



MAXVEL ALVISTA

SECTOR 32, ROHINI

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New Delhi - 110034

Project Location:
MAXVEL ALVISTA
Plot No. 02(A), Pocket 02, Block A
Sector 32, Rohini, New Delhi 110085.

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MAXVEL GROUP

ABOUT US

MAXVEL GROUP, driven by passionate industry leaders in real estate, aims to create architectural landmarks in the national capital of India and neighbouring states. With strong ethos and values, we promise to deliver high-end luxury residential projects using the latest construction techniques and infrastructure, ensuring quality in all its work.

At Maxvel Alvista, luxury transcends mere aesthetics. Nestled in Sector 32 Rohini, the 3 BHK apartments and penthouses embody opulence and tranquillity. Each corner whispers sophistication, crafting an unparalleled retreat that elevates residents' lifestyles to extraordinary heights, a true reflection of Delhi's elite charm.



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SECTOR 32, ROHINI



BESPOKE
OPULENCE

Every element in this opulent sanctuary has been thoughtfully curated, from sophisticated finishes to roomy floor plans flooded with natural light. Selective residents are invited to enjoy an exceptional living environment at Maxvel Alvista, where sophisticated design and contemporary conveniences merge to create a genuinely opulent way of life.



Every part of the design has not only been analysed keenly to achieve the intended design of having the best quality living space for the residents but also done in style. Luxury spaces that blend sophistication with calm are created when the grandiosity of interiors meets the serenity of natural landscapes.

ENGULFED BY LUXURY



REFLECTION OF THE INFLUENTIAL

They are classically elegant, sophisticated housing units that symbolise the ultimate in living standards. Each apartment is also configured as an arena of public display of self and a home that reflects the lifestyle that the rich want to emulate back in the city. Here, every detail resonates with influence, elevating daily living into an art form that reflects the heights of achievement.

POSSESSION OF THE RARE

Buying a home here transcends a simple transaction, it is a privilege bestowed upon those who seek the extraordinary. Each residence embodies luxury, with every detail in its construction designed to provide residents with a regal lifestyle. The pursuit of such exclusive ownership invites you to inhabit a space where luxury knows no bounds.





PRIME LOCATION, EXCEPTIONAL CONNECTIVITY

Maxvel Alvista is ideally located in the heart of North Delhi, providing seamless access through UER (II) Urban Extension Road and an extensive network of 4 and 6-lane highways. Residents can benefit from close proximity to shopping centers, dining establishments, healthcare facilities, entertainment options, and reputable schools, ensuring a lifestyle of convenience and luxury at their doorstep.

*Ideal drive time.

Map not to scale

360° VIEW



FRONT
ELEVATION



GREEN SPACES



SWIMMIN POOL



MORNING
ELEVATION



AERIAL VIEW



SIDE ELEVATION



PERSPECTIVE
SIDE ELEVATION



DROP OFF AREA



GREEN LANDSCAPING



HALF BASKETBALL COURT



RECREATIONAL OUTDOOR AMENITIES*

- Swimming pool
- Ornamentally designed & Landscaped gardens
- Divine pergola
- Jogging track
- Senior citizen zone
- Kids' play area with slides, Swings and sandpit
- Open air meeting zones
- Water bodies
- Pet relief area
- Badminton court

RECREATIONAL INDOOR AMENITIES*

- Reception & concierge
- Art & craft studio for kids
- Yoga & meditation room
- Restaurant & bar
- Library
- Cafeteria
- Salon & spa
- Billiards room
- Carrom
- Chess
- Play cards
- Table tennis
- Gym & spa
- Dance & music zone
- First aid

TOWER AMENITIES*

- Reception & concierge
- Guest waiting lounge
- Drivers' lounge
- Guest & drivers' rest rooms

OTHER AMENITIES*

- Master welcome desk
- 5-tier security
- Car washing area
- On call housekeeping & Laundry
- Round the clock water & Electricity supply
- Panic button/app
- Multi-level car parking
- Ev charging points
- Ample visitor parking
- Creche
- Central green
- Gym reception
- Grand lobby
- Multi-purpose hall

LIST OF AMENITIES

SPECIFICATIONS

INTERNAL SPECIFICATIONS

Material & Size

- Upto 3.6 ft wide & 8 ft high internal flush door & frame teakwood with Duco paint/laminated

Flooring

- Premium vitrified tiles AGL, Simpolo, Somany, Kajaria, Qutone or equivalent.

Walls

- Putti/level plast with Tractor emulsion paint.

Ceiling

- POP false ceiling with premium emulsion paint.

Air Conditioning

- All-weather centralized hybrid air conditioning with ductable units in all bedrooms, living area & utility room, & provisioning in kitchen. (10 HPA in 3 BHK). Mitsubishi/ Hitachi/Daikin or equivalent

BEDROOM FINISHES

Wardrobes

- Upto 8 ft height wall-to-wall modular wardrobes with mirror/lacquered glass/glass/Mica on top in all bedrooms. 3 dresser + 1 wardrobe in 4 BHK.

Bedroom Flooring

- Laminated wooden flooring in any one bedroom (Tesa/Pergo or equivalent) & premium vitrified tiles AGL, Simpolo, Somany, Kajaria, Qutone or equivalent in other bedrooms.

Wall Finishes

- Putti/level plast with premium emulsion paint.

Ceiling

- POP false ceiling with premium emulsion paint.

Air Conditioning

- All-weather centralized hybrid air conditioning with ductable units in all bedrooms, living area & utility room, & provisioning in kitchen. (10 HPA in 3 BHK). Mitsubishi/Hitachi/Daikin or equivalent.

WASHROOM FINISHES

Fitment & Equipment

• Fully equipped washrooms with branded CP & sanitary fittings (Hans Grohe/Grohe/Villeroy & Boch/Duravit or equivalent) also includes shower, vanity, looking mirror, glass shower partition, mosaic etc.

Flooring

• Premium vitrified tiles AGL, Simpolo, Somany, Kajaria, Qutone or equivalent.

Walls

• Premium vitrified tiles upto false ceiling level.

Ceiling

• Premium emulsion paint on trap doors with lighting.

KITCHEN FINISHES

Cabinets

• Premium modular kitchen cabinets of appropriate finishes with Hafele/Blum/Hettich or equivalent fitting & accessories.

Appliances & Equipment

• Chimney, built-in H.O.B, built-in microwave (25-35 Ltr.), built-in OTG (25-35 Ltr.) & refrigerator (400-500 Ltr.) respectively as per category

Flooring

• Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or AGL equivalent.

Walls

• Vitrified tiles / premium emulsion paint.

Dado & Counter Top

• Premium composite marble tiles upto 2 ft. above counter & on counter top.

Ceiling

• Premium emulsion paint on trap doors with lighting.

Wet Kitchen Finishes

• Wet kitchen in utility balcony in SS finish.

OTHER SPECIFICATIONS

Electrical Fittings

• All electrical wiring in concealed conduits, provision of adequate light and power points. DTH/cable (Havells/Goldmedal Wires/Finolex/KEI/Polycab/Hafele/Bosch/Chaff/Schneider) and LED-TV outlets in drawing, dining and in all bedrooms, moulded modular plastic switches & protective MCB's.(Havells/Gold Medal/Legrand or equivalent)

Home Automation

• Basic smart home package to control lighting, air conditioning etc. (One Touch/Godrej/Yale or equivalent).

Fans

• 7 fans in 3 BHK.

Safety

• Fire sprinklers according to NBC, LPG/IGL gas line fitting & panic button/mobile app.

EXTERNAL SPECIFICATIONS

Structure

• **External Specifications:** Multi-storied, earthquake resistant Mivan form work (Malaysian technology) RCC framed structure, bricks only where needed. Textured paint of exterior grade and M.S/S.S railing or toughened glass on specific sections or equivalent

Entrance

• **Elevators:** Upto 3 elevators each tower including service elevator, passenger elevators & fire escape Mitsubishi / Kone / Otis / Thyssenkrupp or equivalent brand in each tower

Elevators Staircases

• **Key Less Entry:** Key less entry with Yale/Godrej or equivalent door lock, Honeywell or equivalent video door phone. Upto 4 ft wide & 8 ft high main flush door & frame with teakwood veneer/mica.
• **External door window:** High grade Aluminium of good Brand with toughened glass mesh in elevation of brand Aluke/Schuco or equivalent.
• **Staircases:** Upto 5 ft wide grand staircases with risers & treads of granite/marble/stone. Wall & ceiling finishes with premium emulsion paint, handrail with mild steel.

Service Balcony

• Upto 8 ft wide Grand Balconies, Concrete/Brick wall along with wet point. Washing Machine (not provided),Cloth Dryer (not provided) & in-service balcony. Anti-skid vitrified tiles in flooring. Wall & Ceiling finishes weather proof external Paint, Handrail with Mild Steel/Stainless steel Railing with toughened glass.

Leisure Balconies

• Upto 6 ft wide grand balconies, M.S railing or toughened glass and Anti-skid tiles.

TOWER-01

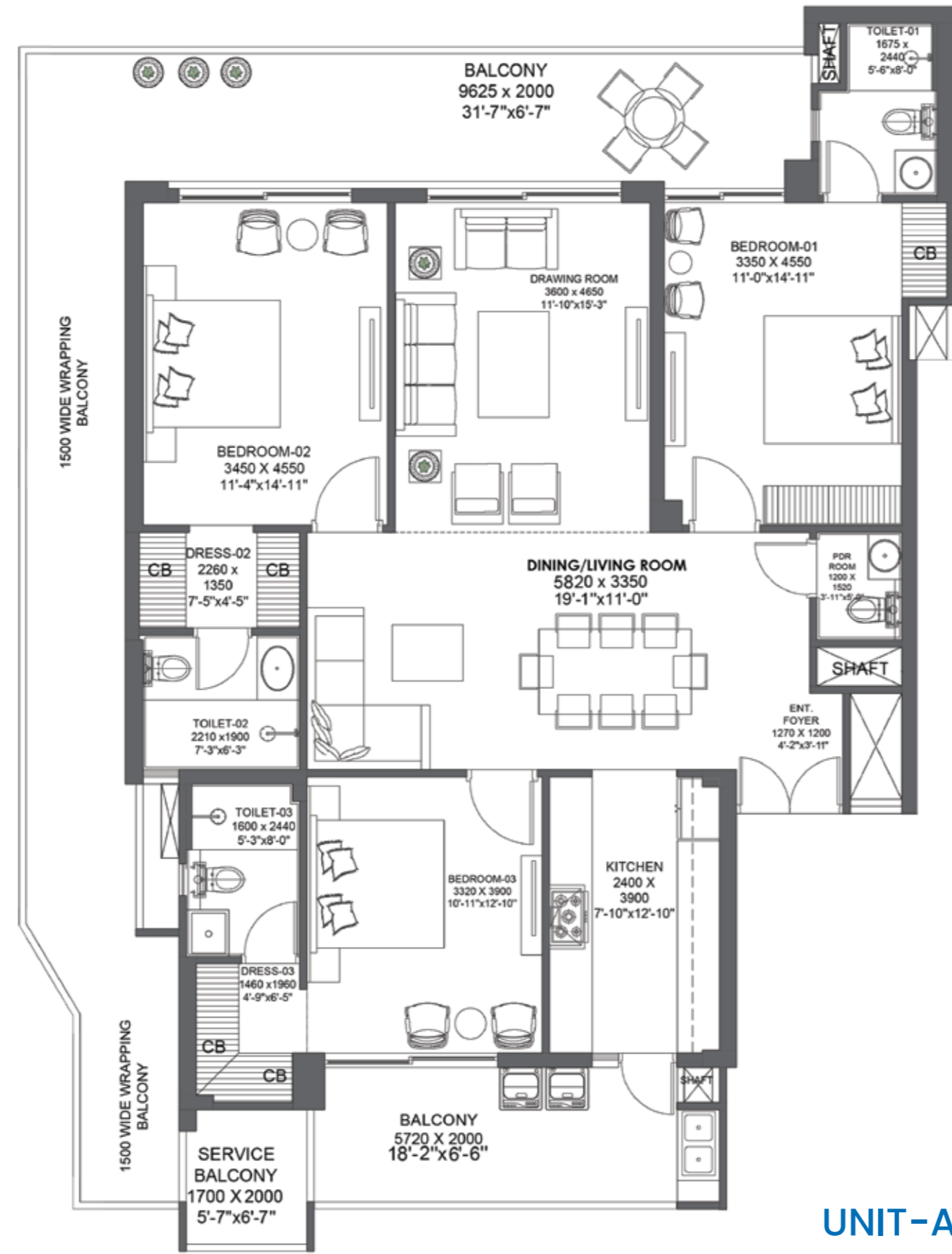
TYPICAL FLOOR PLAN



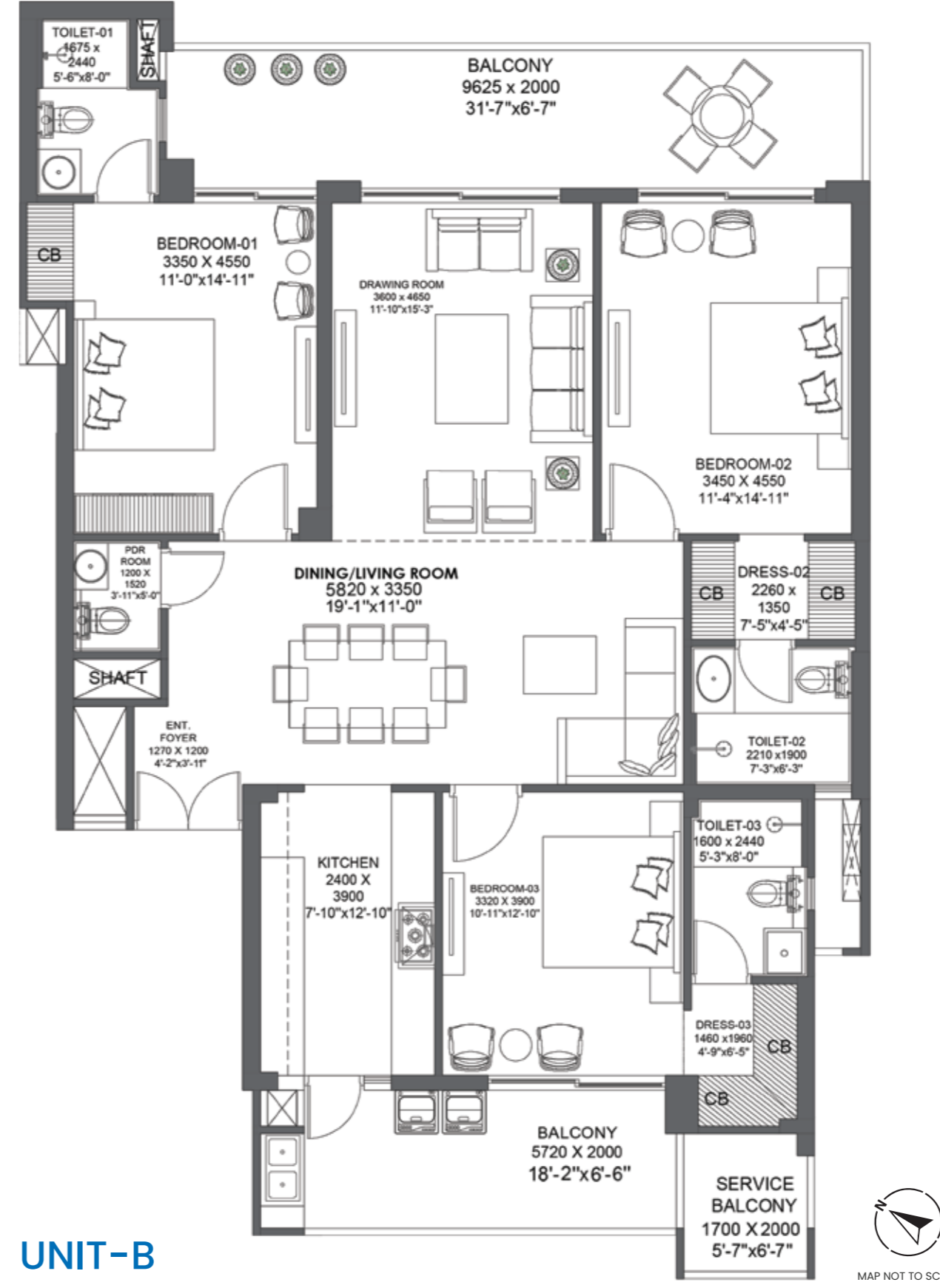
SITE PLAN

TOWER-01

TYPICAL FLOOR PLAN



UNIT-A



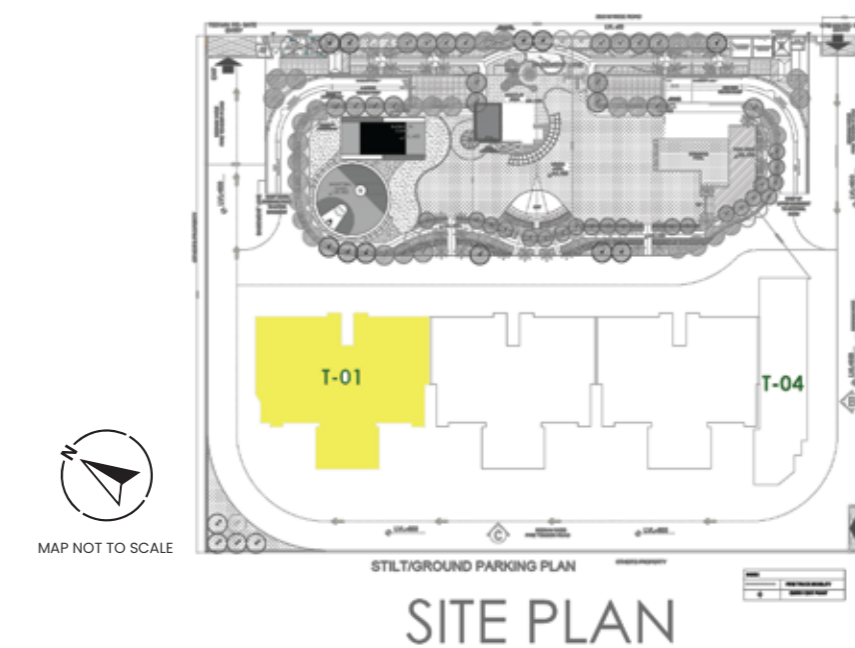
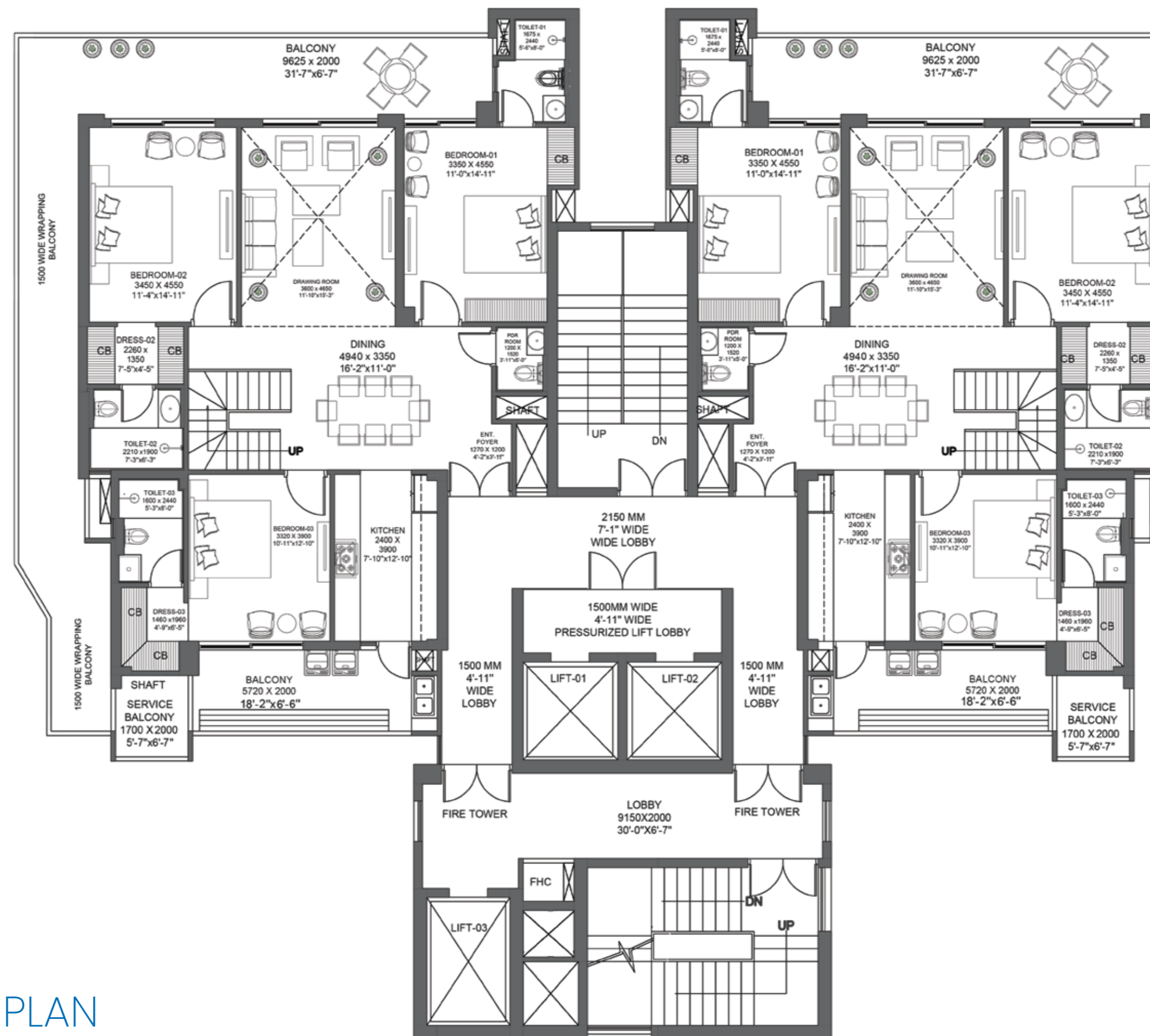
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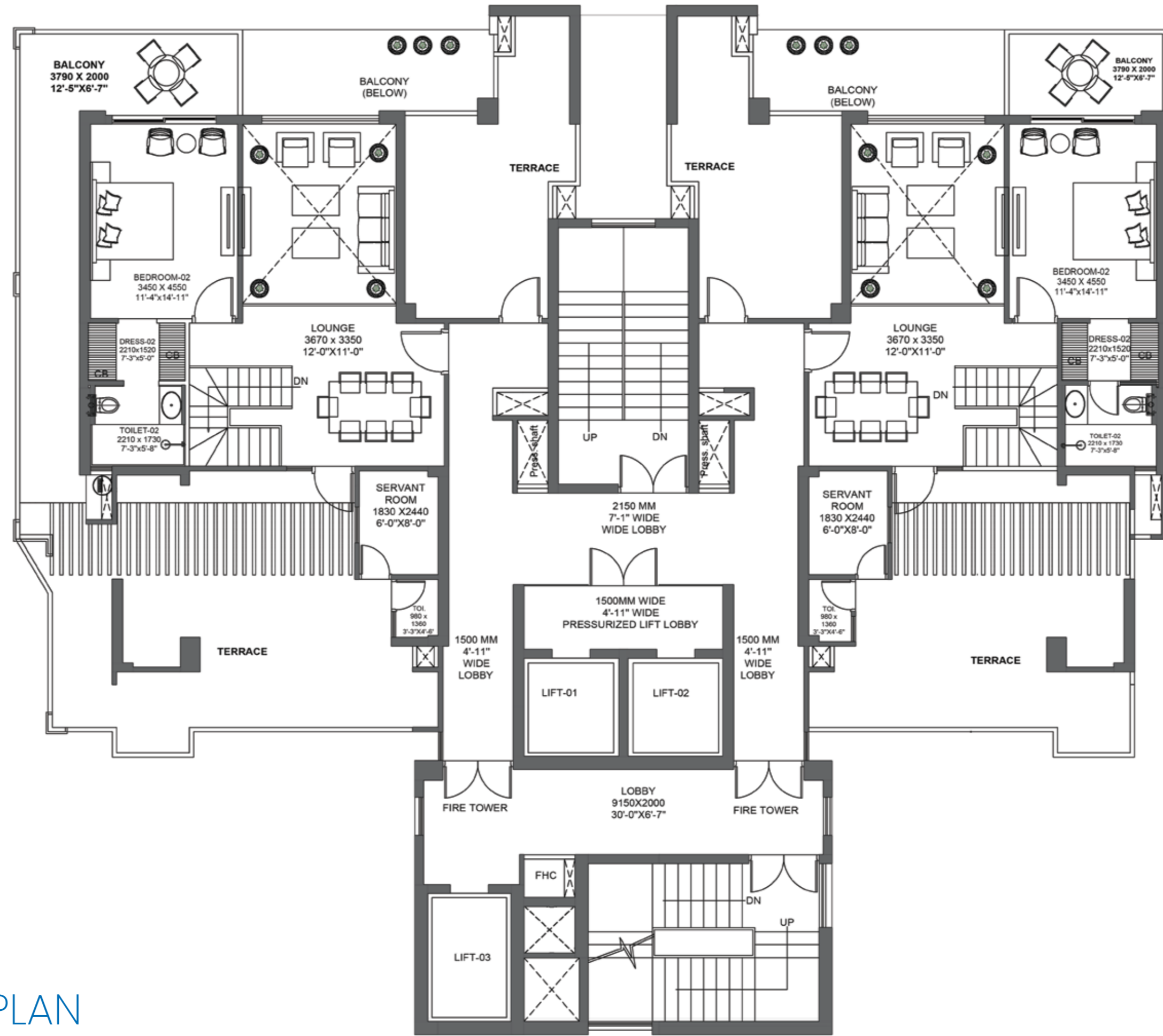
TOWER-01

TYPICAL FLOOR PLAN

TOWER-01

LOWER PENTHOUSE FLOOR PLAN





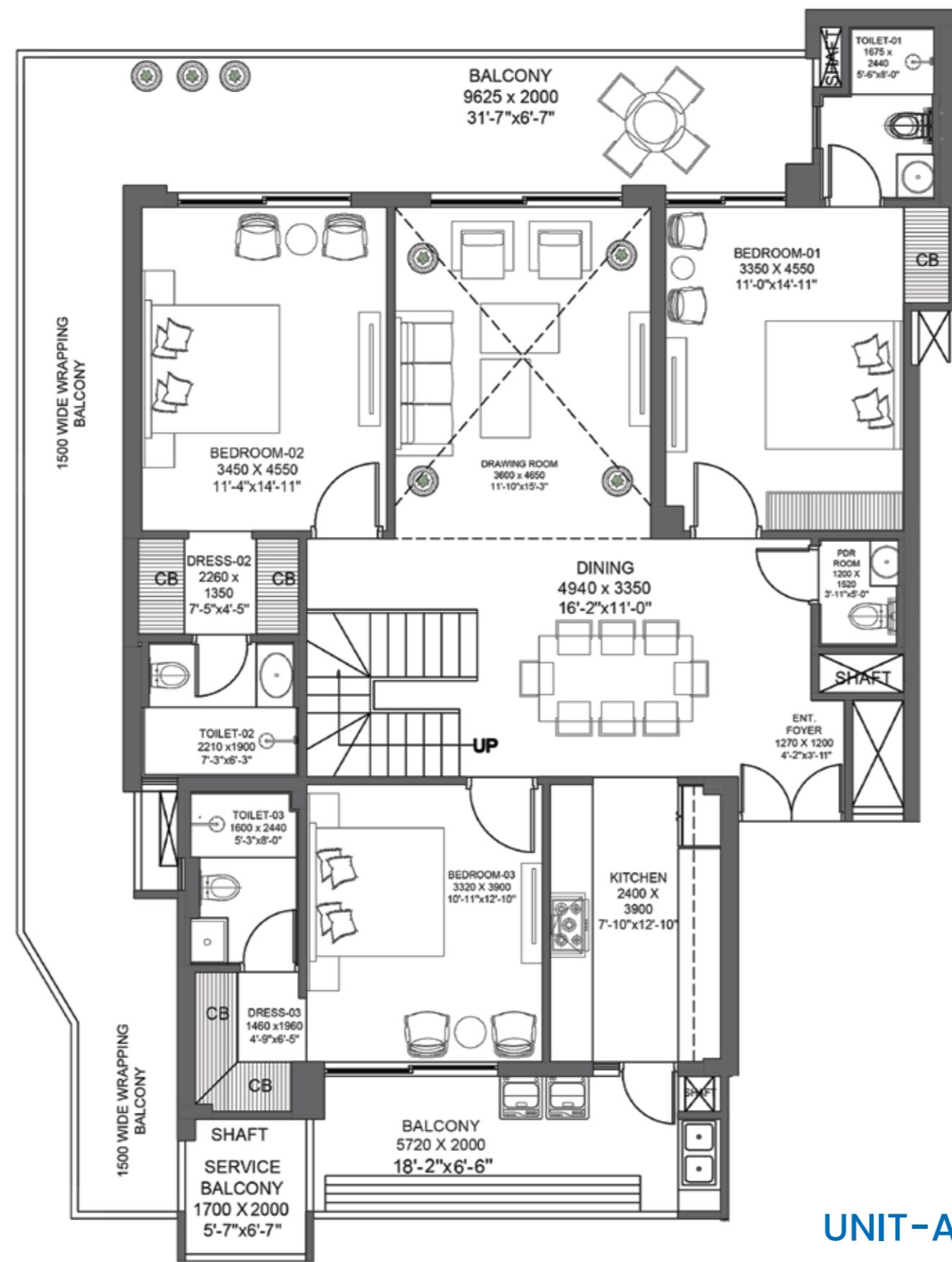
TOWER-01

UPPER PENTHOUSE FLOOR PLAN

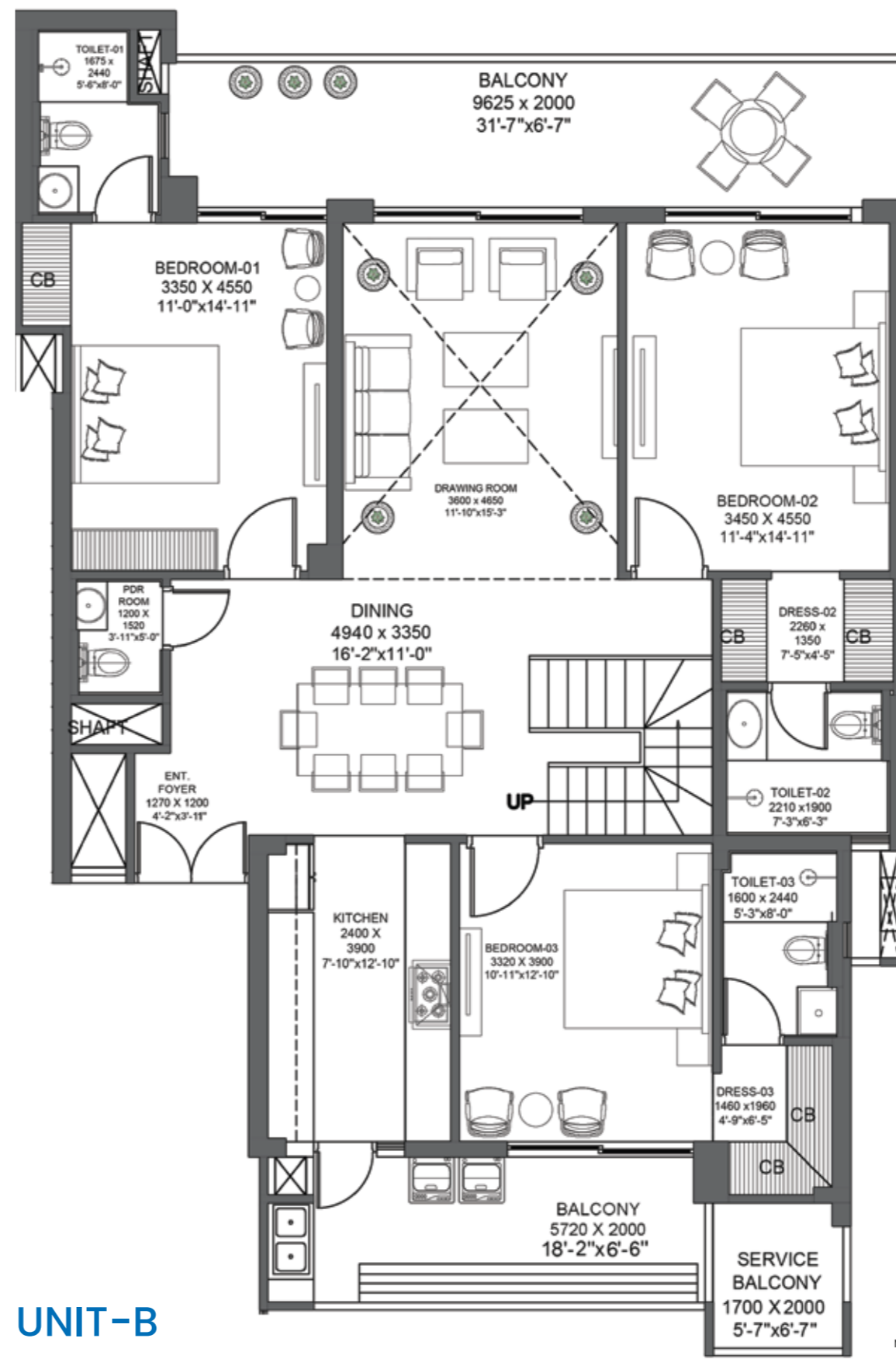


TOWER-01

LOWER PENTHOUSE FLOOR PLAN



UNIT-A

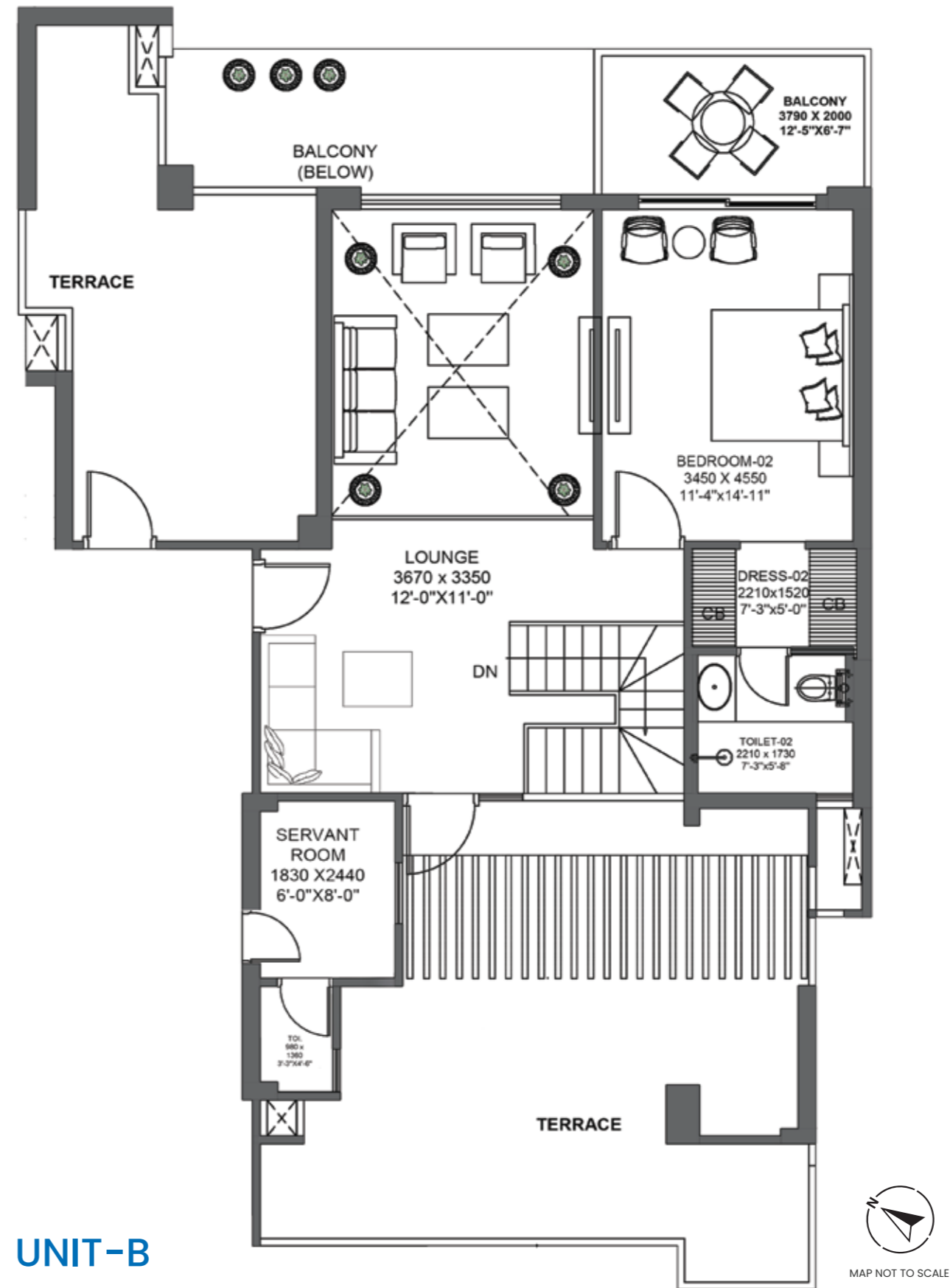
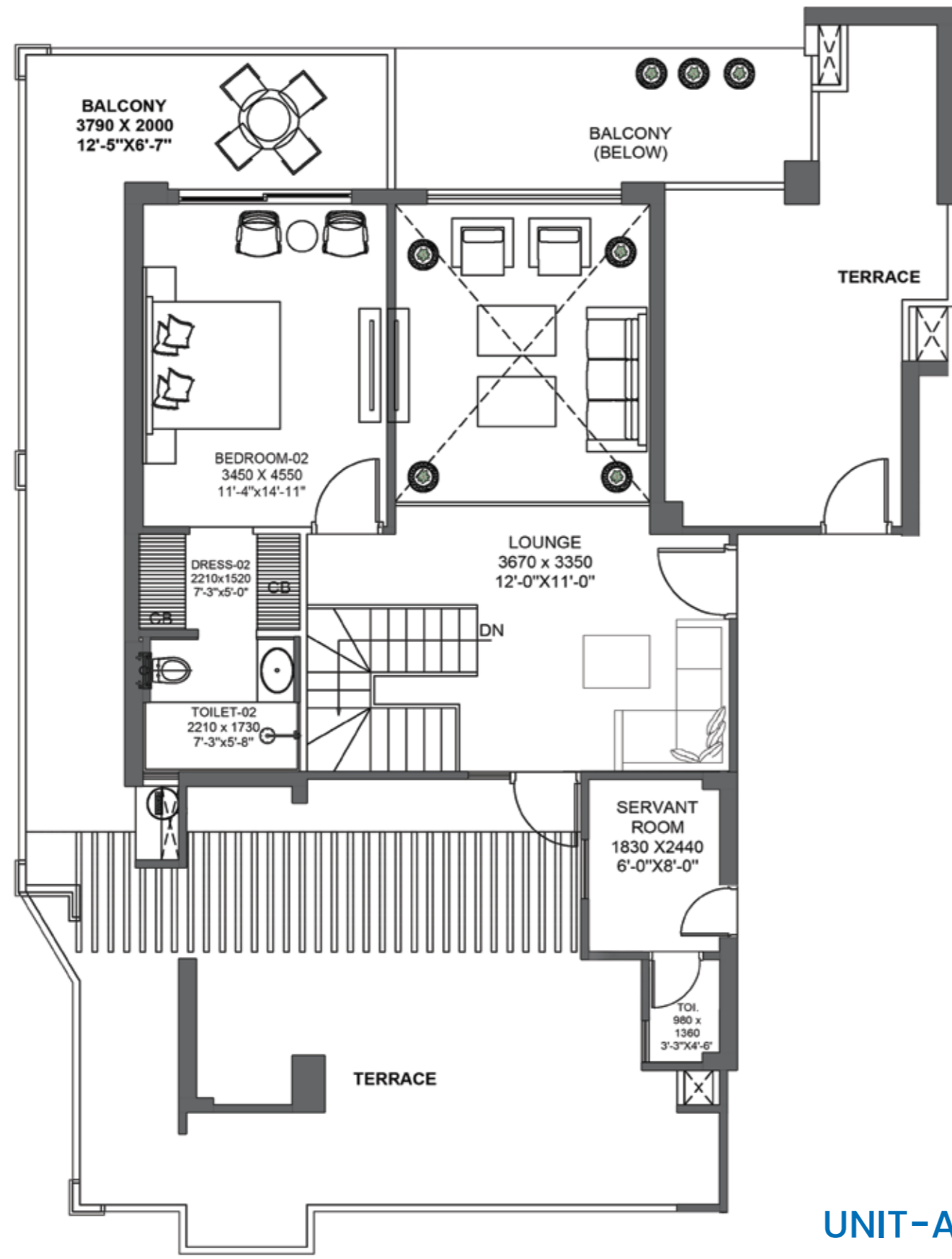


UNIT-B

TOWER-01

LOWER PENTHOUSE FLOOR PLAN

TOWER-01
UPPER PENTHOUSE FLOOR PLAN

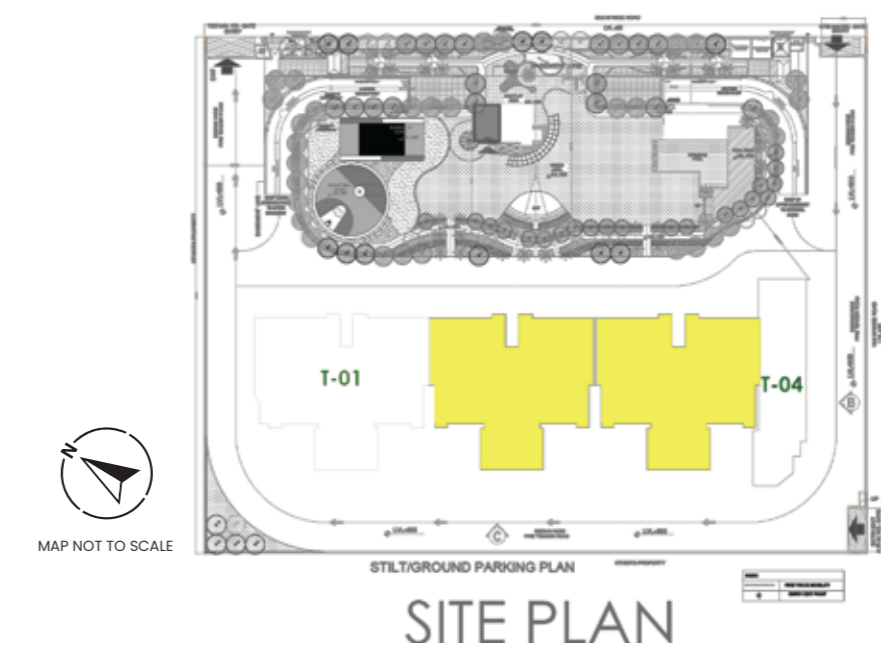


TOWER-01
UPPER PENTHOUSE FLOOR PLAN



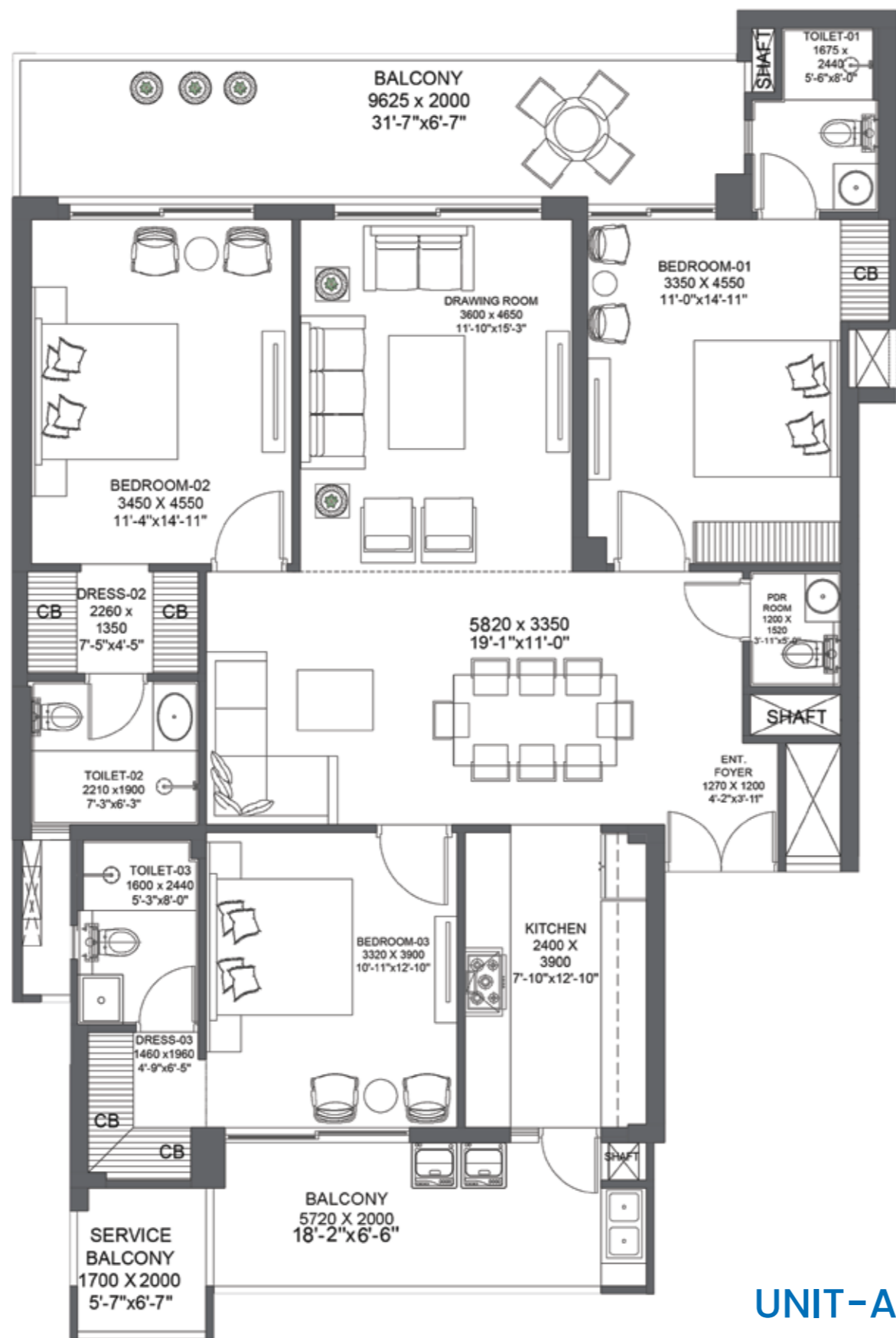
TOWER-02 & 03

TYPICAL FLOOR PLAN

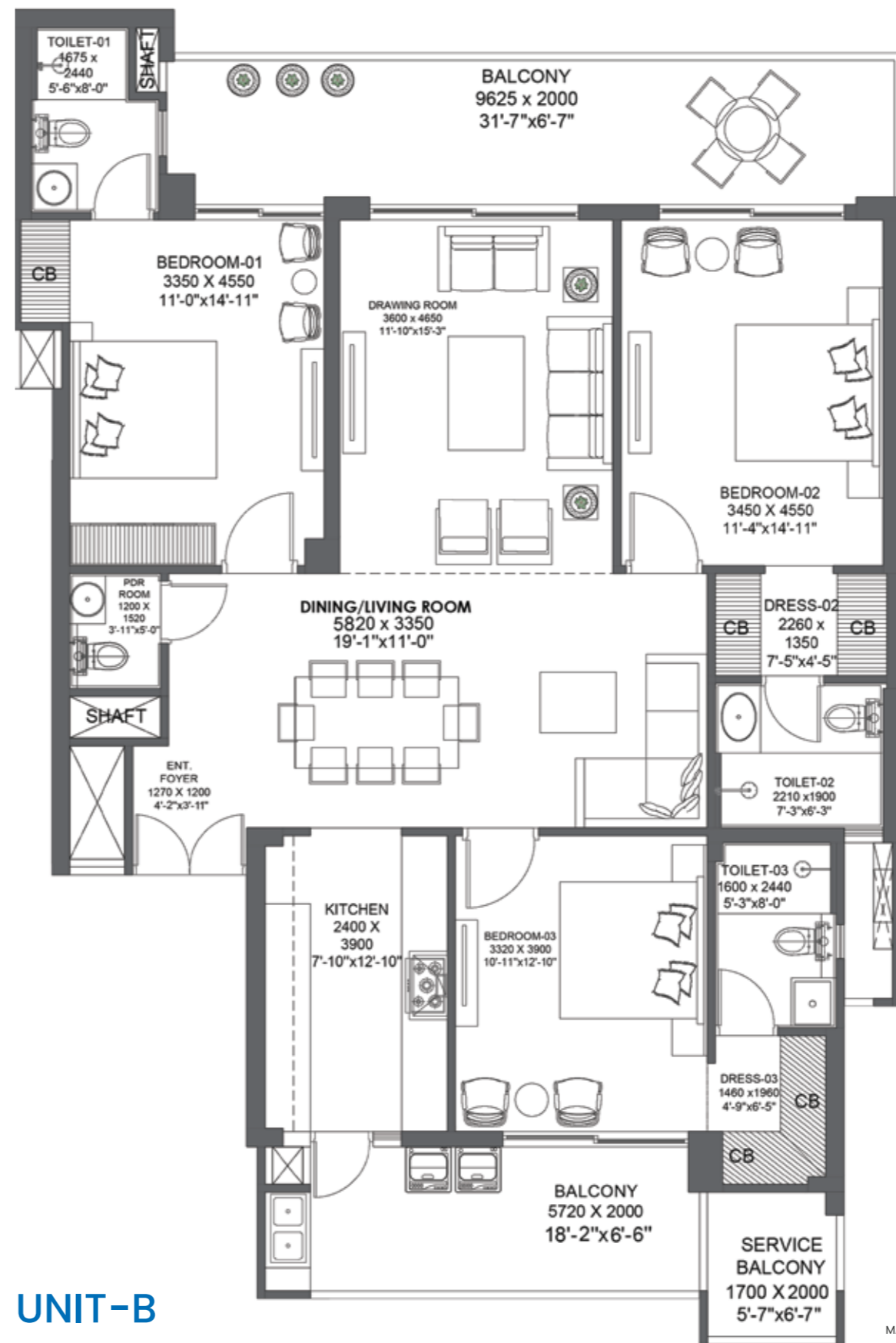


TOWER-02 & 03

TYPICAL FLOOR PLAN



UNIT-A



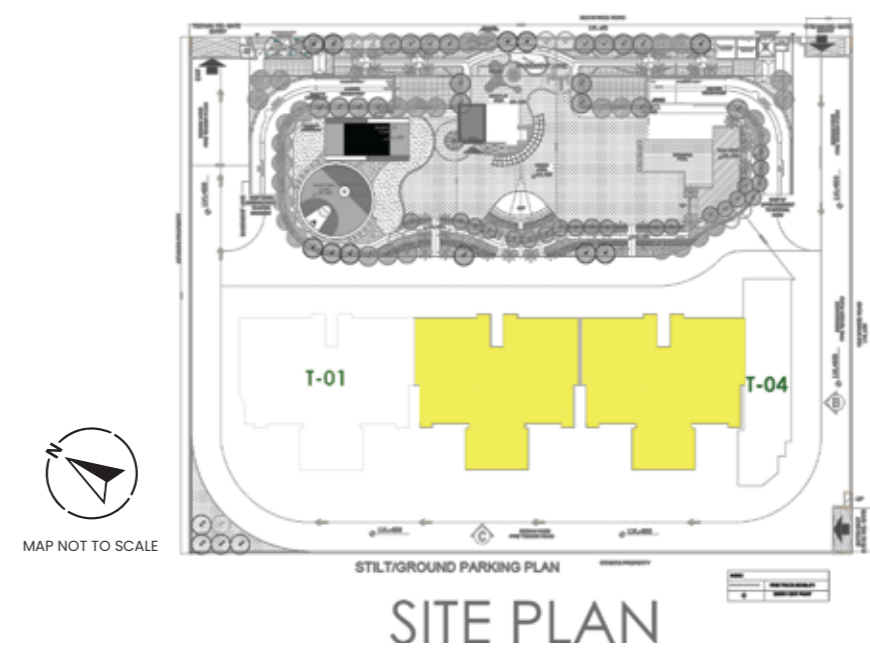
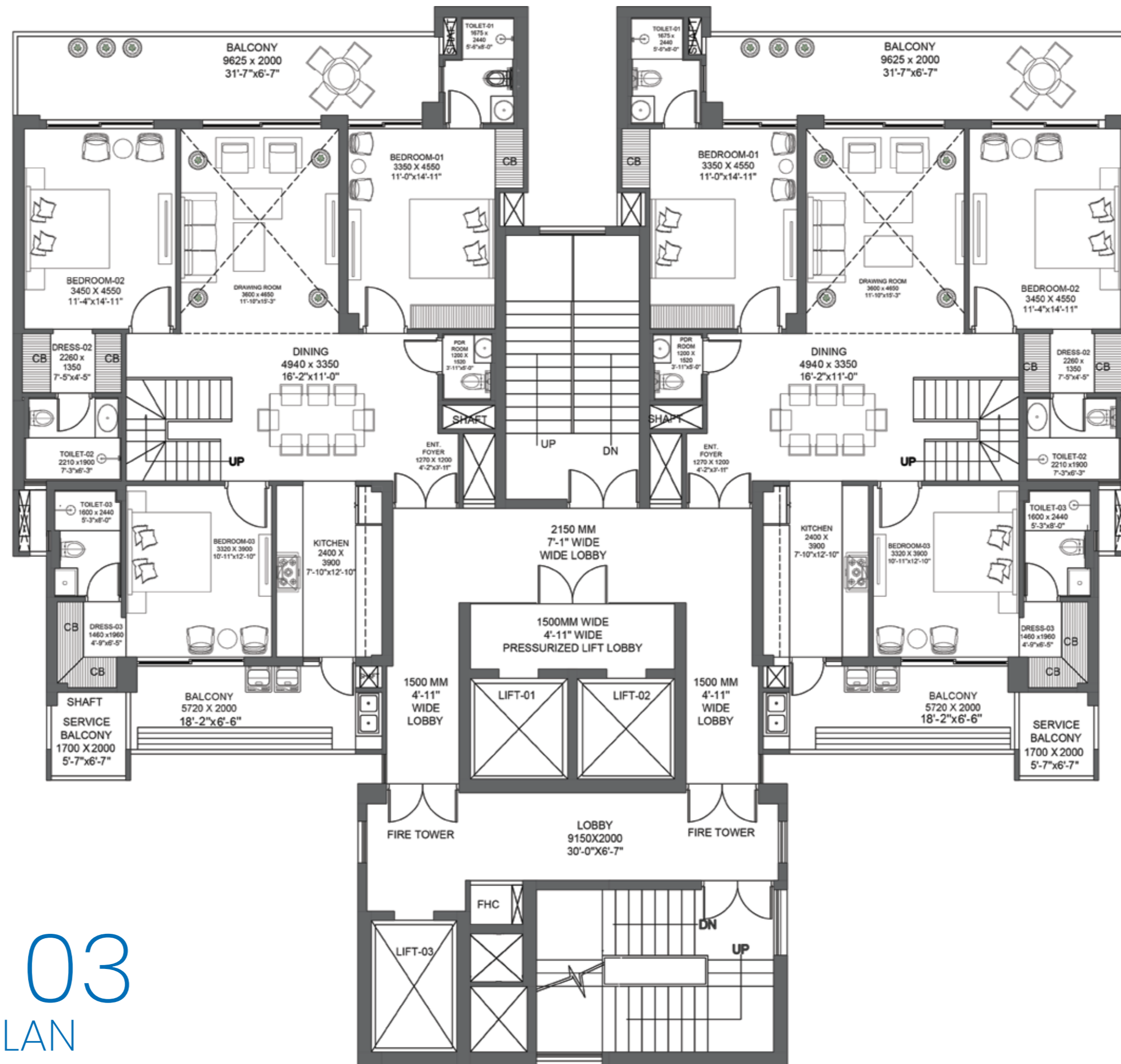
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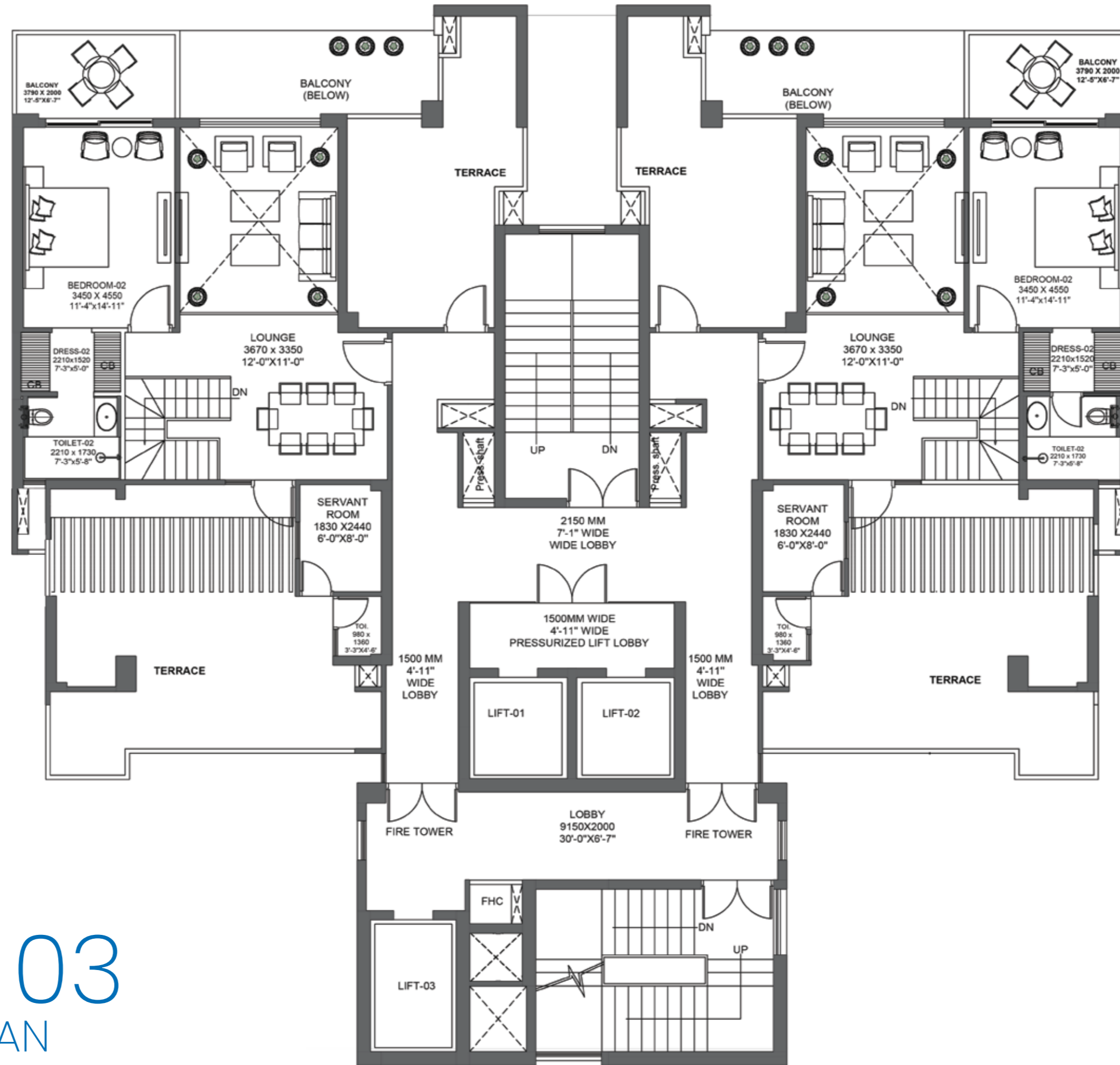
TOWER-02 & 03

TYPICAL FLOOR PLAN

TOWER-02 & 03

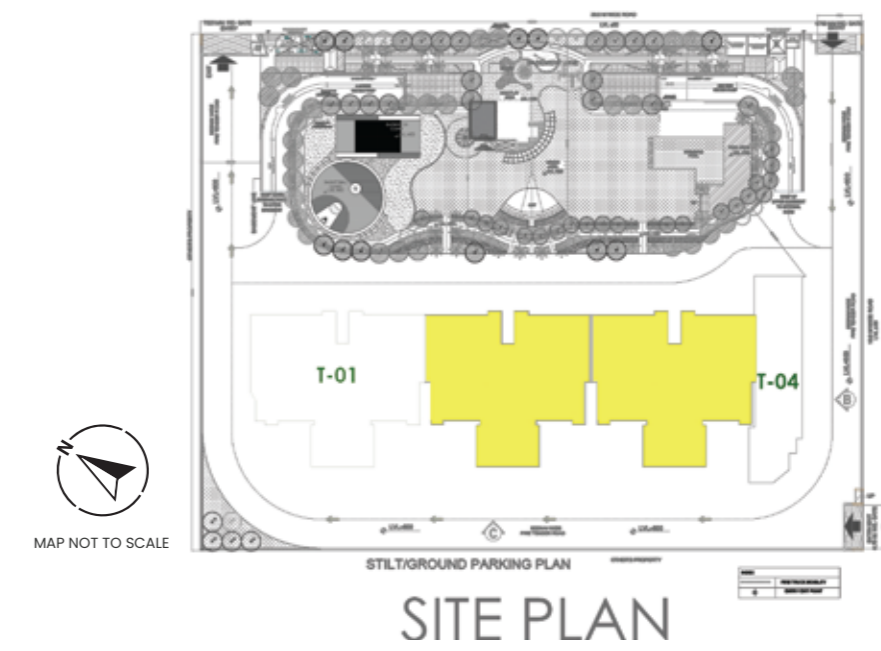
LOWER PENTHOUSE FLOOR PLAN





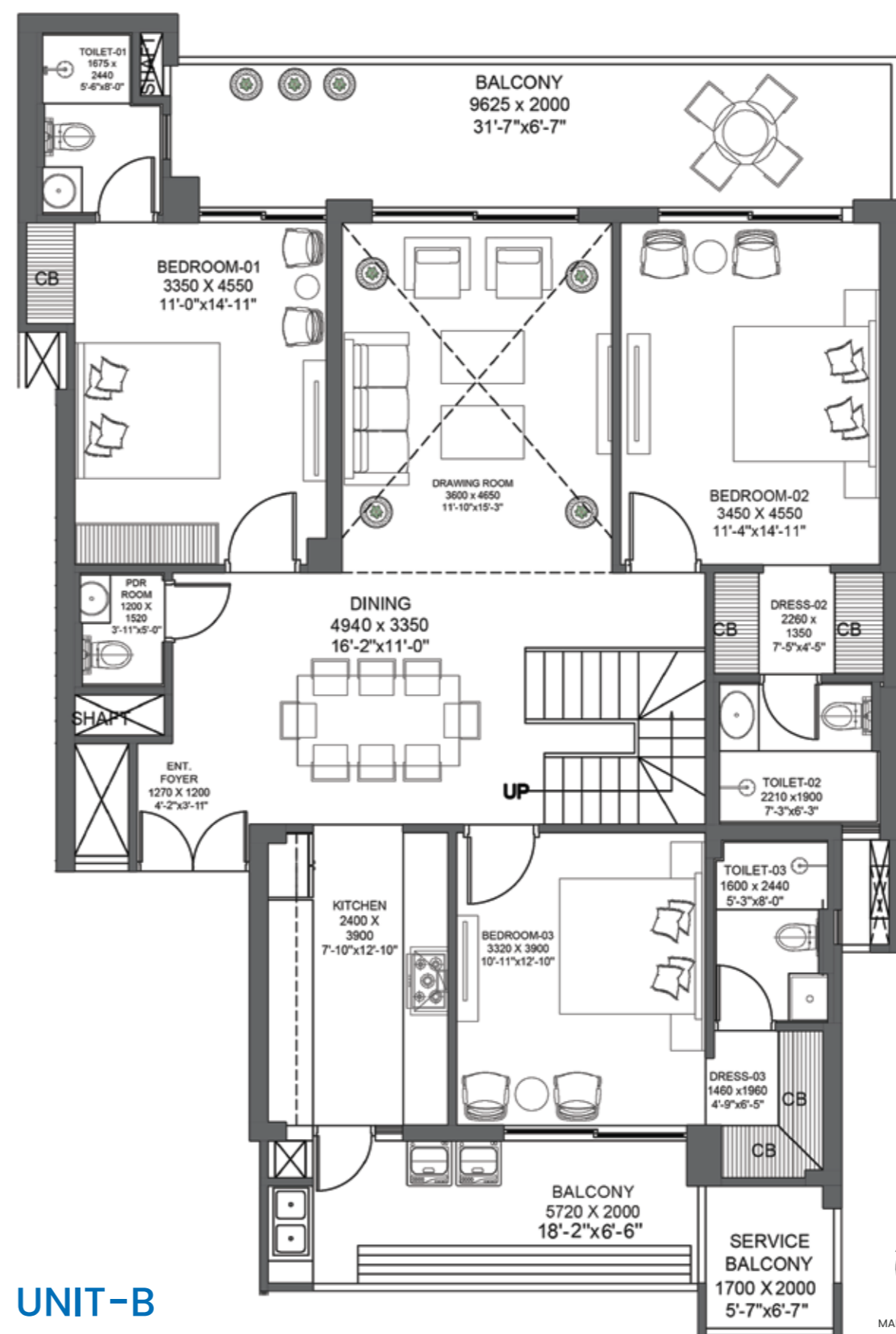
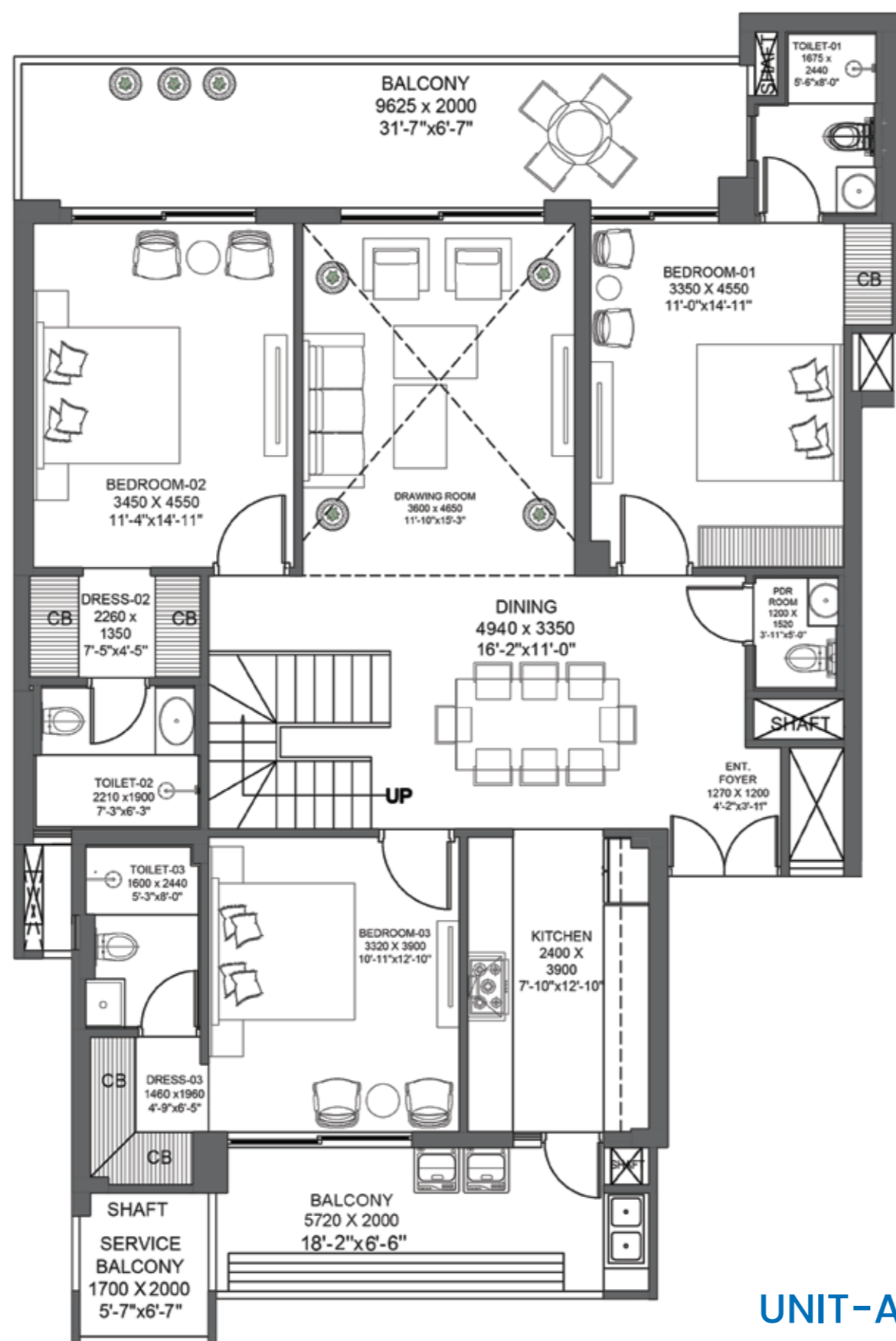
TOWER-02 & 03

UPPER PENTHOUSE FLOOR PLAN



TOWER-02 & 03

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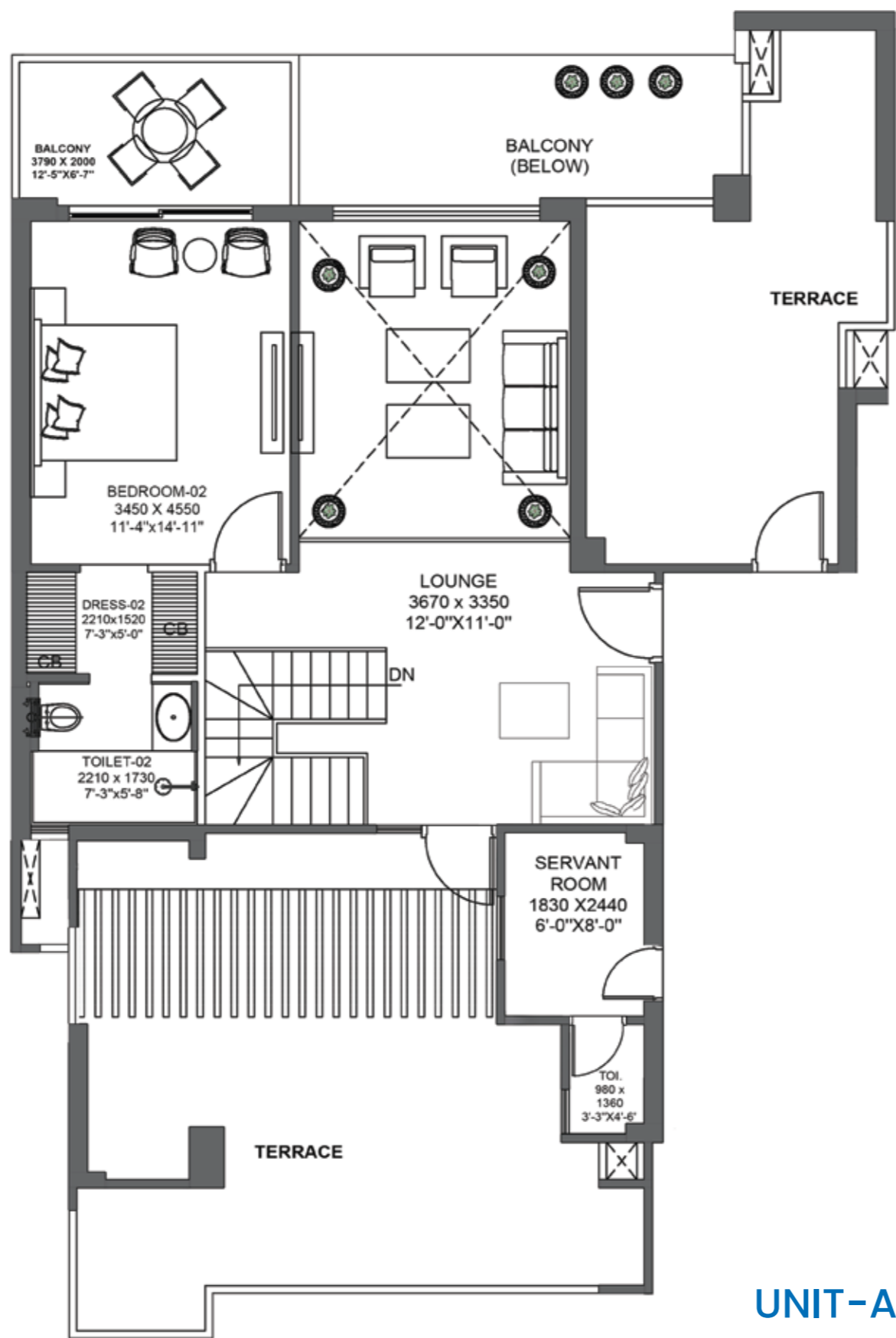


TOWER-02 & 03

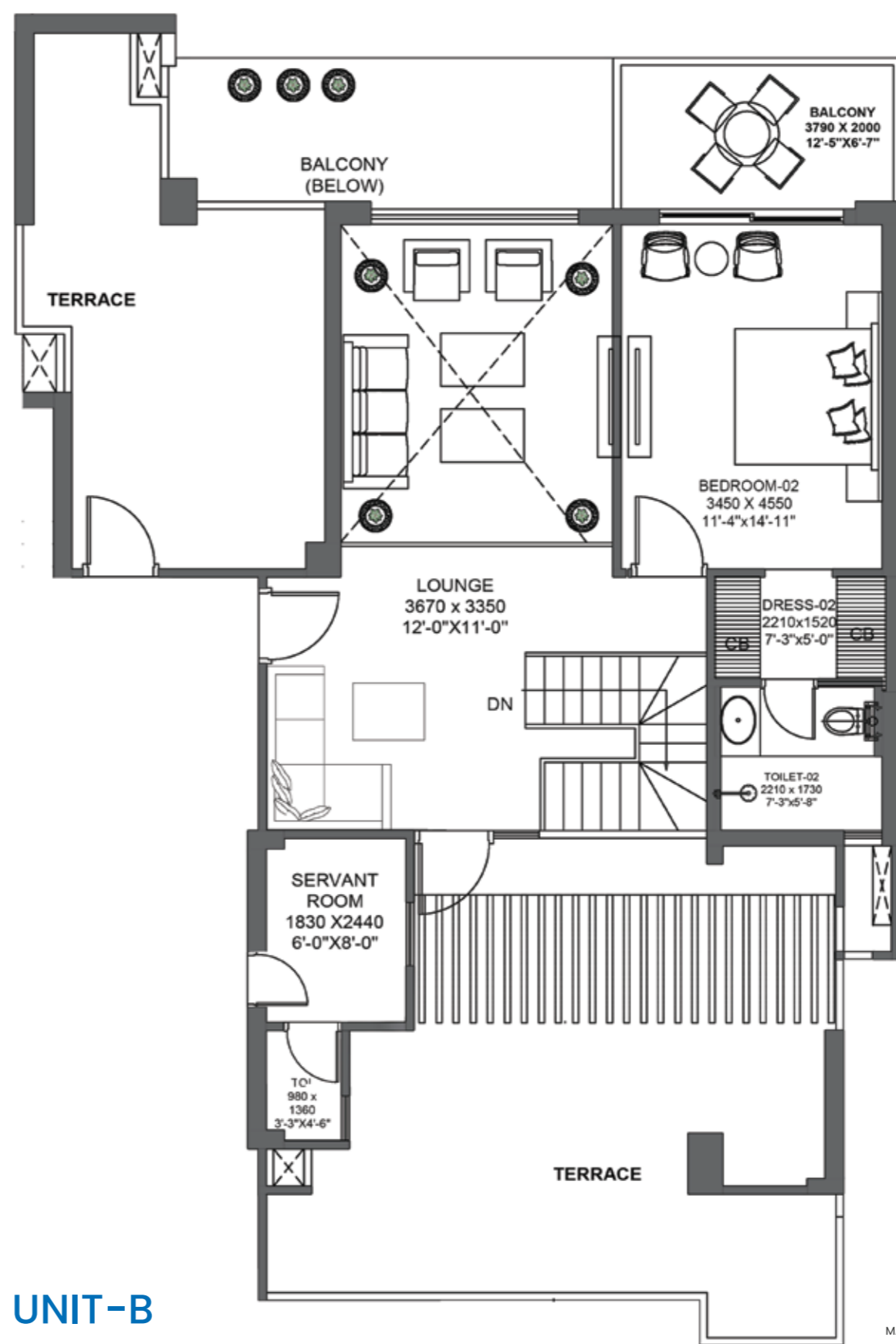
LOWER PENTHOUSE FLOOR PLAN

TOWER-02 & 03

UPPER PENTHOUSE FLOOR PLAN



UNIT-A



UNIT-B



TOWER-02 & 03

UPPER PENTHOUSE FLOOR PLAN

A Retreat Worthy
of a Flaunt!



