

Our International Upcoming Residential Projects:



PANARA – Thepharak, BANGKOK

PANARA is an unrivalled master-planned community that underlines our credentials in world-class project development.

Spread over 13 acres of land, PANARA features a harmonious balance of 130 villas, elegant private neighbourhoods, and lush landscaping, making it one of the most desirable residential communities in Bangkok.



ANONA – Lat Krabang, BANGKOK

A truly world-class development overlooking the waterways of Bangkok, ANONA features a harmonious balance of well-appointed 225 villas and lush green landscaping spread across 27 acres of land. With an investment



ROOT@36 – Al Furjan, DUBAI

Located on Dubai's upcoming AL Furjan area, ROOTS@36,

IOAK's latest project in UAE, is not just another address on Dubai's map. This iconic 23-storey residential tower is designed to become the most exclusive residential address; where luxury and style combine to create a lifestyle that is world class.



**Site Address: GH-3, Shalimar One World (Integrated Township)
Gomti Nagar Extension, Amar Shaheed Path, Lucknow.**

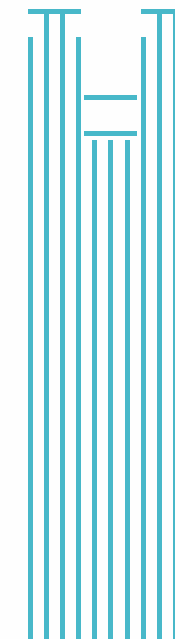
5th Floor, Cyber Heights Levana, Vibhuti Khand, Gomti Nagar, Lucknow-(U.P.) Pin-226010, India.

✉ sales@oneoak.in ☎ +91 522 4332233 🌐 www.oneoak.in

Promoter Name - Go-Heights Real Estate Pvt. Ltd.

Promoter RERA No. - UPRERAPRM66065 | Project RERA No. - UPRERAPRJ559567

FDI
REAL ESTATE DEVELOPER



ATMOS

LIVE MORE!

Sky Villas | 3BHK Terrace Collection | Earth Villa



ONE OF A KIND

WE ARE ONE OF A KIND

IOAK offers a boutique real estate experience like no other; we deliver aspirational homes at an exceptional value, making the dream of owning a home a reality.

With properties across the world, we remain committed to delivering international quality, with innovation being the core. We believe in transforming every relationship into a positive, engaging, memorable experience that people would love to come back to.

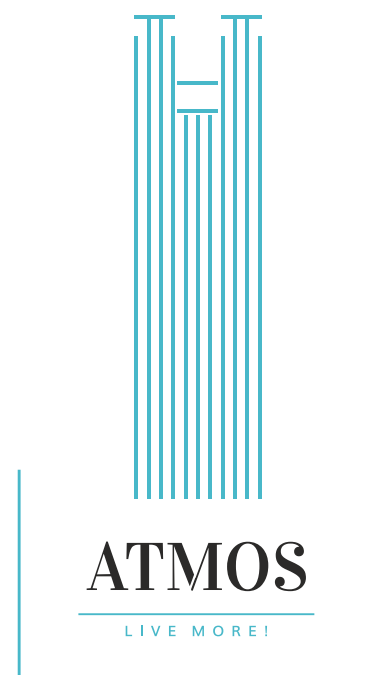
This unique blend of all-around experience is what we pride on and this sets IOAK apart and as ONE OF A KIND.



EXCLUSIVITY IS IN OUR DNA

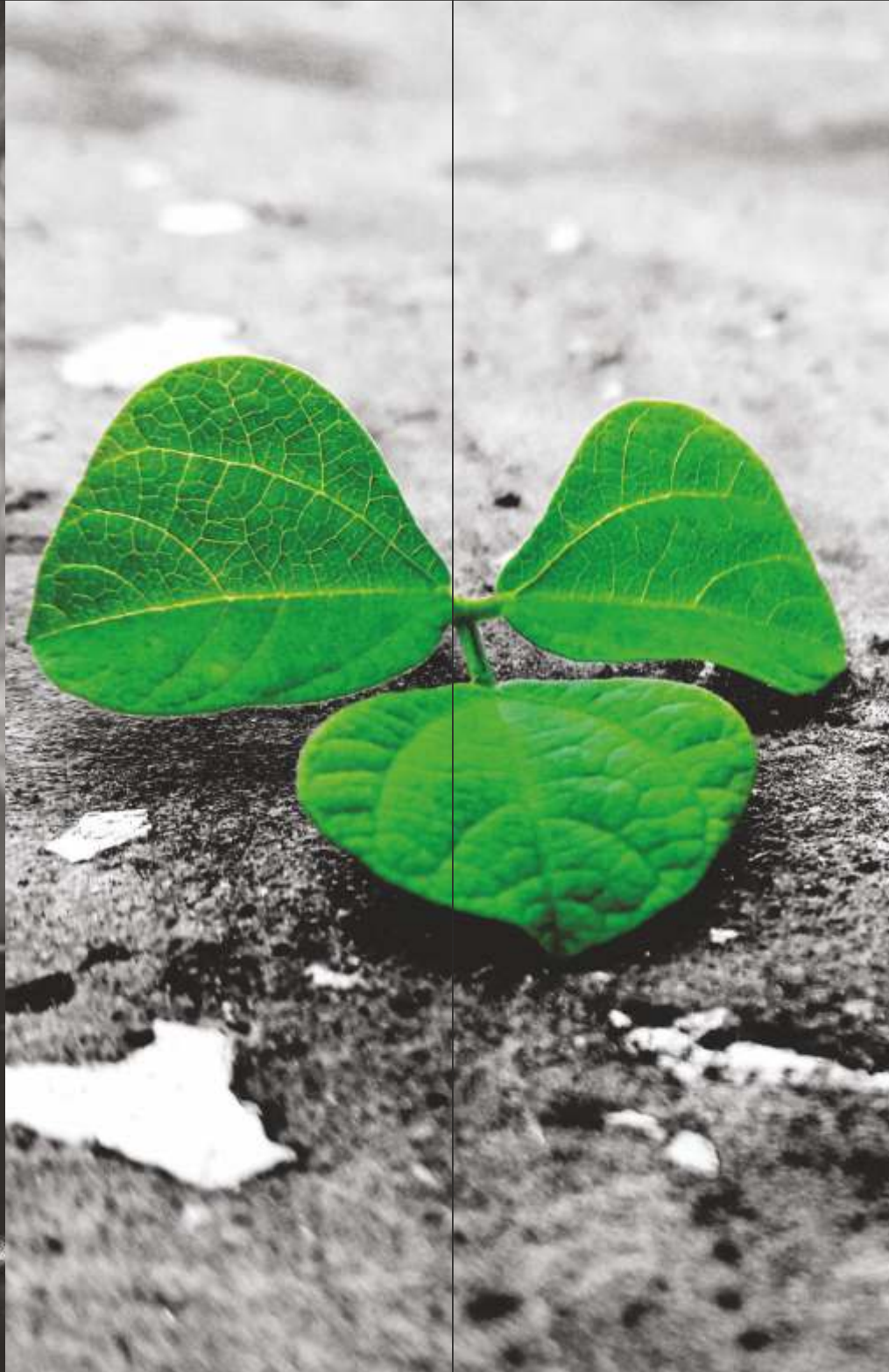
With trees right at the balcony, we invite you to unlock the purity within you. Let's erase the boundaries between nature and our everyday life. The natural atmosphere and a contemporary sense of style are trademarks of an ATMOS experience.

EXPERIENCE THE WORLD OF IOAK RESIDENCES



G + 22 FLOORS, 76 EXQUISITE RESIDENCES,
253 FOOT HIGH PANORAMAS OF CITY AND GOMTI RIVER
WITH UNSURPASSED SERVICES, AND AN ICONIC DEVELOPMENT
MAKING IT ONE OF A KIND IN LUCKNOW.





PLANNERS & ARCHITECTS

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Our creation has been designed with a keen desire to depart from conventional residential buildings

The new age architecture firm 42mm has ensured that the project will stand out because of the distinct approach towards design and delicate details. 42mm team values the transformative role of ideas and the capacity for architecture to inspire.

42mm
ARCHITECTURE

LANDSCAPE DESIGN

NATURE'S BOUNTY

Look around to find yourself surrounded by incredible diversity and greenery to fill you with tranquility. Created by the illustrious Jasleen, the landscape story here is one of openness and togetherness.

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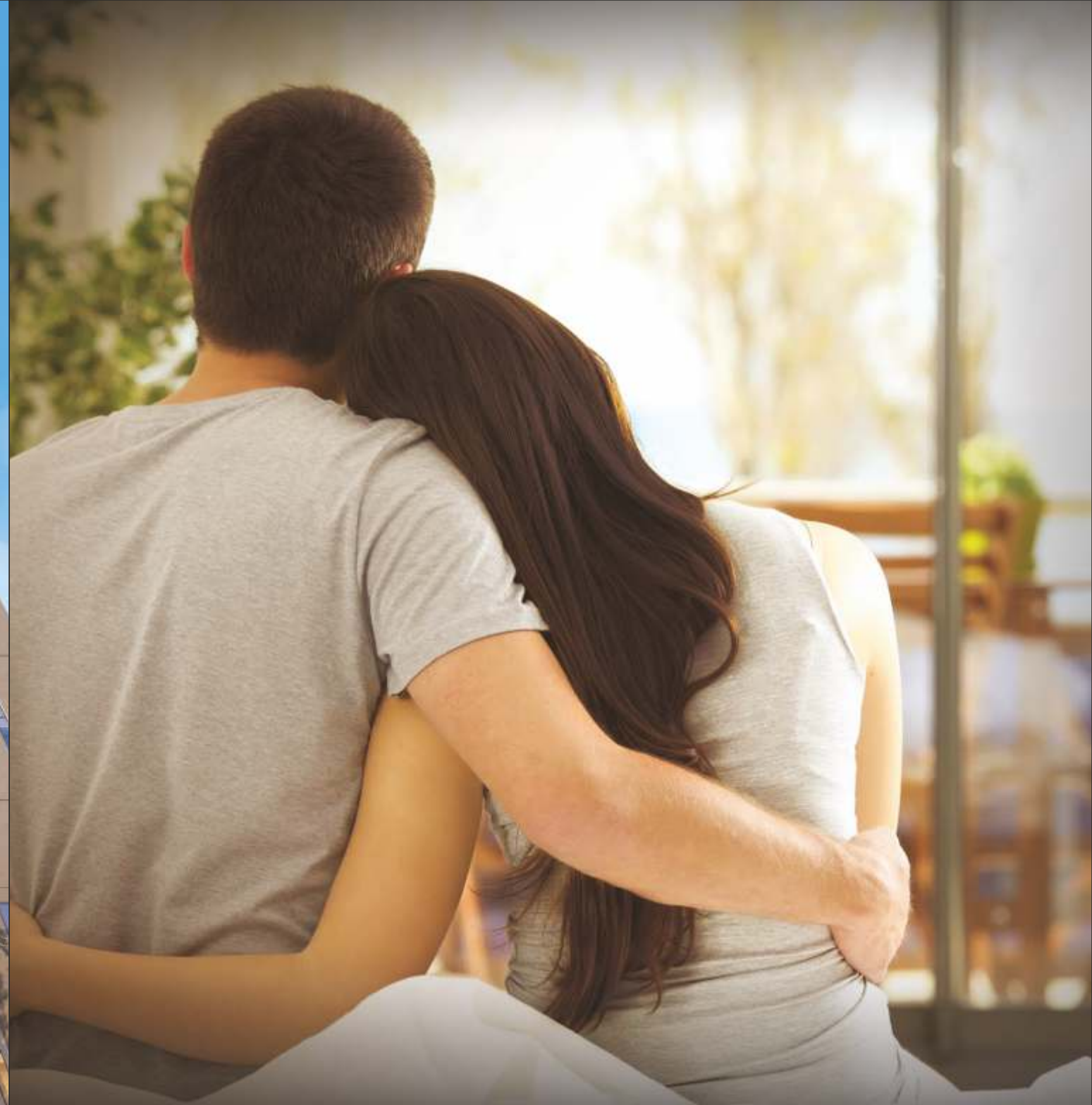
jwla

PROJECT MANAGEMENT

UNSURPASSED QUALITY

A world-class project implementation team has been put together to ensure flawless execution. With the vast experience of its highly skilled project management team, CBRE ensures a high degree of diligence for planning and coordination, thus ensuring that our buyer's expectations for schedule and quality are surpassed.

CBRE



DESIGNED TO STIMULATE













Rising majestically above Lucknow's residential skyline, the G + 22 storied high ATMOS is a new age project. The unique step configuration balconies and big personal terrace make it unquestionably a landmark.

Living at the city's most coveted address will truly be a reflection of your stature.

PROJECT SPECIFICATIONS

ATMOS's rich tapestry of amenities and facilities brings a world-class lifestyle at your disposal. Everything here at ATMOS reminds you to live a life that is beyond ordinary.

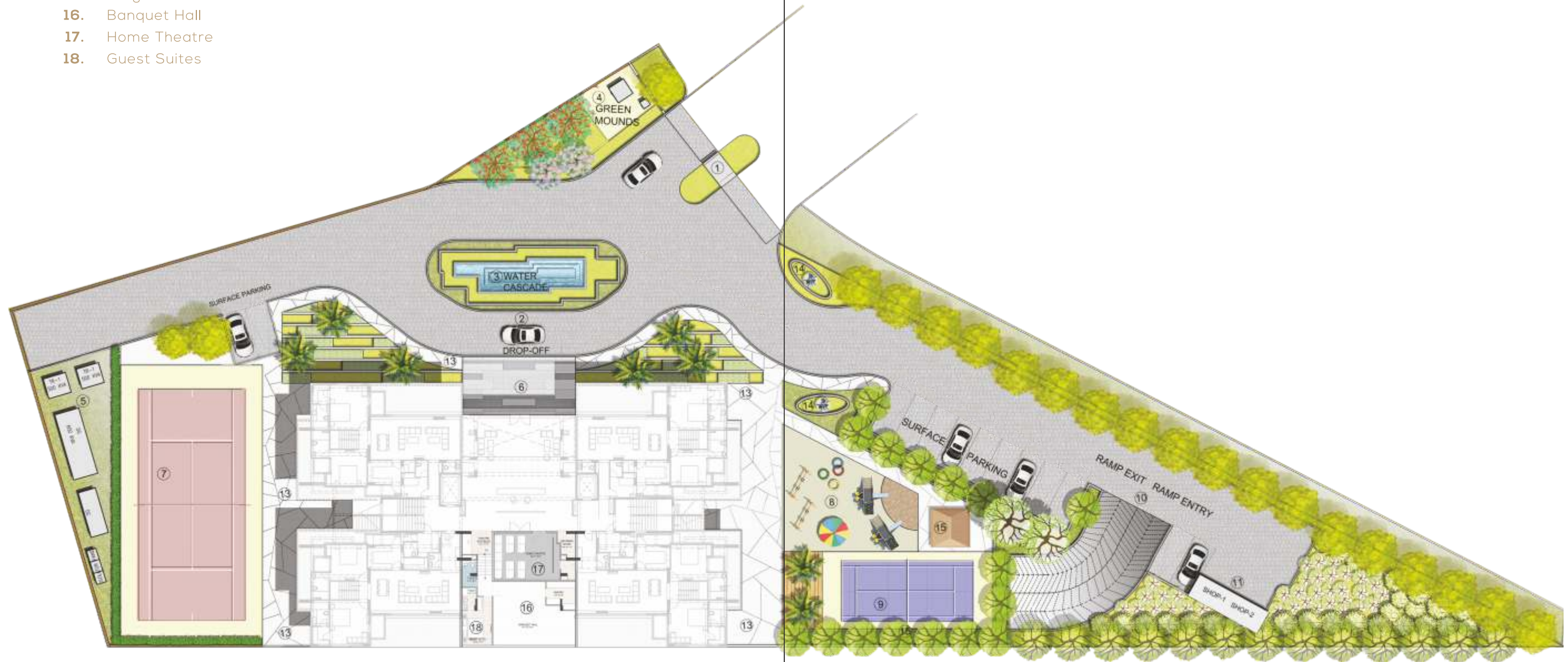
Luxury that sets ATMOS apart

 INTEGRATED TOWNSHIP	 CCTV MONITORING	 ZEN GARDEN	 SWIMMING POOL	 MINIPLEX	 BANQUET
 EASY CONNECTIVITY	 KIDS PLAY AREA	 GYM	 CLUB HOUSE	 TENNIS COURT	 GAME ARENA

SITE PLAN

LEGENDS:

1. Entry/Exit
2. Drop-Off
3. Water Cascade
4. Green Mounds
5. Grass Pavers
6. Entrance to Building
7. Tennis Court
8. Tot Lot-Sand Pit
9. Badminton Court
10. Entry/Exit Ramp
11. Shops
12. Electrical Services
13. Pathway
14. Lighting Sculpture
15. Pergola Around Kids
16. Banquet Hall
17. Home Theatre
18. Guest Suites



UNIT PLAN - SKY VILLA

GROUND FLOOR



SV-03 - AREA	
CARPET AREA	: 2239
BUILT-UP AREA	: 2531
BALCONY AREA	: 631
SUPER AREA	: 3823

UNIT PLAN - SKY VILLA

FIRST FLOOR



UNIT PLAN - EARTH VILLA

GROUND FLOOR



V-104 - AREA	
CARPET AREA	: 2239
BUILT-UP AREA	: 2434
BALCONY AREA	: 142
SUPER AREA	: 3604

UNIT PLAN - EARTH VILLA

FIRST FLOOR



UNIT PLAN - 3BHK

SUPERIOR

(3 BEDROOMS + 4 TOILETS + 1 SERVANT + 1 STUDY + 1 STORE)



203-3BHK SUPERIOR
AREA

CARPET AREA	: 1369
BUILT-UP AREA	: 1472
BALCONY AREA	: 308
SUPER AREA	: 2118

UNIT PLAN - 3BHK

DELUXE

(3 BEDROOMS + 3 TOILETS + 1 STORE)



1601 - 3BHK DELUXE
AREA

CARPET AREA	: 1102
BUILT-UP AREA	: 1196
BALCONY AREA	: 304
SUPER AREA	: 1670

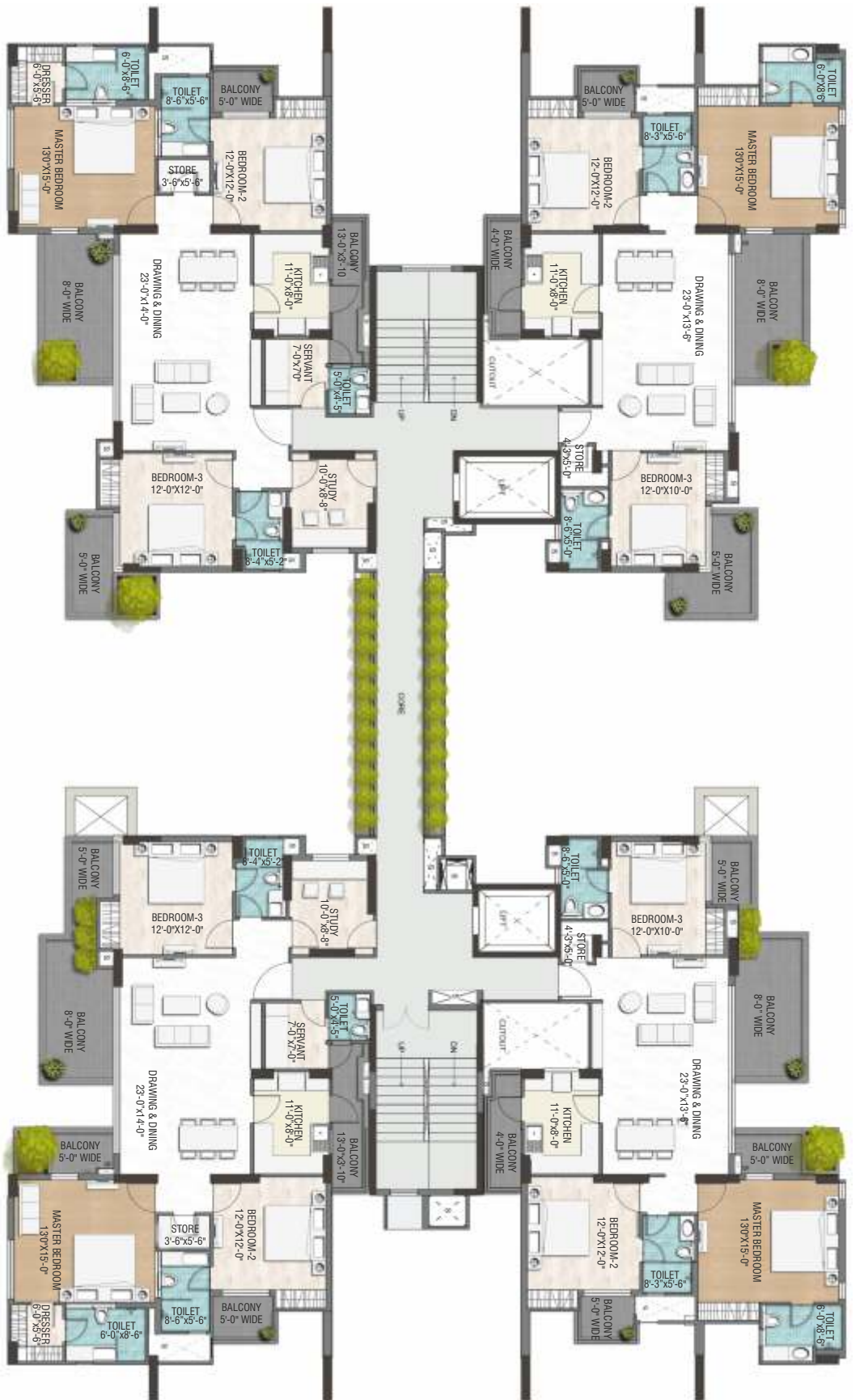
FLOOR PLAN

2ND FLOOR



FLOOR PLAN

3RD FLOOR TO 16TH FLOOR



SPECIFICATIONS

STRUCTURE

A structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety

FOUNDATION

Reinforced concrete footings & columns.

ALL BEDROOMS

Flooring / Skirting : Vitrified tiles 600x600 mm
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper.

LIVING / DINING ROOM

Flooring / Skirting : Superior quality vitrified tiles 800x800 mm
Wall Finishes : Acrylic emulsion on POP punning
Ceiling : Oil bound distemper.

TOILETS

Flooring : Antiskid ceramic tiles
Wall Finishes : Ceramic wall tiles up to dado level (approx. 2400 mm)
Ceiling Finishes : Oil bound distemper with false ceiling
Counter : Granite/Marble
Sanitary Ware : Premium quality range

STAIRCASE

Flooring : Kota Stone / Indian Stone
Railings : Painted M.S. Railings / S.S. Railings
Wall Finishes : Oil bound distemper on plaster.

KITCHEN

Flooring / Skirting : Antiskid ceramic tiles
Wall Finishes : Tiles up to 600 mm above the counter and acrylic emulsion paint in the balance area
Ceiling : Oil bound distemper with part false ceiling.

CP. FITTING AND ACCESSORIES

Grohe/Kohler/Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation.
Rain shower in master toilet.

LIFT LOBBY

Flooring : Granite / Marble / Tiles
Wall Finishes : Granite / Marble up to 2100 mm on the lift side wall and acrylic emulsion Paint in balance area.
Ceiling : Oil bound distemper.

COMMON PASSAGE

Flooring : Granite /Indian Marble Wall
Wall Finishes : Acrylic emulsion paint ceiling
Ceiling Finishes : Oil bound distemper.

DOORS

Main Entrance Door: Painted/Polished hardwood frame with skin moulded door shutters
Internal Doors : Painted/Polished hardwood frame with skin moulded door shutters
Hardware : Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands.
High quality steel/brass hardware.

WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame or UPVC frame windows with clear glass.

EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures & Fittings : ISI mark switches/sockets, distribution boxes and circuit breakers from standard makes and brands
Wiring : ISI mark concealed conduits with copper wire
Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories
Security System : CCTV surveillance, EPABX,

- ⌚ 2 Min Drive - Shan-E-Awadh
- ⌚ 3 Min Drive - Walmart
- ⌚ 5 Min Drive - International Schools
- ⌚ 5 Min Drive - Medanta Hospital
- ⌚ 5 Min Drive - HCL IT City
- ⌚ 10 Min Drive - Hazratganj
- ⌚ 10 Min Drive - Airport
- ⌚ 12 Min Drive - Charbagh Railway Station



Located in Gomti Nagar Extension & Close proximity to -
The International Cricket Stadium, the upcoming IT City, Medanta Hospital, numerous reputed Schools, the Airport, Lucknow's most premium brands of Hotels, Lulu Mall, Shan-e-Awadh, Cancer Hospital, Ambedkar Udyan and Janeshwar Mishra Park.

Location Map (Not to Scale)

ABOUT US

IOAK is at the forefront of the affordable luxury residences and multi-family communities. Enveloped in architecture excellence, IOAK projects are reflective of modern home buyers' tastes and aspirations.

Supported by the Singapore based Greenfield Advisory Pte. Ltd., IOAK is a FDI funded company. IOAK and its investee company have created a portfolio of world-class living spaces in UAE, India, Thailand, UK, and Switzerland.

Our International Commercial Projects:



Kingsland Hotel, London

Set in an imposing redbrick mansion, this modern business hotel is next to Kingsbury tube station, and at a walking distance from both Wembley Stadium and the Royal Air Force Museum London. The property has several amenities such as banquet, restaurants etc. to tap on the demands from the local community.



Hotel Du Parc - Baden, Switzerland

This full service premium hotel is situated near the Baden's Industrial hub and features spacious guestrooms and offers a fully array of premier amenities and services for long and short stay. With king size rooms and best in class amenities - the property is one of the most preferred hotel property. The property has direct train connections to Zurich.



Ten Ekamai Suites - Sukhumvit, Bangkok

10 Ekamai serviced apartments are 65 premium, studio-style apartments located in the heart of Bangkok's Sukhumvit district. The building offers easy access to the city's must-see destinations along with all the amenities of upscale urban life. Nearby are Bangkok's most exciting entertainment and dining opportunities, and many of Bangkok's hottest night



Aspira - BoPhut, Koh Samui

Located in BoPhut area of Koh Samui, the property is strategically placed within few miles from key tourist attractions as well as locally favorite beaches. It is a contemporary hotel with a pool, spa, and other amenities.