



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**

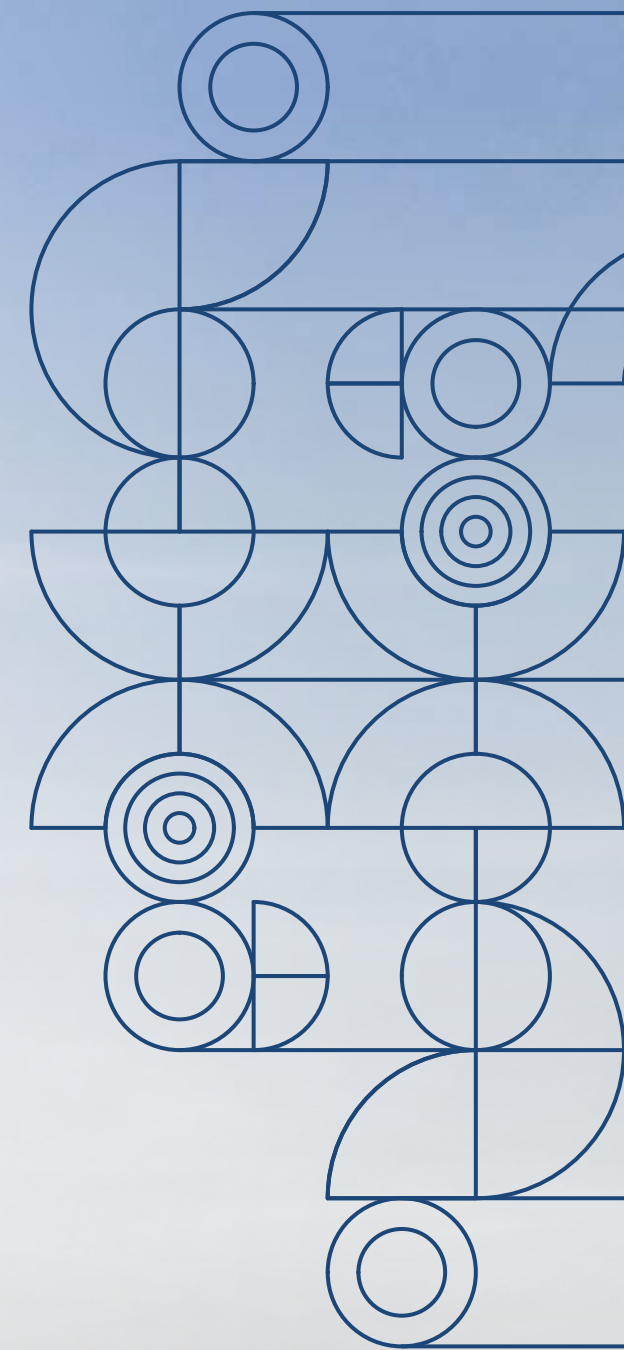
Thoughtfully planned

**3 & 4 BHK
RESIDENCES**





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

A M E N I T I E S



OPEN GAZEBO



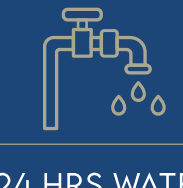
SWING DECK



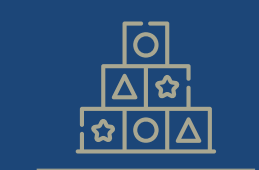
ATTRACTIVE
FOYER



WALKING TRACK



24 HRS WATER
SUPPLY



INDOOR
GAMEZONE



TODDLER'S
PLAYZONE



MULTI-PURPOSE
HALL



GAZEBO SITTING



CHILDREN PLAY
AREA



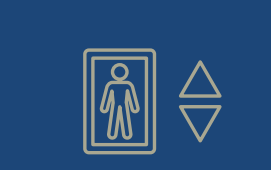
GARDEN



BADMINTON
COURT



WATER CASCADE



5 LIFTS IN
EACH BLOCK



FIRE SAFETY



CCTV
SURVEILLANCE



YOGA DECK



GAS LINE
PROVISION



SECURITY CABIN



GYMNASIUM



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
STRENGTH**

3 & 4 BHK LAVISH FLATS & SHOWROOM



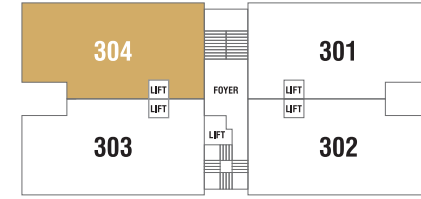


3 & 4 BHK LAVISH FLATS & SHOPS



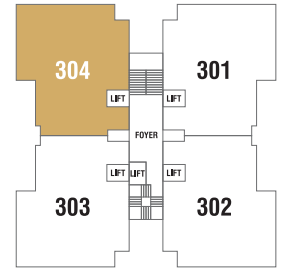
18.00 MT. WIDE T.P. ROAD





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

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CONSTRUCTION
Earthquake resistant R.C.C. frame structure as per new by laws.
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FLOORING
Vitrified tiles for entire flooring in all apartments.
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WALL FINISH / ELEVATION
External double coat mala plaster with texture & acrylic paint, Internal mala plaster with wall putty
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DOORS & WINDOWS
Decorative main door & other flush doors with frame.
All windows in aluminum section with granite frame.
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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.
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PLUMBING
ISI CPVC and UPVC pipes for water supply,
PVC & SWR pipes for solid waste and drainage systems.
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TOILET
Designer tiles on floor and walls up to lintel level.
Branded sanitary & bath fittings.
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TERRACE
China mosaic for heat reflection and thermal insulation.
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FIRE SAFETY
Fire Safety System Facilities

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



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

