

The story of a dream

RIVIERA ELITE



RIVIERA ELITE

4 AND 5 BHK SINGLE, DUPLEX AND TRIPLEX APARTMENTS

Conceptualised in Ahmedabad in 2018
by architects, interior designers, landscape artists and other specialists,
Riviera Elite is the right of each home owner who makes the intelligent choice of living their
dream and purchasing a Riviera Elite home.

Riviera Elite
SKY CITY, Club O7 Road, Off SP Ring Road, Ahmedabad - 380006
RERA NO.: PR/GJ/Ahmedabad/Sanand/Auda/Raa04368/141218
www.gujrera.gujarat.gov.in



AHMEDABAD . BANGALORE . MUMBAI

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DUPLEX MASTERBEDROOM

Chapter One

An enchanting dream or
a captivating reality?

Wake up with the nudge of a cool breeze and soak in the luxury of space.
Here's a space that looks like it has come alive from a painting by an artist with infinite
inspirations. Where each moment lasts forever, and all wishes come alive.

EVERYBODY DREAMS OF A HOME.
ONLY SOME GET TO LIVE THE DREAM.



DUPLEX LIVING ROOM

Chapter Two

An escape
into the
Spacious

Imagine a living room where every corner contemplates new ideas at each glance. A large space where you can house a karaoke party, a game of poker and musical chairs all together. A place where you can have free time as well as me-time. A home with sprawling bedrooms that give way to endless dreams. A home that's been elevated into awe-inspiring levels of grandeur.

4 AND 5 BHK SINGLE, DUPLEX AND TRIPLEX APARTMENTS



BALCONY - 5BHK TYPICAL

Chapter Three

On Cloud Twenty

Glide towards the balcony and breathe in fresh air. Watch the horizon lined with buildings or feel the serenity of the clear blue sky. Figure out as many constellations as you can, and let the clouds peep into your haven!

20 FLOORS THAT REDEFINE LUXURY
LEVELS 16 TO 20 DEDICATED EXCLUSIVELY FOR
DUPLEX AND TRIPLEX APARTMENTS



LANDSCAPE

Chapter Four

A landscape that elevates
your lifestyle

As you enter, opulence awaits. Spaces adorned with water bodies, elegant furniture and ornamental elements like pavilions invite you to sit and relax. Soak in the sunlight, procrastinate under the shade of beautifully architected structures or stroll away into modelled gardens. Take a dip in the pool, read a book by the deck, or enjoy the barbeque near the pond. Experience all the flavours of indulgence at your doorstep.

SEATING NICHES, POOL DECK, MULTI-USE GAME AREA,
OUTDOOR FITNESS ZONES,
LANDSCAPED GARDENS AND MUCH MORE.



Chapter Five

Gardens by the Riviera

Stroll on the freshly mown grass and take in the fervent freshness of eclectic plants. Play hide and seek with sunlight and shade or watch the bees cuddle the colourful flowers. Spend your free time in the vast expanse of green lined with trees and bushes highlighted with flowers of shades that you've never seen before.



SWIMMING POOL

Chapter Six

Discover an Oasis

Just like a traveller finds an oasis amidst a scorching desert, find a glistening pool right in your vicinity to soothe yourself after a long tedious day. Immerse your woes in the serene water and watch them disappear with the ripples. Drown yourself in happiness and luxury.

FLOAT THE DAY AWAY IN THE SWIMMING POOL
INSPIRED BY THE TRANQUIL WATERS OF THE RIVIERA.



GYMNASIUM

Chapter Seven

Bliss is
good health

Experience a clubhouse with a world of its own. Think of the gym that will make you want to come and work out every day. Apart from latest equipment and space, this gym has a glass view of the serenity outside that instantly helps you de-stress your mind. Melt away those calories on the treadmills, carve your abs and sculpt your way to a healthy lifestyle.

KEEP STRESS AT BAY. WORK OUT YOUR WAY TO
A HEALTHY LIFESTYLE WITH STATE-OF-THE-ART
GYMNASIUM IN THE CLUBHOUSE.



CHILDREN PLAY AREA

Chapter Eight

Child's play

Think of a play area where the children can be themselves, running and hopping around in a place that's specially designed for them. A child-friendly zone where they can sink their feet in the sand and slide in the colourful tubes, letting them escape into a land more colourful and exciting than anything they've ever experienced.

PLAY AREA WITH THE LATEST CHILD-FRIENDLY AMENITIES.



MINI THEATRE

Chapter Nine

There is never a dull moment at the
Riviera Elite

Imagine a space where there is something for every member of the family. Don't let the traffic jams and houseful boards spoil your plans. Watch films with surround-sound system at your very own theatre. Enjoy a game of cricket or other outdoor games at your own time and space. With all that and much more, at Riviera, family time is quality time and vice versa.

INDULGE IN A NUMBER OF ENTERTAINMENT
OFFERINGS - MINI THEATRE, MULTI - GAMES ARENA,
CRICKET PITCH AND MUCH MORE.



Welcome To Riviera Elite

Come to Riviera, where indulging in luxury is an everyday experience.
A place where every moment becomes a beautiful memory. A place where dreams come alive,
a place that leaves you enthralled and enchanted.

RIVIERA ELITE



SITE PLAN

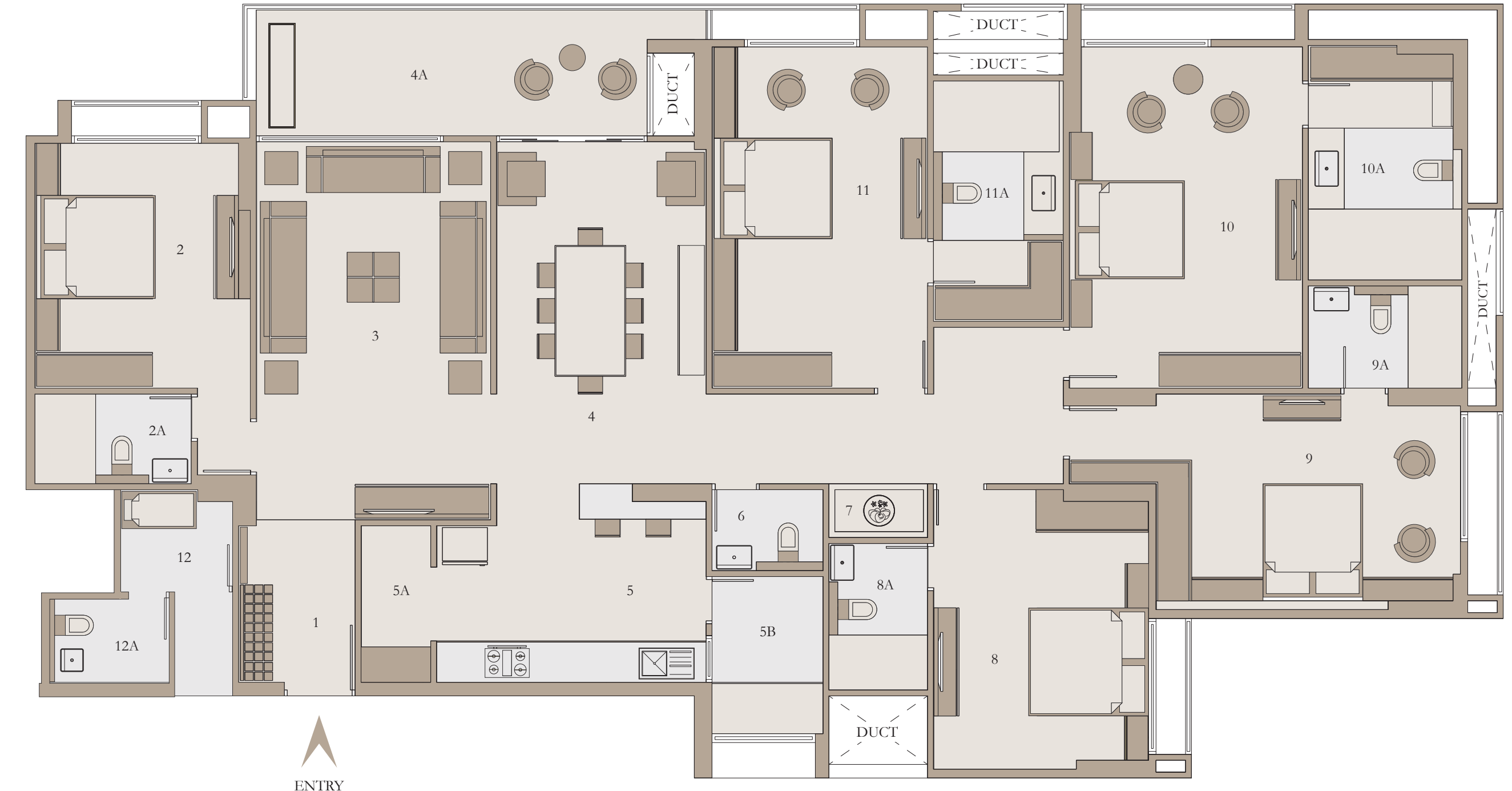


Block A

Floor Plans

BLOCK A | 5 BHK

Typical Unit Plan



AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA
SQ. MT.	232.25	14.10	5.00
SQ. FT.	2499.94	151.77	53.82

1 // VESTIBULE	6'6"x9'0"	8 // BED ROOM-02	12'0"x15'6"
2 // BED ROOM-01	12'0"x13'7"	8A // TOILET	5'6"x8'2"
2A // TOILET	8'8"x5'0"	9 // BED ROOM-03	16'11"x12'0"
3 // DRAWING ROOM	13'0"x21'0"	9A // TOILET	8'6"x5'8"
4 // DINING	12'0"x19'0"	10 // BED ROOM-04	13'0"x18'11"
4A // VERANDAH	21'9"x7'0"	10A // DRESS/TOILET	8'6"x13'0"
5 // KITCHEN	15'0"x11'0"	11 // BED ROOM-05	12'0"x18'11"
5A // STORE	3'10"x8'8"	11A // DRESS/TOILET	7'3"x13'4"
5B // KITCHEN YARD	6'2"x8'9"	12 // SERVENT ROOM	7'0"x6'0"
6 // G.TOILET	6'2"x4'6"	12A // S.TOILET	7'1"x4'4"
7 // PUJA	5'6"x3'0"		

BLOCK A

Duplex Lower Level Plan



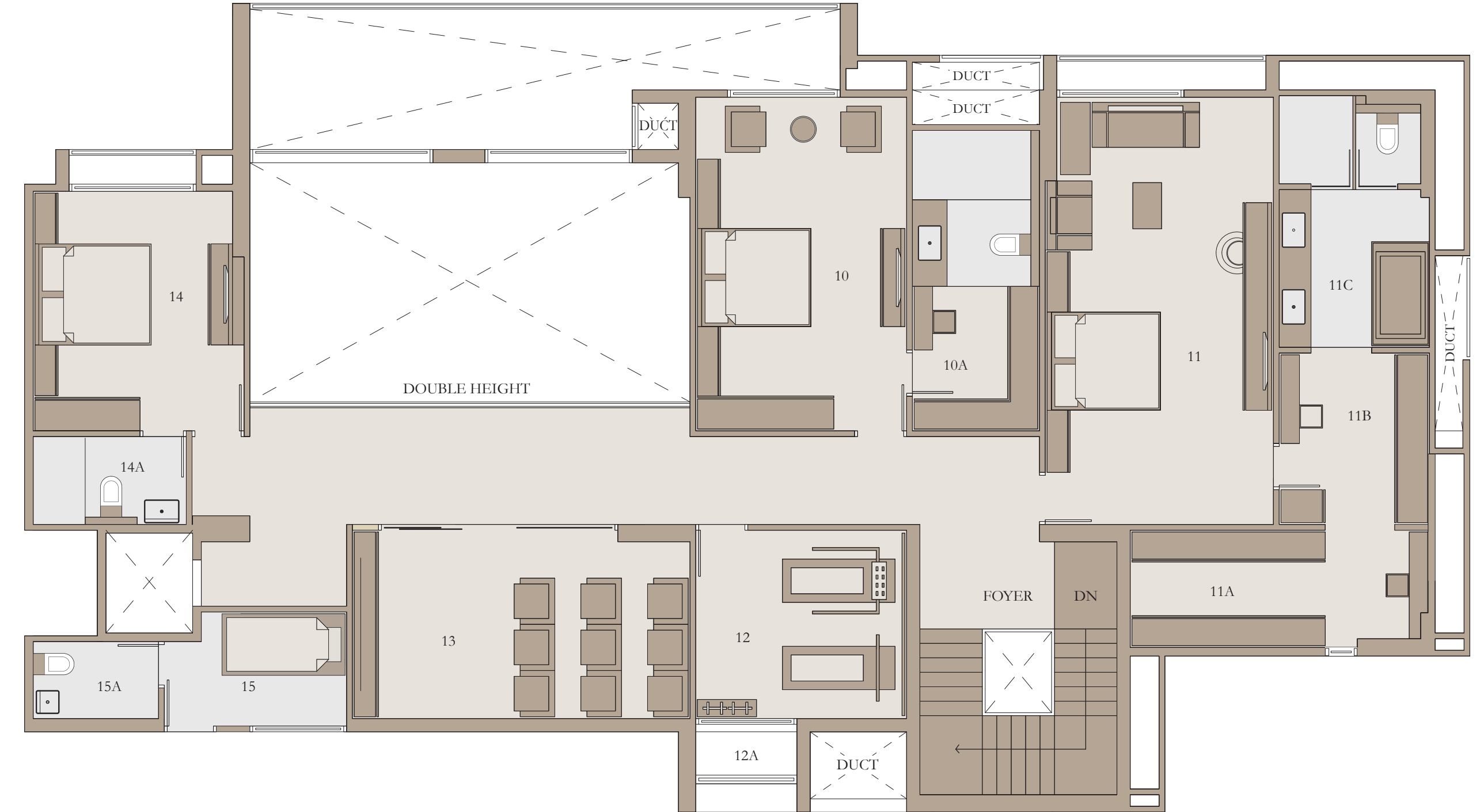
AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA
SQ. MT.	437.85	22.25	8.30
SQ. FT.	4713.02	239.50	89.34

1 // VESTIBULE	8'3"x11'0"	6B // KITCHEN YARD	12'0"x8'9"
2 // TOILET	7'1"x4'4"	7 // BED ROOM-01	12'0"x18'11"
3 // DRAWING ROOM	12'0"x18'11"	7A // TOILET	7'3"x17'1"
4 // LIVING	13'0"x21'0"	8 // PUJA	4'0"x4'10"
5 // DINING	12'0"x16'0"	9 // BED ROOM-02	13'0"x24'3"
5A // VERANDAH	33'6"x8'0"	9A // GENTS DRESS	16'11"x6'8"
6 // KITCHEN	19'2"x11'0"	9B // LADIES DRESS	8'5"x9'9"
6A // STORE	7'8"x4'6"	9C // TOILET	8'6"x14'3"

BLOCK A

Duplex Upper Level Plan



10 // BED ROOM-3	12'0"x18'11"	12A // BALCONY	5'9"x2'6"
10A // DRESS/TOILET	7'3"x17'1"	13 // THEATRE LOUNGE	19'2"x10'8"
11 // BED ROOM-4	13'0"x24'3"	14 // BED ROOM-5	12'0"x13'7"
11A // GENTS DRESS	16'11"x6'8"	14A // TOILET	8'8"x5'0"
11B // LADIES DRESS	8'5"x9'9"	15 // SERVANT ROOM	10'4"x6'6"
11C // TOILET	8'6"x14'3"	15A // S.TOILET	7'1"x4'4"
12 // ACTIVITY ROOM	12'0"x10'8"		

BLOCK A

Triplex Lower Level Plan



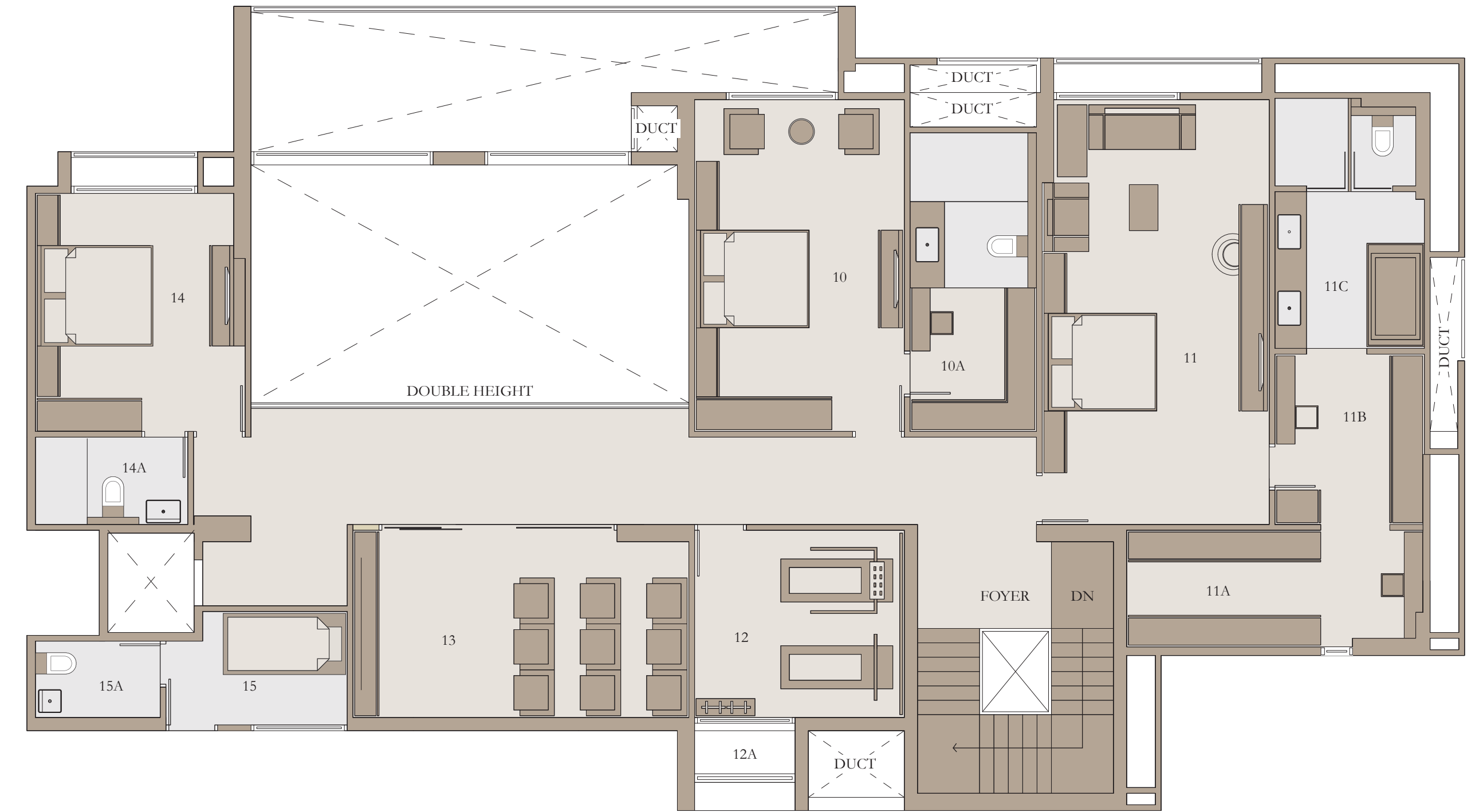
AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA	OPEN TERRACE
SQ. MT.	533.20	22.25	8.30	145.00
SQ. FT.	5739.36	239.50	89.34	1560.78

1 // VESTIBULE	8'3"x11'0"	6B // KITCHEN YARD	12'0"x8'9"
2 // TOILET	7'1"x4'4"	7 // BED ROOM-01	12'0"x18'11"
3 // DRAWING ROOM	12'0"x18'11"	7A // TOILET	7'3"x17'1"
4 // LIVING	13'0"x21'0"	8 // PUJA	4'0"x4'10"
5 // DINING	12'0"x16'0"	9 // BED ROOM-02	13'0"x24'3"
5A // VERANDAH	33'6"x8'0"	9A // GENTS DRESS	16'11"x6'8"
6 // KITCHEN	19'2"x11'0"	9B // LADIES DRESS	8'5"x9'9"
6A // STORE	7'8"x4'6"	9C // TOILET	8'6"x14'3"

BLOCK A

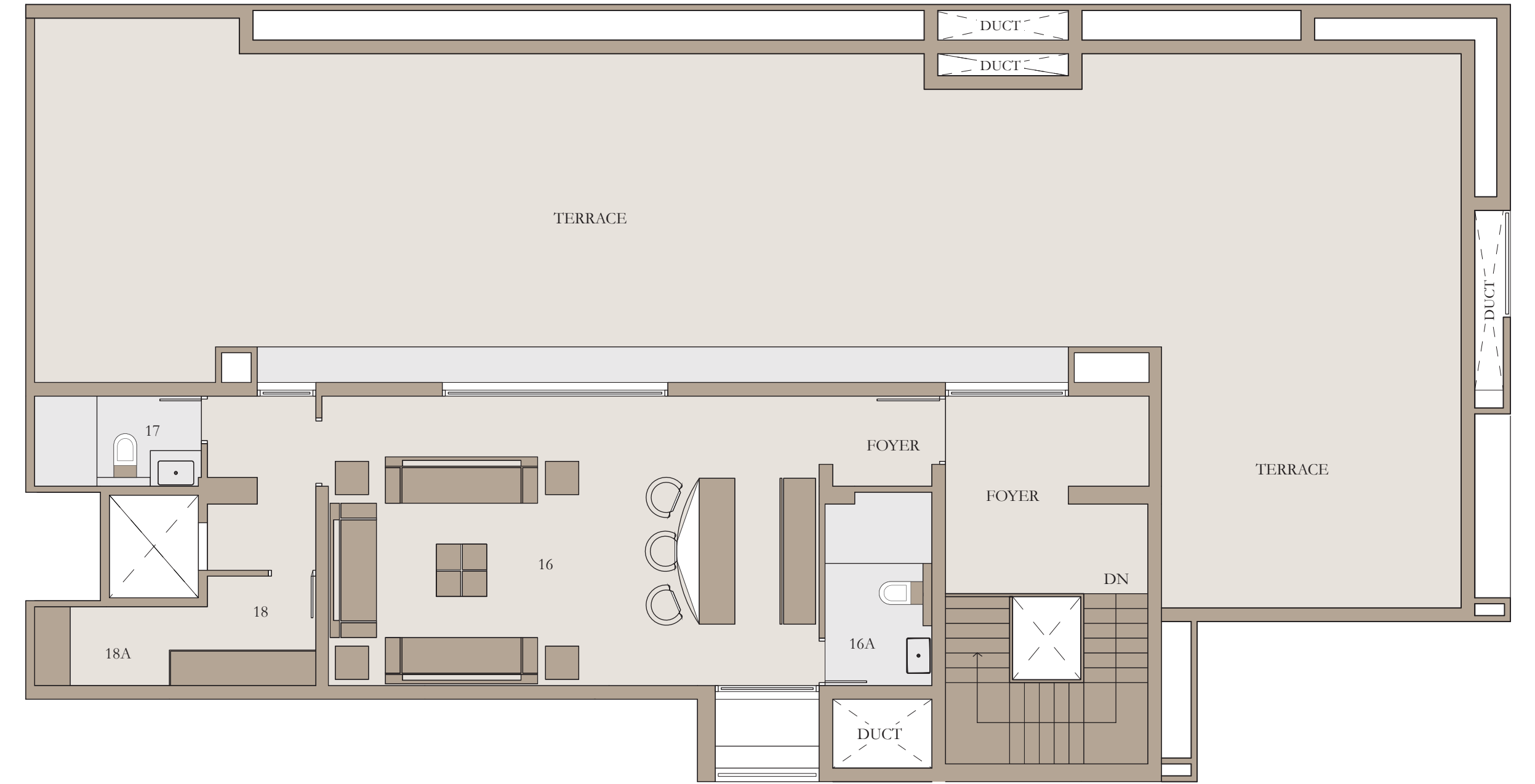
Triplex Middle Level Plan



10 // BED ROOM-3	12'0"x18'11"	12A // BALCONY	5'9"x2'6"
10A // DRESS/TOILET	7'3"x17'1"	13 // THEATRE LOUNGE	19'2"x10'8"
11 // BED ROOM-4	13'0"x24'3"	14 // BED ROOM-5	12'0"x13'7"
11A // GENTS DRESS	16'11"x6'8"	14A // TOILET	8'8"x5'0"
11B // LADIES DRESS	8'5"x9'9"	15 // SERVANT ROOM	10'4"x6'6"
11C // TOILET	8'6"x14'3"	15A // S.TOILET	7'1"x4'4"
12 // ACTIVITY ROOM	12'0"x10'8"		

BLOCK A

Triplex Upper Level Plan



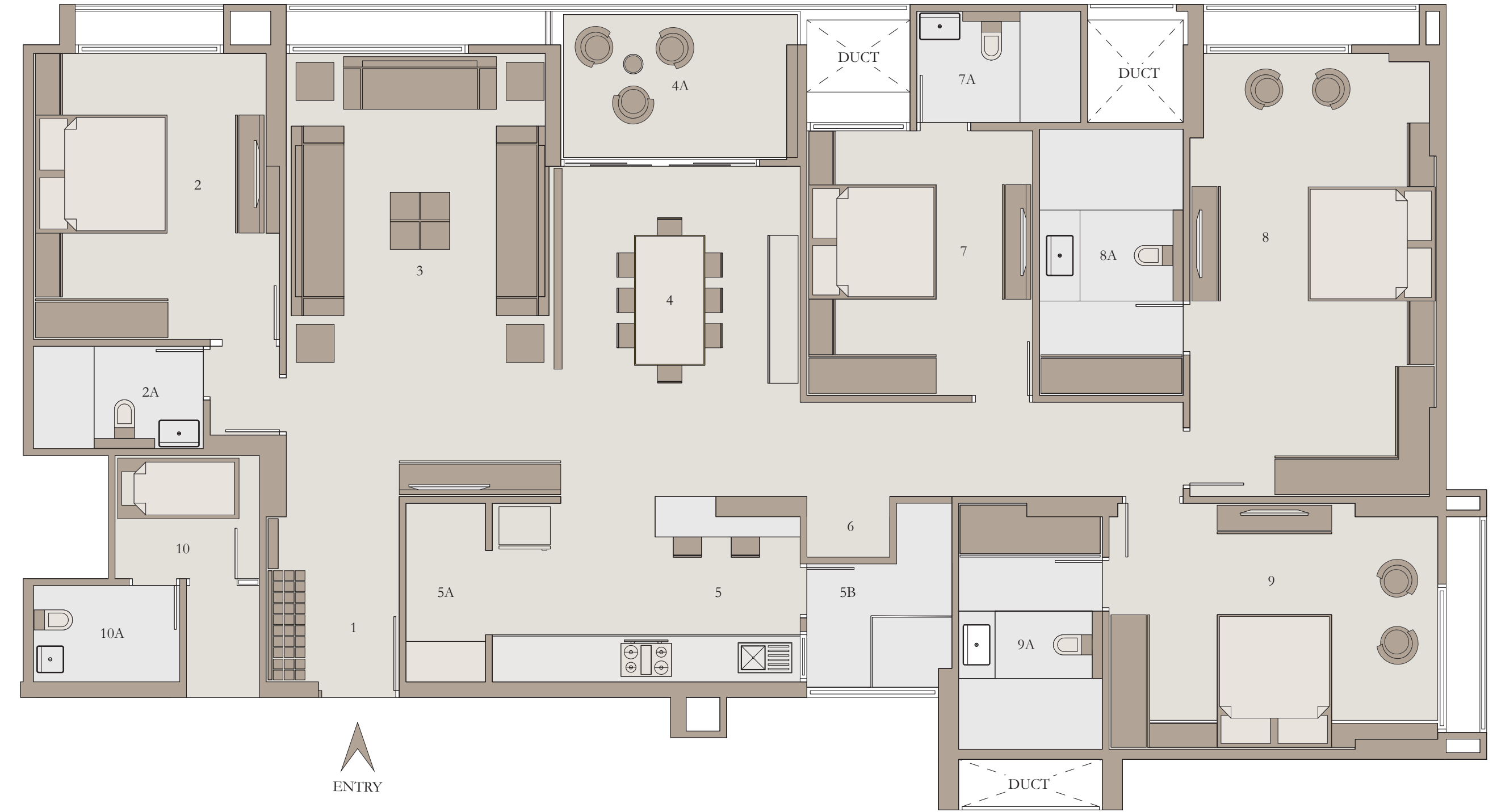
16 // LOUNGE	27'2"x16'0"
16A // TOILET	5'11"x10'8"
17 // TOILET	9'3"x5'0"
18 // PANTRY	6'0"x6'1"
18A // STORE	9'7"x4'4"

Block B & C

Floor Plans

BLOCK B & C | 4 BHK

Typical Unit Plan



AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA
<i>SQ. MT.</i>	184.83	7.81	4.61
<i>SQ. FT.</i>	1989.51	84.07	49.62

1 // VESTIBULE	6'6"x9'0"	6 // PUJA	4'3"x3'0"
2 // BED ROOM-01	12'0"x13'11"	7 // BED ROOM-02	11'0"x13'4"
2A // TOILET	8'3"x5'0"	7A // TOILET	8'0"x5'5"
3 // DRAWING ROOM	13'0"x21'7"	8 // BED ROOM-03	12'0"x21'7"
4 // DINING	12'0"x16'1"	8A // DRESS/TOILET	7'0"x13'5"
4A // VERANDAH	11'8"x7'3"	9 // M.BED ROOM-04	16'0"x12'0"
5 // KITCHEN	15'0"x9'0"	9A // DRESS/TOILET	7'0"x12'0"
5A // STORE	3'10"x8'8"	10 // SERVANT ROOM	7'0"x6'0"
5B // KITCHEN YARD	7'1"x6'0"	10A // S.TOILET	7'1"x4'8"

BLOCK B & C

Duplex Lower Level Plan



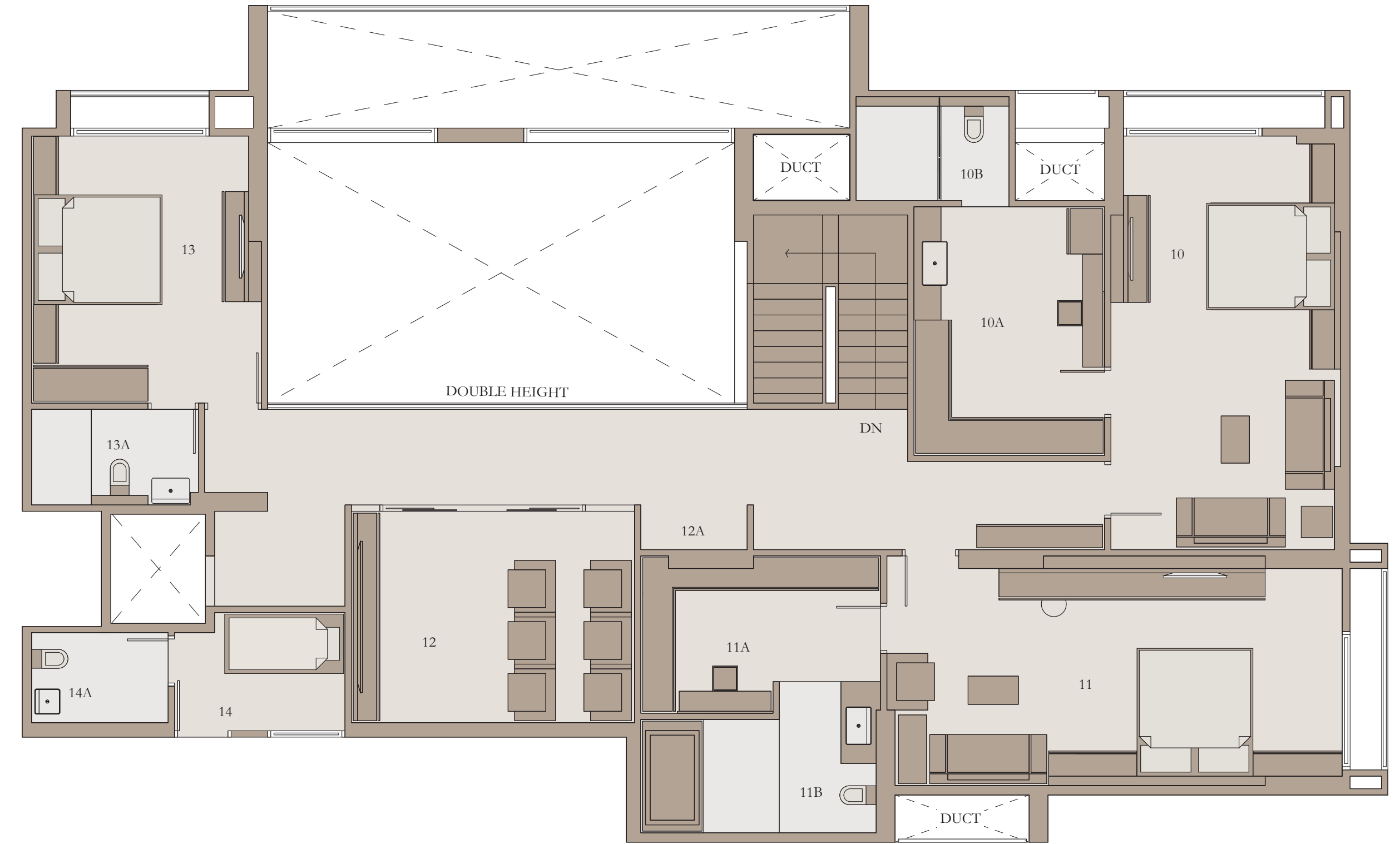
AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA
SQ. MT.	363.82	17.11	6.17
SQ. FT.	3916.16	184.17	66.41

1 // VESTIBULE	8'3"x9'0"	6B // KITCHEN YARD	12'3"x5'5"
2 // TOILET	7'1"x4'8"	7 // PUJA	5'0"x3'0"
3 // DRAWING ROOM	12'0"x19'3"	8 // BED ROOM-01	16'0"x12'0"
4 // LIVING	13'0"x21'8"	8A // TOILET	7'0"x11'11"
5 // DINING	12'0"x14'0"	9 // BED ROOM-02	12'0"x21'7"
5A // VERANDAH	30'4"x6'1"	9A // DRESS	9'11"x13'0"
6 // KITCHEN	22'4"x9'0"	9B // TOILET	8'0"x5'5"
6A // STORE	3'10"x8'8"		

BLOCK B & C

Duplex Upper Level Plan



10 // BED ROOM-3	12'0"x21'7"	12 // THEATRE LOUNGE	14'9"x11'0"
10A // DRESS	9'11"x13'0"	12A // LINEN STORE	5'7"x2'4"
10B // TOILET	8'0"x5'5"	13 // BED ROOM-5	12'0"x13'11"
11 // BED ROOM-4	23'9"x12'0"	13A // TOILET	8'8"x5'0"
11A // DRESS	12'6"x8'2"	14 // SERVANT ROOM	8'11"x6'2"
11B // TOILET	12'3"x7'10"	14A // S.TOILET	7'1"x4'8"

BLOCK B & C

Triplex Lower Level Plan



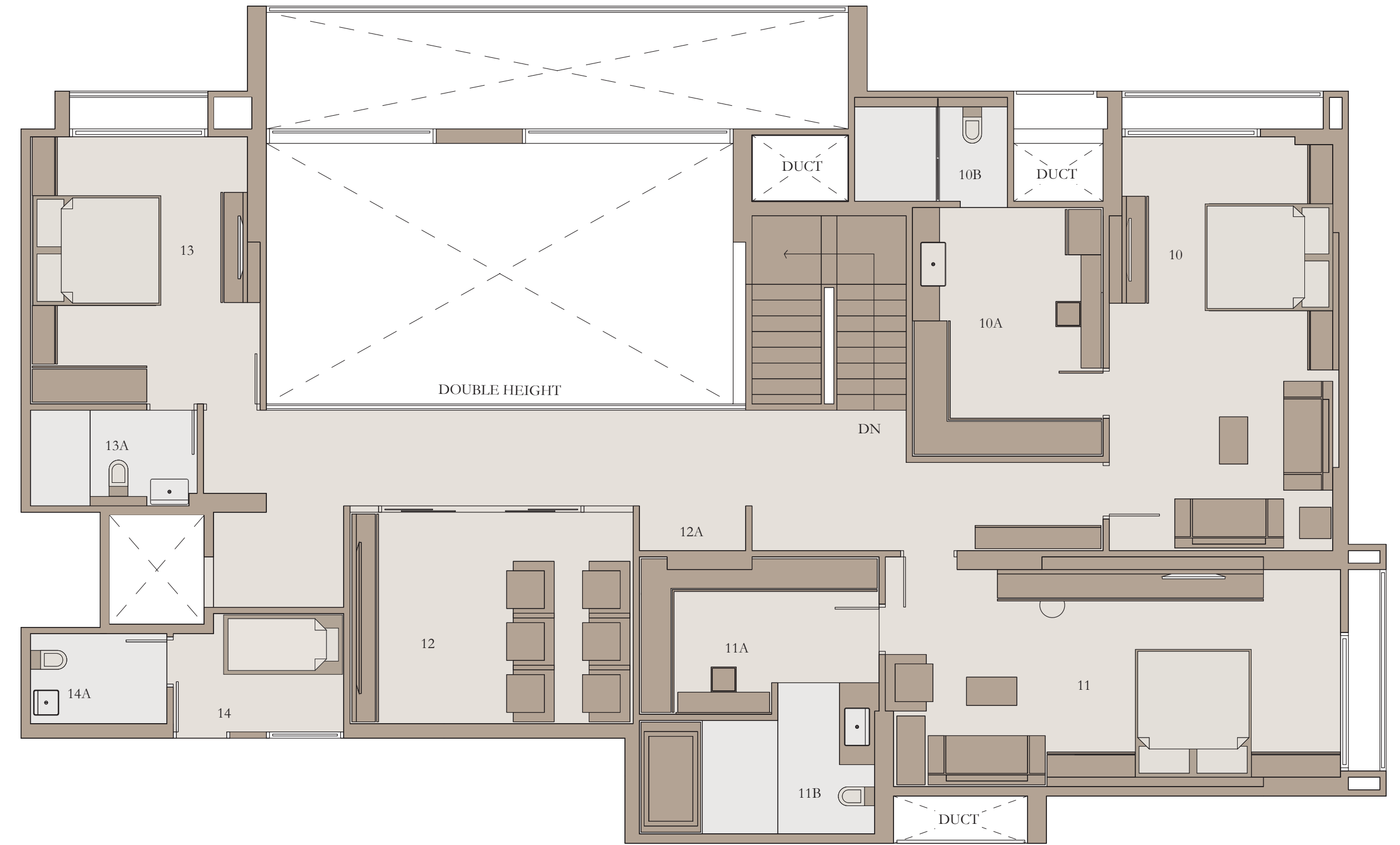
AREA AS PER RERA

	CARPET AREA	VERANDAH/ BALCONY	WASH AREA	OPEN TERRACE
SQ. MT.	447.82	17.11	6.17	105.00
SQ.FT.	4820.33	184.17	66.41	1130.22

1 // VESTIBULE	8'3"x9'0"	6B // KITCHEN YARD	12'3"x5'5"
2 // TOILET	7'1"x4'8"	7 // PUJA	5'0"x3'0"
3 // DRAWING ROOM	12'0"x19'3"	8 // BED ROOM-01	16'0"x12'0"
4 // LIVING	13'0"x21'8"	8A // TOILET	7'0"x11'11"
5 // DINING	12'0"x14'0"	9 // BED ROOM-02	12'0"x21'7"
5A // VERANDAH	30'4"x6'1"	9A // DRESS	9'11"x13'0"
6 // KITCHEN	22'4"x9'0"	9B // TOILET	8'0"x5'5"
6A // STORE	3'10"x8'8"		

BLOCK B & C

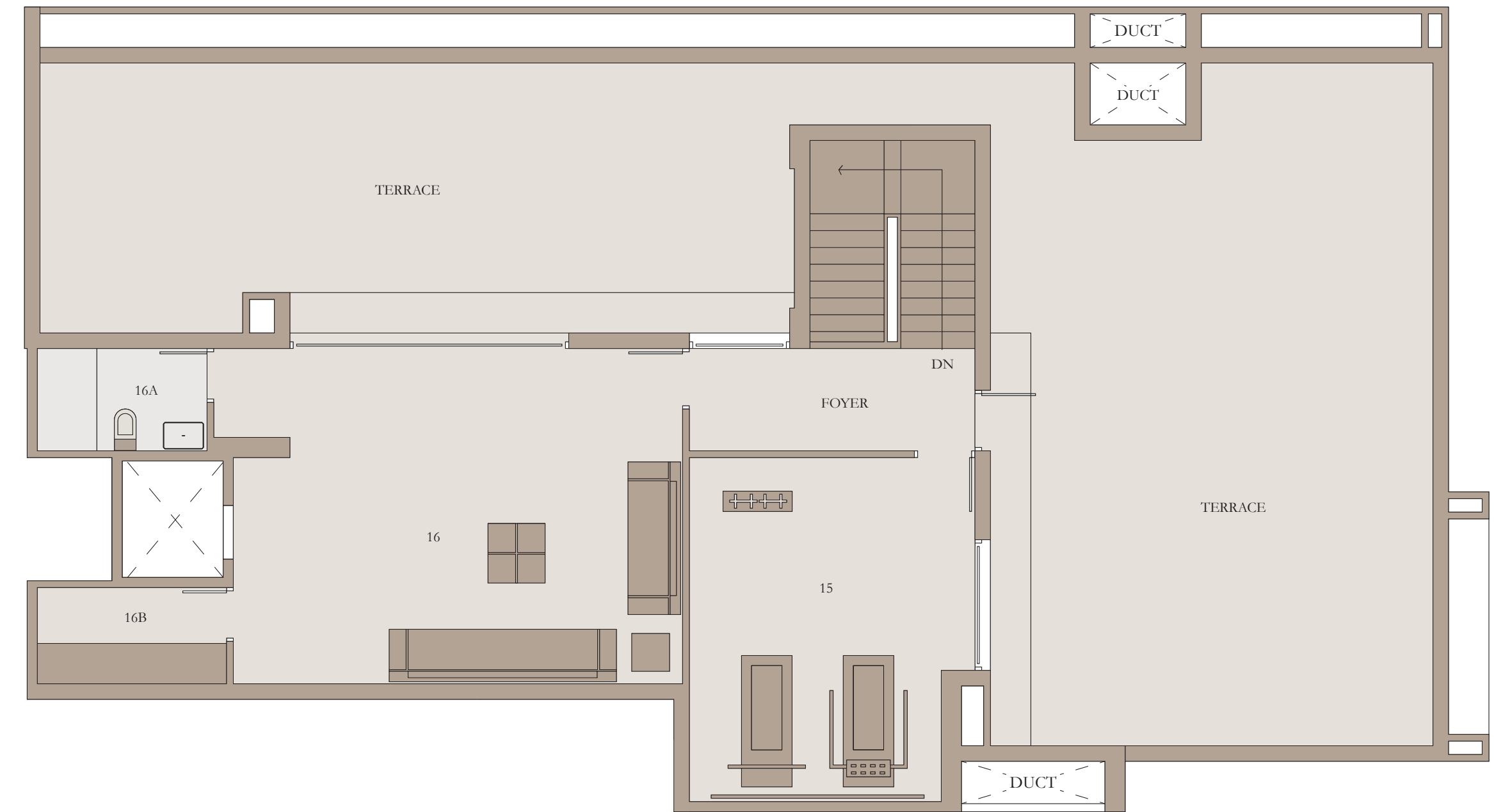
Triplex Middle Level Plan



10 // BED ROOM-3	12'0"x21'7"	12 // THEATRE LOUNGE	14'9"x11'0"
10A // DRESS	9'11"x13'0"	12A // LINEN STORE	5'7"x2'4"
10B // TOILET	8'0"x5'5"	13 // BED ROOM-5	12'0"x13'11"
11 // BED ROOM-4	23'9"x12'0"	13A // TOILET	8'8"x5'0"
11A // DRESS	12'6"x8'2"	14 // SERVANT ROOM	8'11"x6'2"
11B // TOILET	12'3"x7'10"	14A // S.TOILET	7'1"x4'8"

BLOCK B & C

Triplex Upper Level Plan



15 // ACTIVITY ROOM	13'11" x 16'9"
16 // LOUNGE	21'11" x 16'4"
16A // TOILET	8'3" x 5'0"
16B // PANTRY	9'3" x 4'8"

SPECIFICATIONS

FLOORING	Vitrified Tiles In Bedrooms Wooden Laminated Flooring In One Master Bedroom Vitrified Tiles In Drawing And Dining Room Vitrified / Rustic Tiles In Balcony
WINDOW	Sliding Aluminium Section Window
DOOR	Main Door - Wooden Flush Door with One Side Polished Veneer Internal Doors - Flush Doors With Oil Paint
KITCHEN	Granite Platform With Dado Of Ceramic Tiles Stainless Steel Sink Vitrified Tiles In Floor Vitrified Tiles In Wash Yard
INTERIOR PLASTER	Single Coat Mala
FINISH INSIDE	Putty Finish
FINISH OUTSIDE	Acrylic Paint
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
ELEVATORS	Automatic Elevators with One Meter Per Second Speed
ELECTRIC SWITCHES	ISI Modular Switches
ELECTRIC WIRES	ISI Wires
MCB / ELCB	ISI Make

Salient Features:

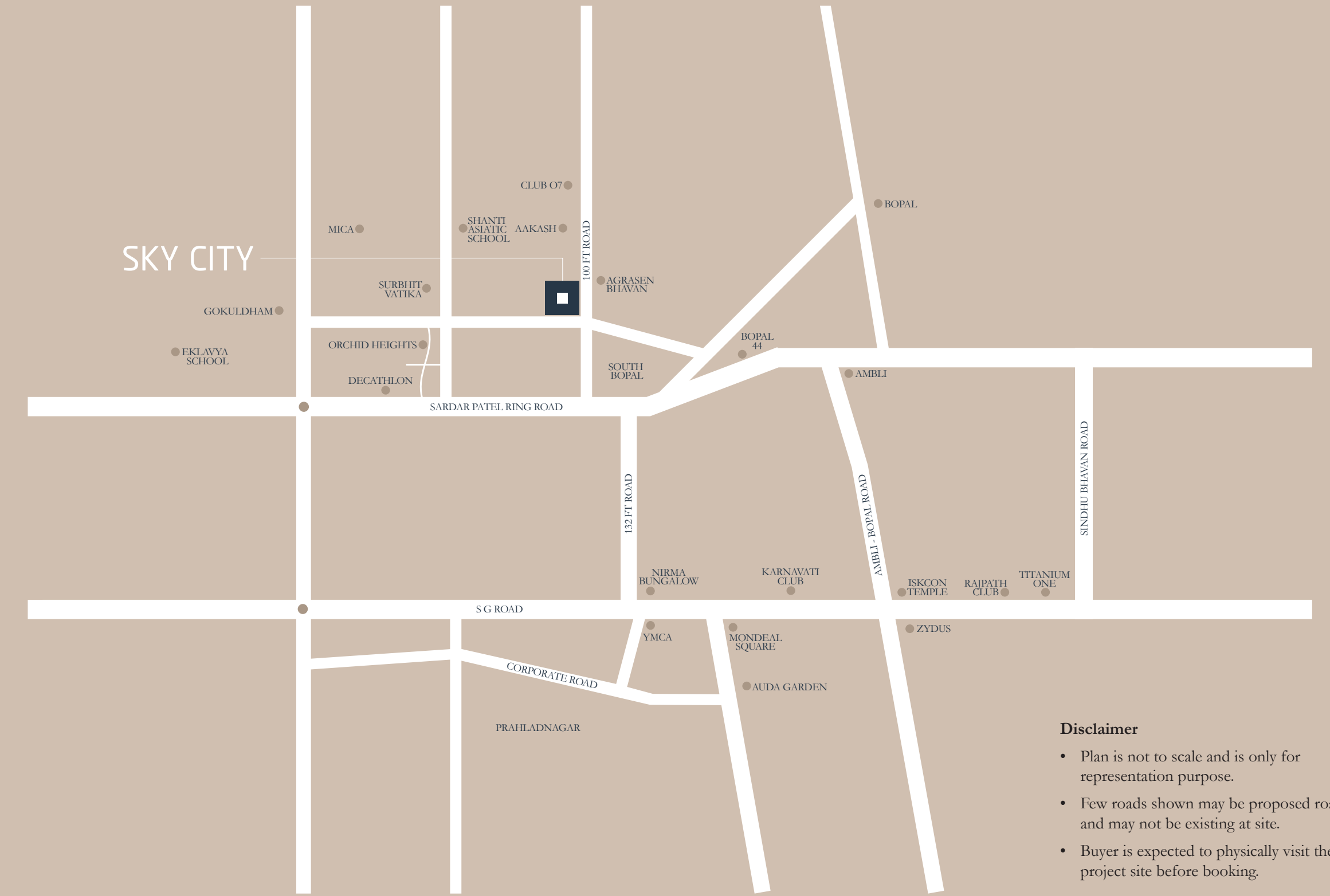
- 4 automatic elevators for every block
- Well designed Air Conditioned Entrance foyers
- Hi-tech Security System
- Exquisite Landscaped garden and pleasant sit outs
- Fire Hydrant System (as per local norms) in every Block
- DTH satellite TV provision

Lifestyle Amenities

- Cricket Pitch
- Gymnasium
- Mini Home Theatre
- Swimming Pool
- Children's Play Area
- Multipurpose Court
- Outdoor Gym
- Indoor Games
- Multipurpose Hall
- Landscape Garden With Sit Outs

Note: Developer reserves the right to make any changes in design, plans, specifications, amenities, elevation etc without any prior notice. Such changes would be binding on all the buyers / members.
Colour and design / pattern of tiles and fixtures may change subject to availability.

LOCATION & CONNECTIVITY



Disclaimer

- Plan is not to scale and is only for representation purpose.
- Few roads shown may be proposed roads and may not be existing at site.
- Buyer is expected to physically visit the project site before booking.



Presenting an integrated township in Ahmedabad where 'lighter living' is a way of life. With an uninterrupted view of the vast skies, nature and open spaces, you can create unforgettable moments with your family and loved ones. We have designed homes and spaces with well-equipped club-houses, swimming pools and gardens to make your living truly wholesome. Not just luxury, Sky City is located close to your daily essentials and amenities to ensure a carefree living for your family.



CREATING NEW LANDMARKS

Goyal & Co. was founded by the late Mr. Rampurshottam in 1971 in the city of Ahmedabad. His legacy has inspired a whole new generation that is filled with a strong will to take Goyal & Co. forward into the new millennium, by creating exemplary spaces that are a culmination of experience and technology. Goyal's work ethic is rooted in transparency, timely deliverance, legal clarity, timely delivery and superior quality. Goyal & Co. has completed more than 215 projects in the last four decades that include apartment developments, villas, plotted developments, corporate offices, townships, etc. The firm is currently rapidly growing its presence in the cities of Bengaluru and Mumbai.



Founded over a decade ago, H.N. Safal Group boasts of projects that cover 20 million square feet of land in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality and demonstrate our commitment to "creating spaces that house happiness". The company's mission is to be the most dedicated and dependable name in the realty business in India, renowned for building signature spaces offering true value for money. Hence, the company constantly strives to achieve and maintain the highest levels of quality in every project.



Consultants	
Architect	Apurva Amin
Structure	N K Shah
Landscape	Cracknell, Dubai
Plumbing	Vraj Sanitaion

Disclaimer

- The brochure is for the easy representation 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 the 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 in the brochure are computer simulated graphics and are subject to error and omissions. The member/customer is requested to check the physical location of the Project and visit the Project site before going ahead with the booking.
- This Brochure supersedes all the previous marketing materials or brochures.

RIVIERA ELITE

Premium 4 and 5 BHK single, duplex and triplex apartments

SKY CITY, Club O7 Road, Off SP Ring Road, Ahmedabad - 380006

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