



CASA
RIVERA



DISCOVER A REFRESHINGLY
LAVISH
LIFESTYLE
AMIDST THE BUSTLING CITY AND
THE TRANQUIL
RIVERSIDE



THERE IS NO
BETTER PLACE
TO BE THAN
RIGHT HERE

The tranquility of the river.
The energy of the city.
Stunningly spectacular views.
Lavishly luxurious lifestyle. All
this and much more. There is
only one place you can have it
all. Welcome to Casa Rivera.

A HAVEN OF
TRANQUILLITY
AND
LUXURY

Built on the banks of the blue river Tapi, on the posh, prestigious and promising location of Pal stands tall a bold structure created with soul and sense. Full of fabulous facilities and awe-inspiring amenities that are first in the city of Surat.









DESIGNED TO
CAPTURE
THE TIMELESS BEAUTY OF
NATURE

Enjoy a quiet moment. Meditate. Do yoga. Or just take a leisurely walk. The ambience, the surroundings, the garden -- everything here will put your body, mind and soul at peace.

DIVE INTO THE
AQUAMARINE
WATERS OF OUR
SWANKY
SWIMMING POOL







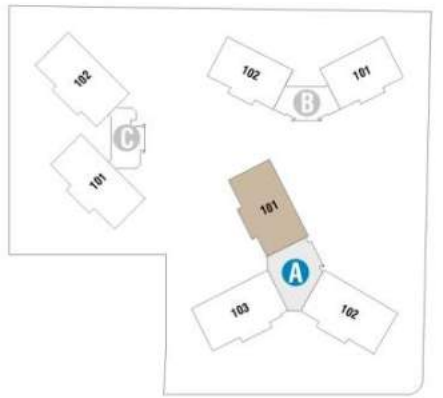




5 BHK
UNIT PLAN

TYPE - 1

TOWER - A
4th to 24th
TYPICAL FLOOR

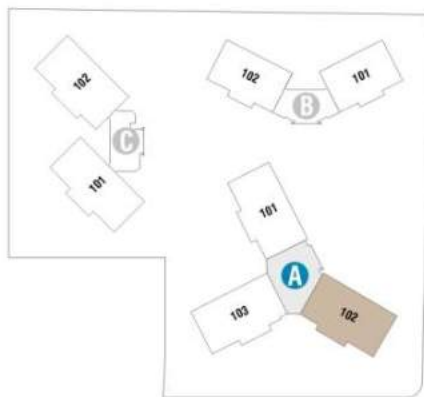


5 BHK
UNIT PLAN

TYPE - 2

TOWER - A

4th to 22th
TYPICAL FLOOR

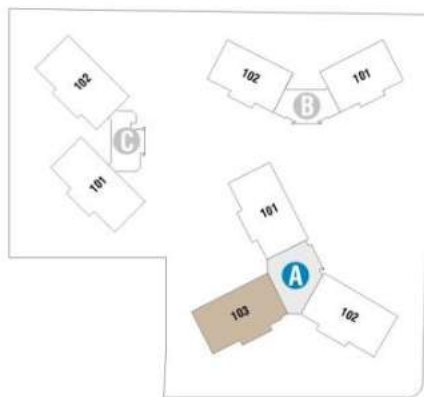


5 BHK
UNIT PLAN

TYPE - 3

TOWER - A

4th to 22th
TYPICAL FLOOR



EXPLORE THE
CITY RIGHT
FROM YOUR
BALCONY





DISTINCTIVE
AMBIENCE WITH A
THOUGHTFUL
COMBINATION OF
CUTTING-EDGE
FACILITIES

Intelligently designed, lavishly appointed and exquisitely furnished the living spaces here features distinctive ambience with a thoughtful combination of cutting-edge facilities that takes care of all your new-age needs. Above everything else, all rooms offer panoramic vistas of tranquil riverside and bustling cityscape.

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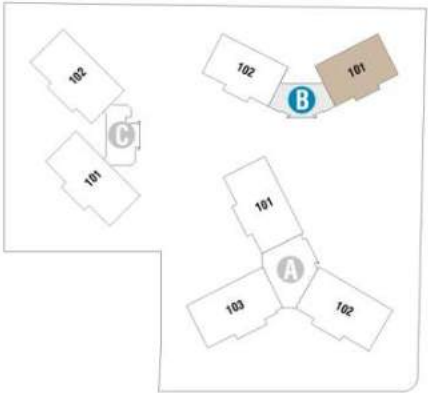
SPACIOUS



5 BHK
UNIT PLAN

TYPE - 1

TOWER - B
4th to 22th
TYPICAL FLOOR

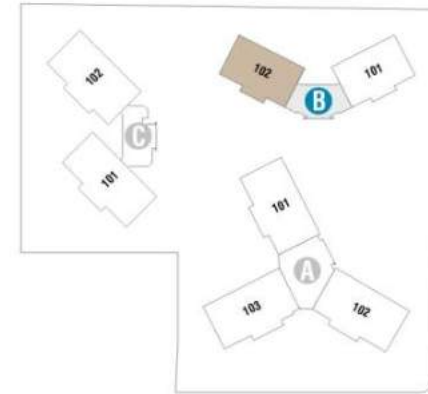


5 BHK UNIT PLAN

TYPE - 2

TOWER - B

4th to 24th
TYPICAL FLOOR

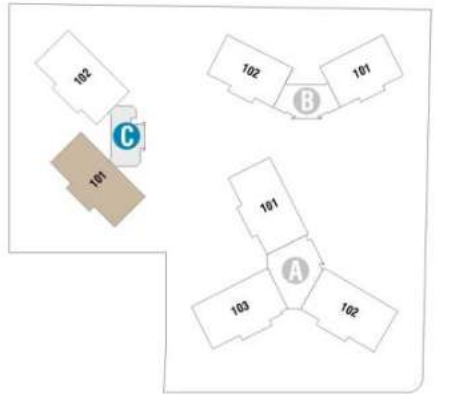


5 BHK UNIT PLAN

TYPE - 1

TOWER - C

4th to 24th
TYPICAL FLOOR



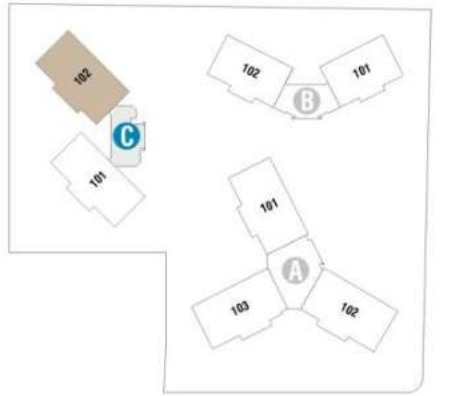


5 BHK UNIT PLAN

TYPE - 2

TOWER - C

4th to 22th
TYPICAL FLOOR



SPECIFICATIONS

Unit Finishes : Unit Floor Ht.: 11’-0” (3.35 mt.)

Foyer, Stair & Lobby

- Aesthetic Entrance Foyer and Elegant designed Lobby at all floor levels in vitrified tiles along with aesthetically designed railings, granite/vitrified tile flooring on stairs

Flooring

- Living, entrance foyer, dining, kitchen & one master bed-room in Italian marble or equivalent stone / marble
- Wooden type laminated flooring in second master bedroom & lifestyle room
- High quality large vitrified tile flooring in other two bedrooms

Kitchen

- Vitrified stone for kitchen platform & dado
- Twin bowl sink of Carysil / Franke / equivalent make attached
- Overhead chimney of Glen/Faber/Kaff/Equivalent make
- R.O. water Purifier of standard make

Store

- Adequate Kota stone shelves with satin finish glazed tile dado

Wash & Utility

- Leather finish granite flooring with vitrified tile dado, including adequate electrical points

Building Finishes

Facade treatment

Plaster

- Roller finished plaster with texture/adequate designed stone cladding with natural stone/ shon ceramic

Paint

- Weather proof paint of standard make

Multilevel parking

- Grade -5 vitrified tile / Rough kota / Leather finished Kota/Trimix
- Site development : Interlocking paver blocks of rubber mould/ stone paving
- Allotted three car parking slots for each flat
- Sufficient two wheeler parking
- One Power point per flat in parking area from individual meter
- Sufficient Visitor’s parking
- Adequately sized drivers’ lounge with attached toilet and rest areas

Toilets, Balcony & Service Area

Toilets

- Two master bed room toilets with designed natural stone flooring and dado, rain type overhead shower along with adequate body jets / Shower panel, diverter and spout
- Third master bedroom toilet flooring and dado in high quality vitrified tile
- Common toilet with designed flooring and dado in high quality vitrified tiles
- Sanitary and Aesthetic C.P. fittings of Roca / Kohler / Duravit / Jaguar / equivalent make

Balcony & Flowerbed

- Designed flooring with river wash granite / deck wood
- Flower beds with water inlet & outlet system

Door-Window

- All window openings provided with stone frame on four sides with aluminum window sections and glass of standard quality and designed safety grill wherever required
- Only door openings* provided to benefit future aesthetic of interior design requirements
- Designed Main door in teak wood with wooden frame.

Railings

- S.S and glass railings in balcony

Wall surfaces

- Cement base roller plaster with putty on internal surfaces

Services

Air-conditioning

- Installation of Adequate sets of V.R.V Air condition system / split air conditioning system / dual air conditioning of Mitsubishi/ Daikin/Hitachi / Toshiba or equivalent make

Electrical

- Sufficient points in concealed copper wiring of Finolex or equivalent make modular switches of Legrand /MK /Roma-Anchor/ eq. make
- Earth Leakage Protector to be provided with 3-phase meter
- Upto 15 Amp additional power backup facility in each flat
- Generator of sufficient capacity, for each building with adequate power back up for lifts, water pumps and general lighting

Hot Water System

- Gas geyser of sufficient capacity with centralized plumbing system & gas connection in each flat

Water supply

- Adequate capacity underground and overhead water tanks, with separate tanks for fire safety

Fire-fighting

- System provided as per regulations

Television & Telephone

- DTH / TATA SKY / AIRTEL / eq. make connection in all flats as per company terms & conditions
- Internet connection in all rooms
- Telephone and intercom points in all rooms
- Video door calling facility

Elevators

- Fully automatic passenger elevators of Schindler/Kone/Equivalent make per building

One campus, infinite experiences..

Rivers have been a focal area of human activity throughout history.

Historically, the world’s most sought-after and exclusive residences have always been located on the edges of rivers. They have been the most desirable neighborhoods to live in, pulsating with vibrant city life and activity.

Casa Rivera, rising automatically above Surat’s skyline, is a shimmering tower that transcends every definition of luxury living; offering the pleasure of waking up to the twitter of birds, and watching the sun rise and set over the Holy Tapi right through their windows.

With a variety of moods and expressions, and a vast range of scales beginning from a wide maidan to intimate spaces, the serene haven is imbued with experiences that will enrich every moment of your life.

Campus Facilities

Ground level

- Entrance gate with 24X7 security vigilance
- Drop and pick-up stand near main gate
- Separate Lounges for each tower
- Grand, double heighted entrance foyer
- Elaborated waiting areas
- Net cricket pitch
- Volleyball court
- Open Amphitheatre
- Car wash with air pump facility
- Ample parking facility with drivers’ lounges

Elevated podium level

- Outdoor 82’ long Swimming pool with a Jacuzzi pool & a splash pool for children by its side
- Pool side wooden deck
- Double heighted Multipurpose Hall / Basketball court
- Open sit-outs amidst the gardens with a view of the river
- Outdoor Children play area with rubber matting, located near open senior citizen sit-outs for security and protection of children
- Garden area with sit-outs and surprise floor jet fountains
- Open air theatre with extended garden area
- Gazebo at various spots in the campus
- Aesthetically landscaped green outdoor spaces with Aromatic & Floral Plantations and other landscape features

Note

- *Door frames and Shutters to be installed at extra cost on request of purchaser.
- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As Per S.M.C. Rules.
- Clear Titles for Loan purpose.
- This brochure is for private circulation only; by no means shall form part of any legal contract.
- All images are artist’s expression of the future structure.

We Request

• Stamp duty, Registration charges, Legal charges, GEB SMC charges, Society maintenance charges expense etc. shall be borne by the purchaser. • VAT, Service tax, as & if applicable, will be borne by the purchaser. • Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax, betterment / IC Charge (deposit) will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Internal conducting and laying of all low voltage facility such as telephone, cable tv, dish tv and internet cables shall be provided for each flat, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per Consultants service drawings with prior consent of Developer / Builders office. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.

Payable Amenities Owned by 134 Infra* :

- Banquet hall—person capacity with kitchen, store & wash facilities
- Conference room—person capacity with store, pantry & toilet facilities

Club facilities

Elevated podium level

- Double heighted Gym with open air cross training area with facilities like steam, sauna, Jacuzzi, salon with beauty services
- Outdoor seating area provided along with gym with a view of the garden expanse
- Gents spa with facilities like steam, sauna, Jacuzzi, salon and massage
- Double heighted Gym for gents
- Squash court
- Badminton courts
- Indoor/Virtual Digital Golf course
- 2 Video game houses
- Yoga, meditation & aerobic rooms with extended deck
- Mini theatre for juniors
- Auditorium - 75 person capacity
- Toddler zone with a secure environment
- Flour mill for convenience of residents
- Laundry facility - Ironing & dry cleaning

*Payable Amenities are owned by 134 Infra & have all the rights reserved with them to operate, sale or lease.



Site : Pal Hazira Road, Opp. Annapurna Temple,
Nr. Rajhans Multiplex, Pal-Road, Adajan, Surat

PROJECT BY



ARCHITECT

