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There's a manic urgency to this city. Traffic. Hawkers. Memos. Ringing phones. Any time, day or night, the city is a clattering blur. Presenting a patch of peace in the middle of this melee - Oberoi Splendor Grande. A sanctuary of luxury and comfort, that keeps the city out - every decibel of it.

OBEROI
splendor ✨ grande

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LOCATION: 1 Kilometer from the W. E. Highway. Close proximity to SEEPZ. JVL R to the South. 1500 acres of Aarey greens to the North.

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THE SOURCE OF SILENCE

Meet the minds behind this island of calm. Oberoi Realty. Founded by Mr. Ranvir Oberoi in the early 1980s, Oberoi Realty has since evolved into one of Mumbai's premium real estate developers.

For nearly 3 decades, Oberoi Realty has focused on innovative ideas. Taking ordinary spaces and transforming them into something spectacular. Building worlds beyond the grasp of the mundane. Something that is evident across their residential, office space, social infrastructure, hospitality and retail properties. Each a living testament to their style, quality and technological-adeptness.

Today, spearheaded by the global vision of Mr. Vikas Oberoi, Oberoi Realty is poised on the brink of a geographical and ideological expansion. In all ways, a promising future.

THE MARK OF OBEROI REALTY

- Oberoi Mall - A retail complex
- Commerz - A 32-storey mixed-use office space tower
- The Westin Mumbai Garden City - A hotel managed by Starwood
- Oberoi Woods - A 600-unit residential complex
- Oberoi Springs - A 35 storey residential complex
- Oberoi International School - A contemporary, urban school offering the International Baccalaureate Organisation (IBO) and Cambridge International Examination Curriculum (CIE)
- A total of 33 completed projects spread across Mumbai



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OBEROI SPLENDOR GRANDE

A residence that has the Aarey greens as a backdrop, looks promising before you even enter it. Rest assured, once inside, it's a whole new experience. This is where attention to detail comes to life. There's a tranquil air of luxury here. A residential building to some, a portal into a realm of calm for others.



DAY VIEW

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TOWARDS SERENDIPITY

Each and every aspect of the Oberoi Splendor Grande has been designed to keep the peace.

- High ceiling entrance lobby
- 4 high speed elevators
- Back-up generator for emergency power
- Select marble flooring for living, dining, kitchen and all bedrooms
- Marble for flooring & full height dado in master bathroom
- Ceramic tiles for flooring and full height ceramic tiles as dado for bathrooms
- Wash basin counters
- Ceramic tile dado 2 ft high above kitchen platform
- Kitchen platform with S.S. sink with drainboard
- Anti-skid tiles in the planter areas
- Aluminum anodized sliding windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Intercom system
- Laminated flush doors

A stylized logo consisting of a large, slanted pink parallelogram with two smaller grey triangles at its top and bottom corners.

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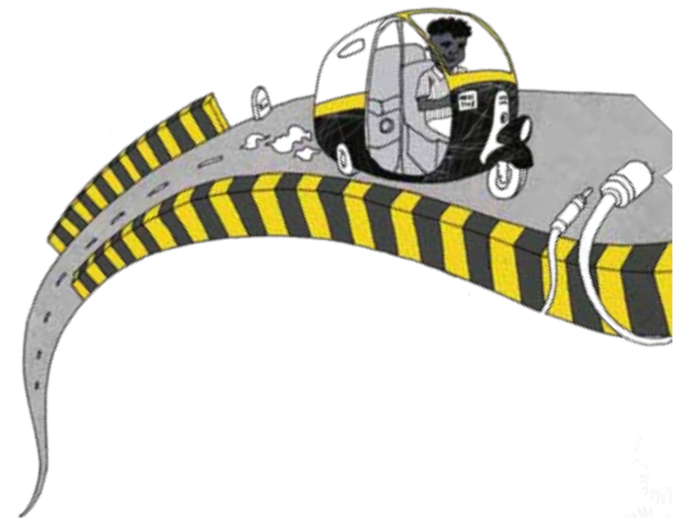
LOBBY

GRANDE SPECIFICS

- Single tower
- 3 wings to a tower
- 27 storeys each
- 3 BHK configurations
- 1820 sq ft Saleable Area
- 3 level podium & single basement for car parking
- Accommodates approx 300 cars

THE MEANS TO AN END

- Swimming Pool
- Kid's Pool
- Pool Deck
- Jogging Track
- Bamboo Garden
- Children's play area
- Skating rink
- Landscaped Garden
- Tennis Court
- Gymnasium
- Aerobics
- Multipurpose Hall
- Squash Court
- Health club
- Family lounge





ZRICKS®

LIVING, DINING & KITCHEN

Step into your private domain, and you are embraced by an expanse of muted drama. Entertain guests, immerse yourself in a movie, or just sit back and lounge – your living room, dining room and kitchen will play along.



ZRICKS®

MASTER BEDROOM

A cocoon of peace, inside a cocoon of peace. That's the master bedroom. You can find yourself totally disconnected from the manic world out there. And once asleep, you can go further another level.

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BATHROOM

It doesn't get any more personal or private than this sacred space. Just you and your thoughts. As you wash away the grime and noise that the day so generously showered you with. This is the furthest you can get from the city.



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GUEST BEDROOM

You can hold exclusive rights to this inner sanctum. Or you could invite friends and family over, to share this quiet escape once in a while.

CONTACT DETAILS

Headquarters:

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Oberoi Garden City

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Oberoi Splendor Grande:

Oberoi Splendor

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91 22 2841 3003/ 4/ 5



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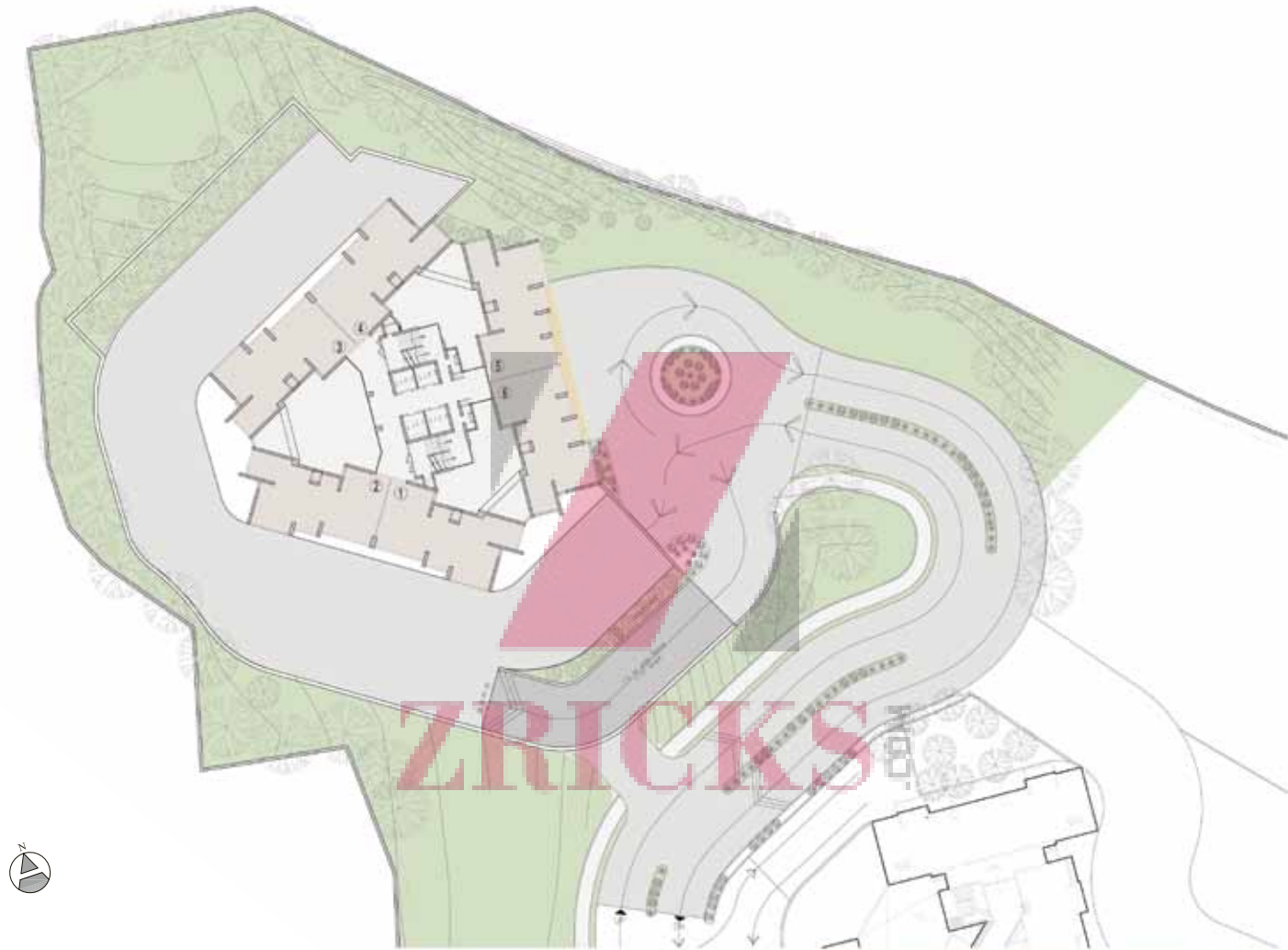




MASTER PLAN

OBEROI SPLENDOR GRANDE AT ANDHERI (E), MUMBAI

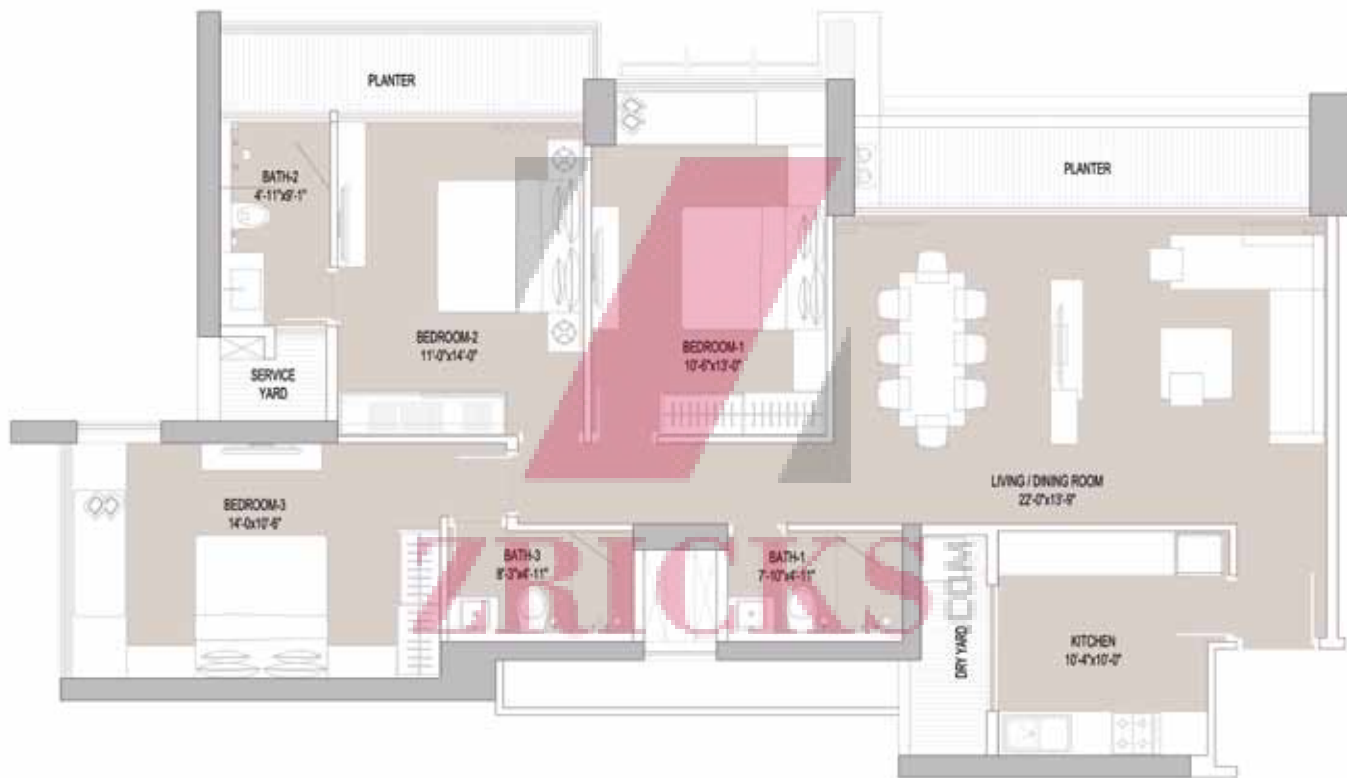
*The above picture depicts our project proposed development plan at Jogeshwari Vikhroli Link Road, Andheri (E). Subject to approval of the authorities or in the interest of continuing improvement, we reserve the right to amend the existing layout, plans, specifications, elevations and features without prior notice or obligation.



SITE PLAN

OBEROI SPLENDOR GRANDE AT ANDHERI (E), MUMBAI

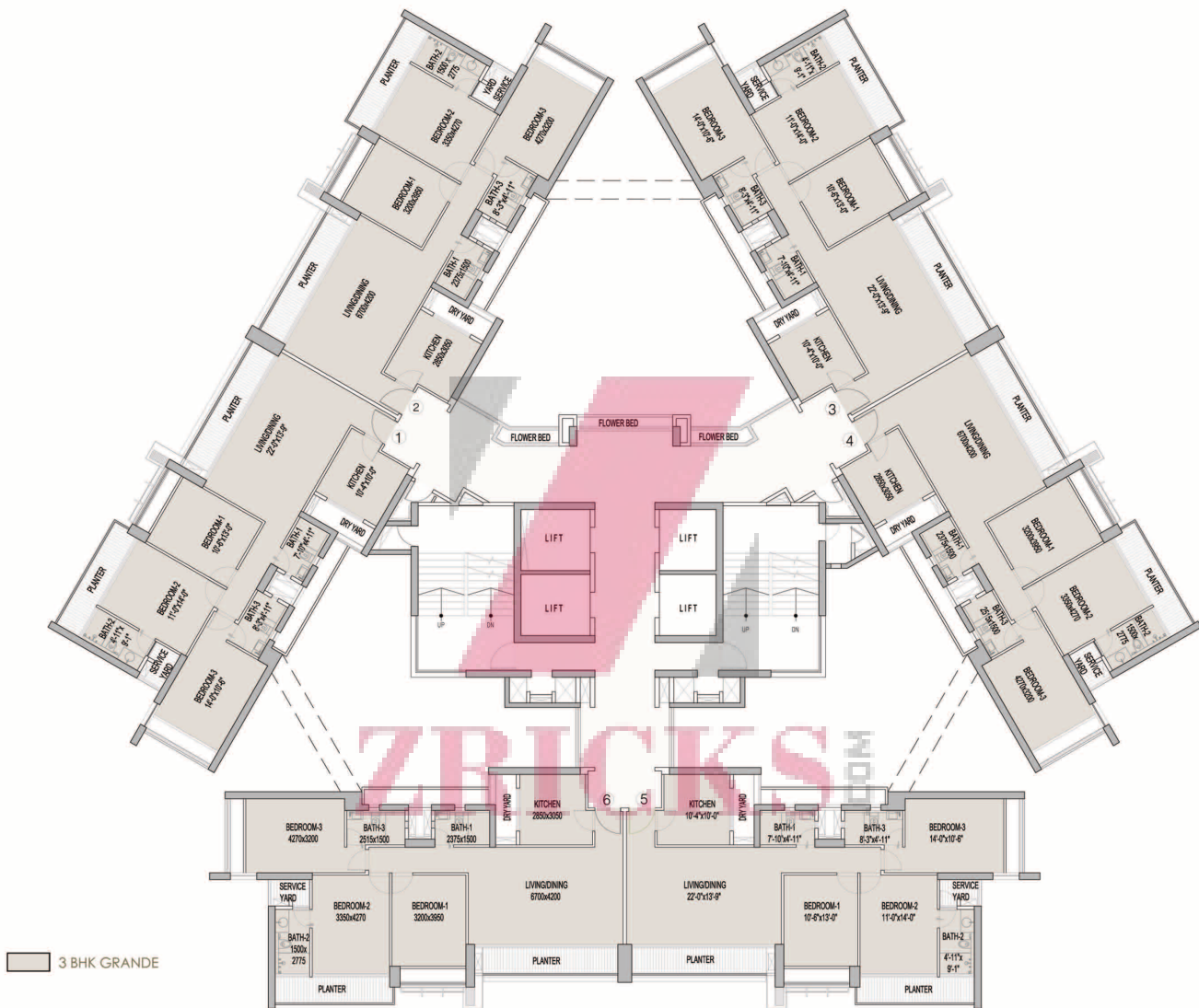
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TYPICAL APARTMENT PLAN (3 BHK GRANDE)

OBEROI SPLENDOR GRANDE AT ANDHERI(E), MUMBAI

Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as Oberoi Realty Limited, may consider necessary or as many be required by the government and/or municipal authorities from time to time.



TYPICAL FLOOR PLAN

OBEROI SPLENDOR GRANDE AT ANDHERI(E), MUMBAI

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*All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by Oberoi Realty Limited in the interest of continuing improvement. The pictures, perspective views of the buildings and the model furnished apartment are an artist's conception of the development. This printed material does not constitute an offer and / or contract of any type between Oberoi Realty Limited and the recipient. All transactions in this development shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the parties.

"Oberoi Realty Limited is proposing, subject to market conditions and other considerations, a public issue of its equity shares and has filed a Red Herring Prospectus with the Registrar of Companies. The Red Herring Prospectus is available on the website of SEBI at www.sebi.gov.in and the respective websites of the Book Running Lead Managers at www.kmcc.co.in, www.enam.com, www.jpml.com and www.morganstanley.com/indiaofferdocuments. Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the section entitled "Risk Factors" on page xiii of the Red Herring Prospectus."

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