







Luxurious living is

One Oak brings a new vision of luxury to the residential neighbourhood of Manchirevula

a dream, one you

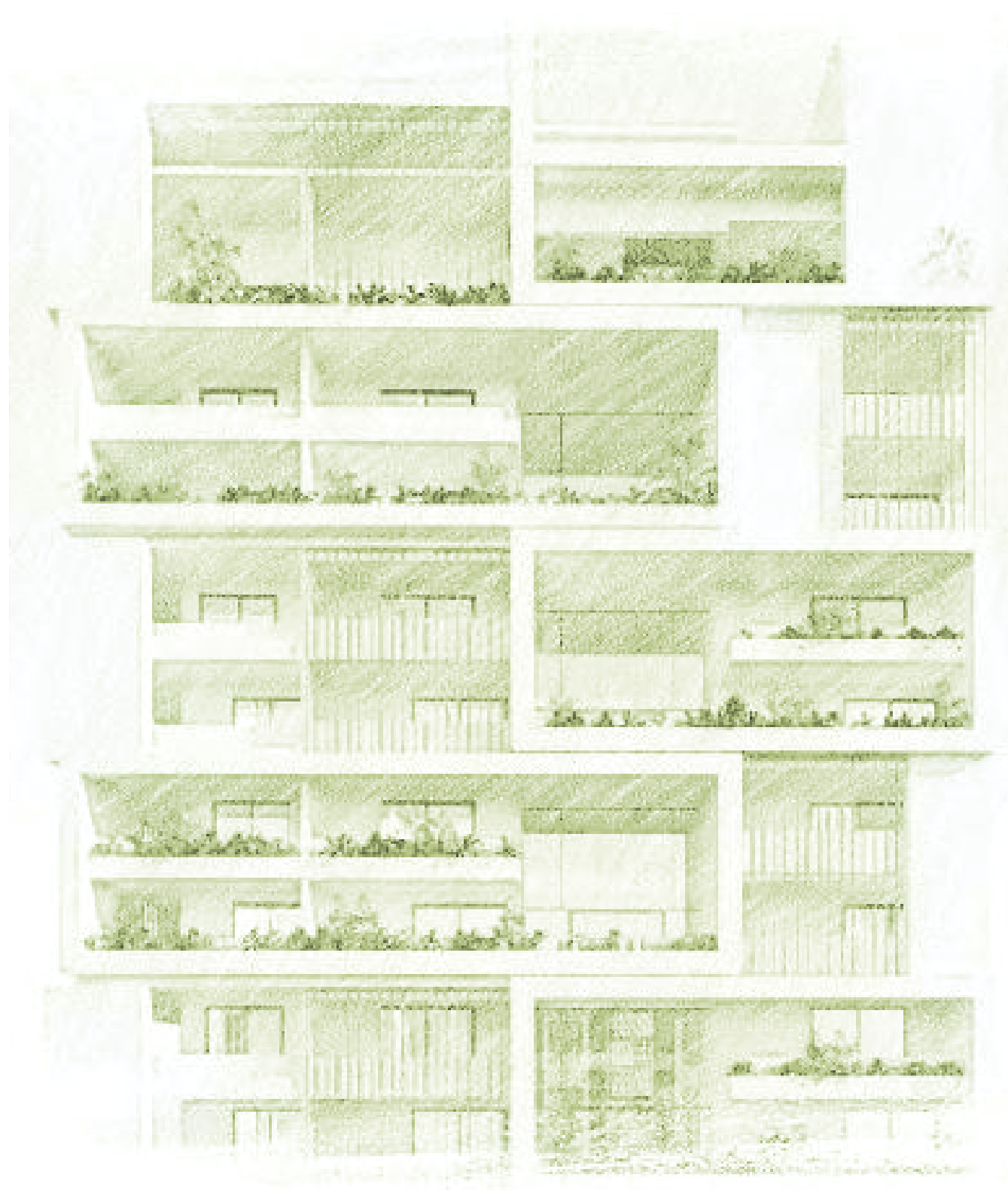
Like a mighty oak tree standing tall, our distinctive building, housing just 23 habitations, sparkles amongst its peers.

can attain at our

Reflective of its desirable location, the spacious Vaastu compliant four-bedroom homes are filled with natural light and are crafted with refined design elements that include floor-to-ceiling windows and multipurpose decks that adorn the dwelling.

One Oak homes.

Modern and poised for exploration, it's a building unlike any other in the neighbourhood.



**A new classic,
perfectly composed**





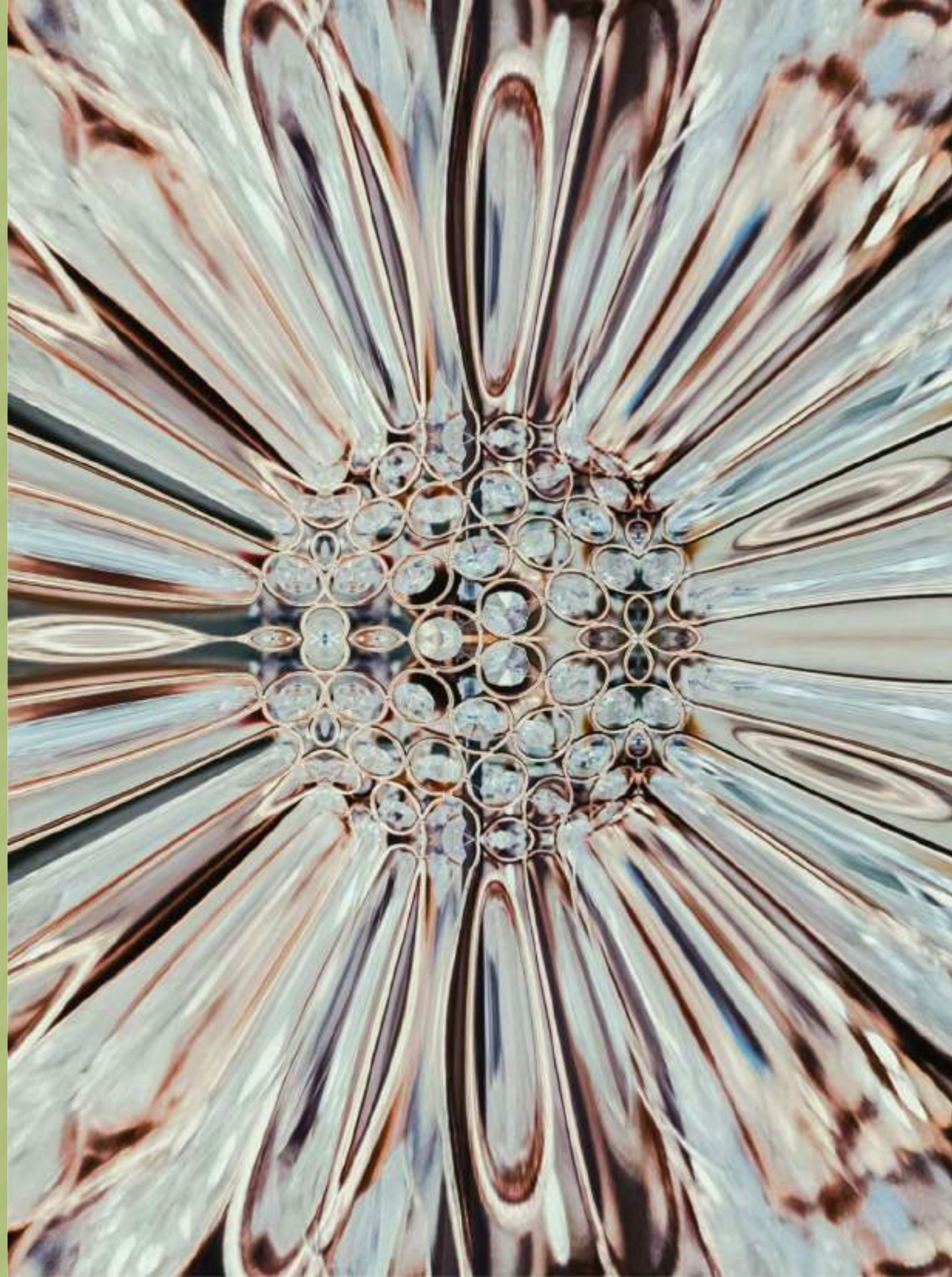
The building pays tribute to the most coveted elements of Nizam architecture, including dramatic details of scale, proportion and craftsmanship. Ornamental Historic principles are paired with fresh contemporary forms. Its façade features stacked boxes and a distinctive modern screen that intentionally draws the eye upwards.

The design further forms a sense of depth and drama through its uninterrupted decks & glazed double-height window that play with the sun's journey through the day and the mystical night sky



Welcome to One Oak

**From the moment
you arrive
Luxury beckons.**





The transition has never been more seamless: from city to home

A warm welcome awaits you when you enter One Oak's inviting presence. This modern entry fuses functionality with design to provide a soothing feeling of calm. Upon entering, an opulent double-height lobby carpeted with custom-designed pattern flooring guides you past a multi-purpose hall and directly into the elevator bay.

Indulge in luxury living like never before

The building offers the exclusivity of having only two dwellings per floor:
One Oak Sky Villa and One Oak Residences.

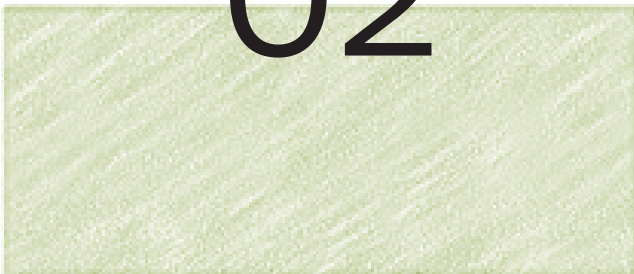
One Oak Sky Villa

01



One Oak Residence

02



Floor 1

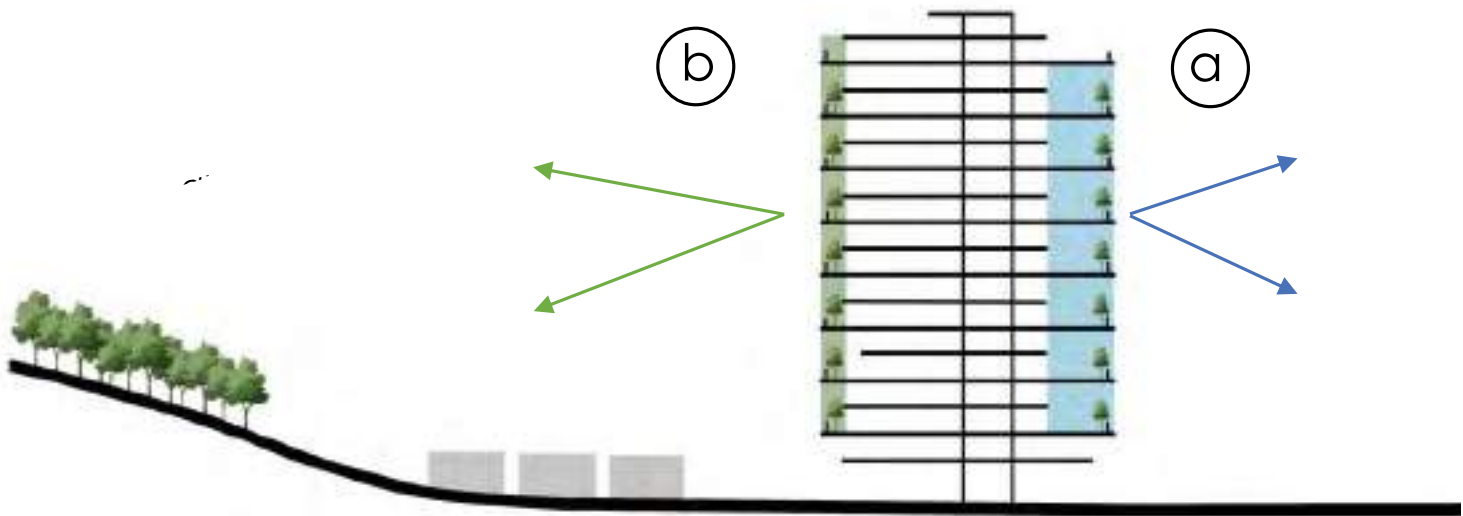


Floor 2

- a) - One Oak Sky Villas
- b) - One Oak Residences



KEY PLAN



SECTION

The background of the image is a close-up, high-resolution photograph of several green feathers. The feathers are layered, with some in sharp focus and others blurred in the foreground and background. The color is a vibrant, slightly yellowish-green. The texture of the feather barbs is clearly visible.

Luxury living for a contemporary lifestyle

One Oak Sky Villas

A spacious home in the sky, surpassing in size, breadth and light, anything that has existed in the neighbourhood. Each duplex is a city villa in the sky, floating above.

These spacious two-story homes feature sumptuous landscaped decks of about 143 feet in length all around their living and entertaining spaces, offering complete privacy and an open 180-degree vistas.

With its uninterrupted views, the expansive deck is the perfect place to enjoy a morning coffee or an alfresco meal. The unique duplex residence offers 4 bedrooms and a home theatre in addition to their entertaining space. These crafted elements give each space a sense of sophistication and grandeur.







Dining room

A characteristic glass façade that draws incredible sunlight from dawn to dusk is just the beginning.



Living room



Master bedroom

A graceful retreat

The master bedrooms in each Sky Villa pride themselves on their generous proportions, elegant bathrooms, open-plan walk-in closets, and tropical-modern designs. A private verandah leads out from the spacious master bedroom, making these private sanctuaries one of the finest expressions of tropical modern luxury.



Total Sellable area per unit - 7800 sft



01	Passage	6'6" X 33'0"	17	Lobby	20'3" X 7'8"
02	Drawing	13'3" X 18'6"	18	Family room	19'9" X 12'3"
03	Living	18'6" X 18'6"	19	Bedroom 01	12'7" X 18'6"
04	Balcony/ Sitout	40'5" X 6'6"	20	Balcony 01	16'6" X 6'6"
05	Dining	20'3" X 21'6"	21	Toilet 01	6'0" X 9'10"
06	Double height deck	20'3" X 13'2"	22	Lobby	6'6" X 8'0"
07	Lounge	21'9" X 12'0"	23	Bedroom 02	12'8" X 18'6"
08	Balcony/ Sitout	22'6" X 6'6"	24	Balcony 02	22'7" X 6'6" + 6'6" X 19'9"
09	Master Bedroom 01	22'0" X 12'4"	25	Toilet 02	12'8" X 5'10" + 7'2" X 6'3"
10	Walk in Wardrobe	6'4" X 5'10"	26	Master Bedroom 02	22'0" X 17'2"
11	Master Toilet	7'10" X 5'10"	27	Balcony	21'9" X 6'6"
12	Powder room	6'4" X 5'10"	28	Walk in Wardrobe	11'4" X 13'8"
13	Kitchen	17'8" X 12'3"	29	Master Toilet 02	10'0" X 8'0"
14	Utility	11'4" X 6'0"	30	Seen below	
15	Servant's room	11'9" X 5'10"	31	PHE Shaft	
16	Servant's toilet	4'7" X 2'10"			



UPPER LEVEL



LOWER LEVEL

Experience
Spacious Modern
Living

One Oak Residences

Far from simple, the apartment is truly unforgettable. These residences offer the most desirable attributes; theatrical volumes, majestic vistas and extraordinary heights paired with a dramatic wall of floor to ceiling windows framing shimmering panoramas.

Every apartment features a spacious deck measuring 118 feet in length, making it an ideal place to relax and read a book in solitude under the stars or entertain. Intended to be warm and inviting yet secluded and private, the home is suited to welcome social gatherings or tranquillity with equal finesse.

Spacious floor plans with soaring ceilings are a trademark of each residence, allowing thoughtful differentiation between entertaining and bedroom spaces.







Drawing room



Master bedroom

There is an abundance of space in this home, from spacious walk in closets in the master bedroom to expansive balcony decks that allow for panoramic views of the outdoors.



01	Passage	6'6" X 32'5"	13	M. Bedroom	18'0" X 18'3"
02	Drawing	18'6" X 18'6"	14	Balcony	25'0" X 6'6"
03	Living	26'0" X 18'3"	15	Deck	21'0" X 6'10"
04	Powder Room	5'3" X 6'6"			+ 31'6" X 6'6"
05	Bedroom 01	15'1" X 13'4"	16	Dining	21'0" X 21'0"
06	Dresser	9'4" X 6'10"	17	Bedroom 03	14'0" X 12'9"
07	Toilet 01	8'10" X 5'10"	18	Lounge	8'10" X 5'10"
08	Bedroom 02	21'0" X 13'6"	19	Toilet 03	8'10" X 6'3"
09	Dresser	8'10" X 7'0"	20	Kitchen	13'9" X 14'0"
10	Toilet 02	8'10" X 5'10"	21	Utility	26'0" X 6'6"
11	Walk in Wardrobe	12'0" X 7'0"			+ 6'6" X 14'9"
12	M. Toilet	12'0" X 6'4"	22	Servant's Room	8'10" X 8'3"
			23	Servant's Toilet	8'10" X 5'3"

Higher Quality of Living

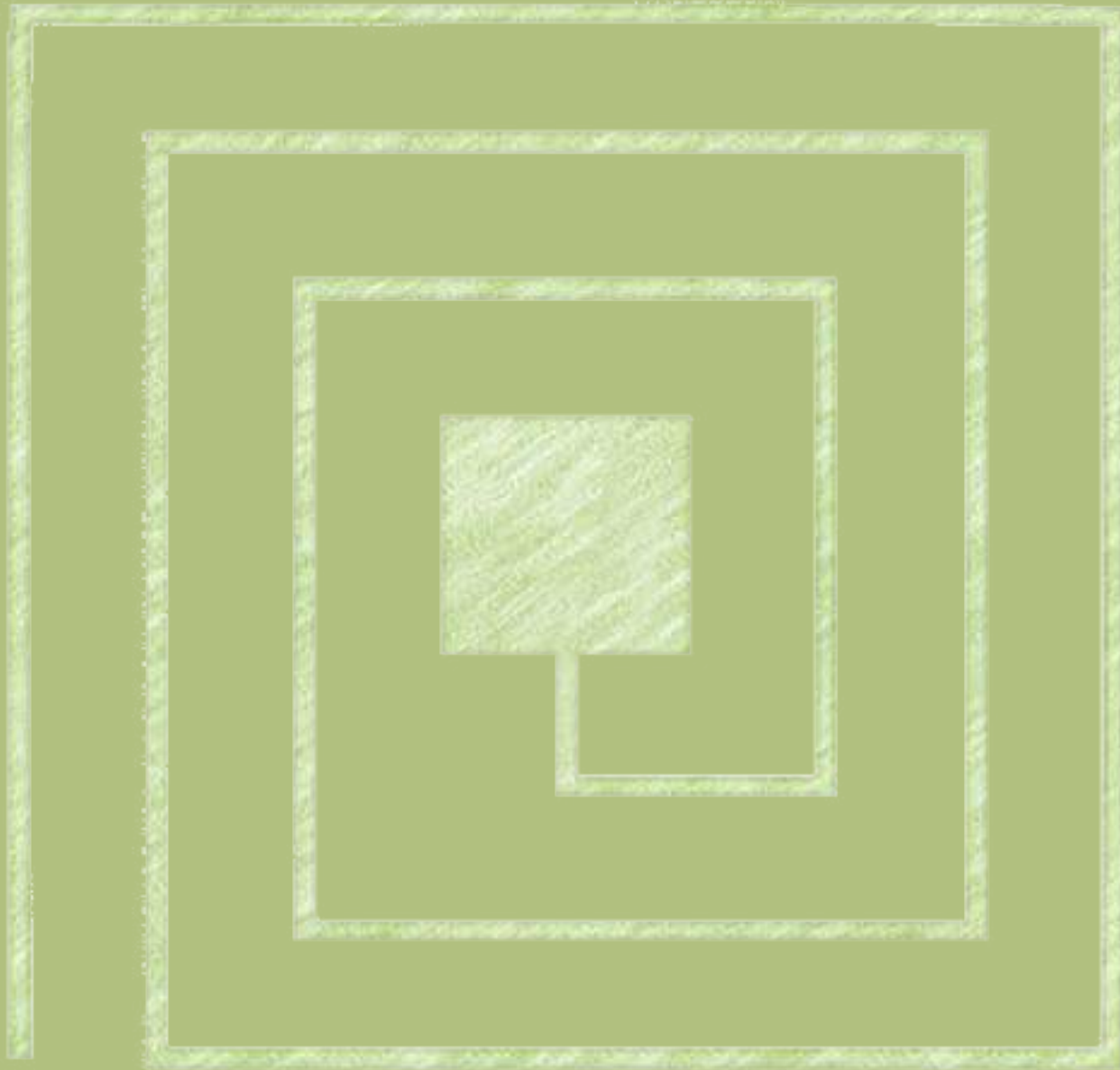
The One Oak Residence speaks for itself. With luxury living coming together to redefine comfort, space, and lifestyle, One Oak Residence sets the standard.





Rear view building facade

An escape within an escape



The living and dining spaces spill out onto an expansive deck that wraps it around - to become a multipurpose outdoor space, ready for relaxing or entertaining. The decks, up to 12 feet deep, and in its running length are a distinguishing feature of One oak. These vast, breezy spaces are a gracious continuation of the home, adorned with one-of-a-kind landscaped planter boxes and glass windows to further connect the residence with the grand expanse beyond.



The deck is an ideal place to relax and read a book in solitude under the stars or entertain guests with an open air barbeque. With its expansive size, the deck is perfect for just about anything.



A life well lived

Countless hidden retreats make One oak more of an island sanctuary than an urban-dwelling. An owner's private escape enjoys over an extensive feet of amenities including a multipurpose hall, health club and a swimming pool.



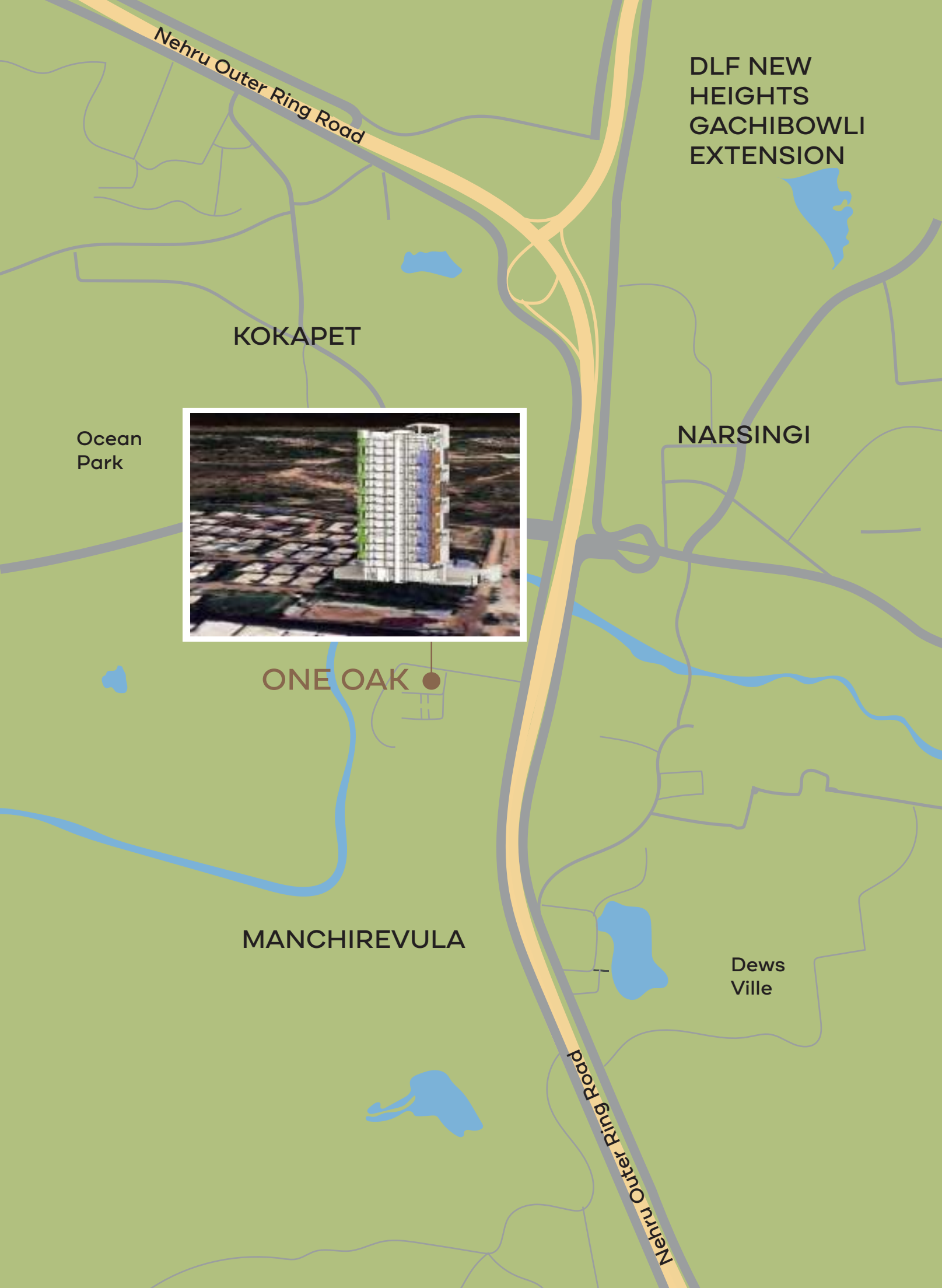
A multipurpose hall echoes the aesthetic seen in the lobby. Obligant in design, the hall sets the stage for a vast array of activities, from working as a collaborative workspace, hosting meetings to entertaining people.



One Oak boasts a suite of exceptional fitness amenities that include a fully equipped fitness center, basketball hoop and a volleyball and badminton net.

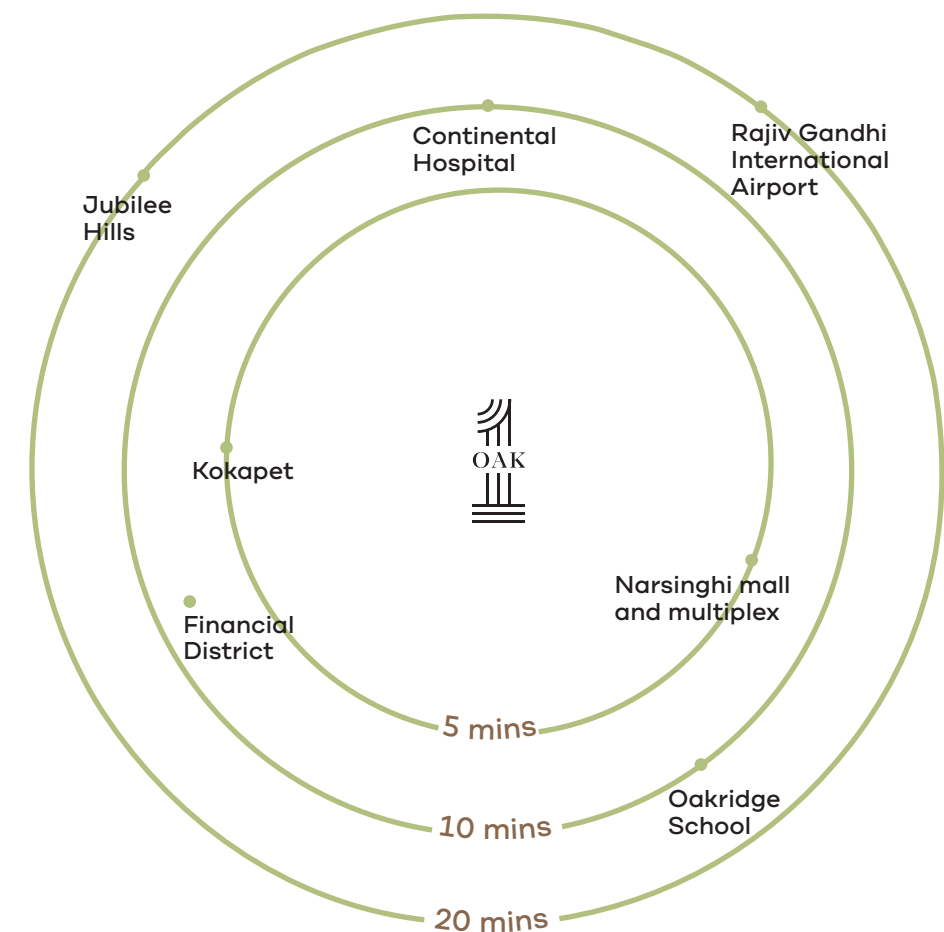
An 180 feet elevated panoramic swimming pool on the terrace, forging a connection with the world above.





A New Wave of Living

Situated at a desirable upcoming neighbourhood of Hyderabad, One Oak's apartments take an unapologetic stance on the delights of comfort, delivering exceptional homes nestled within a charming portion of Manchirevula. Located close to the Outer Ring Road makes it accessible to the financial and tech hub in the city. Several prime locations, such as the airport, are just a few minutes away. Only a short drive will take you to the best healthcare, shopping, and schools. Ultimately, One Oak offers a getaway from the city life while staying connected to it.





- | | | |
|-------------------|------------------|--------------------|
| 01 Entry /Exit | 06 Service Core | 11 Badminton Court |
| 02 Security Cabin | 07 4 BHK Flats | 12 Basket Ball |
| 03 Tot Lot | 08 MEP Services | 13 Skating Rink |
| 04 Fire Driveway | 09 Jogging track | 14 Sand Pit |
| 05 Duplex Unit | 10 Green Strip | 15 Kid's Play Area |

Your heaven on earth is here

With its abundance of communal spaces and desirable location, 1 Oak offers residents a chance to enjoy nature and the city skyline.

Specifications

Structure

Framed Structure - R.C.C Framed structure to withstand wind & seismic loads
Super Structure - 9” thick wall with cement blocks for external walls and 4 1/2” thick wall for internal walls

Doors and Windows

Main Door - 8 ft height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine finish
Internal Doors - 8 ft height hard wood frame & veneered shutters with reputed hardware fittings.
French Doors - High end aluminium/UPVC sections for frames and shutters with float glass of reputed make
Windows - High end aluminium/UPVC sections for frames and shutters with float glass of reputed make

Painting and Cladding

External - As per design with two coats of exterior emulsion.
Internal - Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer/ wall putty.

Kitchen

Bare shell kitchen with provision for fixing water purifier, chimney, taps and adequate power points for misc cooking appliances such as microwave, oven, fridge.. Counter and wall tiling provided as part of seperate modular kitchen package provided by builder design team.

Plastering

Internal - 12mm Sand based cement plastering
External - 18mm Sand based cement plastering

Flooring and Dado

Ground floor reception, common areas and Lift lobby wall, Corridor with large format vitrified tile/ granite border flooring.
Apartment Drawing, living, dining areas with imported marble.
Bedrooms with wooden laminate flooring
Bathrooms with premium vitrified tiles on walls and floor.

Staircase

Common area stairs with natural stone Kota/Tandoor with painted MS pipe railing.
Internal Duplex metal stairs with marble flooring and glass baluster. Also at family lounge cutout overlooking dining.

Utilities/ Wash area

Dish washer & washing machine provision in utility area

Bathrooms

Marble countertop wash basin for master bedroom, dining handwash and powder room; regular sunk washbasin with granite countertop for all other bathrooms
All C.P fitting and sanitary fittings of Toto or equivalent

Centralized Water Supply

Centralized underground sump will be provided for entire community.
The water shall be supplied to individual units by hydro pneumatic pump.

Security

Sophisticated round-the-clock security/surveillance system
Solar power fencing/ Barbed wire all-round the compound wall
Security cameras in identified common areas and clubhouse with monitoring and recording from security office.
Video door phone and digital main door handle for each apartment of reputed make.

Landscaping

Aesthetically designed landscaping with exclusive footpath all around. Activity areas, lighting, children’s play area with synthetic surface are provided for the community.

Generator

100% D.G. backup with Acoustic enclosure & A.M.F

Electrical

Concealed copper wiring of Finolex/Lapp /equivalent
High rated Power plug for air-conditioning VRF units in allocated service area. Customers are not to use regular split units with outdoor units.

WTP and STP

Domestic water made available through water softening plant with water meters for each unit. A sewage treatment plant of adequate capacity as per norms will be provided

Communication Systems

Telecom - Telephone points in living room, drawing room.
Cable TV - Provision for cable connection in all bedrooms and living room
Internet - Fiber Internet Conduit Provision in each apartment.

Heat Pump

Heat pump system connected to all bathrooms per unit.

DEVELOPER

TAR group is a vertical of the renowned Deepaditya constructions, an active residential developer with an extensive range of projects since their launch. Whether repositioning existing properties or creating new ones, the team leverages expertise, a broad range of capabilities, and a methodical approach to identify investment and development opportunities in retail, mixed-use, and residential real estate. At the outset, TAR group's mission was to develop a brand that would reflect the best qualities of the locale. Timeless architecture and thoughtful design integrated into One Oak make it an esteemed first offering from the TAR group.

TEAM

Principal Architect -
Ashvin Mathew

Visualization -
Arun Babu, Lucid Dream

Structural Design -
Mukaram Ali, MAS consulting

Engineering Services
(Plumbing, Electrical, Fire safety) -
Arjuna Pandian, Unite Services Consultants



