

WE EXPLORED A LITTLE MORE THAN
COLUMBUS, VASCO DA GAMA AND
MARCO POLO AND LOOK WHAT WE FOUND...



ABAD
**Golden
Oak**

DISCOVER THE UNDISCOVERED



Explore. Discover. Dream.

A lifestyle, unknown. A dream, unlivd. A destination, unexplored. A new voyage. A new conquest. Golden Oak, is all this and more invoking a sense of adventure that resonates pride from within every fibre of its being. Its almost like the Gods have been hiding this beauty from wandering eyes, to be discovered when the time is just right.

Deftly crafted, tastefully laid out and quietly snuggled in breathtaking vistas of soothing greenery, Golden Oak, spread over 75,000 sq.ft. is a 14 floor breezy wonder comprising of 53 (2, 3 & 4 BHK) Lifestyle Apartments brought to you by ABAD, Kerala's First CRISIL Rated Builder.

Strategically perched in Maradu, Kochi, undoubtedly one of the fastest growing regions of Kerala, Golden Oak is abundantly blessed in every sense, surpassing high benchmarks of excellence in technology, style, design and amenities. Incredibly well connected with three National Highways passing through it, Golden Oak is surrounded by leading malls, schools, hospitals and every other comfort of modern living.

Frankly, Golden Oak is not for all. Its for someone like you who yearns to discover the best there ever was. Come, let's together say 'Bon Voyage ' and explore a new journey, everyday of which will be a new destination. Come, let's together bring home ABAD.

We stand on trust,
integrity and transparency.

WE STAND ALONE

Spread over 75,000 sq.ft.

14 Floors, 53 (2, 3 & 4 BHK) Luxury Apartments

Connected by NH 47, NH 49





Club House

Spacious, state-of-the-art and perfected to the last detail, Golden Oak's Exclusive Club House is filled with endless warmth, ease, comfort and style woven together with the finest of ambience. The ideal getaway for family and friends to vibe together, chill, unwind and rejuvenate, Golden Oak's Club House is an expression of absolute togetherness and together is a wonderful place to be. So simply step in and enjoy what follows.



Club House

- › Well Equipped Modern Gymnasium
- › Aerobics Hall
- › Lift To First Floor
- › Library
- › Covered Swimming Pool
- › Multi Purpose Hall
- › Indoor Games
- › And So Much More

Soak in blissful grandeur



An epitome of architectural excellence, relentless innovation and flawless craftsmanship all of which are indelible hallmarks of ABAD, Kerala's First CRISIL Rated Builder.



Scripting Livable Dreams And Unforgettable Memories



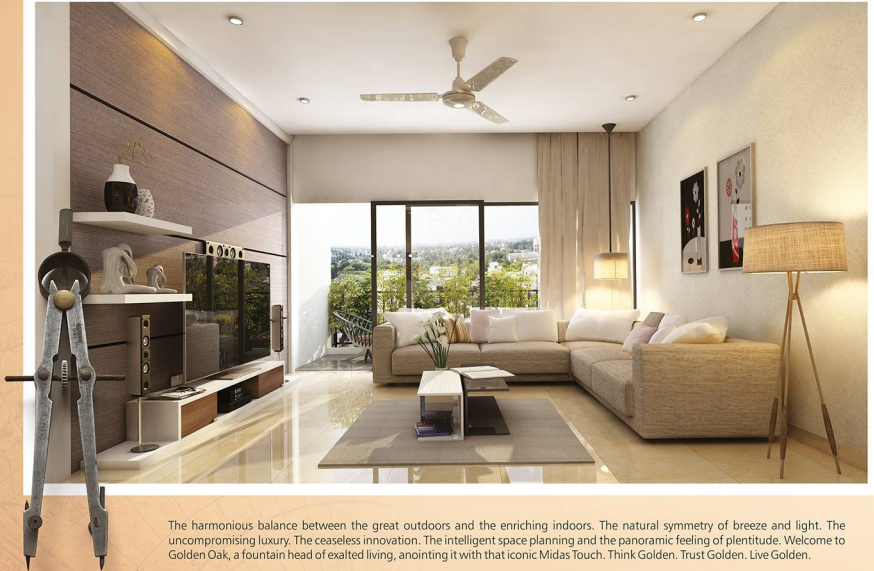
Common Amenities

- Electronic Boom Barrier Gate
- Elegantly Furnished Lobby
- Well equipped AC Fitness Centre
- S.S Elevators With LCD Panel
- Club House With Health Club And Party Area
- Covered Swimming Pool
- Children's Play Area
- Centralized Gas Supply With 3 Level Safety System
- Provision For Cable TV Connection
- AC Association Room
- Solid Waste Management
- Sewage Treatment Plant
- Rainwater Harvesting
- Facility Officer Room,
- Drivers Room & Janitors Room



Where time
and tide
wait for you

Discover The Midas Touch

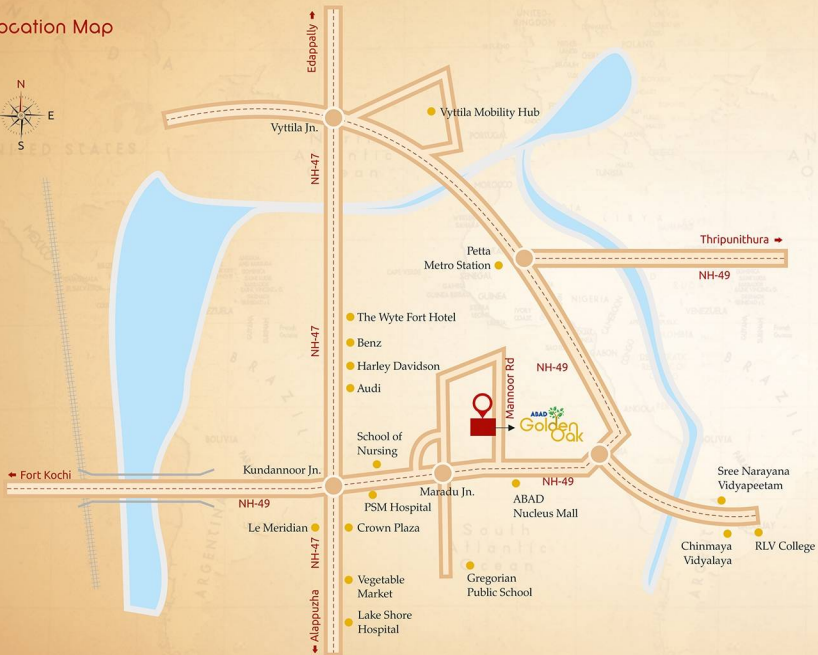


The harmonious balance between the great outdoors and the enriching indoors. The natural symmetry of breeze and light. The uncompromising luxury. The ceaseless innovation. The intelligent space planning and the panoramic feeling of plentitude. Welcome to Golden Oak, a fountain head of exalted living, anointing it with that iconic Midas Touch. Think Golden. Trust Golden. Live Golden.

Explore A Lifestyle That Is Simple. Serene. Suave & Sublime
SILENCE IS GOLDEN. SO IS GOLDEN OAK



Location Map





Whether you are purchasing your home as an investment, a lifestyle upgrade or both, one of the most important decisions you will make is where you want to live. Your home's location will help determine not only the future value of your investment, but also many aspects of your daily life.

An ideal home is not just one that has a serene, safe and lively neighbourhood but one that also provides maximum job opportunities in your field, primary and secondary education options for your children, proximity to shopping, entertainment, medical services and anything else you might want or need. ABAD's Golden Oak is self sufficient and self contained in every way enabling an exciting and fulfilling living experience. Rest assured, even another Vasco Da Gama may not be able to find you a better location!

ABAD
Golden Oak

DISCOVER THE UNDISCOVERED



Specifications



Electrical & Electronics

- Concealed wiring using PVC conduits
- Geyser & exhaust fans points in all bathrooms and kitchen
- Automatic DG back-up for each apartment with change over system
- FR wiring of premium brand
- TV & AC points in all bedrooms
- Modular switches of Legrand /equivalent



Doors & Windows

- Premium quality pre-hung doors
- Premium quality hardware
- Premium aluminium balcony sliding doors & windows



Security / Safety Features

- Round the clock security
- Standard fire safety features on all floors
- CCTV for common area surveillance
- Intercom facility in apartment / common area



Painting

- External walls -2 coats pf premium emulsion and texture finish as per architect design
- Internal walls & ceiling -2 coats premium emulsion over two coats putty finish



Flooring

- Large vitrified flooring for apartment



Toilets

- Premium sanitary ware
- Premium branded bath fittings and accessories
- Separate water meter for each apartment
- Premium quality anti-skid floor tiles and wall tiles up to ceiling



Civil

- Pile foundation
- Solid block masonry for external and internal walls
- RCC quake resistant frame work



Kitchen

- Adequate power points for home appliances
- Stainless steel sink with drain board of premium brand
- Bare kitchen for customisation of interior design
- Electrical/plumbing for water purifier / washing machine / dish washer



Options

- Customised intelligent lighting and security system as per individual needs
- Wardrobes, kitchen cabinets, electrical fixtures and interior designing solutions
- Alterations / additions in layout subject to structural approval

Site Layout



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1 to 12th FLOOR PLAN



TYPE - A
3 BHK | 1540 SQ.FT.



TYPE - B
2 BHK | 1135 SQ.FT.



TYPE - C
2 BHK 1230 SQ.FT.



TYPE - D
3 BHK 1525 SQ.FT.



13th FLOOR PLAN

TYPE E - 4 BHK 2395 Sq.ft | TYPE G - 4BHK 2365 Sq.ft | TYPE F - 2BHK 1255 Sq.ft



14th FLOOR PLAN

TYPE H - 4 BHK 2395 Sq.ft | TYPE F - 2BHK 1255 Sq.ft

OTHER ONGOING PROJECTS



IKBANA
Panampilly Nagar, Kochi
2 & 3 BHK Premium Apartments



SPRINGFIELD GARDEN VILLAS
ALLUVA, Ernakulam
3 & 4 BHK Exotic Villas



ORCHARD COUNTY
Ernakulam
3 & 4 BHK Luxury Villas



KNIGHTSBRIDGE
Kadavanthra, Kochi
2 & 3 BHK Exclusive Apartments

COMPLETED PROJECTS IN 2015



SPICE TOWN
Mattancherry, Kochi



SILVER DEW
Kalomassery, Kochi



ROYAL GARDENS
Carillos, Kottayam



WEST WOOD
Fort Kochi

Last Few Units Available | Ready To Occupy

- ISO 9001:2008 Quality Standards Certifications from DNV
- ISO:14001:2004 Certification for Environment Sustainability
- OHSAS: 18001:2007 Certification for Occupational Safety
- CNBC Awaaz CRISIL CREDAI Real Estate Award 2009 for Best Residential Property in South Region
- CNBC Awaaz CRISIL CREDAI Real Estate Award 2010 for Best Residential Project in India (under 1 lakh Sq.ft.)
- Realty Plus Excellence Award for Nucleus Mall for Most Environmental Friendly Commercial Project in South India 2012
- First LEED Certified Gold Rated Green Mall in Kerala - Nucleus Mall

EXCEPTIONAL AFTER SALES SERVICE & PROFICIENT PROPERTY MANAGEMENT

34 Stellar Projects Completed | Over 3000 Happy Families | Nearly 4 Million Sq.ft. of Premium Living Space | Kerala's 1st CRISIL Rated Builder



Call: 98956 33 333, 895 770 177

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CREDAT



<http://www.facebook.com/ABADHomes>



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