



PAN Oasis  
Sector 70, Noida



**Patel**  
Since 1949

**AMRAPALI**  
GROUP  
An ISO 9001:2000 Company  
Developing India

 **nirala**  
AN ISO 9001 : 2008 COMPANY

A Complete world in itself ...

Live right around the corner...  
from where you work



Pan Oasis, coming up in Sector-70, Noida, offers an exclusive lifestyle, knitted with the fabric of caring and sharing, the joy of good life and has an excellent locational advantage.

With provision for education & recreational facilities like schools, play zones, multiplexes-cum-shopping malls, hospital and places of worship, Pan Oasis offers a perfect global setting.

All set to become a heaven for the people with taste & style, the apartments are ultimate in opulence. The superstructures endearingly extend a heart warming welcome to a modern lifestyle glittering with plush pleasures.

Surrounded by leading corporates, multi-nationals and business centers, the location promotes the concept of "walk to work". It is your lifetime opportunity to move up in life, into the world your dream of.



# PAN Oasis

Sector 70, Noida

Over the Past 25 years, Noida has emerged as a planned, integrated, Modern Industrial City that is well connected to Delhi through a network of roads, national highways, hi tech DND flyover and Metro rail. Noida is one of the largest planned industrial township of Asia, and it symbolizes harmony between human habitation and industrial enterprise in India.

Locational advantages :

- Situated on 75 Mtrs. wide road
- 3 Side open Corner Plot
- Surrounded, on one side by 40 Mtrs. & other side by 20 Mtrs. wide lush green belts
- Just 500 Mtrs. from Famous SAI Temple & Within 2 Kms. from Metro



# Community living in a true global sense

Pan Oasis offers you several discerning features that will elevate your standard of living. Pan Oasis has been planned as a self sufficient, residential township where world class amenities connect with you. Some of the best global practices have been maintained.



## Clubhouse facilities include:

- Sauna - Steam bath • Large size pools
- Changing rooms • Gymnasium
- Squash court • Multi - purpose hall



## Common facilities include:

- Swimming pool • Kid's pool
- Jacuzzi / Bubble seating
- Tennis Courts • Landscaped Gardens
- Cycling / Jogging track
- BBQ pits and pavilions



## Commercial space includes:

- Supermarket • Food court
- Restaurants • Cafe
- Medical centre • Retail
- Space available for ATM / Bank

A WORLD CLASS, SELF SUFFICIENT RESIDENTIAL DEVELOPMENT  
On offer are 2, 3, 4 BHK and serviced/studio apartments.



# Site Plan



- |                  |                  |                       |
|------------------|------------------|-----------------------|
| 1. Entrance      | 6. Water jets    | 11. Play ground       |
| 2. Main drop-off | 7. Barbeque area | 12. Jogging track     |
| 3. Club House    | 8. Party lawn    | 13. Exercise area     |
| 4. Pool          | 9. Retails       | 14. Tennis court      |
| 5. Kid's pool    | 10. Gym          | 15. Service apartment |



# Specifications

## LIVING / DINING ROOM

Floors	Exclusive quality vitrified tiles (2' x 2')
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish
Entrance Door	Teakwood finish decorative flush doors

## MASTER BEDROOM

Floors	Laminated wooden finish floors
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish

## BEDROOMS

Floors	Vitrified Tiles (2' x 2')
External Windows	Powder coated/Anodised glazed aluminium
Walls	Plastic Paint
Internal Doors	Moulded skin flush doors & hardwood frames
Ceiling	POP finish

## BATHROOM (Master Bedroom)

Floors	Anti skid ceramic tiles
Windows	Aluminium louvered shutters
Fixtures and Fittings	World class chrome finish fittings and mixers
Sanitary ware	Bathtub (Optional), World class chinaware, Granite vanity counter
Walls	Designer Ceramic tile with Border upto 7 ft
Internal doors	Flush door shutters with hardwood frames
Ceiling	With POP cornice

## BATHROOM (Other Bedrooms)

Floors	Anti skid ceramic tiles
Windows	Aluminium louvered shutters
Fixtures and Fittings	World class chrome finish fittings and mixers
Sanitary ware	World class chinaware, Marble vanity counter
Walls	Designer ceramic tile with border upto 7 ft
Internal doors	Flush door shutters with hardwood frames
Ceiling	With POP cornice

## KITCHEN

Floors	Anti skid vitrified tiles
Windows	Powder coated/Anodised aluminium
Fixture and Fittings	Modular Kitchen, Granite Counter, World class chrome finish fittings, RO water purifier
Walls	Designer ceramic tile dado upto 2' above counter
Internal Doors	Flush door shutters with hardwood frames
Other Utilities	SS single sink with drainboard.



## BALCONY AREAS

Floors	Anti skid ceramic tiles
Walls	Tex-Matt or Apex equivalent
Ceiling	With POP cornice

## LIFT LOBBY / CORRIDORS

Floors	Decorative pattern floors in combination with Marble/Granite tiles
Walls / Dado	Decorative tile cladding upto 3' and textured paint above
Ceiling	Designer POP cornices

## MAIN ENTRANCE LOBBY

Floors	Decorative pattern floors in combination with Marble/Granite tiles
Walls / Dado	Decorative tile cladding upto 3' with border and textured paint above
Ceiling	Designer POP Cornices

## EXTERIOR FINISH

Combination of Tex-Matt, Texture and Permanent Finish

# About PAN Realtors

**PAN**  
Realtors Pvt. Ltd.

PAN Realtors Pvt. Ltd. was formed when three established, experienced and highly reputed firms collaborated to form a unique entity. Patel Engineering, the Amrapali Group and the Nirala Group came together with a vision and common objective to cater to the needs of the discerning home owner.



▲ Neotown- Bangalore South



▲ Neotown, Tech-Icon - Bangalore South



▲ Patel Estate - Mumbai

**Patel**  
Since 1949

Patel Engineering Ltd. at the forefront of mega infrastructure and construction projects for over 6 decades, engaging in domestic projects as well as several overseas assignments. With an unparalleled experience spanning over 350 projects including the construction of dams, bridges, highways, buildings and stadiums, the company has been integral in shaping India's tomorrow.

With a consolidated global turnover of over 2500 crores, it has now forayed into Residential Developments, Integrated Townships and Commercial Spaces, with Patel Realty India Ltd. (PRIL), and is currently developing projects in major metro cities all over India.





▲ Amrapali Platinum



▲ Amrapali Sapphire



▲ Amrapali Corporate Hub, Manesar



When it comes to realty, the Amrapali Group has established its credential as a key player in residential and non-residential space. The Group has successfully delivered several residential and commercial projects and currently has over 24 ongoing projects spanning residential, commercial and IT spaces, apart from star category hotels, shopping malls and multiplexes. Amrapali is already a nationally recognized brand which delivers on its commitment and is dedicated to fulfilling the aspirations of the home buyer.

The Group has also forayed into health care services and technical education, by way of establishing a state-of-the-art nursing home and an AICTE accredited engineering college.



▲ Amrapali Eden Park - Sector-50, Noida



▲ Nirala Eden Park Phase-I, Indirapuram



▲ Nirala Eden Park Phase-II, Indirapuram



The Nirala Group has successfully developed residential projects in and around the NCR. The Group's expertise in Real Estate, especially in the NCR region, developing projects keeping local sensibilities in mind before executing development is its key strength.

The forte of the promoters is their vast experience in construction, real estate and infrastructure. This underlines their strong commitment to the project and ensures that PAN Oasis would be the most sought after address in Noida.

# Location Map



Pan Oasis is just :

- 5-7 minutes drive from Metro Station
- 5-7 minutes drive from Fortis Hospital
- 5-7 minutes drive from FNG Express Highway
- 10 minutes drive from Atta Market, Sector - 18, Noida



# PAN Oasis

Sector 70, Noida



Sector 70, Noida



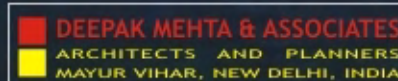


## PAN Realtors Pvt. Ltd.

(A Patel, Amrapali, Nirala Venture)

Site Office : GH-01, Sector 70, Noida E-mail : [marketing@panrealtors.com](mailto:marketing@panrealtors.com) Website : [www.panrealtors.com](http://www.panrealtors.com)  
Office : C-56/40, Sector 62, Noida Ph. : 0120-4055555 Fax : 120-4233556 Website : [www.amrapali.in](http://www.amrapali.in)  
Office : E-29, Sector 8, Noida Ph. : 120-4213400 Fax : 0120-4213408 Website : [www.pateleng.com](http://www.pateleng.com)  
Office : GH-5, Ahinsa Khand - II Indirapuram, Ghaziabad Ph. : 120-3230073 Fax 0120-4566337 Website : [www.niraladevelopers.com](http://www.niraladevelopers.com)

### Consultants



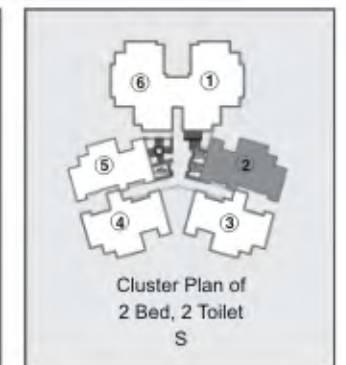
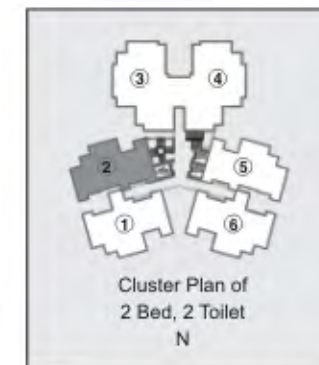
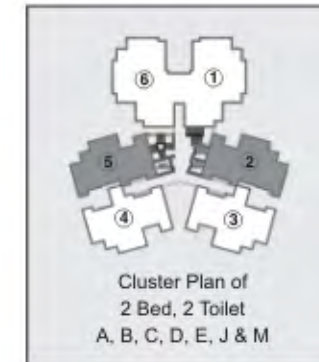
PLAN

# 2

## Bedroom

+2 Toilets

Super Area : 995 Sqft.



PLAN

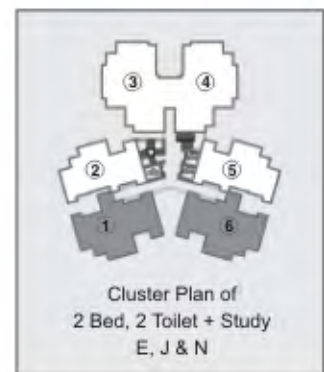
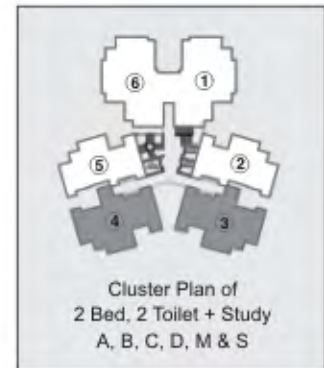
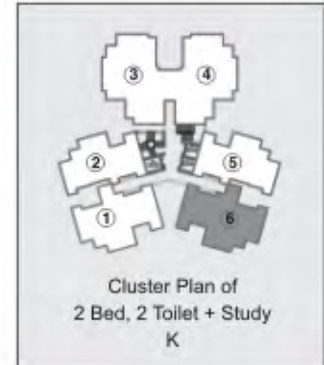
# 2

## Bedroom

+ 2 Toilets

+ Study

Super Area : 1125 Sqft.



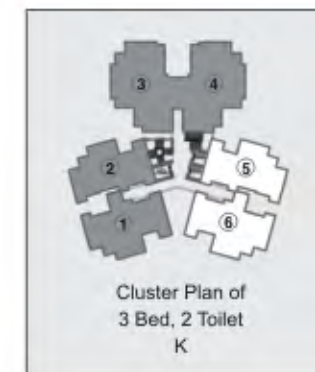
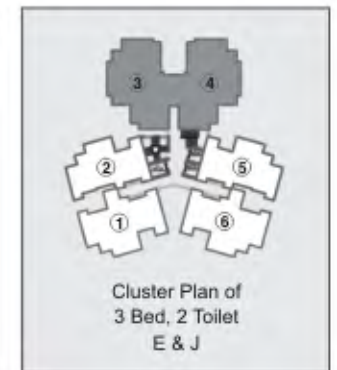
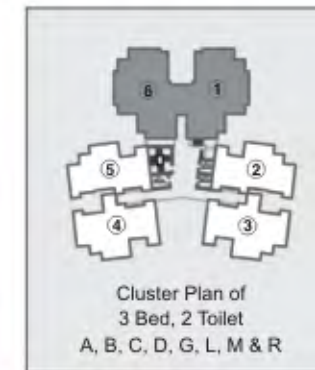
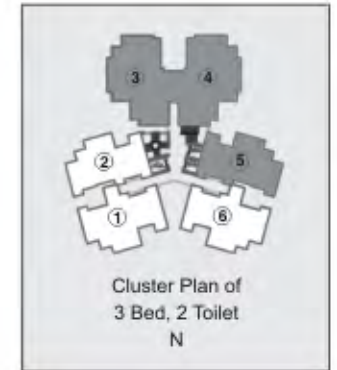
PLAN

# 3

## Bedroom

+2 Toilets

Super Area : 1385 Sqft.



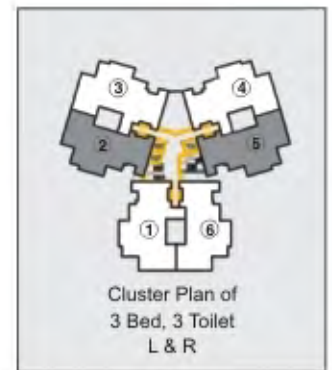
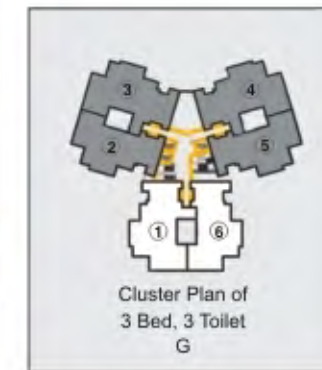
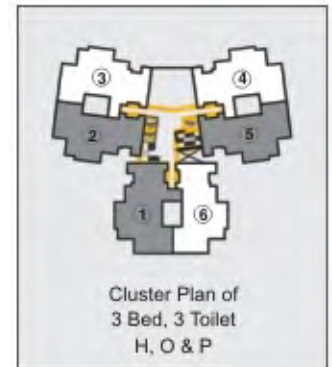
PLAN

# 3

## Bedroom

+ 3 Toilets

Super Area : 1600 Sqft.





PLAN

# 3

## Bedroom

+ 3 Toilets

+ Study

Super Area : 1775 Sqft.



Cluster Plan of 3 Bed, 3 Toilet + Study F



Cluster Plan of 3 Bed, 3 Toilet + Study H, O & P



Cluster Plan of 3 Bed, 3 Toilet + Study L & R

