



Riviera Springs

SKY CITY, Club 07 Road, Off SP Ring Road, Ahmedabad - 380058
RERA NO.: PR/GJ/AHMEDABAD/SANAND/AUDA/RAA07154/170620
www.gujrera.gujarat.gov.in



Goyal & Co.

10th Floor Commerce House 4, Beside Shell Petrol Pump,
100ft Road, Prahalad Nagar, Satellite Ahmedabad - 380015
075 7500 0000 | goyalco.com



HN Safal

10 & 11 Floor, Safal Profitaire, Corporate Road
Opp Auda Garden, Prahalad Nagar, Ahmedabad - 380015
079 4080 0800 | hnsafal.com



Like the commencement of a new season, Riviera Springs ushers in a life-style that's abound with freshness and vitality. Each waking day spent in these residences is a powerful reminder that life is full of opportunities.





It's easy to fall in love with the apartments at Riviera Springs that are all designed to maximise the joy of living.

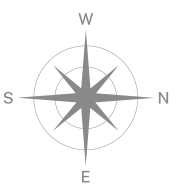
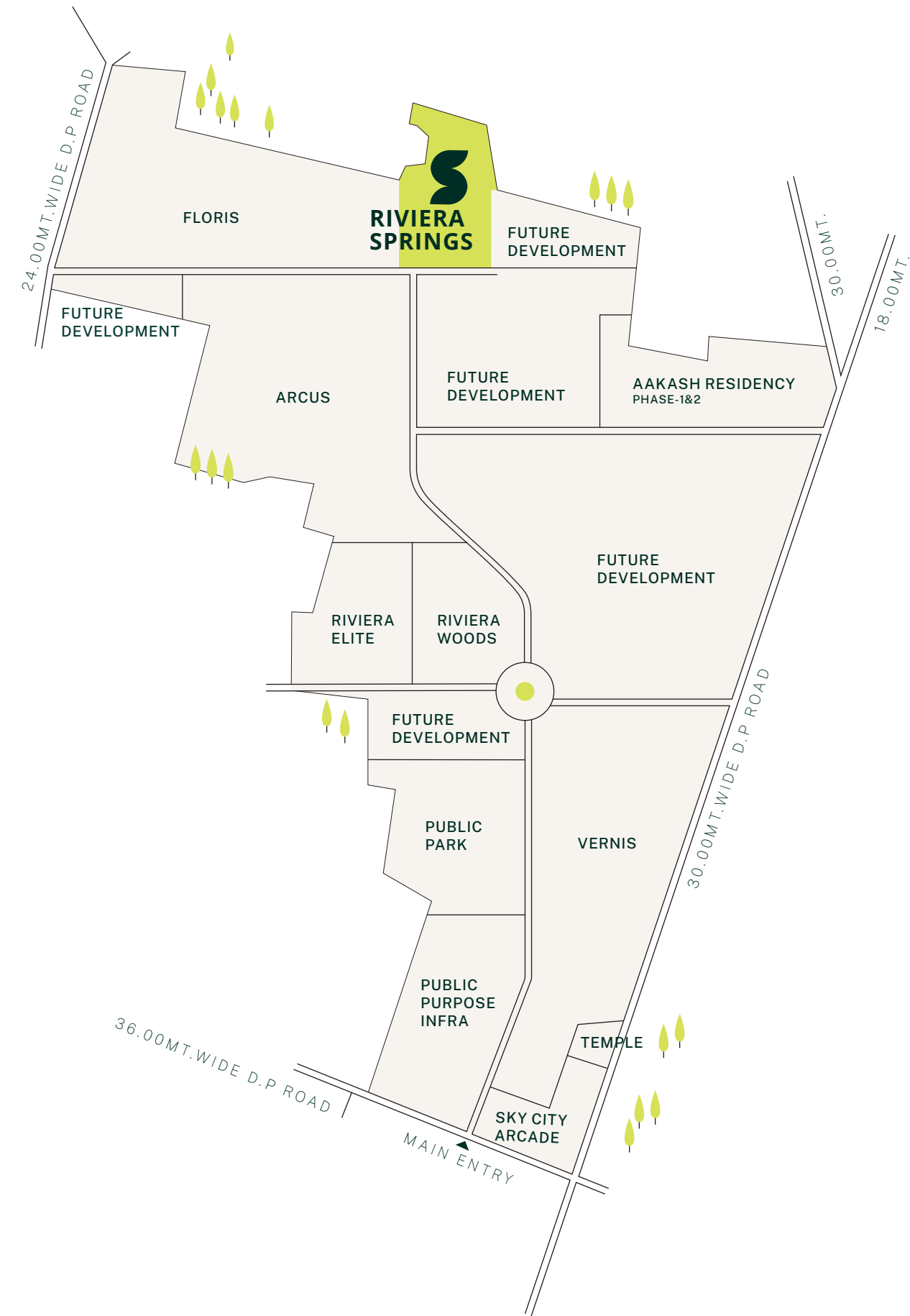
These meticulously planned homes are complete with premium finishings and high-end fittings. The large windows ensure continuous ventilation in all homes and the thoughtful positioning of the towers allow ample daylight to flow indoors. After all, a well-lit, adequately ventilated home nurtures a pleasant lifestyle. With 4 building complexes towering at over 21 floors, the 3 and 4 BHK homes epitomise contemporary living by utilising the best practices in construction and architectural design.





An integrated township in Ahmedabad where 'lighter living' is the way of life.

All residents of Riviera Springs are part of a greater whole - Sky City. This integrated township is spread across 104 acres and is well regarded in the city for its planning and infrastructure. The attention given to the landscape and the generous use of open, green spaces is immediately evident. There's rarely a good reason to venture out, beyond the gates of Sky City.





Sky-City

A picturesque township with thoughtful details, contemporary architecture and the comforts for a wholesome lifestyle.

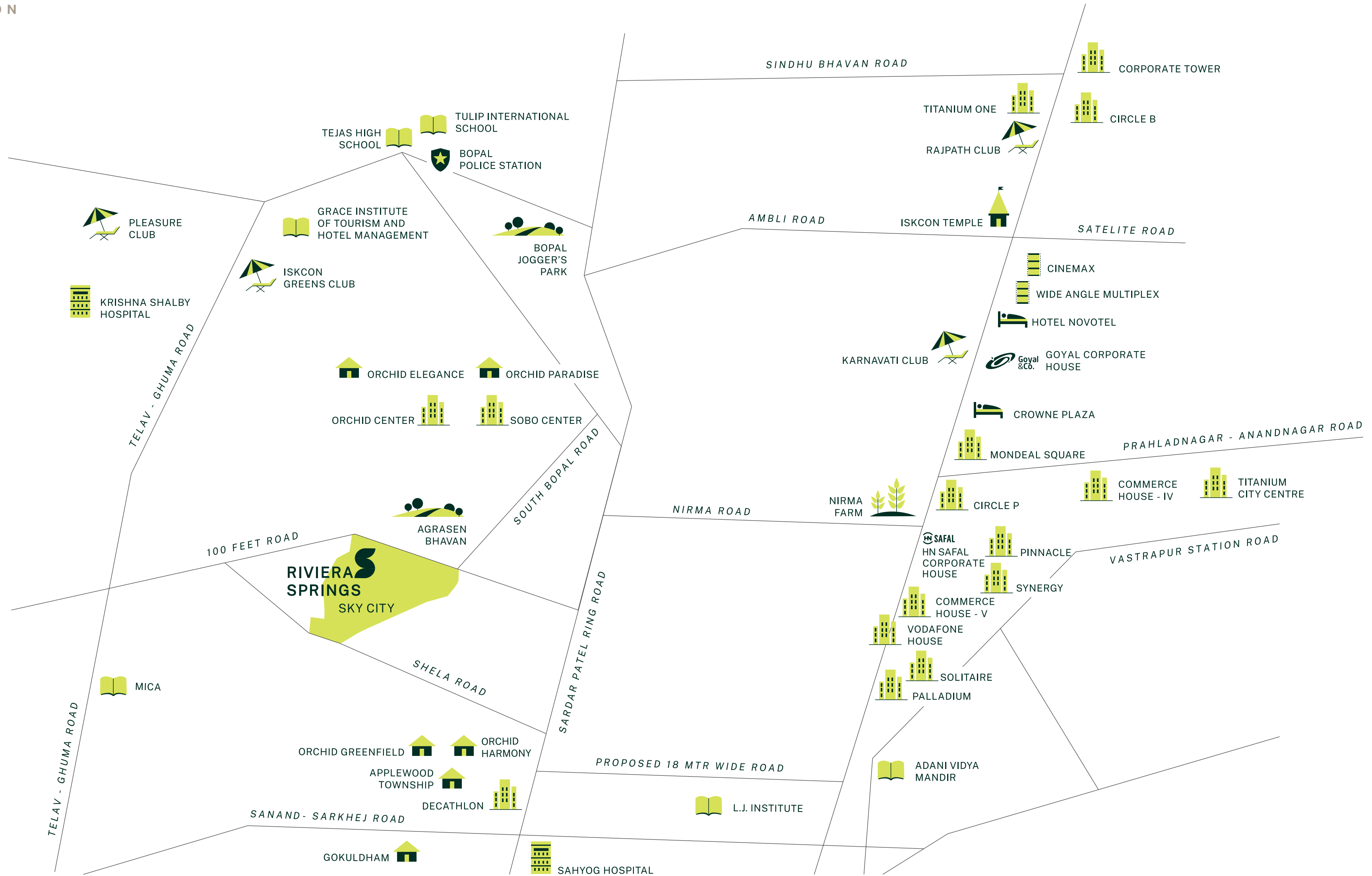


Actual Image



Actual Image

LOCATION















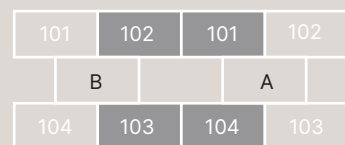
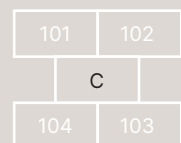
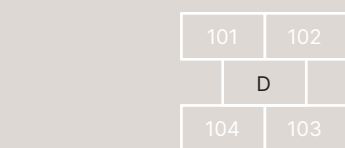


- 1 DROF OFF
- 2 WATER BODY
- 3 MULTI PURPOSE COURT
- 4 CHILDREN PLAY AREA
- 5 SIT OUT
- 6 CLUB HOUSE
- 7 CRICKET PITCH
- 8 SWIMMING POOL





3 BHK



TYPICAL FLOOR PLAN

3 BHK

FLOOR 1 TO 19

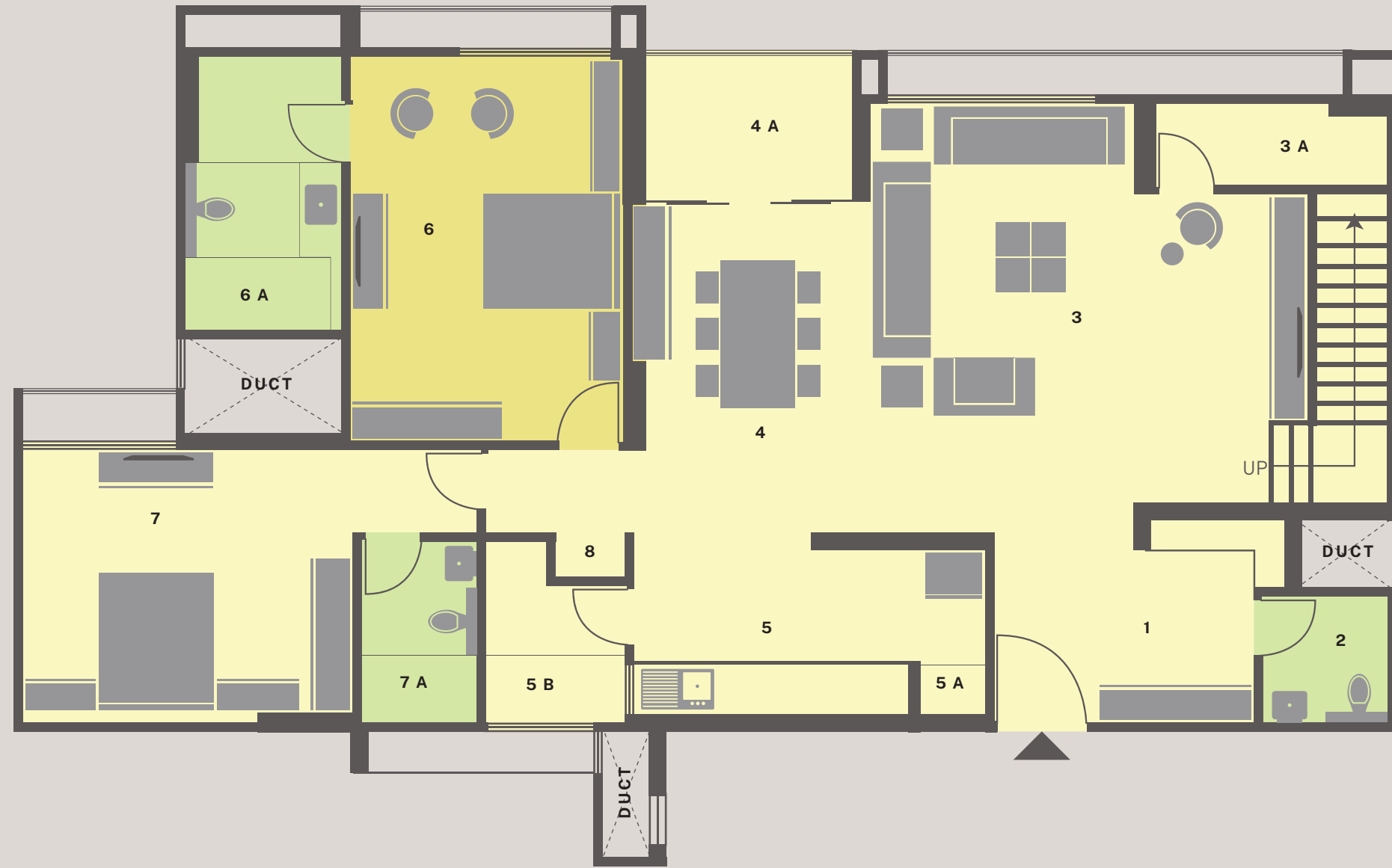
BLOCK A + B

AREA AS PER RERA

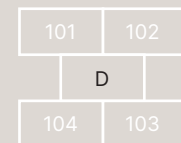
CARPET AREA	132.95 SQ MTR
BALCONY	5.07 SQ MTR
WASH AREA	3.96 SQ MTR

1	VESTIBULE	6'0" X 8'0"	6B	KITCHEN YARD	6'2" X 6'0"
2	G. BEDROOM - 1	11'1" X 12'0"	7	M. BEDROOM - 02	12'1" X 17'0"
3	G. TOILET	7'5" X 5'5"	7A	TOILET	7'0" X 12'0"
4	DRAWING ROOM	12'0" X 19'0"	8	BEDROOM - 03	14'7" X 12'0"
5	DINING	10'0" X 14'6"	8A	TOILET	5'2" X 8'1"
5A	VERANDAH	9'0" X 6'1"	9	PUJA	3'0" X 2'0"
6	KITCHEN	12'3" X 8'0"	10	SERVANT ROOM	6'8" X 7'1"
6A	STORE	3'1" X 7'3"	10A	S. TOILET	4'0" X 5'2"

4 BHK LOWER PENTHOUSE



4 BHK UPPER PENTHOUSE



TYPICAL FLOOR PLAN

4 BHK LOWER PENTHOUSE

FLOOR 20

4 BHK UPPER PENTHOUSE

FLOOR 21

BLOCK A + B

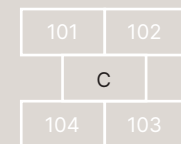
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CARPET AREA 215.90 SQ MTR

BALCONY 5.07 SQ MTR

WASH AREA 3.96 SQ MTR

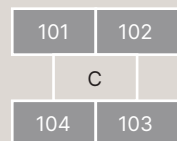
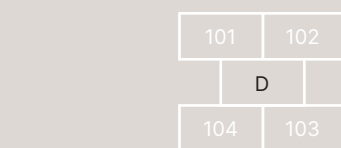
OPEN TERRACE 49.55 SQ MTR



1	VESTIBULE	11'4" X 8'0"
2	G. TOILET	5'9" X 5'2"
3	DRAWING ROOM	19'3" X 19'0"
3A	STORE ROOM	6'8" X 3'9"
4	DINING	10'5" X 14'6"
4A	VERANDAH	9'0" X 6'1"
5	KITCHEN	12'3" X 8'0"
5A	STORE	3'1" X 7'3"

5B	KITCHEN YARD	6'2" X 6'0"
6	M. BEDROOM - 01	12'1" X 17'0"
6A	TOILET	7'0" X 12'0"
7	BEDROOM - 02	14'7" X 12'0"
7A	TOILET	5'2" X 8'1"
8	PUJA	3'0" X 2'0"
9	STORE	7'2" X 4'3"
10	FOYER	7'4" X 12'10"

11	BEDROOM - 03	15'6" X 13'2"
11A	TOILET	5'7" X 9'0"
12	BEDROOM - 04	15'6" X 13'7"
12A	TOILET	5'7" X 9'0"
13	SERVANT ROOM	6'8" X 8'7"
13A	S. TOILET	4'0" X 5'2"



TYPICAL FLOOR PLAN

3 BHK

FLOOR 1 TO 19

BLOCK A + B + C

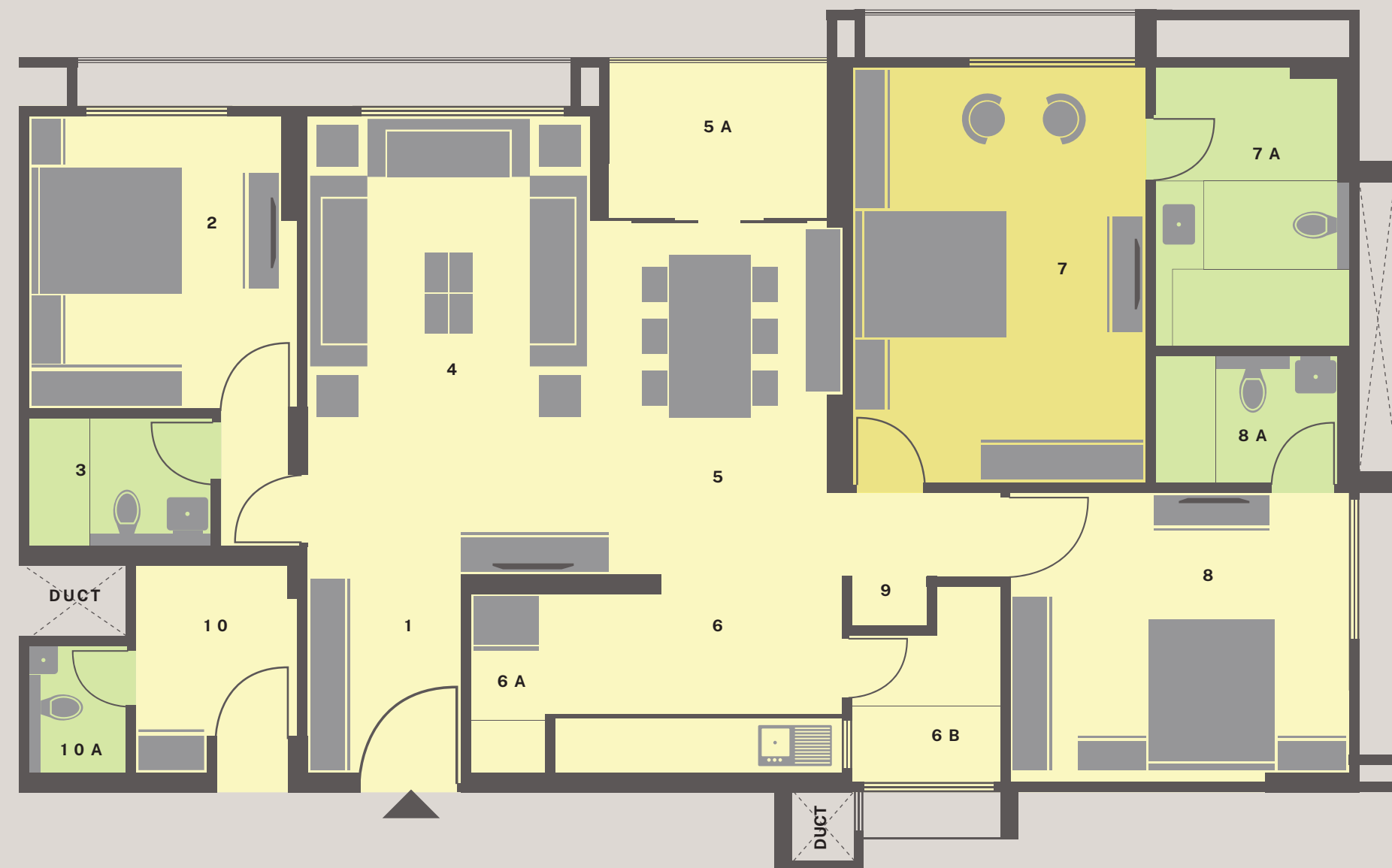
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CARPET AREA 131.01 SQ MTR

BALCONY 5.07 SQ MTR

WASH AREA 3.96 SQ MTR

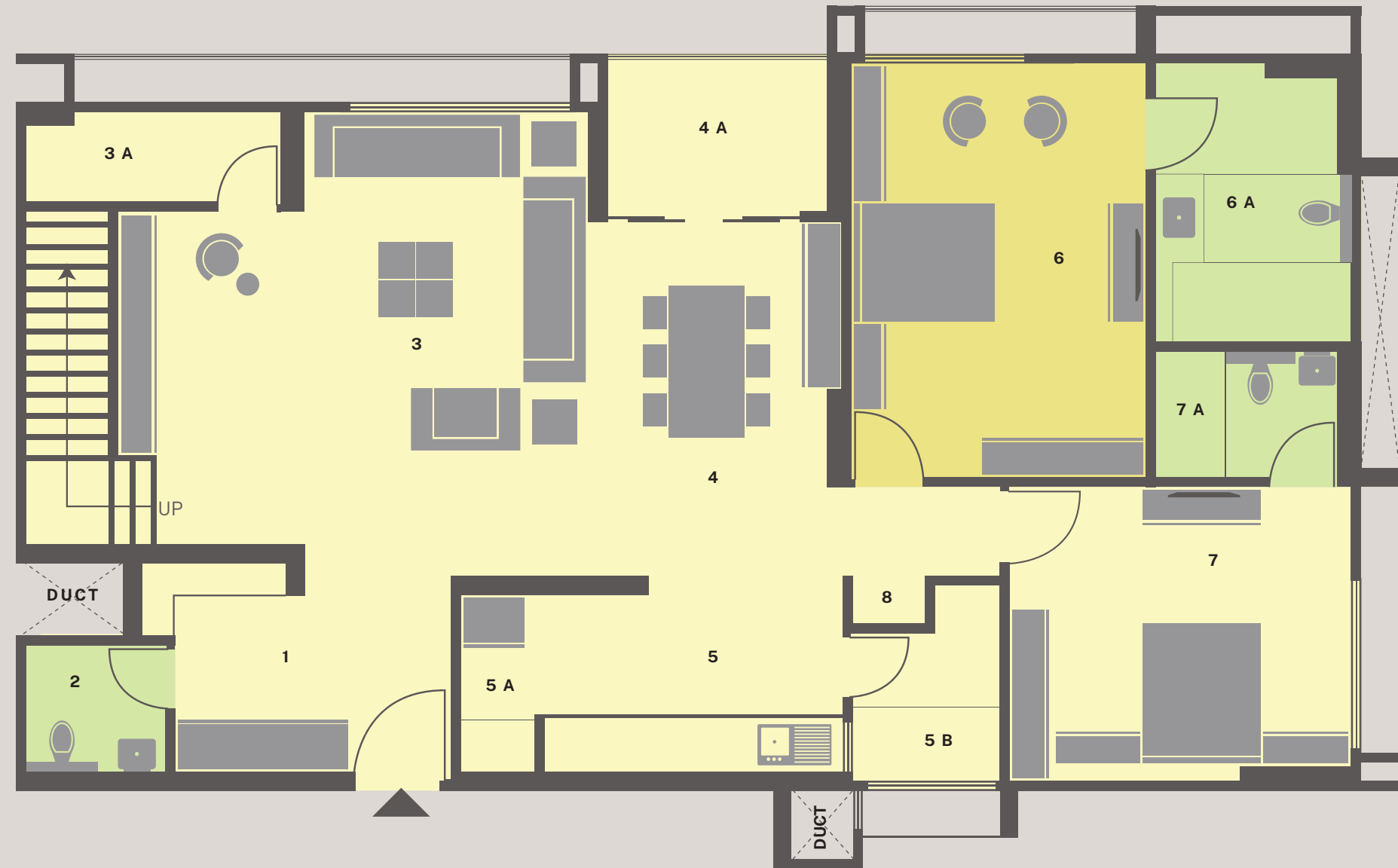
3 BHK



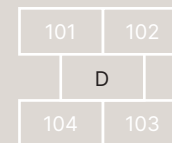
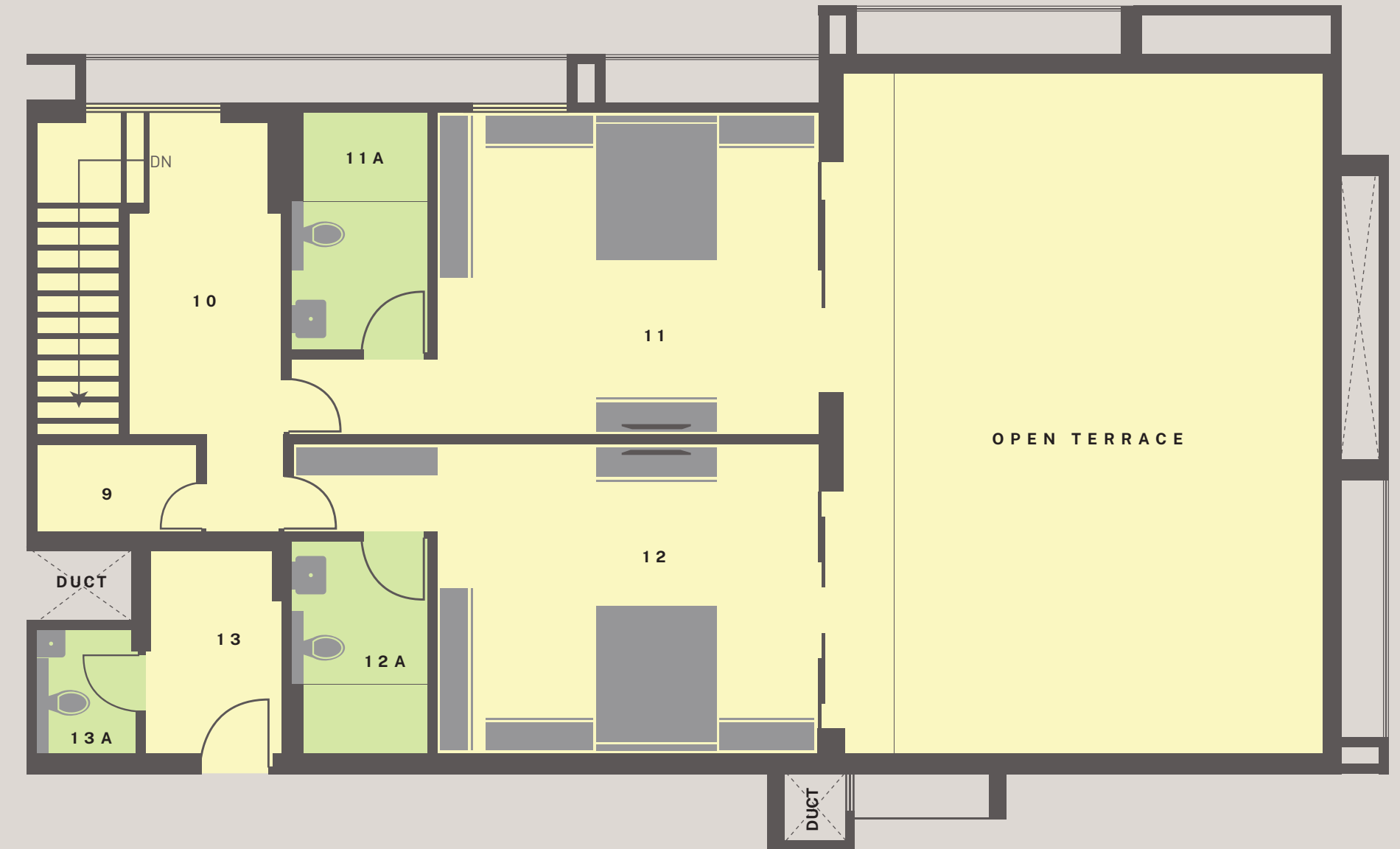
1	VESTIBULE	6'0" X 8'0"
2	G. BEDROOM - 1	11'1" X 12'0"
3	G. TOILET	7'5" X 5'5"
4	DRAWING ROOM	12'0" X 19'0"
5	DINING	10'0" X 14'6"
5A	VERANDAH	9'0" X 6'1"
6	KITCHEN	12'3" X 8'0"
6A	STORE	3'1" X 7'3"

6B	KITCHEN YARD	6'2" X 6'0"
7	M. BEDROOM - 02	12'1" X 17'0"
7A	TOILET	8'0" X 11'6"
8	BEDROOM - 03	14'0" X 12'0"
8A	TOILET	7'5" X 5'3"
9	PUJA	3'0" X 2'0"
10	SERVANT ROOM	6'9" X 7'1"
10A	S. TOILET	4'0" X 5'2"

4 BHK LOWER PENTHOUSE



4 BHK UPPER PENTHOUSE



TYPICAL FLOOR PLAN

4 BHK LOWER PENTHOUSE

FLOOR 20

4 BHK UPPER PENTHOUSE

FLOOR 21

BLOCK A + B + C

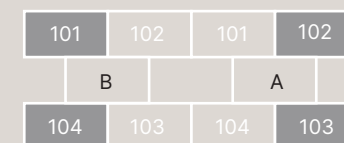
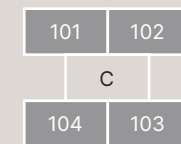
AREA AS PER RERA

CARPET AREA 213.92 SQ MTR

BALCONY 5.07 SQ MTR

WASH AREA 3.96 SQ MTR

OPEN TERRACE 50.57 SQ MTR



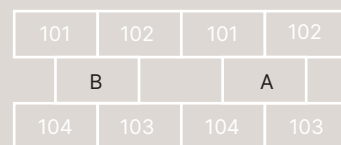
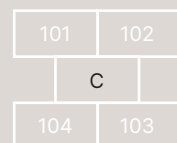
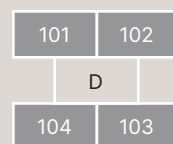
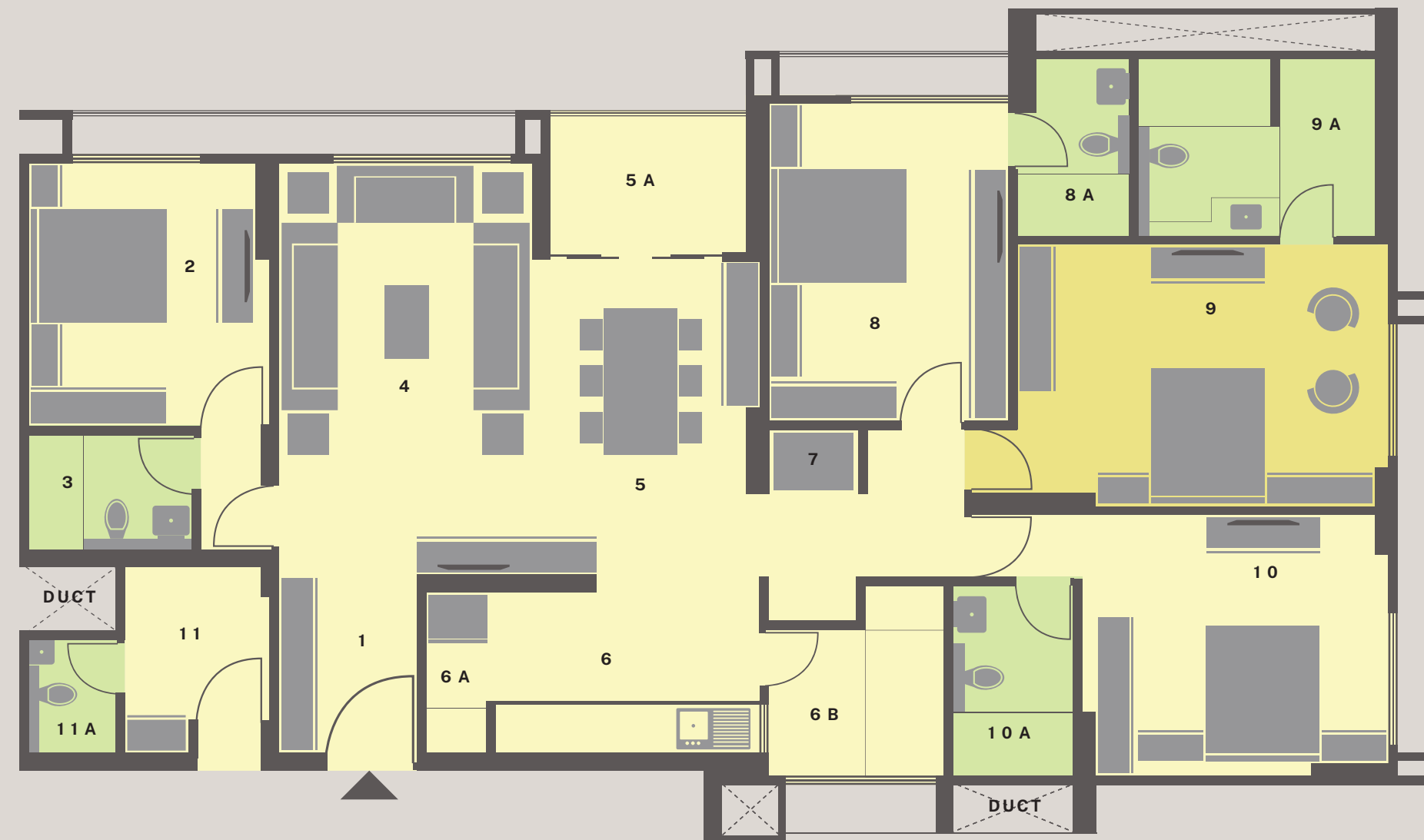
1	VESTIBULE	11'4" X 8'0"
2	G. TOILET	5'9" X 5'2"
3	DRAWING ROOM	19'3" X 19'0"
3A	STORE ROOM	6'8" X 3'9"
4	DINING	10'5" X 14'6"
4A	VERANDAH	9'0" X 6'1"
5	KITCHEN	12'3" X 8'0"
5A	STORE	3'1" X 7'3"

5B	KITCHEN YARD	6'2" X 6'0"
6	M. BEDROOM - 01	12'1" X 17'0"
6A	TOILET	8'0" X 11'6"
7	BEDROOM - 02	14'0" X 12'0"
7A	TOILET	7'5" X 5'3"
8	PUJA	3'0" X 2'0"
9	STORE	7'2" X 4'3"
10	FOYER	7'4" X 12'10"

11	BEDROOM - 03	15'6" X 13'2"
11A	TOILET	5'7" X 9'0"
12	BEDROOM - 04	15'6" X 13'7"
12A	TOILET	5'7" X 9'0"
13	SERVANT ROOM	6'8" X 8'7"
13A	S. TOILET	4'0" X 5'2"



4 BHK



TYPICAL FLOOR PLAN

4 BHK

FLOOR 1 TO 19

BLOCK D

AREA AS PER RERA

CARPET AREA 157.41 SQ MTR

BALCONY 5.07 SQ MTR

WASH AREA 5.70 SQ MTR

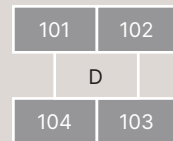
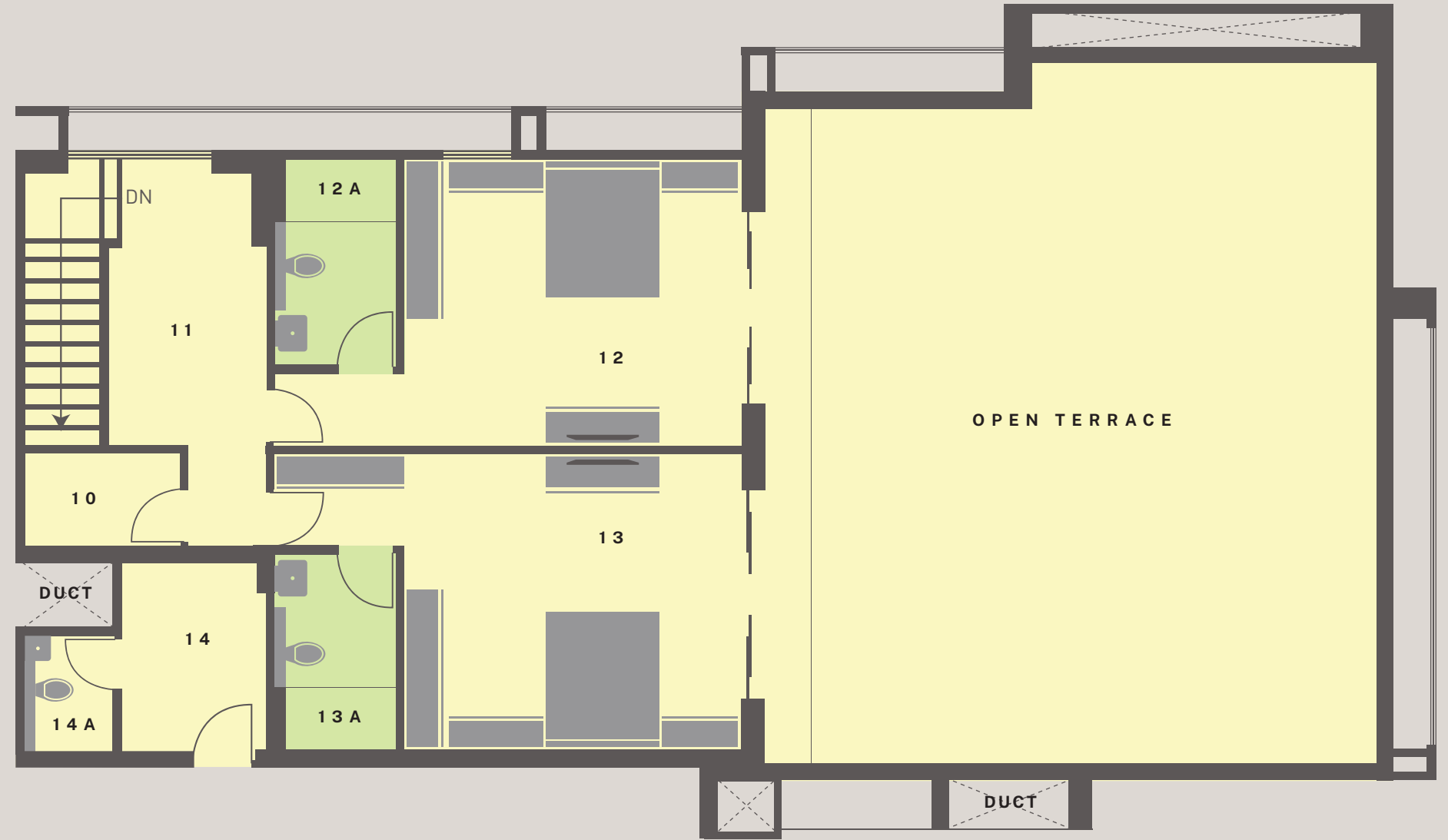
1	VESTIBULE	6'0" X 8'0"
2	G. BEDROOM - 1	11'1" X 12'0"
3	G. TOILET	7'5" X 5'5"
4	DRAWING ROOM	12'0" X 19'0"
5	DINING	10'0" X 14'6"
5 A	VERANDAH	9'0" X 6'1"
6	KITCHEN	12'3" X 8'0"
6 A	STORE	3'1" X 7'3"
6 B	KITCHEN YARD	8'1" X 6'8"

7	PUJA	4'0" X 3'0"
8	BEDROOM - 02	11'0" X 14'7"
8 A	TOILET	5'3" X 8'1"
9	M. BEDROOM - 03	17'0" X 12'0"
9 A	TOILET	10'10" X 8'1"
10	BEDROOM - 04	14'1" X 12'0"
10 A	TOILET	5'6" X 8'8"
11	SERVANT ROOM	6'9" X 7'1"
11 A	S. TOILET	4'0" X 5'2"

5 BHK LOWER PENTHOUSE



5 BHK UPPER PENTHOUSE



TYPICAL FLOOR PLAN

4 BHK LOWER PENTHOUSE

FLOOR 20

3 BHK UPPER PENTHOUSE

FLOOR 21

BLOCK D

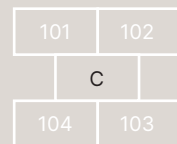
AREA AS PER RERA

CARPET AREA 240.33 SQ MTR

BALCONY 5.07 SQ MTR

WASH AREA 5.70 SQ MTR

OPEN TERRACE 76.14 SQ MTR



1	VESTIBULE	11'4" X 8'0"
2	G. TOILET	5'9" X 5'2"
3	DRAWING ROOM	19'3" X 19'0"
3A	STORE ROOM	6'8" X 3'9"
4	DINING	10'5" X 14'6"
4A	VERANDAH	9'0" X 6'1"
5	KITCHEN	12'3" X 8'0"
5A	STORE	3'1" X 7'3"

5B	KITCHEN YARD	8'1" X 6'8"
6	PUJA	4'0" X 3'0"
7	BEDROOM - 01	11'0" X 14'7"
7A	TOILET	5'3" X 8'1"
8	M. BEDROOM - 02	17'0" X 12'0"
8A	TOILET	10'10" X 8'1"
9	BEDROOM - 03	14'1" X 12'0"
9A	TOILET	5'6" X 8'8"

10	STORE	7'2" X 4'3"
11	FOYER	7'4" X 12'10"
12	BEDROOM - 04	15'6" X 13'2"
12A	TOILET	5'7" X 9'0"
13	BEDROOM - 05	15'6" X 13'7"
13A	TOILET	5'7" X 9'0"
14	SERVANT ROOM	6'8" X 8'7"
14A	S. TOILET	4'0" X 5'2"



FLOORING

Vitrified Tiles in Bedrooms
 Wooden Laminated Flooring in
 One Master Bedroom
 Vitrified Tiles in Drawing and Dining Room
 Vitrified / Rustic Tiles in Balcony

DOOR

Main Door – Wooden Flush Door with
 One Side Polished Veneer
 Internal Doors – Flush Doors/ Panelled Door
 with Oil Paints

KITCHEN & UTILITY

Granite Platform with Dado of
 Ceramic Tiles
 Stainless Steel Sink
 Vitrified Tiles in Floor
 Vitrified Tiles in Wash Yard

PAINTING & POLISHING

Exterior Double Coat Sandface/Texture Finish
 Single Coat Mala Finish Inside
 Putty Finish Inside
 Acrylic Paint Outside

SANITARY WARE

Wall Hung Water Closet
 Wall Hung Basin

TOILET FITTINGS

Chrome Plated Fittings

TOILET - FLOORING / DEDO

Ceramic Tiles Upto Lintel Level
 Ceramic Tiles in Flooring

ELECTRIC SWITCHES

ISI Modular Switches

ELECTRIC WIRES

ISI Wires

MCB / ELCB

ISI Make

BUILDING FEATURES

4 Automatic Elevators for Every Block
 Well designed Air Conditioned Ground Floor
 Entrance Foyers
 Exquisite Landscaped Garden and
 Pleasant Sit Outs
 DTH Satellite TV Provision
 Security System
 Fire Hydrant System

AMENITIES

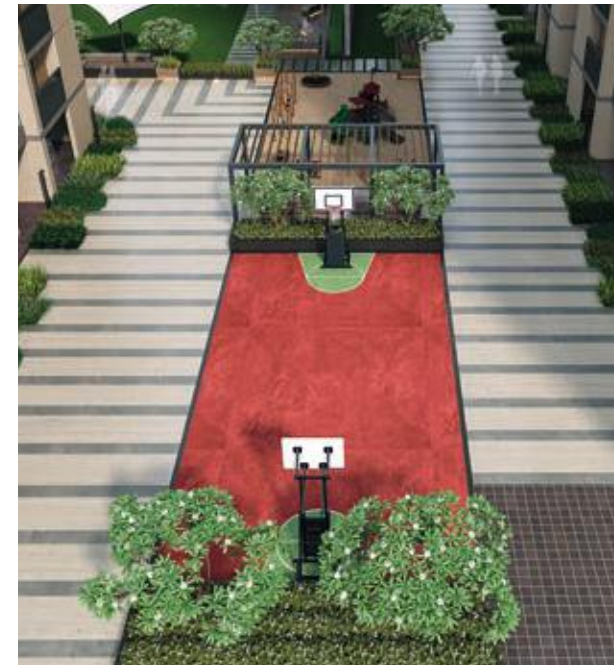
Cricket Pitch
 Gymnasium
 Mini Home Theatre
 Swimming Pool
 Childrens Play Area
 Multipurpose Court
 Indoor Games



SWIMMING POOL



CHILDRENS PLAY AREA



MULTIPURPOSE COURT



MINI HOME THEATRE



INDOOR GYM



INDOOR GAME



Goyal & co. was founded by the late Mr. Rampurshottam Goyal in 1970 in the city of Ahmedabad. The company has developed over 200 projects that include apartment developments, villas, plotted developments, corporate offices, townships etc. and possess over 70 properties as part of their corporate leasing portfolio.

After changing the skyline of Ahmedabad, the firm is now rapidly growing its presence in the cities of Bangalore & Mumbai. With the goal of achieving a similar market sentiment to that back home; Goyal & Co is committed to leaving its stamp of excellence on every project that it undertakes.



HN Safal entered the property development business a decade ago. Over the years, the company has demonstrated its ability to constantly innovate, apply cutting edge technologies, employ contemporary materials and most importantly, emphasize with their customers, which has helped them garner a reputation of trust and being a significant force in Gujarat's real-estate landscape.

The company's projects now cover over 20 million square feet of land, in and around Ahmedabad. They serve the highest global standards in terms of engineering excellence, design aesthetics and functionality and this demonstrates their commitment to "creating spaces that house happiness".



Apurva
Amin *Architect*

Ducon *Structure Consultants*
Consultants

Design
Cell *Landscape Architect*

ASDS *Brand & Communication*

DISCLAIMER

• The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the Member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking. • The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect. • The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project. • The Promoter / Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the Project. • The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software. • The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project. • The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking. • The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives an idea about the approximate location of the Project. The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.