



OLIVA HEIGHTS

2 & 3 bhk Peaceful Living

NO
HIDDEN CHARGES
(GEB, GAS METER,
IC, ETC)





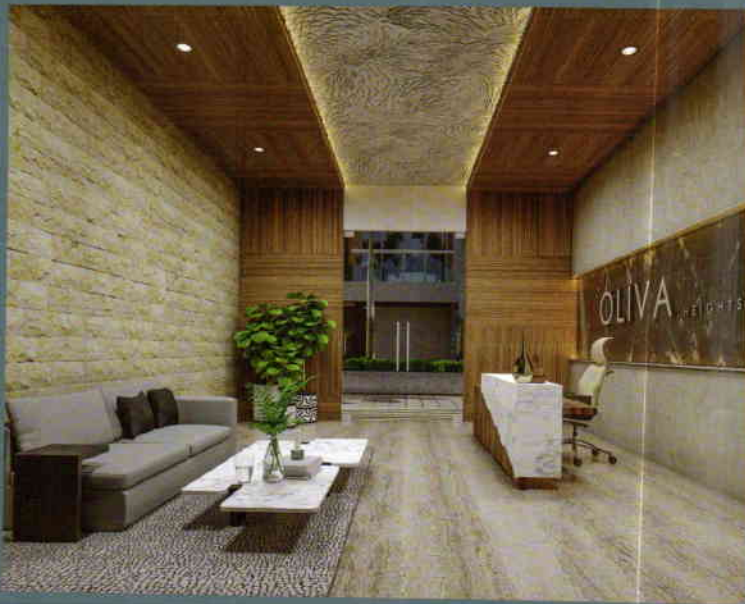
ENGROSSING BEAUTY

OLIVA HEIGHTS

Is A Lifestyle Unlike Any Other In Althan - Only 2 Exclusive Towers At The Most Exclusive Location In The Prestigious Neighbourhood.

It Is A Rare Synthesis Of Homes That Embody Modern Design, Amenities That Enable A Rich And Comfortable Lifestyle, A Community Of Like-minded People And A Safe Neighbourhood.





APARTMENT AMENITIES

- Multinational company make Air- conditioners in master bedroom & living room (2 in 2 BHK & 3 in 3 BHK)
- Water Purifier for drinking water in Each flats.
- Central Gas Geyser in Each flats.
- Gas Chimney in Each flats.
- Well Designed safety Grill or Railing for Each Window or Balcony.
- 1 KW Generator power backup in each flat.
- 1 Car allotted parking for each flat.
- 2 Automatic Branded elevators per Building. (1 big size for stretcher or goods purpose)
- 32" x 32" Granamite flooring in whole flat.
- Marble Stone Racks with Glazed tiles dado in store.
- Branded company make C.P fittings and Sanitary in Bathrooms.
- Decorative Tiles in floor and walls in bathrooms and Wash area.
- Granite frame with high quality laminated flush doors.
- Anodized Aluminum section French style Windows.
- Internal Wall with Putty finish.
- Kitchen granite platform with Sink.
- Modular Branded company Switches.
- Sufficient Points in concealed wiring of Branded company.
- Branded company plumbing & drainage piping.
- Intercom Connectivity [Flat to Flat, Lift, Reception & Security Gate]



Disclaimer:

- Purchaser shall bear all charges like stamp duty, registration and advocate fees of legal document.
- GST as applicable shall be borne by the purchaser.
- Deposits of all services shall be borne by the purchaser.
- Society maintenance and society formation charges to be borne by the purchaser.
- Any additional taxes levied in the future by the government shall be borne by the purchaser.
- External changes are strictly not allowed, internal changes shall not be allowed without prior permission.
- All plans/drawings/specifications are subject to approval of respective authorities and maybe changed if necessary.
- The discretion remains with the developers. All rendering/floor plans/photos and maps are just for depiction.
- The brochure is intended only to convey the essential and technical features of the scheme and does not form part of any legal document.
- No Extra charges for G.E.B meter.
- No Extra Charges for Gas connection.
- No Extra charges for drainage.
- No Extra charges for IC charges by SMC.
- No hidden Charges concept for the first time.

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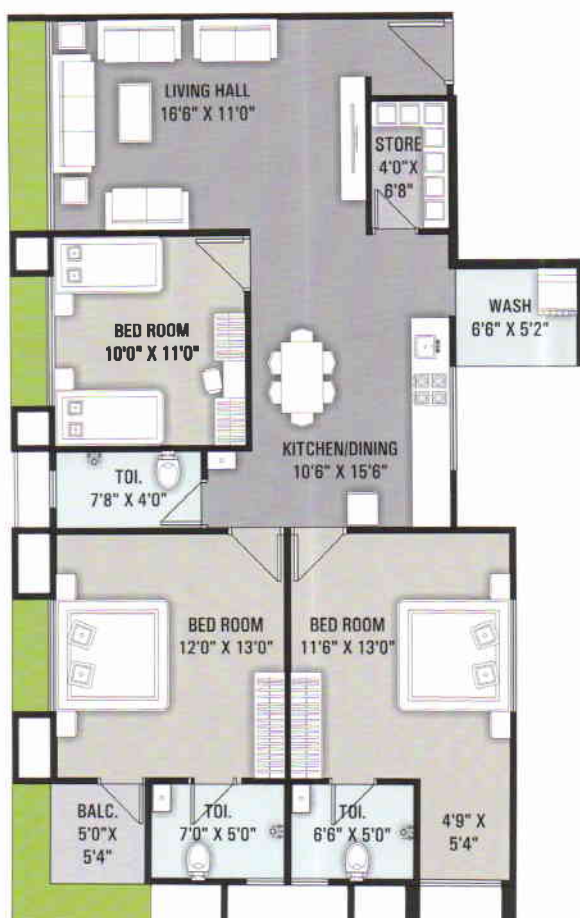
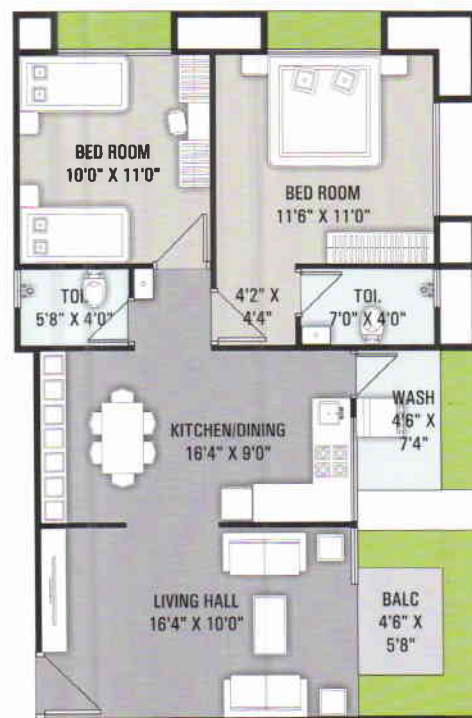
OLIVA



TYPICAL FLOOR PLAN

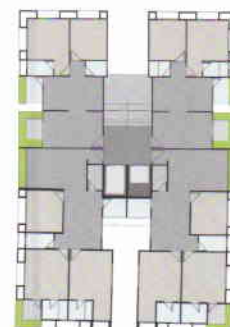


[2BHK]

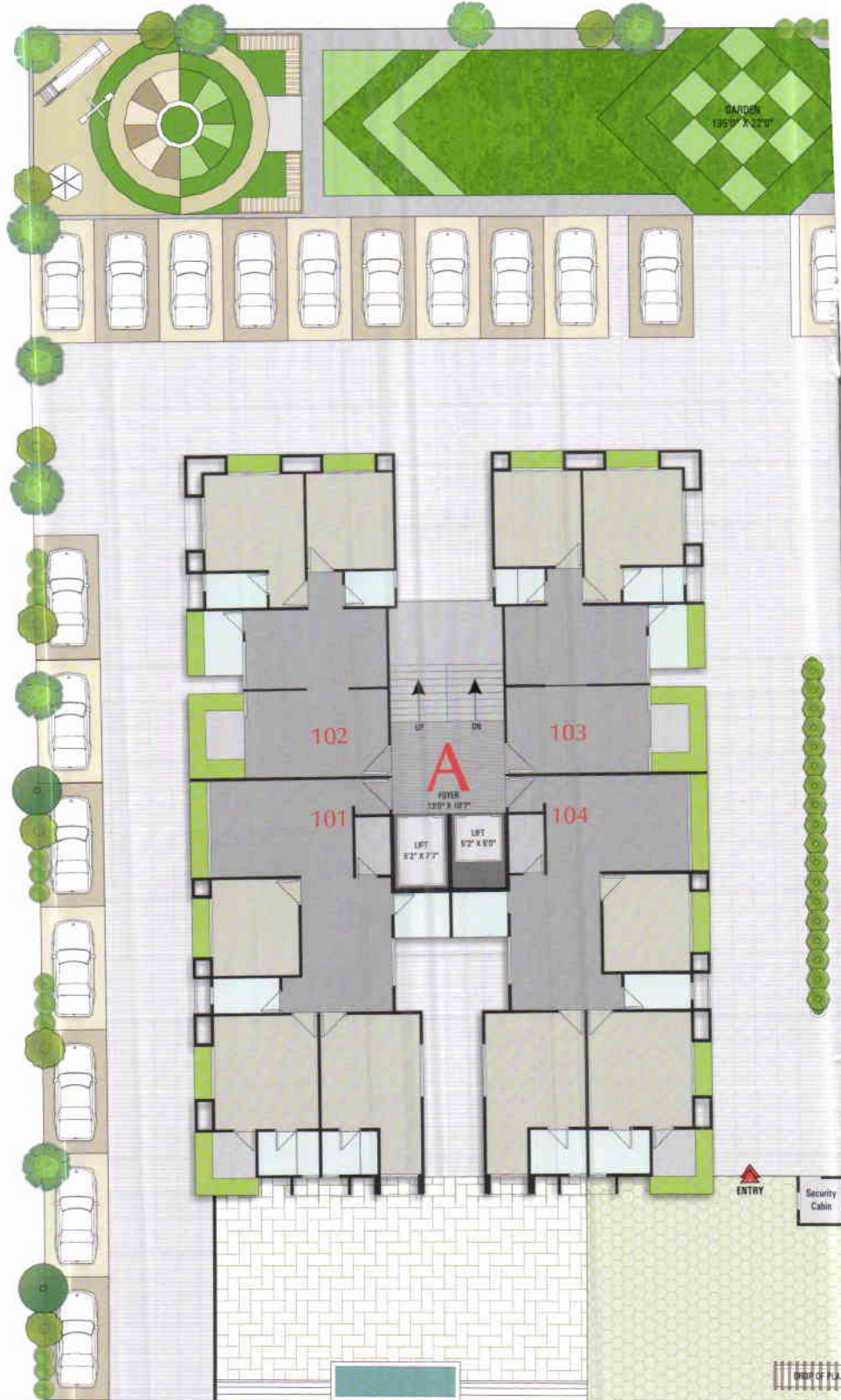


[3BHK]

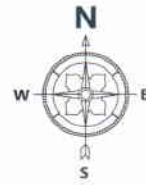
Tower A-B



PARKING PLAN

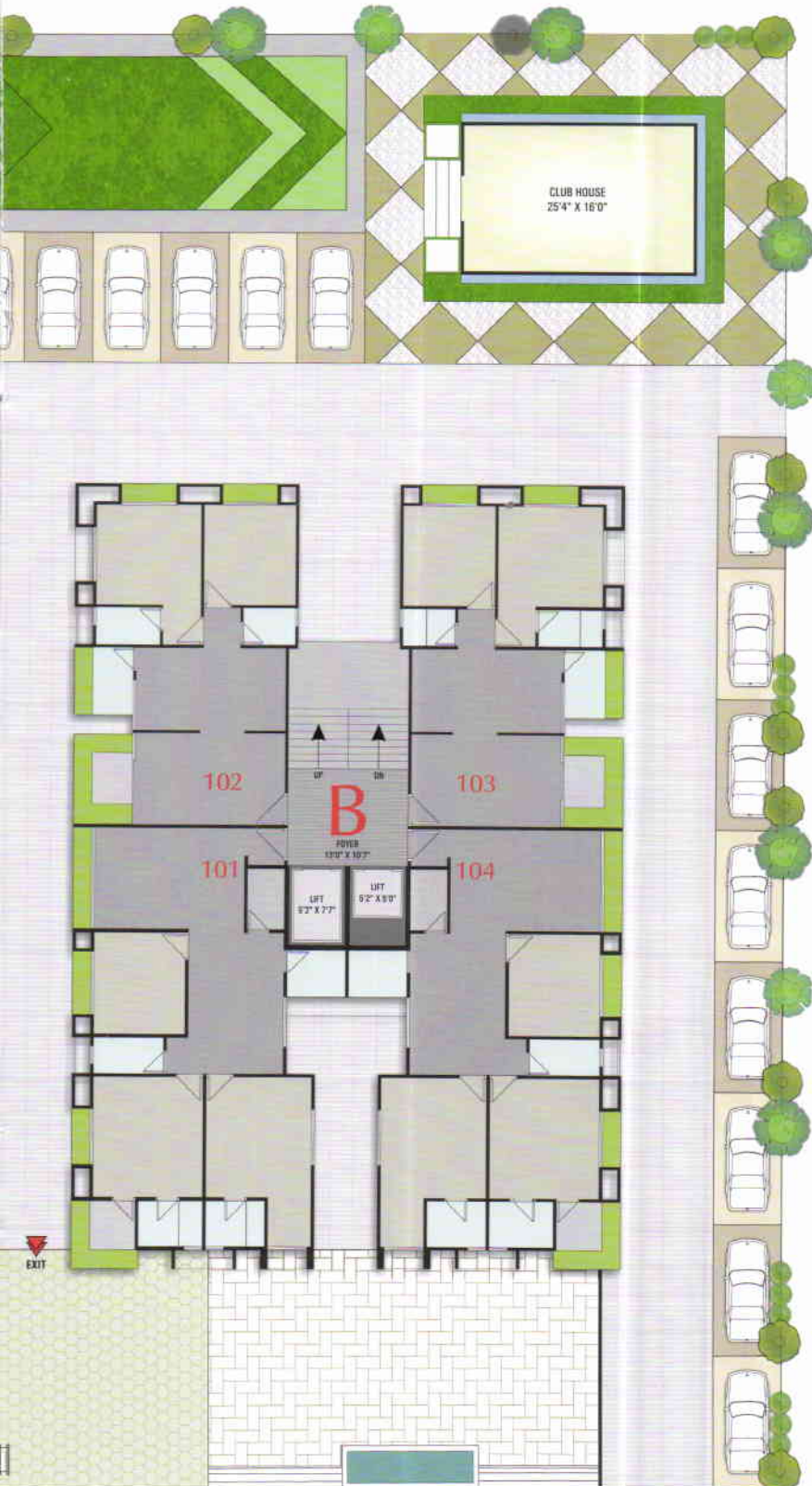


LAYOUT PLAN

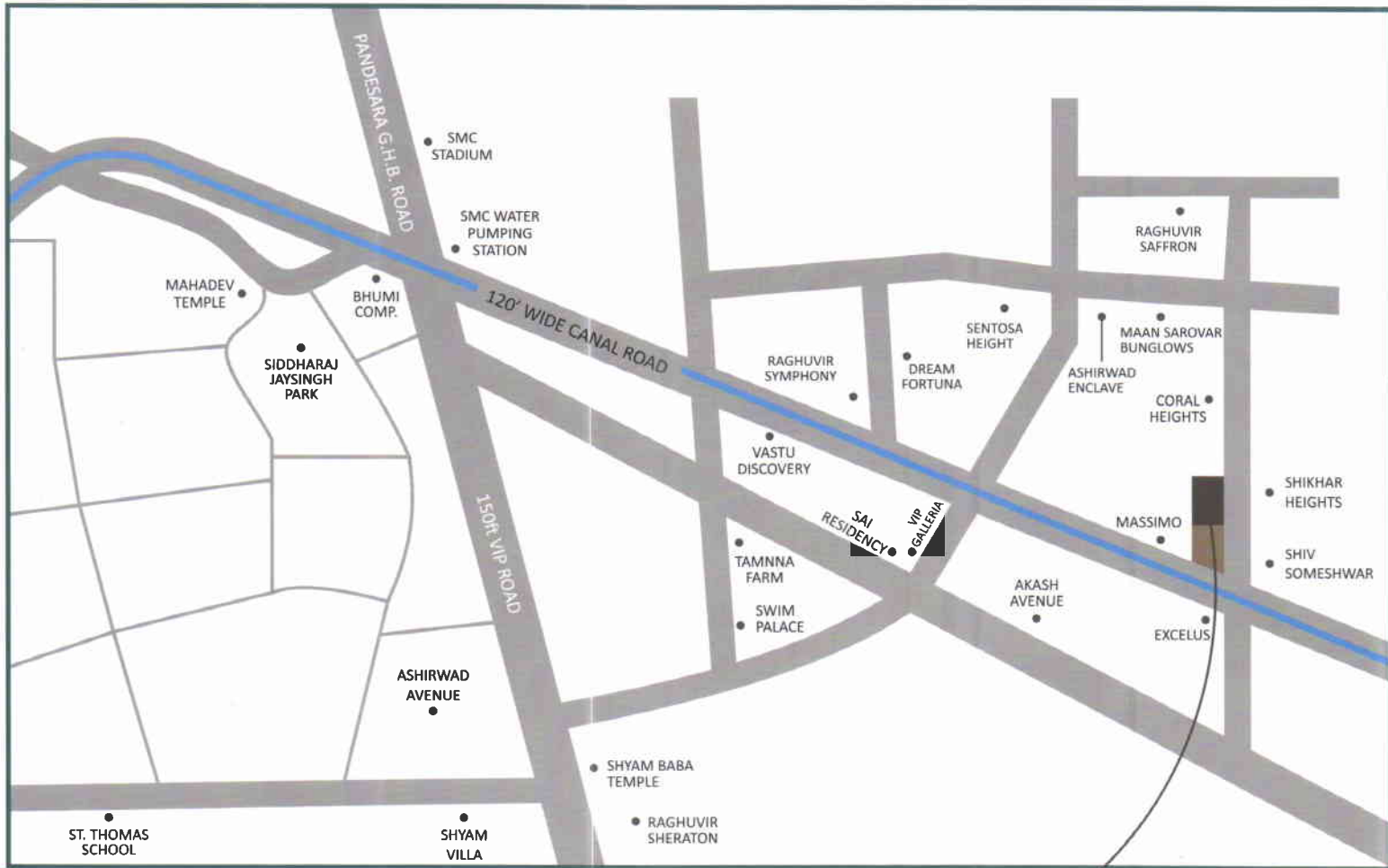


CAMPUS AMENITIES

- Exclusive Designed Landscape With Large Open Garden
- Multi-purpose / party Hall
- Outdoor Children Play Area
- Multipurpose Sports Court
- Jogging And Walking Track
- Table Tennis
- Carrom
- Indoor Games
- Gym
- Senior Citizen Area.
- Grand Entrance Gate with Security Cabin
- Grand Entrance Foyer with Seating area and Reception
- Beautiful Gazebos and Seating area
- Well Designed Compound Wall With Lights
- Basement Parking Area
- School Pick Up And Drop Zone.
- Sufficient Generator back-up for Lift, Water Pumps and Common Facilities
- CCTV Coverage Of Common Area
- Intercom And High Tech Security
- Percolating bore well for recharge of rainwater
- Tree Plantation in Campus
- Installed Dustbin in Campus
- Fire Safety as per authority Norms
- Earthquake Resistant Structural design as per IS Codes
- Loanable Clear Title, Registered sale deed for individual members, Building Use Certificate, Airport N.O.C. Fire N.O.C , Lift License



LOCATION MAP



SITE ADDRESS

B/s. Massimo, Opp. Shiv Someshwar, Althan Bhimrad Canal Road, Althan, Surat.

ARCHITECT

VISTAR
ARCHITECTS

DEVELOPERS



STRUCTURAL
ENGINEER

Er Jalil A. Sheikh