

# Brand New Apartments Coming Fall 2024

ōliv  
HIGHLAND





## **THIS IS YOUR LAUNCHPAD.**

Come experience the enduring essence of college life at òLiv Highland - the perfect place to relax and recharge. Our thoughtfully-designed PSU apartments are shaped by the unique history of Penn State, and inspire the loftiest of college dreams. Friendship, loyalty, camaraderie, competition, achievement, and excellence are all part of the higher code that òLiv Highland embodies.



# Amenities

## ROOFTOP SUN DECK

- Breathtaking views of State College
- Rooftop Sundeck with Pool and Hot Tub
- Grill & Chill with Outdoor Gaming

## HEALTH AND WELLNESS

- Fitness Center with TRX Crossfit and Yoga Room
- Spa with Sauna



Amenities and features subject to change without notice.



# Amenities

## CO-WORKING

- Clubroom with TVs and Gaming
- CoLab with Computers and Printer
- Outdoor Courtyard with Built-In Seating
- Private and Group Co-Working Spaces

## TECHNOLOGY AND SECURITY

- 24-hour Emergency Maintenance
- On-Site Community Management Team
- Controlled Access and Key FOB System Throughout
- Assigned Parking Available in Access Controlled Garage
- Free Covered Bike Storage and Repair Station
- High Speed Wi-Fi Throughout the Building





# Features

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## LIVING SPACES

- Fully Furnished with Custom Furniture
- Full-Size Washer and Dryer in Each Apartment
- Wood-Style Flooring
- Insulated Interior Walls
- USB Ports in Kitchen and Bedrooms
- Custom Window Treatment
- Large Openable Windows with Energy Efficient Low-E Double Pane Glass\*

## KITCHEN

- Premium Stainless Steel Range, Oven, Microwave, Dishwasher and Refrigerator
- Quartz Stone Countertops
- Designer Cabinetry and Architectural Track Lighting



# Features



## BEDROOM

- Full XL Beds
- Walk-In Closets with Built-In Closet Organizers\*
- Blackout Shades\*
- Modern Ceiling Fan with Light
- Independently Keyed Bedrooms with Solid Wood Doors
- Wood-Style Flooring
- Insulated Interior Walls
- USB Ports in Kitchen and Bedrooms
- Custom Window Treatment
- Large Openable Windows with Energy Efficient Low-E Double Pane Glass\*

## BATHROOM

- Walk-In Showers with Glass Enclosure
- High-End Plumbing Fixtures
- Designer Cabinetry and Tile

\* In select units.



## TAKE YOUR PICK.

From stylish Studios to Mansion Units, we've got a layout for every lifestyle.



Scan to browse **37** unique floor plans.

For details on additional fees, parking rates and other details, please see the website.

Please note floorplans may differ in range, square footage, and price.





## Elevate your space by upgrading your lifestyle with **ōLiv+**

### MANSION UNIT FEATURES

In Addition to Standard Unit Features

#### TECH

- Smart Unit Connectivity: Thermostat, Lighting, and Amazon Echo Show
- Dimmable Living Room and Bedroom Lights

#### KITCHEN

- Custom Backsplash
- Upgraded Refrigerators
- Custom Tile Backsplash
- Upgraded Cabinet Hardware and Cabinetry
- Pendant Lighting Over Built-In Islands

#### LIVING ROOM

- Upgraded Flooring
- Custom Window Treatment
- Feature Wall with Built-In Entertainment Center
- Outdoor Terrace with Furniture

#### BEDROOMS

- Upgraded Closet Organizer
- Upholstered Headboard

#### BATHROOM

- Tile Flooring
- Tile Wainscot Behind Toilet and Sink
- Custom Mirror/Shelving Unit
- Rainfall Shower Head



# Modern Community

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ōLiv is designed to build community and connections. We put you right in the center of it all, so you can explore everything the city has to offer. At ōLiv, you'll build the relationships and connections that help you live your best and pursue what matters most.

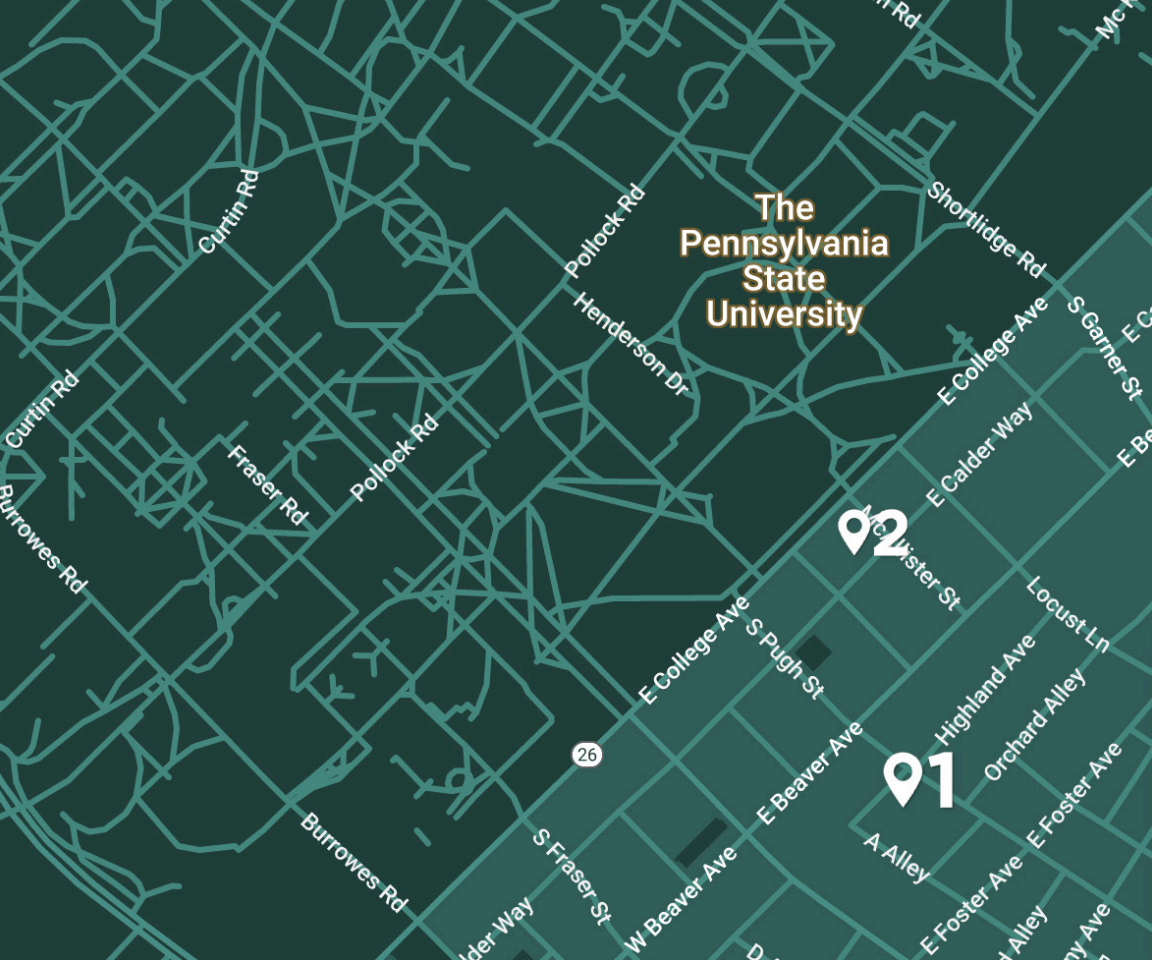
## COMMUNITY FEATURES:

- Located in the Historic Heart of Downtown State College
- On-Site, Professional Management and Maintenance
- Pet Friendly
- High-Speed WiFi Building Wide

## SUSTAINABILITY FEATURES:

- EnergyStar Certified Appliances and Lighting Fixtures
- WaterSense Compliant Plumbing: Trusted by the EPA for Water Efficiency
- Eco-Friendly Windows: Constructed with Recycled Materials and Designed for Energy Efficiency and Bird-Safety





# Let's chat.



**1. PROPERTY ADDRESS:**

240 S. Pugh Street,  
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**2. LEASING ADDRESS:**

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