



THE  
OVERA

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3 & 4-BHK Lavish Flats & Shops



# THE OVERA

3 & 4-BHK Lavish Flats & Shops

## A REGAL RESIDENCE FOR LAVISH LIFESTYLE

Welcome to the epitome of luxury living!

The Overa is a true heaven of comfort and elegance, where every detail has been carefully crafted to provide an unparalleled living experience. Immerse yourself in a world of sophistication and enjoy a lavish lifestyle surrounded by breathtaking scenery, top-notch amenities, and top-of-the-line finishes.





WOW,  
IT'S A PREMIUM  
SHOPPING  
DESTINATION

## RETAIL SPACES WITH ENORMOUS PROSPERITY

Welcome to a truly complete community. A large community has endless possibilities for retail business that can thrive with the in-house residents. The Overa has designed clean and appropriate retail spaces that can jouse varied range of business.



# A WONDERFUL WAY OF LIVING

The splendid architecture redefines the benchmarks of beauty and craftsmanship. Just one look at this spectacular elevation and you are bound to be mesmerized.





RENDER  
WORX

 FUN WITH FROLIC



RENDER  
WORX



A PERFECT PLANNING FOR  
**PEACEFUL  
COMFORT**

The convenient location to the amenities, to the thoughtfully designed homes, everything has been considered to ensure your comfort and ease. Live the life you deserve, surrounded by the very best in comfort and convenience.



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WORX



SPYKAR reebok Pastabona KAYAKALP  
CROSSWORD CROSSWORD CROSSWORD  
adidas adidas adidas  
adidas adidas adidas  
fast track SUBWAY DIESEL POLO croma croma croma

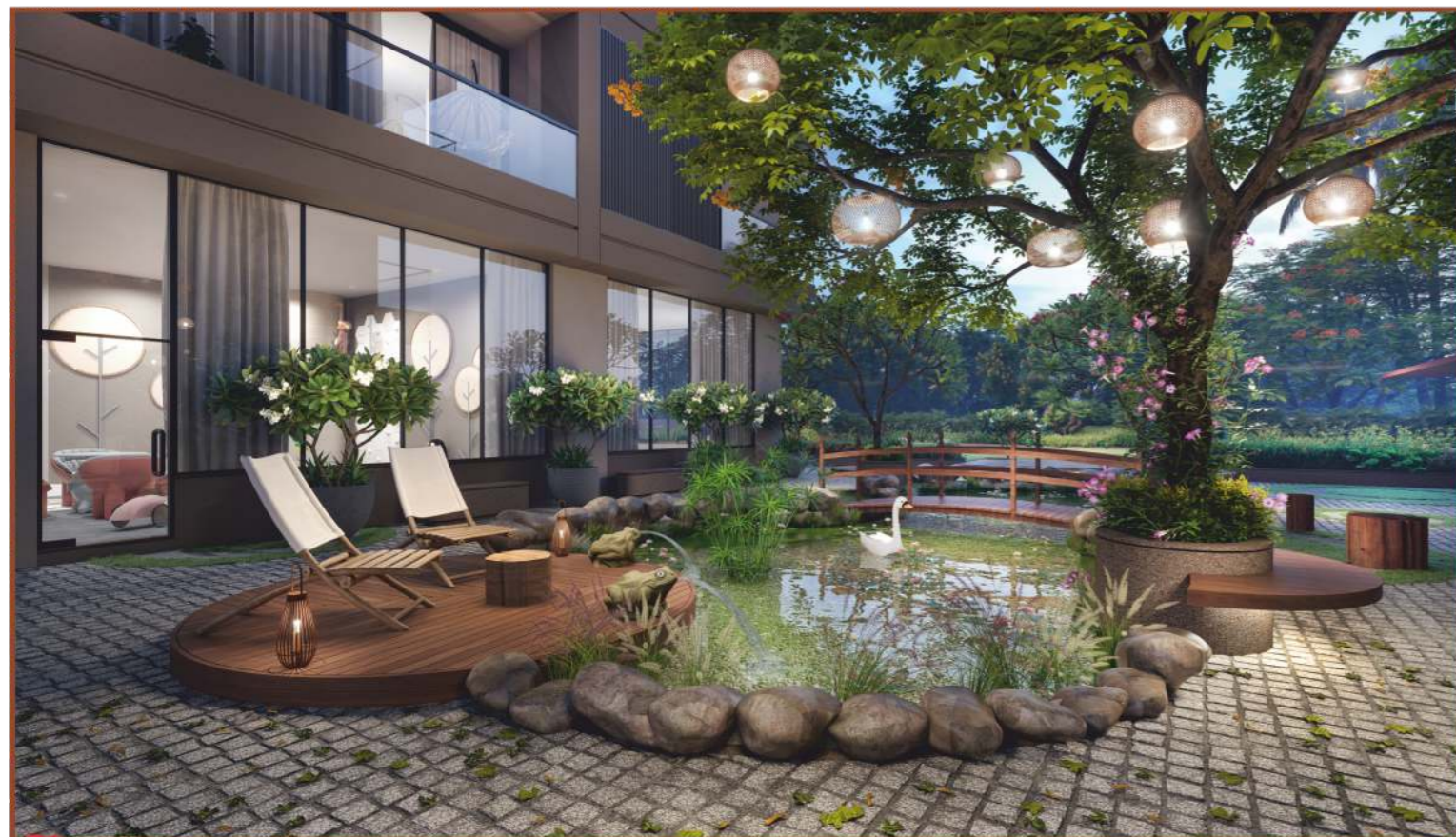


## A LUSH LANDSCAPE FOR BREATHTAKING BEAUTY

Escape to a world of tranquility and natural beauty at The Overa, surrounded by lush gardens and verdant greenery. Whether you're taking a leisurely walk through the greenery or simply admiring the breathtaking views, there's something for everyone to enjoy.



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- 1 ENTRY
- 2 SECURITY CABIN
- 3 DROP ZONE WITH PERGOLA
- 4 PLAZA
- 5 RAMP
- 6 DG SET
- 7 ZEN GARDEN
- 8 INDOOR SQUASH ROOM
- 9 METER ROOM
- 10 GYMNASIUM
- 11 CHAMPA COURT
- 12 KIDS AREA
- 13 LAWN
- 14 LOUNGE
- 15 MULTIPURPOSE COURT
- 16 BANQUET
- 17 BRIDGE
- 18 KID POND
- 19 DECK
- 20 TODDLER ROOM
- 21 DOUBLE HEIGHT FOYER
- 22 LAWN PLAZA
- 23 SWING SITTING WITH PERGOLA

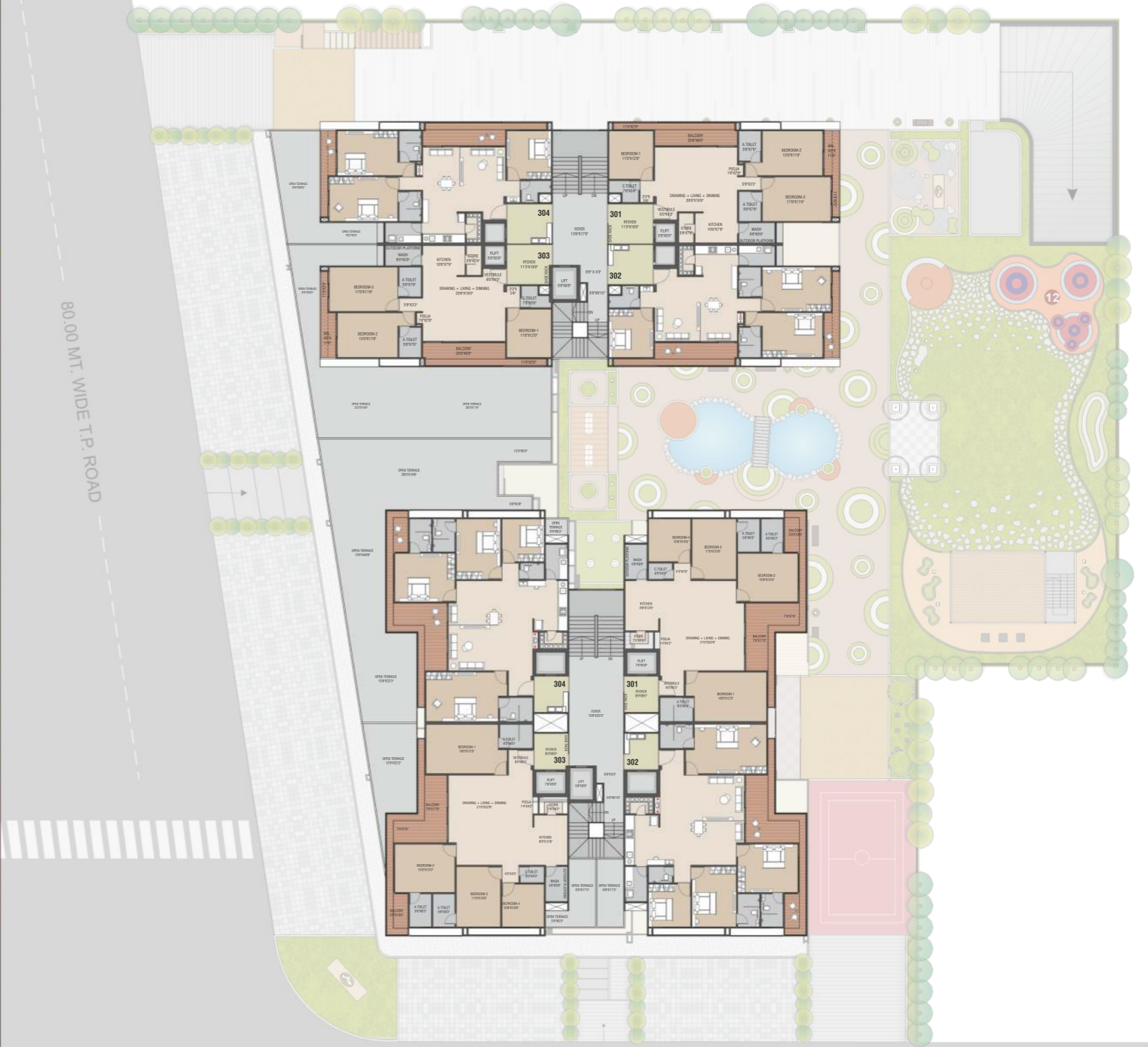
  
**FIRST**  
 FLOOR PLAN



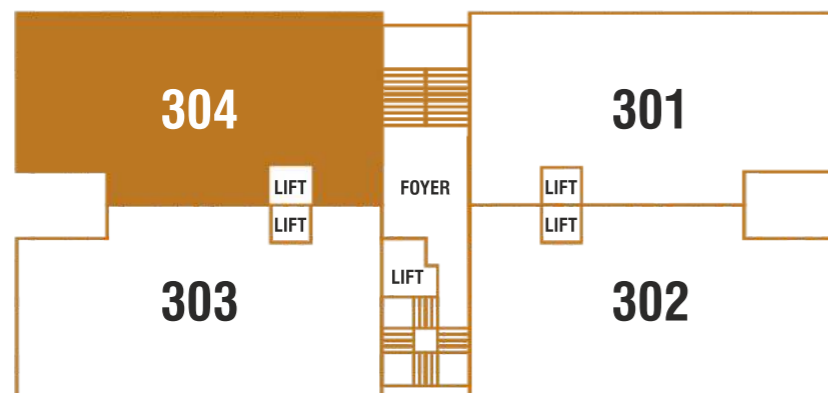
  
**SECOND  
FLOOR PLAN**



  
**TYPICAL  
FLOOR PLAN**

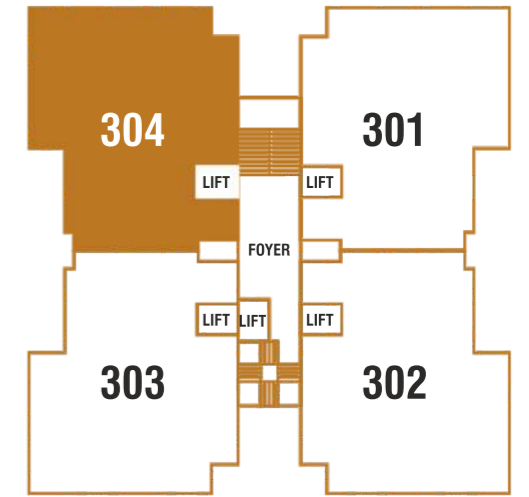


# 3 BHK UNIT PLAN



BUILD : A  
TYPICAL FLOOR PLAN

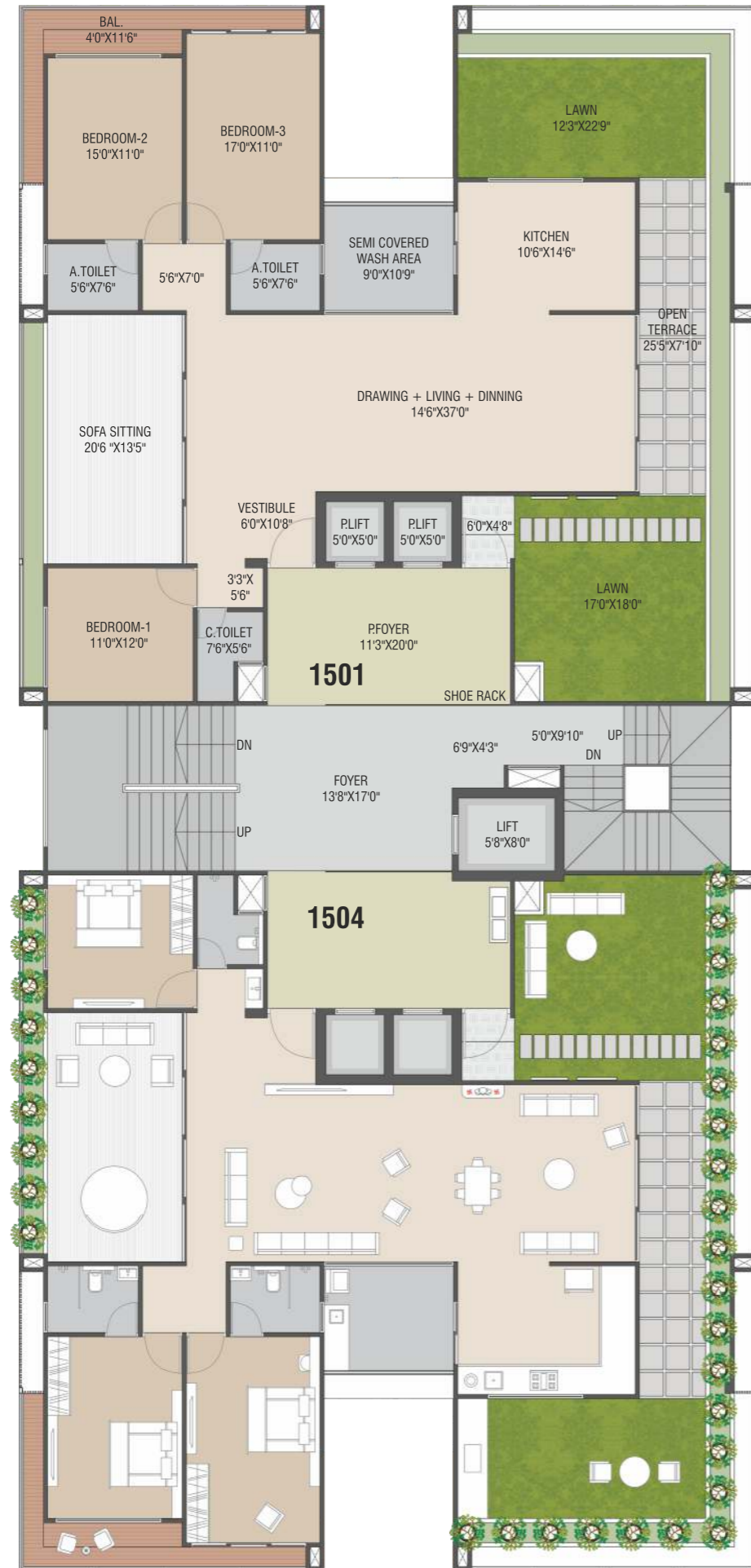
# 4 BHK UNIT PLAN



BUILD : B  
TYPICAL FLOOR PLAN



15TH FLOOR PLAN  
WING : A



15TH FLOOR PLAN  
WING : B





## A BLISSFUL BALCONY FOR REVIVING NATURE



Step out your very own piece of heaven with the spacious balcony of this elegant residential project. It's the perfect place to soak up the beauty of your surroundings and enjoy some much-needed time with nature.

 SERENITY SANCTUARIES  
WHERE NEIGHBOURS BECOME FRIENDS



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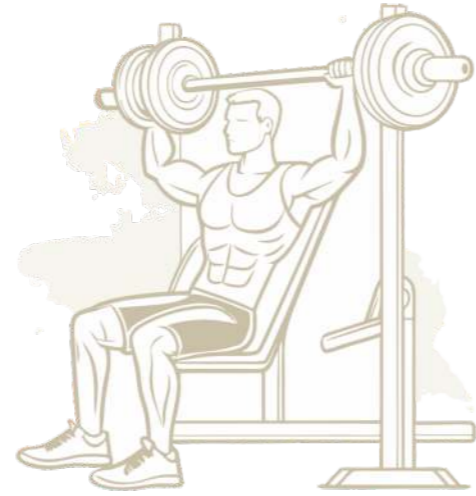
 RENDER  
WORX



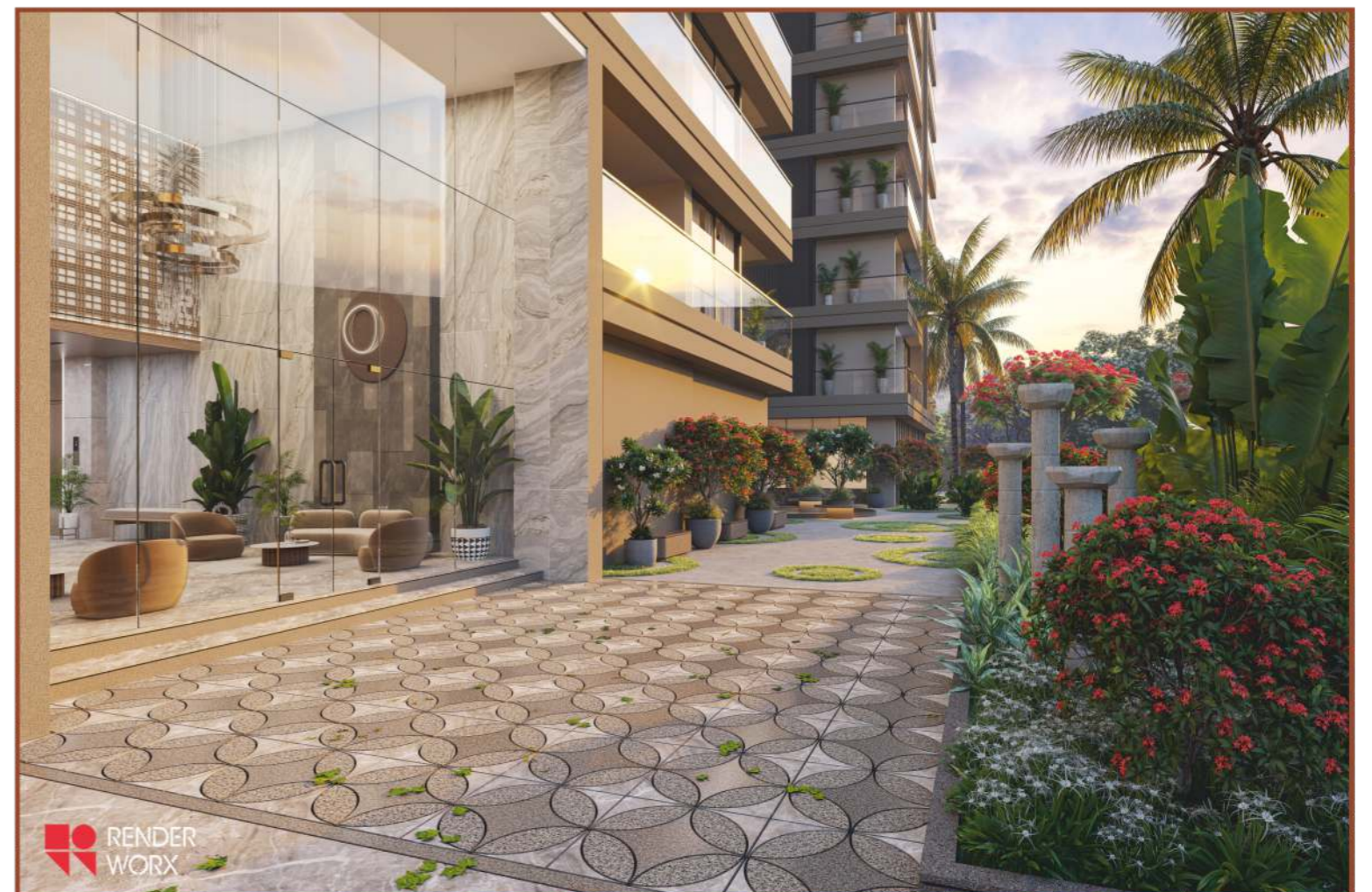


# A VIVACIOUS VENUE FOR ENTERTAINING EVENTS

When every comfort, convenience and lifestyle need is taken care of, life becomes a celebration of joys.



## ADVENTURE AND GAMES WHERE YOU CAN DIVE INTO JOY



## EXTERNAL FACILITIES



### CONSTRUCTION

Enhanced structured safety against earthquake for relevant zone



### COLOUR

All building finished with outside standard quality paint



### SECURITY SYSTEM

Campus will be protected by compound wall from the boundaries Highly secured campus with security cabin at entry-exit & CCTV at main gate, lift & building foyer. 24 hours security in campus.



### LANDSCAPE

Professionally designed & executed landscaping



### ENTRANCE FOYER

Fully furnished foyer with reception table & waiting lounge CCTC camera & LCD display & name board



### TERRACE

Double Coat Water proofing in terrace with decorative flooring.



### ELEVATORS CONFIGURATION

Premium quality lift with safety devise in case of emergency



### WATER SUPPLY

Sufficient water tank will be provided with adequate water supply.



### PLASTER

Good quality plaster finishing as per design



### PARKING

Ground and 1st level basement car parking



### GENERATOR

Generator for sufficient power backup for common area of building, basement, lift and flats.

## INTERNAL FACILITIES



### FLOORING :

- Living room/dinning, kitchen and all bedrooms vitrified granamite tiles.
- Kota stone flooring in wash and glazed tiles dado up to parapet lvl. • Toilet tiles upto beam bottom level.



### KITCHEN :

- Kitchen platform will be made of granite stone with SS sink
- Kitchen dado tiles upto beam bottom lvl



### DOORS :

- Main door will be decorative and other doors are flush door with wooden frame



### WINDOWS :

- All windows of anodized aluminium sections and window framing in granite



### ELECTRIFICATION :

- Concealed circuit wiring of standard (ISI MARK) company with modular switches and MCB
- TV point in all bedrooms and AC point in master bedroom



### PLUMBING :

- Concealed plumbing with standard sanitary ware & C.P. fitting UPVC pipes for water supply, PVC pipes for drainage



### STAIRCASE :

- Staircase finished with granite / vitrified tile



**HEIGHT :** 10'Ft Per floor high



ARCHITECT

STRUCTURAL

### SITE ADDRESS

The Oreva, B/h. Shree Kamalam BJP Office,  
Koba Road, South Kudasán, Gandhinagar-382421

### FOR MORE INQUIRY

**+91 0000 0000**

### DISCLAIMER

• Purchaser shall bear all charges of stamp duty, registration charges, advocate fees of legal document, society formation, IC of SMC, All DGVCL, Gas Connection charges, legal file charges, SMC Tax, GST and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoardings. • Permission of sign boards as per developer rights & rules. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible. • Irregular payment may lead cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document. • Subject to Surat Jurisdiction.



A Project By

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