

A PROJECT BY :



ROYAL
GROUP



ROYAL
RIVIERA-2

— ✦ ENTRY TO A LUXURIOUS LIFE ✦ —



Entry To A Luxurious Life

5 BHK Homes &
7 BHK Pent House

Enter your new home,
a fusion of grand tradition
with contemporary flair,
noble design and
exclusive amenities.

Charming | Calming | Comforting

A million dollar neighbourhood for 48 lions who will mark their neighbourhood with prestige. This 5 BHK Homes & 7 BHK Pent House, 13 storey edifice is created to pamper you with luxury, grandeur and elegance.

SINGLE TOWER | FORTY EIGHT UNITS | THIRTY+ AMENITIES



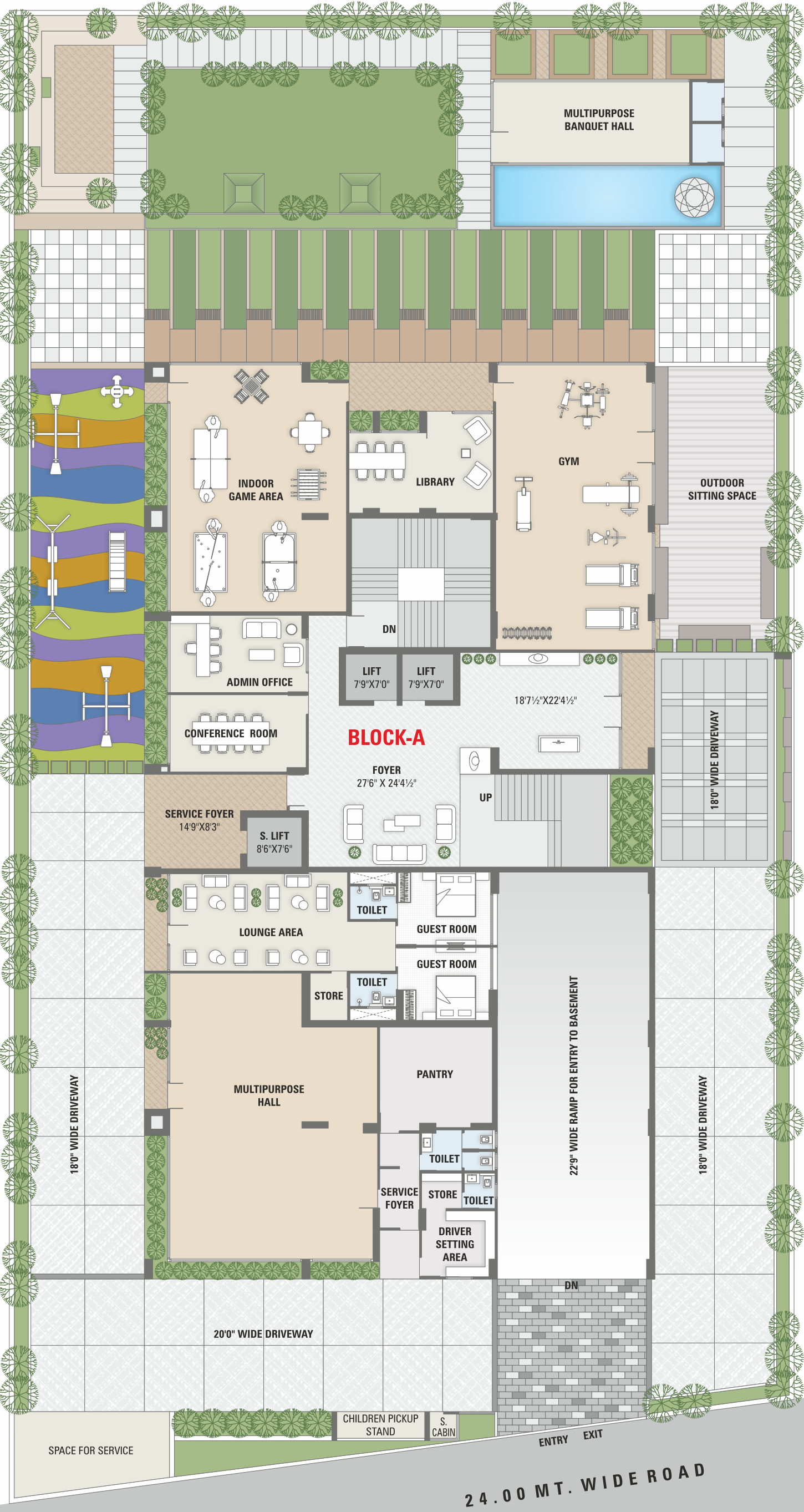


Our Arresting Architecture Is
A Monument To Adore In Itself

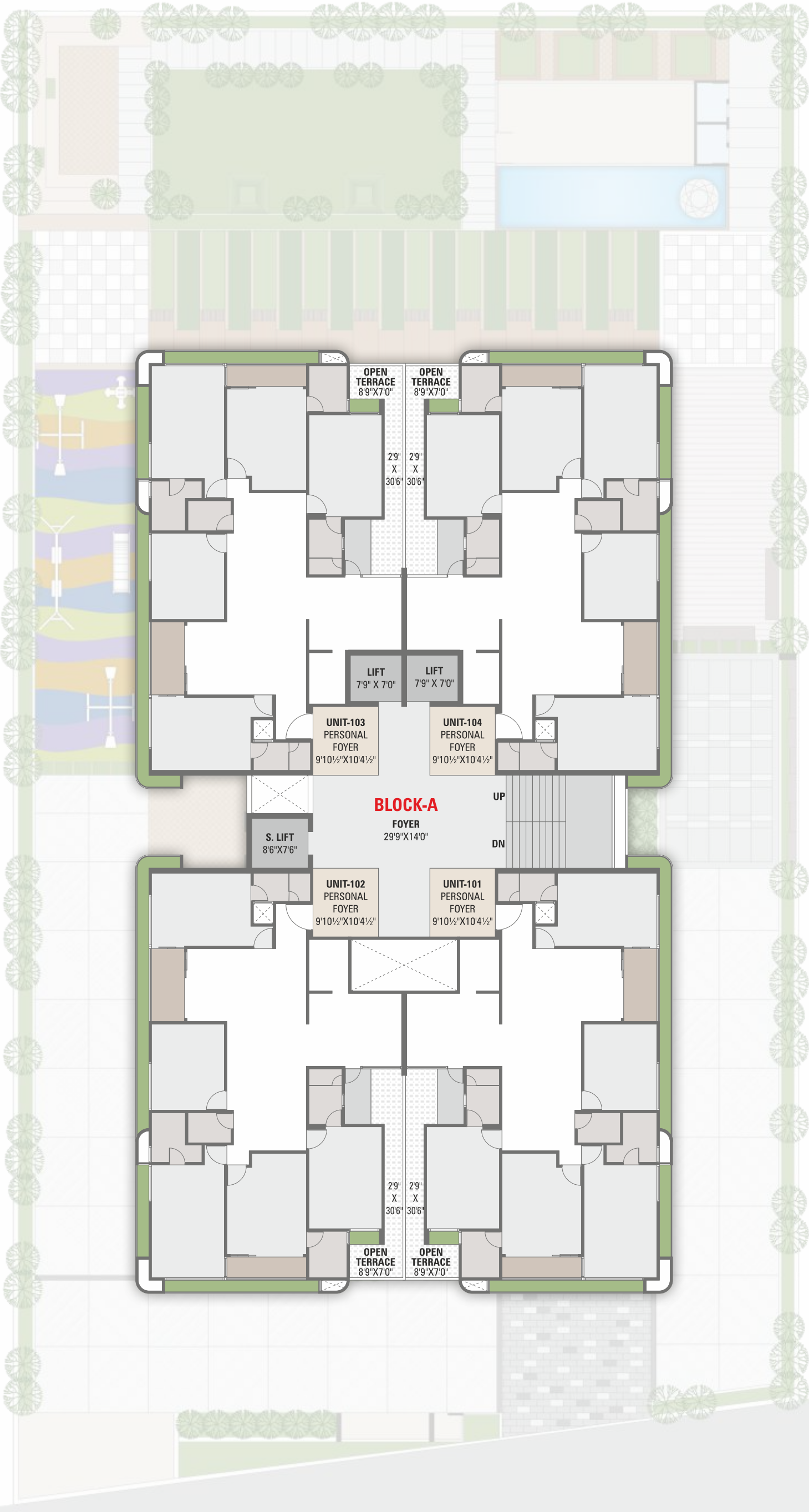


Royal, Rich, Robust, Radiant, Realistic
Houses that exceed your vocabulary and expectations ✨ ✨

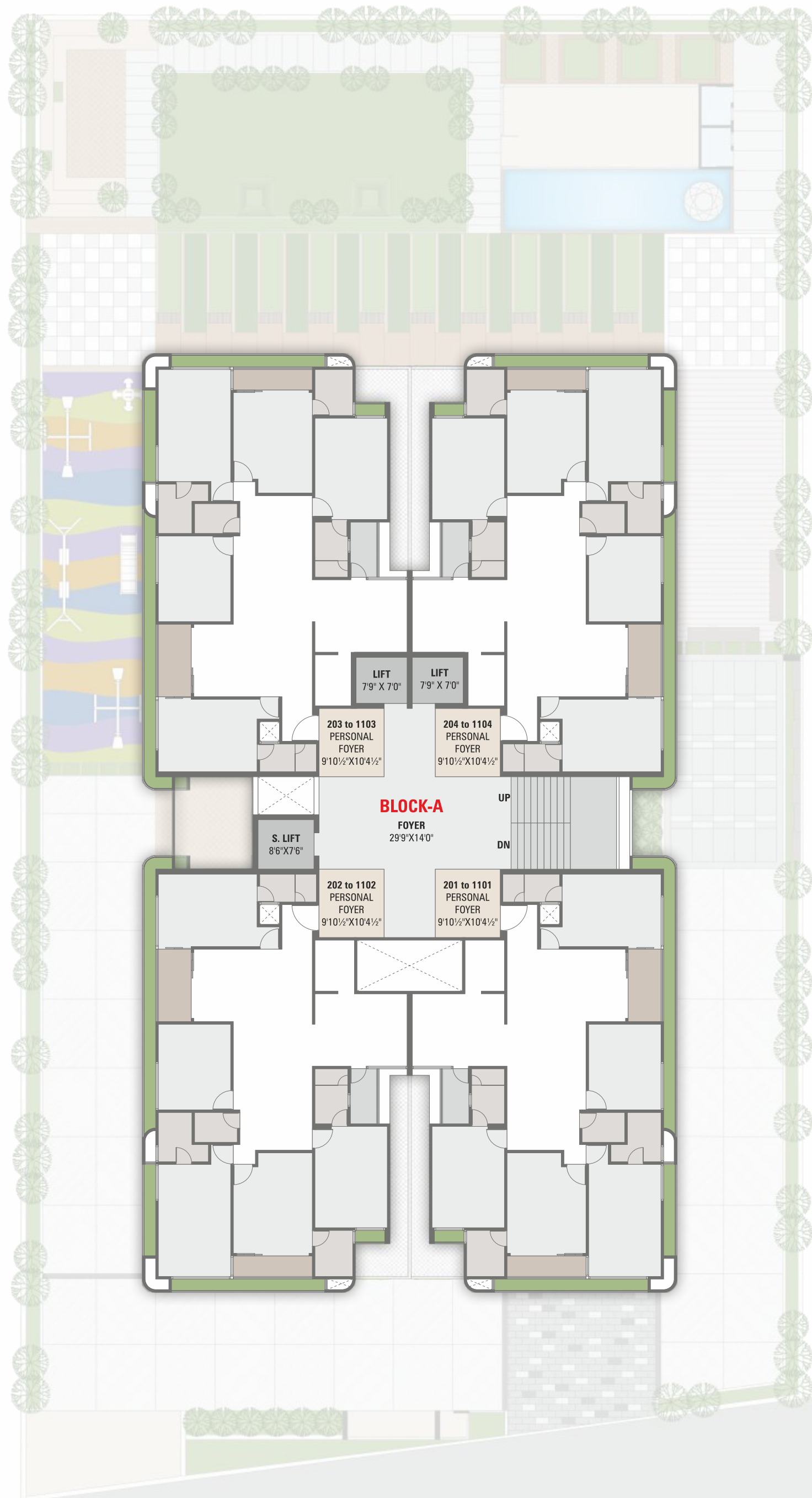
GROUND FLOOR LAYOUT PLAN ✨ ✨



FIRST FLOOR LAYOUT PLAN ✨ ✨



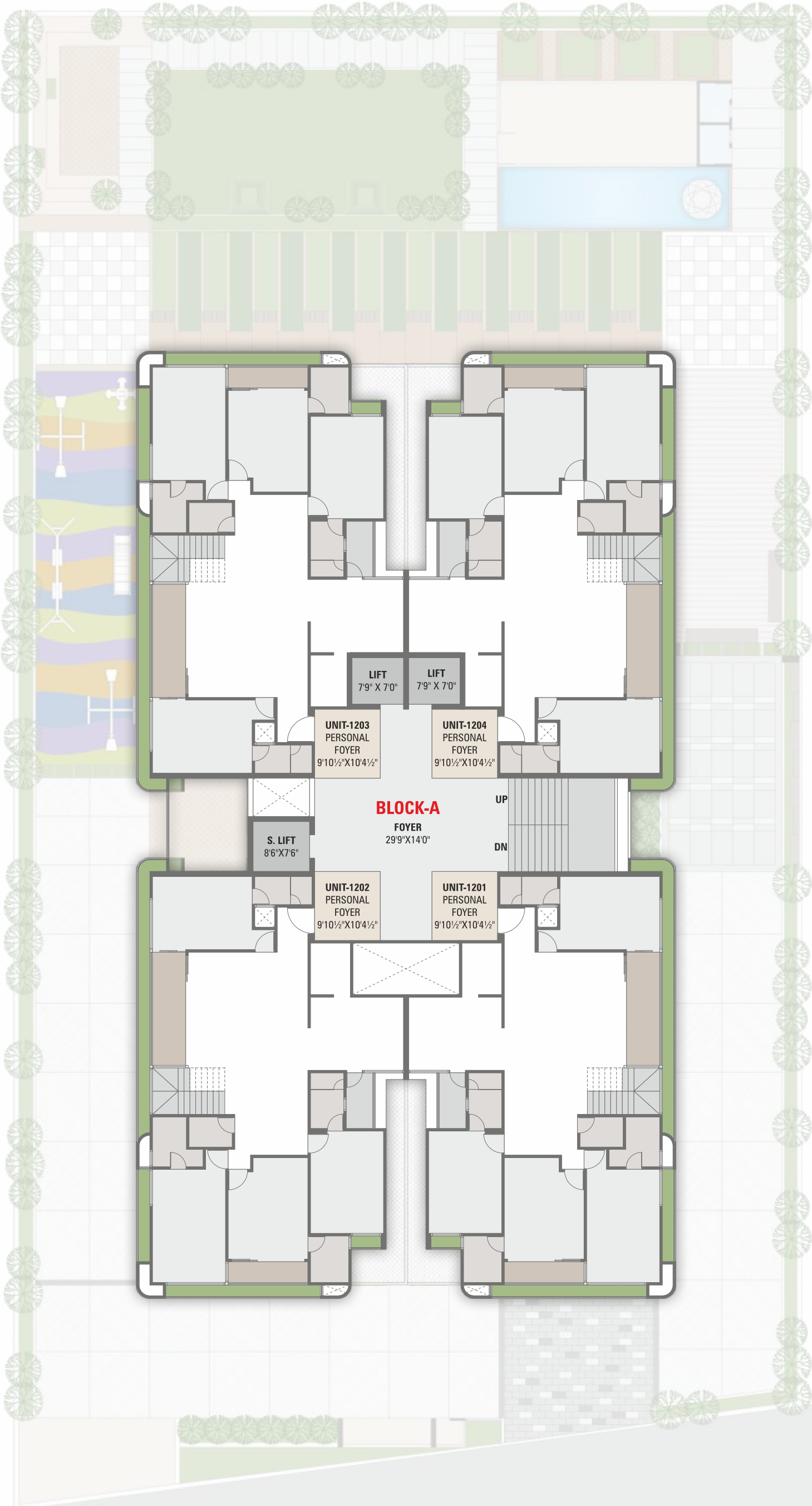
TYPICAL FLOOR LAYOUT PLAN ✨ ✨



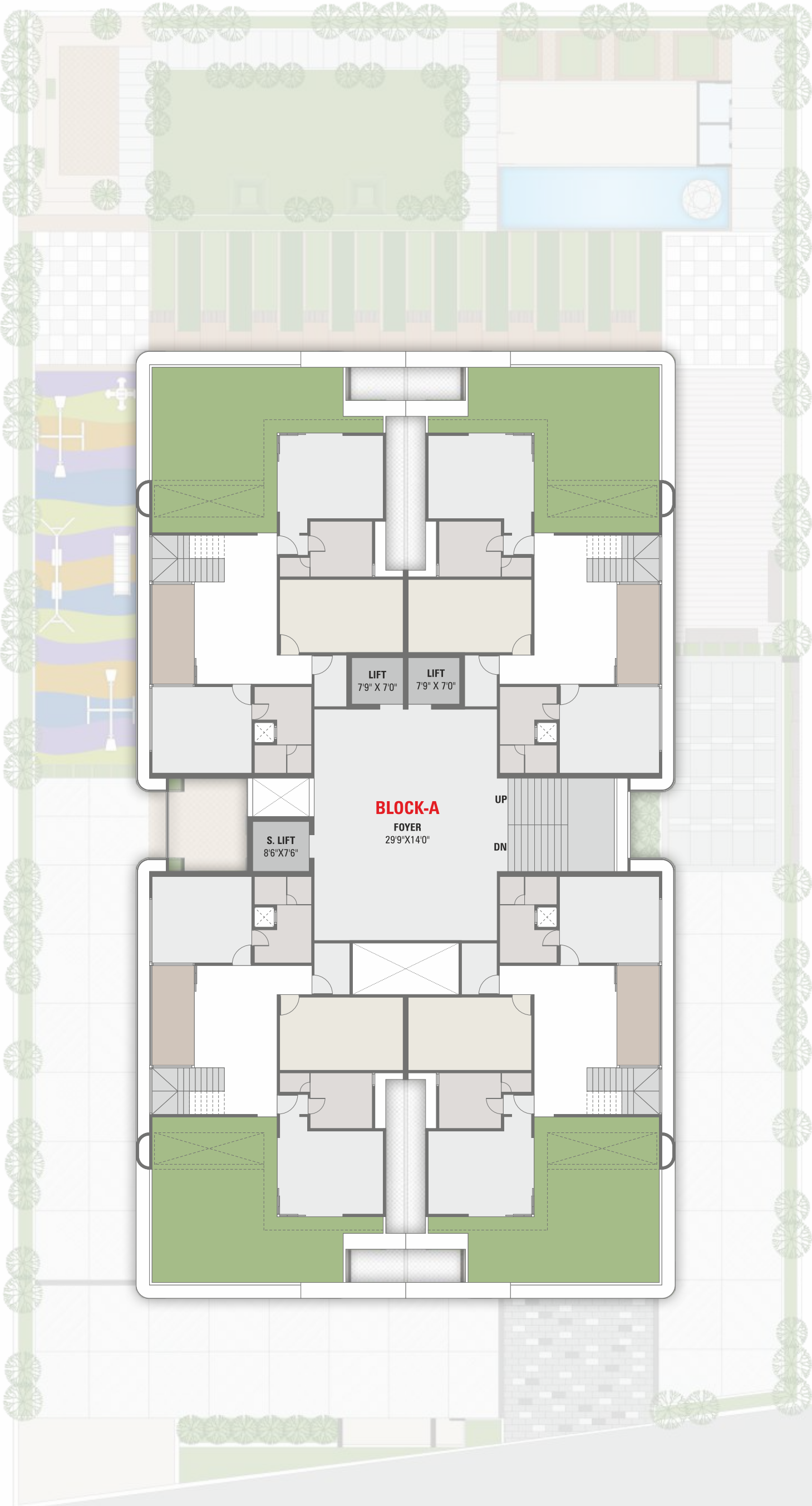
TYPICAL FLOOR UNIT PLAN ✨ ✨



12th FLOOR LAYOUT PLAN (LOWER PENT HOUSE)



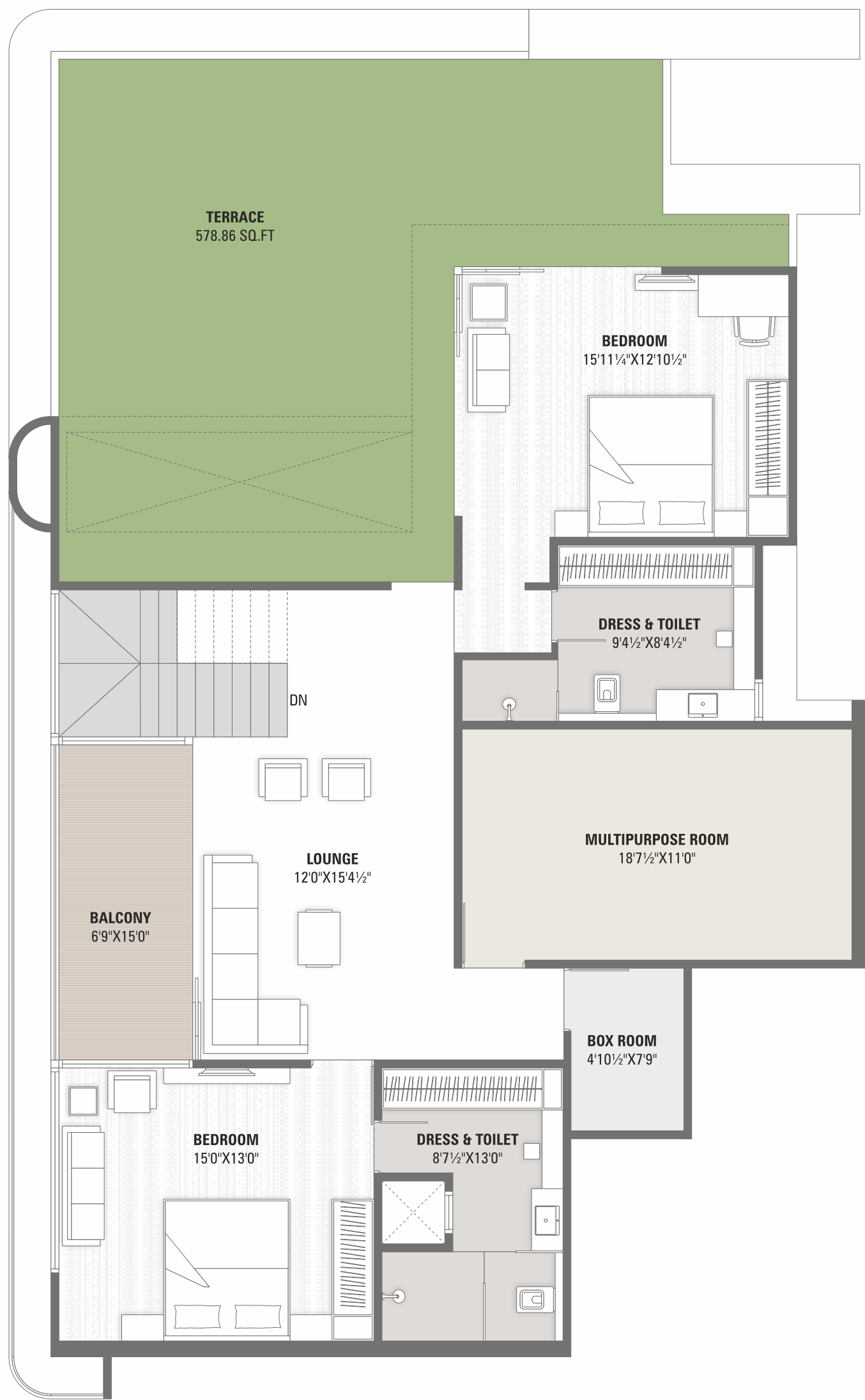
13th FLOOR LAYOUT PLAN (UPPER PENT HOUSE)



LOWER PENT HOUSE UNIT PLAN ✨ ✨

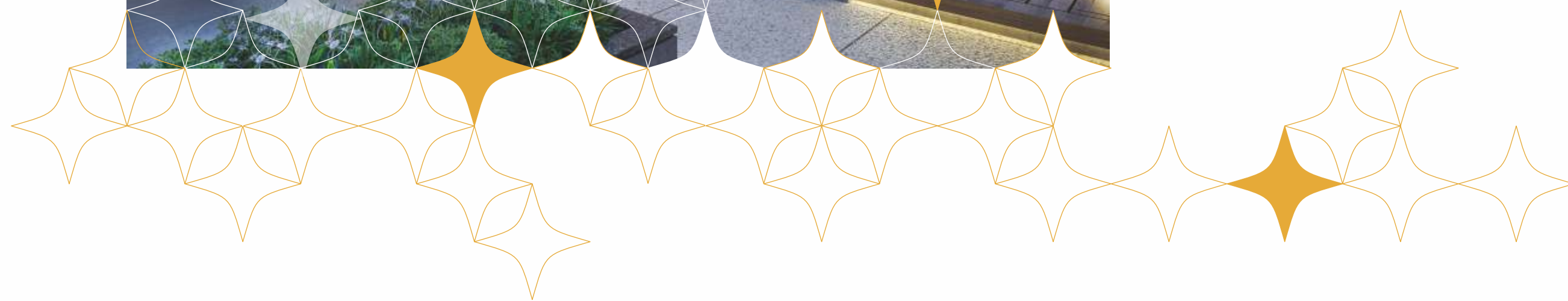


UPPER PENT HOUSE UNIT PLAN ✨ ✨





Surrounded by artistically designed
gardens and lustrous green spaces,
become blissfully aware of
★★ nature and tranquility





Views That Fire The Imagination.
Views That Calm The Soul. ✨ ✨



World-class Resident Amenities to
indulge your Body, Mind, and Soul ✨ ✨

AMENITIES



EV CHARGER POINT



WATER LILY POND



TODDLER AREA



DTH CONNECTION



INDOOR PLAY AREA



GYM



YOGA AREA



BANQUET HALL



NO VEHICLE ZONE



VISITOR PARKING



SOLAR ROOFTOP



POWER BACKUP



SEATING AREA



WALKING TRACK



GAZEBO



AUTOMATIC LIFTS

Our Endless Array of Amenities Include ✨ ✨



C.C.T.V. CAMERAS



GATE WITH
SECURITY CABIN



FIRE SYSTEM



SENIOR CITIZEN AREA



DROP-OFF ZONE



24 X 7 WATER SUPPLY



METER ROOM



KITCHEN AREA



24 HOUR SECURITY



2 ALLOTTED
CAR PARKING



LANDSCAPE GARDEN



CHILDREN PLAY AREA



LOUNGE AREA



GUEST ROOM



DESIGNED FOYER



LIBRARY & WORK SPACE



SPECIFICATION

STRUCTURE

Earthquake resistant with RCC with frame structure masonry as per new by laws.

FLOORING

Vitrified tiles for in all rooms.

KITCHEN

Mirror polished granite platform with S.S. sink, designer glazed tiles up to lintel level.

TOILET

Designer tiles on floor and walls up to lintel level. Branded sanitary & bath fittings.

DOORS / WINDOWS

Decorative main door & other flush doors with MS frame as windows Fully glazed anodized aluminium windows with granite frame.

PLUMBING

ISI CPVC and UPVC pipes for water supply, PVC + SWR pipes for waste and drainage systems. Percolation recharge wells as per the norms branded CP fittings.

ELECTRIFICATION

Branded ISI modular switches with copper wiring the adequate number of points, MCB distribution panel.

• WALL FINISH / ELEVATION

Internal mala plaster with white finish putty. Attractive external elevation with texture plaster

• TERRACE

Brick-bat concrete with china mosaic for heat reflection and thermal insulation.

DEVELOPER


RAGHUVIR
INFRA

DESIGNED BY :


DIPIKA CHAVDA
ARCHITECTS

NOTES:

• This brochure is not as legal part of document but only for easy understanding to customer • Irregular payment cause for cancellation of the booking • All rights are reserved by developers to make any changes in plan, scheme elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members.

◆◆ OUR LANDMARKS ◆◆

Royal City (Ahmedabad)
 Royal City 1 (Ahmedabad)
 Royal Repose (Ahmedabad)
 Royal Riviera (Ahmedabad)
 Royal Riviera (Gandhinagar)
 The Address (Gandhinagar)

◆◆ Near By Location 1 to 15 Minutes ◆◆

- PDPU UNIVERSITY & HOSTEL AND RAHEJA IT SEZ
 - GIFTCITY SOUTH GATE
- CITY PULSE CINEMA GNADHINAGAR
 - MAHAVIRPURAM JAIN TEMPLE & SMVS SWAMINARAYAN DHAM
- GUJARAT NATIONAL LAW UNIVERSITY
 - KOBA HIGHWAY
- SWAMINARAYAN TEMPLE RANDESAN
 - INFOCITY NID, NIFT, DAIICT
- SABARMATI RIVER SARGASAN CROSSING
 - BAPS SWAMINARAYAN VIDYAMANDIR
 - AUDA GARDEN RAYSAN
 - DHOLESHWAR MAHADEV
- APOLLO HOPSITAL BHAT, AHMEDABAD
- IIT GANDHINAGAR CRPF, AIRFORCE CAMP
 - AHMEDABAD AIRPORT
- SHREE BALAJI AGORA MALL & MULTIPLEX
 - VAISHODEVI CIRCLE S. G. HIGHWAY
 - MAHATMA MANDIR
 - GANDHINAGAR RAILWAY STATION


 ROYAL RIVIERA - 2,
 Opp. Casa Rio Apartment, Near Metro Station,
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