

# RIVIERA

RIVER-FRONT CONCEPT  
APARTMENTS

STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS

INTRODUCING JAIPUR'S FIRST  
**river-front** CONCEPT APARTMENTS

**RIVIERA**

STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS



Welcome to

## "A WORLD WITHIN A CITY"

With a total stretched area of 6 acres, **Manhattan** is word in itself, Fetching one of its own kind with Modern Commercial Spaces, Proposed for Multiplex, Hotel, Food Court & Restaurant, Branded Showrooms, Game Zone, Offices, Mini Shops, & Kiosk Bazar accompanied by Smart Homes with Ultra Modern Club House facilities.

**Riviera** Introducing Jaipur first river front apartments project Facing 400 feet wide Dravyvati river is in Phase-1 of Manhattan project with an exclusive array of River facing Studios, **1 BHK and 2 BHK apartments**, Riviera fulfills all needs of the modern resident with **Ultra Modern Clubhouse facilities** and **best rental returns** and smartly designed accommodations for its residents. The commercial spaces in Riviera define the best in Restaurant, Food court, Branded Showrooms, Office Spaces, Game Zone & Kiosk Bazaar.

**Riviera** is in first of its kind to offer Best in Returns On Investment with combination of Smart Living Spaces & luxuries at its best with breathtaking views.

\*Tentative Conceptual Views

# PROJECT overview

No need to fasten your seat belts. just get ready for your about to set on a voyage that is truly beyond spectacular. step aboard the **Riviera** and one look tells you that the place you've chosen is clear cut above anything else.

## 271 RESIDENTIAL APARTMENTS

- **STUDIO APARTMENTS - 375 Sq.ft.**
- **1 BHK APARTMENTS - 536 Sq.ft.**
- **2 BHK APRTMENTS - 845 Sq.ft.**
- Separate Hotel Block
- Separate Commercial Spaces
- Shops, Mini-Shops, Kiosks, Showrooms & Corporate Offices

## THE CLUBHOUSE

(11th Floor & Terrace Floor)

- **5100 SQ.FT. COVERED & 15000 SQ.FT. LANDSCAPE AREA**
- **SKYWALK ON ROOF TOP GARDEN**
- **ROOFTOP INFINITY POOL**
- **Elegant Air-Conditioned Reception Lobby.**
- **Family Health Club with Steam, Sauna & Massage** with Separate Male & Female Toilets.
- **Multipurpose Hall** ( Parties / Functions /Aerobics etc) with **Party lawn.**
- **Indoor Games** - Pool Table, T.T. Table & Cards, Chess, Carom.
- **AC Gymnasium**
- **Yoga Room**
- **Infinity Swimming Pool with Deck Area**



# THE CLUBHOUSE

Rooftop Infinity Swimming Pool with Deck Area



Skywalk Garden



Water Body & Fountain



Yoga Deck



Reception



AC Gymnasium



Pool Table



Table Tennis



Chess



Carrom



Steam & Sauna Bath



Massage



Multipurpose Hall



\*Tentative Conceptual Views

# PROJECT highlights

## BEST RETURN ON INVESTMENT IN RENTAL VALUES & APPRECIATION ON INVESTMENT.

Current Market Projected Figures			
Investment Type	Invest. Value	Monthly Return (₹)	ROI (%)
Residential	1 Cr.	25k - 30k	3%
Commercial	1 Cr.	40k - 50k	5-6%
Riviera*	1 Cr.	60k - 75k	7-9%

\*Riviera returns calculated assuming current rental income (11k - 12k monthly ) on minimum investment of ₹ 14.61\* Lacs in studio apartments in Jagatpura, Jaipur



\*ROI is completely based on personal survey & reflect proposed projection of ROI.  
\*This is not a legal offere documents & figures.

# EXPECT THE *exceptional*

- **JDA AUCTION LAND APPROVED ( MANHATTAN )**

for mix land use. Total 30600 sq.yd. / 25,600 sq. mtrs. approx.

- **PHASE - 1 ( RIVIERA - Studio, 1 BHK, 2 BHK, Office & Shops)**

will be 11000 sq. yds. / 9100 sq. mtrs. approx.

- **FIRST RIVER FRONT PROJECT OF CITY.**

Widest Front of **Dravyawati River** i.e. approx 400 feet which will remain a green view throughout.

- **ON MAIN 200 FT LIFELINE ROAD OF JAGATPURA MAHAL ROAD**

with road on all 4 sides **160ft, 60 ft. & 60 ft.** in Jaipur every established residential area has one lifeline eg.

- Queens Road in Vaishali Nagar
- JLN Marg for Malviya Nagar
- Shipra path & Madhya Marg for Mansarovar.

- **BANG OPPOSITE TO BOMBAY HOSPITAL :**

- Approx 700-1000 Bed and 4000 Employees.
- Footfall of 10000 (approx) people daily.
- Will get **fully operational before mid 2020.**

- **PROPOSED AU BANK HEAD OFFICE OF RAJASTHAN**

just 400 mtrs away with land area of 22000 Sq.mtr approx.

- **SURROUNDED BY 7 MEGA UNIVERSITIES & MORE THAN 25 EDUCATION INSTITUTES, 55000+ STUDENTS** along with more than **few universities** are in pipeline.

- JECRC University
- SKIT College of Technology
- MNIT College
- JNU Medical College
- Jaipur National University
- Gyan Vihar University
- Poornima University
- J.D.P.G. College
- Vivekananda Gopal University
- Mahatma Gandhi Medical College
- St.Xaviers College

- **GATEWAY OF SITAPURA INDUSTRIAL AREA** covering a total of around **2000 acres of land** with business homes like:

- JECC ( Jaipur Exhibition & Convention Centre )
- GENPACT
- TELEPERFORMANCE
- BOSCH Ltd.
- VAIBHAV Gems
- LODHA Impex
- DWARKA Gems
- INFOSYS

- **VERY NEAR TO RING ROAD 6KM ( APPROX. )** which will be operational in next 2 year & running before our project completion.

- **EASY CONNECTIVITY** ( Every facilities in approach in just few min. drive ) with Airport, Railway Station, Hospitals, Schools, Malls & 5 Star Hotels in nearest vicinity.

#### **Hospitals like :-**

- EHCC Hospital
- Fortis Hospital
- Apex Hospital
- Narayana Multispecialty Hospital
- Mahatama Gandhi Hospital
- Calgary Eye Hospital
- Upcoming Bombay Hospital
- JNU Medical College
- Jeevan Rekha Hospital

#### **Top School like :-**

- Golden Era Academy
- Maharaj Sawai Bhawani Singh School
- Subodh International School
- SRN International School
- Jai Shree Periwal School
- St.Anthony School
- Ryan International School
- Jankidevi Public School
- St. Anselm School
- Jaipuria School of Management
- Vidyashram School
- MPS School

#### **Malls like :-**

- Upcoming R-TECH Mall with PVR Multiplex
- WTP • Gaurav Tower • Jaipur Central etc.

#### **Star Hotels like :-**

- Radisson Blue • Marriot • The Lalit • Clarks Amer etc.

IN A TRANQUIL  
*river-front*  
ENVIRONMENT

LOWER  
GROUND  
FLOOR

SHOPS | KIOSKS  
LANDSCAPE GARDEN

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

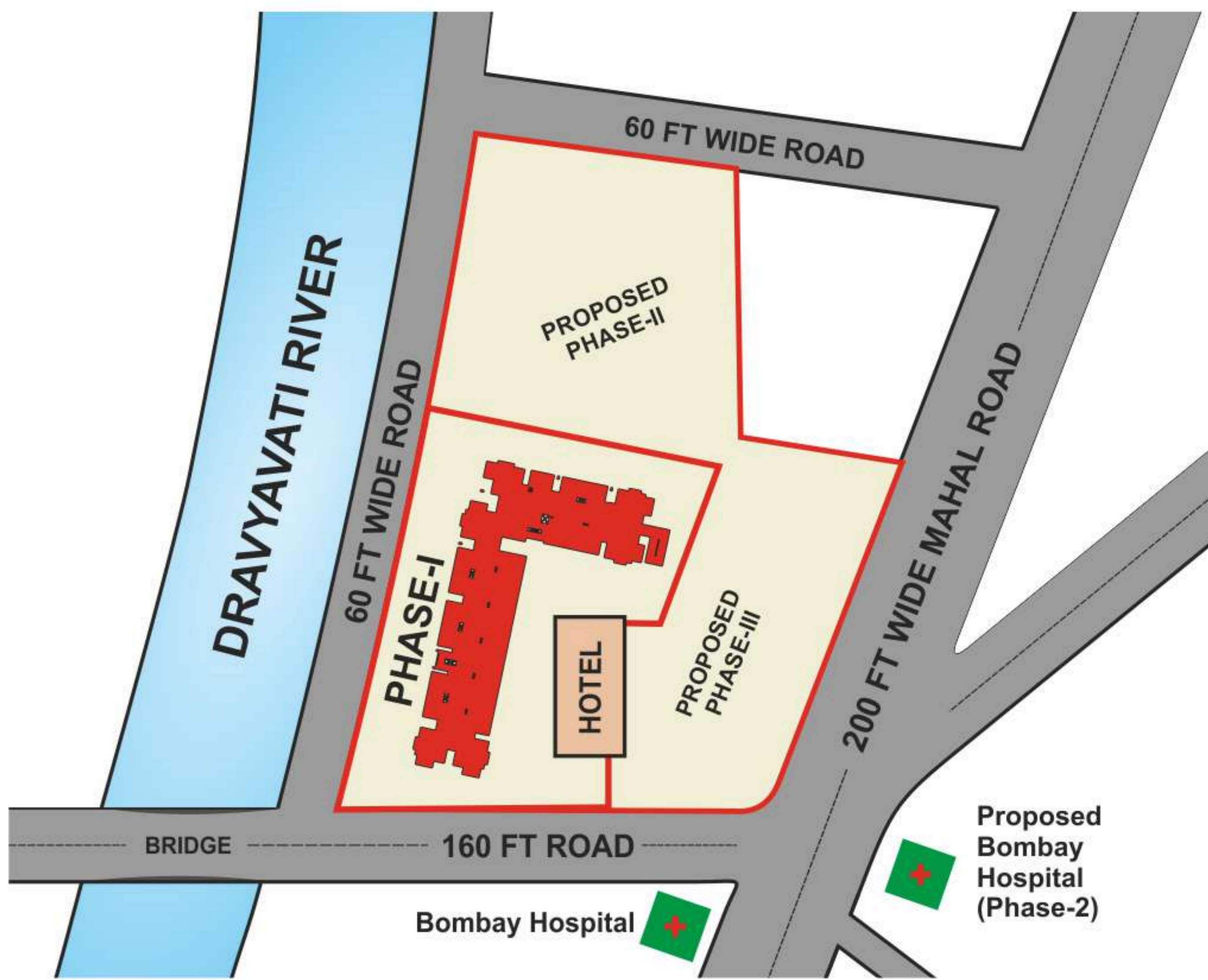
60 FT WIDE ROAD

PROPOSED  
PHASE - II



PROPOSED  
PHASE - III

160 FT WIDE ROAD

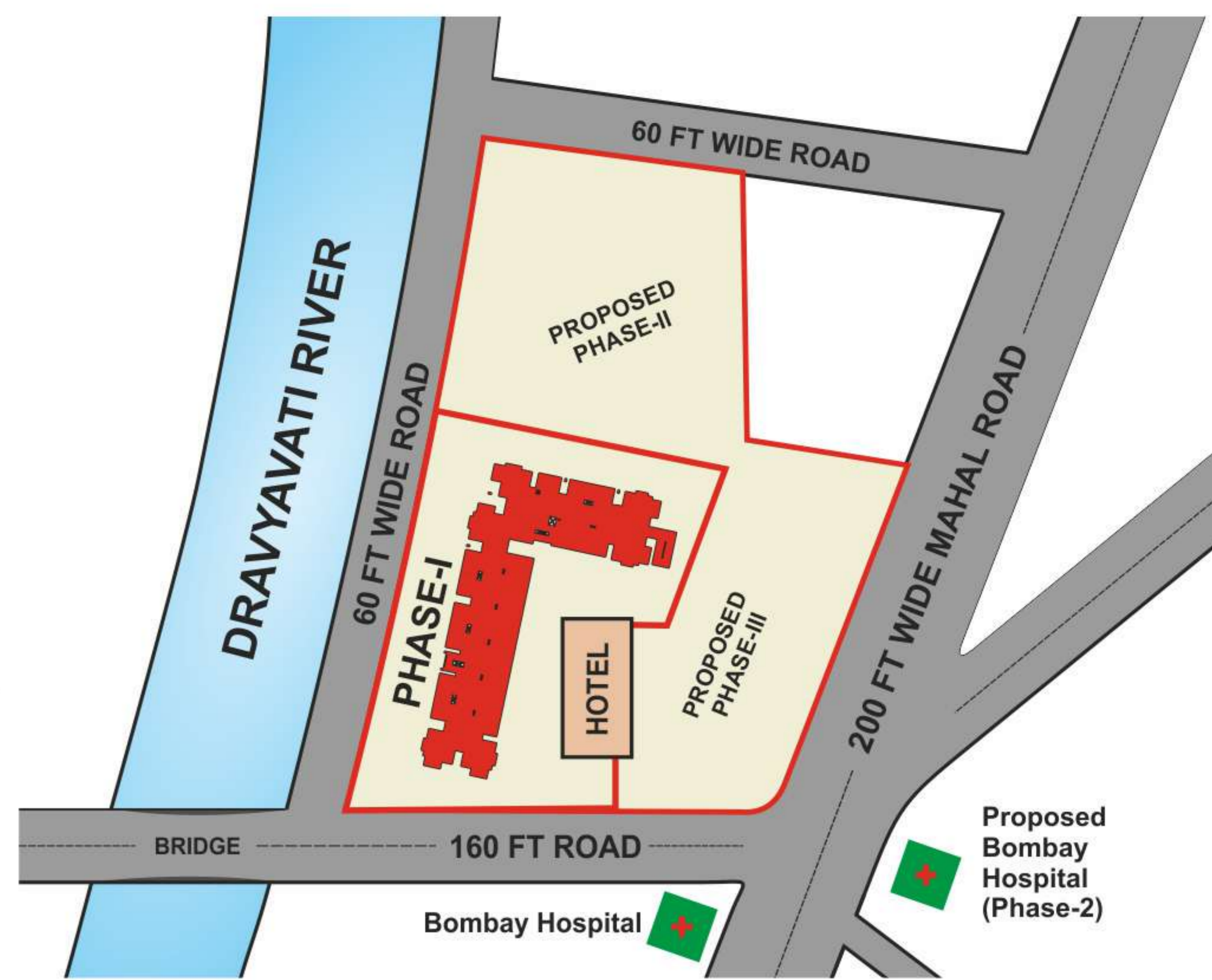


INFINITY POOL WITH SKYWALK GARDEN
11th FLOOR RESIDENTIAL THE CLUBHOUSE
10th FLOOR RESIDENTIAL
9th FLOOR RESIDENTIAL
8th FLOOR RESIDENTIAL
7th FLOOR RESIDENTIAL
6th FLOOR RESIDENTIAL
5th FLOOR RESIDENTIAL
4th FLOOR RESIDENTIAL
3rd FLOOR RESIDENTIAL
2nd FLOOR RESIDENTIAL
1st FLOOR - COMMERCIAL
G FLOOR - COMMERCIAL
L G FLOOR - COMMERCIAL
BASEMENT PARKING

# GROUND FLOOR

SHOPS | KIOSKS  
LANDSCAPE GARDEN

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY



DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

PROPOSED  
PHASE - II



PROPOSED  
PHASE - III

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1st FLOOR - COMMERCIAL
G FLOOR - COMMERCIAL
L G FLOOR - COMMERCIAL
BASEMENT PARKING

160 FT WIDE ROAD

FIRST FLOOR

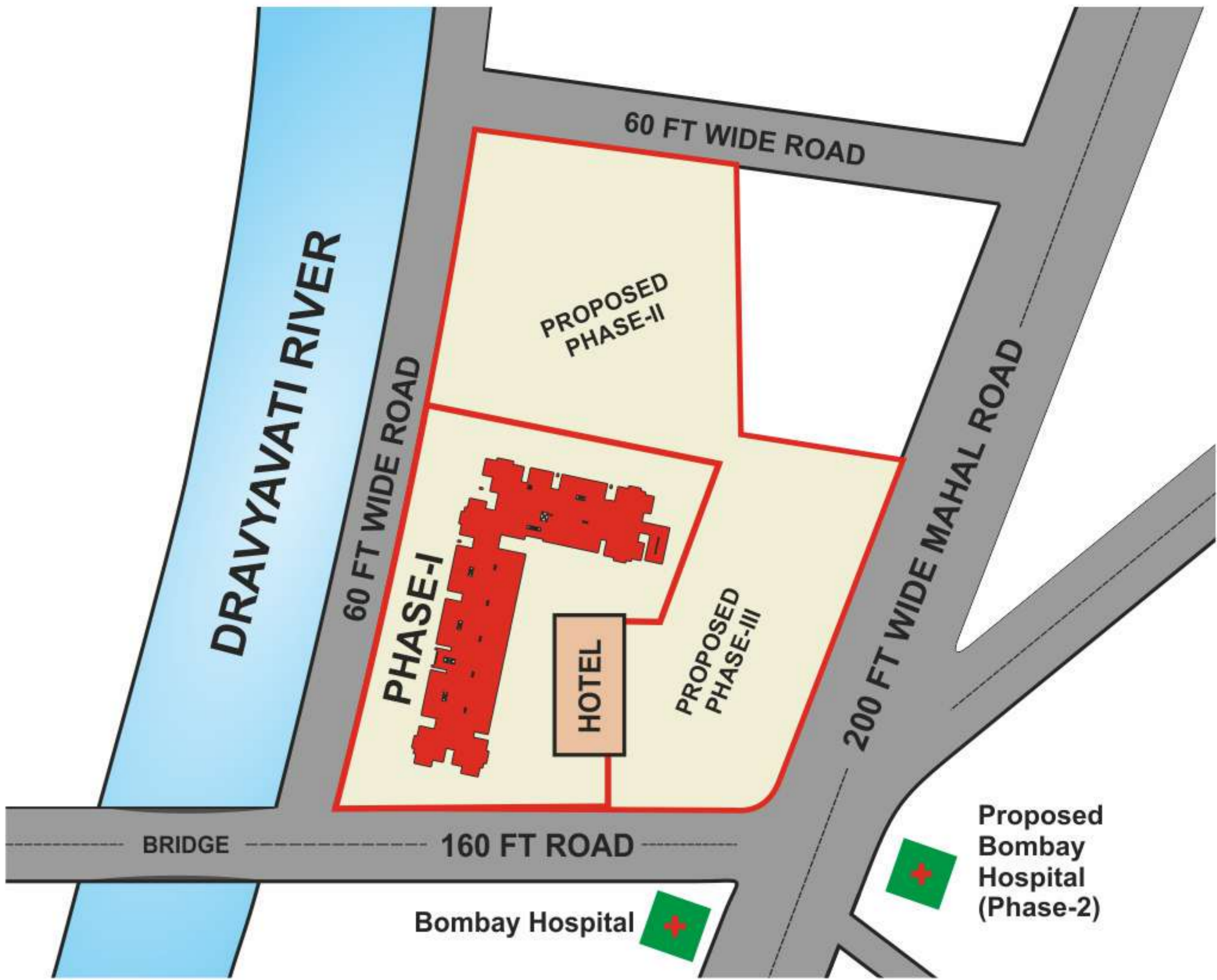
SHOPS | SHOWROOM  
CORPORATE OFFICES

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD

160 FT WIDE ROAD

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY

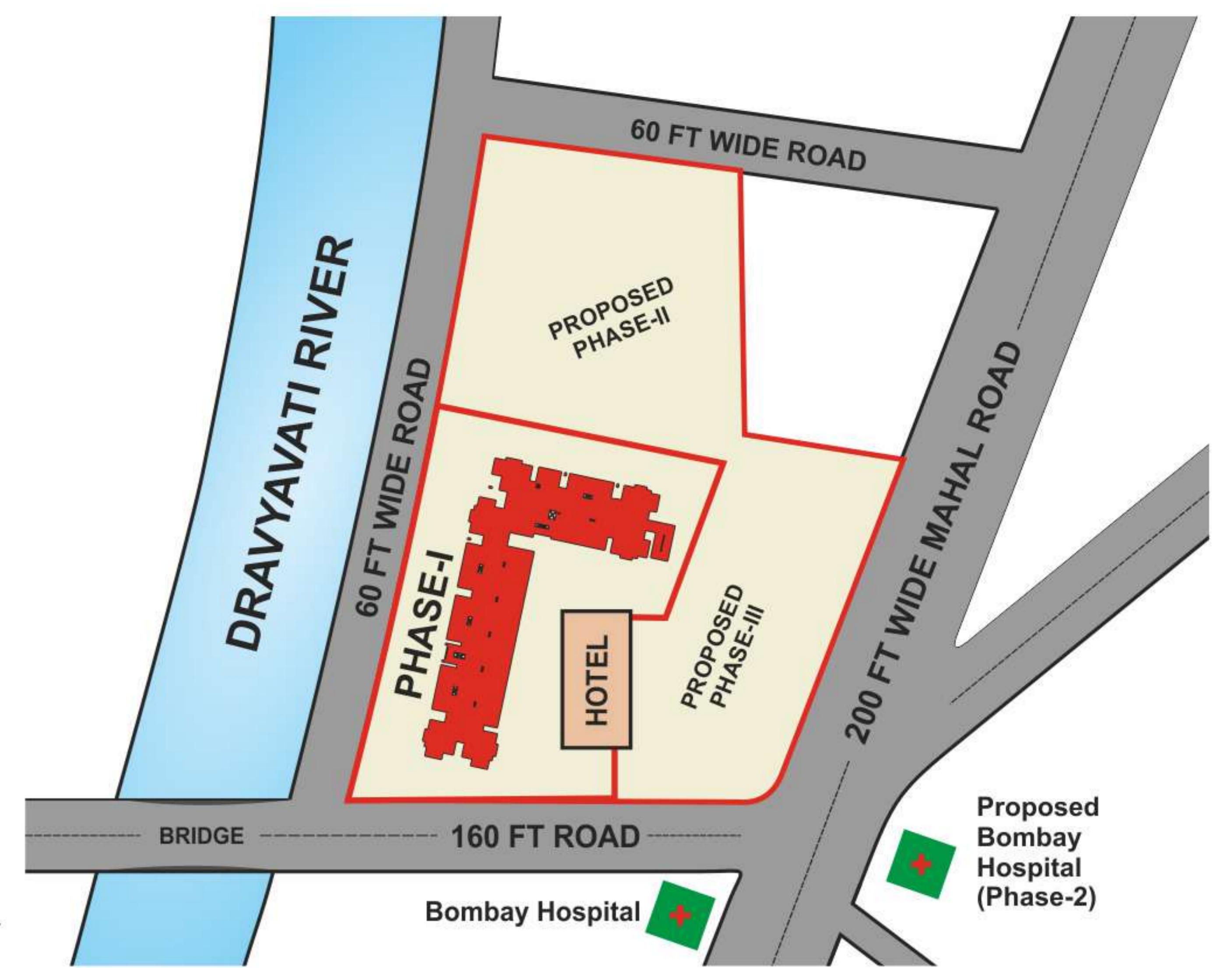


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L G FLOOR - COMMERCIAL
BASEMENT PARKING

TYPICAL FLOOR  
(2ND TO 11TH)

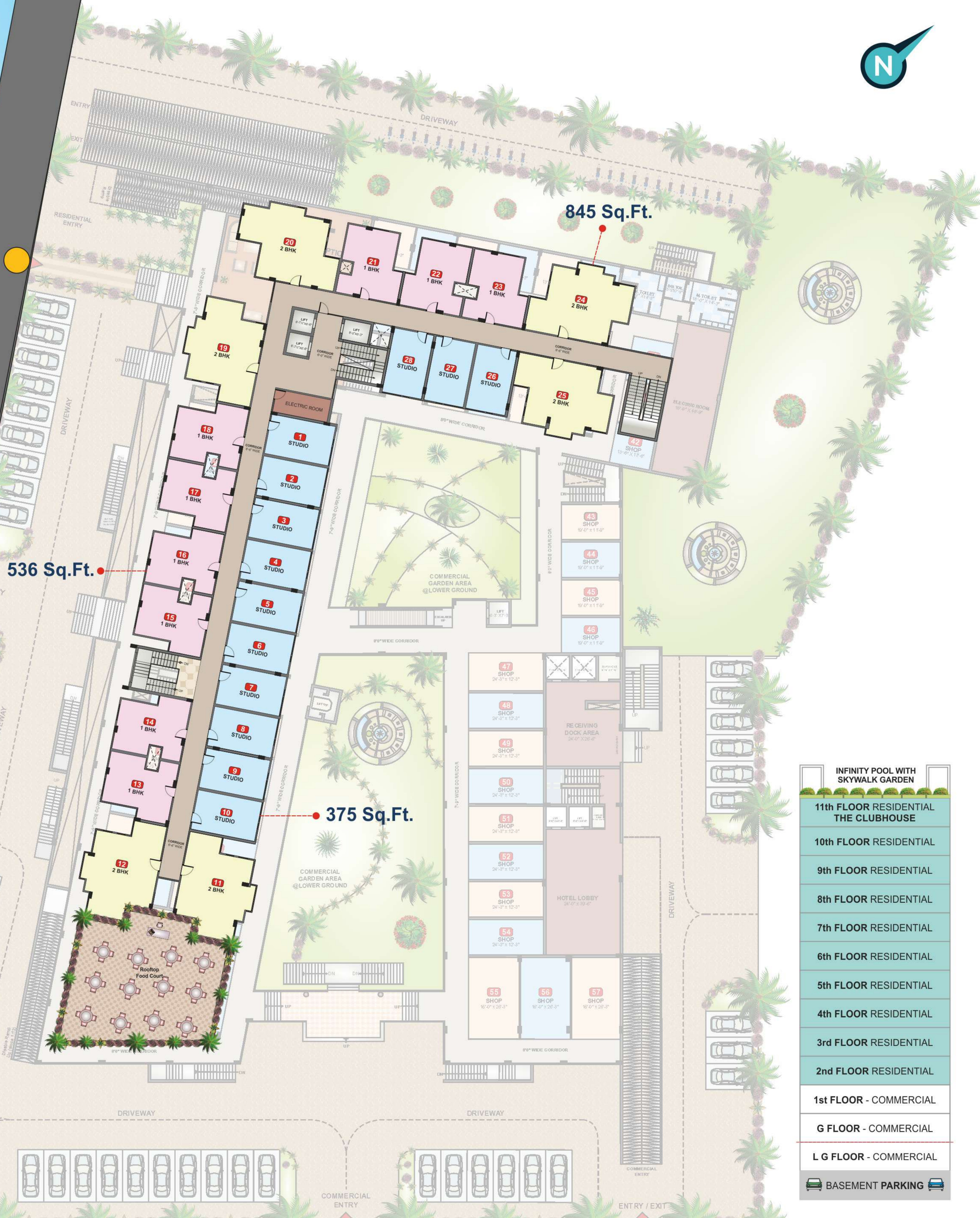
STUDIO | 1BHK  
2 BHK APARTMENTS

- STUDIO APARTMENT
- 1 BHK APARTMENTS
- 2 BHK APARTMENTS
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY



DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD



536 Sq.Ft.

375 Sq.Ft.

845 Sq.Ft.

INFINITY POOL WITH SKYWALK GARDEN
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BASEMENT PARKING

160 FT WIDE ROAD

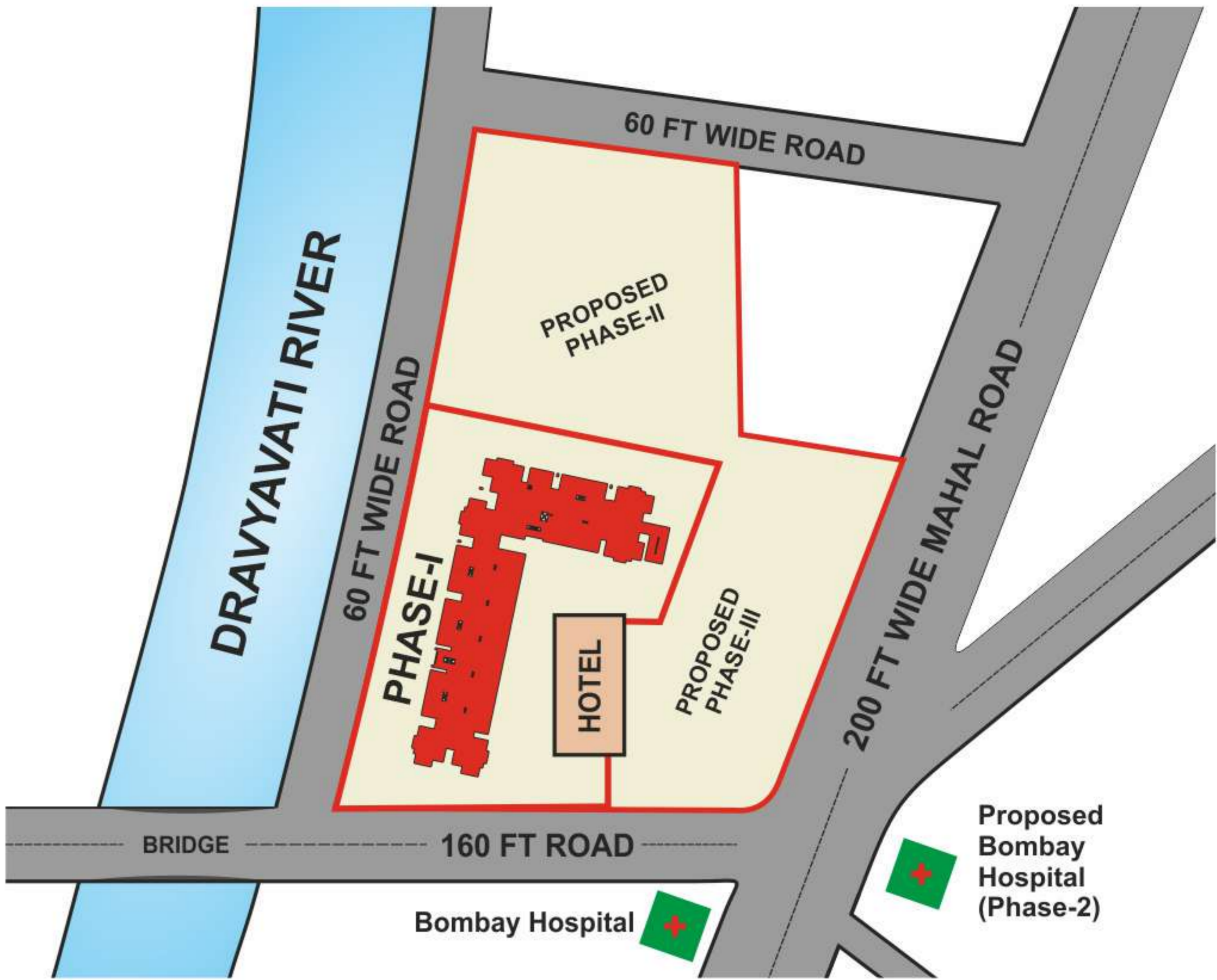
ELEVENTH FLOOR

THE CLUBHOUSE  
STUDIO | 1BHK | 2BHK

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY



INFINITY POOL WITH SKYWALK GARDEN
11th FLOOR RESIDENTIAL THE CLUBHOUSE
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BASEMENT PARKING

160 FT WIDE ROAD

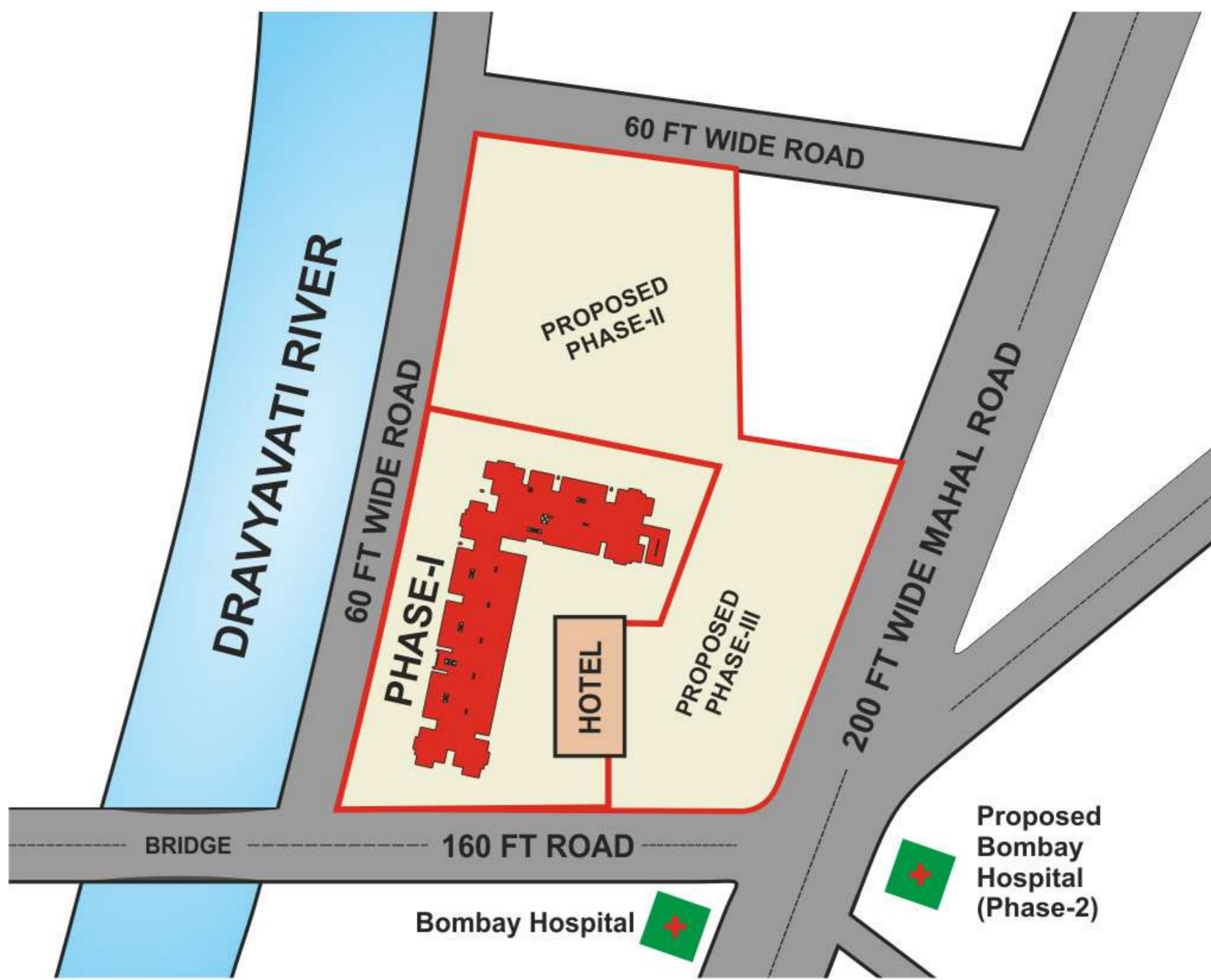
TERRACE FLOOR

ROOFTOP CLUBHOUSE

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

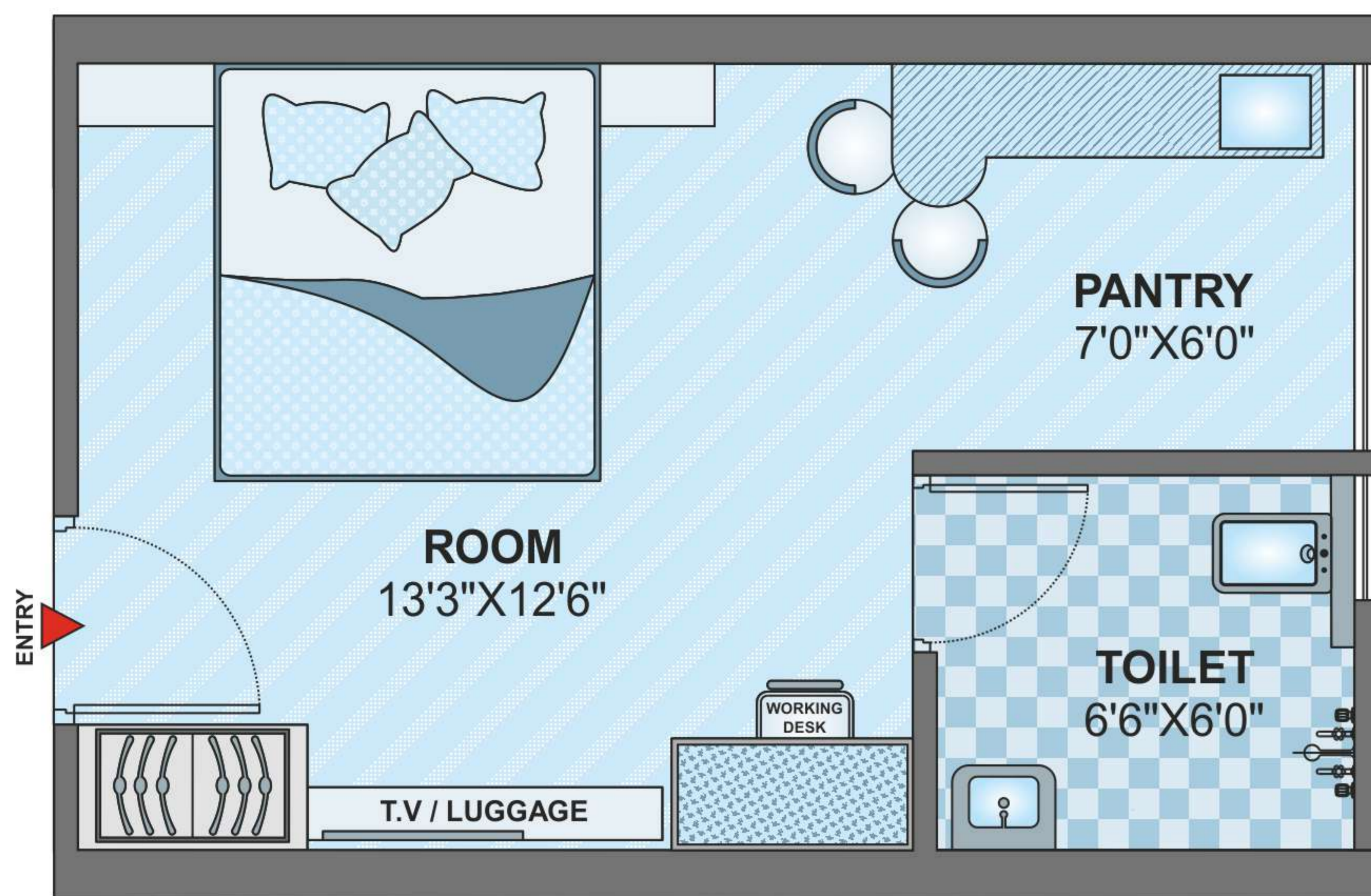
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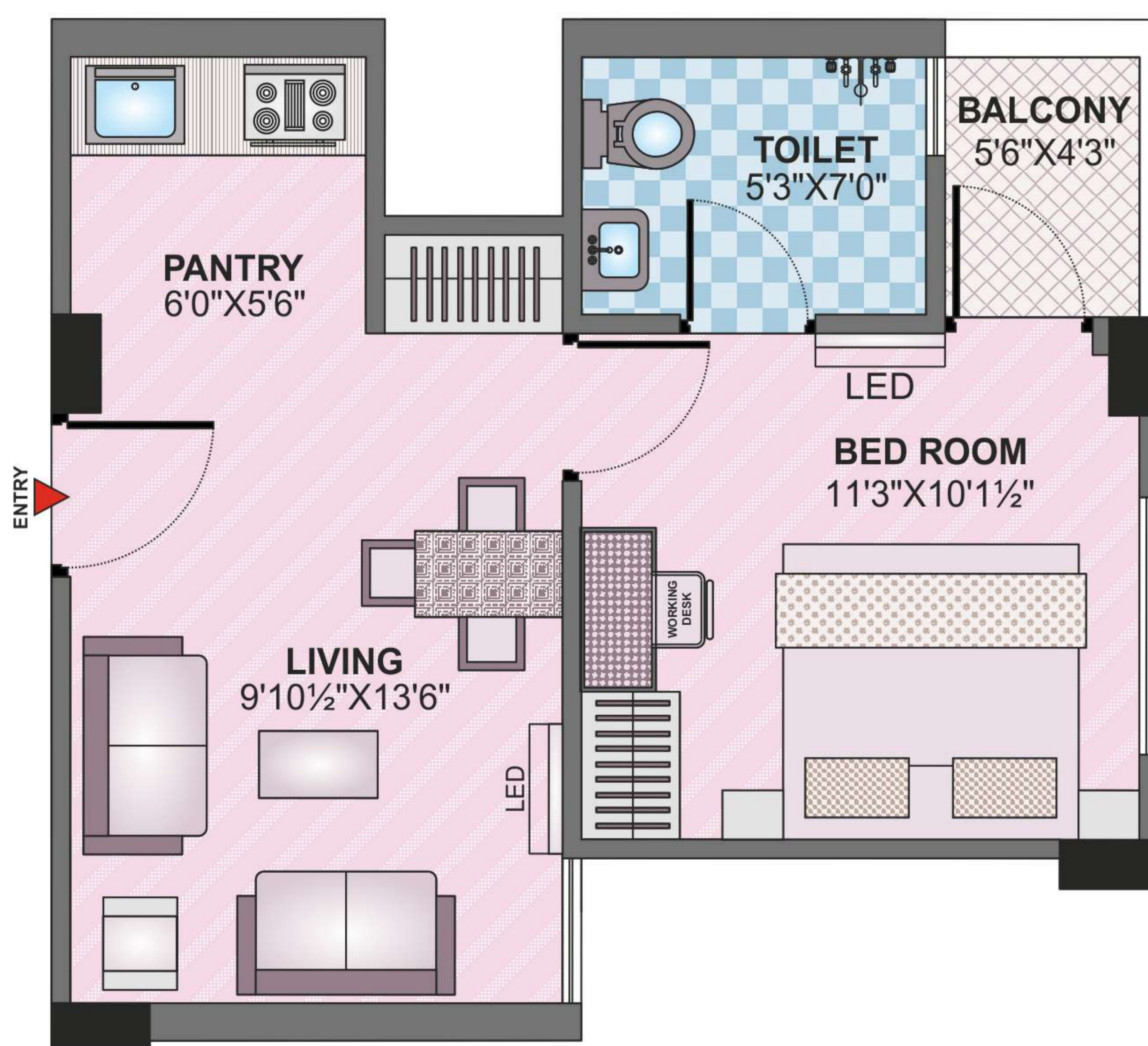
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BASEMENT PARKING

160 FT WIDE ROAD



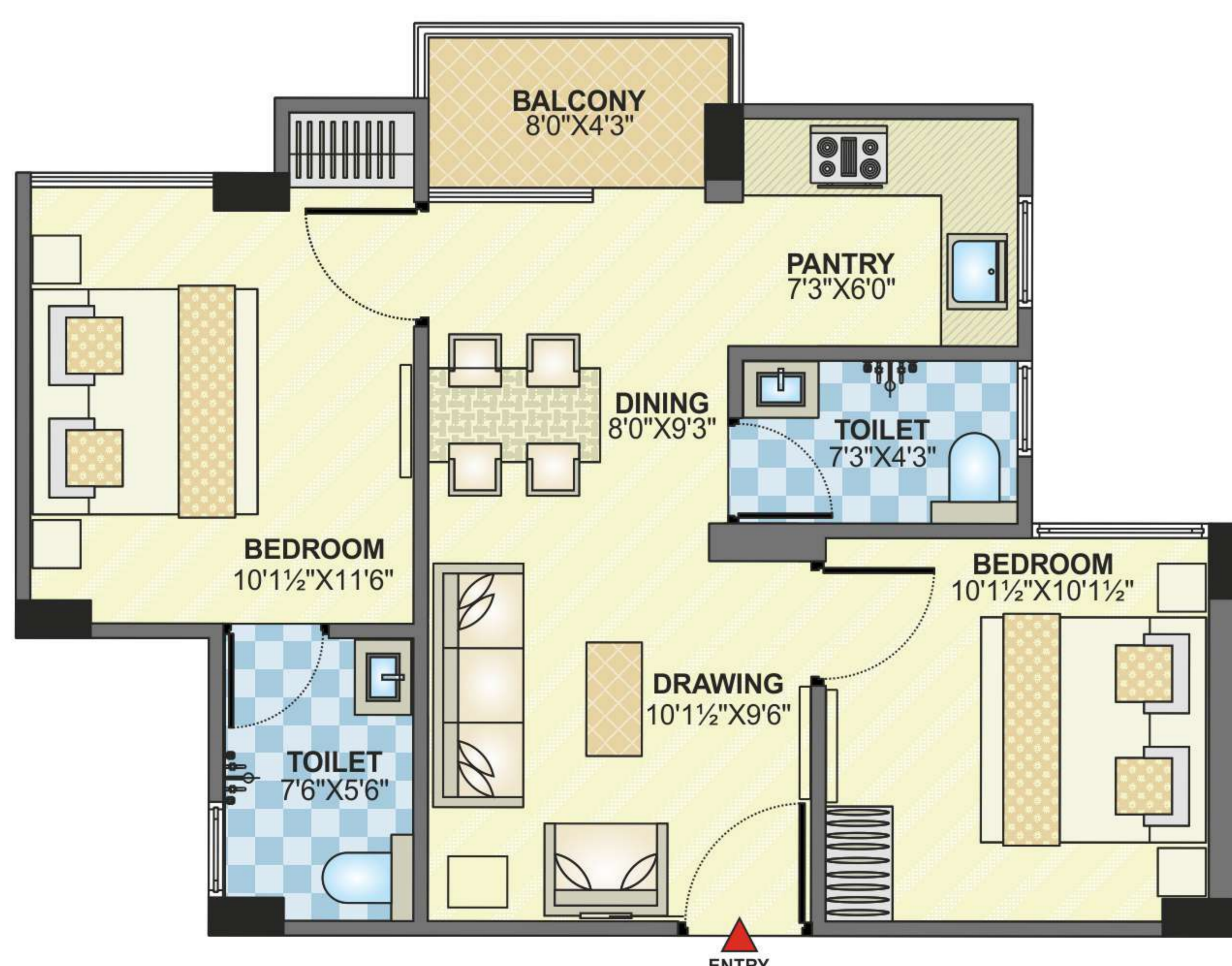
**STUDIO** ( Second to Eleventh Floor )

- Super Built-up Area : **375 Sq.ft.**
- Built-up Area : **267.71 Sq.ft.**
- Carpet Area : **242.66 Sq.ft.**
- Balcony Area : **000.00 Sq.ft.**



**1 BHK** ( Second to Eleventh Floor )

- Super Built-up Area : **536 Sq.ft.**
- Built-up Area : **384.89 Sq.ft.**
- Carpet Area : **319.28 Sq.ft.**
- Balcony Area : **23.78 Sq.ft.**



**2 BHK** ( Second to Eleventh Floor )

- Super Built-up Area : **845 Sq.ft.**
- Built-up Area : **602.78 Sq.ft.**
- Carpet Area : **519.33 Sq.ft.**
- Balcony Area : **35.40 Sq.ft.**

## SEMI-FURNISHED HIGHLIGHTS

### KITCHEN

- Lower Modular Kitchen
- 2 Gas Burners
- Gas Bank Facility
- Exhaust Fan
- Provision for R.O.
- Provision for Geyser
- Provision for Chimney

### LIVING / DINING ROOM

- Premium Vitrified Tiles
- 1 Ceiling Fan & Tubelight
- Provision for DTH Connection
- Intercom Facility
- Provision for AC
- Universal Socket USB Mobile Charger

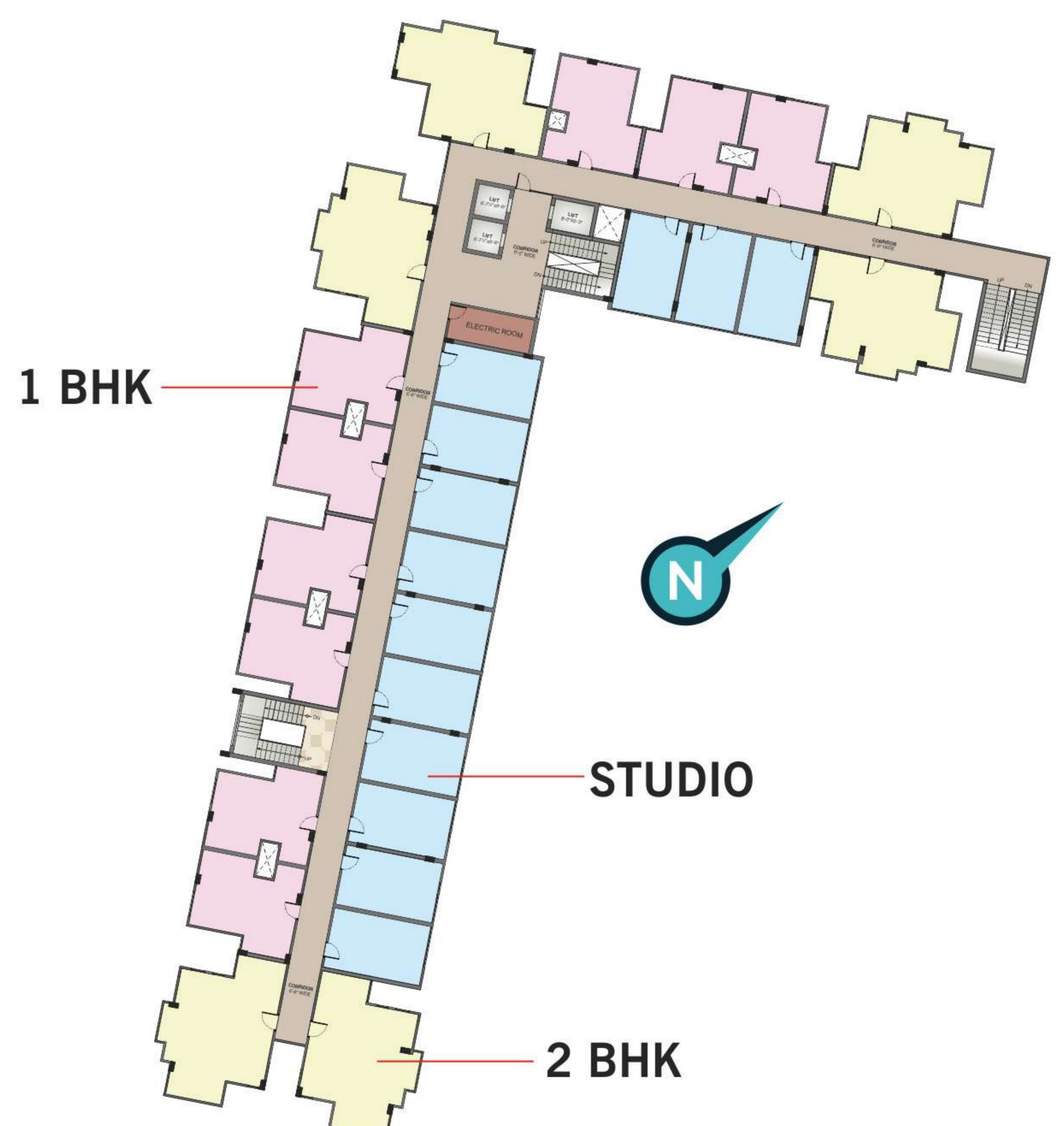
### BEDROOM

- Provision for AC
- Premium Vitrified tiles
- UPVC french window
- Intercom Point
- 1 Ceiling Fan & Tubelight
- Universal Socket USB Mobile Charger

### TOILETS

- Jaquar premium brand sanitary fittings
- Single counter Washbasin
- Exhaust Fan
- Provision for Geyser

## UNIT FLOOR PLAN



APARTMENTS SPECIFICATION						
AREA	FLOORS	DOORS	WINDOWS	WALLS/CEILING	ELECTRICAL	OTHERS
LIVING	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Hi-end Electrical Switches with concealed copper wiring	T.V / Telephonic/ A.C point
DRAWING	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	—	—
BEDROOM	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Hi-end Electrical Switches with concealed copper wiring	T.V / Telephonic/ <b>A.C Points</b>
TOILETS	Anti Skid Ceramic Tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Premium Quality Switches, Exhaust Fan, Provision for Geyser	Single Counter Washbasin
BALCONIES	Anti Skid Ceramic Tiles	—	UPVC Windows	—	—	—
KITCHEN	Premium Vitrified tiles	—	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Exhaust Fan, Tubelite Provided. Hi-End Electrical Switches, Provision for Geyser & Chimney	Provision for R.O. & 2 Burner, SS Sink, Granite Slab
COMMON LOBBY	Vitrified tiles	—	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Power Back up (Silent D.G. Set) for Common Service	—

- 100% Power Backup for Common Areas and 3 KVA Power Backup for each flat.
- Gas Bank facility in each Residential Unit.
- Provision for DTH, Intercom & Internet Connection.

BUILDING SPECIFICATIONS FOR COMMERCIAL & RESIDENTIAL

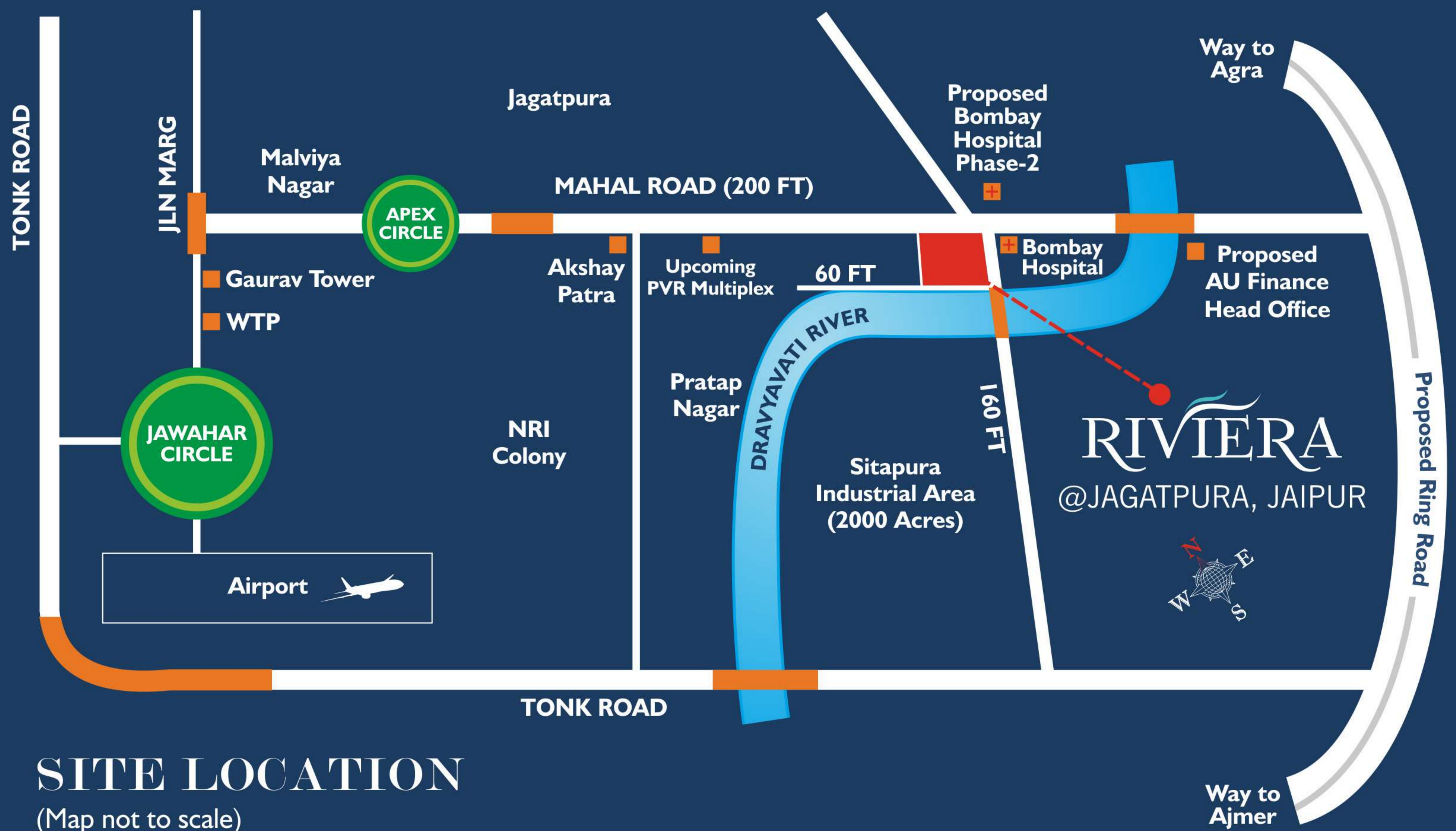
- Imposing Entrance
  - Magnificent elevation with Glass Facade.
  - Combination of Painted Surfaces / Glass Alucobond.
  - Multiple Staircases including Fire Staircases.
  - 2 escalators connecting Lower Ground floor to 1st Floor.
  - 3 passenger lifts in Residential & 1 capsule lift, 1 passenger lift in Commercial connecting all Floors respectively.
  - Shops lobby with exclusive Designer Vitrified Tiles & Glass Railings planed around breathtaking Atrium.
  - False Ceiling in Lobby areas in Residential & Commercial.
  - Earthquake Resistant Building.
- Parking for Residential & Commercial on First Come First Serve Basis.
  - 100% power backup for common / Service areas for both Residential & Commercial
  - 24 hours gated Security with Latest Security Devices.
  - Well-appointed Public Toilets.
  - Electronic Operated on Main Entrance Gates.
  - Dedicated metered AC chiller plant for Commercial shops.
  - 2 dedicated Atrium for Commercial Shops.
  - Breathtaking Landscaping & Water Bodies.
  - Impressive Entrance Lobby for Residential.

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## SITE LOCATION

(Map not to scale)

### DISTANCES :

Every facilities in approach  
in just few min. drive )

- International Airport
- Jagatpura Railway Station
- School
- Collage & University
- Hospital
- Malls & Hotels
- Ring Road - 6km



\*Tentative Conceptual Views

**ETERNAL**  
HOME DEVELOPERS LLP

Registered Office : F-32, 2nd Floor, Gangwal Plaza, Azad Marg, C-Scheme, Jaipur

Exclusive Marketing Partner :  
**ash Golden Globe Consultants**



**8010-777-111**

e-mail : manhattan.jaipur@gmail.com

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