



Developers



Site Address :

Oscar Elanza, Near Devasya School,  
Opp. Bandhej Party Plot, Nikol,  
Ahmedabad - 382350

M : +91 93766 08020 | 99783 93918

E : oscarelanza99@gmail.com

Architect Design :



M : +91 9374141990

Architect Licensing :



Structure : HNS DESIGN



3 BHK LAVISH FLATS



OSCAR ELANZA



OSCAR  
ELANZA

OSCAR

ELANZA

OSCAR ELANZA



## BEYOND THE PERFECTION

Comfortable sitting areas and landscaped gardens are spread all over to brighten your mornings

Fresh air, picturesque views and intelligent architecture come together at Oscar Elanza. What distinguishes our apartments. Colossal yet classy, this is the desired the destination for those who aim higher.

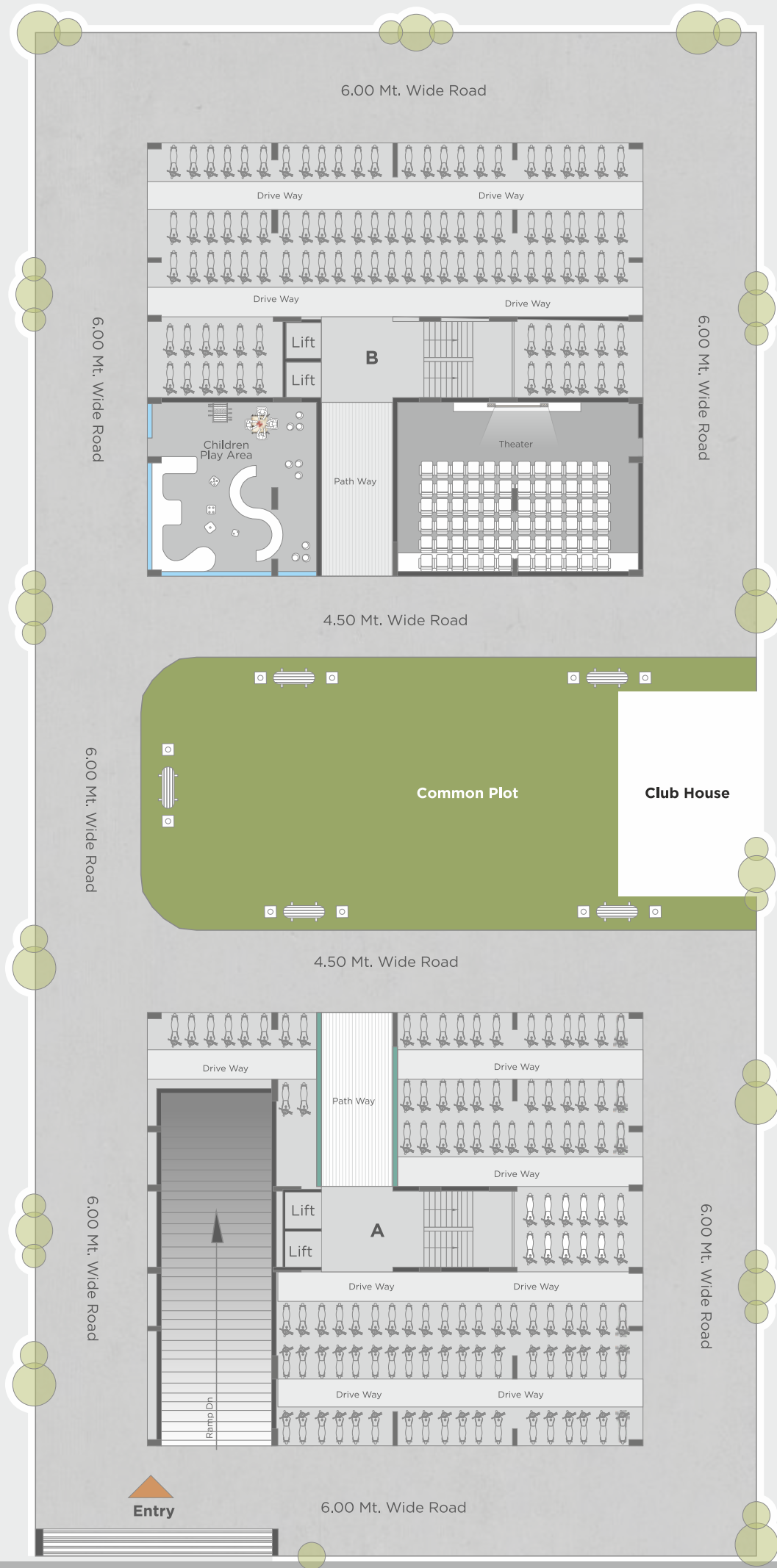




OSCAR ELANZA



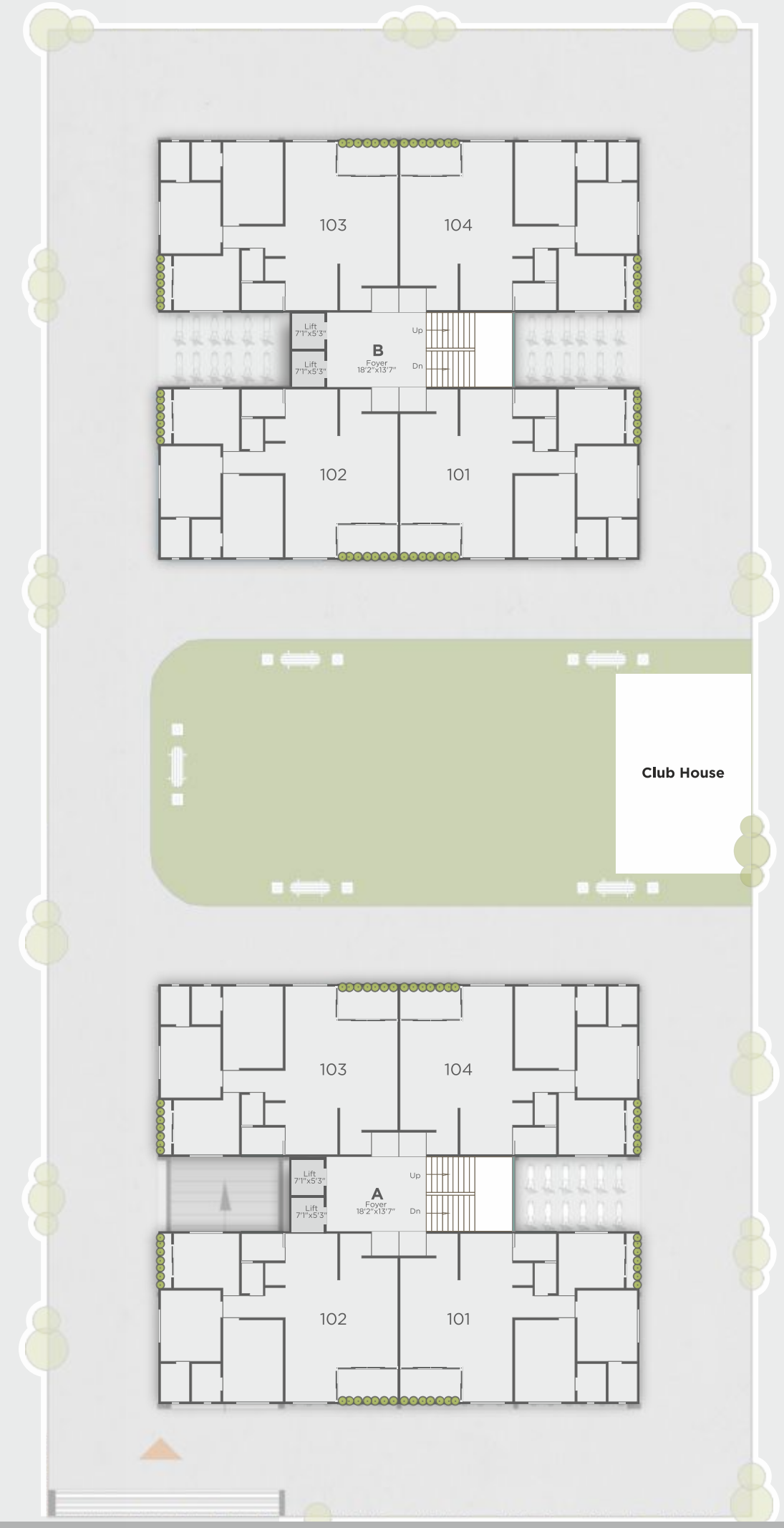
GROUND FLOOR PLAN



OSCAR ELANZA

24 MT. WIDE ROAD

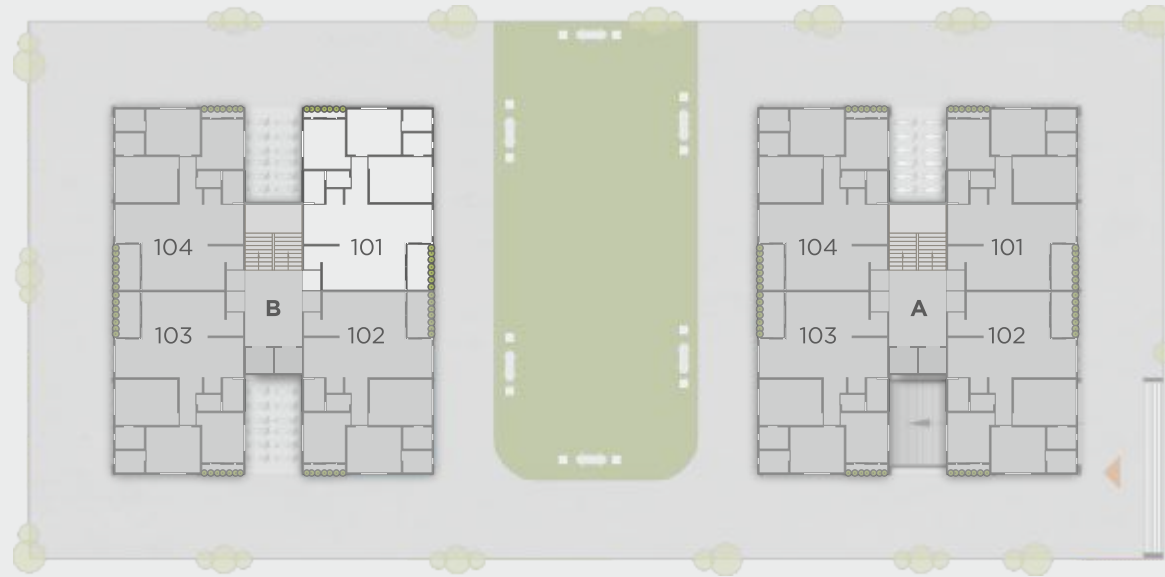
TYPICAL FLOOR PLAN



24 MT. WIDE ROAD



**TYPE A & B  
UNIT PLAN**



OSCAR ELANZA

**3BHK FLOOR PLAN**





YOU WILL FIND MORE  
AS YOU EXPLORE.



Club House



Theater



Gymnasium



Party lawn



Senior citizen sitting area



Kid's Play area

OSCAR ELANZA





OSCAR ELANZA



## SALIENT FEATURES



Allotted Car Parking



Auto door elevators



5'x2'6" Flooring



CCTV in all common area



24x7 Power backup



Jaguar Plumbing



Fire Safety



24x7 Security



OSCAR ELANZA



## SPECIFICATION

### STRUCTURE

RCC frame structure as per structure designer with partition brick masonry

### WALL FINISH

Internal walls with smooth finish plaster of putty.  
External walls with double coat plaster and weather coat.

### FLOORING

Premium Vitrified tiles of 1500 x 750

### ELECTRIFICATION

Single phase, concealed copper wiring with adequate points in all rooms.

### DOORS

Internal flush doors with stone frame  
Main Door: wooden frame with decorative laminated door shutter.

### BATH

Ceramic / Vitrified tiles with Jaguar or equivalent CP fittings and sanitary.

### WINDOWS

Aluminum/ sections with stone frame.

### KITCHEN

Granite sandwich working top.



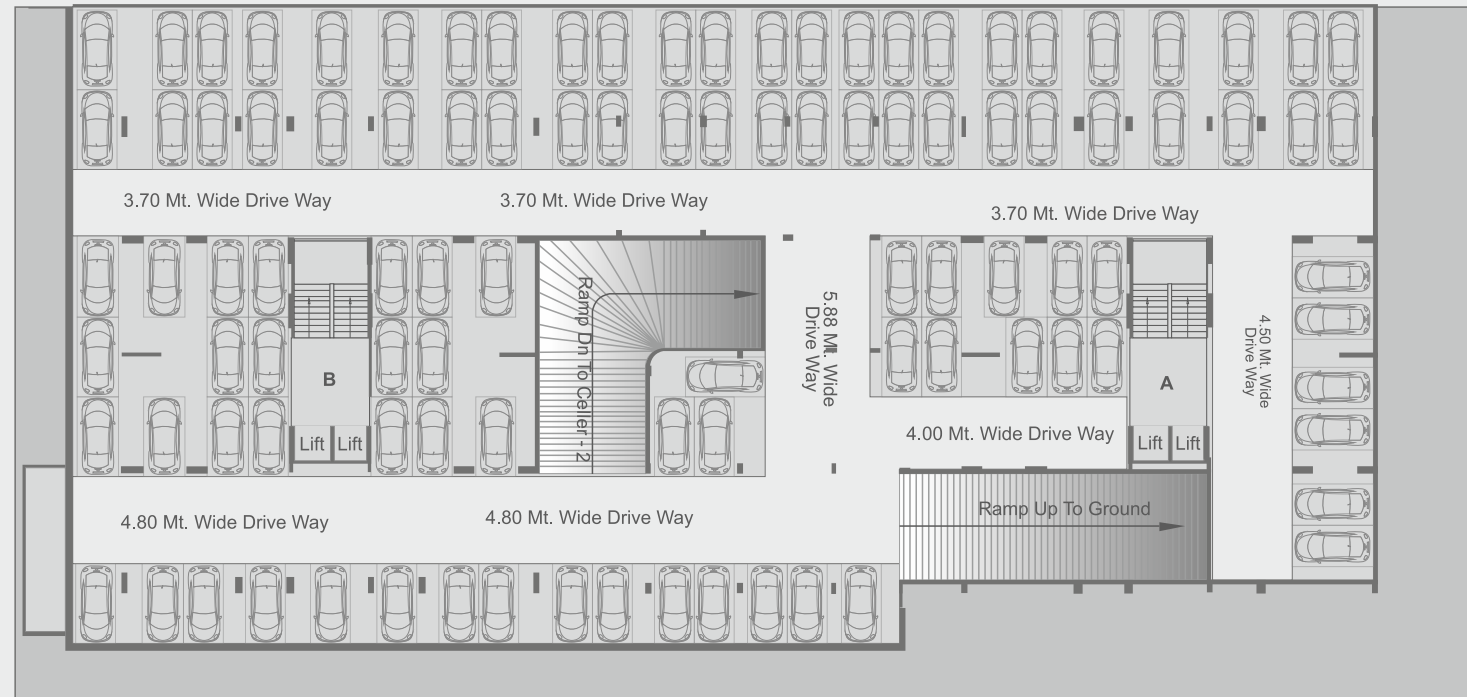
OSCAR ELANZA



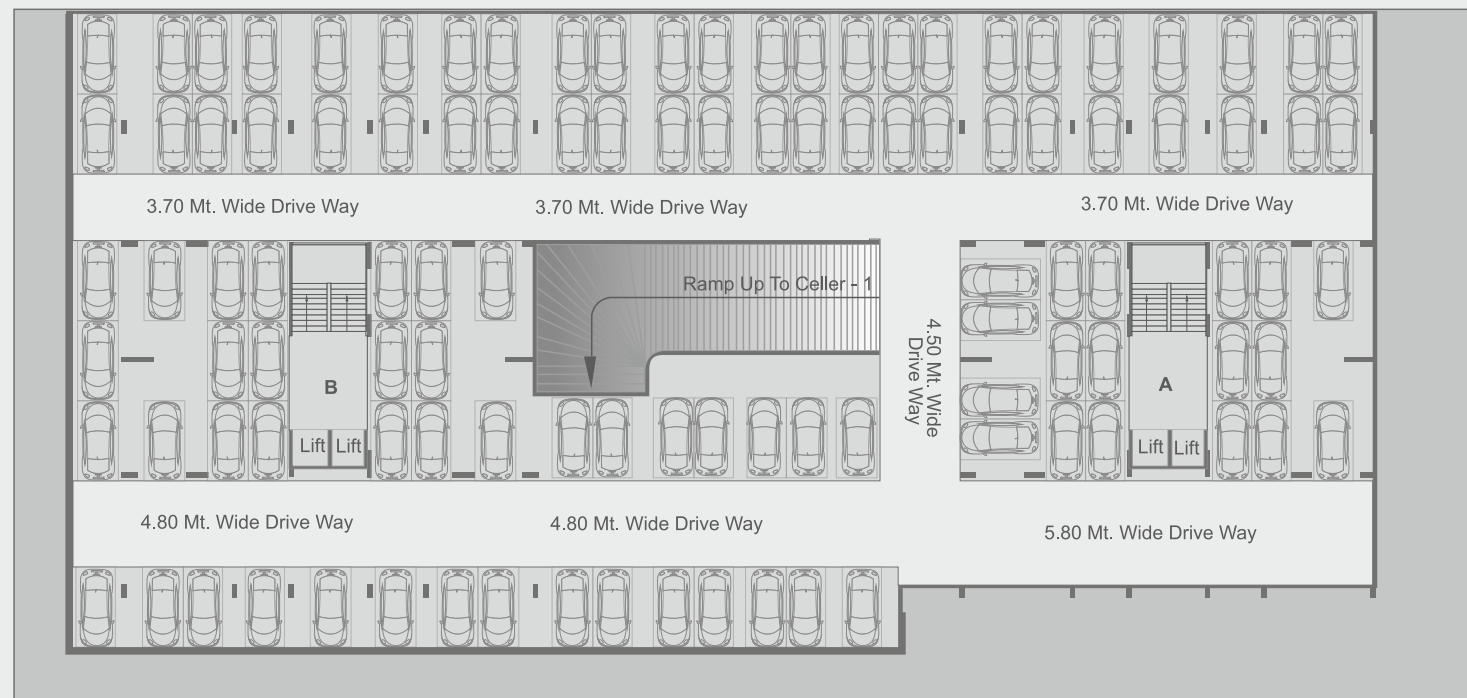


### BASEMENT PLAN

#### 1st Basement Plan



#### 2nd Basement Plan



OSCAR ELANZA



### KEY PLAN



Notes: 1 GEB, AMC, Legal charges, Maintenance charges and all other Govt. Taxes to be borne by the members. 2 The developer reserves all right to change or to make any modification, additions, omissions in the scheme as a whole or any part thereof of any details therein at their sole discretion without any prior notice. Such changes would be binding on all members. 3 This brochure is just a representation of the project. All contents of the brochure are purely conceptual and have no legal binding on the developers. 4 The dimensions shown in the brochure are approximate & unfinished. 5 Irregular payment will automatically ensure cancellation of the booking. 6 Any alteration or changes in the elevation of the blocks are strictly prohibited and will attract legal action. 7 If the member desires to make internal modifications of any kind in the planning of each unit such changes will only be done with the prior permissions of the developers.