

An Integrated Township of

Value Homes



S i m p l i C i t y

Simply the Best

A project by
OMICRON ASCENT VENTURES



Perfect homes, for every Dream...



Greetings!!!

A warm welcome to the people of Aurangabad, It is a known fact that the future belongs to those who pursue their dreams. **SimpliCity** is your key to nurture your dream for the perfect home.

Omicron Ascent Ventures, with their impeccable designs & affordable pricing, have stood true to their commitment of providing, "Simply the Best".

SimpliCity stands tall to its claim of being well designed, well connected, authentic & still simply priced. **SimpliCity** is not only about buying a house, but it is about living your dreams, it is about enjoying the gift of life to the fullest. It gives me immense pleasure to bring to our city, a chance to live life fully at **SimpliCity**.

In this world where technologies are updated daily to make life simpler, **SimpliCity** is the ultimate sophistication.

डॉ. निशि गंधा वाड

Dr. Nishigandha Wad



Simply Well Connected



'Jalna Road, the new residential destination.'

Recent survey proves that man spends a substantial amount of his limited time & resource in traveling to & from his workplace. We understand the proximity of an abode from important landmark locations & hence have the site ideally located near important facilities yet away from the noise & pollution of the harsh city life. No Hassles of late night drops or early pickups.

S i m p l i C i t y remains Simply Well Connected.



- Situated just off the Jalna Road, where low traffic and 4 laned highway makes the distance just melt away.
- Easy access to public transport all day long.
- Blended in spirituality, SaiBaba Mandir & the proposed ISCKON Temple just a stone's throw away.
- Reputed Hospitals like Dhoot & Kamalnayan Bajaj just 10 minutes away.
- Proximity to Elite Schools like Cambridge, Oyster, Tender Care, PSBA, Jai Hind make it an Ideal Location.
- Prozone Mall, Airport, Mukundwadi / Chikalthana Railway Station all reachable in 10 to 15 minutes.
- Pollution Free still simply well connected.
- Top Industrial Zones like MIDC Shendra & Chikalthana just 5 minutes away.

Simply Well Designed



Architecture is all about providing a shelter. However great, Architecture is all about creating spaces that stimulates, rejuvenates & satisfies a human soul completely. **S i m p l i C i t y** is a blend of Sophisticated Designs implemented effectively to create Perfectly Balanced Homes. We understand the difference between need and requirement & that reflects in our '**designed to perfection**' homes. Proper Utilization of free spaces has worked wonders in designing these compact & efficient homes. Special Care in design is taken to ensure sunlit days, breezy evenings & shiny cosy nights.

S i m p l i C i t y remains Simply Well Designed.



- 'Unique **3** sides open' design concept*.
- Designed as per Vastu to ensure **no south entry homes**.
- Roads on East and North..... Ideal as per vastu.
- Individual car parking for every home.
- All homes designed to face Internal gardens or external tree buffer..... No two homes face each other.
- Balconies to all rooms**.
- Utility balcony attached to all kitchens.
- No duct facing rooms.
- All toilets face internal ducts, ensuring proper ventilation.
- Spacious Lofts above toilets for storage.

*Except in Simply Best **Except in Simply Large

Simply Priced



The birth of **S i m p l i C i t y** was with the basis of providing Aurangabad lifestyle options that were worth its price. Affordable homes designed to fit in the perfect size with appropriate ventilation & sunlight has made **S i m p l i C i t y** an incomparable lifestyle option. Keeping a keen eye on the necessities of a family, the homes in **S i m p l i C i t y** gives you more than you can imagine in prices never heard before. Model houses that fulfil your aspirations in life;

S i m p l i C i t y remains Simply Priced.

- Impeccable Designs have made the homes more efficient, so more affordable.
- All homes come with individual car parking at no extra cost.
- Simply Sized; Simply Priced.
- No Extra Infrastructure Charges
- No Club Membership deposit.
- No hidden charges.
- Just 3 sizes of homes to suit individual budgets.
- Small passages & corridors ensure larger rooms at affordable prices.



Simply The Best



SimpliCity remains Simply The Best.

Simply The Best



INDICATIVE HAWK'S EYE VIEW



INDICATIVE ELEVATION VIEW



INDICATIVE ELEVATION VIEW



INDICATIVE VIEW
SIMPLY BEST





INDICATIVE VIEW
SIMPLY BIG



INDICATIVE VIEW
SIMPLY LARGE



Specifications & Amenities



STRUCTURE

- RCC Framed "A" Class Structure

WALLS

- External : 6" THK Brick Work
- Internal : 4" THK Brick Work

PLASTER

- Neeru Finished Plaster on Internal Walls
- Sand Faced Plaster on All External Walls

DOORS

- Decorative Main Door with Teak Frame.
- Internal Flush Doors with RCC Frame.

WINDOWS

- Powder Coated Aluminum Sliding

FLOORING

- All Rooms : Vitrified Tiles

PAINTING

- Acrylic Oil Bound Distemper in Internal Walls.
- Cement Paint with Acrylic in Combination for External.

KITCHEN

- Black Granite Otta (Top) with Stainless Steel Sink.
- Dodo Tiles upto 4 Ft.

ELECTRIFICATION

- Concealed Copper Wiring.
- TV Point and Telephone Point in Living.

PLUMBING

- Concealed Plumbing.
- Branded C.P. Fittings.

TOILETS

- Anti Skid Floor Tiles
- Glazed Design Wall Tiles upto 7' HT.
- W.C. : One European in Master Bed. One Orissa Pan in Common.



- Dedicated Electrical Supply through MSEB Express Feeder.***
- Generator Backup for Common Areas
- Club House / Multi-Purpose Function Hall
- RO Water Plant
- Three Landscaped Gardens
- Children Play Park with Equipments
- Internal Paved / Concrete / Tar Roads.
- Nana - Nani Park
- Jogging Track
- Mini Cricket Pitch
- Basketball Corner
- Majestic Entrance Gate
- Street Lights
- Temple
- Security Posts

***Subject to MSEB Approval.

CREDITS

Architect

Arch. Prasad Kulkarni
Akruti Architects, A'bad.

Structural Designer

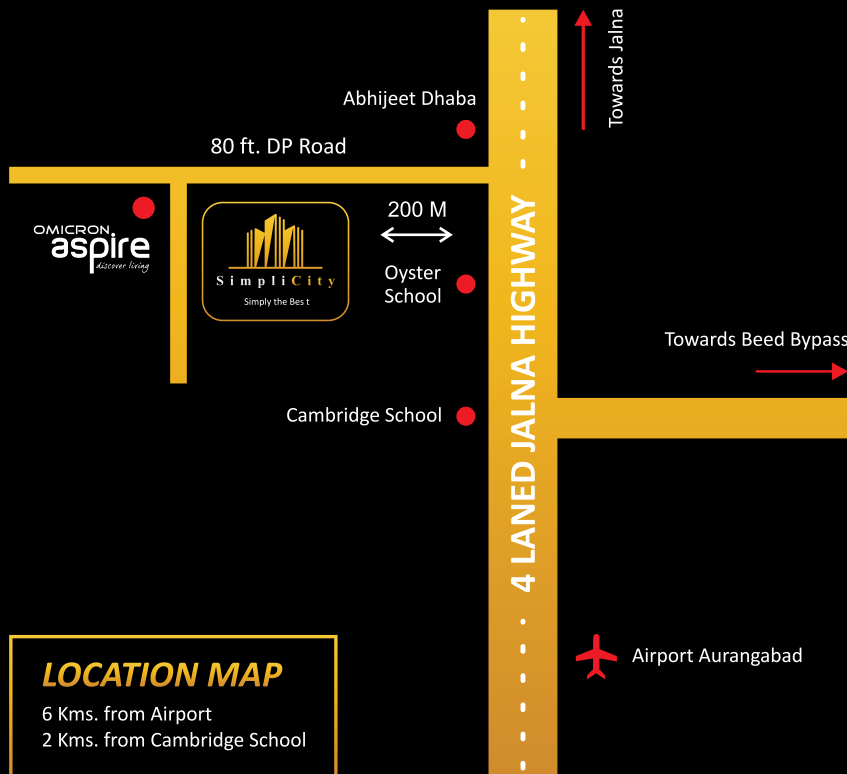
Mr. N.G. Karkhane
Aurangabad.

A joint initiative by



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Above Dwarkadas Shamkumar Showroom,
CIDCO, Aurangabad. Tel. : 0240-2484342

Contact : 973 073 8888, 973 072 8888, 973 075 8888



LOCATION MAP

6 Kms. from Airport
2 Kms. from Cambridge School

Site Address : "SimpliCity" Adjoining Abhijeet Dhaba,
2 Kms ahead of Cambridge School, Jalna Road, Aurangabad.



NOTE : This brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised. Promoters reserve the right to amend layouts, plans elevations, designs, specifications, amenities, areas ec. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. 'Future Development' may consist of high-rise buildings.