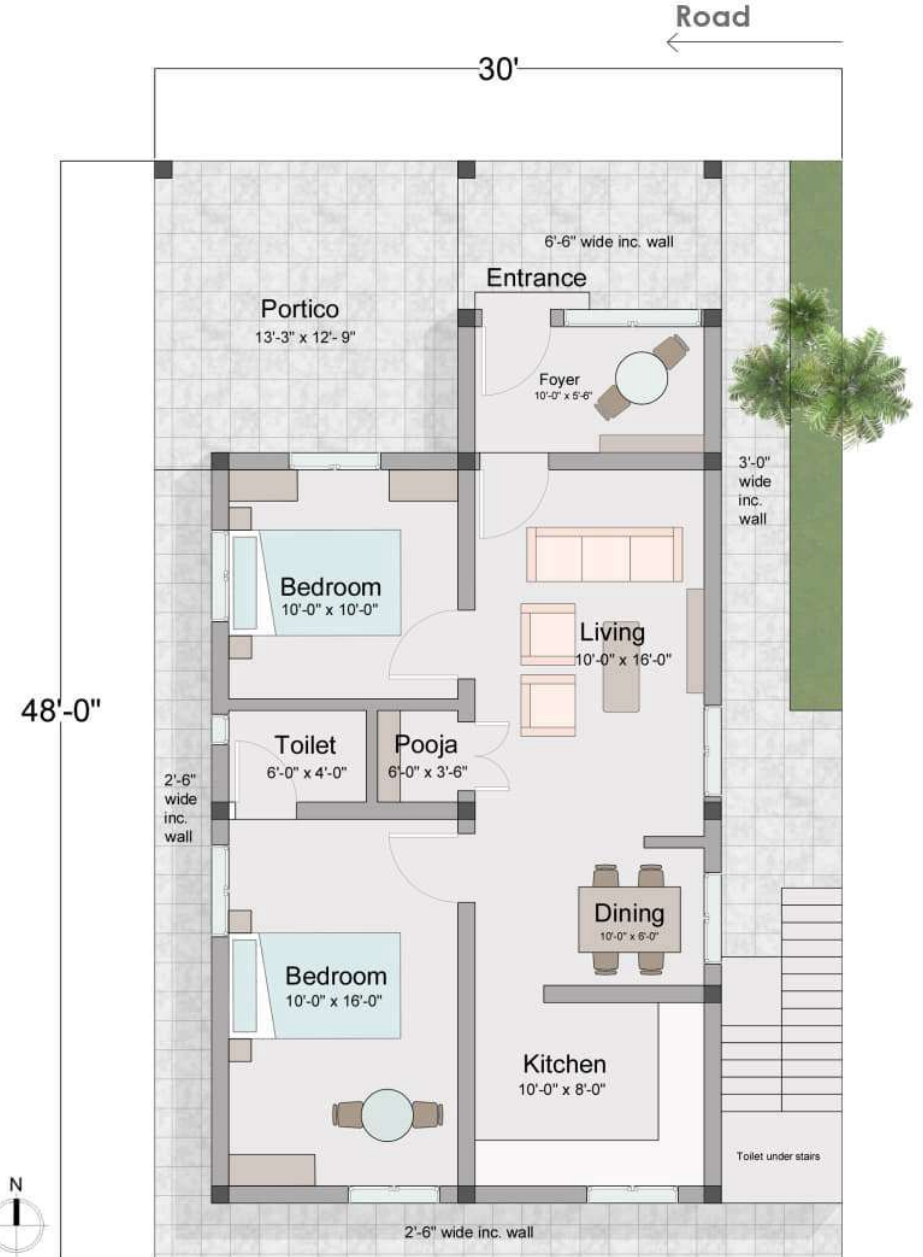
Playground



Compost



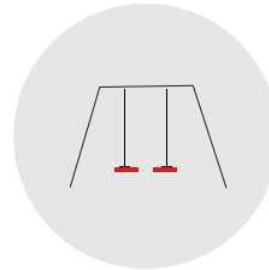
Healthier lifestyle





PLAYGROUND

Oceanaria provides with a adequate playground facilities and a small temple, to have a joint community space for both young and senior citizens.





A well-planned community

TAKE A DEEP BREATH AND JUST ENJOY YOUR LIFE

Oceanaria provides a perfect place for both young and senior citizens to have a relaxed evening walk or to play around in the park.



LIFE IS ALL ABOUT BALANCE



AUSPICIOUS LEMON

Lemon plant is considered very sacred bring wealths to the villa owners.

Every villa owner is gifted with a **lemon sapling to plant** for their plot at the beginning of the construction.



GREEN SPOT

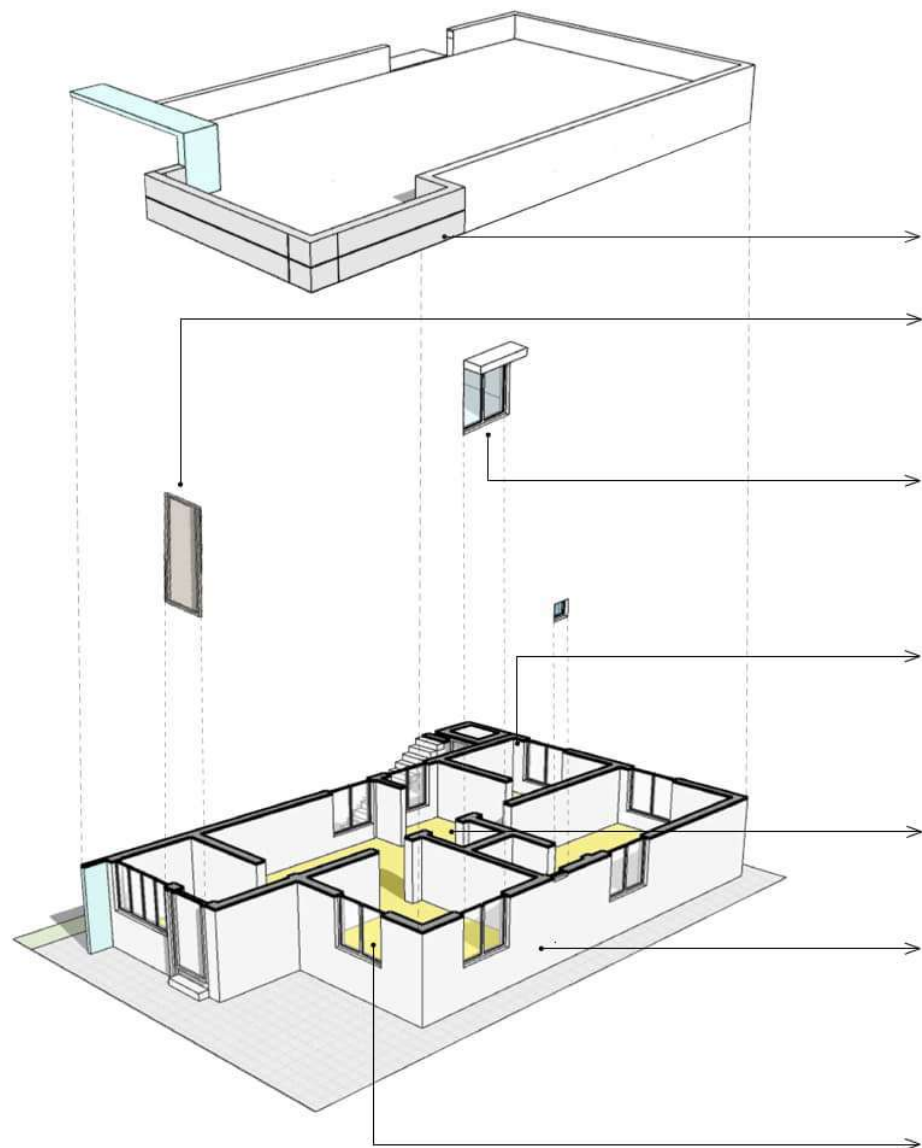
The world is moving towards a healthier lifestyle and safer food options. The Greenfield villas allocates a little bit of area to grow your own food as part of “**Grow Your Own**” strategy.



SOLAR STREET LIGHTS

The solar street lights installed in Greenfield aqua avenues are not only environment friendly but also reduces electricity expenses. **Go easy on pockets!**





SPECIFICATION

STRUCTURE

RCC FRAMED STRUCTURE designed for G+2

ELECTRICAL FITTINGS

Cables and wires: Leading good quality brand
ELCP, MCB, DB, switch sockets:

Leading good quality brand

Wiring provision for domestic UPS

Provision for AC and DTH

DOORS

MAIN DOOR: 7' height seasoned wooden teak door

BEDROOM DOORS: 7' height moulded skin doors

BATHROOM DOORS: 7' height PVC doors

WINDOWS

Windows: UPVC windows with glass & Ms safety grill

Ventilators: UPVC frames with louvered glass & Ms safety grill

KITCHEN

Polished granite counter top

4' wall tiles and ss sink with faucet

Provision for exhaust fan and RO

BATHROOMS

Wall tiles for 7'

SANITARY FITTING: Leading good quality brand

Concealed CPVC pipelines

UPVC for plumbing lines

Provision for heater

WALL AND CEILING FINISHES

INTERIOR: 2 coat putty, 1 coat primer, 1 coat emulsion

EXTERIOR: FRONT FACE -

1 coat putty, 1 coat white wash, 1 coat primer,

1 coat emulsion

SIDE & BACK FACE -

1 coat white wash, 1 coat primer

FLOORING

Vitrified tiles

BOOK NOW 93616 99909

OCEANARIA

PALANGARAI, AVINASHI

- ☎ **93616 99909** - P . Chandramohan
- ☎ **78454 55508** - M . Praveen Kumar
- ☎ **87787 33631** - I . Sulthan Yasin
- ✉ **Email: Infonestilatrp@gmail.com**

Site Location:

Oceanria, Salem - Kochi road, Velur pirivu, Palangarai,
Avinashi – 641654

Presented by:



Disclaimer: This is not an offer, invitation to offer and/or commitment of any nature. The Tie-ups, layout, plans, specifications and other details herein are only indicative and are subject to change without notice. The artist's impressions are for illustrative purpose. T&C apply.

