



BUILD 4U INFRA

YOUR DREAMS IN AFFORDABILITY



felicity oasis

elegance meets comfort



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The demand for high-quality housing and infrastructure is witnessing a never-before high. Build 4U infra meets the demand with proven commitment to excellence that reflects in each of their projects.

Being natives of this beautiful city, the Developers are passionate to play a class-leading role in the changing face of Bengaluru. With several successfully completed projects of varying scales, Build 4U infra earned its stripes and is all set to create landmarks in this City of Destiny.

8,41,000

sq.ft. residential area completed

15

Years of Experience

14

Residential projects completed

3,90,000

sq.ft. under construction

740

Happy families



Introducing Our Flagship Apartments



felicity oasis



a life of Joy & Sophistication
awaits you...



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Total Project Area: 1 Acre

Unit Types

Total Units

2 BHK & 4 BHK

52 units

Premium 2 BHK

Spacious 4 BHK

48 units

1251 sqft

04 units

3240 sqft





BLOCK A

101, 102, 103, 104

2 BHK
1251 Sq.ft

BLOCK B

101, 102, 103, 104

2 BHK
1251 Sq.ft

BLOCK C

101, 102, 103, 104

2 BHK
1251 Sq.ft

BLOCK D

101

4 BHK
3240 Sq.ft



Multiple Balconies



Spacious Interiors



Reflexology Walkway

The Master Plan

A blissful
community life...



4 BHK - Typical Floor Plan



2 BHK Type A- Typical Floor Plan



2 BHK Type B- Typical Floor Plan



2 BHK Type C- Typical Floor Plan



Amenities



Swimming Pool & Kids Pool



Badminton Court



Jogging Track



Cricket Practice court



Kid's Play Area



Outdoor Gym



Party Hall



Fully equipped Gymnasium with latest equipments



Gymnasium



Party Hall



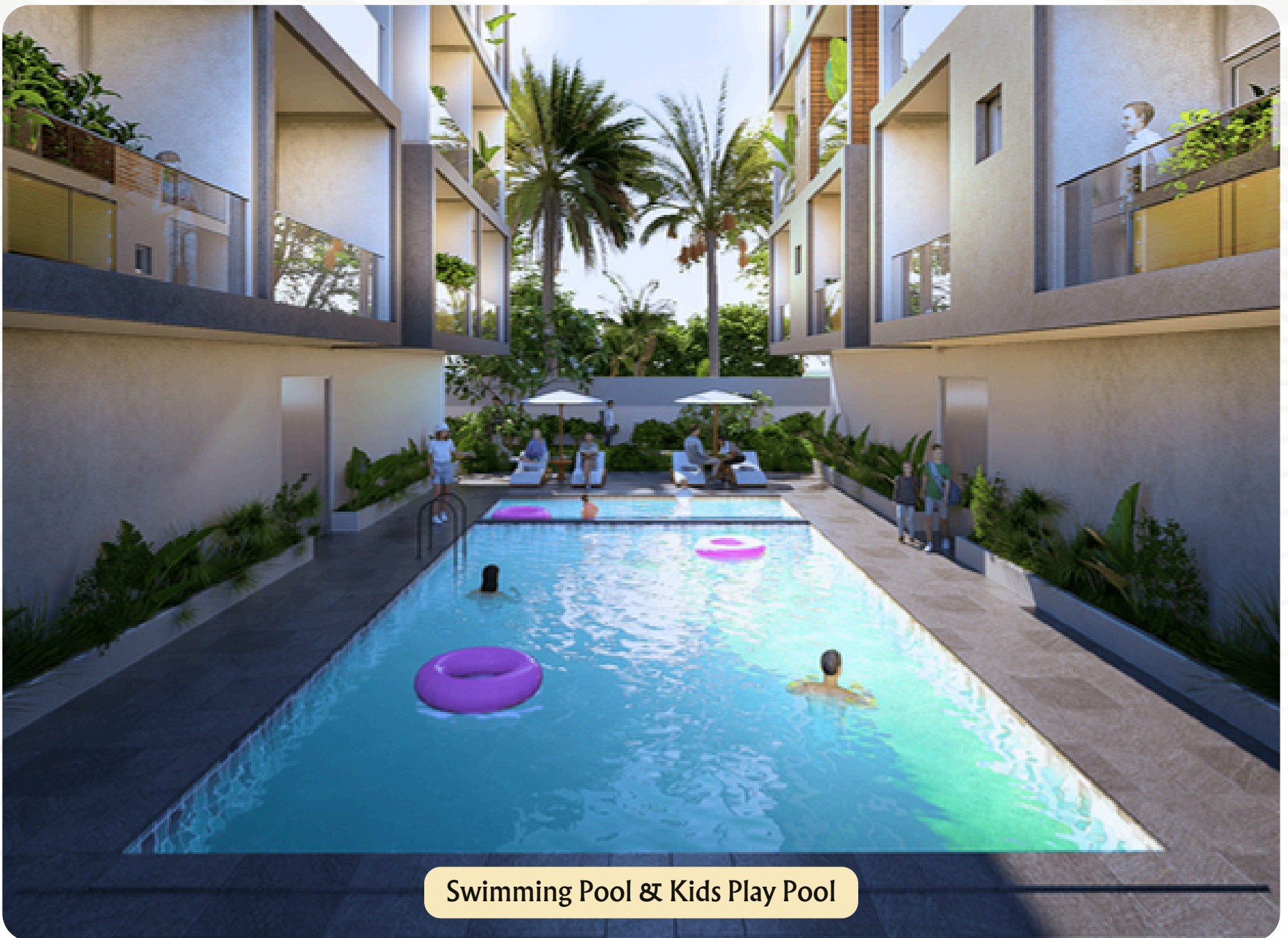
Kids Play Area



Badminton



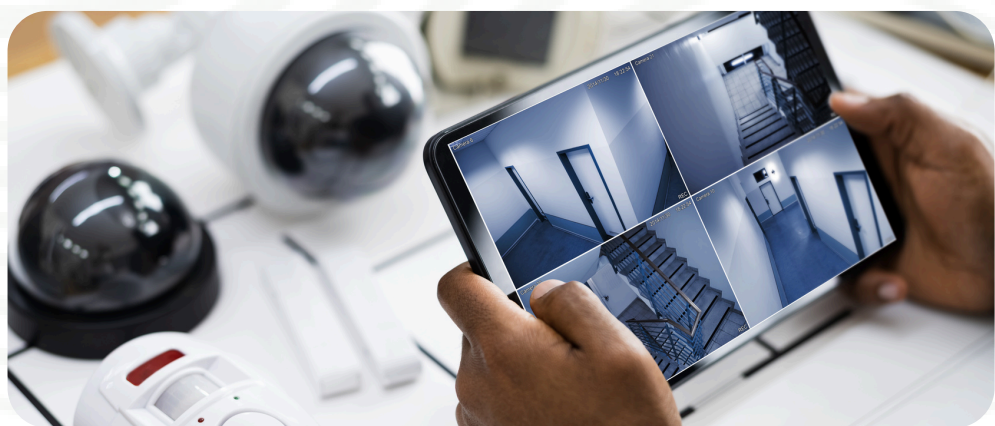
Cricket Pitch



Swimming Pool & Kids Play Pool

Exceptional Features

- Signature RCC grand entrance
- 24/7 security at the main gate - Access control with boom barriers
- Outdoor sit-out with green space
- Senior citizen seating
- Rainwater Harvesting: Recharge pits to improve groundwater
- Home Security & Surveillance: alert button & intercom in lifts & CCTV



Material Specifications



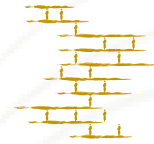
Structure

RCC framed structure with solid cement blocks.
Steel: Tirumala FE 550 D
Slab: M 30 grade
Column: M 30 grade



Sub - Structure

Anti-termite treatment under foundation and external perimeter



Walls

External: 6-inch solid block walls
Internal: 6-inch solid block walls
Internal Bathroom Walls:
6-inch solid block walls



Flooring

Best grade tiles (Varmora/ Khajaria), anti-skid tiles for balcony, granite for corridors, staircases, lift cladding, VDF flooring for cellar/driveway.



External & Internal Paint

Interior: 2 coats Birla putty, 1 coat primer, 2 coats emulsion paint/ Gypsum finish with primer & 2 coats emulsion.

Exterior: Texture finish, 1 coat primer, 2 coats Dr. Fixit.



Doors

Main Door: 8 ft veneered door, hardware, melamine finish, Smart Lock (Yale or equivalent). Internal Doors: 7 ft. veneered door, hardware, melamine finish.



Windows

3-track UPVC windows with mosquito mesh provision
All balconies with French windows (3-track)



Toilets

Sanitary fittings (Hindware /equivalent), anti-skid tiles, glazed wall tiles (8 ft), wall-m II-mounted commode, CPVC & PVC plumbing (Astral / Ashirvad).



Water Supply & Waste Management

24/7 borewell water with softening plant, STP as per design, reused water for landscaping & common areas.



Plastering

Internal Walls: Smooth finish
External Walls: Sponge finish



Lifts

Premium 8 passenger lift (Schindler or equivalent)



Landscape

Architectural landscaping in all common areas



Electrical

FR-LSH wiring, concealed copper wiring (V-Guard), modular switches & sockets (V-Guard/equivalent)



Power Backup

Generator backup (5AMP) for flats, additional backup for lifts & common areas (Mahindra/ Kirlosker)



Car Parking

Exclusive covered parking for flat owners Open car parking for visitors

Key Connectivity



Education Excellence Nearby

- Oakridge International School is 5.3 km away.
- Indus International School is 5.9 km away.
- TISB is 5.7 km away.
- Greenwood High School is 7.5 km away.
- DPS Public School is 9 km away.
- Ryan International School is 10 km away.
- Vibgyor School is 11 km away.
- NPS is 11 km away.
- TCIS is 14 km away.

Proximity to Key Workplaces

- Infosys Headquarters is 1.2 km away.
- New Wipro Office is 9 km away.
- Old Wipro Office is 11 km away.
- Eco Space is 17 km away.
- Eco World is 17 km away.
- ITPL is 19 km away

Road connectivity

- Bellandur is 14 km away.
- Whitefield is 15 km away.
- STRR is 16 km away.
- Hoskote is 25 km away.

Malls & Shopping Centers

- Forum Mall is 0.5 km away.
- D-Mart is 2.2 km away.
- Centro Mall is 13 km away.
- Nexus Mall is 14 km away

Healthcare Facilities Nearby

- Spandana Hospital is 4 km away.
- Belenus Champion Hospital is 8 km away.
- Manipal Hospital is 14 km away.
- Vydehi Hospital is 16 km away.
- Manipal Whitefield Hospital is 16 km away

Affordable Luxury
at your Access...



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#85/A, 2nd Floor, 11th Main,
14th Cross, 6th Sector, Behind BDA
Complex, HSR Layout, Bangalore-560102

Site address :

Survey no: 97/2,97/3, Felicity oasis,
Ittangur,Sarjapura, Bengaluru,
Karnataka-562125

+91 8431421600

Direct Owner

+91 7090545000

NOTE: The Project "Felicity Oasis" is registered with Karnataka RERA under the Registration No.: ACK/KA/RERA/1251/446/PR/290424/008087 and can be viewed at <http://rera.karnataka.gov.in/> This brochure is conceptual and has been prepared based on the inputs provided by the Project Architect and not a legal offering. This may vary during execution. The Promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein based on site conditions and construction exigencies without prior permission or notice. The external colour schemes and detailing of landscape may vary as may be suggested by the Architect considering the site conditions. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All home interior views do not depict the standard wall, colour & ceiling finishes and are not part of the offering.