



**SWASTIK**  
**RIVIERA**  
— 3 BHK UPSCALE  
LIVING —

EXPERIENCE  
THE SERENITY OF  
NATURE  
THAT WILL SOOTHE  
YOUR SOUL

# RIVIERA

LIVING SPACES WITH  
URBAN ELEGANCE & TASTE

With SWASTIK RIVIERA the aura of divines takes a high-class turn along a block of imposing residents & Retail stores within the premises. Conveniently distanced nearby areas of S.P. Road, Riviera exclusive living combined with retail shops on the ground floor level meets the residents every need and daily necessities. Connects with Vaishnodevi shrine accessible and therefore the calming natural attraction, this distinctive property is additionally on the brink of two premier scholastic institutions of the town SGVP and NIRMA University. The Riviera offers every residents a true meaning of becoming beneficial living era of the flow. This magnificent asset will give you pride of the future.

EXQUISITE ARCHITECTURE AND DESIGN TO IMPRESS YOU  
AT FIRST GLANCE



VASTU COMPLIANT DESIGN



GARDEN



GYM



CHILDREN PLAY AREA



INDOOR GAMES



YOGA DECK



CCTV CAMERA



POWER BACKUP



INTERCOM



INFORMAL SITOUT



SENIOR CITIZEN AREA



FIRE SAFETY



PNG GAS LINE



WASTE DISPOSAL DUCT



AMPLE PARKING



SOLAR PANEL



24 HRS WATER



SECURITY GUARD

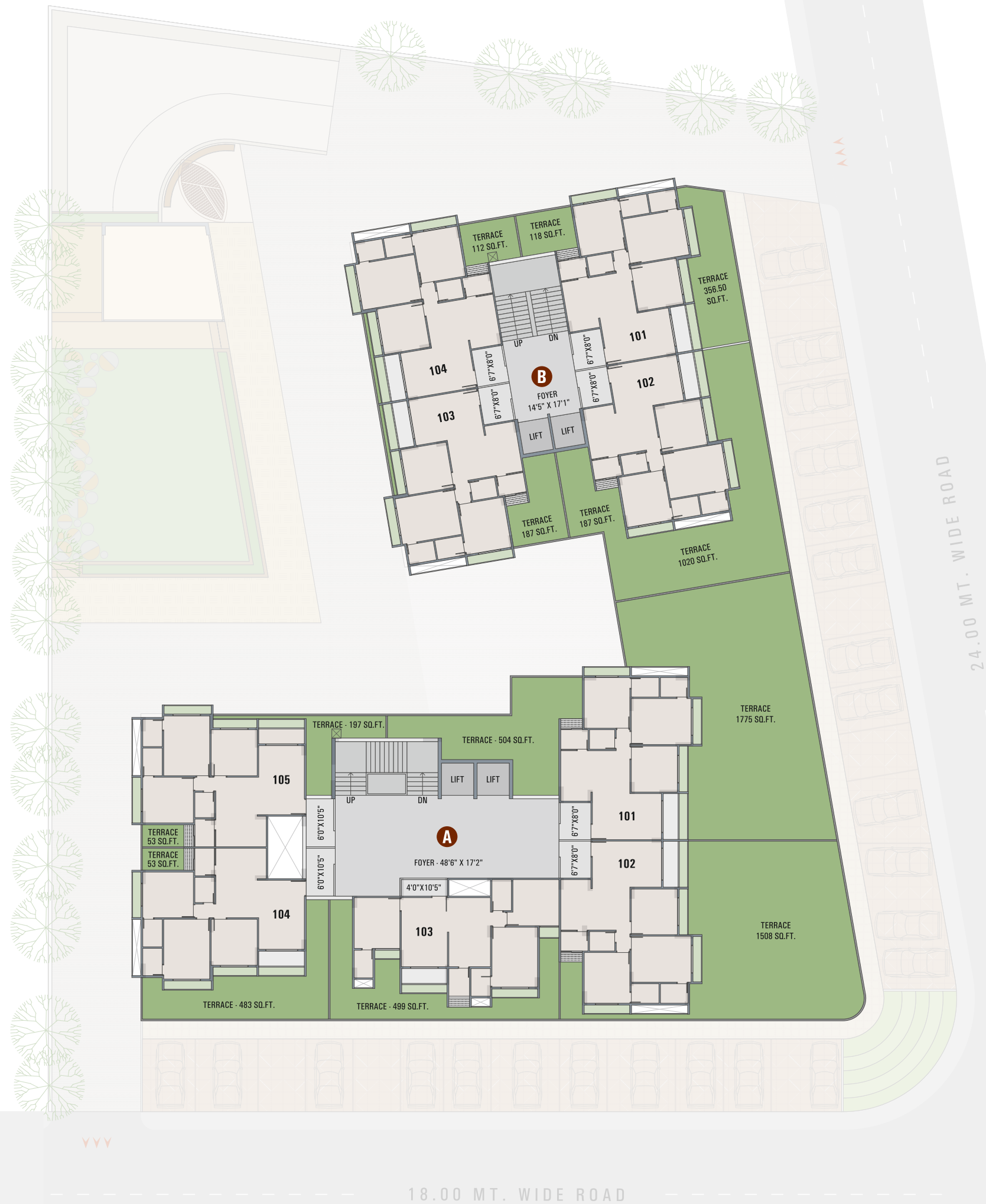


SWASTIK  
**RIVIERA**  
3 BHK UPSCALE  
LIVING

VIEWS THAT IMPRESS,  
AMENITIES THAT WOW  
AND FACILITIES THAT  
MAKE LIFE EASY



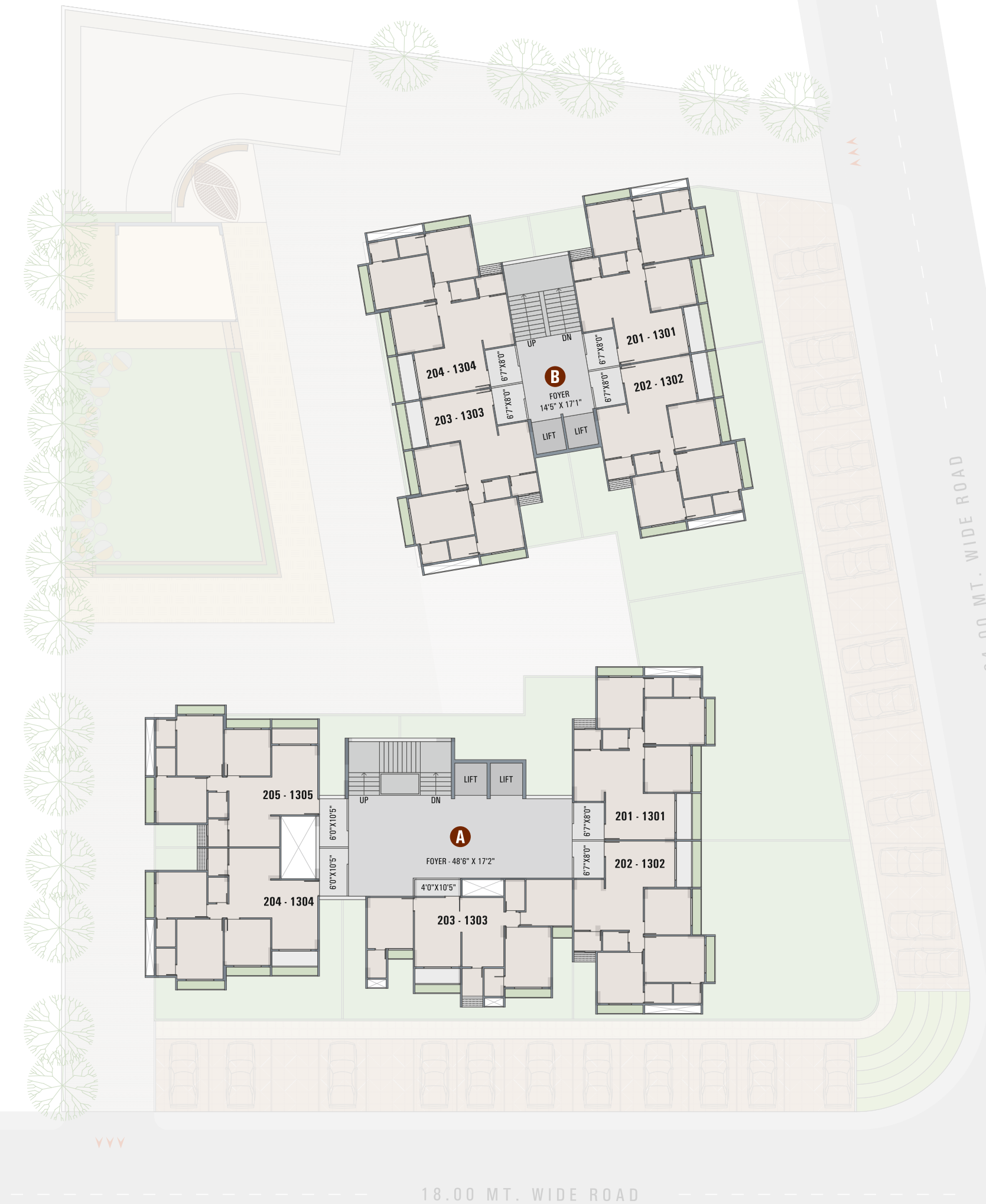




FIRST FLOOR | N



TYPICAL FLOOR | N



18.00 MT. WIDE ROAD



## UNIT A

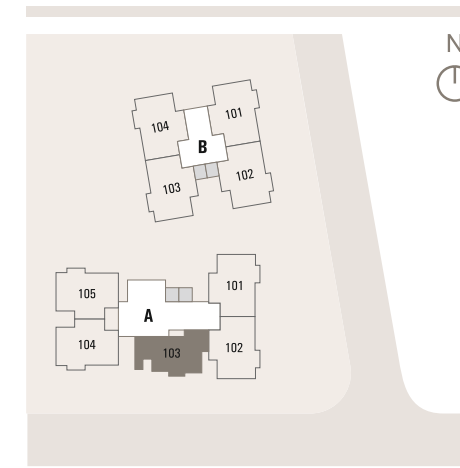


### OPEN-AIR BALCONY

A small space for your living & sense of belonging, that will open your living space outside the world, and this can be perfect place for your cup of tea!!!



UNIT B



**OPEN-AIR BALCONY**

A small space for your living & sense of belonging, that will open your living space outside the world, and this can be perfect place for your cup of tea!!!



## THE ONSET OF PROPELLING PROGRESS AT RIVIERA

Enjoy a leisurely walk through the designer landscaped garden surrounded by a reflexology pathway over seeing skyline of ahmedabad



SWASTIK  
**RIVIERA**  
— 3 BHK UPSCALE LIVING —

## SPECIFICATIONS

### STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.

### DOORS & WINDOWS

- DECORATIVE BOTH SIDE LAMINATE FINISHED MAIN DOOR WITH WOODEN FRAME.
- OTHER DOORS ARE FLUSH DOOR, SINGLE SIDE LAMINATED WITH WOODEN FRAME.
- ANODIZED COATED ALUMINUM SLIDING WINDOW WITH STONE SILL.

### ELECTRIFICATION

- CONCEALED COPPER WIRING WITH MODULAR SWITCHES & SUFFICIENT NUMBER OF POINTS WITH MCB DISTRIBUTION PANEL. AC & GEYSER POINTS.
- ISI CABLES & ISI SWITCHES

### ELEVATORS

- BELT OPERATED GEARLESS ELEVATOR WITH ARD (Automatic Rescue Device) SYSTEM

### TOILET & PLUMBING

- DESIGNER GLAZED TILES UP TO LINTEL LEVEL.
- PREMIUM QUALITY BATH FITTINGS & SANITARY WARES.

### FLOORING

- 800 X 800 GOOD QUALITY VITRIFIED TILES.
- VITRIFIED RUSTIC TILES IN BALCONY.
- CHINA MOSAIC FOR HEAT REFLECTION & WATER PROOFING TREATMENT IN TERRACE.

### KITCHEN

- GRANITE TOP PLATFORM WITH S.S. SINK.
- DESIGNER GLAZED TILES DADO UP TO LINTEL LEVEL.

### WALL FINISH

- INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.
- EXTERNAL DOUBLE COAT TEXTURE WITH ACRYLIC PAINT.

SWASTIK REVANTA

SWASTIK RIVIERA

SWASTIK  
**RIVIERA**  
3 BHK UPGRADE

A LANDMARK OF  
CLASS AND PROXIMITY



### LOCATION PROXIMITIES

NIRMA UNIVERSITY..... 5 MIN  
SGVP ..... 5 MIN  
HIRAMANI & DIVINE SCHOOL ..... 5 MIN

K D HOSPITAL ..... 5 MIN  
VAISHNO DEVI TEMPLE ..... 5 MIN  
FIRE STATION ..... 10 MIN

AIRPORT ..... 15 MIN  
SABARMATI RAILWAY STATION..... 18 MIN  
CHANDKHEDA BUS-STOP..... 10 MIN



## SWASTIK RIVIERA



### OUR LANDMARKS PROJECTS



SWASTIK REVANTA  
@ TRAGAD, RING ROAD



SWASTIK EMINENECE  
@ SOUTH BOPAL



SWASTIK HEIGHTS  
@ ZUNDAL, RING ROAD



ELENZA GREEN  
@ SOUTH BOPAL



SWASTIK ELEGANCE  
@ TRAGAD



SWASTIK DIVINE  
@ SCIENCE CITY ROAD



SCAN QR CODE  
FOR WEBSITE



#### SITE ADDRESS

SWASTIK RIVIERA, OPP. SAMVAD SAMANVAY, TRAGAD UNDERPASS, S. P. RING ROAD  
NEAR VAISHNODEVI CIRCLE, AHMEDABAD - 382481

☎ 99253 32767 ✉ [swastik.riviera@gmail.com](mailto:swastik.riviera@gmail.com) 🌐 [swastik-group.co.in](http://swastik-group.co.in)

RERA : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07004/140520 / WWW.GUJRERA.GUJARAT.GOV.IN

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, Torrent Charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. \*Subject To Ahmedabad Jurisdiction • T&C Applicable\*

— STRUCTURE CONSULTANT —



— ARCHITECT —

