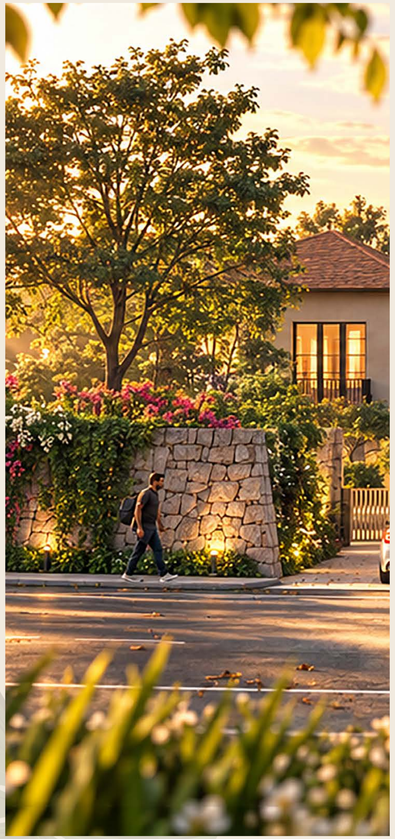
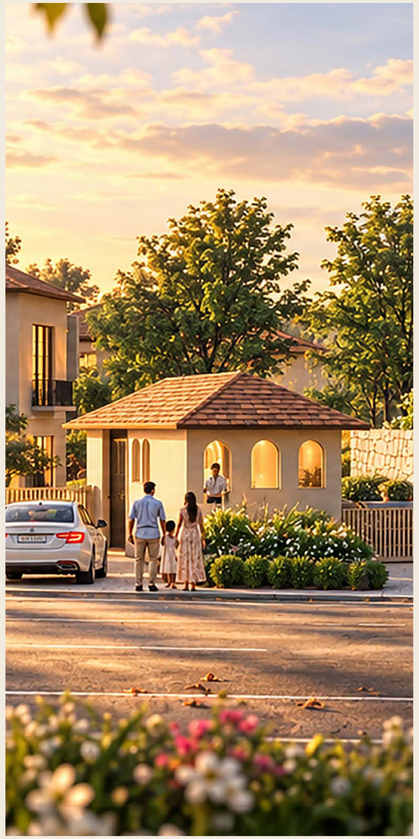
THE OXYGEN

LIMITED 39 - BEYOND THE CROWD

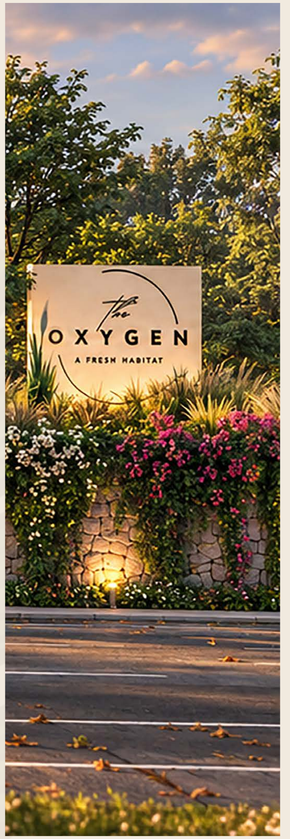


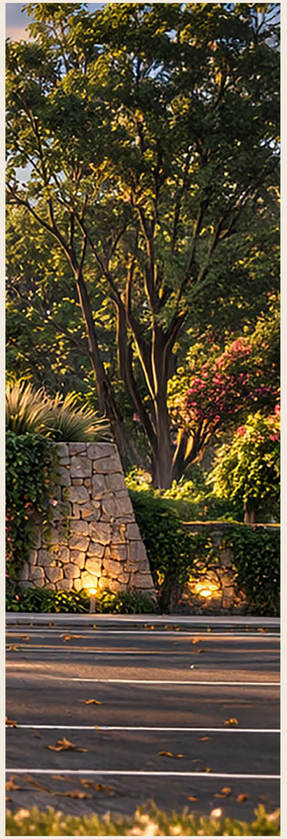




A Natural Adobe

Discover your dream paradise at “**The Oxyen**” where luxury meets nature ... Experience peace and tranquility.
Where the symphony of chirping bird and the fragrance of blossoming flowers become your daily companions.






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SP Ring Road
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Ahmedabad Dholera Expressway
Kasindra
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751
Sabarmati River
The OXYGEN
Bavla
Kings Villa
New YMCA Club
N
CLOSER
TO NATURE
WEEKEND VILLAS


CLUB HOUSE
C.P.
12 MT. ROAD
LOTUS ROAD
ENTRY
EXIT
12 MT. WIDE ROAD
9 MT. WIDE ROAD
7.5 MT. WIDE ROAD
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SITE PLAN

Chaos to calm

Place to escape from chaos, to live within nature’s serenity...



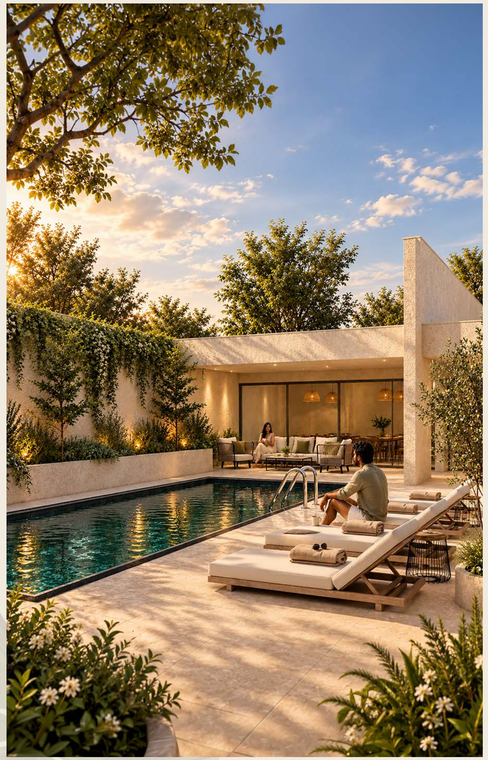
Nature Connect

A thoughtfully landscaped central space designed for leisure, connection, and everyday moments. Expansive lawns, shaded seating, lush plantations, and welcoming pathways create a peaceful setting where families can relax, children can play, and neighbours can come together.





Club House









CLUB HOUSE

01.	Entrance Foyer	:	12'0" X 14'0"'
02.	Lounge	:	12'9" X 17'3"
03.	Restaurant	:	13'0" X 19'9"
04.	Kitchen & Store	:	11'6" X 10'3"
05.	Servant Room-1	:	10'0" X 14'6"
06.	Servant Room-2	:	11'0" X 15'0"
07.	Game Room	:	15'0" X 20'9"
08.	Outdoor Deck	:	8'0" X 20'9"
09.	Common Washroom	:	11'9" X 5'0"
10.	Covered Deck	:	15'6" X 19'6"
11.	Open Deck	:	42'3" X 22'0"
12.	Swimming Pool	:	37'3" X 14'3"



Moments That Stay

Surrounded by nature and designed for unhurried weekends, the clubhouse is a warm and welcoming space where families can relax, reconnect and spend meaningful time together. Calm interiors, natural textures, soft light and open views create an atmosphere that feels peaceful yet lively—perfect for conversations, laughter and moments shared across generations.









VILLA (1-BHK) 195 Sq.Yd

A warm, contemporary retreat where architecture feels naturally connected to the landscape. The villa combines clean modern forms with textured stone walls, sloping roofs, soft earthy tones and generous openings that bring daylight, greenery and fresh air into everyday spaces.



1-BHK PLAN

01.	Entrance Verandah	:	10'-0" X 6'-0"
02.	Foyer	:	11'-9" X 5'-0"
03.	Bedroom	:	15'-0" X 11'-0"
04.	Toilet	:	10'-0" X 5'-9"
05.	Courtyard	:	11'-0" X 6'-3"
06.	Living, Dining & Kitchen	:	15'-0" X 30'-0"
07.	Rear Verandah	:	7'-0" X 30'-0"


11
Front View



VILLA (2-BHK) 277 Sq.Yd

A warm, contemporary retreat where architecture feels naturally connected to the landscape. The villa combines clean modern forms with textured stone walls, sloping roofs, soft earthy tones and generous openings that bring daylight, greenery and fresh air into everyday spaces.



Ground Floor

2-BHK GROUND FLOOR PLAN

01.	ENTRANCE VERANDAH	:	10'-0" X 6'-0"
02.	FOYER	:	11'-9" X 5'-0"
03.	BEDROOM	:	15'-0" X 11'-0"
04.	TOILET	:	10'-0" X 5'-9"
05.	STAIRCASE	:	11'-0" X 6'-3"
06.	LIVING, DINING & KITCHEN	:	15'-0" X 30'-0"
07.	BACK SIDE VERANDAH	:	7'-0" X 35'-0"
08.	JULIET BALCONY		

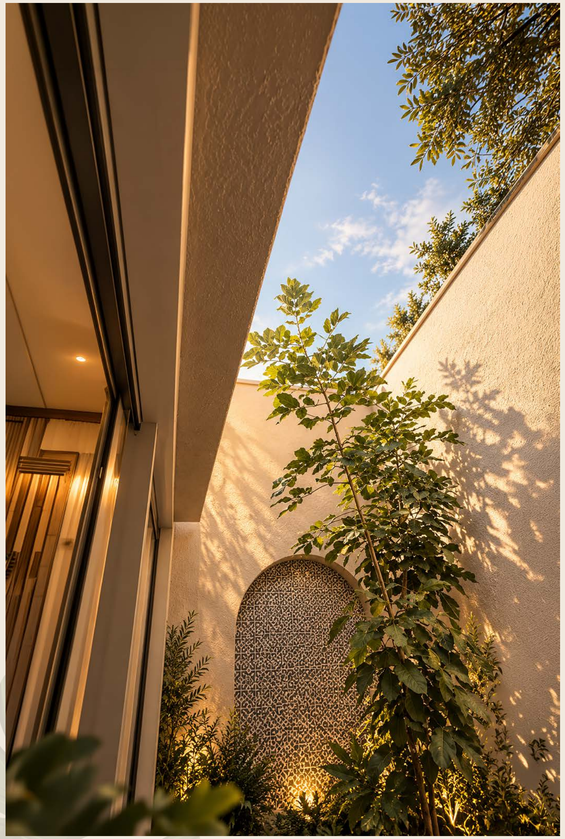
Fisrt Floor



2-BHK FIST FLOOR PLAN

09.	LOUNGE	:	8'-0" X 12'-0"
10.	BEDROOM-2	:	15'-0" X 11'-0"
11.	TOILET	:	10'-0" X 5'-9"
12.	STORE	:	5'-0" X 7'-6"
13.	CUT-OUT FOR LADDER		
14.	JULIET BALCONY		


Front View



CLOSER TO NATURE

The bungalow interiors are planned as a seamless blend of warmth, openness and character. Soft arches create a timeless architectural language, while thoughtfully placed bay windows form intimate corners for sitting, reading and enjoying the landscape. A private courtyard brings daylight and greenery deep into the home, creating a calm connection with nature throughout the day.

At the heart of the bungalow, the open kitchen flows into a generous living and dining hall, encouraging effortless family time and entertaining. Large sliding glass openings extend the interior directly onto the verandah and garden, allowing the home to open completely to the outdoors.







1. THE VILLA

select the design & layout of
your villa from 2 options (1-BHK & 2-BHK)

2. SPECIFICATION

Stucture

Earthquake resistance load bearing
with stone and brick wall.

Toilet

High quality ceramic wall tiles upto lintel level.
CERA or Equivalent make sanitary ware fixtures.

Plaster

Outside - 15mm single coat mala plaster with stucco finish
Inside - Mala plaster with stucco finish.

Kitchen

Platform - Granite platform with stainless sink.

Flooring

Polish concrete floor a vitrified tiles.

External area

Plinth protection & paved parking.

Door & Windows

Door without glazing - wooden frame & flush shutter with both side laminate. windows - powder coated aluminium.

Electrical

3 phase concealed ISI copper wiring with ample electrical point in drawing + dining & in every bedrooms. modular electrical swith accessories of standard qualities.

YOUR PRESENES IS AWAITED....

ADDRESS : Near New YMCA
Club & Kings villa,Adroda,
Bavla,Ahmdabad,Gujarat-382220

99 STUDIO
Architect

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Devlopers

KANHAI ENGINEERS
Structure Consultant

JHAVERI ASSOCIATES
MEPF Consultant



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OXYGEN
LIMITED 39
BEYOND THE CROWD