

LOCATION MAP

(NOT TO SCALE)



RERA NO. PRM/KA/RERA/1251/309/PR/200117/003187



VBC DEVELOPERS

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Note: This brochure is only a conceptual presentation of the projects and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



Quality & Excellence

oracle OAK

2 & 3 BHK LUXURY APARTMENTS

THE FUTURE OF MEMORY.



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2 & 3 BHK LUXURY APARTMENTS



TAKE THE FIRST STEP TOWARDS YOUR DREAM HOME.

At Oracle Oak, you will lead a comfortable life. Here, you will experience the joys of living in a community, blessed with families from different walks of life. A place synonymous with happiness, here, not a single dull moment will enter your living space, as it is well equipped with various recreational facilities.

Oracle Oak has been designed to make the most of natural light and breeze with maximum ventilation, so that you save on artificial lighting and air conditioning. You are thus actively contributing to a greener world!





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OAK
2 & 3 BHK LUXURY APARTMENTS



UNIT-#	01	02	03	04	05	06	07	08	09	10	11	12	13
AREA IN SFT	1084	1028	1003	1078	1078	1133	1150	1143	1201	1374	1423	1315	1428
FACING	WEST	WEST	WEST	NORTH	NORTH	NORTH	NORTH	EAST	EAST	EAST	EAST	EAST	EAST
BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK



UNIT # - 001, 101, 201 & 301 SBA-1084 SFT WEST FACING - 2 BHK

A	DRAWING	11'0"X14'4"	F	BEDROOM	10'4"X10'0"
B	DINING	13'8"X9'0"	G	TOILET	5'0"X8'0"
C	KITCHEN	7'0"X8'0"	H	BALCONY	4'0" WIDE
D	M.BEDROOM	10'0"X13'0"	I	BALCONY	5'0" WIDE
E	TOILET	5'0"X8'0"	J	UTILITY	4'0"WIDE



UNIT # - 012, 112, 212 & 312 SBA-1315 SFT EAST FACING - 3 BHK

A	DRAWING	11'0"X14'0"	G	TOILET	5'0"X6'6"
B	DINING	20'8"X9'0"	H	BEDROOM	10'0"X10'0"
C	KITCHEN	8'0"X11'0"	I	TOILET	5'0"X8'0"
D	M.BEDROOM	14'0"X10'0"	J	BALCONY	5'0"WIDE
E	TOILET	5'0"X10'0"	K	UTILITY	4'6"WIDE
F	BEDROOM	11'0"X10'0"			

AMENITIES

- Grand Entrance
- Intercom Facility
- Landscape Garden
- Fully Automated 2 Lifts
- Jogging track
- Sewage Treatment Plant
- Children's Play Area
- Covered Car Parking
- Gymnasium
- Club House
- 24x7 Power Backup



PROJECT HIGHLIGHTS

- BBMP Approved
- CC & OC Provided
- 2 & 3 BHK Apartments
- No Common Walls
- No Deviations
- Rain Water Harvesting
- 100% Vastu Compliant

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2 & 3 BHK LUXURY APARTMENTS

SPECIFICATIONS:

BUILDING STRUCTURE:

R.C.C. framed structure with ISI Marked TMT steel & Cement designed as per relevant BIS codes for earth resistance (Seismic Zone II). Structurally Efficient systems implemented.

WALLS:

External walls of 6" Solid Concrete Blocks. Internal walls with 4" Solid Concrete Blocks.

PLASTERING:

Double coat sponge finishing for external and internal walls.

WINDOWS:

Three track UPVC sliding windows with safety grill and mosquito mesh.

DOORS:

Main door teak wood frame and teak wood shutters (veneer finishing) Internal door frame made by red sal wood shutters with flush doors.

TOILET:

Anti-skid ceramic tiles in flooring with 7' height glazed tiles dadoing, Jaquar/parryware CP fittings and Tita/parryware Sanitary fitting.

ELECTRICAL:

Concealed Copper wiring of Anchor or Havells make, Modular switches, sockets and MCB of Anchor make. Provision for AC unit in master bedroom.

KITCHEN:

Granite top platform with ISI standard stainless steel sink and 2' high glazed tiles above platform.

LIFTS & LOBBY:

2 Number of 6 passengers capacity of Johnson/Trio make.

FLOORING:

24"X24" polished vitrified tiles flooring with skirting all around.

POWER BACK-UP

Standby generator shall be provided for all lifts, all common areas and water pumps, internal lightings for all flats.

COMMUNICATION & CONNECTIVITY

Provision for telephone, TV points in living room and master bedroom with broadband connectivity.

CAR PARKING

