

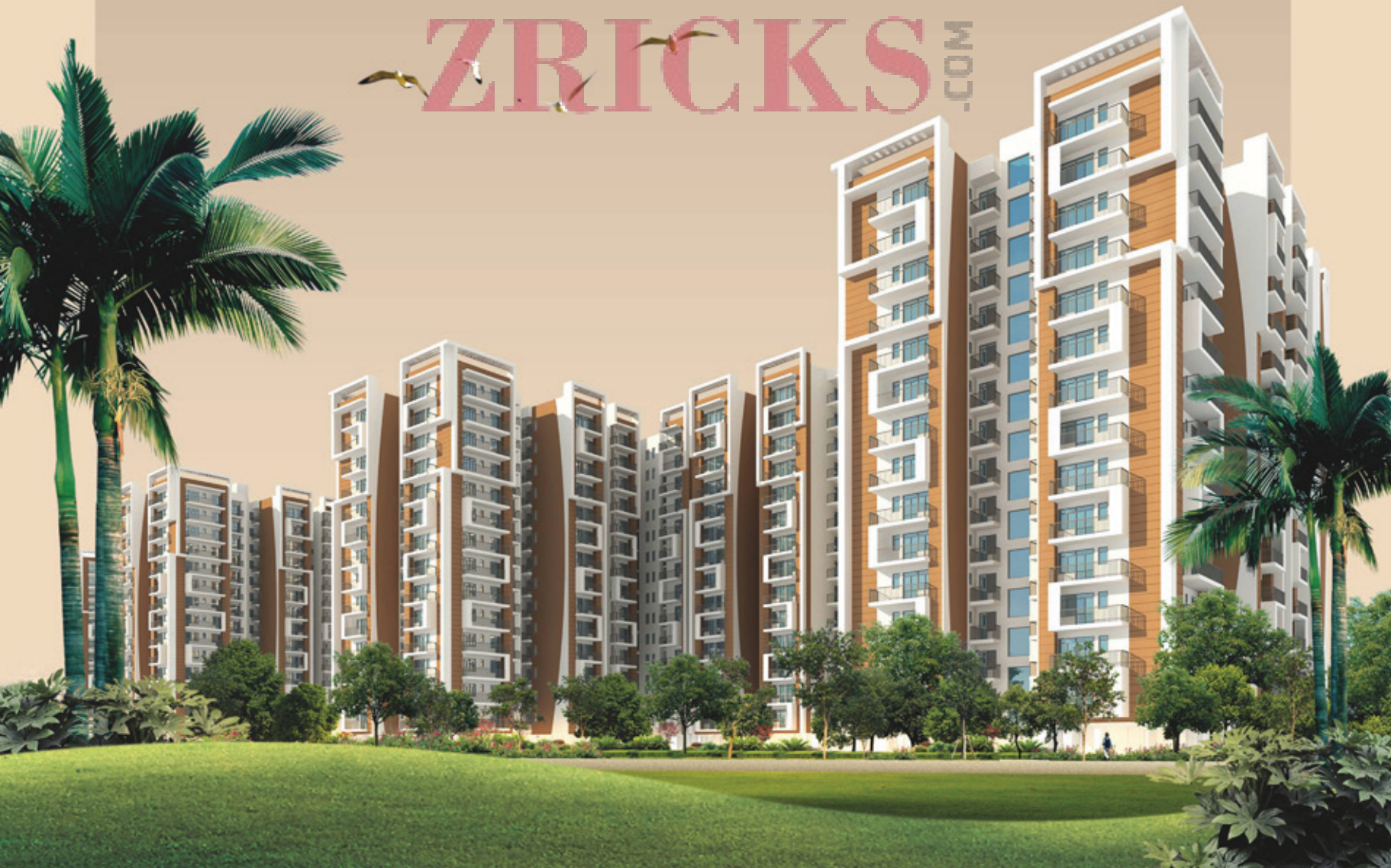
MAGNUM  
OasisGreen

2,3 & 4 BHK Luxurious Apartments  
TRONICA CITY, GHAZIABAD

EXPERIENCE THE

zing of life

ZRICKS.COM



# Cherished privileges of **tronica** city

## Signature Bridge - Changing Fortunes of Tronica City

Tronica City, being developed by UPSIDC, sprawls over thousands of acres of prime location in North-East of Delhi in district Ghaziabad. This fast progressing project is appraised and funded by the National Capital Region Planning Board. It is all set to create new standards in integrated township development.

The city has well co-ordinated residential, pollution free industrial, commercial and institutional sectors. Equipped with all the primary, secondary and support infrastructural facilities – Tronica City is indeed a truly self-contained township. With the completion of Signature Bridge, Tronica City is destined to witness spiraling growth in the real estate prices.



### Key Highlights

- Well planned integrated township
- Just 2 km. from Delhi border
- Conveniently located on 8-lane Delhi-Saharanpur Highway
- Self sufficient township with Shopping Malls, Commercial
- Centers/Office Spaces, Hospitals, Recreational and Educational facilities.
- State-of-art Security & Telecommunication facilities

### Excellent Future Connectivity

- Next door to Signature Bridge, nearing completion
- High speed train proposed via Tronica City
- Proposed flyover connectivity from Burari to Sonia Vihar
- 4-lane approach road from Delhi to Tronica City
- Metro connectivity from 3 major lines of Delhi Metro, i.e., Loni Border, Johri Enclave and Mukund Pur-Shiv Vihar
- Connectivity from Shahdara to Tronica City by elevated road



# Redefining Living Standards **magnum** group

## Creating Infrastructural Landmarks

Magnum Group is acknowledged widely for its creations, across the fabric of the realty arena. The group has a longstanding history of promoting and marketing large, pan Indian projects, which have reshaped the skyline of modern India. The group directors have gained accolades for tremendous talent and imaginative innovations. Magnum Group today focuses on creating a long term relationship with customers through close interaction, based on uncompromising quality and strict adherence to its commitments.

Magnum Group aspires to offer luxurious lifestyle to its customer complimented by its core strength, viz. Special leadership, commitment and on time delivery to create milestones of exemplary design & quality, which benchmark the crown standards of international living. The group believes in sustainable development and construction to provide lasting contribution towards a wholesome quality of life for people of our wonderful country and the world at large.



Star Cruise Mall – Tronica City



The Alien Court – Tronica City

ZRICK

# Impression of **front** view

Imagine a world which is luxurious, resplendent & lavishly deluxe. Imagine a place which pampers your senses and assures complete peace of mind. Imagine an abode which ensconces you in lush, manicured green-scapes. All your imagination and aspiration are soon going to become a reality at Magnum Oasis Green.

- Majestic entrance with landscaping & water features
- Wide roads with planned pathways
- Earthquake resistant RCC frame structure
- 100% Power back-up and round the clock water supply
- Gated complex with 24 x 7 security guards
- Visitor screening on entry and exit
- Dedicated car parking for each apartment
- CCTV controlled security system
- International standard fire fighting system
- Maximum flats three side corner

**MAGNUM**  
**OasisGreen**



# Beyond your dreams within your reach

Welcome to Magnum Oasis Green, your apartment home amid unparalleled luxuries and lush green settings. Your abode of luxuries has earmarked 70 % open area for green manicured landscapes, designer water features, stone art, florid parks & gardens, plus a vivid assortment of natural features. This makes your home a natural haven of repose and rest, away from the madding rush.

In fact, at Magnum Oasis Green, you can sample the best of both worlds, unmistakably natural and luxuriously urban.



- Amphitheater
- Jogging and walking trails
- Central park and playground
- Separate sitting area for elderly
- Peripheral vehicular access
- Beautifully landscaped garden
- Water feature
- Rain water harvesting
- Well lit park, play areas and common areas



# Live in **high** spirit

The Club House at Magnum Oasis Green enjoys the distinction of being one of the finest places to let go and unwind in the company of like-minded friends, guests and neighbors. This is no ordinary leisure club. It boasts of the latest facilities while maintaining standards at par with international clubs. It is a place, where you and your entire family can enjoy a host of recreational activities.

Beautifully landscaped surroundings, a charged ambience, along with a host of leisure and sporting activities ensure fitness and relaxation for you and the whole family.



- Swimming pool with splash pool for kids
- Pool side deck with party lawns
- Luxurious club lounge
- Club house with recreational activities
- Health club with Gym
- Aerobics hall
- Yoga and Meditation room
- Spa, Sauna and Steam Bath
- Basketball and Badminton Court



# Exemplary **grace** with luxurious overtone

If an independent home is what you have always desired, Magnum Oasis Green is your dream come true. Here, the apartments exhibit all the features of an independent home. It is a personalized world of private privileges, one that screens you from the neighbours and shelters you in an oasis of privacy.

The impact is a stunning medley of space optimization and aesthetic expressions, which defy the ordinary. In fact, the interiors are designed to shape your lifestyle with select keynotes of splendor and grandeur.



## specifications

<b>STRUCTURE</b>	Earthquake Resistance RCC Framed.
<b>BEDROOMS</b>	FLOOR: Flooring with Vitrified Tiles / Equivalent & Laminated Wooden Flooring in Master Bedroom WALLS: OBD Paint
<b>LIVING / DINING LOBBY PASSAGE</b>	FLOOR: Vitrified Tiles / Equivalent WALLS: OBD Paint CEILING: Designer POP
<b>KITCHEN</b>	FLOOR: Combination of Anti Skid Ceramic Tiles / Vitrified Tiles WALLS: Designer Ceramic Tiles with Border upto 2 Ft. above Counter Granite Working Platform FITTINGS / FIXTURES: CP Fittings, Stainless Steel Sink WOOD WORK: Modular Kitchen
<b>TOILETS</b>	FLOOR: Combination of Anti Skid Ceramic Tiles / Vitrified Tiles WALLS: Designer Ceramic Tiles FITTINGS / FIXTURES: ISI Mark Fittings, Standard Chinaware & Fittings for Geyser Water Supply WATER: Hot and Cold Water Pipeline Provision
<b>LIFT LOBBY</b>	FLOOR: Combination of Different Colours of Marble / Stone in Pattern WALLS: Tiles Cladding upto 3 Ft. and Texture Paint above ELEVATORS: High Speed Elevator
<b>ELECTRICAL</b>	Modular Switches. 24 Hrs. Power Backup Provision
<b>WATER</b>	Drinking Water Treatment Facility by Individual R.O. System
<b>BALCONY</b>	FLOOR: Anti Skid Ceramic Tiles WALL & CELLING: Texture Paint



Well planned  
**zones** of comfort



**Legends**

1. ENTRANCE PAVED PLAZA
2. FEATURE PAVING
3. PARKING
4. DRIVEWAY
5. PAVED ACCESS ROAD
6. RAMP
7. AMPHITHEATRE
8. POOL
9. CHILDREN'S PLAY AREA
10. PAVED AREA
11. WATER FEATURE
12. PAVED PLAZA
13. SEAT
14. FEATURE SITTING
15. JOGGING TRACK
16. BASKETBALL COURT
17. TENNIS COURT

**T1** 4BHK+3TOI+STUDY

**T2** 3BHK+2TOI+STUDY

**T3** 2BHK+2TOI+STUDY

**T4** 2BHK+2TOI

**T4A** 2BHK+2TOI

**CONVENIENT SHOPS**

**CLUB AREA**

Typical floor plan of  
**2BHK**

Super Area 1190 sq. ft.  
 2BHK + Study + 2 Toilet



1 Sq. Mtr. = 10.764 Sq. Ft.

Super area means and includes covered area of flat plus area under common areas such as corridors, passages, walls, staircases, mummies, projections, recessed spaces below window grills, lift machine rooms, space for metering cubicles etc. Designs / Specifications / Area etc. are subject to any amendments as may be approved and / or required by relevant authorities.

# Typical floor plan of 3BHK

Super Area 1490 sq. ft.  
3BHK + Study + 2 Toilet



1 Sq. Mtr. = 10.764 Sq. Ft.

Super area means and includes covered area of flat plus area under common areas such as corridors, passages, walls, staircases, mummies, projections, recessed spaces below window grills, lift machine rooms, space for metering cubicles etc. Designs / Specifications / Area etc. are subject to any amendments as may be approved and / or required by relevant authorities.

# Typical floor plan of 4BHK

Super Area 2090 sq. ft.  
4BHK + Pooja + Study + 3 Toilet



1 Sq. Mtr. = 10.764 Sq. Ft.

Super area means and includes covered area of flat plus area under common areas such as corridors, passages, walls, staircases, mummies, projections, recessed spaces below window grills, lift machine rooms, space for metering cubicles etc. Designs / Specifications / Area etc. are subject to any amendments as may be approved and / or required by relevant authorities.

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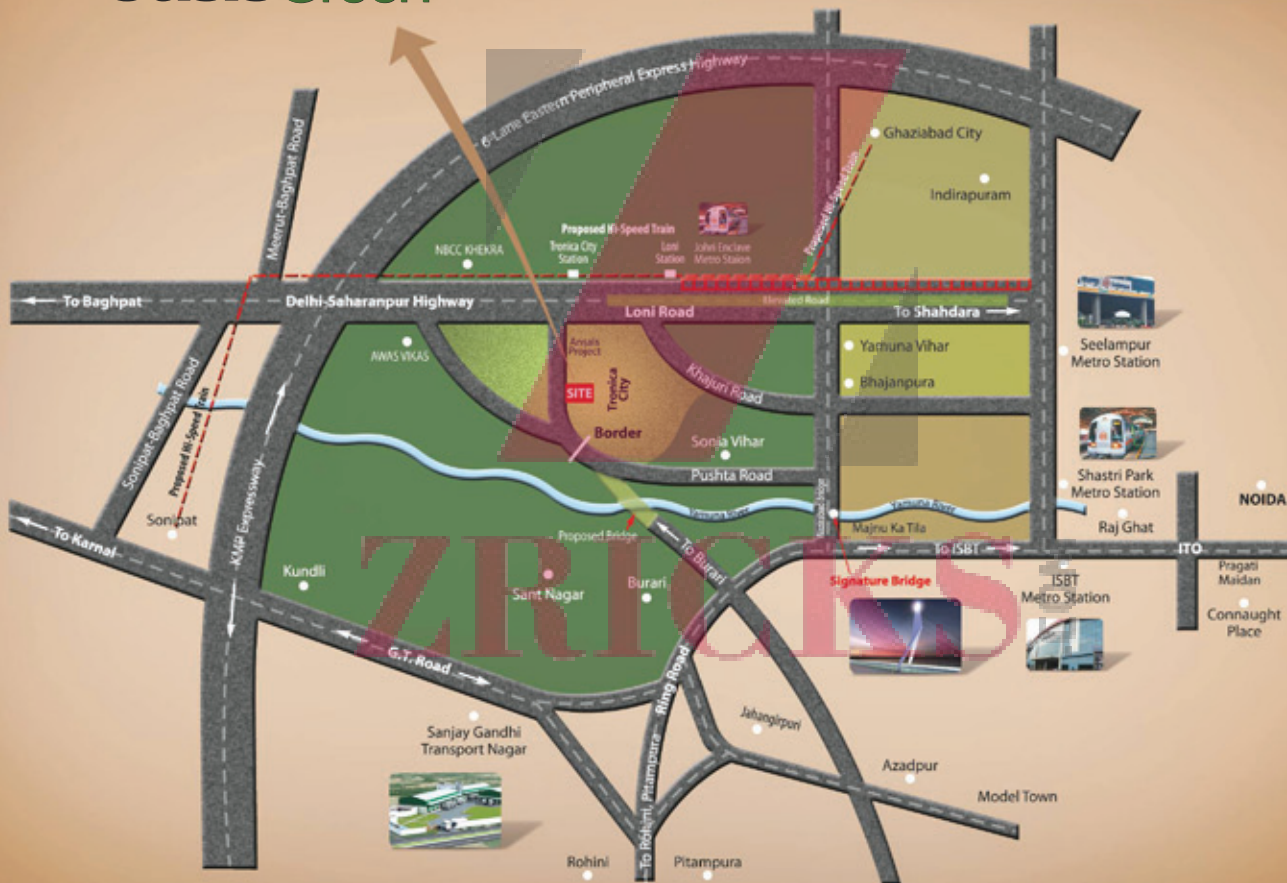
Magnum Oasis Green is strategically located in Tronica City, with easy access to educational institutions, shopping malls, hospitals and important business and leisure hubs.

The location is ideal for cutting down your commute time while enjoying a pleasantly relaxed lifestyle amid natural splendors.



## Advantage of **prime** location

- Next door to Signature Bridge, Wazirabad
- 2 Kms. from Delhi Border
- 12 Kms. from ISBT
- 7 Kms. from Railway Station
- 25 Minutes drive from Connaught Place
- Metro connectivity from 3 major lines of Delhi Metro, i.e. Loni Border, Johri Enclave and Mukund Pur-Shiv Vihar



\*map not to scale

Conveniently approachable from scenic Alipur-Bund Road along river Yamuna on the western side & Delhi-Saharanpur Road on the east, Magnum Oasis Green is in close proximity of upcoming Signature Bridge.

### RMS BUILDERS (P) LTD-MAGNUM GROUP

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