



Discover Your
Perfect Retreat

K-RERA/PRJ/ERN/178/2024
www.rera.kerala.gov.in



🏠 2 & 3 BHK

📍 Thoppumpady



SMS BUILDERS
Making City Life Affordable



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SMS Builders:

Your Dream Location, Delivered for Ease and Affordability.

Discover tranquil living at SMS Oasis by SMS Builders. Ideally situated, this residential gem will surpass your expectations with its blend of premium amenities, robust security and thoughtful details. Vaastu-compliant layouts, solar-powered common areas and EV charging reflect a commitment to sustainability, while features like rubber fenders in the parking area enhance everyday convenience. Each unit is crafted to offer spacious and elegant design, ensuring a serene and comfortable home environment.

For over 20 years, SMS Builders has been creating affordable homes that elevate the quality of life. Known for timely project completion and transparent pricing—only the registration fee remains—SMS Builders makes homeownership seamless and stress-free. Experience the unique comfort and unmatched value of SMS Oasis, where peaceful living and modern convenience come together at an unbeatable price.





The images shown are for illustration purposes only and may not be an exact representation of the features.

Features

At Oasis, we've meticulously designed every aspect of your living experience to elevate convenience and enrich your lifestyle. Our architects have thoughtfully curated a range of amenities at SMS Oasis, all geared towards enhancing the quality of your life. Here, you'll discover the features that will truly transform your dream home into a haven of exceptional living.

- Vaastu Compliant Apartments
- Rooftop Open Recreation Area
- Fitness Centre
- Solar Power for Common Area
- EV Charging
- Fully Automatic Bed lift with 13 Passenger Capacity
- 24/7 Generator Facility
- Spacious Car Parking
- Provision for 24-Hour Security
- CCTV Camera Surveillance
- Biometric Access Control for the Main Entrance
- Classy, Modern Fittings
- Rainwater Harvesting
- Guest Parking
- Round the Clock Water Supply
- Fire Safety Systems
- Rubber Fenders in Parking Area

In our commitment to ensuring the safety and security of the apartment, no detail is overlooked. We meticulously follow all architectural mandates, employing only the highest quality materials from reputable brands. Step into our space and feel the distinct difference we've created!

Specifications

- **Foundation**

R.C.C. pile foundation.

- **Structure**

R.C.C. framed structure.

- **Walls**

Made of first quality cement solid blocks of 15 cm wall thickness.

- **Wall finish**

Putty finish and plastic emulsion finish for internal walls and ceiling. Exterior emulsion for the external walls (Dulux/Asian/Opus or equivalent).

- **Doors**

Elegantly designed and panelled front doors. Moulded/ flush shutter doors (Jacsons or equivalent) for bedrooms. All frames are made of good quality hardwood / Architrave Frame. Architrave frame with laminated door for bathrooms.

- **Windows**

UPVC windows with glass panels.

- **Balconies**

UPVC sliding doors with toughened glass panels.

- **Kitchen**

Ergonomically designed kitchen with polished granite slab and single bowl drainboard sink (Diamond or equivalent) and chromium plated taps.

- **Bathrooms**

Ceramic tiles for floor, Ceramic tile wall cladding upto 6 feet. Concealed plumbing, white colour sanitary wares (Cera/Hindware/Jaquar or equivalent) and Chromium plated fittings. Provisions for geysers in all bathrooms.

- **Flooring**

Vitrified tiles of Kajaria/Johnson/Simpolo/AGL or equivalent (Size 600'600 or above).

- **Electrical**

Concealed conduit wiring with copper conductor, adequate light and fan points, A/C provision in all bedrooms. 6/16 amps plug points with (Crab- Tree/ Legrand or equivalent) modular switches, etc. controlled by ELCB and MCBs with independent three-phase connection KSEB meters.

- **TV/Telephone**

Optical Fiber Points in Living Room.

- **Generator**

Generator back-up for common facilities and designated points in each apartment.

- **Lift**

13 Passenger lift (Johnson or equivalent) stopping on all floors.

- **Parking**

Allotted car parking in ground floor.

- **Fire Fighting**

Firefighting arrangements as per Kerala Building Rules and Fire force requirement. Every floor provided with hose reel box and hose, Additional sprinklers provided in ground floor parking area.

- **Safety Features**

ARD (Automatic Rescue Device) in lift, CCTV in Ground Floor.



Eco Living

From the outset, embracing an eco-friendly lifestyle has been a core focus for SMS. In pursuit of this commitment, we've integrated a range of environmentally conscious features, including rainwater harvesting, on-grid solar systems powering common areas for reduced electricity consumption, an auto-level control system for overhead tanks, and the inclusion of an EV charging point.

Project Details

SMS Oasis

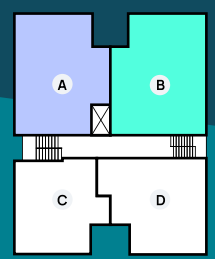
Apartment type	2 & 3 BHK
Total Floors	Ground + 4 Floors
Car Parking	Available in ground floor
Apartments per floor	4 Apartments in each floor (1st to 4th floor) 3 BHK (3 Units) + 2 BHK (1 Units)
Total Units	16 Apartments (3 BHK - 12 units, 2 BHK - 4 units)





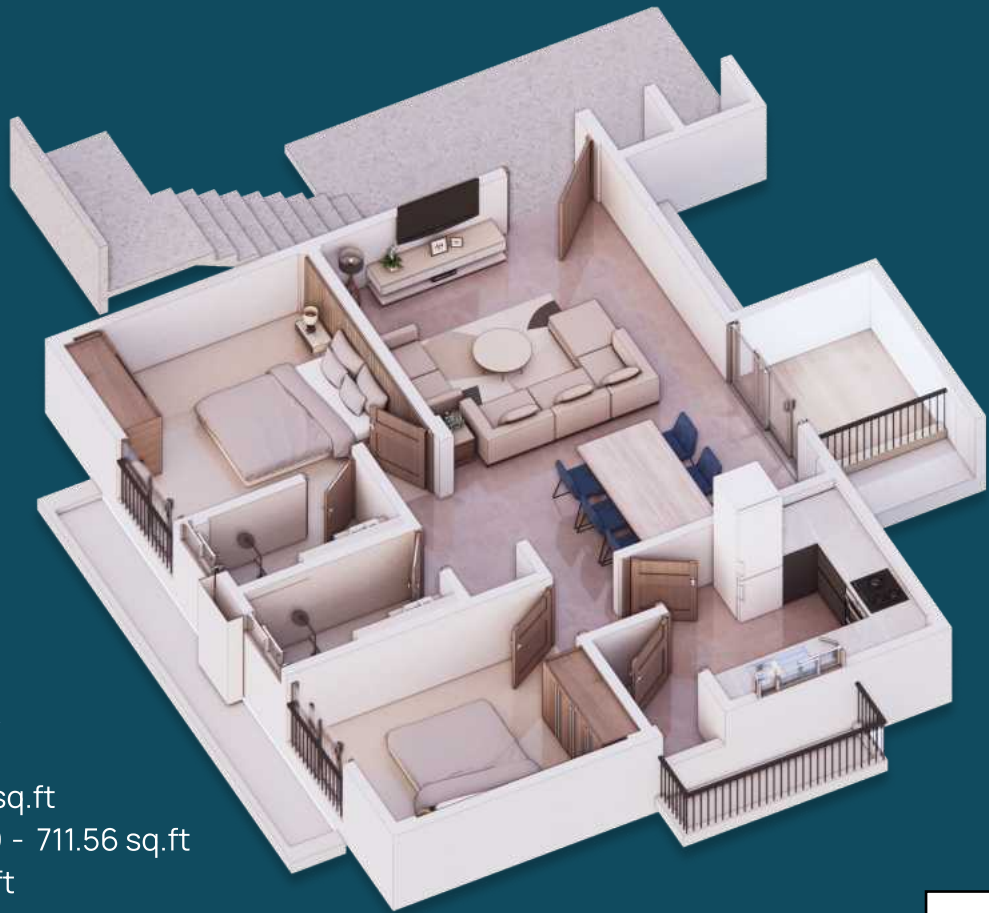
Type A - 3BHK

Built Up Area - 1257 sq.ft
Carpet Area (RERA) - 900.61 sq.ft
Balcony - 76.5 sq.ft



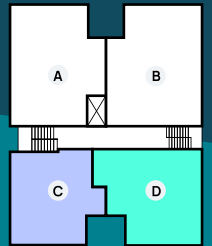
Type B - 3BHK

Built Up area - 1337 sq.ft
Carpet Area (RERA) - 966.25 sq.ft
Balcony - 76.5 sq.ft



Type C - 2BHK

Built Up Area - 974 sq.ft
Carpet Area (RERA) - 711.56 sq.ft
Balcony - 40.35 sq.ft



Type D - 3BHK

Built Up Area - 1192 sq.ft
Carpet Area (RERA) - 884.79 sq.ft
Balcony - 40.35 sq.ft





Typical Floor Plan

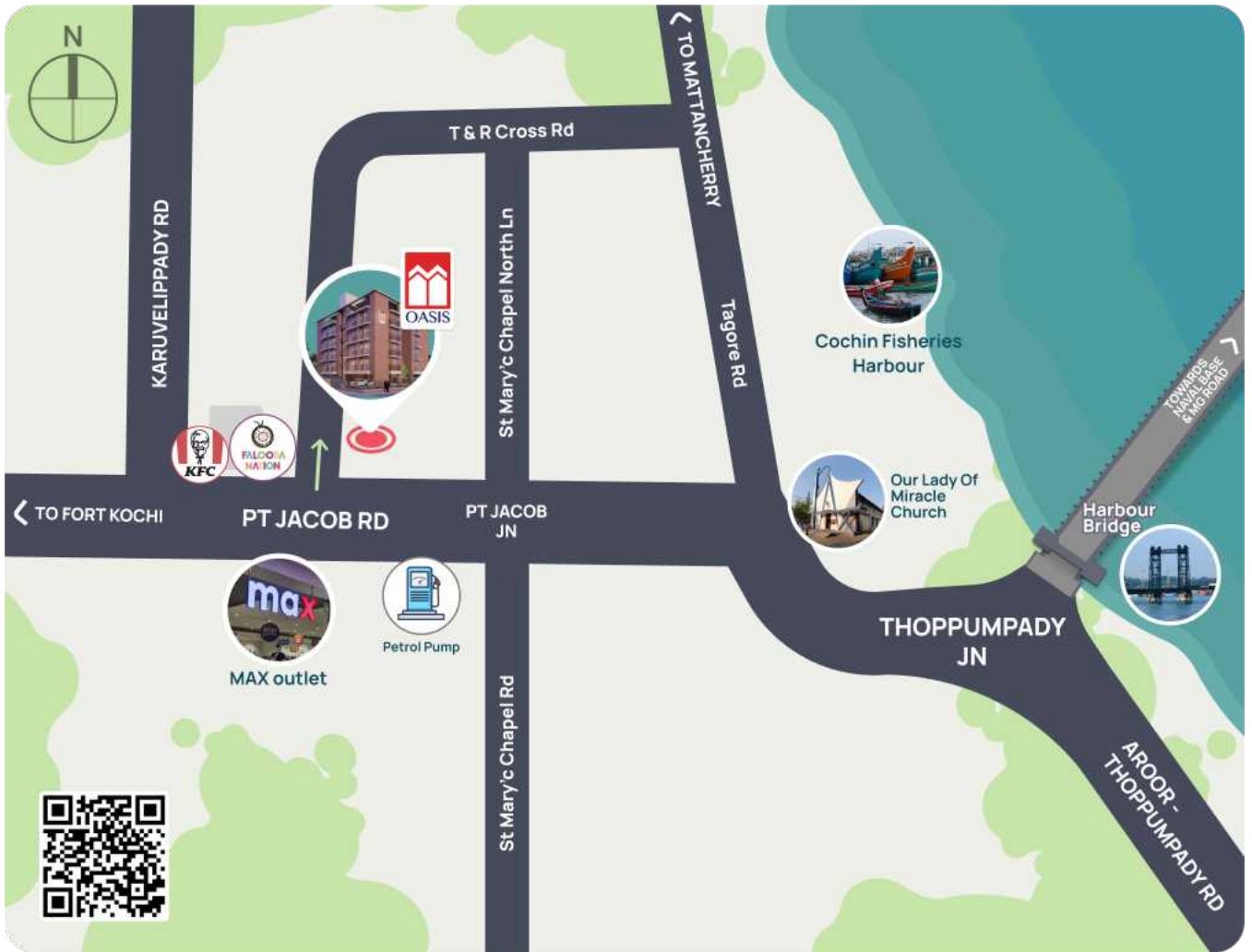
Note: Furniture & Fixtures are only for indication and not part of the standard specification. All dimensions are in centimeters. Dimensions may vary slightly during construction.



Car Parking Plan

Location Map

SMS Oasis, P T Jacob Road, Thoppumpady,
Kochi, Kerala - 682005 (600m from Thoppumpady Jn)



Immediate Accessibility

TRANSPORTATION		SHOPPING		SCHOOLS	
Bus Stop	150 m	Max	60 m	St. Sebastian Higher Secondary School	1.1 km
Ernakulam South Railway Station	7.7 km	Marina Mall	950 m	Chinmaya Vidyalaya, Kannamaly	3.2 km
Maharaja's College Metro Station	7.7 km	Centre Square Mall	8 km	Dawn Public School	3.8 km
Kundannur Jn.	7.5 km	Forum Mall	8 km	Kendriya Vidyalaya INS Dronacharya	4.3 km

COLLEGES		CLOSE TO			
Sacred Hearts College	6 km	Govt. Hospital, Karuvelipady	1 km	Cochin Port Trust	4 km
Maharaja's College	8 km	Mattanchery Jn.	2.9 km	Fort Kochi	5 km
St. Teresa's College	8.7 km	Mattanchery Boat Jetty	3.5 km	RO RO Ferry Jetty	5.3 km
St. Albert's College	10.7 km	Naval Base	3.5 km	Cochin Shipyard	5.9 km

Why choose SMS builders?



Scan to Whatsapp us



On-time delivery

We take pride in our tradition of on-time delivery in all our projects



Prime Location

The locations are chosen after careful consideration and scrutiny for a relaxing and peaceful living experience.



Affordable Luxury

Enjoy the perfect blend of luxury and affordability, crafted with quality. Elevate your lifestyle with premium comforts that fit your budget.



Two Decades of Trust

With over 20 years of experience and 350+ happy families, we continue to deliver excellence. Your satisfaction is our legacy.



Recent Projects



SMS MAPLE
Edappally (Ongoing)



SMS BODHI
Edappally (Ongoing)






SMS SHRISHTI
Maradu Kottaram Jn. (Completed)



SMS VISTA
Edappally (Completed)

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