ozone group

ozone PREMIA

Ozone Premia.
Elegant office space
at a matchless
location.



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Ozone Group, one of South India’s fastest growing names in real estate now presents an impeccable office location to anchor your ambition. Ozone Group has a stellar track record when it comes to office space. We have delivered 1.5 million sq.ft. of commercial realty across prime locations at Bangalore and Chennai. The marquee names we have include Bosch, CTS, HCL, Siemens and Flipkart. Currently, we are developing close to 4 milion sq.ft. in Bangalore and Chennai.

Ozone Premia

The choice of locations is what sets Ozone Group apart, be it residential buildings or high-end office spaces. Ozone Premia too is a classic example of our focus on the best of locations.

Ozone Premia promises to be a one of a kind location for 2500 sq.ft. to 2750 sq.ft. offices since there is nothing like this available today. More importantly, if you want a larger space, Ozone Premia ensures you get what you want, you can take three office spaces and combine them to get a bigger workspace.

The spectacular design ensures that all offices get a picturesque view of the city, from all floors. Vaastu is well addressed, all offices have east facing entry. The rectangular site also offers that perfect opportunity to create offices with better floor plate efficiency.

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Amenities

- Visitor’s car parking including car parking for physically challenged.
- STP with usage of treated water for flushing & urinal.
- Water supply with WTP for water purification.
- Mechanised car parking.
- Two wheeler parking.

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Specifications

Earthquake resistant R.C.C. frame structure as per N.B.C / IS specifications.

Floor load - 400 kg/sqm

Floor to floor height – 3.5m

Basement + Stilt + 9 Upper floors

Use of double glazing / aluminium cladding for façade.

Granite / Marble flooring & Dado for Entrance lobbies and common areas in all floors.

Restrooms as per N.B.C norms along with toilets for Physically Challenged. Jaguar/ hindware/ parryware or equivalent CP & sanitary fixtures.

Design of building for lower heat penetration to reduce air conditioning.

Service balconies provided for VRV out door units (to be installed by client)

High speed elevator of adequate capacity. 15 passengers x 2 no's and one service lift of 1200 kg.

100% power back for common areas & office space.

Common electrical room along with metering panel with dual source energy meter provided on the ground floor.

Common communication room /mux room provided on the Ground Floor.

Fibre optic in the building for internet connectivity.

Fire Detection, Fire Alarm, & Fire – Fighting systems provided as per N.B.C norms in the common areas.

Rain water harvesting & solar power for common areas.

Acoustic insulation for D.G set.

B.M.S controlled operation.

Parking at 1:1000 sqft of leasable area.

Separate electrical ELV & fire shafts provided accessing the common areas of the typical floor.

One Fire escape staircase and one passenger staircase connecting the lobby.

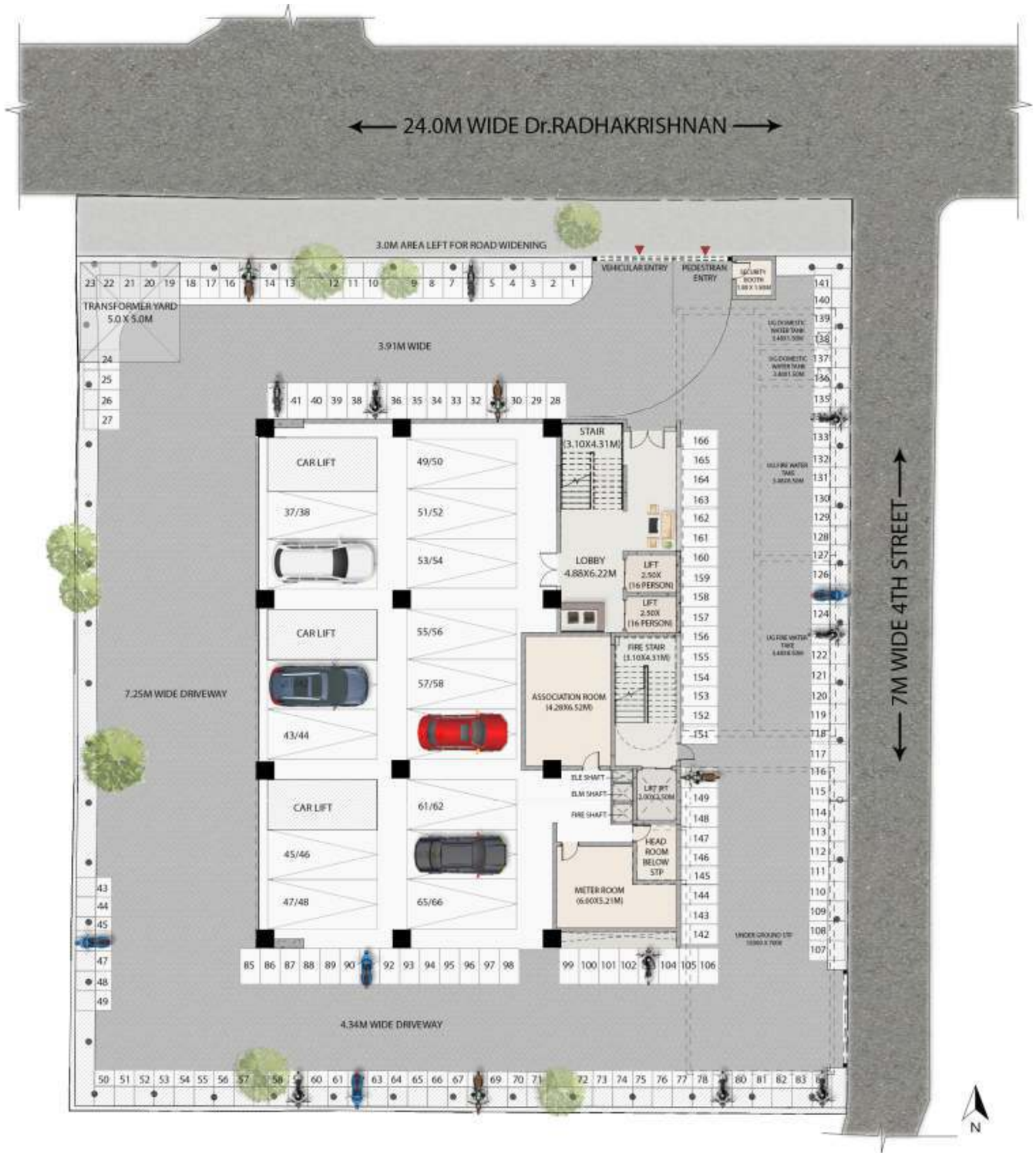
AC is provided in common area. Space provided on all floors for keeping outdoor AC units.

Lumber room and storage room provided in the lower basement.

Pressure system provided in common area toilet and lift.

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Ground floor plan



Typical floor plan



TYPICAL FLOOR AREA (1ST TO 6TH, 8TH & 9TH FLOOR)	LEASABLE AREA	
	SQM	SQFT
OFFICE 1	222.03	2390.00
OFFICE 2	208.56	2245.00
OFFICE 3	220.82	2377.00
TOTAL AREA	**651.41**	**7012.00**

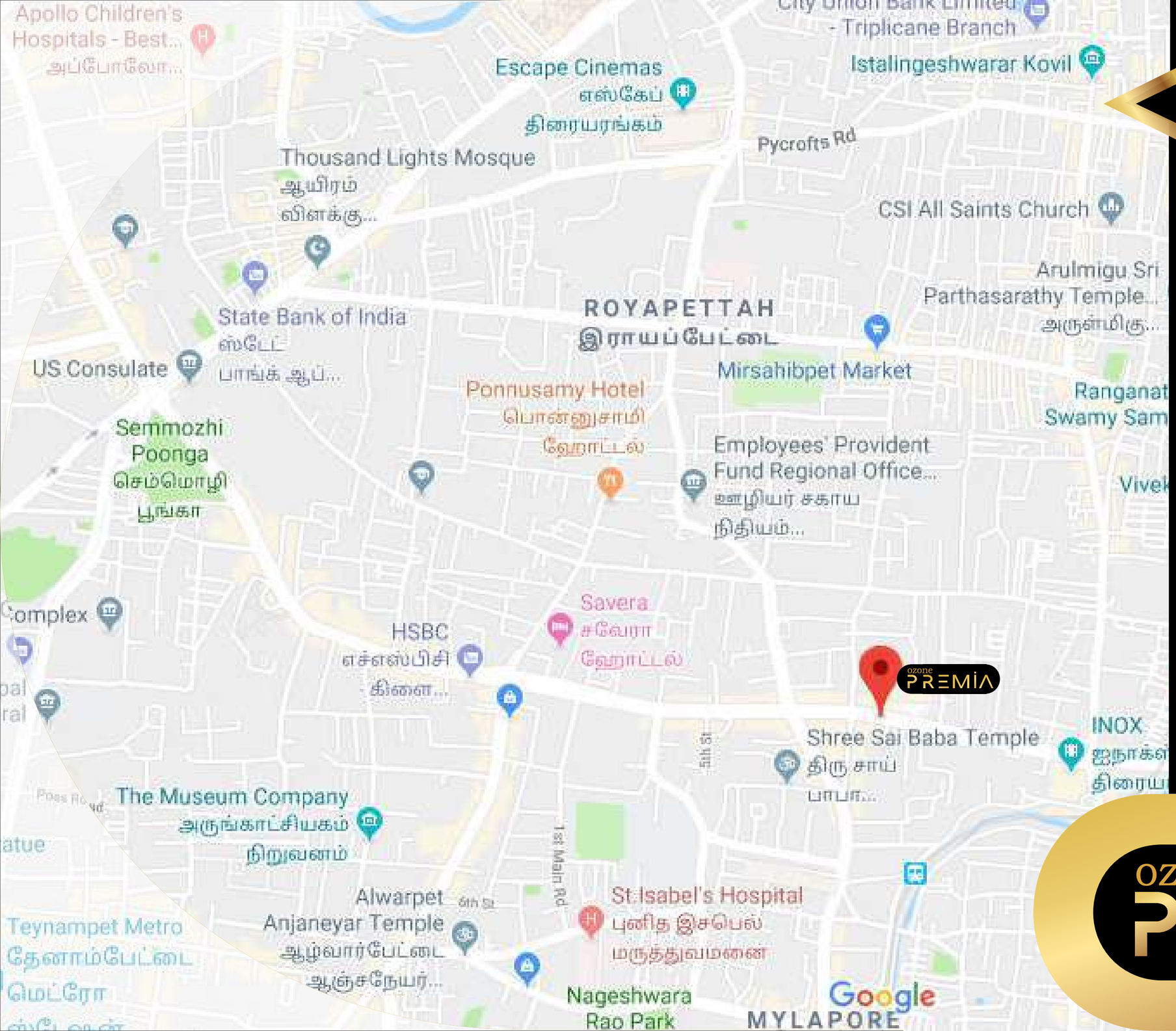
7th floor plan



SEVENTH FLOOR AREA	LEASABLE AREA	
	SQM	SQFT
OFFICE 1	222.03	2390.00
OFFICE 2	208.56	2245.00
OFFICE 3	138.13	1487.00
REFUGE AREA	51.11	550.15
TOTAL AREA	**619.83**	**6672.15**

N

Location



Ozone Group

Corporate Office
38, Ulsoor Road,
Bangalore-560042
www.ozonegroup.com

Chennai Office
63, GN Chetty Road,
Parthasarathi Puram,
T. Nagar, Chennai-600017
Phone: 044-43931500

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