

**M2K**

adani | Realty



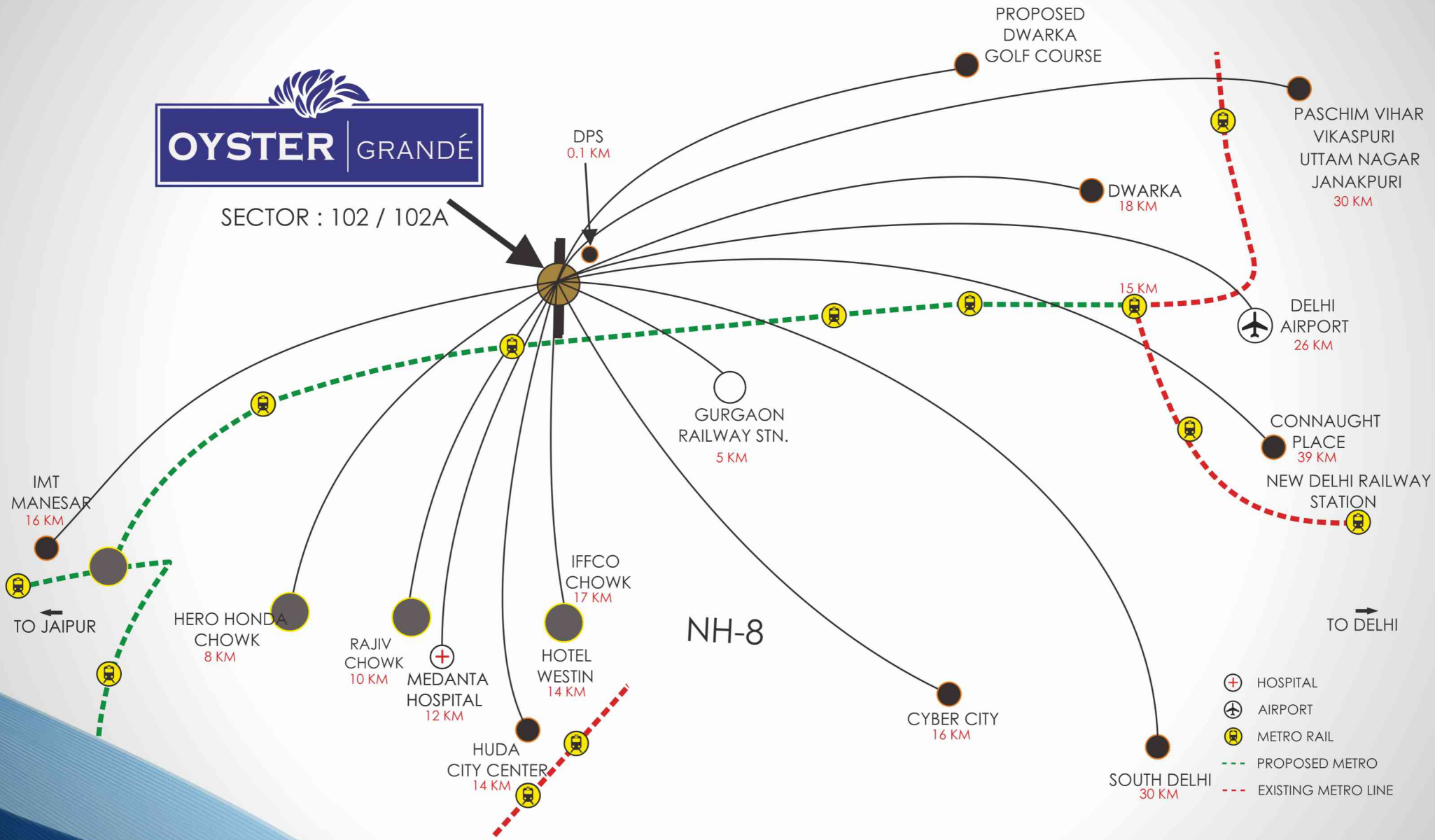
**OYSTER** | GRANDÉ

Call: +918586866824

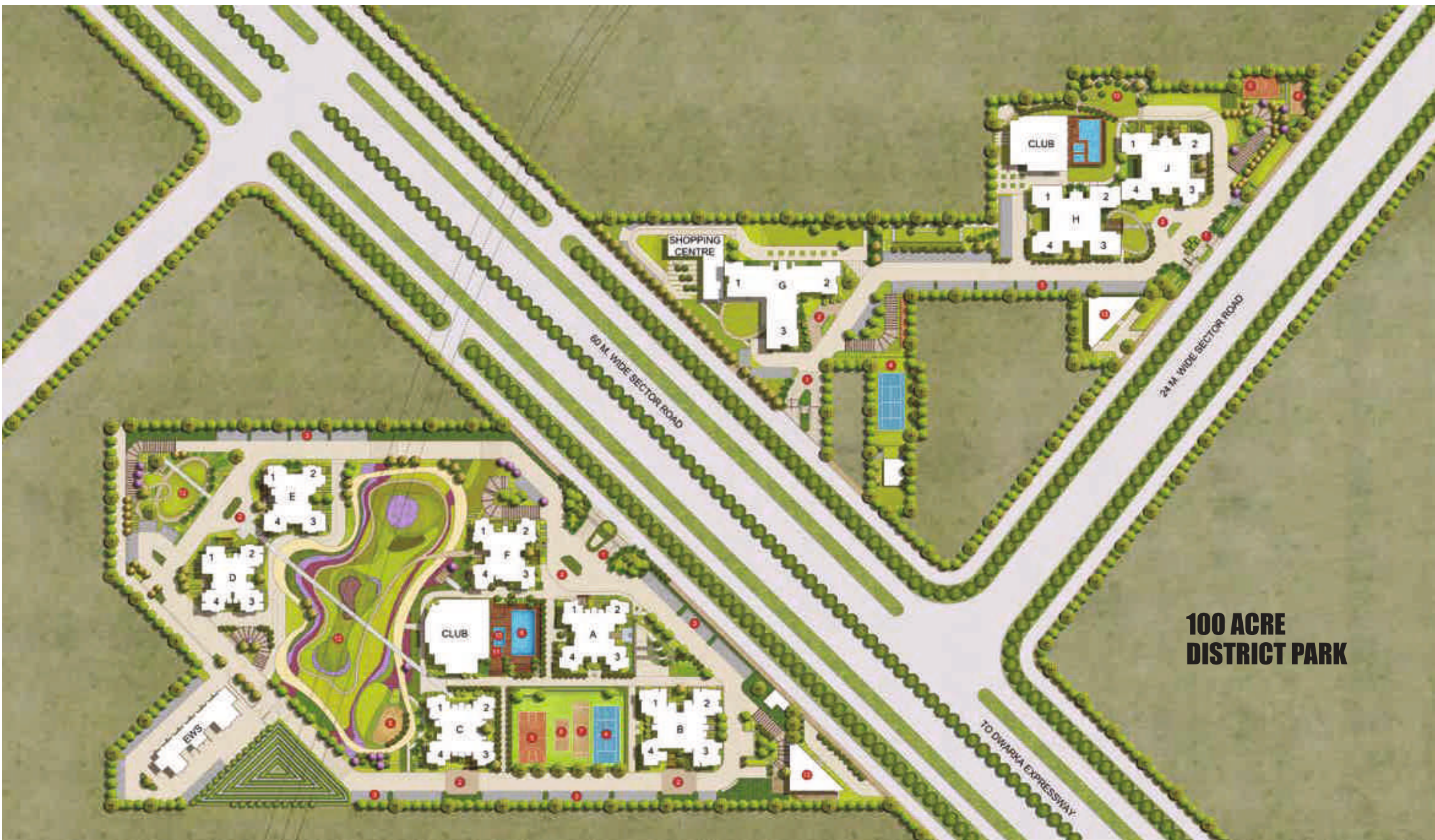


# OYSTER GRANDÉ

SECTOR : 102 / 102A



"MAP NOT TO SCALE"



**100 ACRE  
DISTRICT PARK**

# SITE LAYOUT

## LEGENDS

- |                  |                    |                     |
|------------------|--------------------|---------------------|
| 1 ENTRANCE COURT | 5 BASKETBALL COURT | 9 LAP POOL          |
| 2 DROP OFF AREA  | 6 BADMINTON COURT  | 1 KIDS POOL         |
| 3 PARKING        | 7 CRICKET PITCH    | 11 ACUI             |
| 4 TENNIS COURT   | 8 KIDS' PLAY AREA  | 12 SCULPTURE GARDEN |
|                  |                    | 13 NURSERY SCHOOL   |

# PROJECT DETAILS

## UNIT

3 BHK

3 BHK + Servant Room

3 BHK + Study + Servant Room

3 BHK + Powder Room + Servant Room

4 BHK + Powder Room + Servant Room

4 BHK + Family Lounge + Powder Room  
+ Servant Room

4 BHK Penthouse

5 BHK Penthouse

## TOWER

D & E (G+21 Floors)

A, C & F (G+21 Floors)

B(G+21 Floors)

J (G+23 Floors)

H & J (G+23 Floors)

G (G+12/G+24 Floors)

J\*)ORRUV

G, H & J

## SALEABLE AREA

1689 sq.ft. & 1699 sq.ft

1889 sq.ft. & 1898 sq.ft.

2579 sq. ft. & 2598 sq.ft.

2550 sq.ft.

3188 sq.ft. & 3198 sq.ft.

4548 sq.ft.

4750 sq.ft.

5790 sq.ft. VTIW

DQG7283 sq.ft.

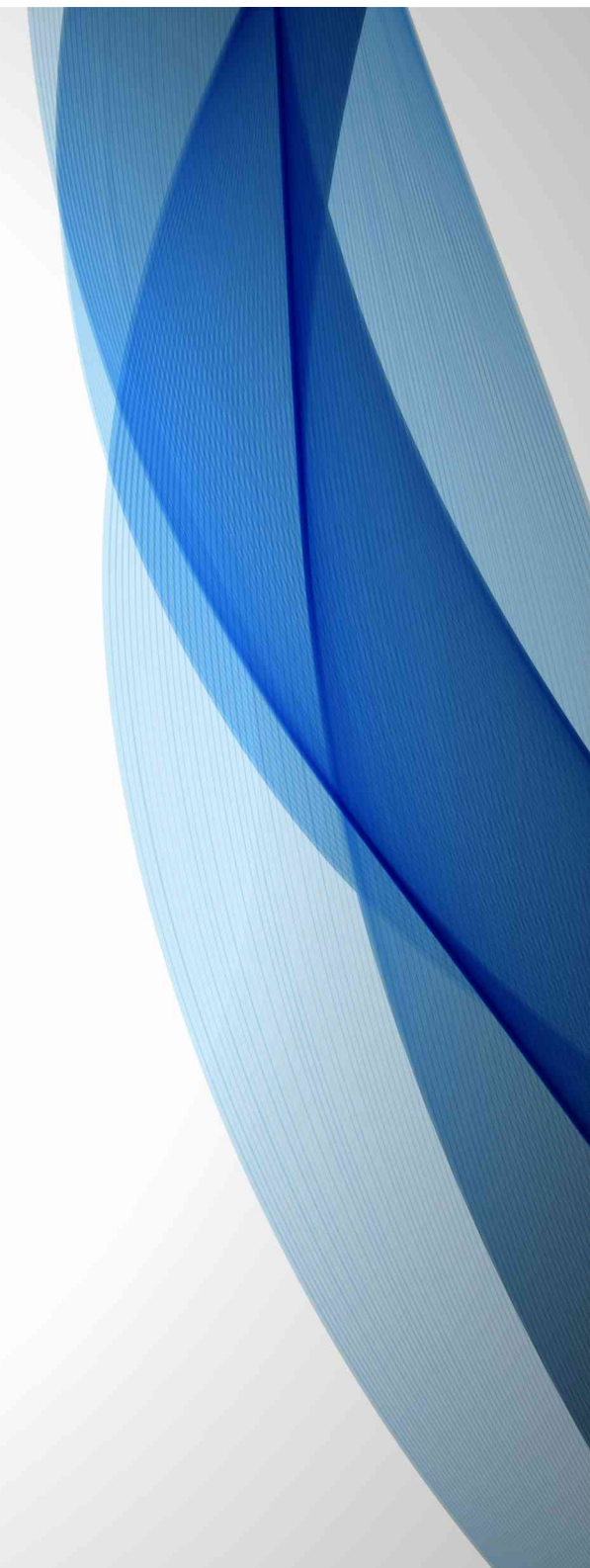
# SPECIFICATIONS

Areas	Flooring	Walls	Ceiling
Living / dining / lounge	Vitrified tiles (800 x 800)	Pop punning with acrylic Emulsion paint	Pop punning with obd
Master bedroom	Laminated wooden flooring (Ac 4 grade)	Pop punning with acrylic Emulsion paint	Pop punning with obd
Other bedroom	Vitrified tiles (600 x 600)	Pop punning with acrylic Emulsion paint	Pop punning with obd
Kitchen	Vitrified / ceramic tiles	Designer tiles upto 2ft Above counter & acrylic emulsion paint	Pop punning with obd
Balconies / terraces	Anti-skid ceramic tiles	Weather proof paint	Weather proof paint
Master toilet	Anti-skid tiles	Designer ceramic tiles Upto ceiling	Pop punning with obd
Other toilet	Anti-skid tiles	Designer ceramic tiles Upto ceiling	Pop punning with obd
Servant room / utility room / Servant toilet	Vitrified / ceramic tiles	Ceramic tiles (only in toilets) otherwise pop punning with Acrylic emulsion paint	Pop punning with obd
Ground / stilt lift lobby	Imported / composite marble	Imported / composite marble	Pop false ceiling with Acrylic emulsion paint
Typical floor / basement lift lobby	Granite / marble / vitrified tiles	Combination of granite / marble / vitrified tiles with acrylic emulsion / texture paint	Pop punning with obd

Description	Brand
Tiles	Kajaria / somany
Laminated flooring	Egger
Modular switches	Legrand
Spilt ac	Daikin
Elevator	Toshiba
Modular kitchen	Dynasty
Cp fittings	Jaguar
Chinaware	Hindware
Vdp	Alba urmet
Exhaust fan (kitchens & toilets)	Usha
upvc door window	Polywood

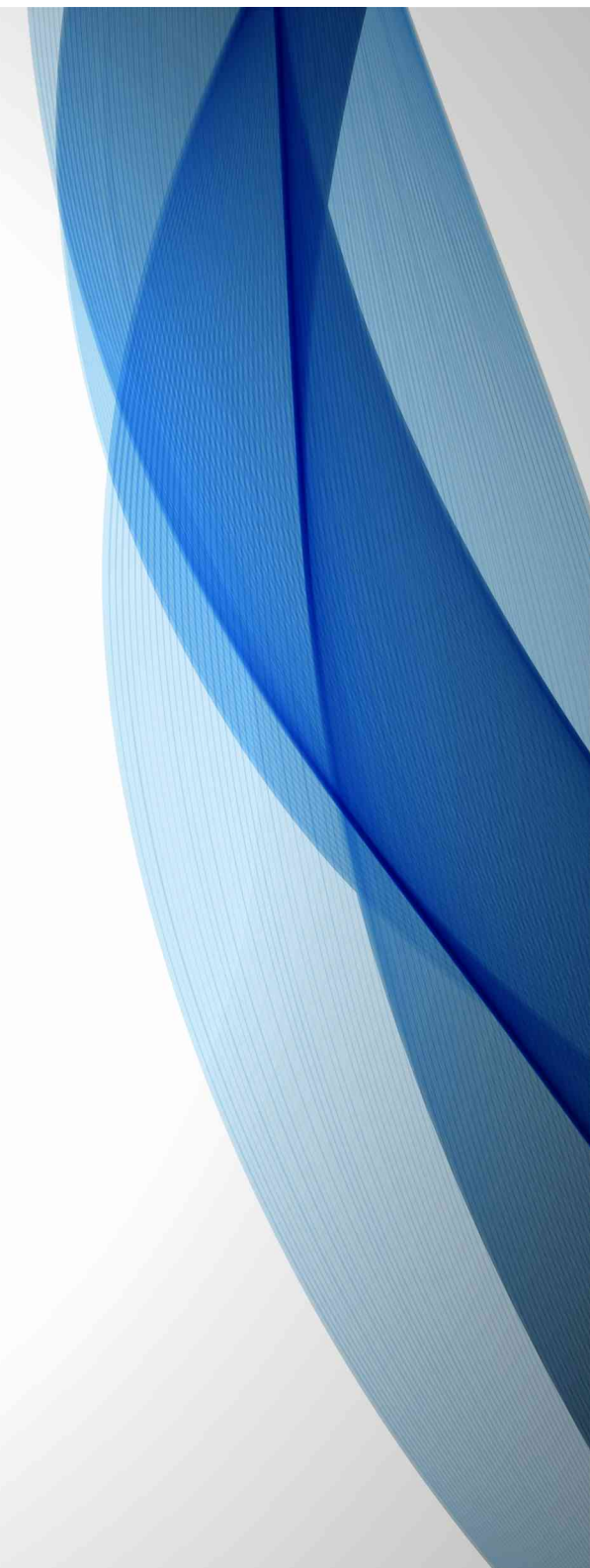
Outdoor Facility	Kids' play area, sports court (Lawn tennis, badminton court, box cricket, basketball court), Indoor sport - table tennis
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Club	Swimming pool, kids' pool, jacuzzi, café cum lounge, multipurpose hall, gymnasium, pool room, kids' room, saloon, terrace party area, spa & crèche
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# SPECIFICATIONS

Doors	Window / glazing	Others	Electricals
Main door: hardwood door frames with laminated flush door solid wood panelled door & stainless steel hardware fittings other doors: hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings	Anodized Aluminium / upvc windows	Split Air conditioner	Modular switches / sockets, telephone, cable tv & internet socket
Hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings	Anodized aluminium /upvc windows	Split Air conditioner	Modular switches / sockets, telephone, cable tv & internet socket
	Anodized aluminium /upvc windows	Split Air conditioner	Modular switches / sockets, telephone, cable tv & internet socket
	Anodized aluminium / upvc windows	Split Air conditioner	Modular switches / sockets
		Mild steel railing One water supply & one drain point in utility balcony	Modular switches / sockets, cfl light fixture
Hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings	Anodized aluminium / upvc windows	Cp fittings & sanitary Fixtures, granite Counter and exhaust fan	Modular switches / sockets
	Anodized aluminium / upvc windows	Cp fittings & sanitary Fixtures, granite Counter and exhaust fan	Modular switches / sockets
	Anodized aluminium /upvc windows	Cp fittings & sanitary Fixtures, granite Counter and exhaust fan	Modular switches / sockets
		Kota stone in staircase On floor with obd / texture paint on walls & ms railing	
Power backup		3 bhk & 4 bhk	
Communication / security*	Ftth - integrated fibre based communication electronic surveillance system at Main entrance, intercom, fire detection & tower entrances, video door phone & intercom, fire detection & alarm system in all units		
Environment conservation	Rain water harvesting, sewage treatments plants, dual plumbing provision for all Toilets, water saving fixtures, common solar water heater for kitchen, energy Saving cfl lamps / leds in common areas		
Features*	Clubhouse with main pool and kids pool, unisex gym, multi-purpose hall, creché, indoor games, card room and coffee bar, Tennis court/s, badminton court/s, preteen play areas, tot lot / day care, mound garden, sculpture garden, colourful and continues landscaping, nursery school and convenient shopping		





**0+**  
**HAPPY**  
**FAMILIES**  
**ALREADY**  
**RESIDING**







**SWIMMING POOL**



**CAFETERIA**



**BANQUET HALL**



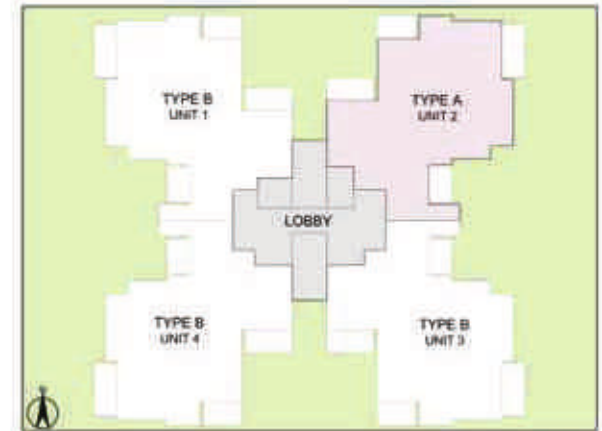
**BILLIARDS**



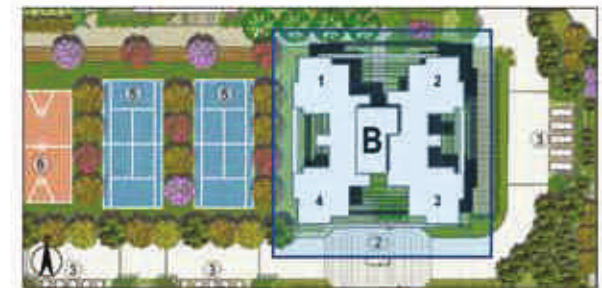
**GYM**

**ULTRA LUXURY  
CLUB  
READY TO USE**

**3 BHK + STUDY + SERVANT ROOM - TYPE A  
TOWER - B**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



**SALEABLE AREA - 2598 sq.ft. (241.36 sq.mt.)**  
**UNIT NO. : B002 - B2102**

**3 BHK + STUDY + SERVANT ROOM - TYPE B  
TOWER - B**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



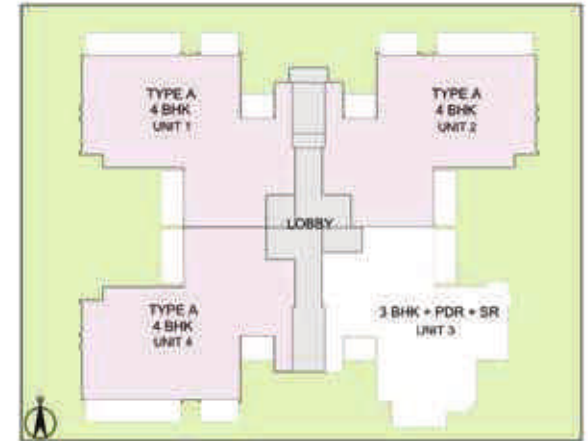
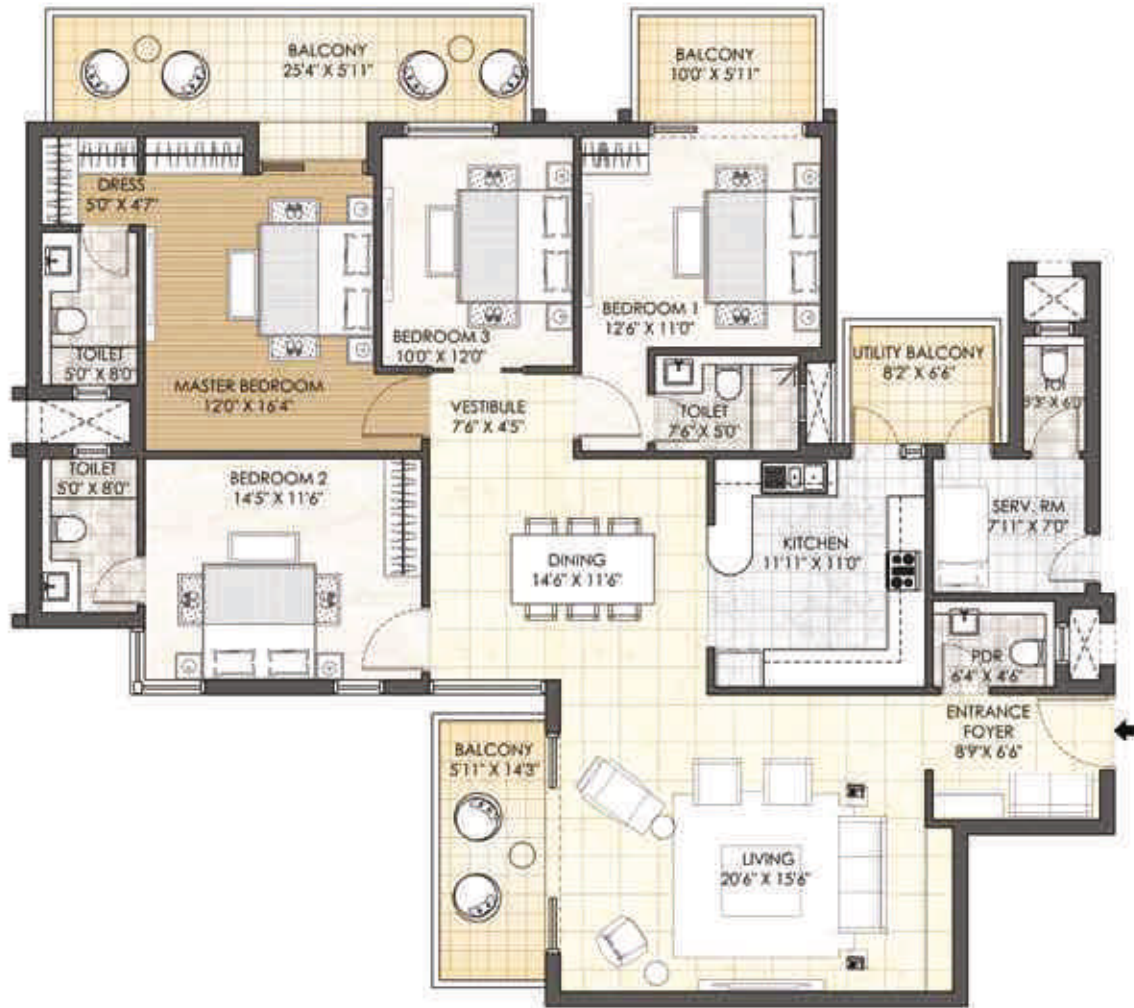
**SALEABLE AREA - 2579 sq.ft. (239.59 sq.mt.)**

**UNIT NO. : B001 - B2101**

**B003 - B2103**

**B104 - B2104**

**4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A  
TOWER - J**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



**SALEABLE AREA - 3198 sq.ft. (297.10 sq.mt.)**

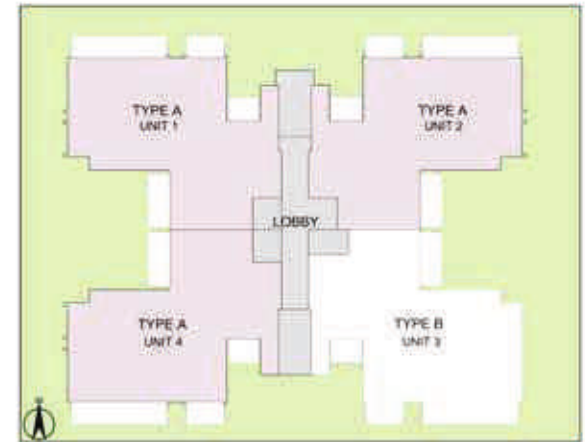
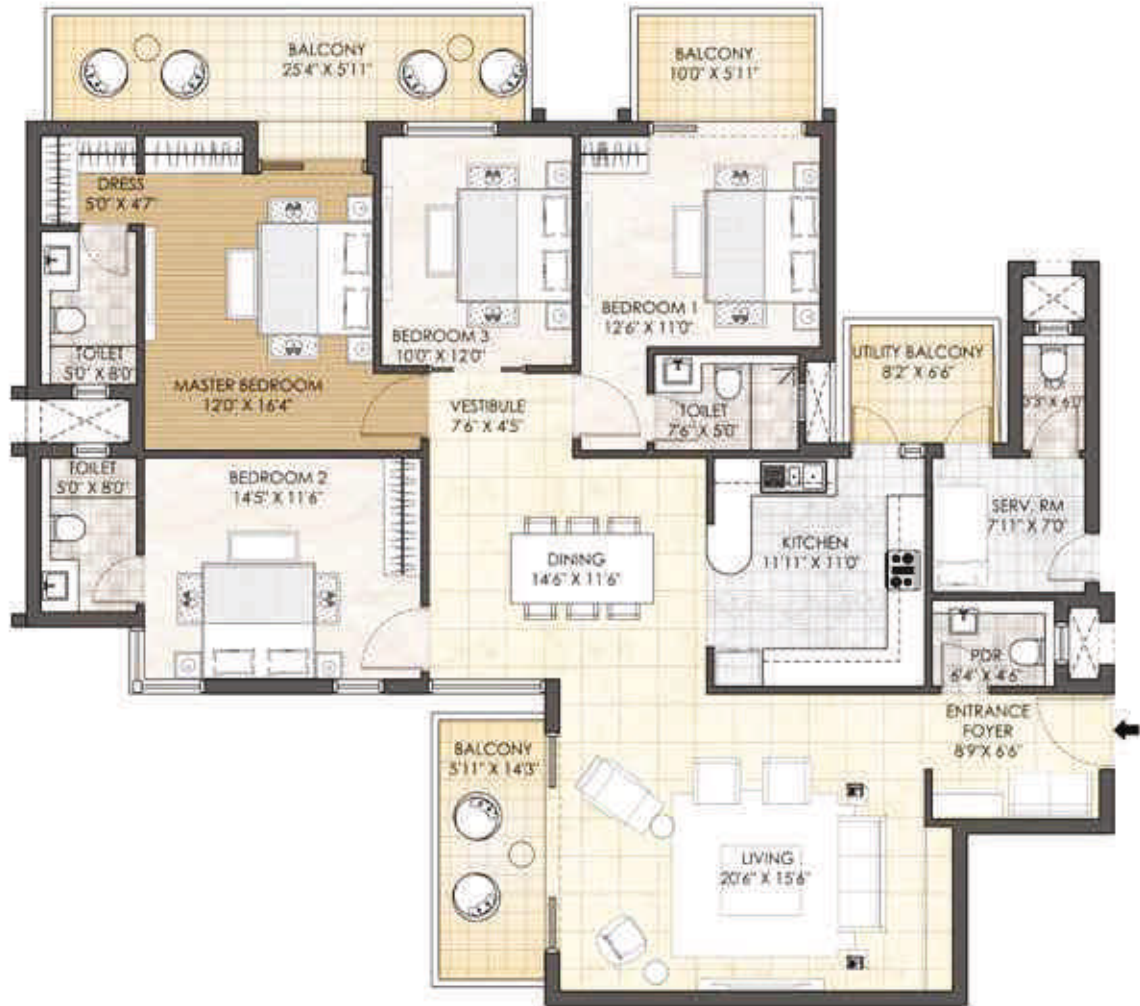
**UNIT NO. : J101 - J2101**

**J102 - J2102**

**J104 - J2104**

In the interest of maintaining high standards, all floor plans, areas, dimensions, specifications, amenities, images etc. are indicative and are subject to change as decided by the Developer or by any Competent Authority. Soft furnishing, furniture and gadgets are not part of the offering.

**4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A  
TOWER - H**



TOWER PLAN



CLUSTER PLAN



KEY PLAN

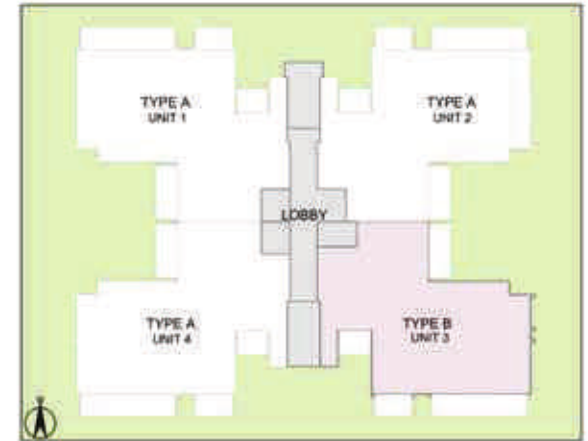


SALEABLE AREA - 3198 sq.ft. (297.10 sq.mt.)

UNIT NO. : H101 - H2101  
H102 - H2102  
H104 - H2104

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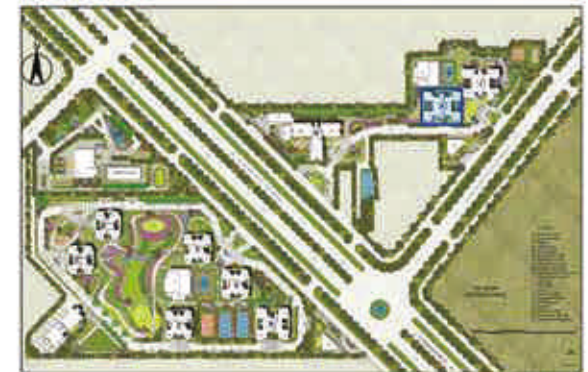
**4 BHK + POWDER ROOM + SERVANT ROOM - TYPE B  
TOWER - H**



TOWER PLAN



CLUSTER PLAN



KEY PLAN

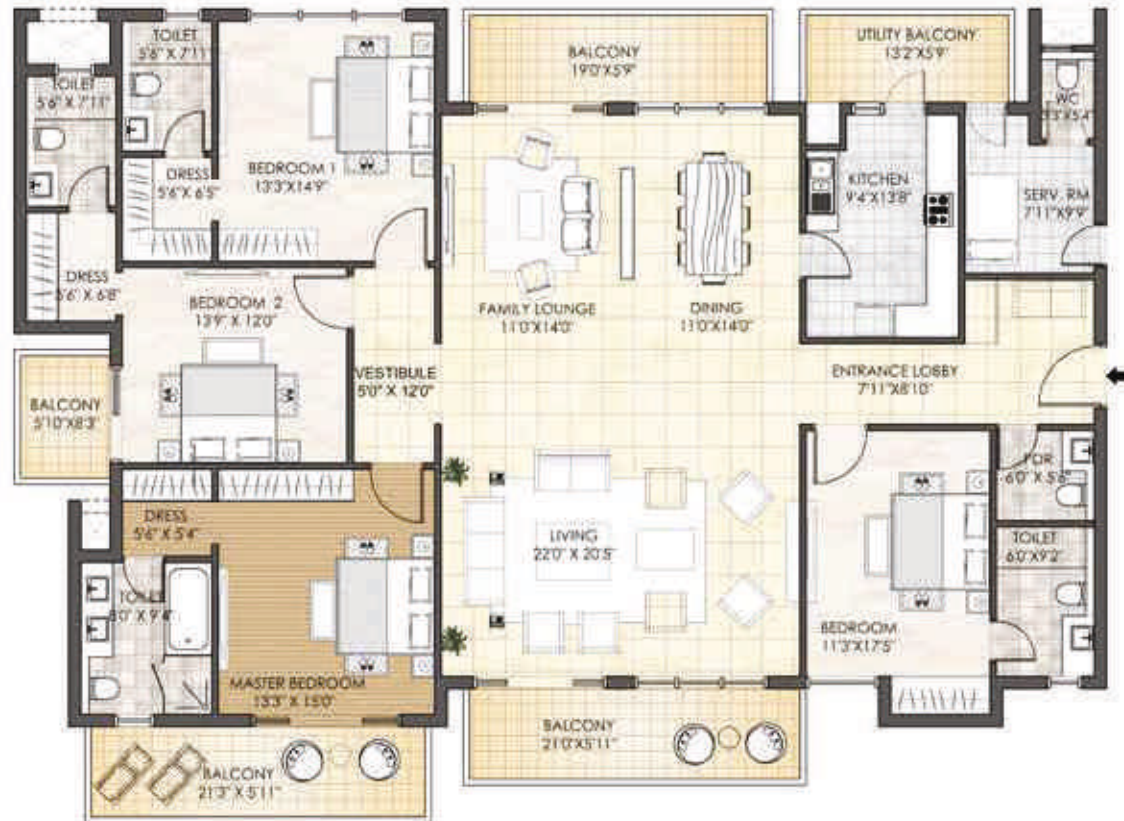


**SALEABLE AREA - 3188 sq.ft. (296.17 sq.mt.)**

**UNIT NO. : H103 - H2103**

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**4 BHK + FAMILY LOUNGE + POWDER ROOM + SERVANT ROOM - TYPE-A  
TOWER - G**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



**SALEABLE AREA - 4548 sq.ft. (422.52 sq.mt.)**

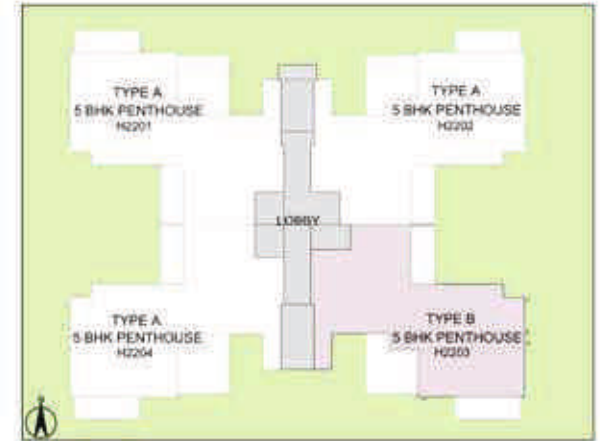
**UNIT NO. : G101 - G2201**

**G102 - G2202**

**G103 - G1203**

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**PENTHOUSE - 5BHK - TYPE B**  
**TOWER - H**  
 LOWER PENTHOUSE PLAN



**TOWER PLAN**



**CLUSTER PLAN**



**KEY PLAN**

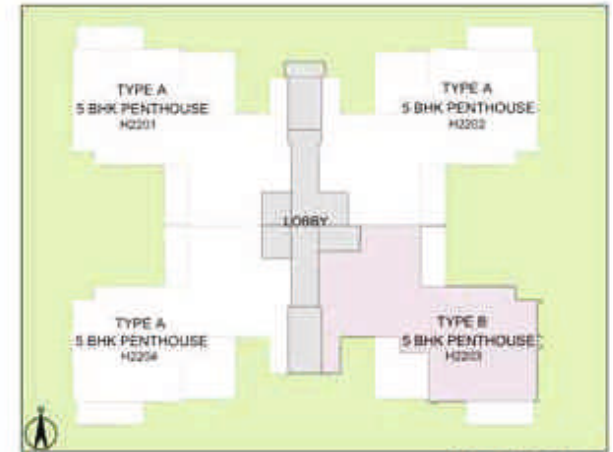


**SALEABLE AREA - 5790 sq.ft. (537.90 sq.mt.)**  
**UNIT NO. : H2203**

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**PENTHOUSE - 5BHK - TYPE B**  
**TOWER - H**  
 UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN



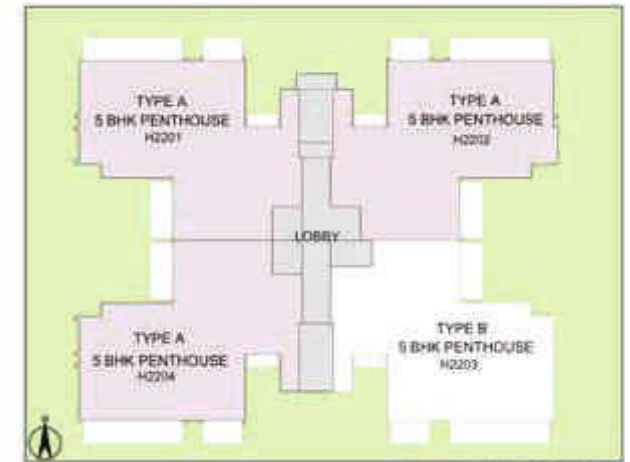
KEY PLAN



**SALEABLE AREA - 5790 sq.ft. (537.90 sq.mt.)**  
**UNIT NO. : H2203 (Upper Penthouse)**

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**PENTHOUSE - 5BHK - TYPE A**  
**TOWER - H**  
**LOWER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN

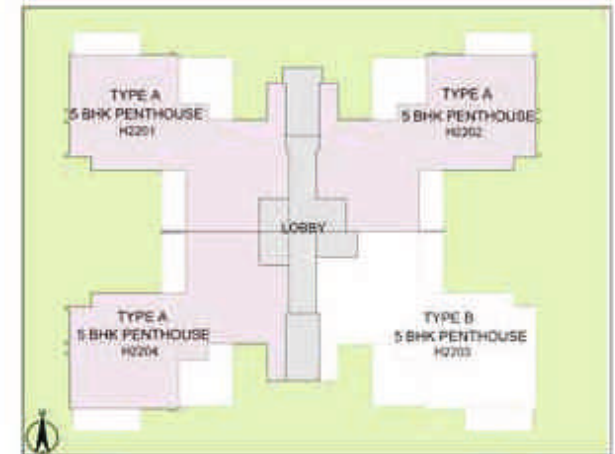
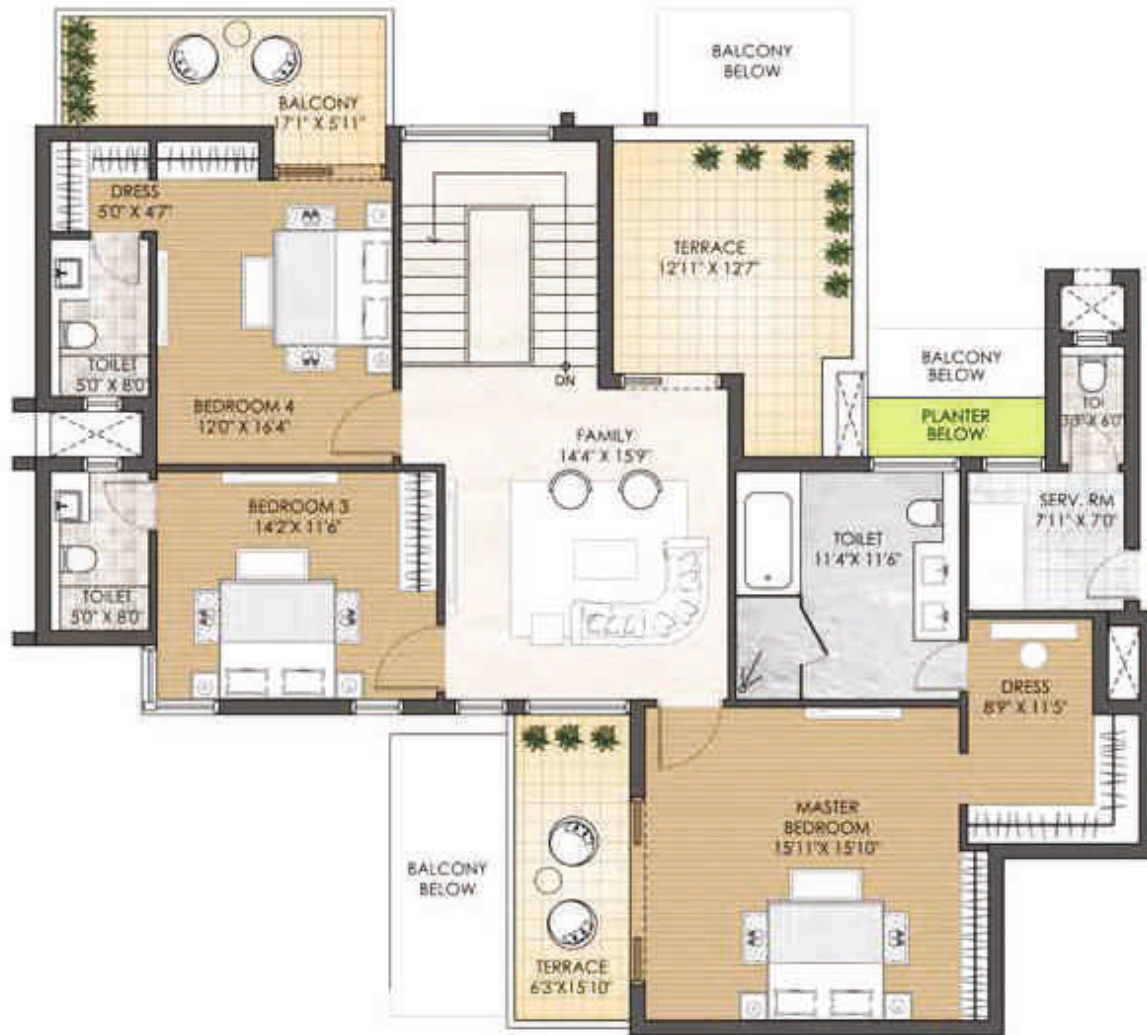


KEY PLAN



**SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)**  
**UNIT NO. : H2201, H2202, H2204**

**PENTHOUSE - 5BHK - TYPE A**  
**TOWER - H**  
 UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

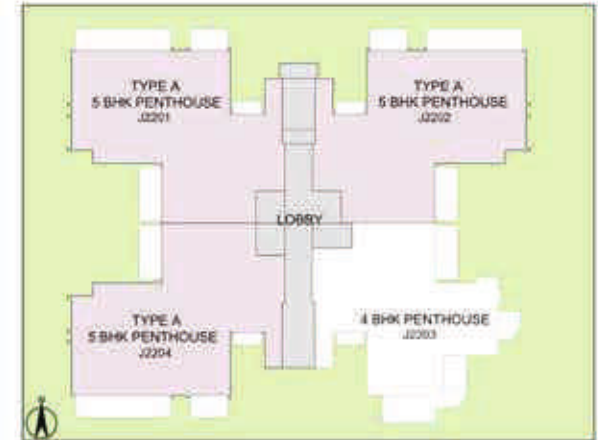


KEY PLAN



**SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)**  
**UNIT NO. : H2201, H2202, H2204 (Upper Penthouse)**

**PENTHOUSE - 5BHK - TYPE A  
TOWER - J  
LOWER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN



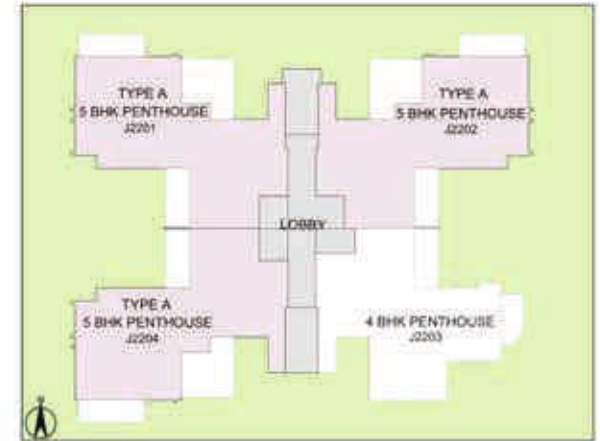
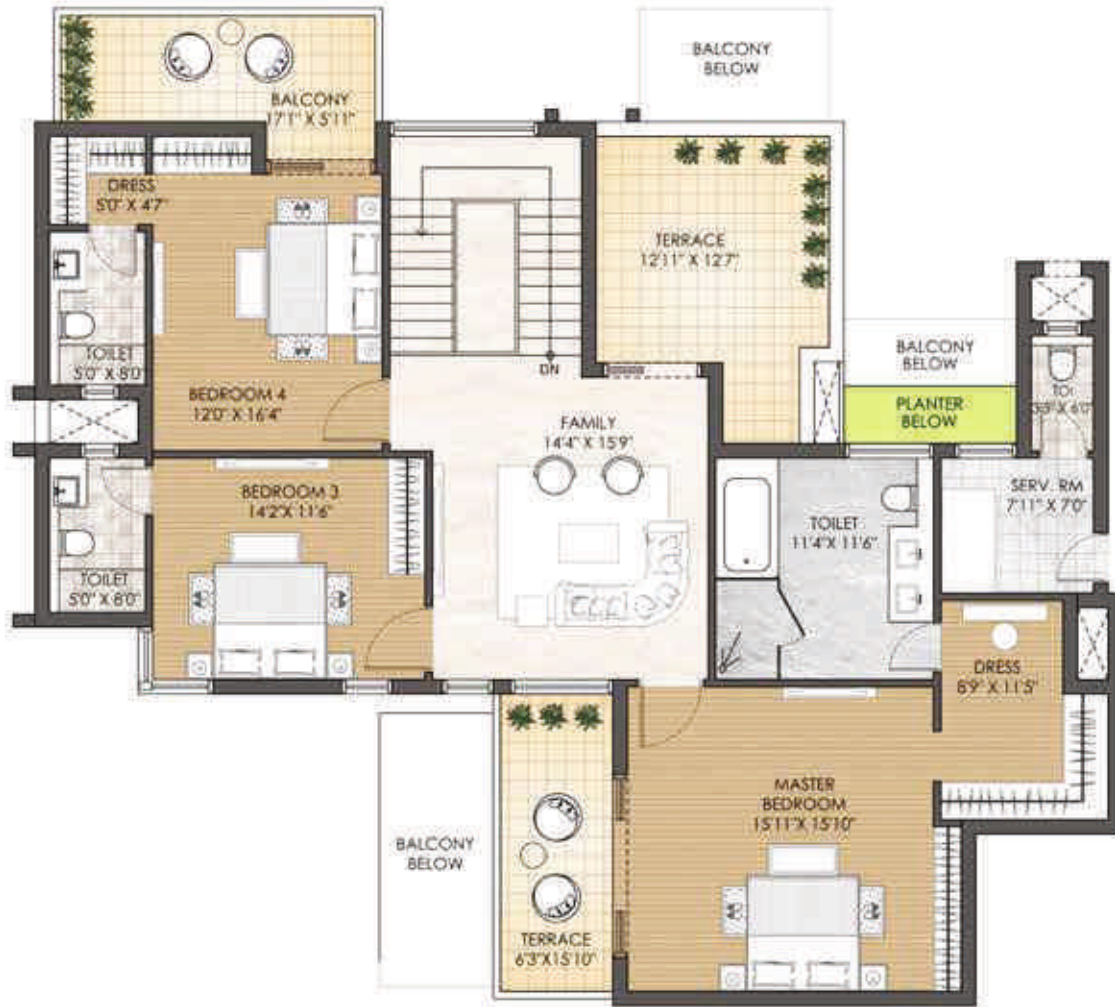
KEY PLAN



SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)

UNIT NO. : J2201, J2202, J2204

**PENTHOUSE - 5BHK - TYPE A  
TOWER - J  
UPPER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



**SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)**  
**UNIT NO. : J2201, J2202, J2204 (Upper Penthouse)**

**PENTHOUSE - 5BHK - TYPE - C**  
**TOWER - G**  
**LOWER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 7283 sq.ft. (676.61 sq.mt.)

UNIT NO. : G2301, G2302

**PENTHOUSE - 5BHK - TYPE - C**  
**TOWER - G**  
**UPPER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 7283 sq.ft. (676.61 sq.mt.)  
UNIT NO. : G2301, G2302 (Upper Penthouse)

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**Thank You**

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