

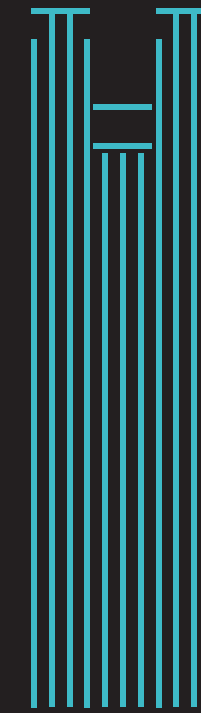


ONE OF A KIND

5th Floor, Cyber Heights Levana, Vibhuti Khand, Gomti Nagar, Lucknow-(U.P), Pin- 226010, India.

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Promoter Name - Go-Heights Real Estate Pvt. Ltd. | Project RERA No.- UPRERAPRJ559567



ATMOS

LIVE MORE!



ONE OF A KIND

WE ARE ONE OF A KIND

IOAK offers a boutique real estate experience like no other; we deliver aspirational homes at an exceptional value, making the dream of owning a home a reality.

With properties across the world, we remain committed to delivering international quality, with innovation being the core. We believe in transforming every relationship into a positive, engaging, memorable experience that people would love to come back to.

This unique blend of all-around experience is what we pride on and this sets IOAK apart and as ONE OF A KIND.



BRINGING THE WORLD TO YOU

1OAK and the parent company have created a portfolio of world-class living spaces in UAE, India, Thailand, UK, and Switzerland. Since inception, we have invested & developed residential and hospitality units across geographies.

In India, we have substantial Development Rights across various locations for developing townships, group-housing projects, commercial landmarks, and hotels.

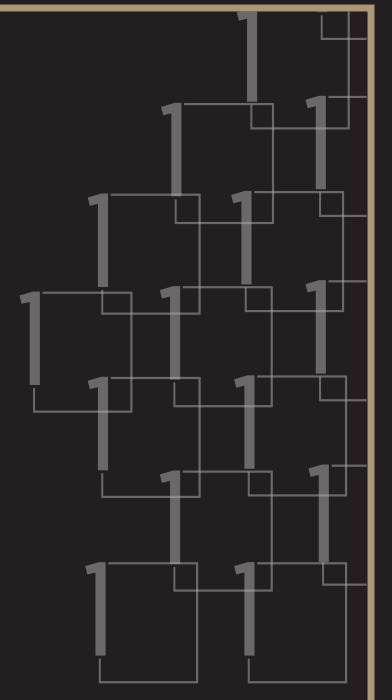


ADDING VALUE

Nothing less than luxury is what 1OAK offers with a lot to explore and appreciate. At 1OAK we're known to exceed expectations and offer more. Our projects are backed by FDI funding, adding value to your investments by giving better returns.

A large, illuminated, spherical structure, possibly a dome or a large-scale architectural element, is the central focus. It features a dark, curved, tunnel-like opening on the left side. The structure is composed of many small, rectangular panels, and the lighting creates a strong contrast between the bright, glowing interior and the dark exterior. The overall aesthetic is modern and architectural.

THE MASTERY
OF A
WORLD-CLASS
TEAM

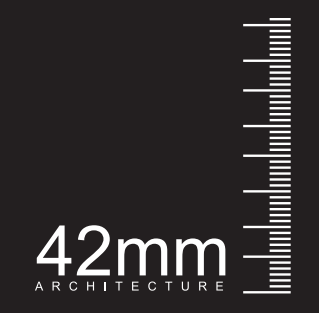


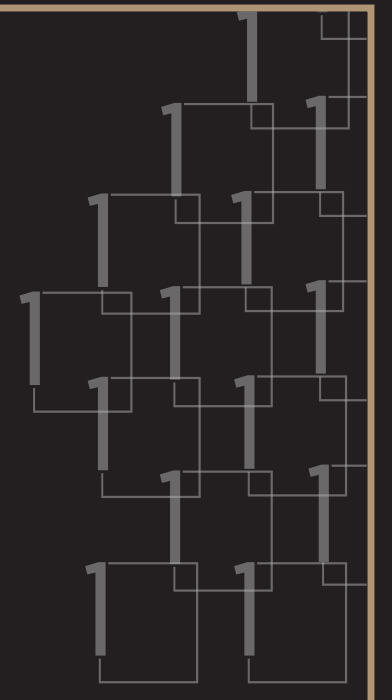
PLANNERS & ARCHITECTS

MASTERFUL DESIGN

Our creation has been designed with a keen desire to depart from conventional residential buildings.

The new age architecture firm 42mm has ensured that the project will stand out because of the distinct approach towards design and delicate details. 42mm team values the transformative role of ideas and the capacity for architecture to inspire.

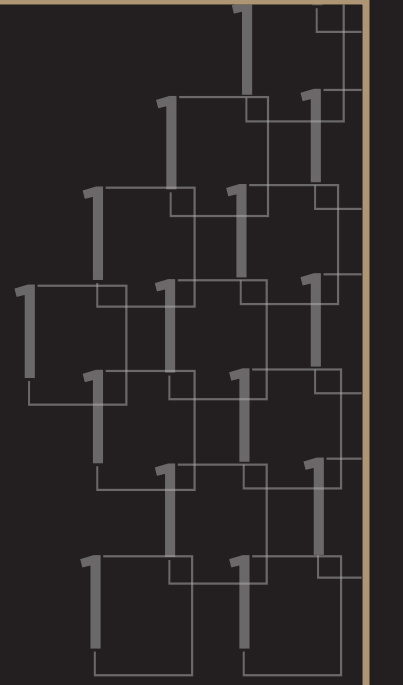




PROJECT MANAGEMENT UNSURPASSED QUALITY

A world-class project implementation team has been put together to ensure flawless execution. With the vast experience of its highly skilled project management team, CBRE ensures a high degree of diligence for planning and coordination, thus ensuring that our buyer's expectations for schedule and quality are surpassed.

CBRE

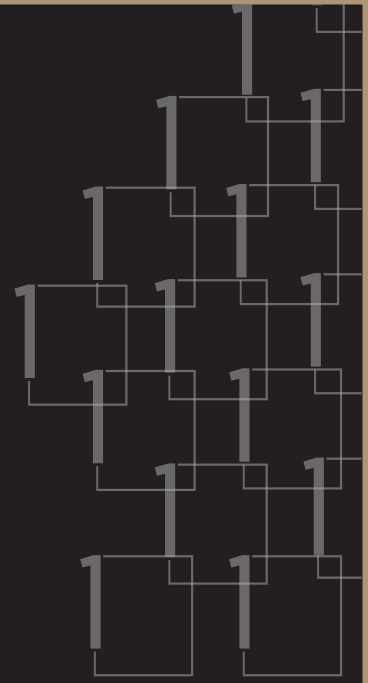
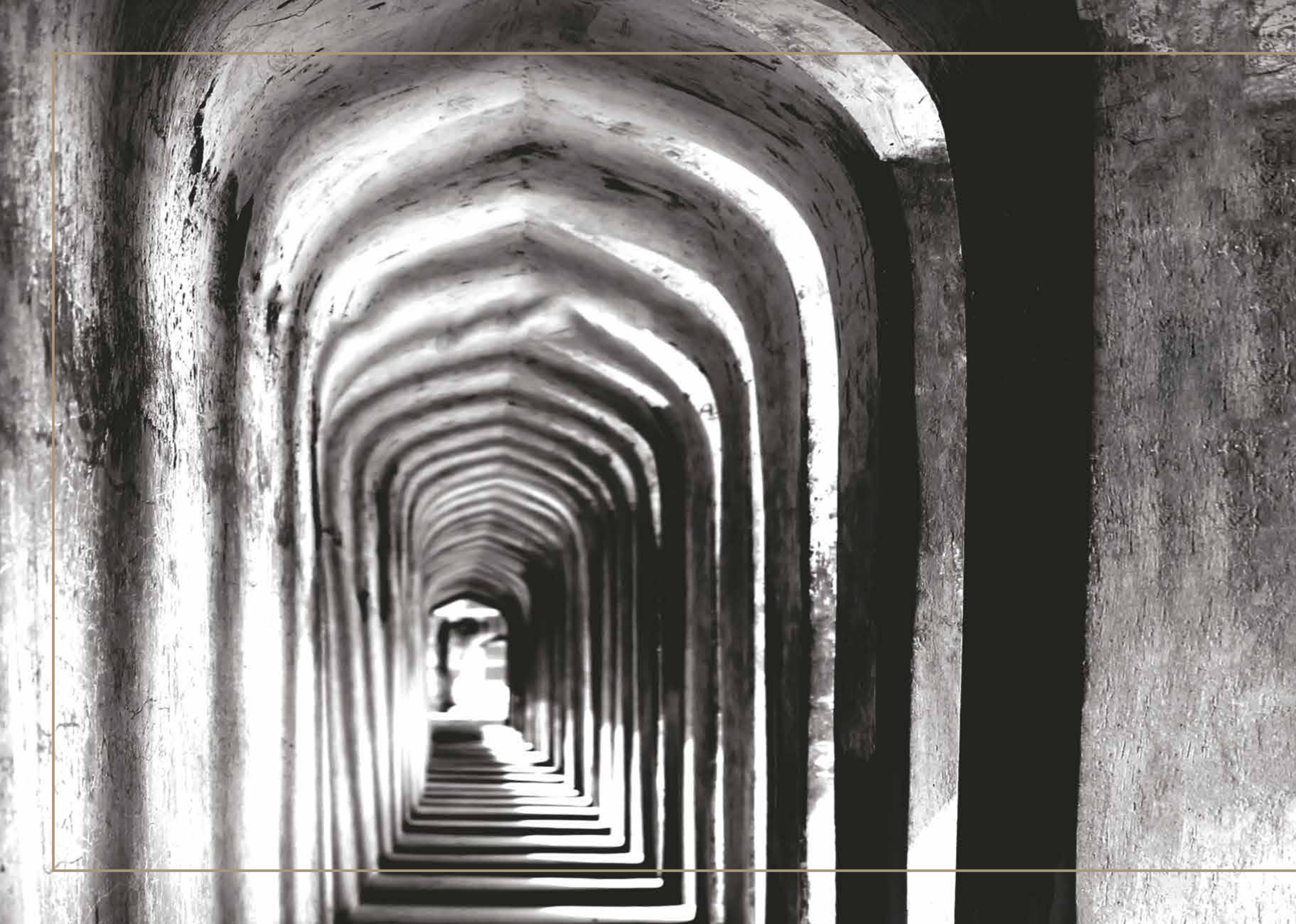


LANDSCAPE DESIGN

NATURE'S BOUNTY

Look around to find yourself surrounded by incredible diversity and greenery to fill you with tranquility. Created by the illustrious Jasleen, the landscape story here is one of openness and togetherness.

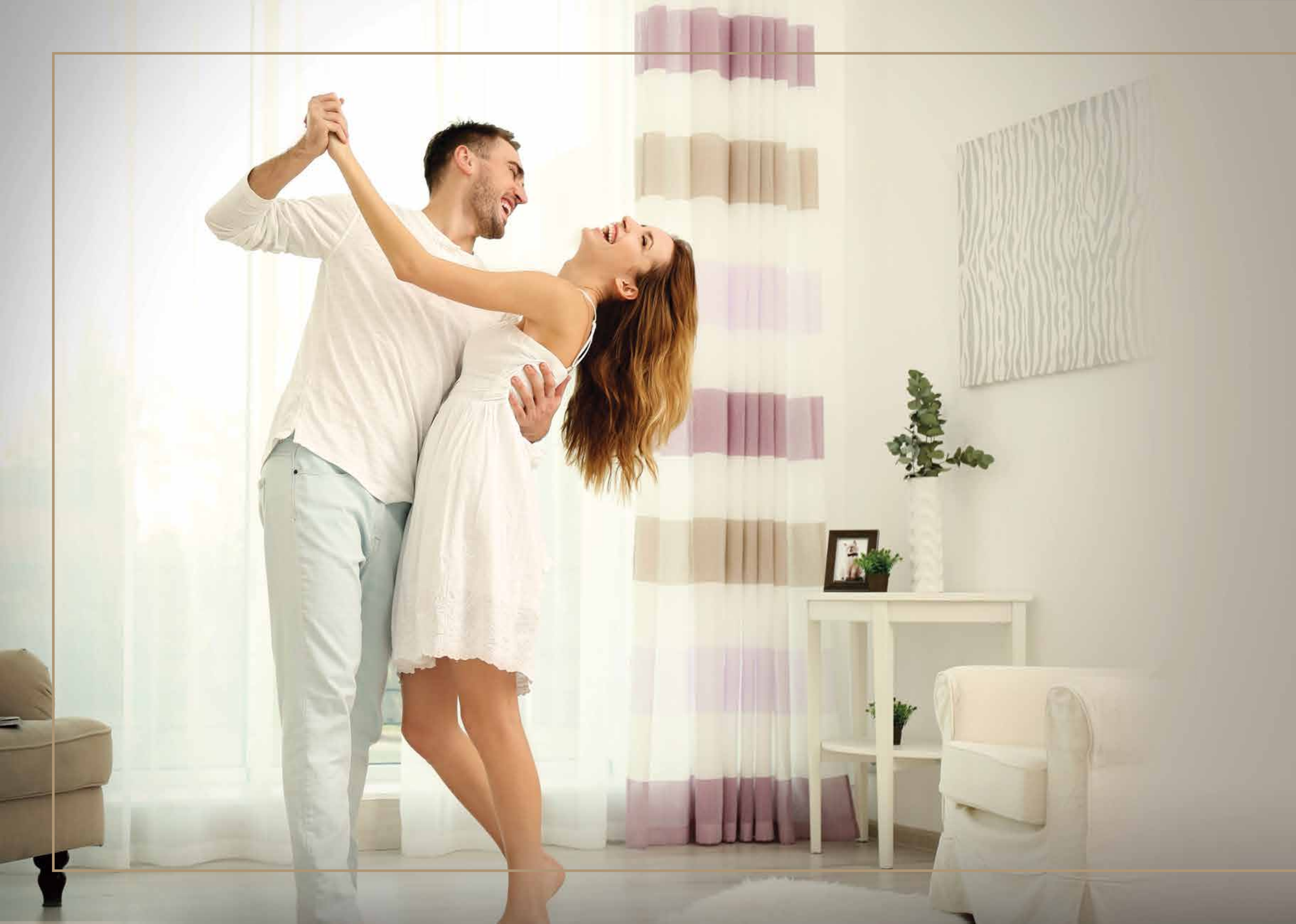
jwla



HELLO LUCKNOW

After developing lifestyle properties across geographies, IOAK is pleased to announce the launch of its residential real estate in Lucknow, Uttar Pradesh, India. Our project is an embodiment of what a great city deserves - a true urban oasis.

With design elements inspired by green living, our premier project is a tribute to Mother Nature. It is set to become a treasured hideaway for the small circle of residents who will call this prestigious Project, Home.



MORE LIFE EVERY MOMENT

Experience happiness together!
Our homes are designed to offer an abundance of space to
express your love and joy.

MORE TIME FOR YOURSELF

Experience tranquility!

We offer more than just spaces to live in; we offer an oasis of serenity to let you deep dive in tranquility.





MORE TIME FOR FAMILY

Experience togetherness!

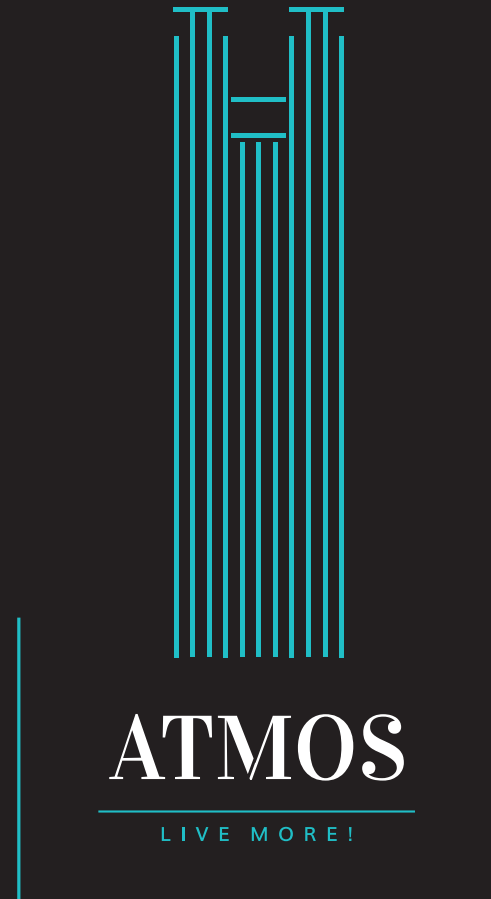
By locating ourselves in the heart of the city; we made sure that travelling to work and coming back home should be as smooth as ever, thus saving time whilst commuting and spending more quality time with family.

#LiveMore

What makes our lives meaningful: having rich relationships and bonds; having something worthwhile to do with our time; having beautiful memories to cherish for a lifetime and maintaining a proper work-life balance. We at IOAK strive to achieve just that.

With the amount of time one spends at work, we need to come back home, unwind and feel at peace.

#LIVEMORE is all about living life a little more. #LiveMore is living more every moment, more love to cherish, more comfort to rest, more space for those first steps, more time for yourself, more time for family and above all, more time for life!



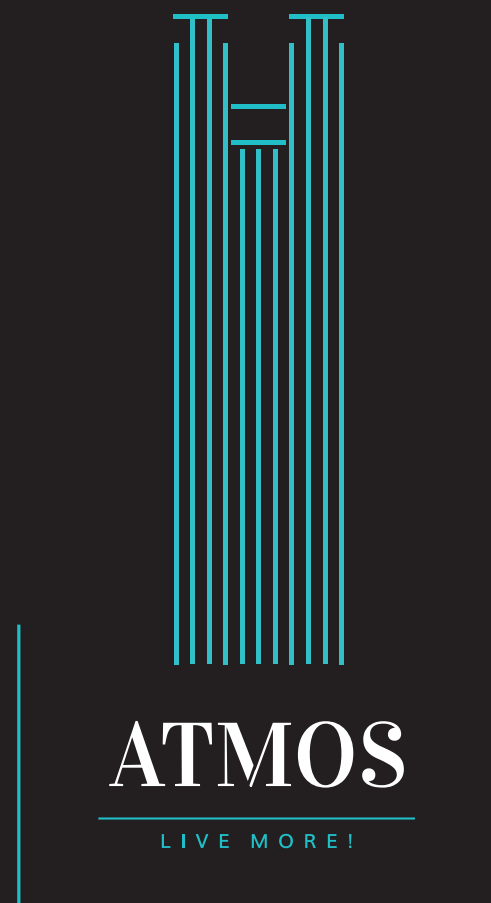
AN ULTRA LUXURIOUS TOWER OF
CORNER APARTMENTS AND VILLAS
IN THE HEART OF LUCKNOW.

PRESENTING

**A LIFESTYLE
WITH OPULENCE**







EXPERIENCE THE WORLD OF 10AK RESIDENCES

23 FLOORS, 76 EXQUISITE RESIDENCES,
253 FOOT HIGH PANORAMAS OF CITY AND GOMTI RIVER
WITH UNSURPASSED SERVICES, AND AN ICONIC DEVELOPMENT
MAKING IT ONE OF A KIND IN LUCKNOW.





EXCLUSIVITY IS IN OUR DNA

With trees right at the balcony, we invite you to unlock the purity within you. Let's erase the boundaries between nature and our everyday life. The natural atmosphere and a contemporary sense of style are trademarks of an ATMOS experience.

DESIGNED TO STIMULATE

Rising majestically above Lucknow's residential skyline, the 24 storied high ATMOS is a new age project. The unique step configuration balconies and big personal terrace make it unquestionably a landmark.

Living at the city's most coveted address will truly be a reflection of your stature.





MORE TIME FOR LIFE

More than a space to live in, we're offering state of the art amenities for you to enjoy quality living.



MORE TO PLAY

BADMINTON | TENNIS COURT

We give you an area to let your boyhood dreams turn into a reality by impersonating your favourite stars on the court.

MORE FOR HEALTH

GYM | SWIMMING POOL | GAME AREA

We let you achieve your fitness goals of shedding the extra kilos,
so you can look your absolute best.





MORE FOR PEACE

ZEN GARDEN | YOGA

We offer an oasis of serenity surrounded by nature and
live stress-free.

MORE ROOM TO CONNECT

KIDS PLAY AREA | CLUB

We provide an area to let your little ones have an active childhood filled with fun and games. Also, offering an area of respite for the adults after a tiresome day.





MORE TIME FOR LEISURE

MINIPLEX | BANQUET | GUEST SUITE

Wind up your long day at work by lazing and lounging; while enjoying the magic of cinema in your own personal miniplex.

GRANDEUR OF LIVING

Walk into the grand lobby area that exudes luxury and sense of arrival. Behind every detail at the ATMOS, there is an ever-present spirit of service that delights in surprising you and you alone. All these come as a second nature to those who serve you, leaving you to wonder how you ever lived any other way.





LIVE SMARTER, LIVE SECURE, **LIVE MORE.**

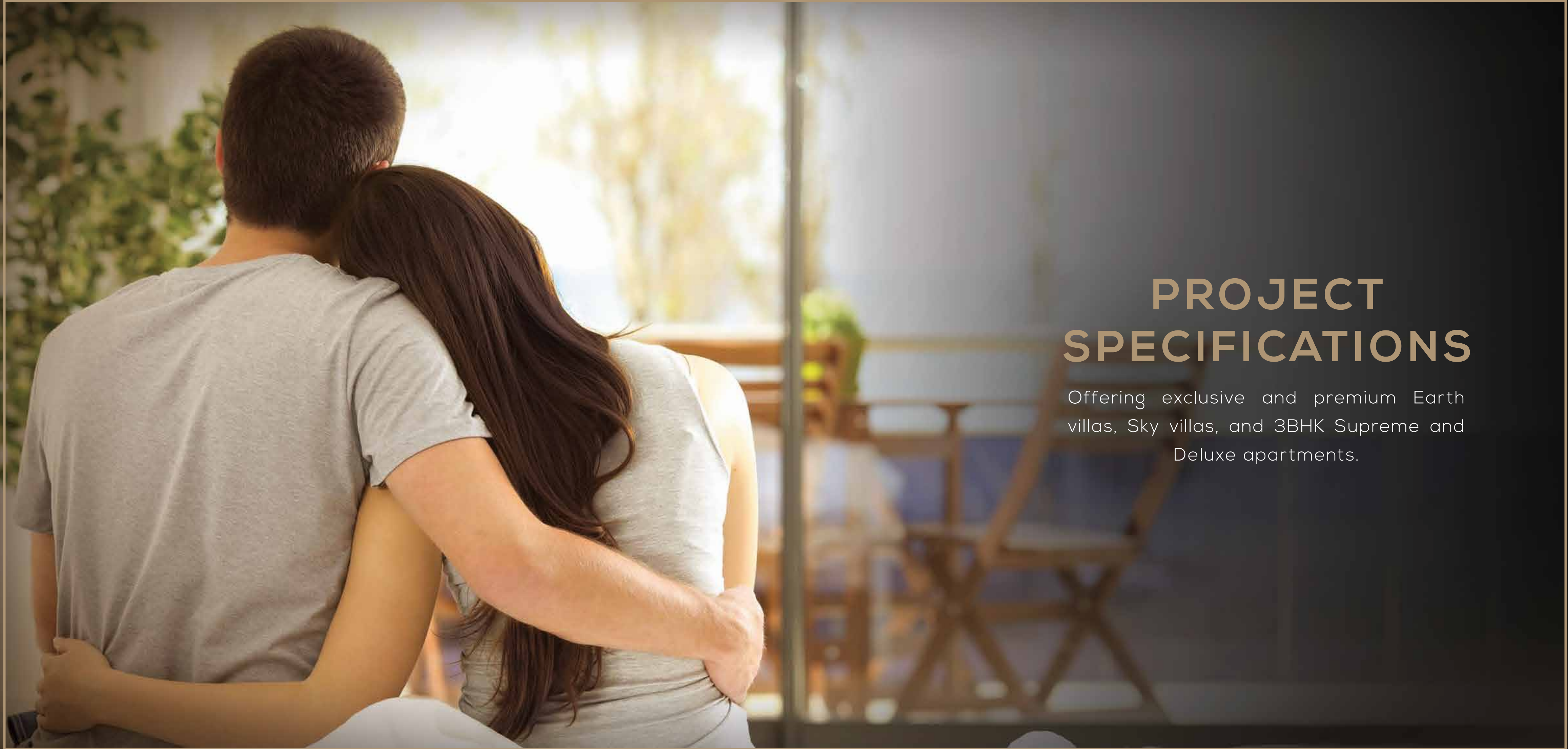
ATMOS embodies global standards in Safe & Secure Living to create an experience for your family like no other. State-of-the-art security and technology replete with smart systems ensure restricted access. The security system includes CCTV monitoring, RFID identification of vehicles, swipe card controls and pre-entry registration & visitor tracking.

WHERE NEIGHBOURHOOD IS THE AMENITY

Crisp and elegant in form, we have chosen the location for you alongside Gomti river. Emerging as Lucknow's most exciting district, Gomti Nagar (ext.) is welcoming a surge of luxurious residential and commercial developments.

With the Cricket Stadium and the city's new 'green lungs' at its fringes, the project occupies an enviable location made even better by its easy access to the nearby Shaheed Path Expressway.





PROJECT SPECIFICATIONS

Offering exclusive and premium Earth villas, Sky villas, and 3BHK Supreme and Deluxe apartments.

SITE PLAN

LEGENDS:

1. Entry/Exit
2. Drop-Off
3. Water Cascade
4. Green Mounds
5. Grass Pavers
6. Entrance to Building
7. Tennis Court
8. Tot Lot-Sand Pit
9. Badminton Court
10. Entry/Exit Ramp
11. Shops
12. Electrical Services
13. Pathway
14. Lighting Sculpture
15. Pergola Around Kids
16. Banquet Hall
17. Home Theatre
18. Guest Suites



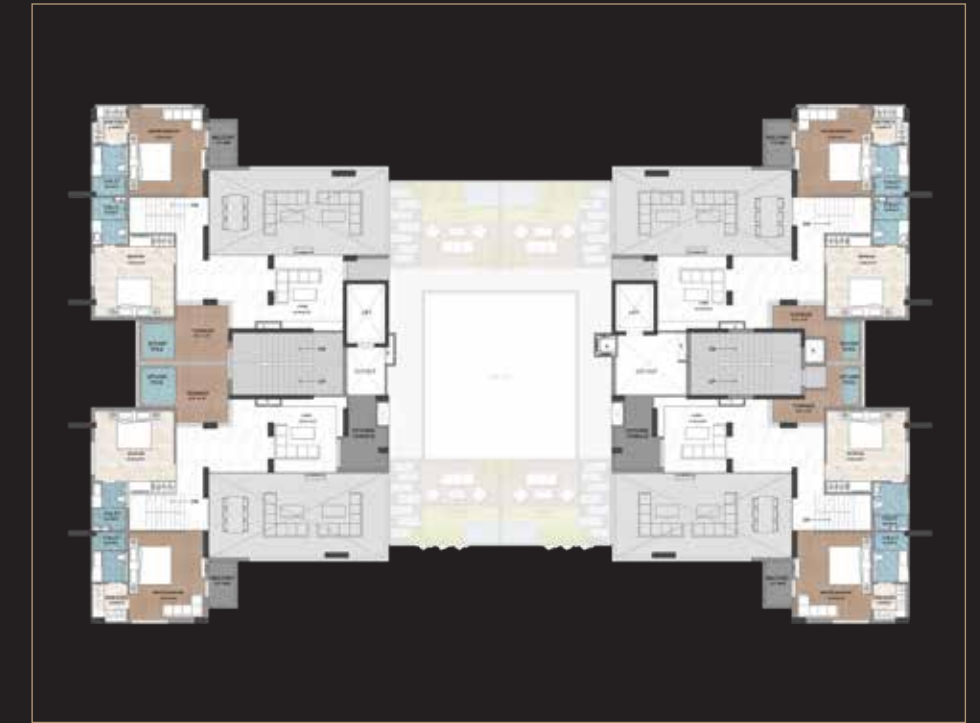
TYPICAL FLOOR PLAN



2ND FLOOR



SKY VILLA (GROUND FLOOR)



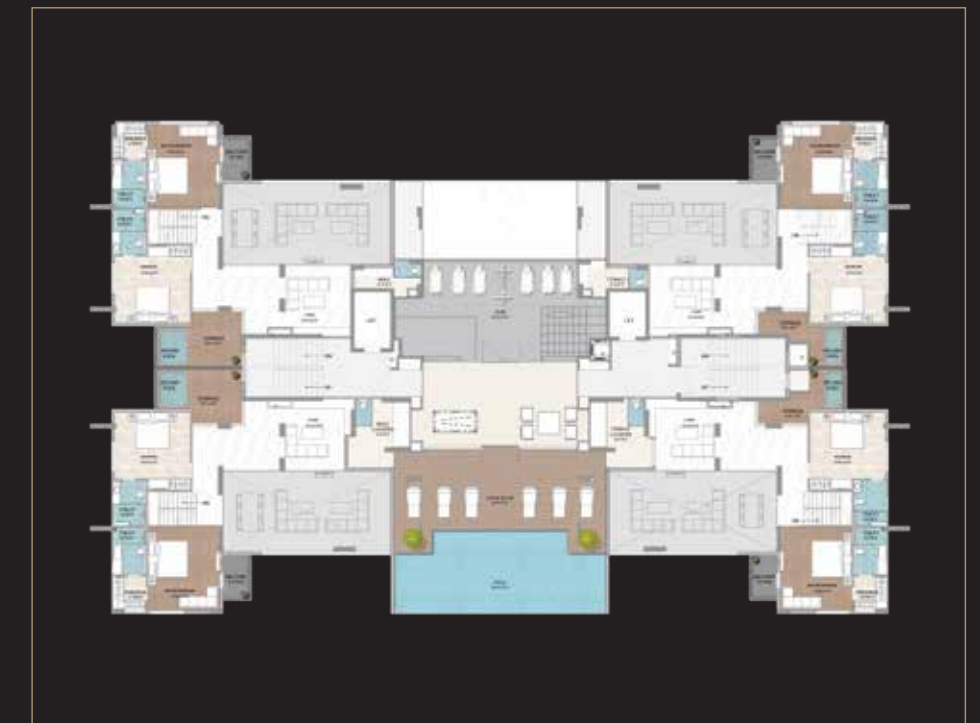
SKY VILLA (FIRST FLOOR)



3RD FLOOR TO 16TH FLOOR



EARTH VILLA (GROUND FLOOR)



EARTH VILLA (FIRST FLOOR)



SKY VILLA THE ROOFTOP COLLECTION

Placed at the very top of the ATMOS tower, you will find twelve unique duplex sky residences that defy all expectations with 360-degree views. Each of the rooftop residences is complete with flow-through layouts, private splash pools and sky garden terraces, 18-foot ceilings, separate service quarters, impeccable finishes and fixtures, and up to four large bedrooms. Starting at 3,604 square feet of total space, the rooftop villas are the crowning achievements of richly rewarding lives.



SKY VILLA
GROUND FLOOR



SKY VILLA
GROUND FLOOR

SKY VILLA
FIRST FLOOR



SKY VILLA
FIRST FLOOR



EARTH VILLA

THE COURTYARD COLLECTION

Blessed by nature's bounty and designed to stay so forever – our Courtyard Collection is a thoughtfully-planned modern duplex residence. With only four units in our collection, each of the Courtyard residences is complete with flow-through layouts, private splash pools and large courtyards, 18-foot ceilings, separate service quarters, impeccable finishes and fixtures, and up to four large bedrooms. Starting at 3,604 square feet of total space, your residence is a villa complimenting the simple pleasures and grand memories of your life.



EARTH VILLA
GROUND FLOOR



EARTH VILLA
GROUND FLOOR



EARTH VILLA
FIRST FLOOR



EARTH VILLA
FIRST FLOOR



3 BHK SUPREME THE TERRACE COLLECTION

Tailored and sophisticated - each of the 3BHK supreme residences in our Terrace Collection is designed around the way you have dreamt to live. The terrace balconies with trees brings an ecosystem to your doorstep leaving nothing between you and a captivating green lifestyle. With a dedicated multi-purpose room and a servant quarter as part of the plan, the floor plans ranges from 2,000 to 2,200 square feet.



3 BHK
SUPREME



3 BHK
SUPREME



3 BHK SUPREME



3 BHK DELUXE THE TERRACE COLLECTION

With big balconies attached to each room and large living room for your happy family gatherings - 3 BHK deluxe residences are exclusively the space that's all your own. Your living room opens to a sky verandah having a big tree - bringing the outside in and inside out.

With spacious floor plans ranging from 1,600 to 1,670 square feet, your residence has details that accommodate today's modern living style.





3 BHK
DELUXE



3 BHK
DELUXE



3 BHK DELUXE

SPECIFICATIONS

STRUCTURE

A structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety

FOUNDATION

Reinforced concrete footings & columns.

ALL BEDROOMS

Flooring / Skirting : Vitrified tiles 600x600 mm
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper.

LIVING / DINING ROOM

Flooring / Skirting : Superior quality vitrified tiles 800x800 mm
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper.

TOILETS

Flooring : Antiskid ceramic tiles
Wall Finishes : Ceramic wall tiles up to dado level (approx. 2400 mm)
Ceiling Finishes : Oil bound distemper with false ceiling
Counter : Granite/Marble
Sanitary Ware : Premium quality range

STAIRCASE

Flooring : Kota Stone / Indian Stone
Railings : Painted M.S. Railings / S.S. Railings
Wall Finishes : Oil bound distemper on plaster.

KITCHEN

Flooring / Skirting : Antiskid ceramic tiles
Wall Finishes : Tiles up to 600 mm above the counter and acrylic emulsion paint in the balance area
Ceiling : Oil bound distemper with part false ceiling.

CP. FITTING AND ACCESSORIES

Grohe/Kohler/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation.
Rain shower in master toilet.

LIFT LOBBY

Flooring : Granite / Marble / Tiles
Wall Finishes : Granite / Marble up to 2100 mm on the lift side wall and acrylic emulsion Paint in balance area.
Ceiling : Oil bound distemper.

COMMON PASSAGE

Flooring : Granite /Indian Marble Wall
Wall Finishes : Acrylic emulsion paint ceiling
Ceiling Finishes : Oil bound distemper.

DOORS

Main Entrance Door: Painted/Polished hardwood frame with skin moulded door shutters
Internal Doors : Painted/Polished hardwood frame with skin moulded door shutters
Hardware : Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands.
High quality steel/brass hardware.

WINDOWS AND EXTERNAL GLAZING

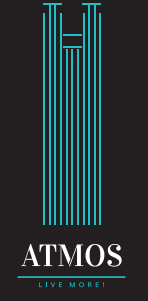
Powder coated aluminium frame or UPVC frame windows with clear glass.

EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures & Fittings : ISI mark switches/sockets, distribution boxes and circuit breakers from standard makes and brands
Wiring : ISI mark concealed conduits with copper wire
Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories
Security System : CCTV surveillance, EPABX,



ATMOS
LIVE MORE!



In Lucknow's premier Gomi Nagar Extension colony.

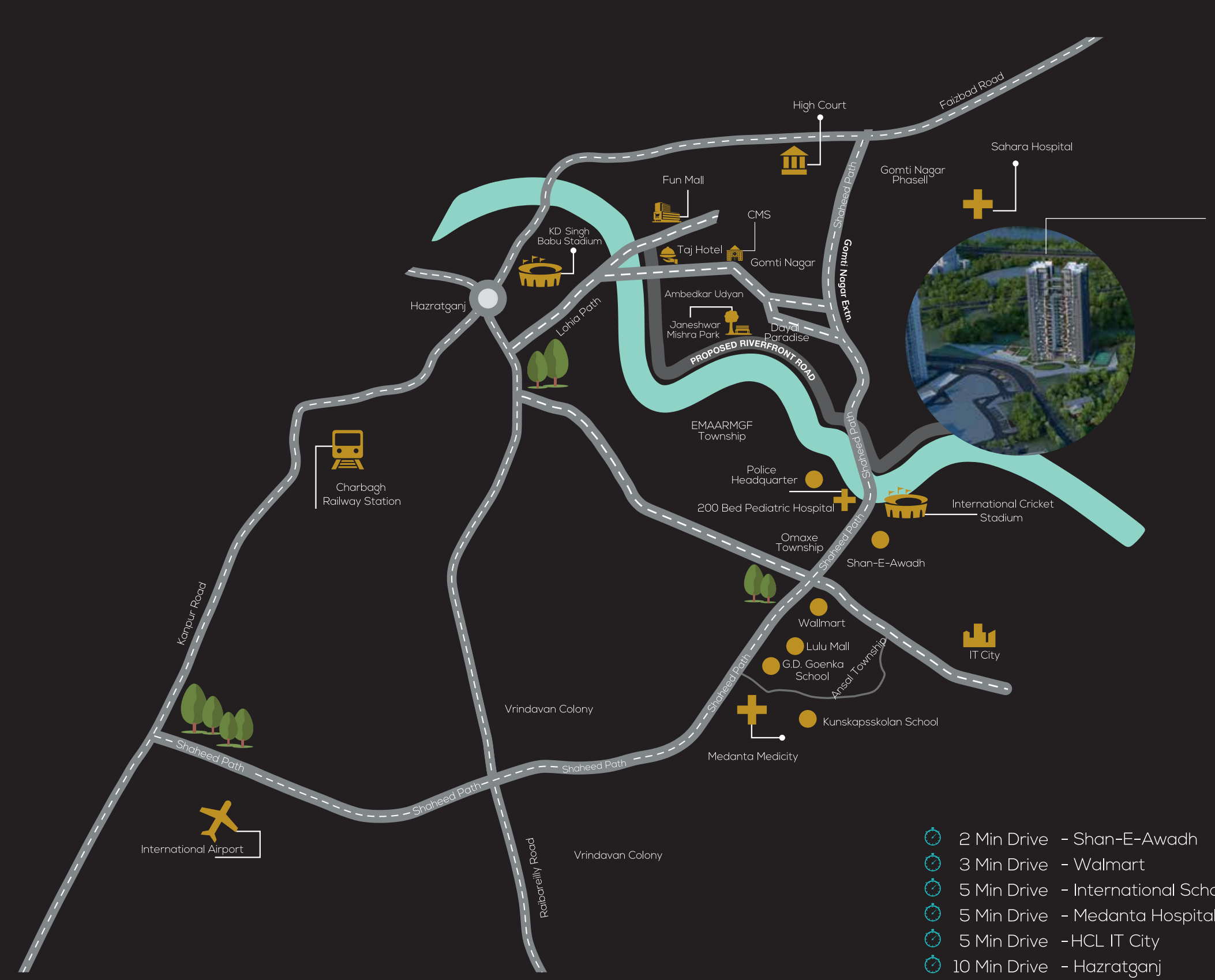
Most ideally situated amongst all the townships.

On Amar Shaheed Path- Lucknow's main ring road.

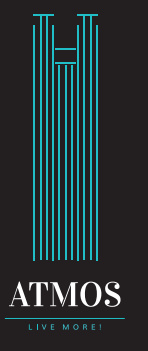
Riverfront of 15 Kms

Located in Gomi Nagar Extension & close proximity to - The International Cricket Stadium, the upcoming IT City, Medanta Awadh Hospital, the airport, numerous reputed schools, Lucknow's most premium brands of hotels, Connaught Place, cancer hospital, Ambedkar Udyan and Jeneshwar Mishra Park.

Easy access from Lucknow - Gorakhpur,
Lucknow - Varanasi, Lucknow - Raebareli &
Lucknow - Kanpur Highways.



- 2 Min Drive - Shan-E-Awadh
- 3 Min Drive - Walmart
- 5 Min Drive - International Schools
- 5 Min Drive - Medanta Hospital
- 5 Min Drive - HCL IT City
- 10 Min Drive - Hazratganj
- 10 Min Drive - Airport
- 12 Min Drive - Charbagh Railway Station



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Location Map (Not to Scale)

