

Brand New Apartments Coming Fall 2024



STATE COLLEGE





THIS IS YOUR LAUNCHPAD.

Step into the energizing world of òLiv State College, where traditions like Nittanyville camping and THON are part of the unforgettable Penn State experience. Our apartments serve as your portal to exploring all the unique and exciting events that make Penn State a one-of-one experience.





Amenities

ROOFTOP SUN DECK

- Breathtaking views of State College
- Rooftop Sundeck with Pool
- Grill & Chill with BBQ Area and Fire Pits
- Lounge Space

HEALTH AND WELLNESS

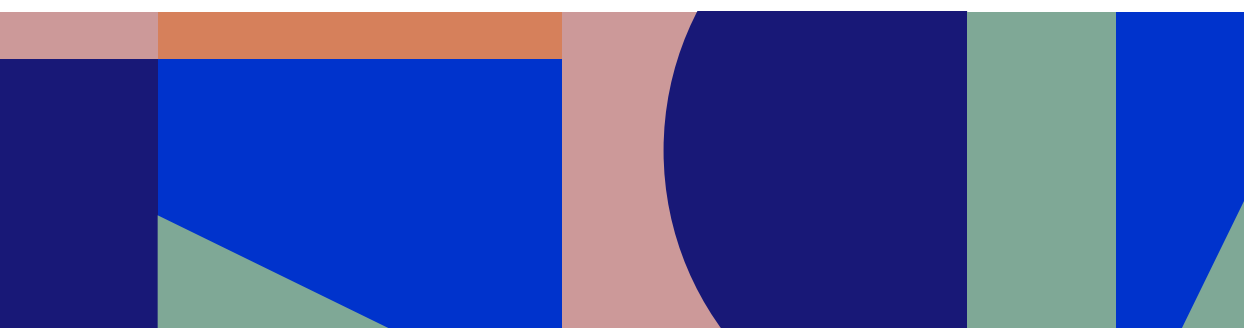
- Fitness Center and Yoga Room
- Spa with Sauna

NEW HERE COFFEE SHOP



Amenities and features subject to change without notice.





Amenities

CO-WORKING

- CoLab with Computers and Printer
- Outdoor Study Area
- 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
- High Speed Wi-Fi Throughout the Building





Features

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 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



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

Features



TAKE YOUR PICK.

From stylish studios to VIP suites, we've got a layout for every lifestyle.



Scan to browse **15** floor plans with multiple upgrade options.

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+**

VIP SUITE FEATURES

In Addition to Standard Apartment Features

TECH

- Smart Unit Connectivity: Thermostat, and Lighting.
- Dimmable Living Room and Bedroom Lights
- Smart TV

KITCHEN

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

* in select units

LIVING ROOM

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

BEDROOMS

- Upgraded Closet Organizer
- Upholstered Headboard

BATHROOM

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



Modern Community

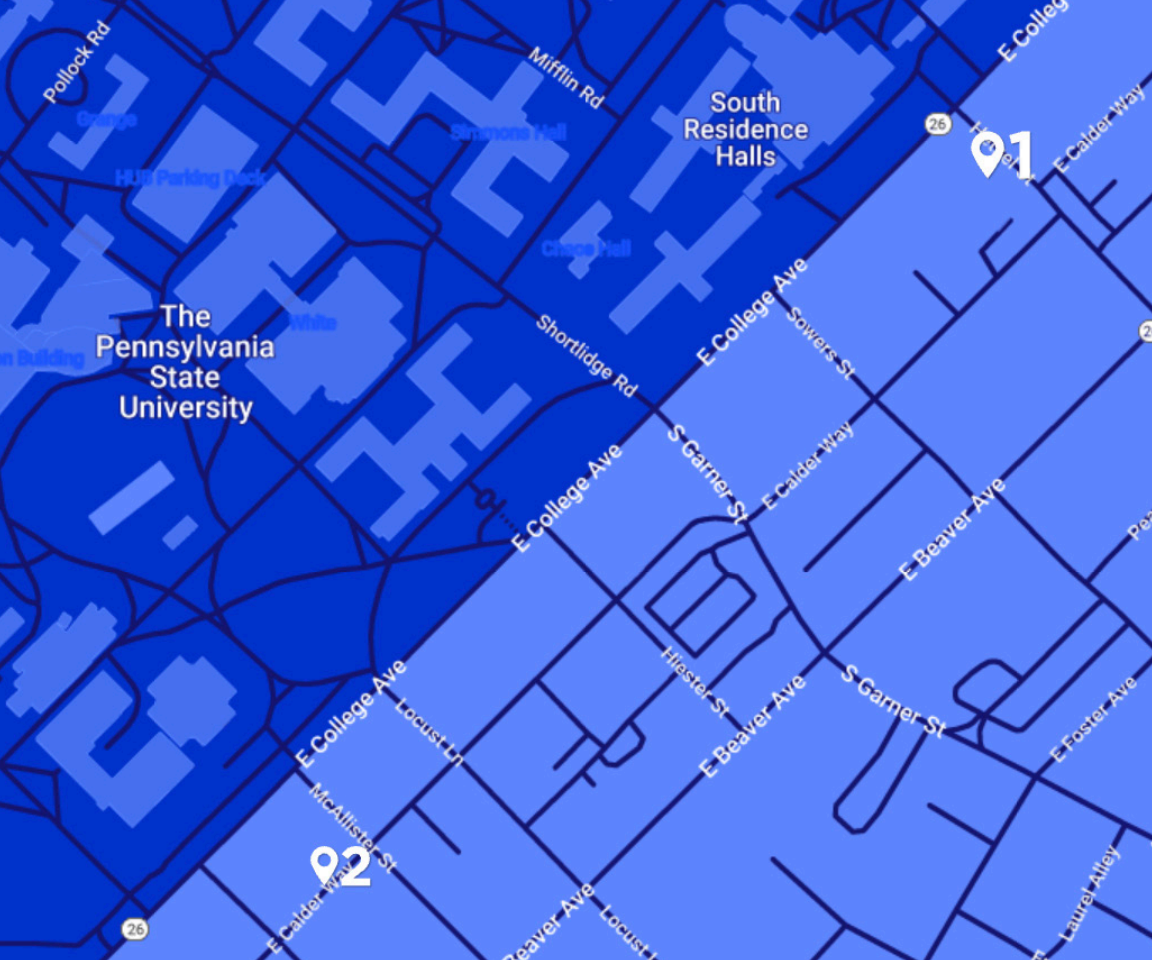
ōLiv is designed to build community and connections. We put you right in the center of it all, so you can explore everything the city has to offer. At ōLiv, you'll build the relationships and connections that help you live your best and pursue what matters most.

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.



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