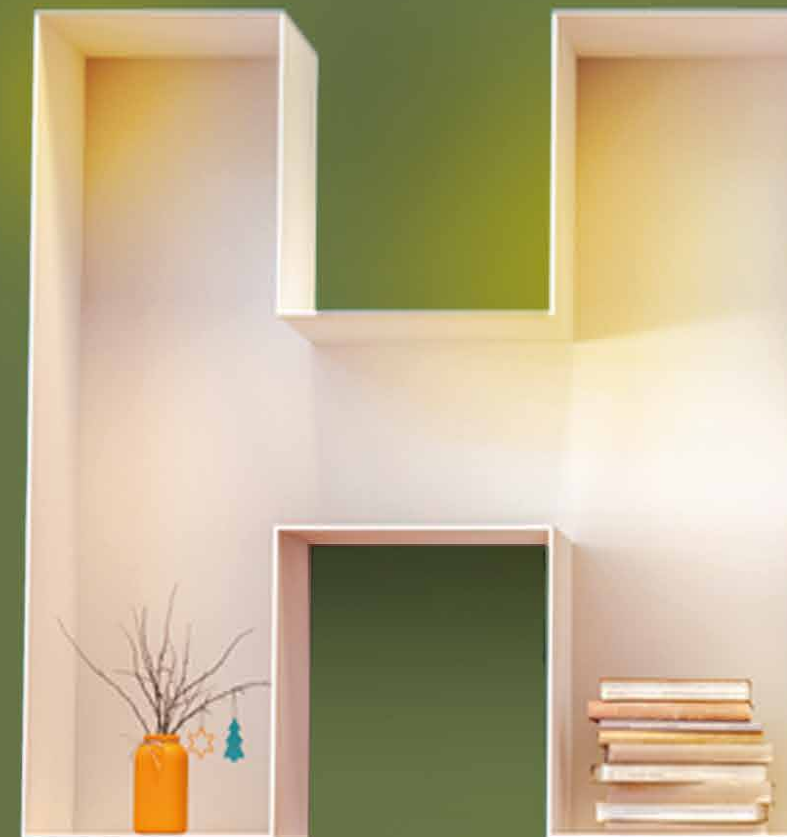




Address:

Oliver Site Office, Halasahalli Thippasandra, Gunjur, Whitefield-Sarjapur Road, Bengaluru - 560087

+91 8884 469 469 | sales@olivervillas.com | www.olivervillas.com



A HOME YOU LIKE,
LIKE YOU.





OLIVER – In French it symbolizes peace. The English connotations are fruitfulness, beauty and dignity. Aren't these the aspects that should fill your heart and home?

Introducing - Oliver for those who seek an exceptional home & life, there is only "OLIVER VILLAS" a Home that suits your lifestyle.



Stress Free



Hassle Free



Pollution Free



Congestion Free



Noise Free



PROJECT AREA

5 ACRE

that create a luxurious exclusivity

TOTAL VILLAS

88

villas that invite discerning families

VILLA AREA

1713 sft to 3164 sft

abodes that enchant

TYPE

3 & 4 BHK

that suit individual need



A place you can call home.



Master Plan



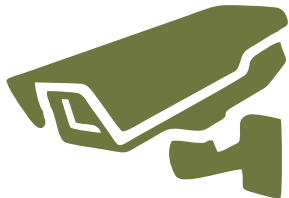
Grand Entry



Landscaping



24/7 Security



CCTV Surveillance



Villa OR Apartment at the same price, You Decide!



Villa

- Ample space
- Long term investment
- Privacy
- Healthier atmosphere



Apartment

- Limited privacy
- Hardly any land ownership
- Highly populated
- High maintenance



Each Oliver Villa is an individual home of your design,
your choice, your dreams.

Amenities



Clubhouse



Swimming Pool



Caf  teria



Yoga Centre



Gym



Pool Side Workstation



Playstation



Kids Play Area



Rooftop Open Theatre



Barbeque Zone



Grocery Shop



Mini Multipurpose Hall



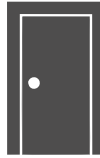
EXPLORE WORLD-CLASS COMMUNITY FEATURES





Structure

- RCC Frame with concrete solid block masonry
Seismic Zone II compliant structure



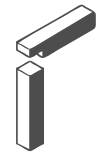
Doors

- **Entrance door** – Engineered wooden door (Of Good brand)–Frame with 7 ft high opening and 3’6” ft wide panelled single shutter (Natural veneer finish with polyurethane coating)
- Internal doors engineered wooden doors.
- Bathroom and Utility doors have a flush shutter with laminate finish on one side
- Engineered wooden doors with a laminate finish (Of Good brand)
- Good quality hardware (Of Good brand)
- Full width jamb (with architrave)



Windows

- UPVC sliding / casement windows
- Superior quality hardware
- Balcony railings in Stainless Steel finish with toughened glass / MS railing (As per elevation)



Dadoing

- High quality glazed tiles of a good brand of 2 ft. High dado above platform for Kitchen
- Matt / glossy finish glazed tiles up to 10 ft. Height



Flooring

- Superior quality Vitrified Tiles for the Living Room, Dining Room
- **Kitchen** : Vitrified tile flooring in kitchen area
- **Bedroom** : Laminated wooden flooring for master bedrooms, vitrified tile in other bedrooms
- **Toilets** : High quality anti-skid ceramic tile flooring for toilets
- **Balconies** : All Balconies – ceramic tile flooring
- **Terrace** : Terracotta tiles.
- **Outdoor** : Outdoor ceramic tiles



Painting

- Combination of texture paint and exterior weather shield exterior emulsion paint. (As per elevation)
- Internal walls are plastered with patti finish
- Plastic emulsion paint used for all internal walls



Staircase

- RCC staircase with granite steps & glass railing with wooden handrail



Electricals

- Elegant modular electrical switches from Schneider or an equivalent make



Bathroom

- White EWC and Washbasin with Granite counter tops and mirror in all bathrooms
- Branded CP Fittings and accessories
- Wall mixer for all showers and single lever mixer for all washbasins
- Health Faucet in all toilets
- Provision for geyser points and exhaust fans in all toilets



Plumbing

- Pressure tested CPVC piping for internal & external.
- Sewage Plumbing lines and rain water piping in PVC
- Sewage Treatment plant (common for entire layout)



External Security

- 24 Hour Manned Ground Security CCTV at Strategic Points for Surveillance Visitor Management app based.



Kitchen

- 20 MM thick black Granite for Kitchen counter Tops
- Good quality stainless steel sink with drain board



INSPIRING VILLAS INVIGORATING LIFESTYLE

The villas at Oliver are designed to suit the vernacular climate and provide the perfect ambience for a healthy & invigorating lifestyle. Each villa at Oliver is made to make your soul feel at home.



The comfort of being yourself & being at home is like nothing else.





30' x 40' WEST FACING

Plot Area 1200 Sqft | Built-up Area 1713 Sqft

O4



Ground Floor



First Floor





30' x 40' EAST FACING

Plot Area 1200 Sqft | Built-up Area 1877 Sqft

O5



Ground Floor



First Floor

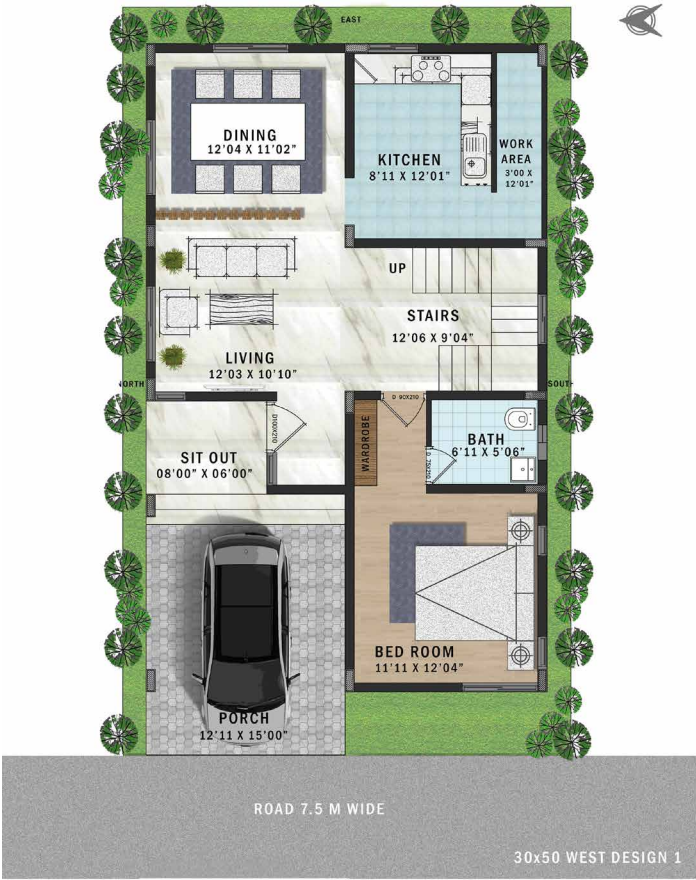




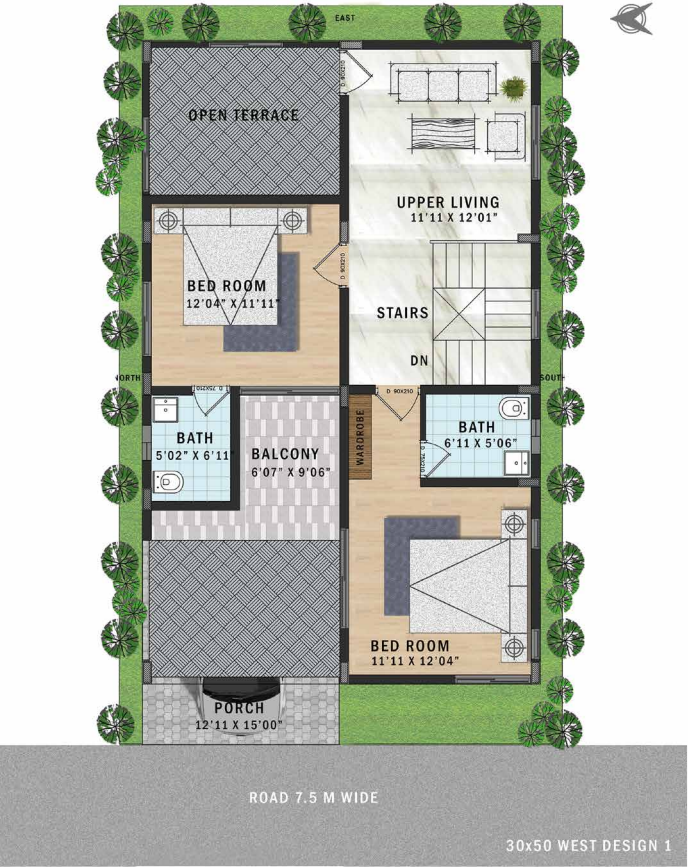
30' x 50' WEST FACING

Plot Area 1500 Sqft | Built-up Area 2100 Sqft

O6



Ground Floor



First Floor





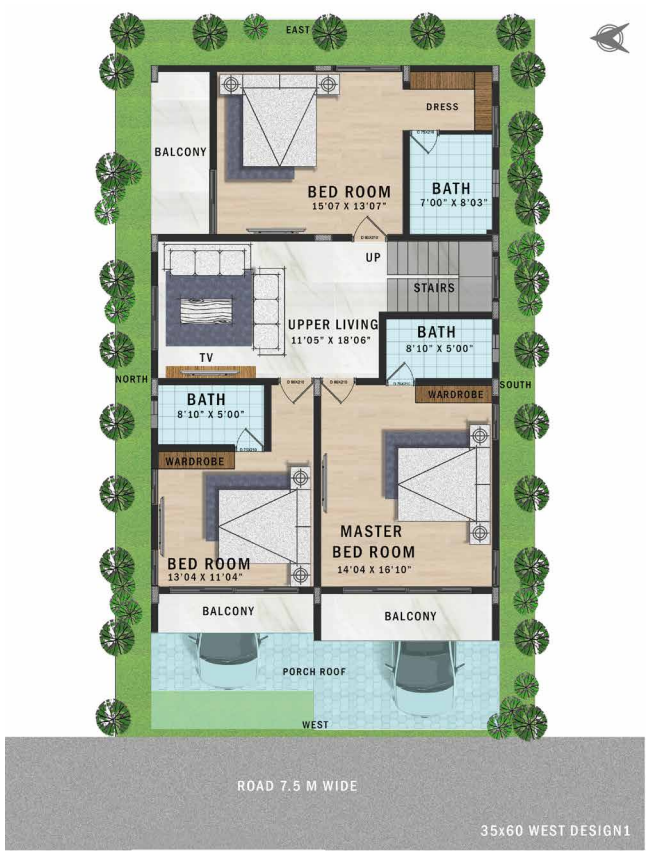
35' x 60' WEST FACING

Plot Area 2100 Sqft | Built-up Area 3050 Sqft

O8



Ground Floor



First Floor





40' x 60' EAST FACING

Plot Area 2400 Sqft | Built-up Area 3164 Sqft

O9



Ground Floor



First Floor





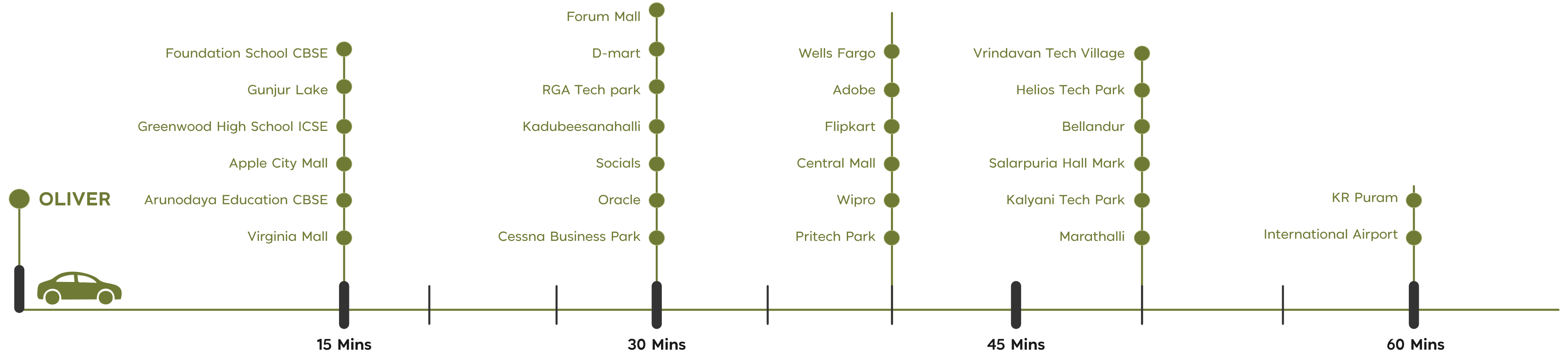
CLUBHOUSE

Adding delight to your lifestyle.

A resort-style installation for relaxation & entertainment for all members of the family - right from the elderly, youngsters to children. It has something to offer for everyone - be it the hobby room or the playroom for children or the pool-side workstation & rooftop theatre. Yoga/meditation centre, gym & the pool takes care of the fitness needs of everyone as well.



Far away from the madding crowd – but **minutes away** from your needs



Location Advantages

Connectivity

With upcoming roads and connectivity projects, it is safe to say that everything is easily accessible when it comes to living in the location of Oliver. A range of malls, shopping centres and parks make everything convenient for people of all ages. Connectivity to the proposed Peripheral Road and Outer Ring Road also make the commute easier along with Carmelaram railway station.

NEARBY HOSPITALS:

| | | | | | |
|--------------------------------|-----|----|---------------------------------------|-----|----|
| Manipal hospital | 6.5 | KM | Swastik Hospitals | 6.5 | KM |
| Karunalayam Hospital | 6.6 | KM | Sahasra Hospitals | 7.5 | KM |
| Maya Multi Speciality Hospital | 7.5 | KM | Sri Lakshmi Multi Speciality Hospital | 4.2 | KM |
| Kshema Hospital | 7.7 | KM | | | |

NEARBY SCHOOLS:

| | | | | | |
|--------------------------------------|-----|-------|--|-----|----|
| Explorers Academy | 550 | Metrs | Silver Oaks International School | 4.8 | KM |
| Greenwood High Sarjapur | 1.5 | KM | KIDZEE pre-school | 5.8 | KM |
| Deens Academy | 2.0 | KM | Chrysalis High Varthur ICSE School | 4.0 | KM |
| Spring Board International Preschool | 4.9 | KM | The International School Bangalore(TISB) | 2.5 | KM |
| Foundation School – CBSE School | 1.4 | KM | Vahe Global Academy School | 4.5 | KM |
| Global Indian International School | 1.4 | KM | Inventure Academy | 2.0 | KM |
| Chistiya International School | 2.5 | KM | Basil Woods International | 1.1 | KM |
| Oakridge International School | 3.1 | KM | United World Academy | 2.0 | KM |

The Tech Triangle

| | | | | | | | | |
|---|----|----|------------|----|----|--------------|----|----|
| ITPL | 11 | KM | Whitefield | 08 | KM | Marathahalli | 11 | KM |
| The location is equidistant to Bengaluru’s foremost tech parks which are ITPL and Electronic City. It makes this the perfect location to be in for any IT professional so that even after switching your job, you will remain in the vicinity of some of the biggest tech companies. Oliver is in close proximity to the future corporate stem of Bengaluru - Sarjapur Road. Wipro, Infosys campuses, and the Sez area are some of the prominent locations in the area. | | | | | | | | |

The Biggest of Companies:

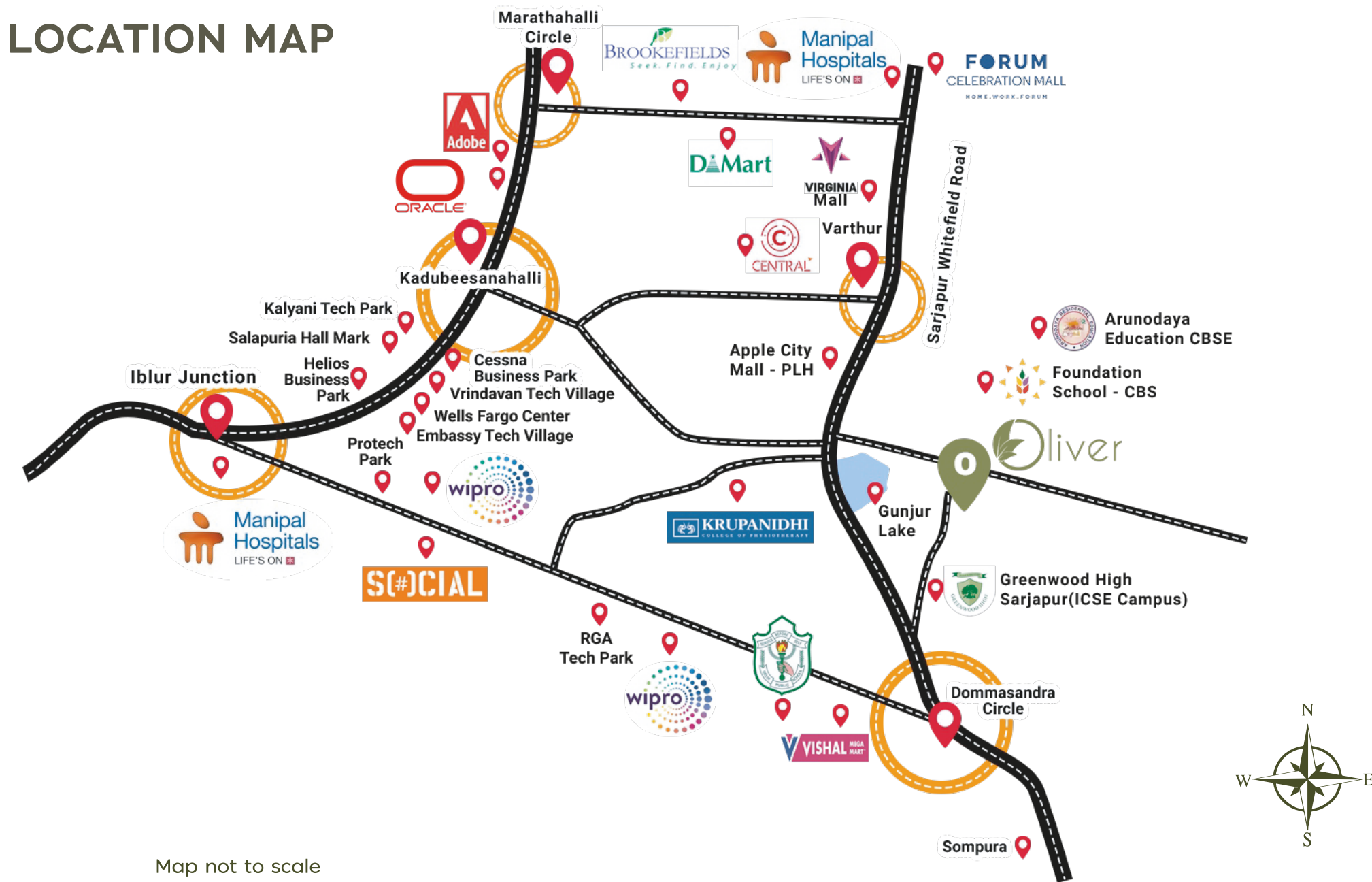
| | | | | | | | | |
|----------------------|------|----|----------------|------|----|-----------------------|-----|----|
| RGA Tech Park | 7.7 | KM | CISCO | 8.9 | KM | Embassy Tech Park | 9.7 | KM |
| Wipro New Campus | 8.3 | KM | Tech Mahindra | 11 | KM | Wells Fargo Tech Park | 9.5 | KM |
| Wells Fargo Centre | 9.3 | KM | RMZ EcoWorld | 10.6 | KM | Prestige Tech Park | 9.3 | KM |
| Cessna Business Park | 8.9 | KM | RMZ EcoSpace | 10.6 | KM | RGA tech park | 7.5 | KM |
| Adobe Tech Park | 9.2 | KM | Pritech Park | 10.6 | KM | Bagmane tech park | 20 | KM |
| Ecospace | 10.6 | KM | Robert Bosch | 10.9 | KM | Embassy Tech Village | 9.4 | KM |
| Helios Business Park | 9.5 | KM | Prestige Exora | 8.8 | KM | | | |



CLOSE PROXIMITY TO

- Reputed international schools
- Major IT hubs
- Healthcare
- Shopping malls
- Fine dining
- Entertainment centers
- Commercial & office spaces
- Houses of God
- Clubs & resorts

LOCATION MAP



Map not to scale

Note: The images in the brochure are artistic view which may vary actual as per site conditions.