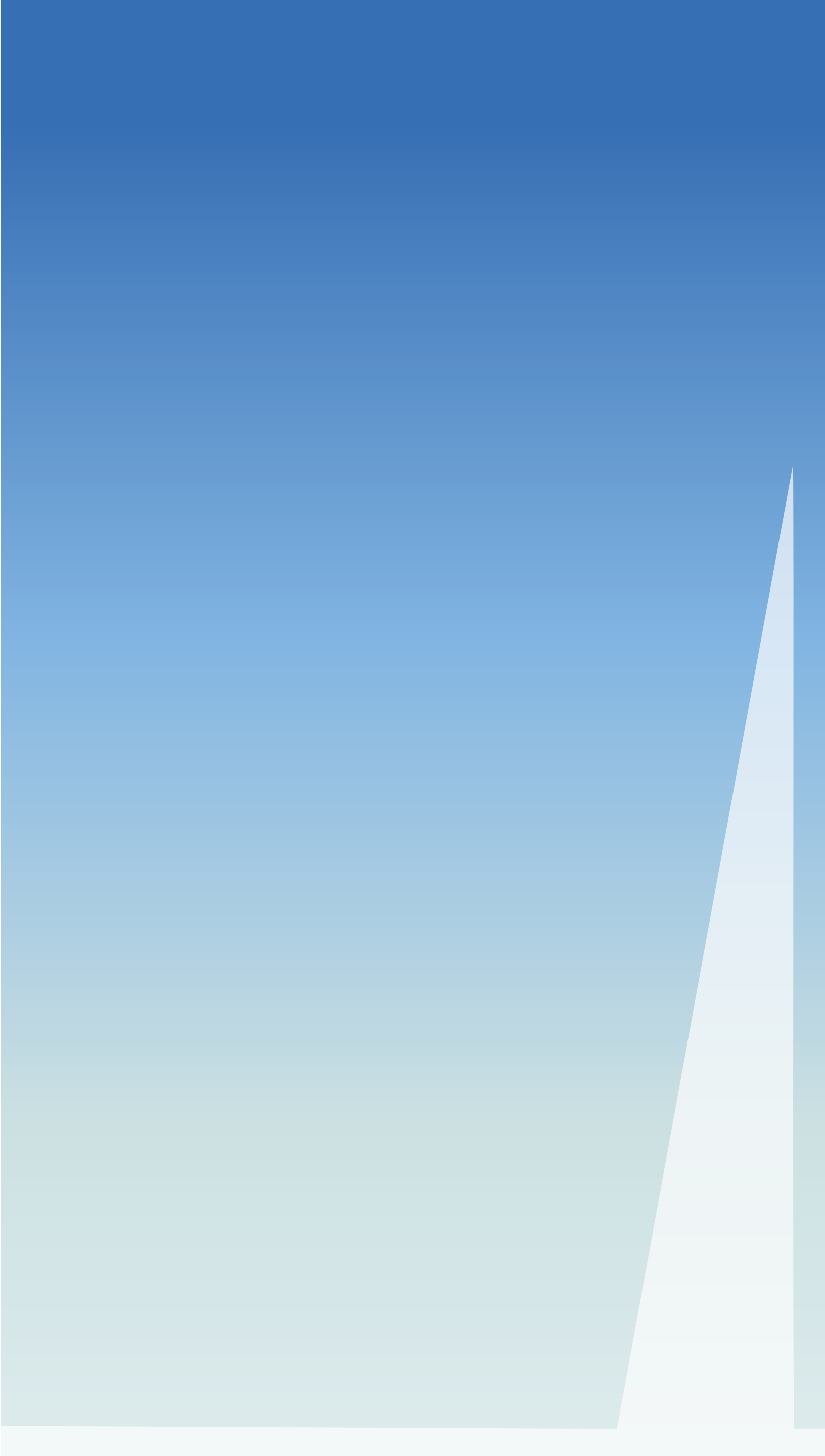




# OXYGEN TOWERS

Welcome to the tallest residential towers in AP





## LIVE ABOVE ALL

Welcome to a life that supersedes all expectations.

Where luxury is a default specification.

And indulgence a way of life.

Introducing Oxygen Towers.

Vizag's tallest and probably the most luxurious residential offering.

Homes that are as special as you.

And deserving of everything you are.

So leave the world behind.

And step into one where you truly belong to.

Homes that put you on a pedestal for the rest of your life to admire.

After all, you are above all.



# VIZAG'S SKYLINE HAS A NEW MASTER.

Reaching over 145 meters above sea level, Oxygen Towers is here to rule the city scape. A 35 floor statement of luxury and power from Lansum Estates, Oxygen Towers offers everything you have aspired for your home.

Oxygen Towers is built on 4.18 acres of prime property on the arterial Seethammadhara Main Road. And given the reputation of this premium locality, we have designed the entire project in style to reflect class and stand out of the clutter.















## OXYGEN TOWERS

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4.18 acres

---

2 Towers

---

35 floors

---

680 Spacious

---

3 BHK Apartments

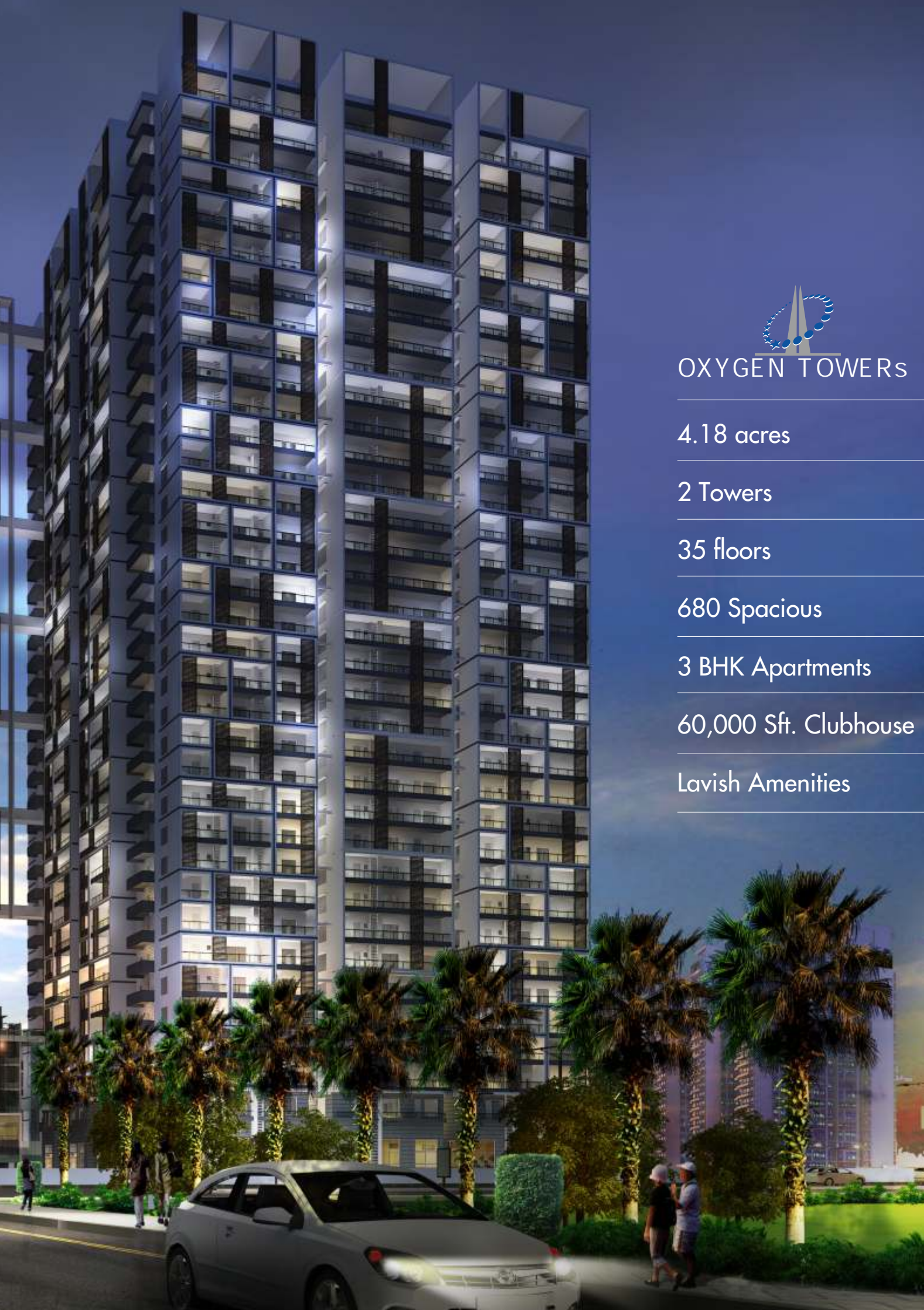
---

60,000 Sft. Clubhouse

---

Lavish Amenities

---





# THE GREENER & HEALTHIER SIDE OF LIFE.

The grand entrance with wide open roads welcomes you to a world that compliments the stunning towers. With lush landscaping around the project seamlessly integrating wide range of amenities to relax & rejuvenate, Oxygen Towers sits pretty, surrounded by a green paradise.



AMPHITHEATRE



ELDERS SEATING SPACES



WALKING & JOGGING TRACK



CHILDREN PLAY AREA



TEMPLE



COVERED SEATING SPACES



HALF BASKETBALL COURT



FITNESS STATION





Children play area  
in the safe environment



Green spaces  
between the twin towers



Lush landscaping  
on either sides of the driveway





## PUTTING THE STYLE BACK IN YOUR LIFESTYLE.

The spacious 3BHK homes.

Get ready to live in style. The large windows at your home will delight you with a romantic interplay of light and shadows. It's spacious balconies will mesmerise you with panoramic views/ravishing coastline. Contemporary designs will captivate you with more living space per square feet. And its premium specifications and luxurious embellishments will inspire a heightened sense of living.

Add to this, all the 3 BHK homes at Oxygen Towers are crafted generally to comply with Vaastu guidelines so that peace and prosperity always prevail within your homes. And if that wasn't enough, we have even incorporated multi-level security systems to make your home a safe environ you want it to be.







Dining area



Kitchen

Living room







Master bedroom



Bathroom





Guest Bedroom



Kids Bedroom







Terrace swimming pool





## DON'T JUST PAMPER YOURSELF. **INDULGE.**

At Oxygen Towers, we have made sure that living the high life is the only way to live. With a sprawling 60,000 Sft. Clubhouse covering part of first cellar, ground floor and the complete clubhouse block of the development, this is the perfect welcome to a better life.

Jump in to the indoor swimming pool, work up at sweat at the fully equipped gymnasium, retreat to the library and kick back with the latest best seller, or catch the latest blockbuster with your family at the mini theatre - at Oxygen Towers, you will never run out of options to keep yourself entertained. With an exhaustive and enviable list of amenities that are sure to elevate you to a higher lifestyle, your home will now become your favourite getaway destination.



## **60,000 Sft.** ULTRA-MODERN CLUBHOUSE WITH TERRACE SWIMMING POOL.







Clubhouse reception and waiting lounge



Spacious air-conditioned Gym



Two restaurants



Library



Spa, Salon, Jacuzzi



Billiards lounge



Mini Theatre



Guest Bedrooms



Conference Room





# CLUBHOUSE AMENITIES

GRAND RECEPTION | WAITING LOUNGE | COVERED SWIMMING POOL | MULTIPURPOSE HALL  
TWO RESTAURANTS | AEROBICS | SPACIOUS GYM | CRECHE | MEDITATION / YOGA HALL  
SENIOR CITIZENS ROOM | LIBRARY / READING ROOM | INDOOR GAMES | TABLE TENNIS  
BILLIARDS LOUNGE | MINI THEATRE | SPA | CONFERENCE LOUNGE | BADMINTON COURT  
SQUASH COURT | VIEWING GALLERY | CLINIC | MULTI ACTIVITY HALL | PROVISION FOR PHARMACY DESK  
MAINTENANCE ROOM | ADMINISTRATIVE OFFICE | CONVENIENCE STORE | ATMs | CAR WASH AREA  
GUEST ROOMS | TERRACE SWIMMING POOL



Convenience store



Two indoor badminton courts



Car wash area

Covered swimming pool





# SITE PLAN



## LEGEND

1. MAIN GATE
2. V.D.F FLOORING
3. GRANITE COBBLES
4. WASH CONCRETE
5. STONE BANDS
6. JOGGING TRACK
7. LAWN
8. PATHWAY
9. WATER BODY WITH MINI BUBBLERS
10. SCULPTURE
11. SWIMMING POOL ON THE PODIUM
12. MINI WATER BUBBLERS  
WITH PLANTER BEDS
13. GREEN WALL
14. SWIMMING POOL DECK
15. CIRCULAR STONE  
BANDS WITH SEATING
16. DECK UNDER PERGOLA
17. ELLIPTICAL SEATING WITH PLANTING
18. GRID PLANTATION WITH SEATING
19. CHILDREN'S PLAY AREA
20. CHILDREN'S PLAY AREA WITH  
EPDM FLOORING
21. AMPHITHEATER
22. HALF BASKET BALL COURT
23. FITNESS STATION
24. ELDERLY SEATING AREA
25. CIRCULAR MOUND
26. SLOPED MOUNDS WITH  
AVENUE PLANTATION
27. FEATURE WALL - AT DRIVEWAY TURNING
28. VENTILATION CUT OUT
29. WATER CASCADE WITH FEATURE WALL
30. MOUND WITH PORTAL FRAME
31. CABANA SEATING WITH MS. PIPE SCREEN
32. STEPPING STONES
33. STAGE WITH TENSILE
34. DECK WITH SEATING AT RAMPS
35. TEMPLE

EXISTING 80' WIDE ROAD  
PROPOSED 100' WIDE ROAD









**BLOCK - A TYPICAL FLOOR PLAN**





FLAT NOS.	1	2	3	4	5	6	7	8	9	10
FACING	WEST	EAST	EAST	EAST	WEST	EAST	WEST	WEST	WEST	EAST
AREA IN SFT.	2255	2480	2170	2685	2390	2390	2685	2170	2480	2255





**BLOCK - B** TYPICAL FLOOR PLAN





FLAT NOS.	11	12	13	14	15	16	17	18	19	20
FACING	EAST	WEST	WEST	WEST	EAST	WEST	EAST	EAST	EAST	WEST
AREA IN SFT.	2255	2480	2170	2685	2390	2390	2685	2170	2480	2255





**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	1
FACING	WEST
AREA IN SFT.	2255



**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	2
FACING	EAST
AREA IN SFT.	2480





**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	3
FACING	EAST
AREA IN SFT.	2170



**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	4
FACING	EAST
AREA IN SFT.	2685





**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	5
FACING	WEST
AREA IN SFT.	2390



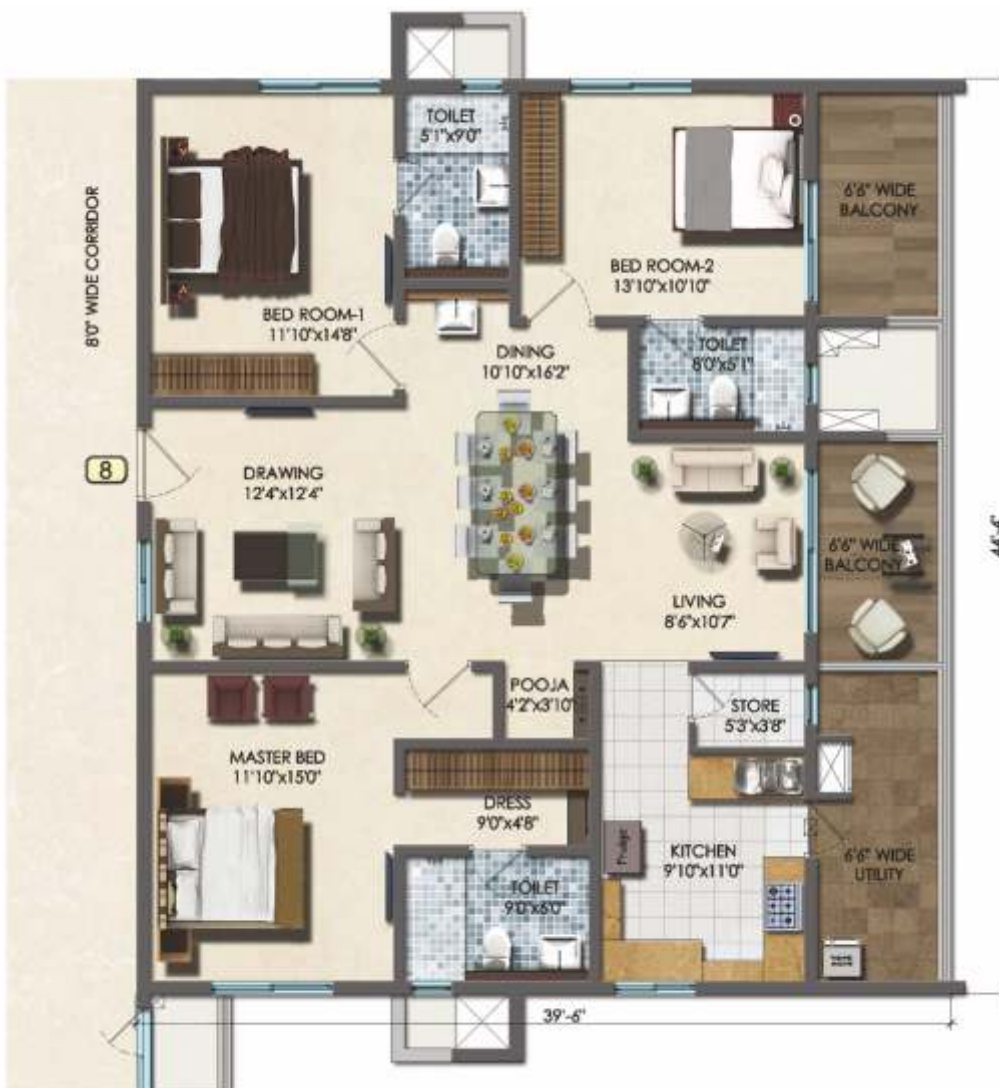
**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	6
FACING	EAST
AREA IN SFT.	2390





<b>BLOCK - A TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>7</b>
	<b>FACING</b>	<b>WEST</b>
	<b>AREA IN SFT.</b>	<b>2685</b>



<b>BLOCK - A TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>8</b>
	<b>FACING</b>	<b>WEST</b>
	<b>AREA IN SFT.</b>	<b>2170</b>





**BLOCK - A TYPICAL FLOOR PLAN**

FLAT NO.	9
FACING	WEST
AREA IN SFT.	2480



**BLOCK - A TYPICAL FLOOR PLAN**

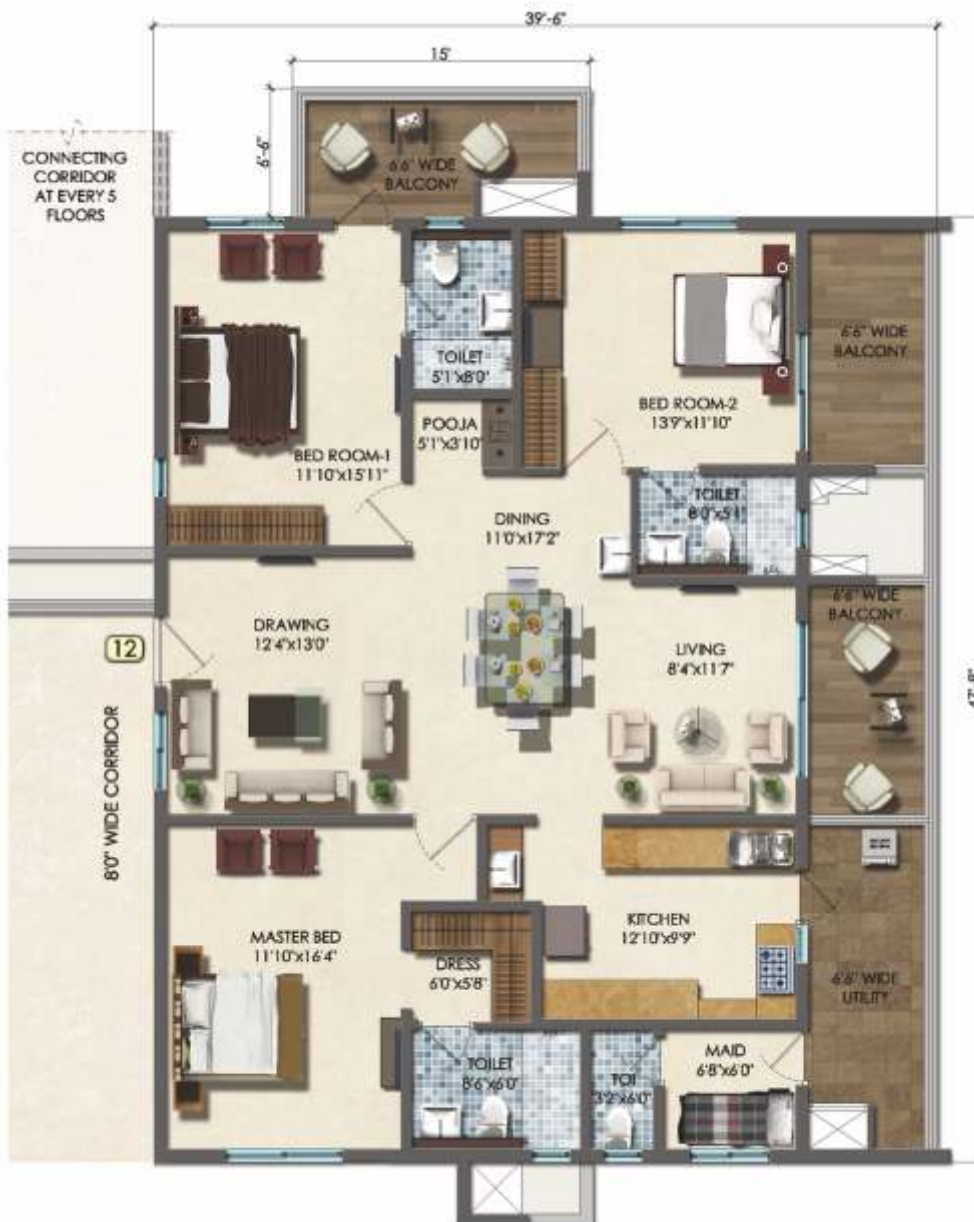
FLAT NO.	10
FACING	EAST
AREA IN SFT.	2255





**BLOCK - B TYPICAL FLOOR PLAN**

FLAT NO.	11
FACING	EAST
AREA IN SFT.	2255



**BLOCK - B TYPICAL FLOOR PLAN**

FLAT NO.	12
FACING	WEST
AREA IN SFT.	2480





<b>BLOCK - B TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>13</b>
	<b>FACING</b>	<b>WEST</b>
	<b>AREA IN SFT.</b>	<b>2170</b>



<b>BLOCK - B TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>14</b>
	<b>FACING</b>	<b>WEST</b>
	<b>AREA IN SFT.</b>	<b>2685</b>





**BLOCK - B TYPICAL FLOOR PLAN**

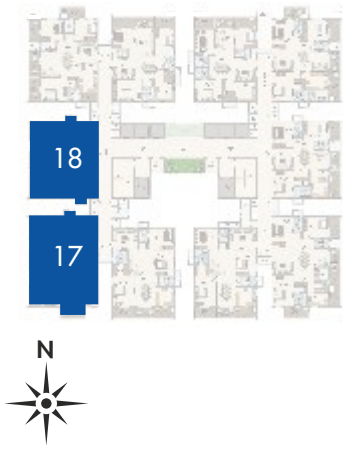
FLAT NO.	15
FACING	EAST
AREA IN SFT.	2390



**BLOCK - B TYPICAL FLOOR PLAN**

FLAT NO.	16
FACING	WEST
AREA IN SFT.	2390





<b>BLOCK - B TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>17</b>
	<b>FACING</b>	<b>EAST</b>
	<b>AREA IN SFT.</b>	<b>2685</b>



<b>BLOCK - B TYPICAL FLOOR PLAN</b>	<b>FLAT NO.</b>	<b>18</b>
	<b>FACING</b>	<b>EAST</b>
	<b>AREA IN SFT.</b>	<b>2170</b>





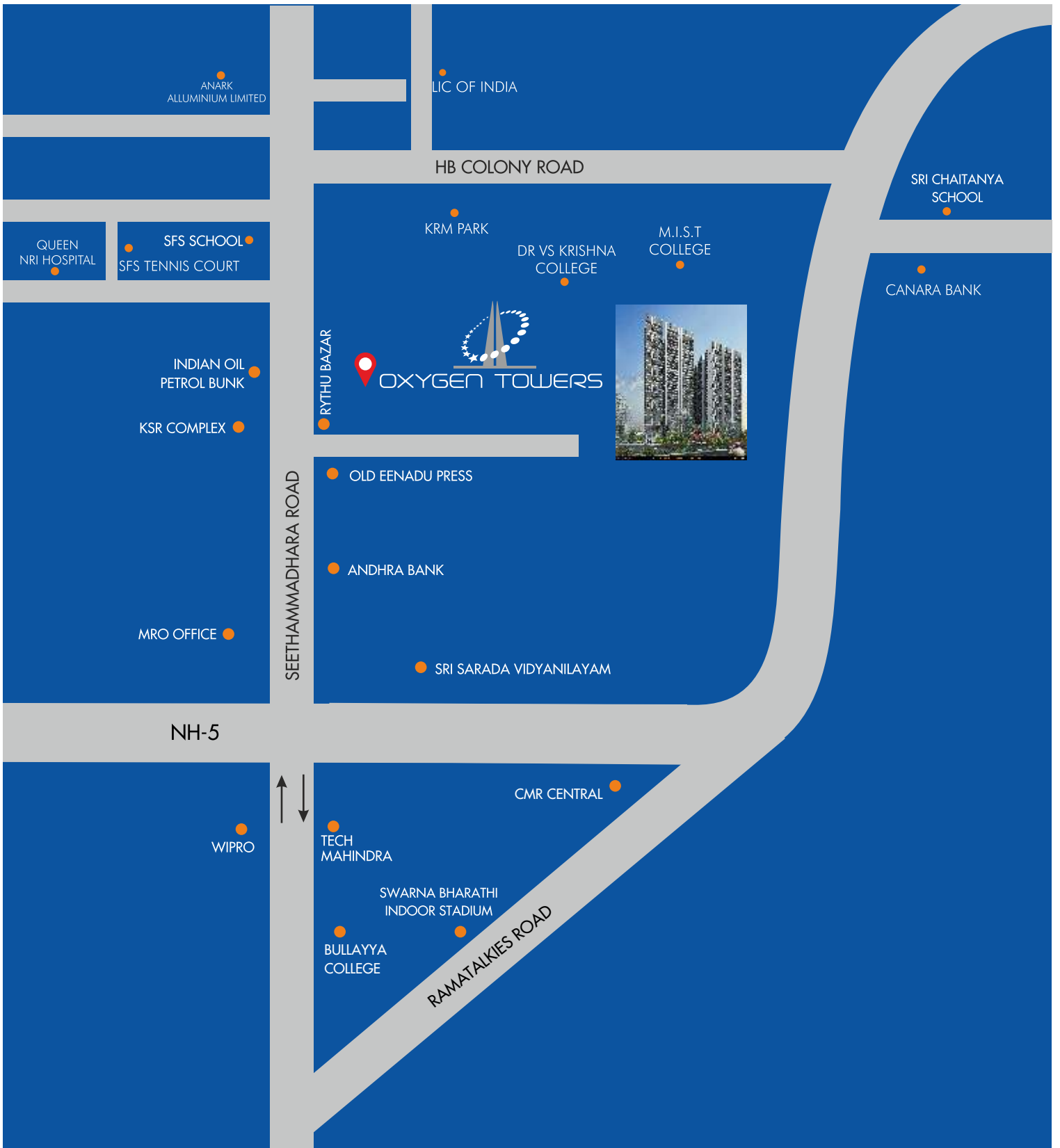
<b>BLOCK - B</b> TYPICAL FLOOR PLAN	<b>FLAT NO.</b>	<b>19</b>
	<b>FACING</b>	<b>EAST</b>
	<b>AREA IN SFT.</b>	<b>2480</b>



<b>BLOCK - B</b> TYPICAL FLOOR PLAN	<b>FLAT NO.</b>	<b>20</b>
	<b>FACING</b>	<b>WEST</b>
	<b>AREA IN SFT.</b>	<b>2255</b>



# LOCATION MAP



- Tech Mahindra and Wipro are just 400 yards/ meters away from this community.
- NRI Hospital and few more hospitals in the near vicinity.
- Reputed Schools (SFS, Nalanda, Chaitanya and some international schools are in the vicinity).
- Vizag Airport - 10 Kms.
- Vizag RTC Complex - 2.5 Kms.
- Vizag Railway Station – 3.5 Kms.
- Shopping malls are all within 2 kms radius.
- National Highway is just 300 meters away.
- Sea is at about 3 Kms, can be seen from high rise flats.



# A CRADLE OF LUXURY IN THE VALLEY OF TRANQUILITY.

Welcome to a place where gentle breeze sweeps through treetops bringing with it an air of serenity. Sitting pretty on the foothills of Eastern Ghats, greenery engulfs this entire locality. Seethammadhara, a place with lush green trees is today home to some of the most eminent citizens of this highly prosperous port city. And when you join them at Oxygen Towers, you are sure to be at the center of all the action. With rapidly appreciating property values and being close to everything you need in life, Oxygen Towers offers the perfect setting for you to set up your dream home.



Vizag beach



NH 5



Wipro Campus



# SPECIFICATIONS

## STRUCTURE

RCC framed structure designed as per BIS for wind & seismic loads.

## DOORS

**Main Doors:** Teak wood frame and aesthetically designed teak doors with good quality hardware.

**Internal doors:** Teak wood door frames, flush doors, with good quality hardware / equivalent door.

## WINDOWS

UPVC windows by reputed company.

## KITCHEN

Polished granite platform with superior stainless steel sink, 2 feet glazed tiles dado above kitchen platform, provision for modular kitchen, provision for electrical exhaust chimney and water purifier, power points for modern appliances.

## FLOORING

Vitrified tiles of 2' x 2' size of reputed make.

## PAINTING

**Interior** 2 coats of good quality emulsion paint over putty finished surface/primer coat.

**Exterior:** Texture finish and weather proof emulsion paints based on the finalized elevation.

## TOILETS

Anti skid tiles for flooring, glazed ceramic tiles dado up to 7' height in toilets of reputed make.

UPVC ventilators will be provided.

All CP fittings of reputed luxury brand like Jaquar or equivalent make.

Sanitary ware of American standard or equivalent make.

Hot and cold mixer with shower.

## GENERATOR

Power backup for common amenities and back up for 500watts in each flat

## LIFTS

Sufficient number of lifts for passengers and goods as per brochure.

## THREE-TIER SECURITY

24 X 7 security.

Secured boundary / compound wall.

Modern, reliable rugged electronic security, communication and surveillance systems.

## GAS

Piped cooking gas, subject to feasibility.

## FIRE

Modern fire fighting arrangement as per fire safety rules.

## WATER SUPPLY

Adequate supply of water from bore wells and bulk water supply from GVMC.

RO plant will be provided in the cellar to dispense in 20 litres cans.

## PARKING

Multi level car parking.

Two cars parking for each flat.

Excellent drive ways with lush landscaping on either sides.

Electronic / CCTV monitoring.

## ELECTRICAL

Concealed conduit wiring with PVC insulated copper cables for light, fan and plug points.

Split A/C points in all bedrooms with copper cabling work with modular switches of reputed brand, controlled by ELCB and MCB.

## ENTRANCE / LOUNGE

Grand entrance gate.

Separate entry, exit point.

Waiting lounge in the ground floor.



## PROJECT CONSULTANTS

Genesis Planners Pvt. Ltd. is a leading architectural consultancy firm with design expertise in Residential, Commercial & Retail, IT, Hospitality and Healthcare. In its 24-year practice so far, Genesis with its uncompromising design standards and architectural ideals, has designed and delivered several landmark projects.

Apart from the main office in Hyderabad, Genesis has offices in Visakhapatnam and Bengaluru. Besides promoting the best practices in architecture, Genesis has always aimed at pushing the limits of the plausible and thinks the impossible. With a staff of over 120 professionals and designers with global exposure, Genesis also collaborates with reputed international consultants and has been part of several prestigious projects. The integrity in its practice stems from the fact that whatever is En-vised, is Transformed into reality.

### MASTER PLANING & ARCHITECTURE



[www.genesisplanners.in](http://www.genesisplanners.in)



DSR Sunrise Towers,  
Bengaluru



Jayabheri - Hyderabad



Aparna Aura,  
Hyderabad

"Buro Engineers, the 25 year-old Singapore based firm provides cutting-edge consultancy services in civil and structural engineering, and has successfully delivered some of the landmark projects in Singapore, Indonesia, Vietnam, Malaysia, Myanmar, Sri Lanka & India.

### STRUCTURAL CONSULTANTS



[www.buroengr.com.sg](http://www.buroengr.com.sg)



Estancia Lake view Apartments,  
Chennai



Shangri-la,  
Jakarta



Traders Hotel,  
Yangon

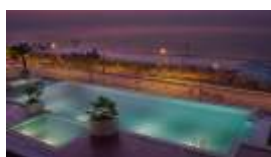
NAVEEN ASSOCIATES is amongst the most reputed Landscape Architecture Consultancy firms. in South India. It offers initial landscape concept design to design development, working drawings, and other related hard landscape and soft landscape design aspects.

Over the last 15 years, it has successfully delivered landscape related services to large scale housing projects, resorts & hotels, farmhouses & residences, industrial complexes, institutional campuses, commercial & corporate projects and urban landscape projects.

### LANDSCAPE ARCHITECTS



[www.naveenassociates.com](http://www.naveenassociates.com)



Novotel Varun Beach - Vizag



Palm Meadows - Hyderabad



Trendset Winz - Hyderabad





**INSPIRE THE FUTURE.**

Cutting edge design, quality construction, prime locations, life-changing amenities, partnering with reputed consultants for timely delivery of projects are the foundations on which Lansum Estates thrives to build landmark projects and keep their customers happy.

This steadfast approach has facilitated Lansum Estates to literally redefine the Vizag skyline with its bold and imaginative residential projects. In fact, we are proud to build the tallest residential apartments project as on date, not just in Vizag, but in Andhra Pradesh. The locations of our projects are very carefully chosen to provide incremental growth to investment. And by partnering with the very best in the Industry, we provide our customers cutting edge designs and amenities. The projects we build are testimony to our basic approach to upholding excellent standards in design and construction to inspire a better future.



## ONGOING PROJECTS



### VIP TOWERS

ON VIP ROAD

#### PROJECT HIGHLIGHTS

GVMC-Approved Project | The 15-level high-rise tower is the new landmark on the VIP Road | Features business center / office spaces and luxury apartments in an iconic location | 3 level car parking | Office Spaces in ground, first and second floors | 12 floors apartments | Spacious 3 BHK Apartments | Apartments range from 1770 to 2550 Sft. Lavish suites from 4295 to 5005 Sft. on top 4 floors | Covered swimming pool | Air-conditioned Gym / Health Club Fully-furnished guest bedrooms | Multipurpose hall with movie facility | Library with broadband internet connection Car wash area | 24 X 7 Security with intercom facility | 24 hours water supply | Panoramic sea & city views & more...



### LANSUM GREENS

AT MADHAVA DHARA, VIZAG

#### PROJECT HIGHLIGHTS

GVMC-approved project | 10-floor towers in 3 acres of land | delux quality construction 3-bedroom apartments | No common walls | Vastu compliant | Extensive landscaping Jogging track | Grand designer entry lounge | Panoramic views of City & Mountain greenery Tot lots & Children play areas | Exclusive clubhouse | Madhava Swamy temple nearby Sufficient water supply | RO water plant | Sewage Treatment Plant | Water recycling facility 24-hr security with Intercom | RFID access | 2-level parking | Good ventilation for cellar parking Visitor's car parking | Rest room for Drivers | Generator back-up

## UPCOMING PROJECT



### LANSUM ETANIA

AT NANAKRAMGUDA, HYDERABAD

#### PROJECT OVERVIEW

8.068 Acres of prime land | Total no. of Towers: 7 | Structure: 2 Cellars + Ground + 19 Floors Total Built-up Area: 20 Lakhs Sft. (approx.) | Ultra modern Clubhouse with all the amenities.





**Regd. Office:**

Plot No.283, Road No.78, Jubilee Hills, Hyderabad - 500033  
Tel: 040-23125666 | 23122666 | 23125888

**Site Office:**

D.No.51-1-1, Seethammadhara Main Road, Visakhapatnam-13

**Mktg. Office:**

D.No.50-40-17/C, T P T Colony, Seethammadhara, Visakhapatnam-13  
Ph: 0891 272 2768 | 0934 603 8242 | 093460 38250 | 093460 38251

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Project approved & financed by

