



  
**THE  
OVERA**  
3 & 4 BHK LAVISH FLATS & SHOWROOM



# 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.



Located amidst the serene surroundings of

*gandhinagar*

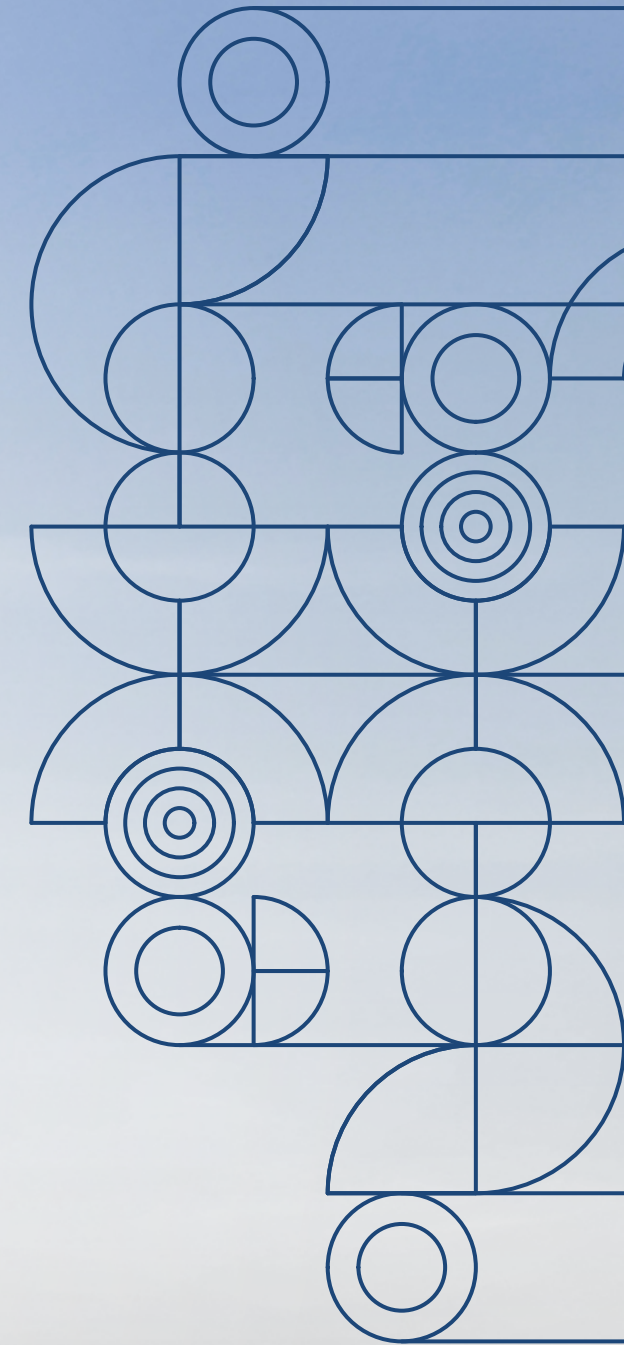
G+15 Floors storey Residential tower with  
**35 SHOWROOM &  
108 FLATS**

Thoughtfully planned  
**3 & 4 BHK  
RESIDENCES**



  
THE  
OVERA

EMBRACE THE CHANCE  
TO DEFINE YOUR  
SIGNATURE LIFESTYLE





A REGAL RESIDENCE FOR  
**LAVISH  
LIFESTYLE**

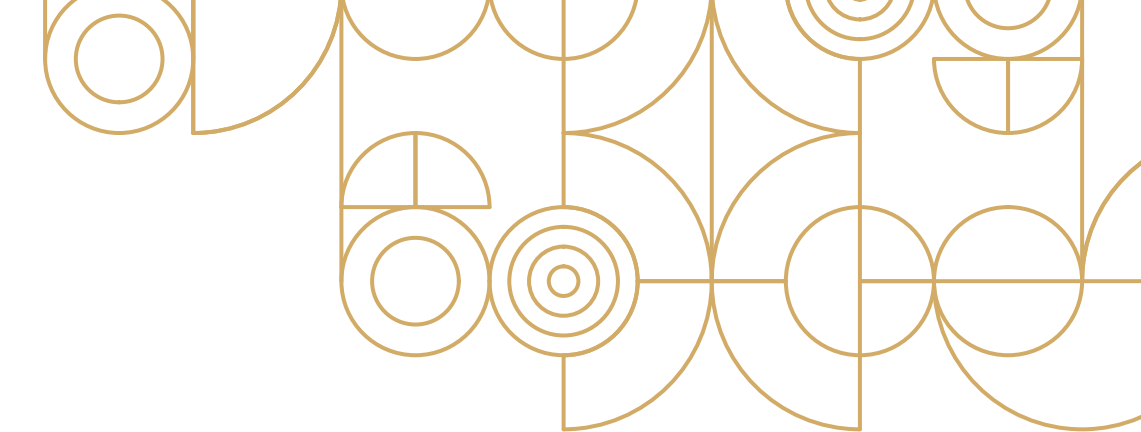
3 & 4 BHK LAVISH FLATS & SHOWROOM





## 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.





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.



HEIGHTEN YOUR LIVING,  
**RAISE YOUR EXPECTATIONS.**

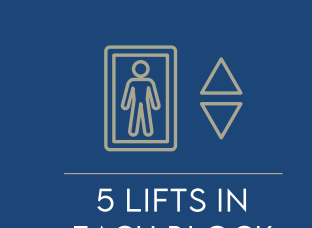




FIND YOUR FLOW,  
**EMBRACE YOUR  
 STRENGTH**

3 & 4 BHK LAVISH FLATS & SHOWROOM

# AMENITIES





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.







A GREEN ESCAPE FOR  
**PEACEFUL  
MOMENTS**

3 & 4 BHK LAVISH FLATS & SHOWROOM









## 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.



## RETAIL SPACES BRIMMING WITH OPPORTUNITY

Step into a vibrant and thriving community designed for success. A flourishing neighborhood offers limitless possibilities for retail ventures to prosper, fueled by the engagement of its in-house residents. The Overa presents thoughtfully designed, versatile retail spaces that cater to a wide array of businesses, ensuring an environment primed for growth and prosperity.



FIND YOUR FLOW.  
**EMBRACE YOUR  
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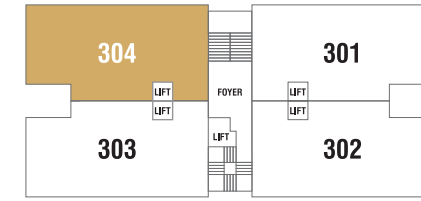
- 1 Entry
- 2 Security Cabin
- 3 Drop Zone With Pergola
- 4 Plaza
- 5 Ramp
- 6 Dg Set
- 7 Zen Garden
- 8 Indoor Squash Room
- 9 Meter Room
- 10 Gymnasium
- 11 Champa Court
- 12 Kids Area
- 13 Lawn
- 14 Lounge
- 15 Multipurpose Court
- 16 Banquet
- 17 Bridge
- 18 Kin Pond
- 19 Deck
- 20 Toddlor Room
- 21 Double Height Foyer
- 22 Lawn Plaza
- 23 Swing Sitting With Pergola

  
FIRST  
FLOOR PLAN



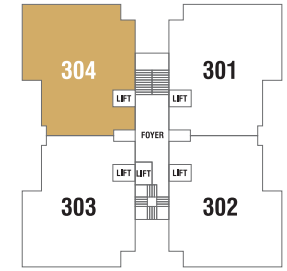
  
SECOND  
FLOOR PLAN





**3 BHK  
UNIT PLAN**

**WING : A**



**4 BHK  
UNIT PLAN**

**WING : B**





# 3 BHK PENTHOUSE



A VIVACIOUS VENUE FOR

## ENTERTAINING EVENTS

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



15TH FLOOR  
PLAN  
WING : A

# 4 BHK PENTHOUSE



15TH FLOOR  
PLAN  
WING : B

# SPECIFICATIONS



**CONSTRUCTION**  
Earthquake resistant R.C.C. frame structure as per new by laws.



**FLOORING**  
Vitrified tiles for entire flooring in all apartments.



**WALL FINISH / ELEVATION**  
External double coat mala plaster with texture & acrylic paint, Internal mala plaster with wall putty



**DOORS & WINDOWS**  
Decorative main door & other flush doors with frame. All windows in aluminum section with granite frame.



**KITCHEN**  
Mirror polished granite platform with S.S. sink, designer glazed tiles up to lintel level.



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



**ELECTRIFICATION**  
Branded ISI modular switches with concealed copper wiring and adequate number of points. MCB distribution panel.



**PLUMBING**  
ISI CPVC and UPVC pipes for water supply, PVC & SWR pipes for solid waste and drainage systems.



**TOILET**  
Designer tiles on floor and walls up to lintel level. Branded sanitary & bath fittings.



**TERRACE**  
China mosaic for heat reflection and thermal insulation.



**FIRE SAFETY**  
Fire Safety System Facilities

SITE ADDRESS:  
**THE OVERA,**  
B/h. Shree Kamalam BJP Office, Koba Road,  
South Kudasán, Gandhinagar-382421  
M: +91 721 112 8989



SCAN FOR  
E-BROCHURE



SCAN FOR  
LOCATION

A PROJECT BY :

A JOINT VENTURE



## 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, AMC 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.

PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA14557/211224/300628



## KEY PLAN

**THE  
OVERA**

3 & 4 BHK LAVISH FLATS & SHOPS