SMS BUILDERS
Making City Life Affordable

OASIS II

K-RERA/PRJ/ERN/076/2026
www.rera.kerala.gov.in



3 BHK | Thoppumpady

SBI HOME LOANS

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ABOUT US
SMS Builders

A thoughtfully chosen address, crafted for effortless living. SMS Oasis II brings together a carefully considered location, refined design and enduring quality, creating a calm yet connected living environment. Designed by SMS Builders, the project blends elevated amenities with layered security and intelligent layouts. Vaastu-aligned homes, solar-powered common areas, and dedicated EV charging points reflect an innovative approach to sustainable living.

Every detail is shaped with practical comfort in mind; from spacious, well-proportioned apartments to thoughtful additions like rubber fenders in parking areas that enhance everyday convenience. Backed by more than two decades of trusted delivery, SMS Builders has built a reputation for dependable, high-quality homes with timely completion and transparent pricing. SMS Oasis II continues that legacy, offering tranquil urban living distinguished by lasting value and understated elegance.

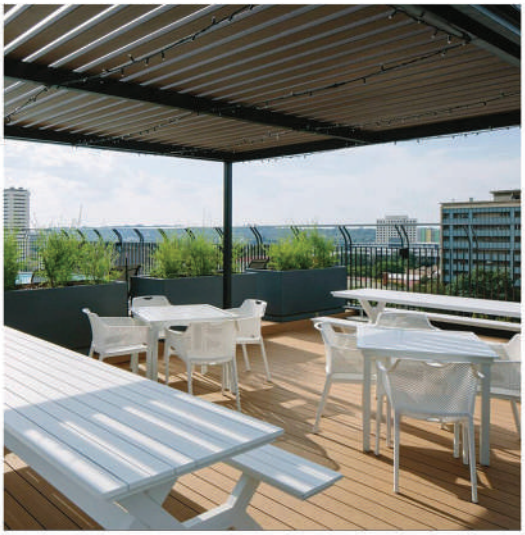
3 BHK Flats

Thoppumpady

OASIS II















FEATURES

At Oasis II, 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 II, all geared towards enhancing the quality of your life. Discover thoughtfully curated amenities designed to transform your home into a haven of comfort, convenience, and exceptional living.

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



WHAT SETS US APART

OASIS II

- Vaastu Compliant Apartments
- Rooftop Open Recreation Area
- Fitness Centre
- Solar Power for Common Area
- Provision for 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
- Fire Safety Systems
- Rubber Fenders in Parking Area



Safety, precision, and craftsmanship define SMS Oasis II. Every material, specification, and struc-tural element complies with stringent regulatory standards and best industry practices. The result is not merely an apartment complex, but a purpose-built environment engineered for longevity, security, and refined living.

ECO LIVING

OASIS II

Sustainability is embedded within the foundational design of SMS Oasis II. The development integrates intelligent infrastructure that minimises environmental impact while maximising operational efficiency. A comprehensive rainwater harvesting system supports responsible water management, while an on-grid solar installation powers common areas, reducing conventional energy dependence. Automated water-level regulation ensures optimal resource utilisation, and purpose-built EV charging facilities anticipate the transition toward cleaner mobility. SMS Oasis II is designed as a future-resilient habitat where environmental responsibility and contemporary living coexist seamlessly.





SPECIFICATIONS

OASIS II

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
Elegently 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/Aluminum windows with glass panels.

Balconies
UPVC/Aluminum 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 tap.

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

Flooring
Vitrified tiles of Kajaria/Johnson/Simpolo/AGL or equivalent (Size 600x600 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 (wipro, schneider, 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 requirements. 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.



OASIS II



PROJECT DETAILS

Apartment type:	3 BHK
Total floors:	Ground + 4 Floors
Car parking:	Available on the Ground Floor
Apartments per floor:	3 Apartments in each floor (1st to 4th floor)
Total units:	12 Apartments (All 3 BHK)

Type A — 3 BHK

Built-up area : 1164 sq.ft

Carpet area (RERA) : 821.42 sq.ft

Balcony : 57.35 sq.ft

OASIS II



Type B — 3 BHK

Built-up area : 1153 sq.ft

Carpet area (RERA) : 820.23 sq.ft

Balcony : 59.83 sq.ft

OASIS II



Type C — 3 BHK

Built-up area : 1212 sq.ft

Carpet area (RERA) : 841 sq.ft

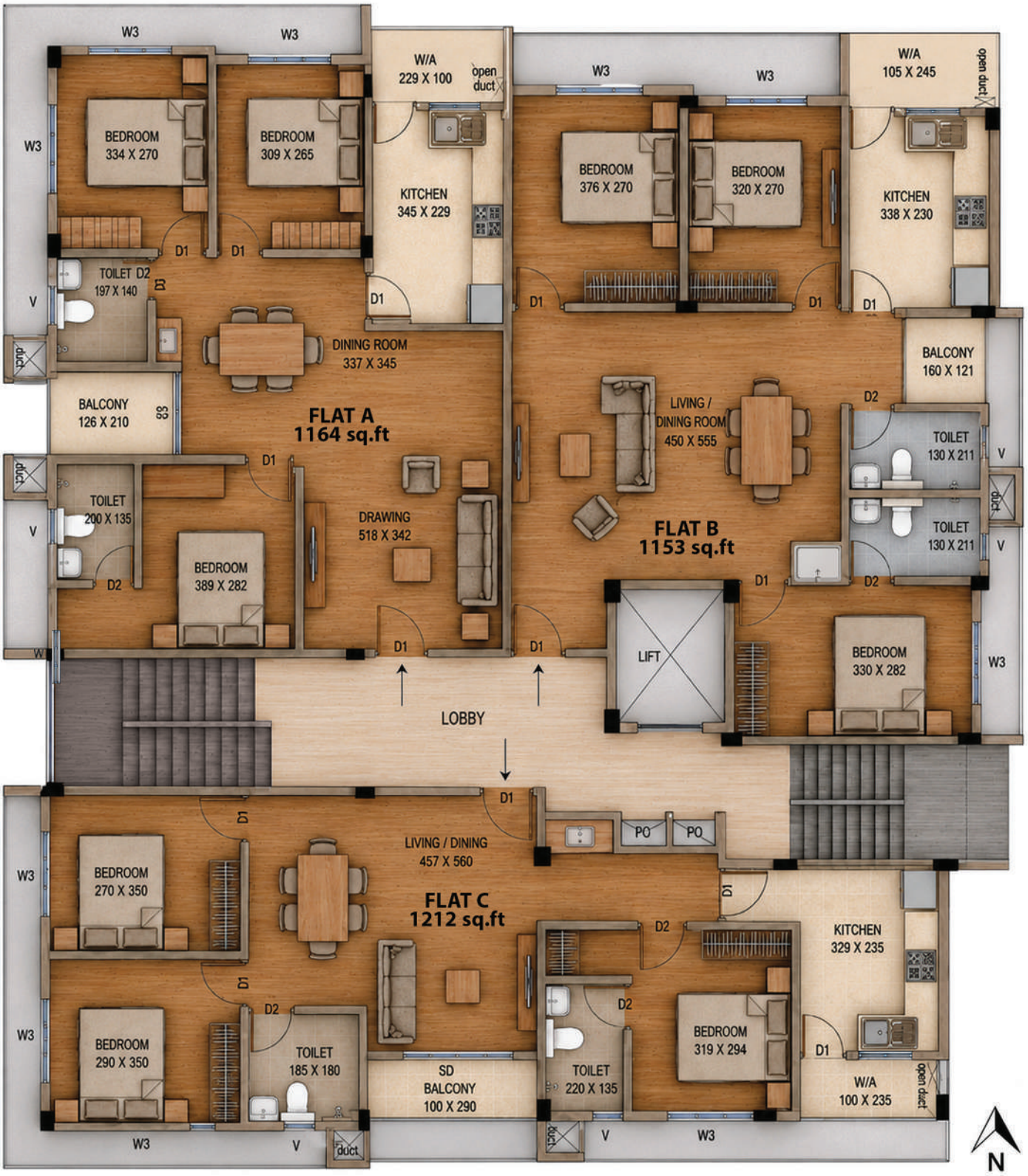
Balcony : 72.63 sq.ft

OASIS II



TYPICAL FLOOR PLAN

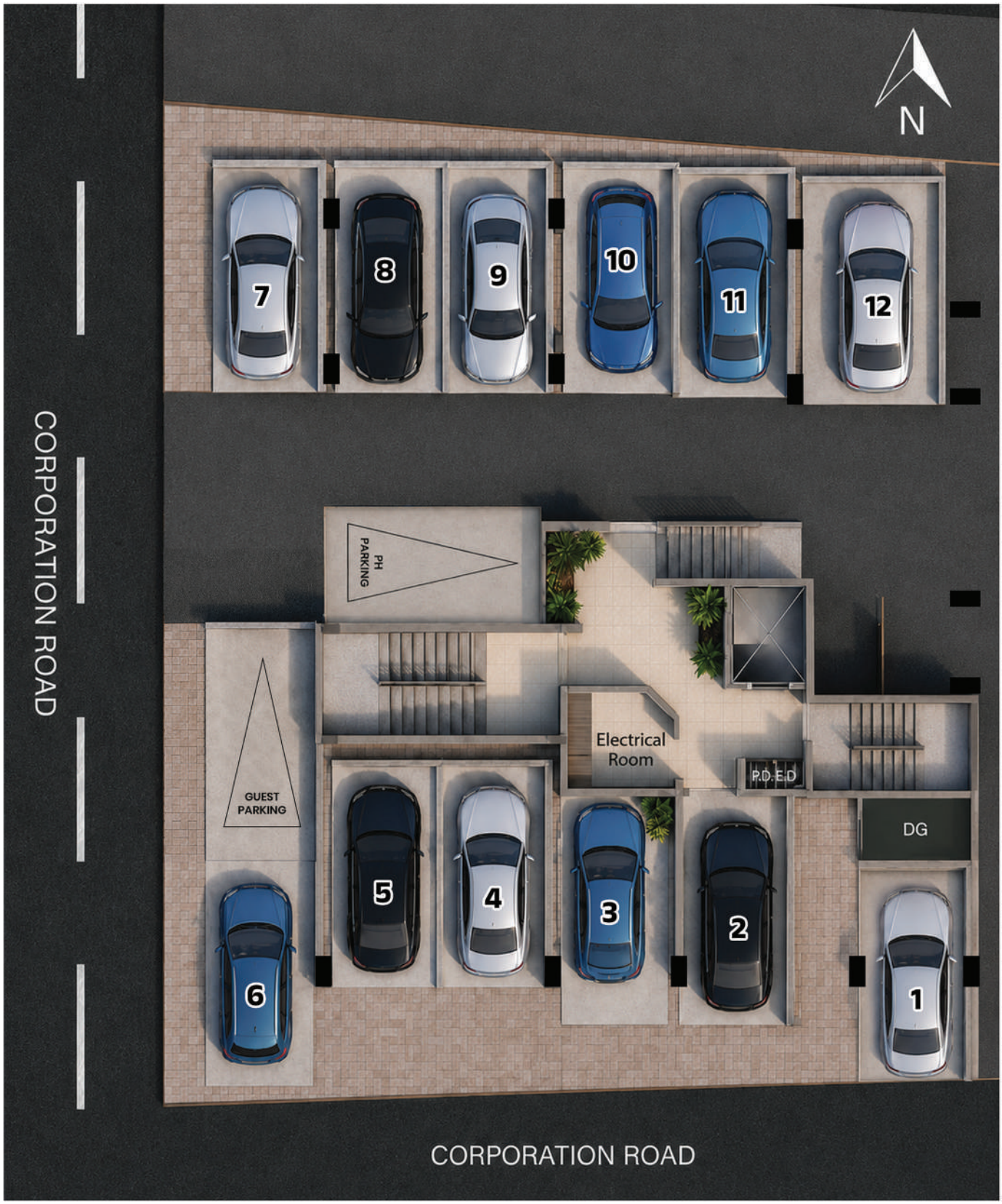
OASIS II



Note: Furniture and fixtures are for indicative purposes only and are not part of the standard specification.
All dimensions are in centimeters and may vary slightly during construction.

CAR PARKING PLAN

OASIS II





LOCATION AND ACCESSIBILITY

SMS Oasis II, P T Jacob Road, Thoppumpady, Kochi, Kerala - 682005

TRANSPORTATION

Bus Stop	150 m
Ernakulam South Railway Station	7.7 km
Maharaja's College Metro Station	7.7 km
Kunadannur Jn	7.7 km

SCHOOLS

St. Sebastian Higher Secondary School	1.1 km
Chinmaya Vidyalaya	3.2 km
Dawn Public School	3.8 km
Kendriya Vidyalaya INS Dronacharya	4.3 km

COLLEGES

Sacred Heart College	6 km
Maharaja's College	8 km
St. Teresa's College	8.7 km
St. Albert's College	0.7 km

SHOPPING

Max	60 m
Marina Mall	950 m
HiLite Boulevard	1.6 km
Forum Mall	8 km

LANDMARKS

Mattanchery	2.9 km
Naval Base	3.5 km
Cochin Port Trust	4 km
Fort Kochi	5 km
Cochin Shipyard	5.9 km

WHY SMS BUILDERS ?

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Two Decades of Excellence

With over 20 years of industry leadership and more than 350 satisfied families, SMS Builders has cultivated credibility through consistent performance, structural integrity, and enduring client relationships. Our legacy is built on trust, not transactions.

Convenient Location

Every SMS Builders project is positioned through meticulous analysis of accessibility, neighbourhood character, and long-term appreciation potential. The outcome is a location that offers tranquillity today and sustained value tomorrow.

Timely Project Completion

Reliability defines our execution philosophy. Every project adheres to clearly defined timelines and rigorous quality benchmarks, ensuring that your home is delivered as committed, without compromise or deviation.

Thoughtful Quality Living

Authentic luxury lies in thoughtful design rather than excess. SMS Builders unites refined aesthetics, superior craftsmanship, and practical functionality into residences that feel prestigious while remaining financially attainable.





RECENT PROJECTS



SMS Oasis, Thoppumpady
(Ongoing)



SMS Maple, Edappally
(Completed)



SMS Bodhi, Edappally
(Completed)



SMS Shrishti, Maradu
(Completed)

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