

DEVELOPER

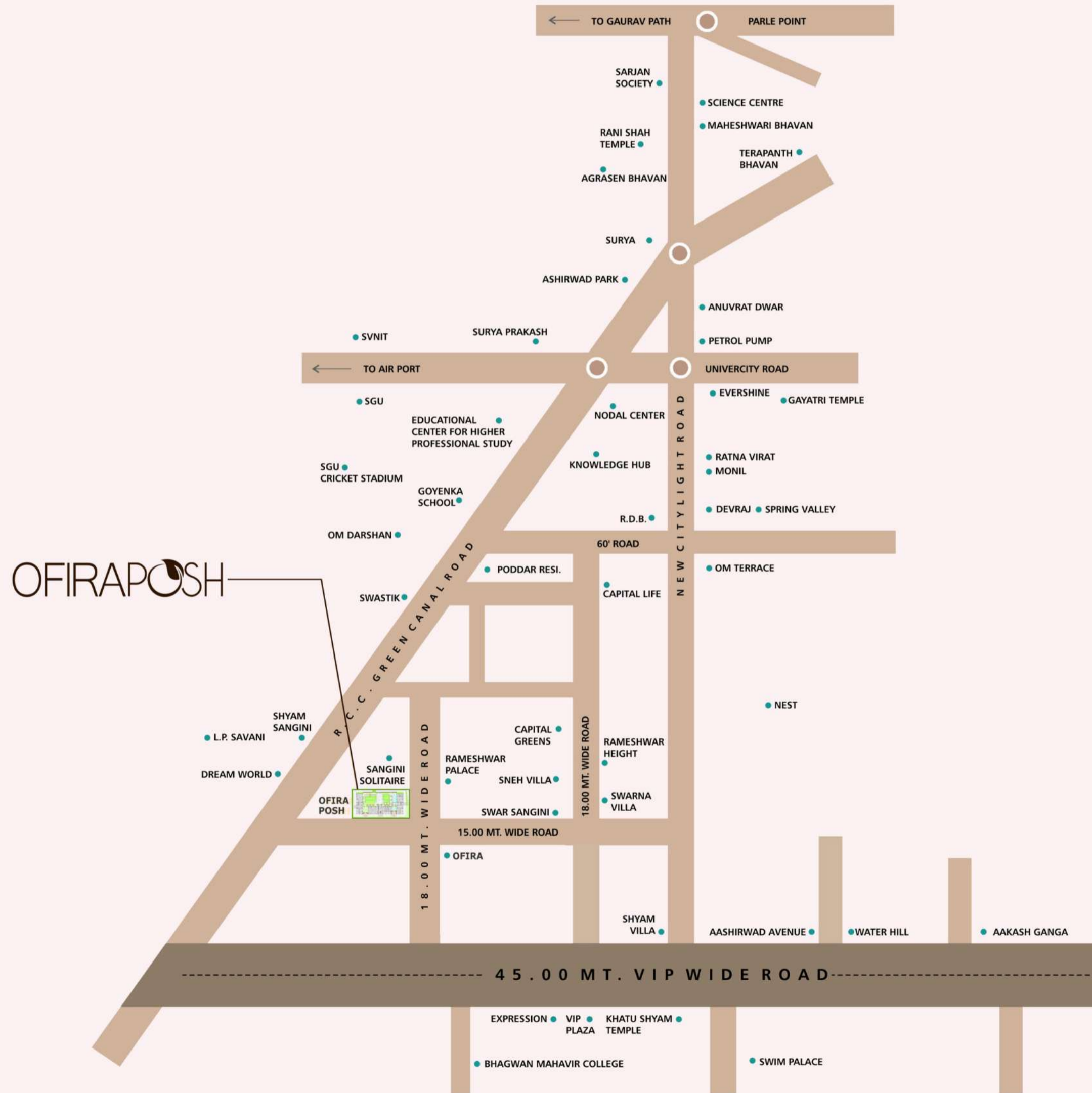


Play with Innovative

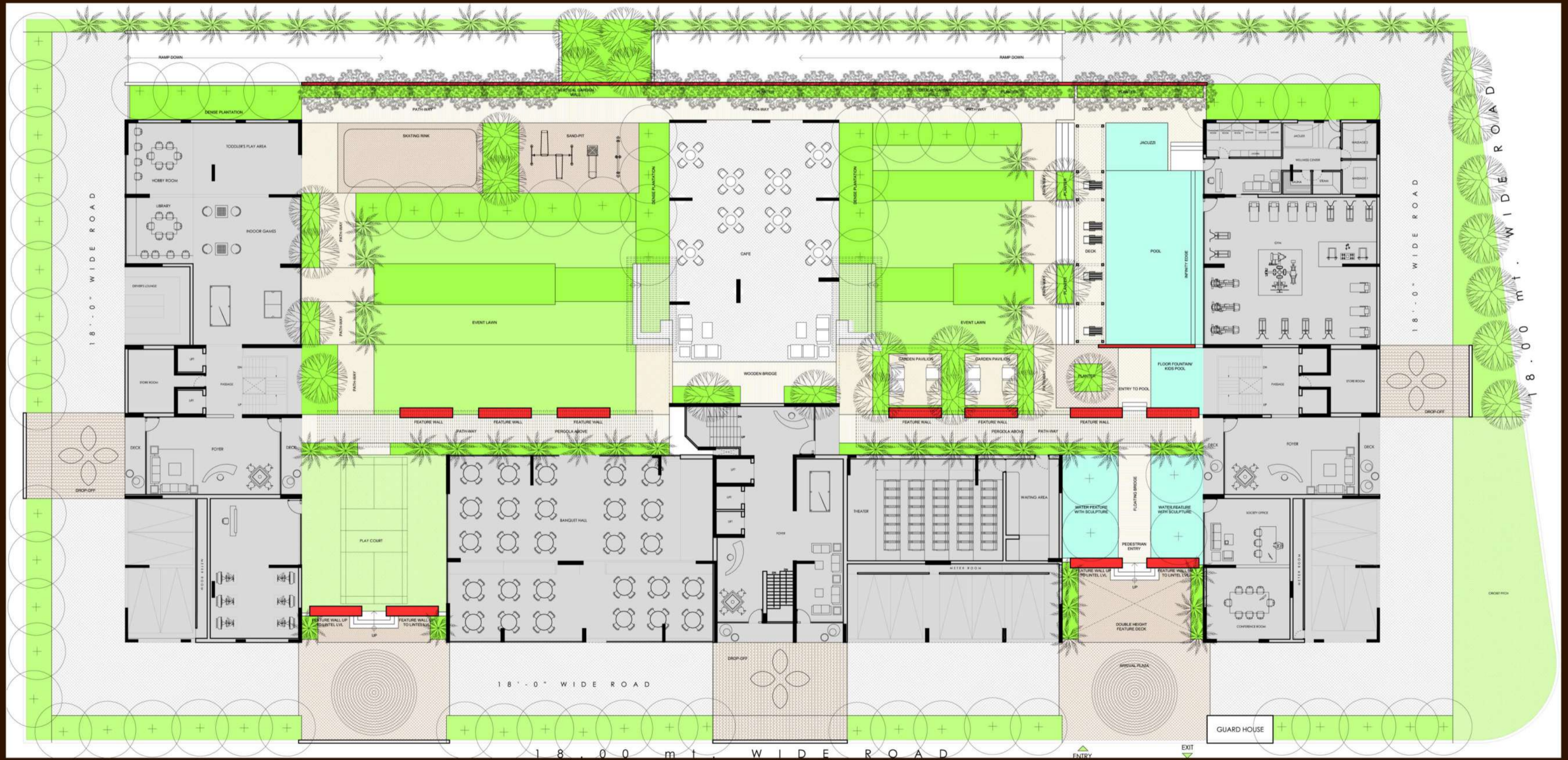
OFIRAPOSH

Luxurious 4 BHK and 5 BHK Flats





GROUND SITE PLAN



TYPICAL FLOOR PLAN



UNIT A & C PLAN (4BHK)



Project Name	:- OFIRA POSH
Developers	:- AVANTIS
Designated Use	:- Residential high-rise
No. Of Floors	:- 2level basement & Gr. Floor + Typical 13 Storied
Total Car Park	:- 2 car per Flat
Block(No of Building)	:- 3 Building in Campus
Type of foundation	:- Isolated Foundation
Slab to Slab	:- 3.20 mt. (10'-6")

Electricals Systems, Elevators, Security System and Water Supply

Power Load	Three Phase meter for 4 bhk. & 5 bhk.
Generator Back-up (Power Back-up)	Common Infrastructure Facility as well as each flat electrical point (Except A.C.) having Generator Back up-10points
Power Supply Calculated per flat	Electrical load as per Consultant instruction
Elevators Configuration	High speed fully Automatic lift of Schindler /Mitsubishi / Otis or Eq.
Speed of lifts	1.5 mt./second.
Capacity of the lifts	10 Passenger
Supply of water source	Municipal water supply + Bore in each Building.
U.G.W.T.	1,50,000 Its.
O.H.W.T.	50,000 Its.
Sewage System	R.C.C. hum Pipe of good Quality in Under Ground & P.V.C. in open drainage system as per detail given by Plumbing Consultant.
Road Network	R.C.C. Tri-mix (V.D.S.) / Paver Blocks of good Quality.
Security System	C.C.T.V. with Audio Door Phone.

Internal Unit Finishes

LIVINGROOM & DINING : - Italian flooring in Living & Dinning.

BED ROOM :- wooden flooring in 2 bedrooms & Vitrified Tiles in 2 bedrooms in 4 BHK &
Wooden Flooring in 2 bedrooms & Vitrified Tiles in 3 bedrooms in 5 BHK

KITCHEN :- Granite stone kitchen platform with Stainless Steel sink with Tiles Dado on
Wall & Italian flooring in kitchen

PLUMBING :- I.S.I. Standard Quality sanitary ware And Bathroom Fittings. |

ELECTRIFICATION :- Electrical Copper wiring & Modular switch with I.S.I. standard fittings of
good Quality.T.V., Telephone, A.C. point in each room.

AIR CONDITION :- Provision of A.C. in all bedrooms.

DOORS: - Main door - Teakwood frame with veneer shutter.

WINDOWS :- Anodized coating Aluminum section window with Reflective Glass of
Standard Quality glass.

RAILING :- Glass Railing with S.S. Top-Rail in Balcony.

WALL FINISH :- White putti finish in internal wall

TOILET :- Designer toilet dado with Tiles in all toilets.

External Building Finishes

- PLASTER : - Double Coat Sand face / with Textured paint
- COLOUR : - I.C.I. (Max) cement based.
- Flooring in Margin : - Natural stone and Paver / Cobble block

Internal Common Area Finishes

- FOYER : - Designer Foyer with Italian marble, Glass and other Special materials as per Designer
- Lift Cladding : - Granite with Designer Material
- STAIRCASE : - Granite Tappa & Riser.
- TERRACE : - Water proofing on terrace with use of Chemical & above that China mosaic tile floor.

Common Amenities

- GAZEBO SEATING : Covered platform with Modern Sitting lounge.
- INDOOR GAMES : - Pool table, Carom board, Chess board and Table tennis.
- CHILDREN PLAY : - Soft floor in open area with standard play equipment for children.
- TODDLER'S PLAY : - Toddler's good quality playing equipment, floor covered with rubber mat and with seat-out space for parents.
- GYM & SPA : - Gym With good quality modern Equipment with Steam, Sauna, Jacuzzi,
- LIBRARY : - Library with Seating Area having Updated magazine and books senior entertainment area.
- OUT DOOR GAMES : - Multi Purpose Court Area .
- SENIOR CITIZEN GARDEN : - Seating area in soft green lawn for senior citizens
- ENTRANCE SIT-OUT WITH WATERBODY : - Cascade water-body provided in entire campus
- JOGGING TRACK : - 6'-0" wide Track is covered with River wash Kota/Paver blocks/Natural stone cladding.
- DRIVER'S LOUNGE : - Lounge area for drivers

Connectivity

	Railway Station	8.00 KM
	Commercial Hub	1.00 KM
	Office blocks	1.00 KM
	School / Collage	1.00 KM
	Nearby Petrol pump	1.5 KM

THANK YOU FOR VISIT

OFIRAPOSH

DEVELOPER



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THANK YOU!

Site add: Near Sangini Solitaire, VIP Road, Vesu, Surat