



P R O B H A

**oasis**

Where every moment is **Timeless**

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**2 & 3 BHK Modern Apartments**

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# *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 Sinhad 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.



# *Welcome Home to* **Peace and Comfort**

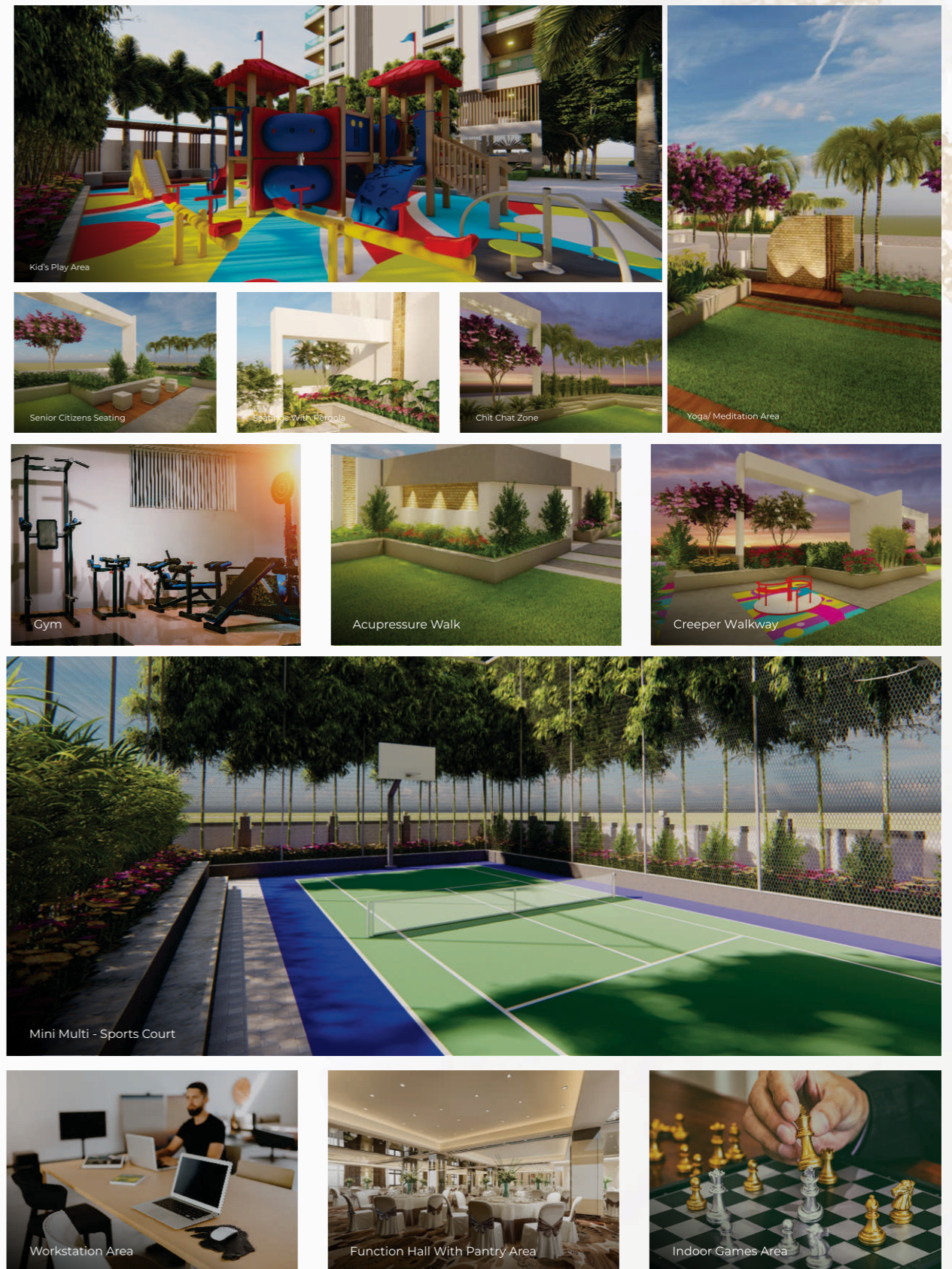
The entrance to PHOBHA Oasis is where your journey to serenity begins. As you walk through the gate, you're greeted by lush greenery and the promise of a peaceful retreat. This is more than an entrance it's the start of a life where modern living meets nature's calm, right in the heart of the city.



# Floor Plan



# Life full of Amenities



CARPET AREA STATEMENT							
SR.NO.	FLAT SERIES	FLAT TYPE	Flat Carpet SQ.M	Sitout Carpet	Dry Balc. Carpet SQ.M	Total Carpet SQ.M	Total Carpet SQ.Feet
1	3 & 4	3 BHK	97.21	13.08	2.60	112.89	1215.15
2	1	3 BHK	94.35	11.49	2.60	108.44	1167.25
3	6	3 BHK	90.00	11.30	2.60	103.90	1118.38
4	2 & 5	2 BHK	64.14	11.18	2.60	77.42	833.35



## 3 BHK - Isometric View



## 2 BHK - Isometric View



# Specifications



### RCC

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



### Plaster

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



### 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.



### 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.



### Brickwork

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



### 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.



### 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.



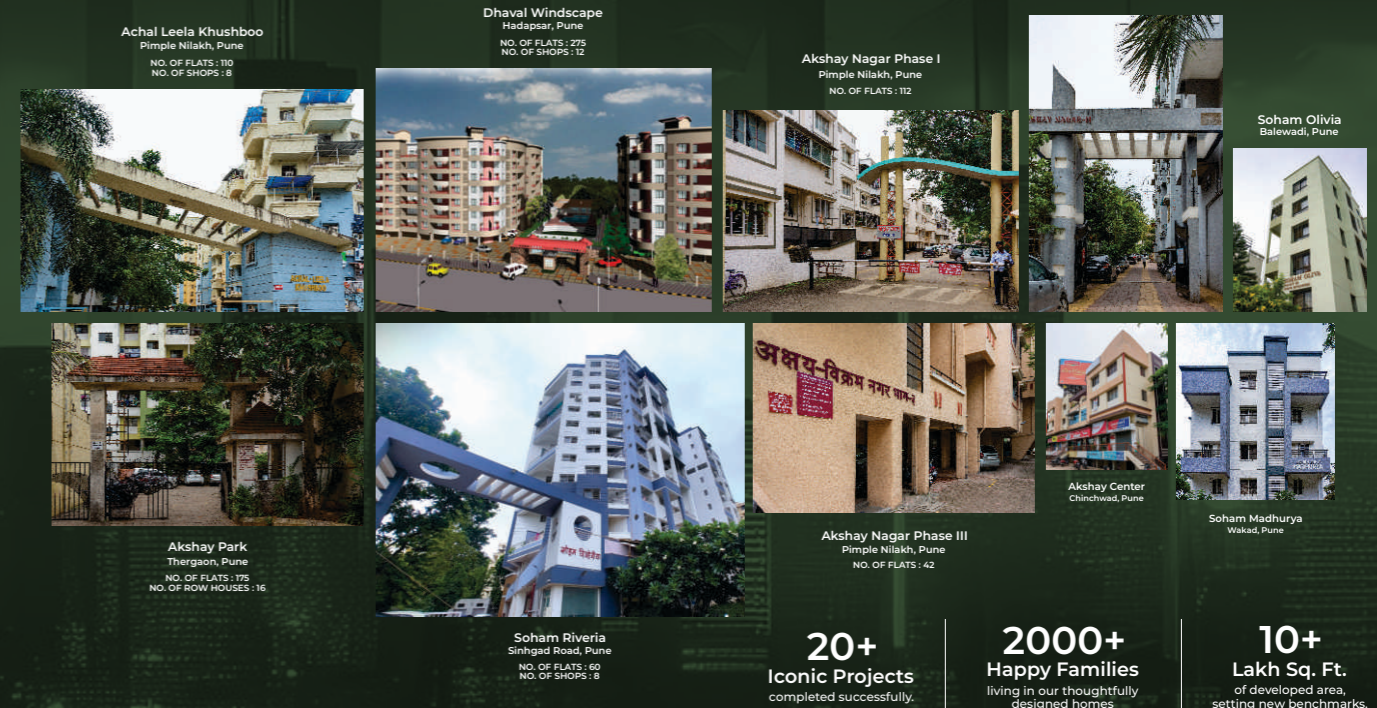
### Windows

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

# Location Map



## 35 Years of Building Legacies



**20+** Iconic Projects completed successfully.

**2000+** Happy Families living in our thoughtfully designed homes.

**10+** Lakh Sq. Ft. of developed area, setting new benchmarks.

## Unparalleled Connectivity

- Restaurants / Food**
  - Brahma Pure Veg - 10 min
  - The Treat Multi Cuisine Restaurant - 5 min
  - Goel Ganga Food Court - 2 min
  - Poona Bakery - 5 min
  - McDonald's - 5 min
- Hospitals**
  - Morya Multispecialty 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
- Connectivity**
  - Mumbai - Pune Highway - 1 min
  - Proposed Metro Station - 2 min
  - Swargate Bus Stand - 25 min
  - Katraj Chowk - 15 min
  - Railway Station - 40 min
- Malls / Entertainmart**
  - Funtime - 2 min
  - Abhiruchi Mall - 5 min
  - Deccan Pavilion - 10 min
- Daily Needs**
  - Nanded City DMart - 15 min
  - DMart Karve Nagar - 15 min
  - Urban Bazar - 10 min
  - Reliance Mart - 15 min
- Picnic Spot**
  - Sinhgad Fort - 45 min
  - Khadakwasla Dam - 30 min
  - Swami Narayan Temple - 15 min
  - Pu La Deshpande Garden - 5 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 - 10 min



## About Developer

PROBHA Group is Pune's premier real estate developer, committed to bringing your dreams to life. From luxurious residences to vibrant commercial spaces, we've been shaping Pune's skyline with quality and innovation.



Strategic Partner



Branding Partner



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PROBHA Oasis, Meera-Keshav Nagar, S. No. 26/6 to 11, Manik Baug,  
Opposite Fun Time Cinema, Off Sinhgad Road, Vadgaon Bk., Pune-411041.



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