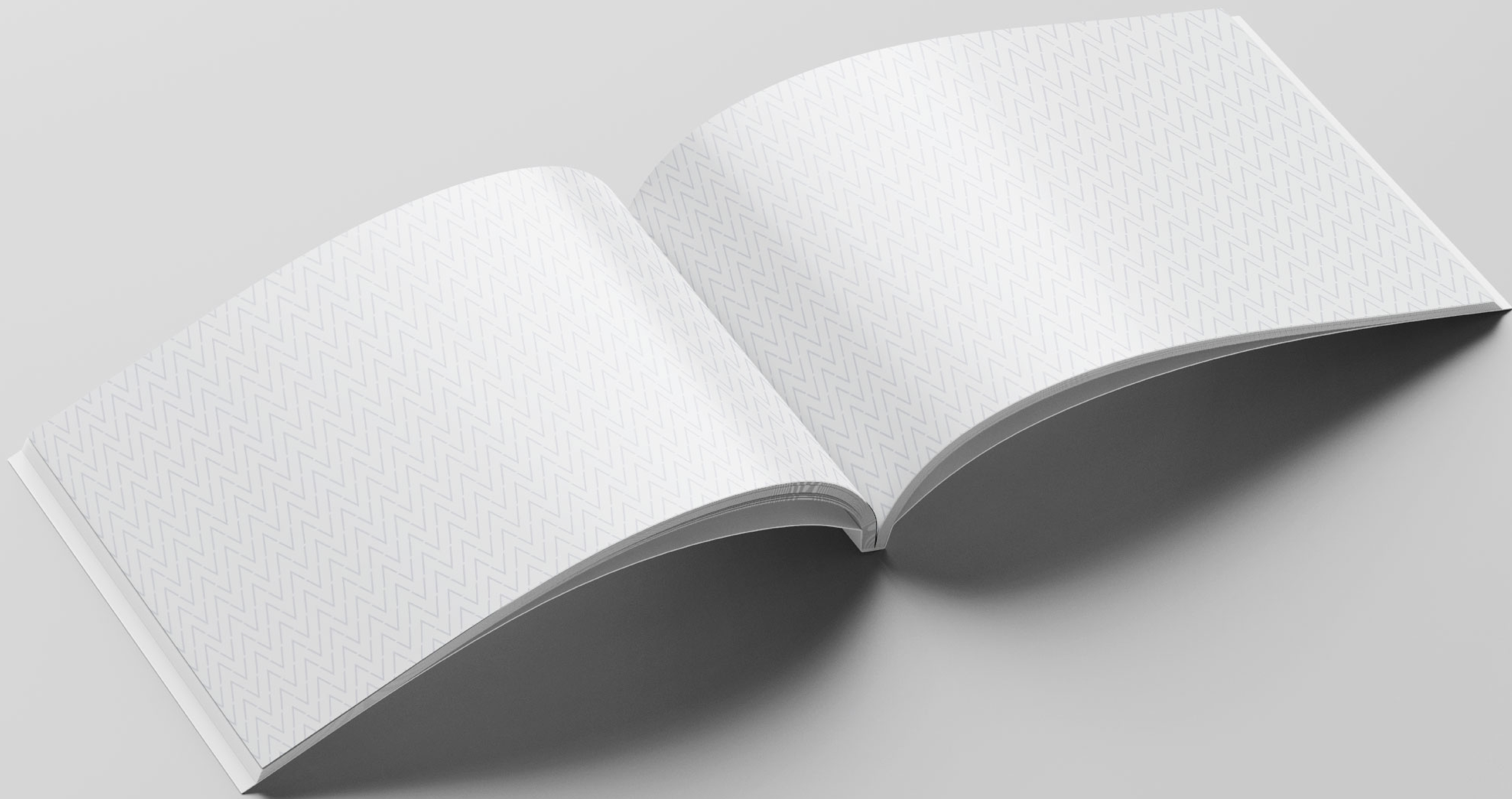




VIAVANT
PASSPORT TO ELEGANCE









We've Spanned The Breadth Of The World.

Wherever you envision your next chapter, we're already there. With a global footprint in UAE, Thailand, Germany, and London. With years of real estate experience, we are committed to curating structures that are exceptional.



A Whole New,
Epic *Creation!*

Drawing from our years of global real estate mastery, we've woven a distinctive lifestyle standard in the heart of Kerala, Trivandrum. This isn't your average development; it's a thoughtfully crafted masterpiece.

1Oak is a Global Entity Now in
Trivandrum, Kerala - 1 of a Kind Lifestyle





Excellence in Homes, Loyalty in Service

At 1OAK, we specialize in crafting unique lifestyle experiences that stand out. With a global presence, our goal is to bring your dream home to life, going the extra mile with compassion, transparency, and unwavering commitment to excellence. Our team possesses a wealth of experience and industry knowledge, adept at understanding various architectural styles, neighborhoods, and market trends. Loyalty forms the cornerstone of our client relationships—we prioritize your needs above all else.

Operating with compassion, transparency, and an unwavering pursuit of excellence, we leverage our extensive industry expertise to navigate diverse architectural styles, neighborhoods, and market trends. Loyalty is fundamental to every interaction—we place your needs at the forefront as we embark on the journey to discover your perfect home. Whether you envision a cozy cottage or a sleek metropolitan residence, we're dedicated to tailoring an interactive experience specifically for you.





Explore Your World!

The concept of creating a residential project that combines luxurious living and tranquility has given rise to "Viavant," a project by 1 OAK that surpasses conventional high-end residential developments in Trivandrum. It's more than just another luxury offering—it's an invitation to a personalized realm meticulously fashioned by experts in the field. Viavant presents exclusive 3 BHK flats and studio apartments within its three meticulously crafted towers named Avance, Avanti, and Avenir.

Project offerings

- Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book.



Amenities

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Swimming Pool With
Lockers & Wooden Deck



Covered Toddlers
Play Area



Badminton Court



Mini Theatre



Multiple Electric Vehicle
Charging Stations



Table Football



Car Wash Zone



Drivers Waiting Area
& Washroom



Gym



Sauna,
Steam Bath



Open Gym with
Equipment



Snooker







Multiple Green Gardens and
Themed Flower Gardens



Club Area



Kids Play Area



Health & Wellness Spa Center
within the Clubhouse



Coworking Space with Café



Jogging Cum Cycling Track



Cricket Net Pitch



Guest Suite, in
Each Tower



Tennis Cum
Basketball Court



Pet Wash Zone



2 Pergola Sit-out Areas



Library Cum
Reading Room





Open Pavilion



Master Nursery



Table Tennis



Doctor's Corner



Pool Table



Nursery Cum
Herb Garden



Double-Height Entrance
Lobby with Sit-out



Multipurpose Hall



Solar-Based All
Common Lights



Gas Chamber for
Gas Pipeline



Covered Squash Room



Grand Entry Gate





SITE PLAN MODEL

T1 = 5+29 FLOORS
T2 = 5+29 FLOORS
T3 = 5+27 FLOORS

PARKING REQUIRED AS PER BYE LAWS:
NO. OF PARKING REQUIRED - 414
INCLUDING VISITOR WELFARE HALL
(COMMERCIAL) - 48
TOTAL NO. OF PARKING REQUIRED - 460

PROPOSED PARKING:
NO. OF PARKING PROVIDED (PRIMARY) - 484 ECE
NO. OF PARKING PROVIDED (SECONDARY) - 81 ECE
NO. OF PARKING PROVIDED (COMMERCIAL) - 81 ECE
TOTAL NO. OF PARKING PROVIDED - 546 ECE

Particulars	Area	Volume	Weight	Value
1. Office	1000	1000	1000	1000
2. Residential	1000	1000	1000	1000
3. Commercial	1000	1000	1000	1000
4. Industrial	1000	1000	1000	1000
5. Agricultural	1000	1000	1000	1000
6. Forest	1000	1000	1000	1000
7. Water	1000	1000	1000	1000
8. Air	1000	1000	1000	1000
9. Soil	1000	1000	1000	1000
10. Other	1000	1000	1000	1000



Unit	Bedroom	Bathroom	Kitchen	Living Room	Study	Total Area (sq. ft.)
Unit 1	3	2	1	1	1	1,200
Unit 2	2	1	1	1	0	1,000
Unit 3	2	1	1	1	0	1,000
Unit 4	3	2	1	1	1	1,200
Unit 5	2	1	1	1	0	1,000
Unit 6	3	2	1	1	1	1,200

	Current assets (\$M)	Non-current assets (\$M)	Current liabilities (\$M)	Non-current liabilities (\$M)	Shareholders' equity (\$M)
2000	1000	1000	500	0	1500
2001	1200	1000	500	0	1700
2002	1500	1000	500	0	2000

2000 = 100%
 2001 = 120%
 2002 = 150%

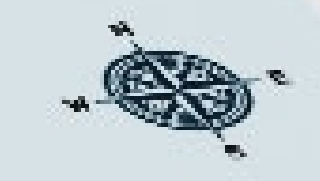
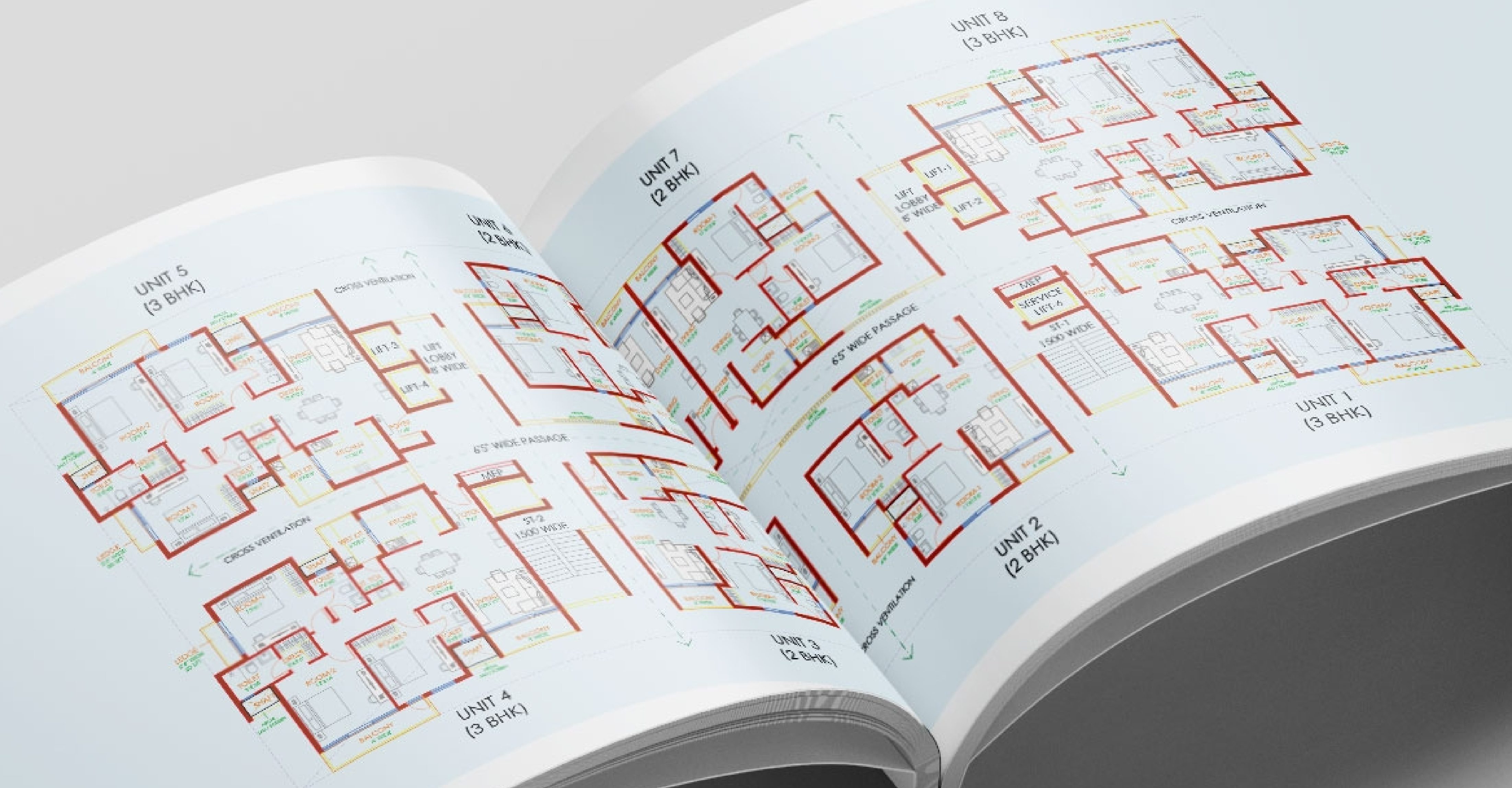
Current assets
 Non-current assets
 Current liabilities
 Non-current liabilities
 Shareholders' equity

UNIT NO.	UNIT TYPE	AREA (SQ. FT.)	BED ROOMS	BATHS	KITCHEN	LIVING	STUDY	TOILET	COMMON WASH AREA
UNIT 1	3 BHK	1200	3	2	1	1	1	1	1
UNIT 2	3 BHK	1200	3	2	1	1	1	1	1
UNIT 3	3 BHK+STUDY	1300	3	2	1	1	1	1	1
UNIT 4	2 BHK	1000	2	2	1	1	1	1	1
UNIT 5	3 BHK	1200	3	2	1	1	1	1	1

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— Tower 2 Typical Plan

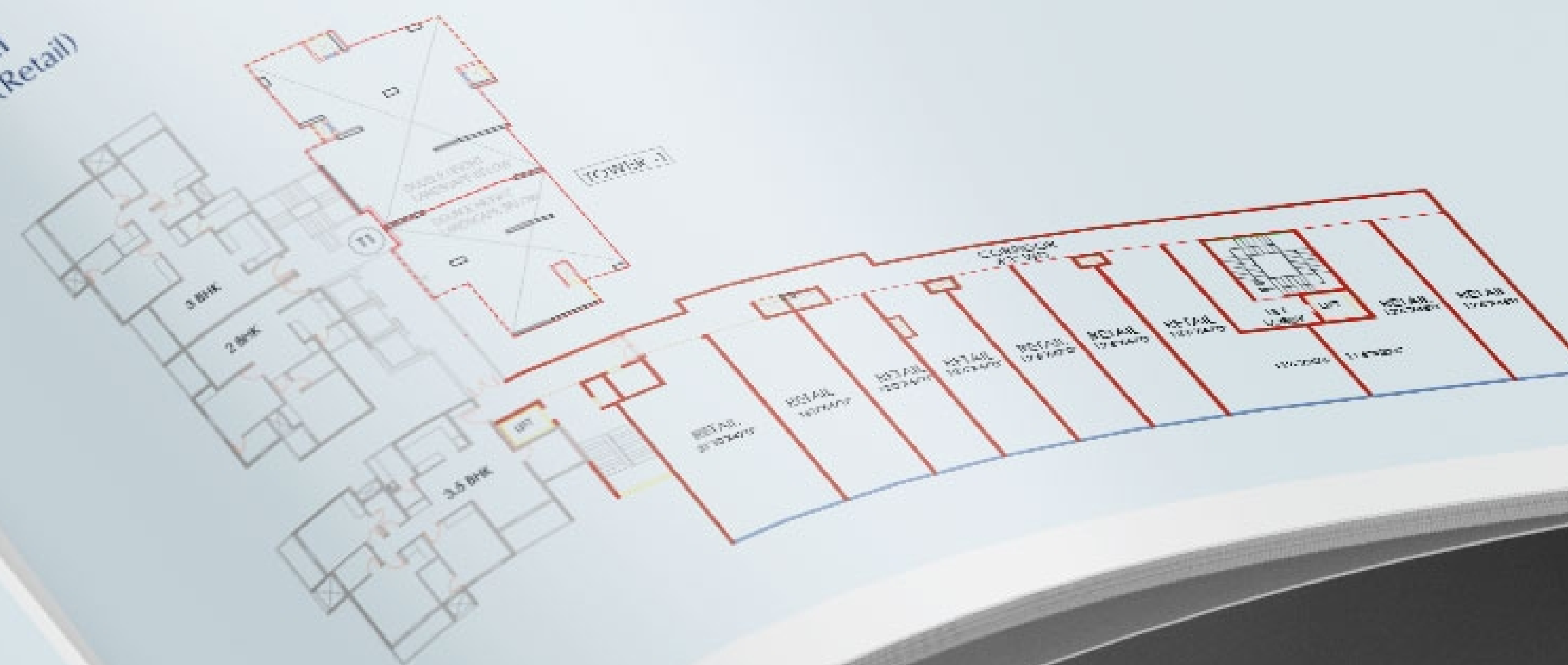
	Carpet Area (sqm)	Gross Floor Area (sqm)	Net Floor Area (sqm)	Net Floor Area (sqm)
Unit 1	1050	1200	1050	1050
Unit 2	1050	1200	1050	1050
Unit 3	1050	1200	1050	1050
Unit 4	1050	1200	1050	1050
Unit 5	1050	1200	1050	1050
Unit 6	1050	1200	1050	1050
Unit 7	1050	1200	1050	1050
Unit 8	1050	1200	1050	1050
Unit 9	1050	1200	1050	1050
Unit 10	1050	1200	1050	1050
Unit 11	1050	1200	1050	1050
Unit 12	1050	1200	1050	1050
Unit 13	1050	1200	1050	1050
Unit 14	1050	1200	1050	1050
Unit 15	1050	1200	1050	1050
Unit 16	1050	1200	1050	1050
Unit 17	1050	1200	1050	1050
Unit 18	1050	1200	1050	1050
Unit 19	1050	1200	1050	1050
Unit 20	1050	1200	1050	1050
Unit 21	1050	1200	1050	1050
Unit 22	1050	1200	1050	1050
Unit 23	1050	1200	1050	1050
Unit 24	1050	1200	1050	1050
Unit 25	1050	1200	1050	1050
Unit 26	1050	1200	1050	1050
Unit 27	1050	1200	1050	1050
Unit 28	1050	1200	1050	1050
Unit 29	1050	1200	1050	1050
Unit 30	1050	1200	1050	1050
Unit 31	1050	1200	1050	1050
Unit 32	1050	1200	1050	1050
Unit 33	1050	1200	1050	1050
Unit 34	1050	1200	1050	1050
Unit 35	1050	1200	1050	1050
Unit 36	1050	1200	1050	1050
Unit 37	1050	1200	1050	1050
Unit 38	1050	1200	1050	1050
Unit 39	1050	1200	1050	1050
Unit 40	1050	1200	1050	1050
Unit 41	1050	1200	1050	1050
Unit 42	1050	1200	1050	1050
Unit 43	1050	1200	1050	1050
Unit 44	1050	1200	1050	1050
Unit 45	1050	1200	1050	1050
Unit 46	1050	1200	1050	1050
Unit 47	1050	1200	1050	1050
Unit 48	1050	1200	1050	1050
Unit 49	1050	1200	1050	1050
Unit 50	1050	1200	1050	1050
Unit 51	1050	1200	1050	1050
Unit 52	1050	1200	1050	1050
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Unit 84	1050	1200	1050	1050
Unit 85	1050	1200	1050	1050
Unit 86	1050	1200	1050	1050
Unit 87	1050	1200	1050	1050
Unit 88	1050	1200	1050	1050
Unit 89	1050	1200	1050	1050
Unit 90	1050	1200	1050	1050
Unit 91	1050	1200	1050	1050
Unit 92	1050	1200	1050	1050
Unit 93	1050	1200	1050	1050
Unit 94	1050	1200	1050	1050
Unit 95	1050	1200	1050	1050
Unit 96	1050	1200	1050	1050
Unit 97	1050	1200	1050	1050
Unit 98	1050	1200	1050	1050
Unit 99	1050	1200	1050	1050
Unit 100	1050	1200	1050	1050



Commercial Ground Floor Plan (Retail)



Commercial 1st Floor Plan (Retail)



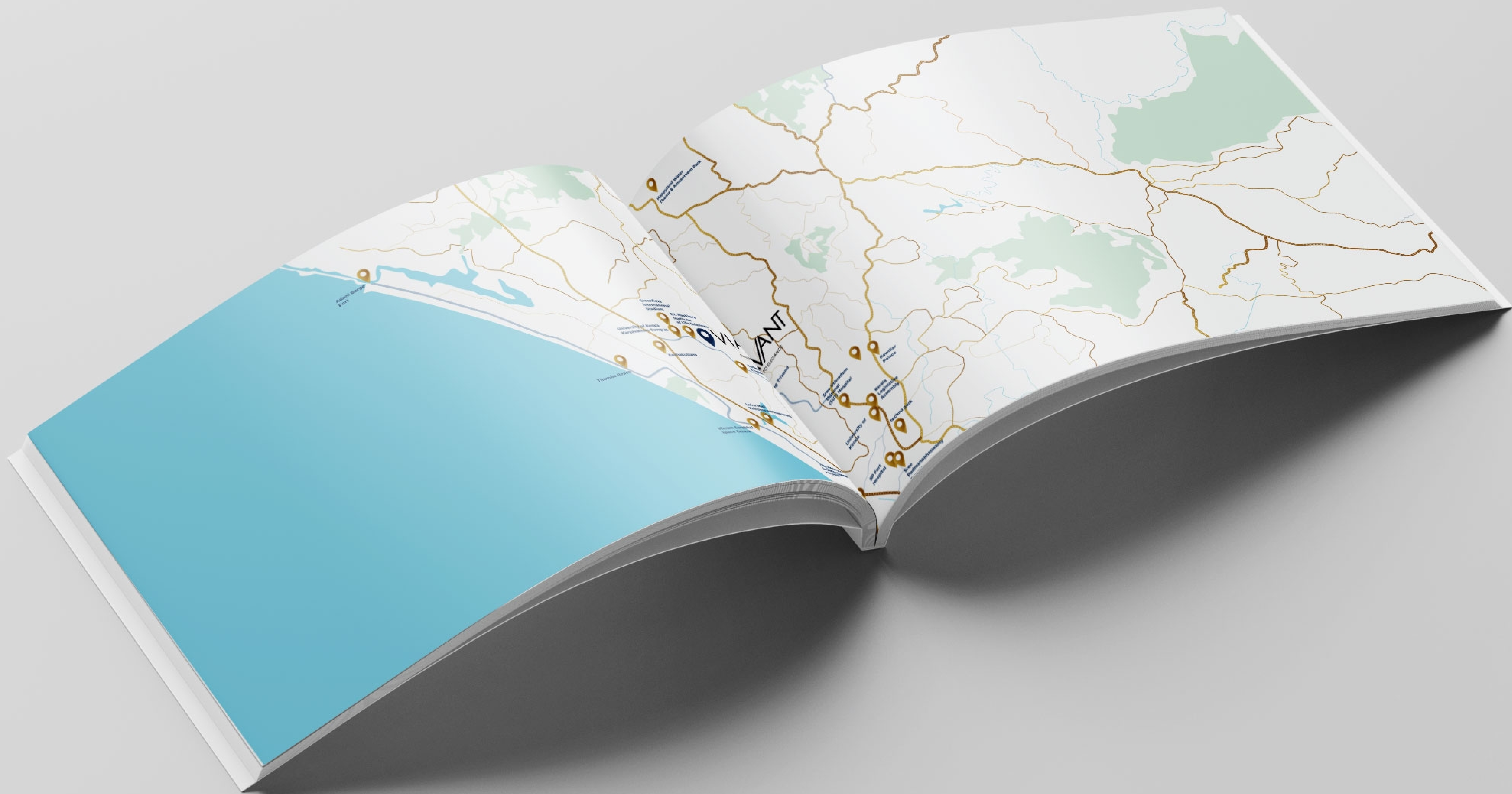




The Enchanting Homes of Viavant.

At Viavant, our design philosophy transcends the ordinary, intertwining the essence of minimalism with the vibrancy of contemporary living. Crafted by the visionary architects at RKA, pioneers in the industry. Rooted in the fusion of modernity and nature, Viavant embraces a design ethos encapsulated by the harmony of form and function. Every architectural element speaks a language of simplicity, elegance, and purposeful living. Function follows form, a guiding principle ingrained in every aspect of Viavant. The form doesn't just cater to visual appeal; it amplifies functionality, ensuring a seamless living experience for every resident. Spaces are thoughtfully curated to maximize utility without compromising on aesthetics.





Popular places from Viavant



Shopping Complex | Malls
• Kunal Hypermarket
• Lulu Mall

- 3.8 Km
- 5 Km



University / Colleges
• University of Kerala
• University of Kerala Karyavattom Campus
• Dr. Hossain Institute of Life Science
• Trivandrum College of Engineering

- 3.3 Km
- 8.3 Km
- 0.8 Km
- 19 Km



International Airport
• Trivandrum International Airport

- 8.5 Km



Temple
• Sree Padmanabhaswamy Temple

- 99 Km



Palace
• Kowdiar Palace

- 8.15 Km



Port / Beach
• Adini Barge Port
• Thiruvananthapuram Beach

- 14.6 Km
- 5.9 Km



Water / Amusement Park
• Huppaland Water Theme & Amusement Park

- 10.9 Km



Schools
• Bambino International Montessori School
• Loyola School, Sreeharipuram
• The School Of Good Shepherd
• Loyola School

- 63 Km
- 25 Km
- 3.4 Km
- 2.5 Km



Terna Park
• Park Centre

- 2 Km



Railway Station
• Kariakattam

- 9 Km



Hospitals
• Sree Unnadam Thiruvalluvar Hospital
• SP Fort Hospital
• AI Hospital

- 6.8 Km
- 9.6 Km
- 2.9 Km



Highway / Expressway
• New National Highway

- 26 Km



Space Centre
• Vikram Sarabhai Space Centre

- 5.5 Km



International Stadium
• Greenfield International Stadium

- 19 Km



Legislative Assembly
• Kerala Legislative Assembly

- 8.1 Km

The Finer Details...

★ Structure:

RCC Framed Structure. Solid Cement Blocks (150mm Thick)

★ Flooring:

Marbonite Tiles of Large Sizes in the Foyer, Living Dining, Corridor, Family, Kitchen.
Laminated Wooden Flooring in the Master Bedroom and sizes in the rest of Bedrooms. Anti-Skid Ceramic Tiles on Balconies, Terrace and Utility.

★ Dado

Kitchen: 2 Feet High Premium Marbleite Tiles.
Bathrooms: Anti-Skid Ceramic Tiles for flooring in all Bathrooms with Designer Marbleite Tiles on the walls.

★ Doors:

Main Door: Teak Wood Frame with 8 Feet High Premium Teak Veneer Finished Flush Doors.
Internal Doors: 8 Feet high Polished Painted Timber Frame with Designer Doors.

★ Windows:

UPVC/3 Track Frame and Shutters for Windows with Clear Glass, Mosquito Mesh Shutters.
Designer Iron Railing with MS Rods for Staircase.

★ Plumbing and Sanitary Fittings:

• Finest European Water Closet and Wash Basin and CP fittings of Grohe, Kohler, Jaguar or Equivalent make.
• All Bedrooms will have Granite Counter Top having over counter Wash Basin with separate shower area with hot and cold water mixers provided.

★ External Security:

• 24x7 high tech Security at all Entry and Exit Points.
• CCTV at all Strategic Points for Surveillance and Facilitation of Visitor Management Systems.

★ Painting:

• Premium Emulsion Asian Paint or equivalent on the Internal Walls and Apex Asian Paints for Exterior Walls.
• 10 SCOM Main Power Supply for All units.
• High Quality PVC Insulated Electrical Copper Wiring with Modular Switches by Havells/Cadit/Red prime/saic or Equivalent make.
• TV and Telephone points provided in Living, Family and all Bedrooms.
• D/C power for all common areas and residential units.

Other Projects by IOak



Lorem Ipsum
Location



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Location



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