



# OCEAN PEARL

Spacious Living Meets  
Intelligent Lifestyle!



A GREAT HOME IS LIKE A PEARL



We Build Relationship  
We Build Environment

Ocean Pearl brings you spaciouly designed 3BHK, 4BHK & Duplex elegant apartments in multiple planning options. Offering a good quality insfrastructure with modern amenities at an affordable price is what we strive to achieve.

Home at Ocean Pearl offers a good lifestyle, with recreational facilities, good finish and well thought of planning, but at a very attractive price. It is located in the well developed residential locality of Siliguri, nearby NH 10 and all other urban utilities like Schools, Colleges, Hospitals, Malls, Multiplexes, Retails etc.

A well experienced, and committed & dedicated team of real estate developers ensure that your home has a superior finish, reputed quality fittings & fixtures and timely completion as well.

Ocean Pearl shall bring a truly elite lifestyle for you and your family today, tomorrow & forever!





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PEARL

## Happy Days

Impossible becomes possible,  
dream becomes reality,  
what's too good to be  
true becomes true.  
In a gist that's what  
Ocean Pearl  
Happy Days becomes for  
every home seeker.



## SPECIFICATIONS THAT MEASURE UP TO THE BEST

When we decided to create a home for you, we ensured to create it with only the best of elements materials, fixtures and finishing. Which is why, we have used only the best of cement, steel & iron, everything that goes inside the wall or gets affixed on it. We believe in quality.



To build a Home struggle is required against the odds as like the construction materials.



### Structure

Earthquake resistant RCC framed superstructure with AAC Blocks



### Elevation

Skilled and quality craftsmanship to make your lifestyle a symbol of class with elegance



### Fire Fight System

The entire building is equipped with an efficient and effective firefighting system.



### Elevator

High speed Automatic Elevator in every block



### Doors / Windows

UPVC windows.  
Flush Door & Decorative main door with PVC Door Frame



### Wall Finish

Interior – Wall Finish Putting  
Exterior – Texture Paint



### Toilet

CP fittings of Jaguar Brand, wall hung EWC, wash basin & high quality ceramic tiles upto door height



### Flooring

Vitrified tiles in Living Areas,  
Anti-skid tiles in Kitchen & Toilets



### Electrical/Wiring

Concealed wiring with fire-resistant ISI grade copper conductors having provision for adequate power points. TV socket & AC points in every room. Protective M.C.B. & elegant modular switches of reputed brand everywhere



### Roof Casting

All the roof casting is done by RMC – By Ultratech





## Unbelievable Features

Whether you are looking for an active and luxurious lifestyle or just having fun with the family, you can do it all here.

Take advantage of the range of supreme amenities at the clubhouse.

Ocean Pearl gives you the opportunity to 'Live your life, your way'.

**Ocean Pearl Where Luxury Meets Elegance**



Fully Vastu  
Compliant



AC Community  
Hall



Lifts in Each  
Block



CCTV  
Surveillance



24x7  
Power Backup



Filtered Water  
Facility



Jogging  
Track



AC  
Gymnasium



Kids Play  
Area



Roof Top  
Garden



Roof Top  
Yoga Deck



Children Play  
Ground



Roof Top  
Meditation



Landscape  
Garden



Fire Fighting  
System



24x7  
Security





### Flat - A - 3BHK

Carpet Area - 1033 Sqft.  
Balcony & O.W. Area - 116 Sqft.  
Tenement Area - 1149 Sqft.  
Common Area - 87 Sqft.  
B.U. Area - 1236 Sqft.  
S.B.U. Area - 1483 Sqft.

### Flat - B - 3BHK

Carpet Area - 1184 Sqft.  
Balcony & O.W. Area - 106 Sqft.  
Window Area - 10 Sqft.  
Tenement Area - 1290 Sqft.  
Common Area - 98 Sqft.  
B.U. Area - 1398 Sqft.  
S.B.U. Area - 1678 Sqft.

### Flat - C - 3BHK

Carpet Area - 1046 Sqft.  
Balcony & O.W. Area - 115 Sqft.  
Window Area - 33 Sqft.  
Tenement Area - 1162 Sqft.  
Common Area - 88 Sqft.  
B.U. Area - 1283 Sqft.  
S.B.U. Area - 1540 Sqft.

### Flat - D - 3BHK

Carpet Area - 992 Sqft.  
Balcony & O.W. Area - 107 Sqft.  
Window Area - 20 Sqft.  
Tenement Area - 1099 Sqft.  
Common Area - 84 Sqft.  
B.U. Area - 1202 Sqft.  
S.B.U. Area - 1443 Sqft.

### Flat - E - 3BHK

Carpet Area - 991 Sqft.  
Balcony & O.W. Area - 145 Sqft.  
Window Area - 23 Sqft.  
Tenement Area - 1136 Sqft.  
Common Area - 143 Sqft.  
B.U. Area - 1302 Sqft.  
S.B.U. Area - 1562 Sqft.

### Flat - F - 3BHK

Carpet Area - 1088 Sqft.  
Balcony & O.W. Area - 69 Sqft.  
Tenement Area - 1156 Sqft.  
Common Area - 146 Sqft.  
B.U. Area - 1302 Sqft.  
S.B.U. Area - 1562 Sqft.



### Flat - G - 4BHK

Carpet Area - 1390 Sqft.  
Balcony & O.W. Area - 157 Sqft.  
Window Area - 33 Sqft.  
Tenement Area - 1547 Sqft.  
Common Area - 195 Sqft.  
B.U. Area - 1775 Sqft.  
S.B.U. Area - 2130 Sqft.

### Flat - H - 3BHK

Carpet Area - 1015 Sqft.  
Balcony & O.W. Area - 88 Sqft.  
Tenement Area - 1103 Sqft.  
Common Area - 139 Sqft.  
B.U. Area - 1242 Sqft.  
S.B.U. Area - 1491 Sqft.

### Flat - I - 4BHK

Carpet Area - 1277 Sqft.  
Balcony & O.W. Area - 117 Sqft.  
Tenement Area - 1394 Sqft.  
Common Area - 192 Sqft.  
B.U. Area - 1586 Sqft.  
S.B.U. Area - 1903 Sqft.

### Flat - J - 3BHK

Carpet Area - 1512 Sqft.  
Balcony & O.W. Area - 130 Sqft.  
Tenement Area - 1642 Sqft.  
Common Area - 225 Sqft.  
B.U. Area - 1866 Sqft.  
S.B.U. Area - 2240 Sqft. (DUPLEX)

### Flat - K - 3BHK

Carpet Area - 990 Sqft.  
Balcony & O.W. Area - 95 Sqft.  
Tenement Area - 1085 Sqft.  
Common Area - 150 Sqft.  
B.U. Area - 1235 Sqft.  
S.B.U. Area - 1482 Sqft.

### Flat - L - 4BHK

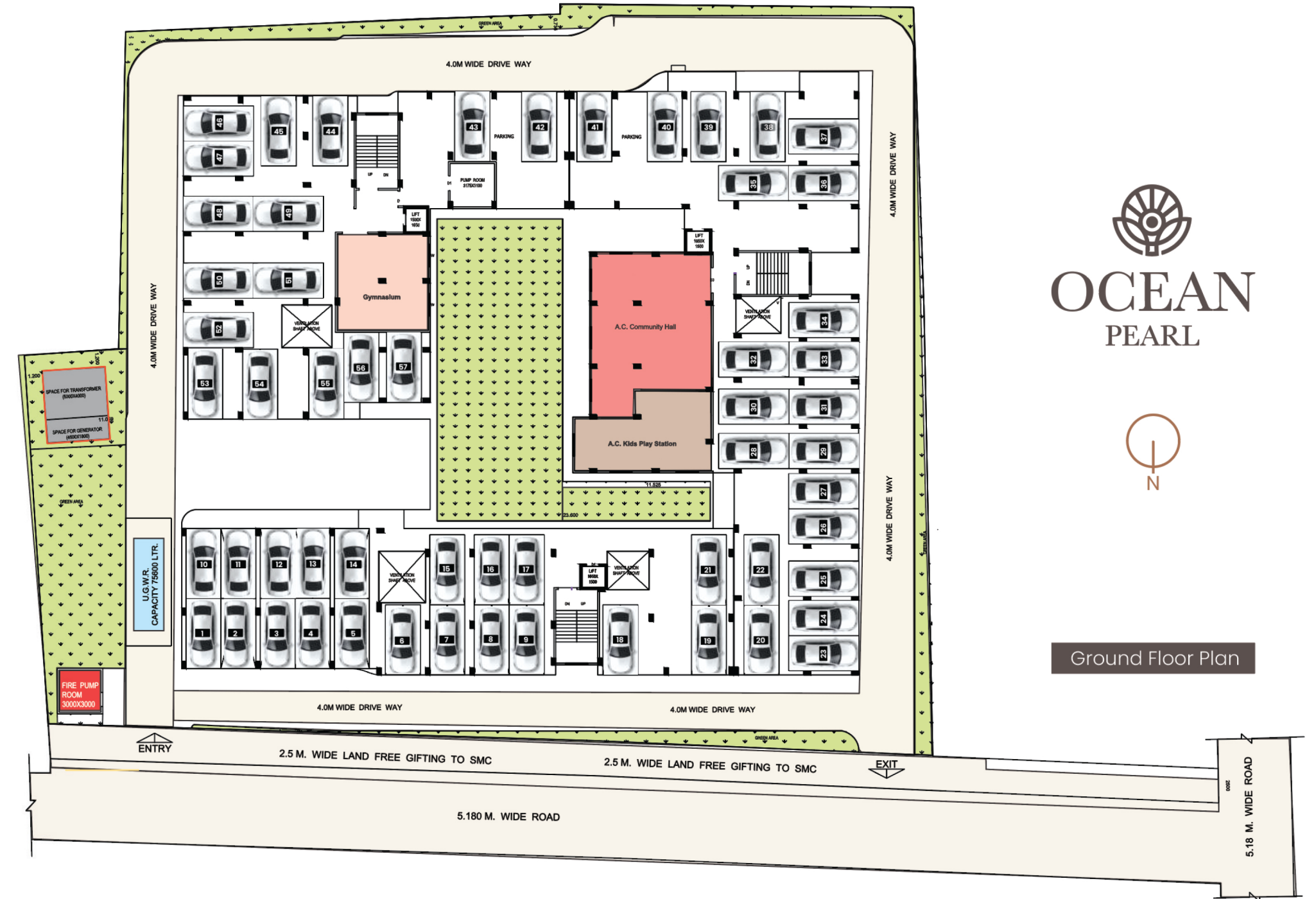
Carpet Area - 1381 Sqft.  
Balcony & O.W. Area - 210 Sqft.  
Window Area - 10 Sqft.  
Tenement Area - 1591 Sqft.  
Common Area - 219 Sqft.  
B.U. Area - 1820 Sqft.  
S.B.U. Area - 2184 Sqft.



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AERIAL VIEW



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Ground Floor Plan



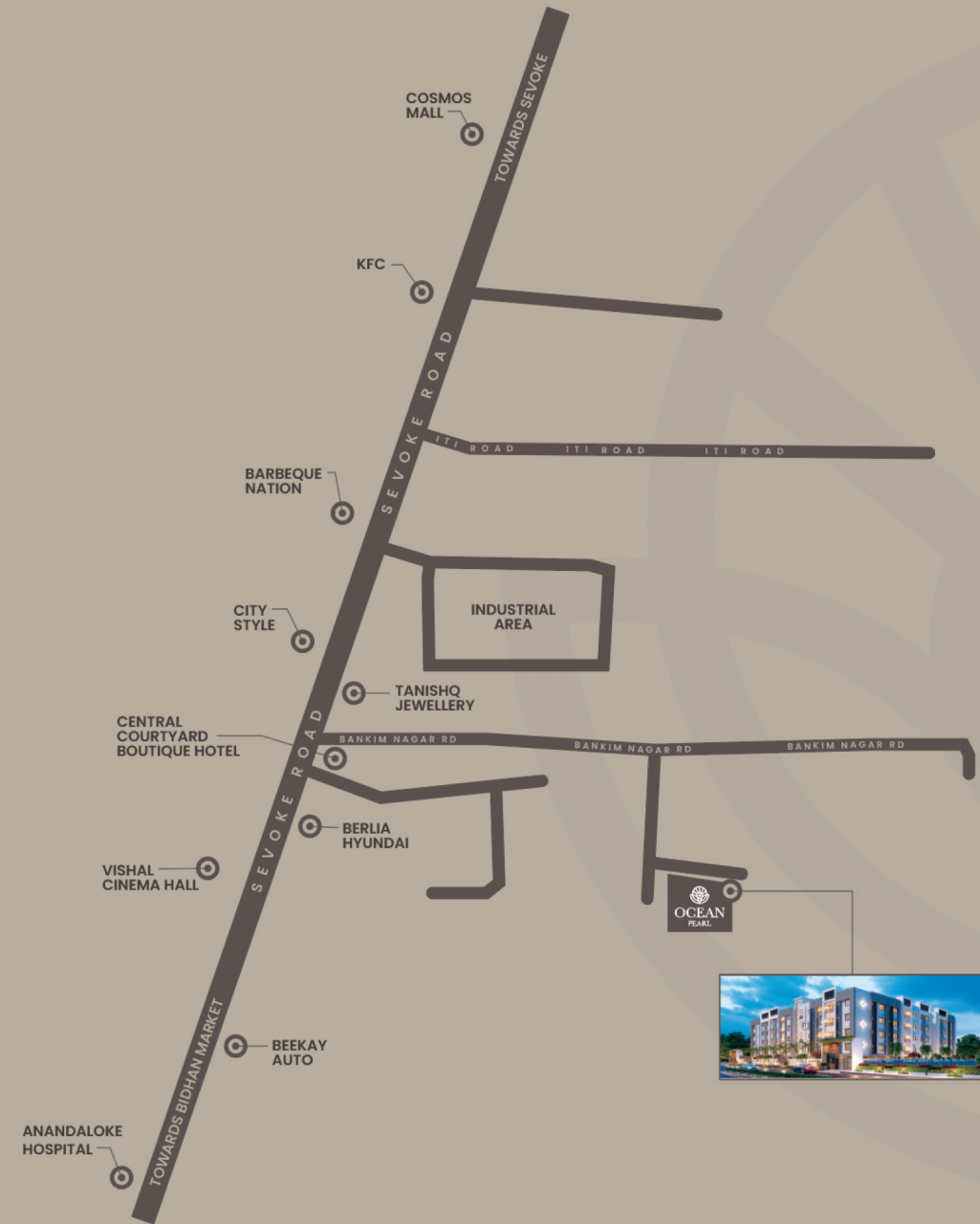


## The Location

One of the most blessed location of Siliguri, Ocean Pearl enjoys proximity to various residential and commercials developments and share a rich living experience.

It is a preferred destination for setting up dream house for many due to excellent connectivity. Retail and Commercial developments, Entertainment Avenues, Shopping Centres, Hospitals, Restaurants, Educational Institutions.

Ocean Pearl has a seductive appeal and glitters of a great place.



### Proximity

	<b>SCHOOLS COLLEGES</b>	Don Bosco School   Nirmala Convent School   Salesian College   Auxilium Convent School
	<b>HOSPITALS</b>	Anandalohe Hospital   Nayak Hospital   Neotia Healthcare   Manokamna Hospital
	<b>SHOPPING</b>	Cosmos Mall   Vega Circle Mall   Reliance Digital   ML Acropolis
	<b>HOTELS</b>	Hotel Milestone   Hotel Saffron Crest   The Cindrella Hotel   Hotel Ramada
	<b>IMPORTANT LANDMARKS</b>	Bagdogra Airport   NJP Rail Station   PCM Bus Terminus





DEVELOPERS:



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**Site Address**

Sarkar Para  
By Lane Sevoke Road (300 mtrs.)  
Siliguri – 734001

**Office Address**

Unit No. F0402, 4th Floor, City Centre, Uttorayon,  
Matigara, Siliguri, West Bengal – 734010  
Ph: +91-92309-81763

**WBRERA/P/JAL/2023/000364**

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DISCLAIMER: This document is not a legal offering. It only describes the intent & concept of Ocean Pearl. All the areas/dimensions/layout/elevations/pictures, etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the developer's discretions.