



Pratham  
**Riviera**  
Dream Scapes

**GET  
MORE.  
LIVE  
MORE.**



PRATHAM  
SHAPING YOUR DREAMS

# More Sunlight. More Happiness.



Nature is everyone's nursery. It calms you through gentle breezes, the light touch of sunshine and the tweeting of the birds.

Enjoy all this amidst the evergreen vistas that will greet your eyes at Riviera. Open your homes to an unhindered view of the beautiful skyline. Walk into an intelligently designed space that gives ample sunlight and ventilation.

We have taken every care to make your living space more secure and comfortable with CCTV and safety grills in windows. Riviera offers you premium specifications like garbage chute, intercom system and power backup.

A place where every prospect pleases. A promise of more happiness, more joy and above all more peace.



Artistic Image



Artistic Image

More 'Me' time. More Life.



Strategically located, Riviera offers you the chance to own a beautiful home close to your workplace, schools, shopping and entertainment hubs.

Free up the most important commodity in life –“Time”. Spend it lovingly with your family, enjoying the best of amenities which are on offer.

The perfect place to create pleasant memories with friends and family.  
Get more fun per square foot.

In keeping with our philosophy to give you more per square foot, we have chosen all the amenities keeping your lifestyle in mind.

So that Riviera is not just a home but a place of indulgence, filled with more fun, more joy and more memories.

Specification

Flooring

- | Drawing, Living & Dining Room - Vitrified tiles
- | Kitchen - Vitrified tiles
- | Bedrooms - Vitrified tiles
- | Passages & Balcony - Vitrified tiles
- | Toilet Floor - Anti skid tiles
- | Kitchen Platform - Granite platform

Elevation

- | Elevation Finish - Long lasting and water resistant surface

Doors & Windows

- | External & Internal door shutters: Good Quality decorative shutters
- | Safety Grills - Elegantly designed MS grill for all windows and ventilators

Painting

- | Internal walls and ceilings - White putty finish
- | Grills & Raillings - Synthetic enamel paint

Electrical

- | Internal concealed wiring
- | Generator Backup for fans & lighting within the unit

Plumbing

- | Concealed Hydro tested plumbing for all bathrooms and kitchens
- | Water Points - Hot and cold supply at one point in all bathrooms

Sanitary Fittings

- | Water Closets - Wall mounted white WC in all toilets
- | Faucets & Fittings - Fittings of CERA or equivalent brands
- | Kitchen Sink - Stainless Steel

Structure

- | Earthquake resistant structure
- | Car parking space
- | Anti-termite treatment
- | Indian water proofing with china mosiac surface at terrace

## Get more fun per square foot.

Riviera gives you more per square foot.  
And we are not talking about the area only.  
More time, more fun, more joy and more fulfillment.  
And of course you get more amenities also.

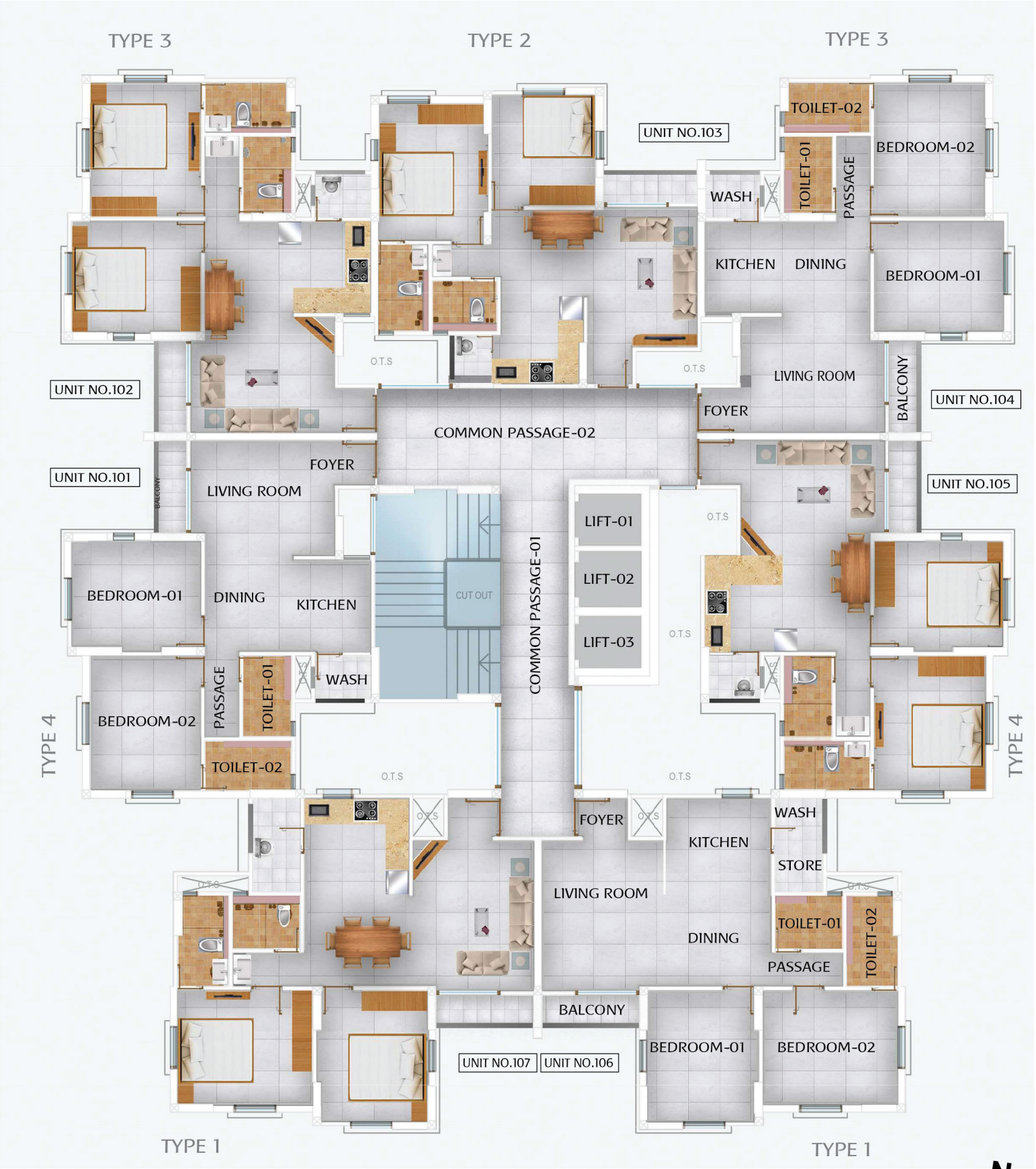
## Amenities

- | Indoor games
- | Swimming pool
- | Gymnasium
- | Walker's Track
- | Children Play Area
- | Garbage chute at each floor
- | CCTV Camera
- | Toddler's Pool
- | Separate changing rooms for men and women with shower stalls
- | Landscaped Garden



Master Plan

	RERA Registered	Possession Status
Garden Tower	Not Applicable	Completed Phase
Dominica Tower	Not Applicable	Completed Phase
Florence Tower	Not Applicable	Completed Phase
Amelia Tower	PR/GJ/VADODARA/VADODARA/Others/RAA01827/030318	Completed Phase
Bell Tower	PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225	Ready Possession



TYPICAL FLOOR PLAN (1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR PLAN)  
FOR PRESENTATION PURPOSE ONLY  
NO OF COLUMNS, LOCATION, SIZE WILL BE VARY AS  
PER STRUCTURAL DESIGN~INDICATIVE DESIGNS SUBJECT TO CHANGE  
PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225

# 2 BHK Apartments Bell Tower



**TYPE 1**  
 RERA CARPET AREA  
 TYPICAL UNIT (106, 107 TO 1206,1207)  
 UNIT AREA: 750 sft  
 BALCONY AREA: 23 sft

Area defined as per RERA and rounded off to nearest whole number - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design  
 PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225



# 2 BHK Apartments Bell Tower



**TYPE 2**  
 RERA CARPET AREA  
 TYPICAL UNIT (103 TO 1203)  
 UNIT AREA: 623 sft  
 BALCONY AREA: 22 sft

Area defined as per RERA and rounded off to nearest whole number - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design  
 PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225



# 2 BHK Apartments Bell Tower



TYPE 3

RERA CARPET AREA  
TYPICAL UNIT (102,104 TO 1202,1204)  
UNIT AREA: 671 sft  
BALCONY AREA: 22 sft

Area defined as per RERA and rounded off to nearest whole number - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design  
PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225



# 2 BHK Apartments Bell Tower



TYPE 4

RERA CARPET AREA  
TYPICAL UNIT (101,105 TO 1201,1205)  
UNIT AREA: 676 sft  
BALCONY AREA: 22 sft

Area defined as per RERA and rounded off to nearest whole number - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design  
PR/GJ/VADODARA/VADODARA/Others/RAA13062/EX1/210125/301225



# About Pratham Enterprises

Pratham means first. Since 1997, we have lived up to our name, making our way as Gujarat’s first real estate company offering transparency, customer-centric approach and value for money.

At Pratham, our endeavour is to create spaces where you can enjoy living and working with ease. We blend our professional expertise with latest technology and an all-encompassing approach to make living more comfortable, productive and cheerful.

Forget cramped spaces. With Pratham, each family gets ample space to celebrate and grow in their own unique way. Our well-planned layouts with abundant green spaces and aesthetically designed homes with ample security features make sure that you get the best of indoor and outdoor experience. To add to it, our architectural design that allows abundant sunlight and ventilation in every home, making your home naturally healthy and a joy to live in.

After all, a home should never be ‘good enough’. It should be the best.



## Location Map

- Railway Station 8.0 km.
- Bus Stop 8.0 km.
- Airport 14.0 km.
- School 1.4 km (Walking Distance)
- Temple 3.0 km.



Map is representative only and may not be accurate

Terms & conditions:  
While every reasonable care has been taken in preparing this brochure, the developers cannot be held responsible for any inaccuracy in its contents. | All plans, images, illustrations, information and specifications are subject to change and do not form part of any offer, contract or agreement. | Electricity Connection, Legal, Stamp Duty, Registration, Water Connection, Maintenance and Development charges shall be extra.



Bill Canal Road, Next to Cosmos House, Atladara-Bill Road, Vadodara - 391 410  
96876 84014 | 96876 84036

[inquiry@pratham.com](mailto:inquiry@pratham.com) | [www.pratham.com](http://www.pratham.com)

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