



where life becomes magical

## WHERE LIFE BECOMES MAGICAL

Every moment at Riviera Majestica is akin to residing in a magical land surrounded by a cocoon of unimaginable beauty and luxury. Witness the most mundane moments turn into a tale of fantasy at Riviera Majestica.



RIVIERA  
MAJESTICA





Actual Image



## SKY CITY TOWNSHIP

An integrated township in Ahmedabad where 'lighter living' is the way of life.

At Riviera Majestica, you are not just part of a stand alone community but part of a larger township called the Sky City. Spread over 104 acres, Sky City is known for its immaculate planning and an infrastructure that is class apart. With wide open roads and large green spaces, it is undoubtedly a township that you want to be part of.



RIVIERA  
MAJESTICA

## LOCATION MAP

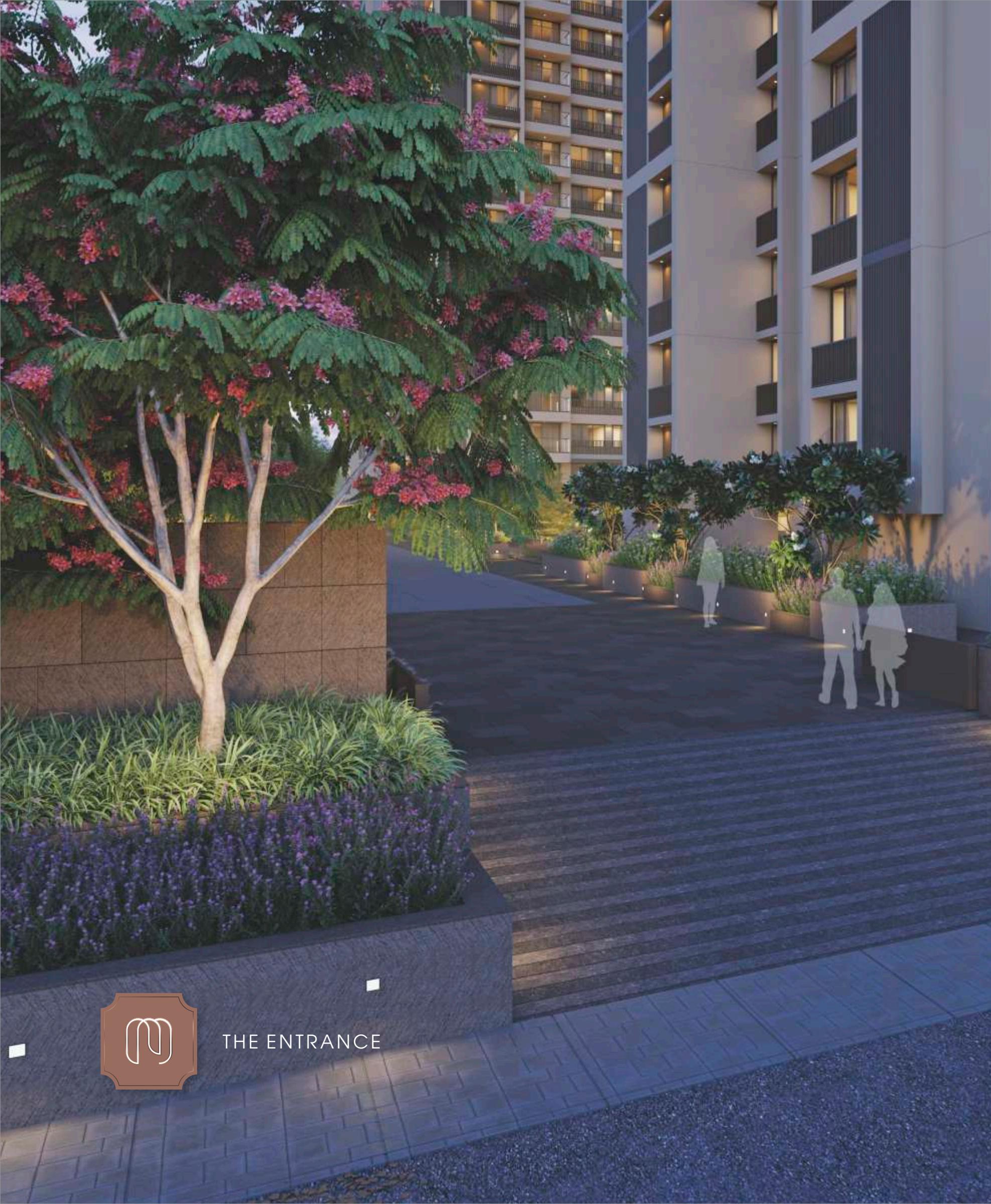
Nestled in the tranquil lap of Skycity, Riviera Majestica is easily accessible and provides excellent connectivity to basic social infrastructure.

SCAN QR CODE  
FOR LOCATION



RIVIERA  
MAJESTICA







## LIFE AT RIVIERA MAJESTICA

Riviera Majestica are 4 & 5 BHK luxurious apartments with Duplex and Triplex, redefining the lifestyle. Being Iconic towers in Skycity, this project offers a majestic view of the skyline and is akin to living among the clouds.

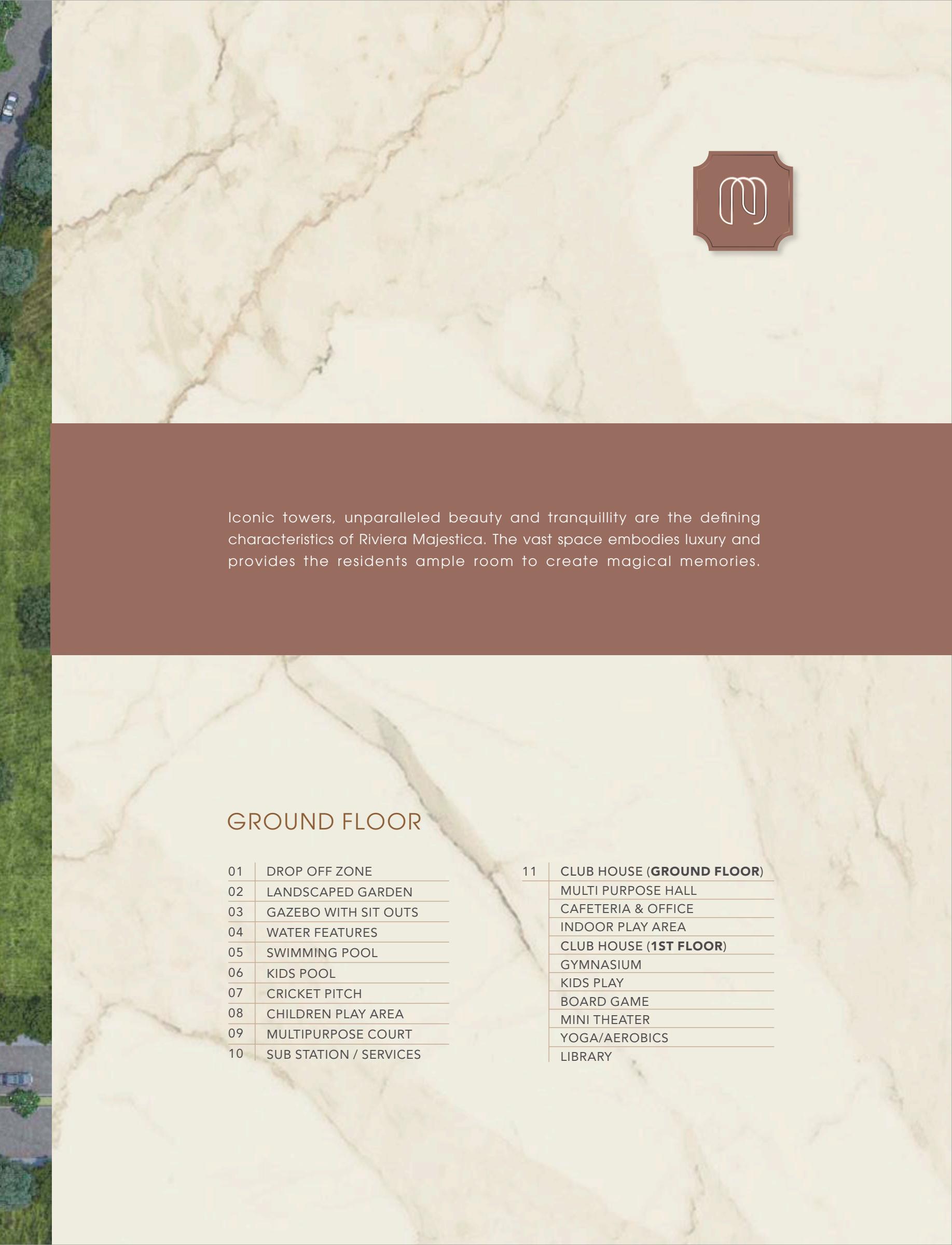




RIVIERA  
MAJESTICA

where life becomes magical





Iconic towers, unparalleled beauty and tranquillity are the defining characteristics of Riviera Majestica. The vast space embodies luxury and provides the residents ample room to create magical memories.

## GROUND FLOOR

01	DROP OFF ZONE
02	LANDSCAPED GARDEN
03	GAZEBO WITH SIT OUTS
04	WATER FEATURES
05	SWIMMING POOL
06	KIDS POOL
07	CRICKET PITCH
08	CHILDREN PLAY AREA
09	MULTIPURPOSE COURT
10	SUB STATION / SERVICES
11	CLUB HOUSE (GROUND FLOOR) MULTI PURPOSE HALL CAFETERIA & OFFICE INDOOR PLAY AREA CLUB HOUSE (1ST FLOOR) GYMNASIUM KIDS PLAY BOARD GAME MINI THEATER YOGA/AEROBICS LIBRARY



THE PLAY AREA



RIVIERA MAJESTICA



## THE CLUB

The large array of amenities are accessible by all residents of Riviera Majestica. These include areas of recreation and those for all your daily essentials. It truly is a wholesome lifestyle.





THE SWIMMING POOL





THE GYMNASIUM



KIDS ROOM



MULTI PURPOSE HALL



YOGA / AEROBICS



MINI THEATRE



GRAND ENTRANCE FOYER

UNIT  
PLANS





## 4 BHK TYPICAL UNIT

### TYPICAL FLOOR PLAN

4 BHK

FLOOR 01 TO 20 & 22 TO 27

BLOCK B & C

### AREA AS PER RERA

### SQ. MTR.

CARPET AREA

199.82

VERANDAH/BALCONY

7.11

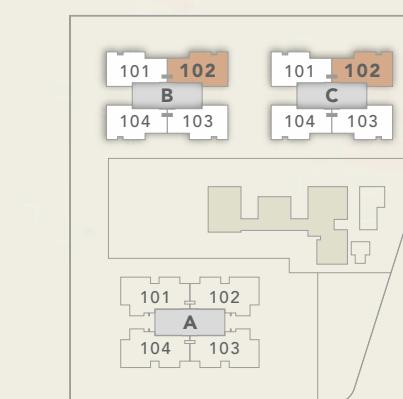
WASH AREA

4.90

TOTAL AREA AS PER RERA: 2280 SQ.FT.



### BLOCK B & C : ALL UNITS



1	VESTIBULE	7'3" X 7'1"
2	BED ROOM-01	12'0" X 13'0"
2A	TOILET	8'3" X 5'1"
3	DRAWING ROOM	13'0" X 20'3"
4	DINING	12'0" X 18'4"
4A	VERANDAH	11'0" X 7'0"
5	KITCHEN	16'6" X 9'0"
5A	STORE	4'0" X 6'3"
5B	KITCHEN YARD	5'7" X 9'2"
6	PUJA	5'1" X 3'7"
7	G.TOILET	6'0" X 4'7"
8	M.BED ROOM-02	12'0" X 21'0"
8A	DRESS / TOILET	7'0" X 12'0"
9	M.BED ROOM-03	12'0" X 19'0"
9A	DRESS / TOILET	12'0" X 7'0"
10	BED ROOM-04	15'8" X 12'2"
10A	TOILET	5'6" X 8'0"
11	FOYER	6'4" X 6'4"
12	SERVANT ROOM	6'0" X 8'6"
12A	S.TOILET	5'8" X 4'7"

# 5 BHK DUPLEX UNIT

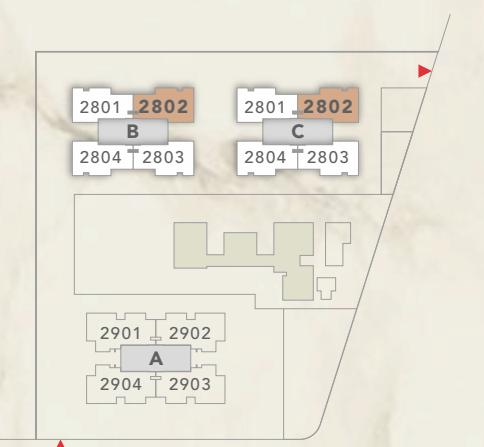
## LOWER LEVEL

DUPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	199.68
<b>FLOOR 28</b>	VERANDAH/BALCONY	21.88
<b>BLOCK B &amp; C</b>	WASH AREA	6.11

**TOTAL AREA AS PER RERA: 4427 SQ.FT.**



## BLOCK B & C : ALL UNITS



## LOWER LEVEL PLAN

1	VESTIBULE	8'7" X 8'2"	6B	KITCHEN YARD	11'9" X 6'2"
2	G.TOILET	5'8" X 4'7"	7	PUJA	6'4" X 3'11"
3	DRAWING	12'0" X 18'6"	8	M.BEDROOM-01	12'0" X 22"
4	LIVING	13'0" X 19'8"	8A	BALCONY	10'10" X 6"
5	DINING	11'0" X 18'4"	8B	DRESS	12'0" X 10"
5A	VERANDAH	24'4" X 7'0"	8C	TOILET	6'4" X 13'7"
6	KITCHEN	20'11" X 9'0"	9	BEDROOM-02	15'8" X 12"
6A	STORE	4'2" X 6'10"	9A	DRESS/TOILET	6'0" X 13'0"

# 5 BHK DUPLEX UNIT

## UPPER LEVEL

DUPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	177.57
<b>FLOOR 29</b>	VERANDAH/BALCONY	6.04
<b>BLOCK B &amp; C</b>		



## UPPER LEVEL PLAN

10	CLOSET	6'4" X 3'11"	12A	DRESS/TOILET	11'6" X 15'3"
11	M.BEDROOM-03	12'0" X 22'0"	13	LOUNGE	15'1" X 11'0"
11A	BALCONY	10'10" X 6'0"	14	BEDROOM-05	12'0" X 13'0"
11B	DRESS	12'0" X 10'2"	14A	TOILET	8'3" X 5'1"
11C	TOILET	6'4" X 13'7"	15	SERVANT ROOM	10'4" X 7'9"
12	M.BEDROOM-04	22'0" X 12'2"	15A	S.TOILET	5'8" X 4'7"





## 5 BHK TRIPLEX UNIT

LOWER LEVEL

TRIPLEX UNIT

5 BHK

FLOOR 30

BLOCK B & C

AREA AS PER RERA

SQ. MTR.

CARPET AREA

199.68

VERANDAH/BALCONY

21.88

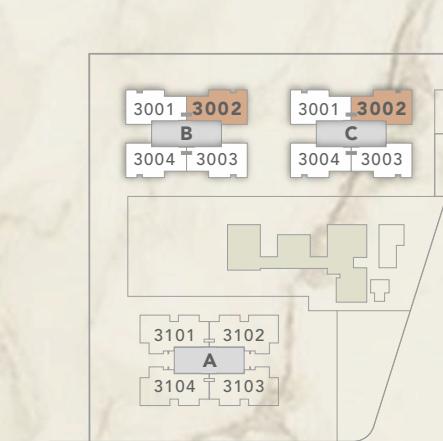
WASH AREA

6.11

TOTAL AREA AS PER RERA: 6892 SQ.FT.



BLOCK B & C : ALL UNITS



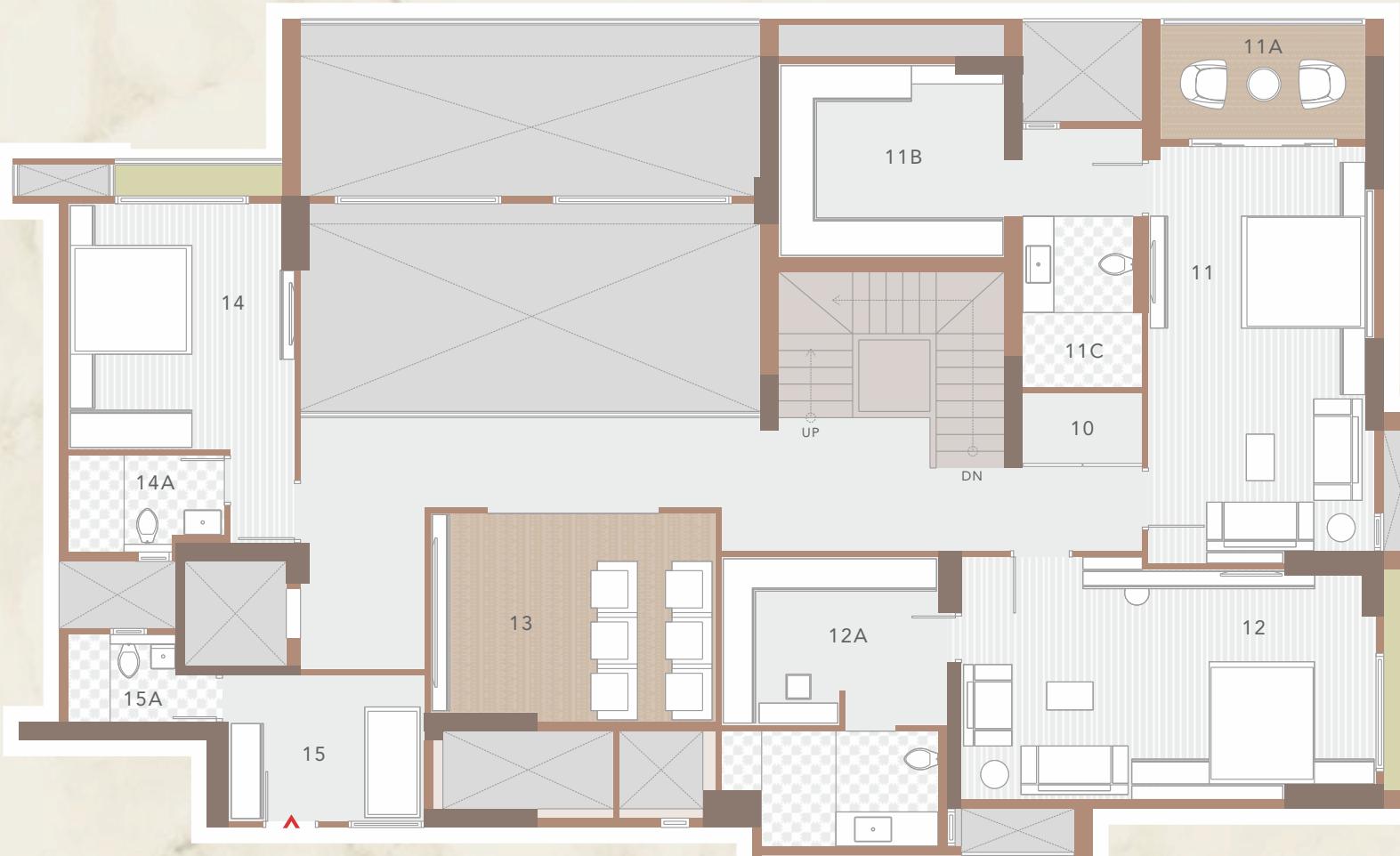
LOWER LEVEL PLAN

1	VESTIBULE	8'7" X 8'2"	6B	KITCHEN YARD	11'9" X 6'2"
2	G.TOILET	5'8" X 4'7"	7	PUJA	6'4" X 3'11"
3	DRAWING	12'0" X 18'6"	8	M.BEDROOM-01	12'0" X 22'0"
4	LIVING	13'0" X 19'8"	8A	BALCONY	10'10" X 6'0"
5	DINING	11'0" X 18'4"	8B	DRESS	12'0" X 10'2"
5A	VERANDAH	24'4" X 7'0"	8C	TOILET	6'4" X 13'7"
6	KITCHEN	20'11" X 9'0"	9	BEDROOM-02	15'8" X 12'2"
6A	STORE	4'2" X 6'10"	9A	DRESS/TOILET	6'0" X 13'0"

# 5 BHK TRIPLEX UNIT

MIDDLE LEVEL

TRIPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	177.57
<b>FLOOR 31</b>	VERANDAH/BALCONY	6.04
<b>BLOCK B &amp; C</b>		



MIDDLE LEVEL PLAN

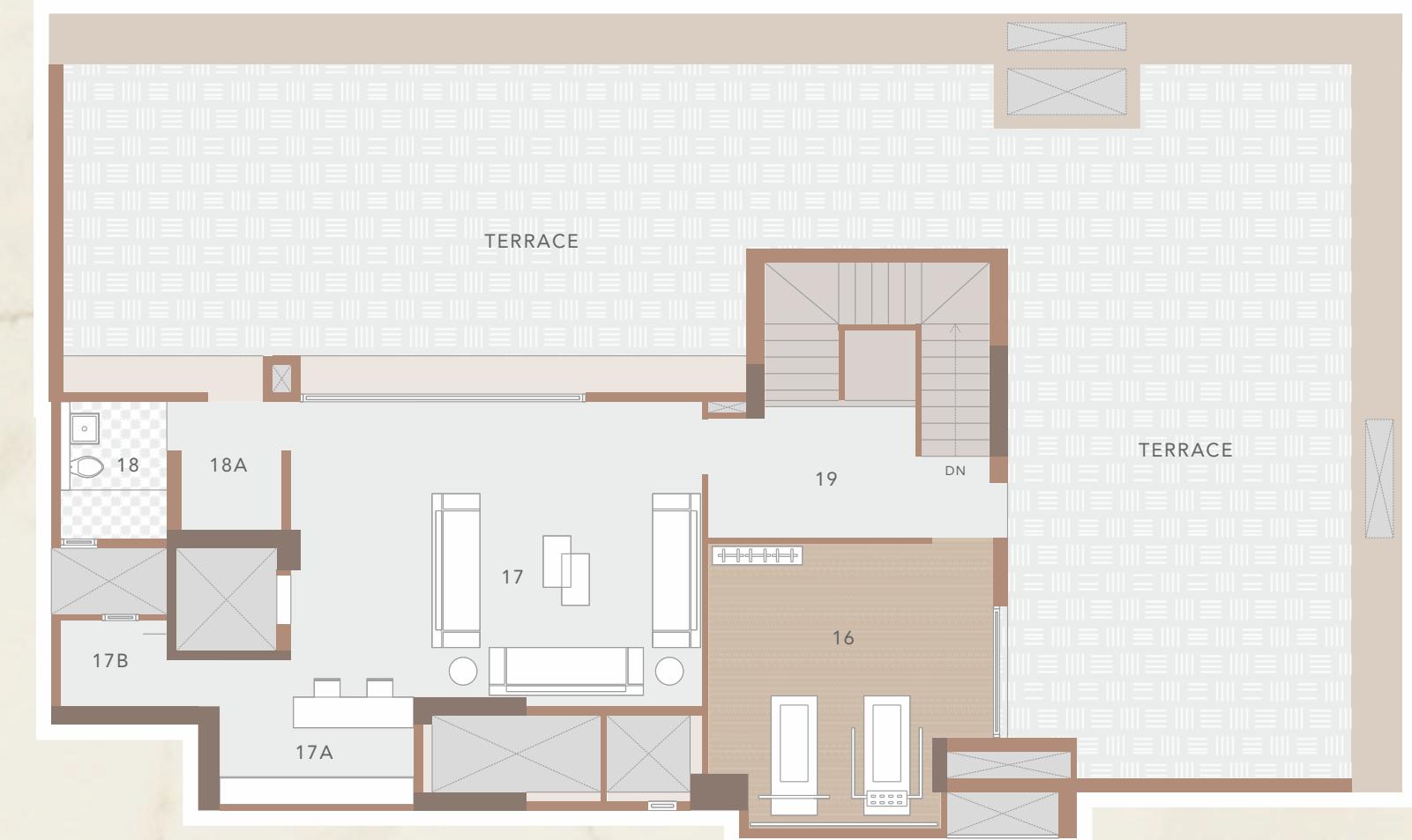
10	CLOSET	6'4" X 3'11"	12A	DRESS/TOILET	11'6" X 15'3"
11	M.BEDROOM-03	12'0" X 22'0"	13	LOUNGE	15'1" X 11'0"
11A	BALCONY	10'10" X 6'0"	14	BEDROOM-05	12'0" X 13'0"
11B	DRESS	12'0" X 10'2"	14A	TOILET	8'3" X 5'1"
11C	TOILET	6'4" X 13'7"	15	SERVANT ROOM	10'4" X 7'9"
12	M.BEDROOM-04	22'0" X 12'2"	15A	S.TOILET	5'8" X 4'7"



# 5 BHK TRIPLEX UNIT

UPPER LEVEL

TRIPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	94.65
<b>FLOOR 32</b>	OPEN TERRACE	134.33
<b>BLOCK B &amp; C</b>		



UPPER LEVEL PLAN

16	ACTIVITY ROOM	15'3" X 15'3"
17	LOUNGE	22'0" X 16'4"
17A	PANTRY	10'4" X 5'9"
17B	STORE	5'8" X 4'7"
18	TOILET	5'8" X 7'4"
18A	CLOSET	5'5" X 6'10"
19	FOYER	11'1" X 7'0"

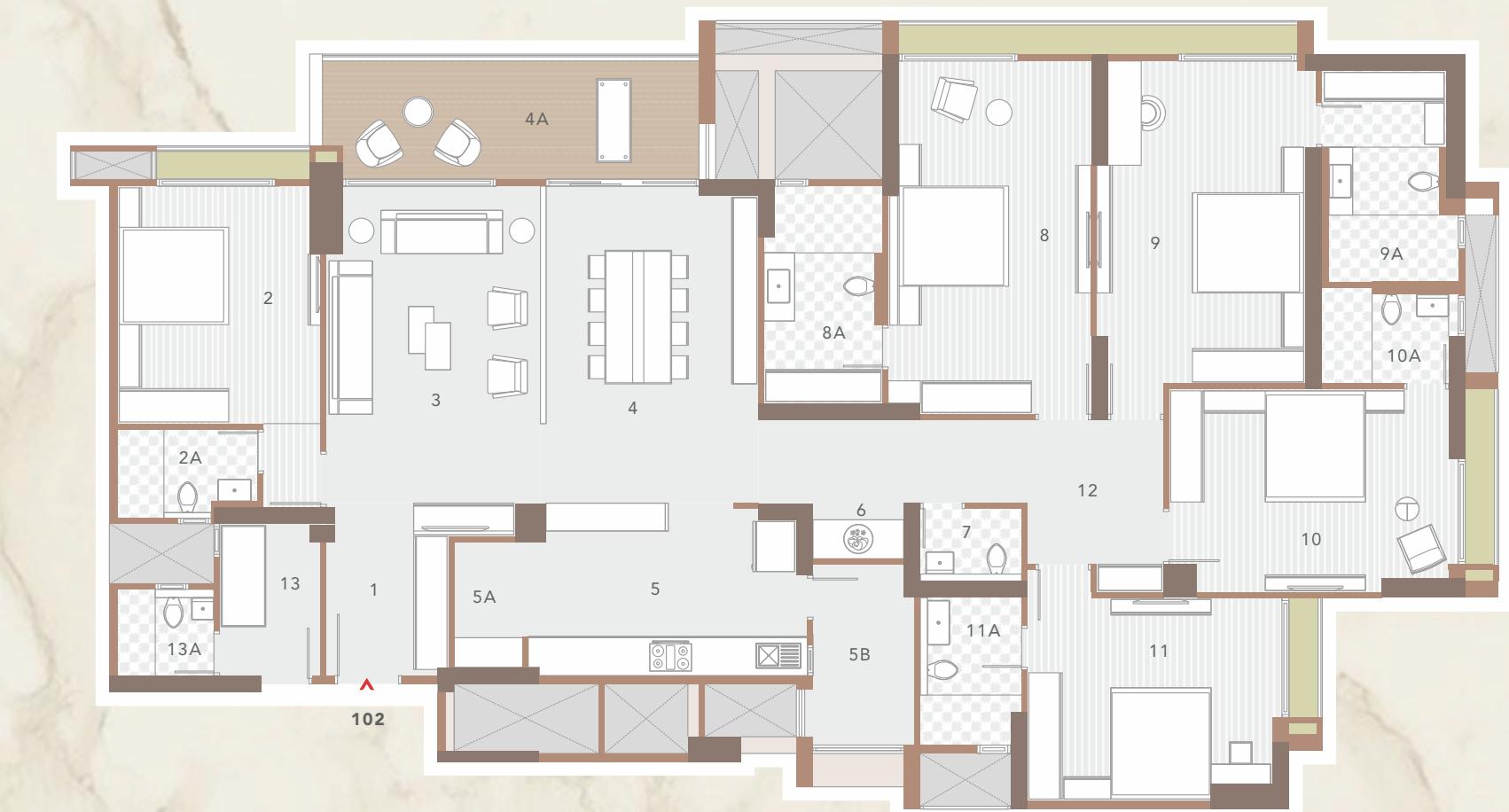




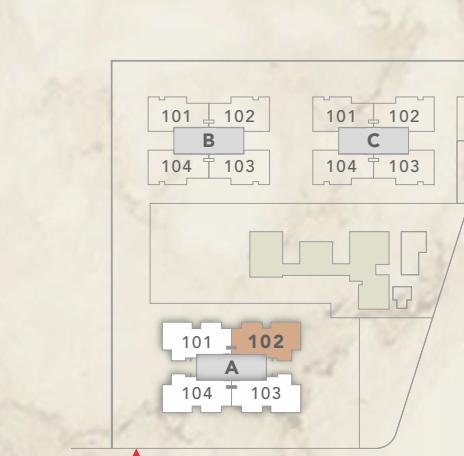
## 5 BHK TYPICAL UNIT

TYPICAL FLOOR PLAN	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	237.94
<b>FLOOR 01 TO 20 &amp; 22 TO 28</b>	VERANDAH/BALCONY	14.41
<b>BLOCK A</b>	WASH AREA	6.09

TOTAL AREA AS PER RERA: **2782 SQ.FT.**



### BLOCK A : ALL UNITS



1	VESTIBULE	7'3" X 8'2"
2	BED ROOM-01	12'0" X 14'0"
2A	TOILET	8'3" X 5'1"
3	DRAWING ROOM	13'0" X 20'8"
4	DINING	12'6" X 18'8"
4A	VERANDAH	22'3" X 7'0"
5	KITCHEN	16'6" X 10'2"
5A	STORE	4'0" X 7'5"
5B	KITCHEN YARD	6'0" X 10'8"
6	PUJA	5'4" X 3'3"
7	G.TOLET	6'0" X 4'3"
8	M.BED ROOM-02	12'0" X 20'10"
8A	DRESS/TOILET	7'0" X 12'10"
9	M.BED ROOM-03	12'4" X 19'0"
9A	DRESS / TOILET	8'0" X 12'5"
10	BED ROOM-04	17'1" X 12'0"
10A	TOILET	8'0" X 5'8"
11	BED ROOM-05	15'0" X 12'0"
11A	TOILET	6'0" X 8'8"
12	FOYER	8'0" X 8'6"
13	SERVANT ROOM	6'0" X 8'11"
13A	S.TOLET	5'8" X 5'1"

## 5 BHK DUPLEX UNIT

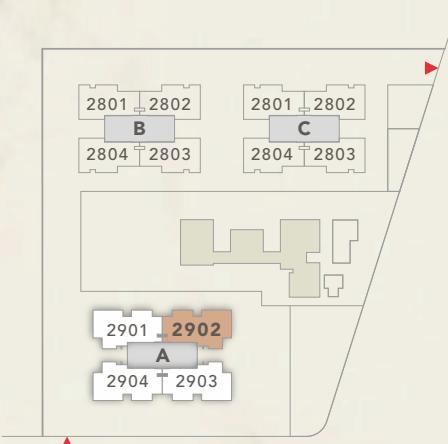
LOWER LEVEL

DUPLEX UNIT	AREA AS PER RERA	SQ. MTR.
5 BHK	CARPET AREA	235.84
FLOOR 29	VERANDAH/BALCONY	20.72
BLOCK A	WASH AREA	12.04

TOTAL AREA AS PER RERA: 5281 SQ.FT.



BLOCK A : ALL UNITS



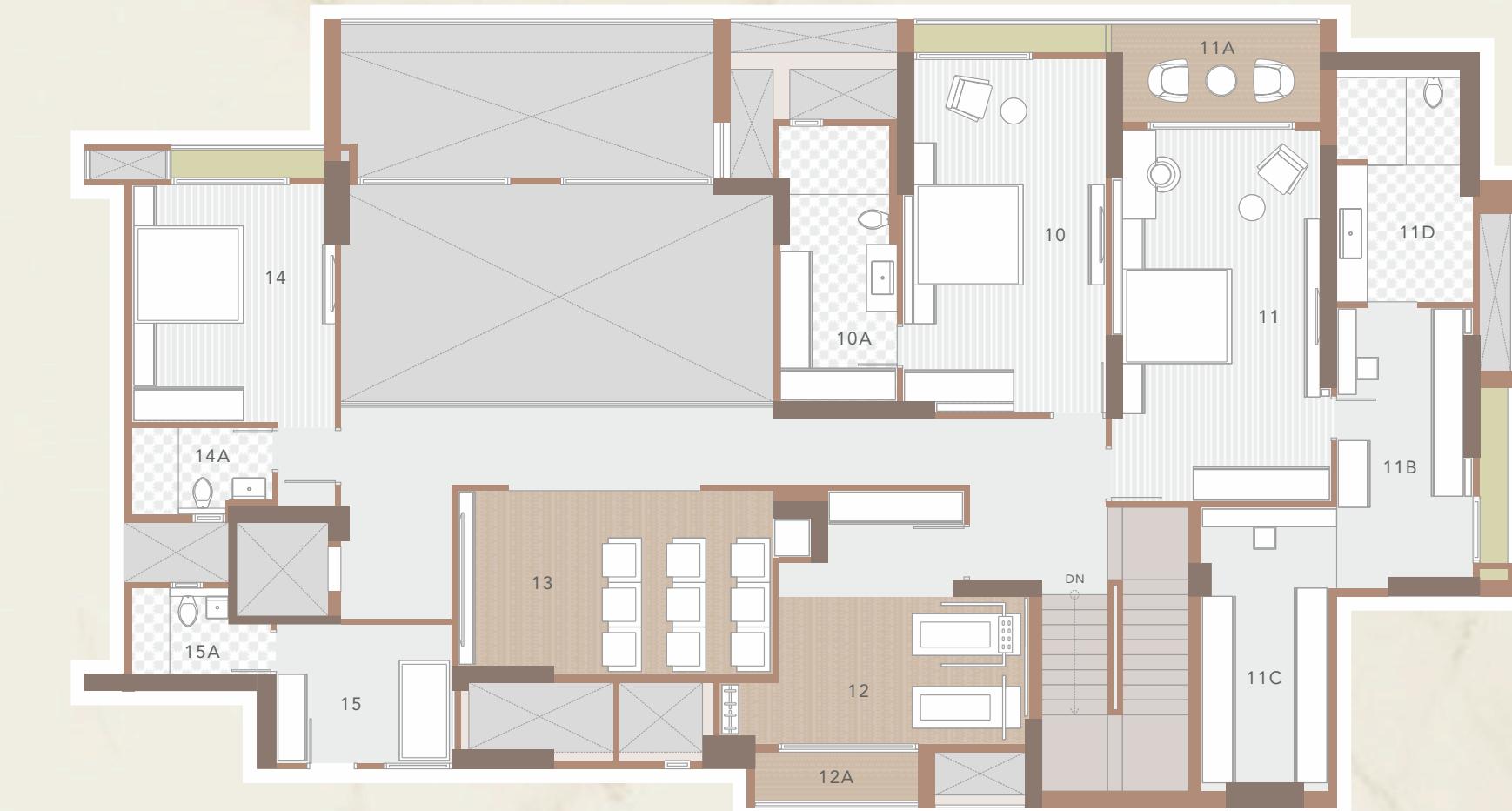
### LOWER LEVEL PLAN

1	VESTIBULE	8'6" X 8'8"	7	PUJA	8'0" X 4'7"
2	G.TOILET	5'8" X 5'1"	8	BEDROOM-01	12'0" X 20'10"
3	DRAWING	12'0" X 19'7"	8A	DRESS/TOILET	7'0" X 16'3"
4	LIVING	13'0" X 20'8"	9	M.BED ROOM-02	12'4" X 22'0"
5	DINING	12'6" X 18'8"	9A	BALCONY	11'8" X 5'9"
5A	VERANDAH	22'0" X 7'0"	9B	L.DRESS	8'0" X 16'7"
6	KITCHEN	19'6" X 10'2"	9C	G.DRESS	7'6" X 16'9"
6A	STORE	8'2" X 7'10"	9D	TOILET	8'0" X 13'9"
6B	KITCHEN YARD	14'5" X 12'9"			

## 5 BHK DUPLEX UNIT

UPPER LEVEL

DUPLEX UNIT	AREA AS PER RERA	SQ. MTR.
5 BHK	CARPET AREA	213.12
FLOOR 30	VERANDAH/BALCONY	8.87



### UPPER LEVEL PLAN

10	BEDROOM-03	12'0" X 20'10"	12	ACTIVITY ROOM	14'9" X 14'11"
10A	DRESS/TOILET	7'0" X 16'3"	12A	BALCONY	9'7" X 2'10"
11	M.BED ROOM-04	12'4" X 22'0"	13	LOUNGE	18'7" X 10'10"
11A	BALCONY	11'8" X 5'9"	14	BEDROOM-05	12'0" X 14'0"
11B	L.DRESS	8'0" X 16'7"	14A	TOILET	8'3" X 5'1"
11C	G.DRESS	7'6" X 16'9"	15	SERVANT ROOM	10'4" X 8'2"
11D	TOILET	8'0" X 13'9"	15A	S.TOILET	5'8" X 5'1"



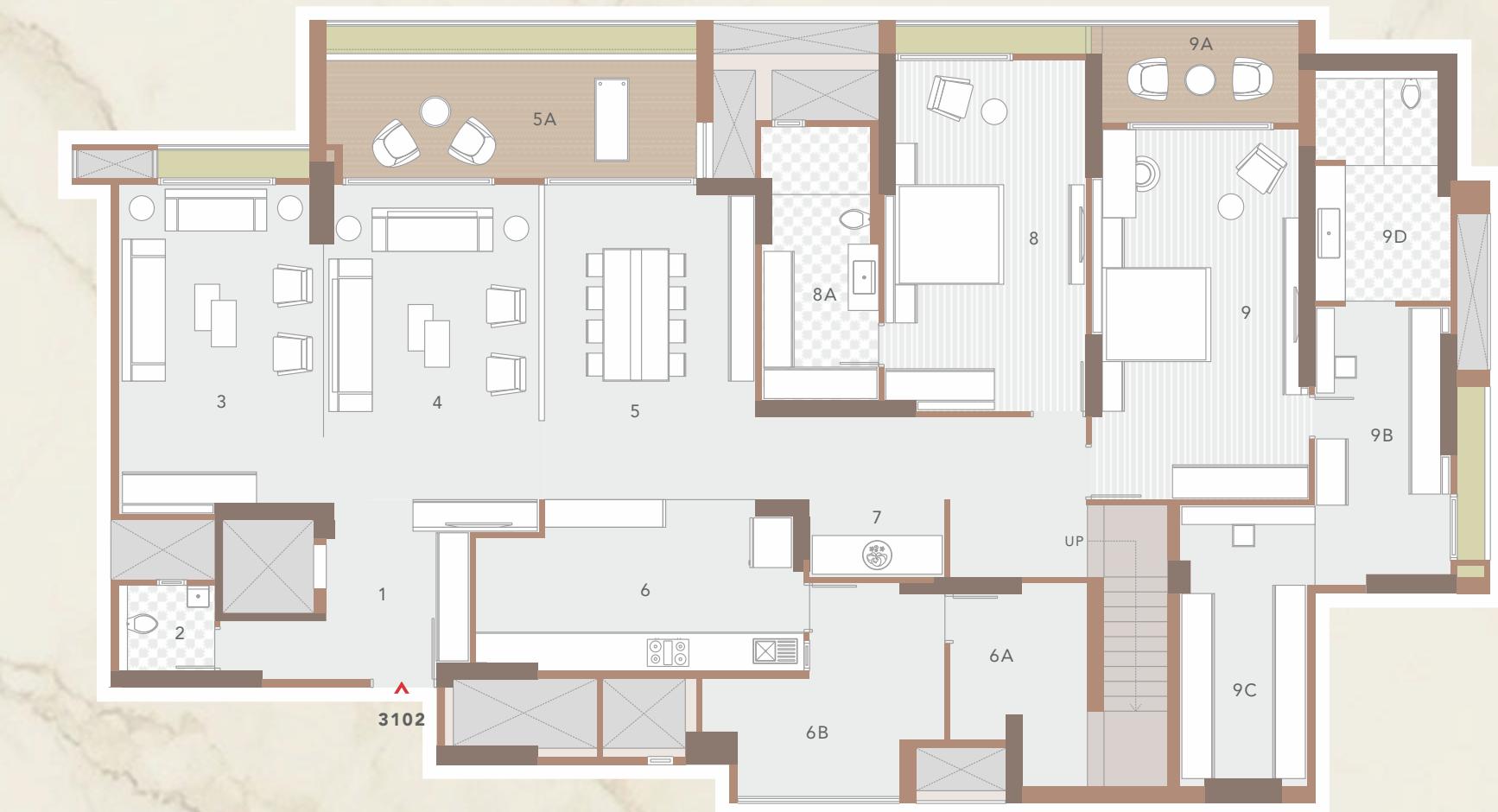


## 5 BHK TRIPLEX UNIT

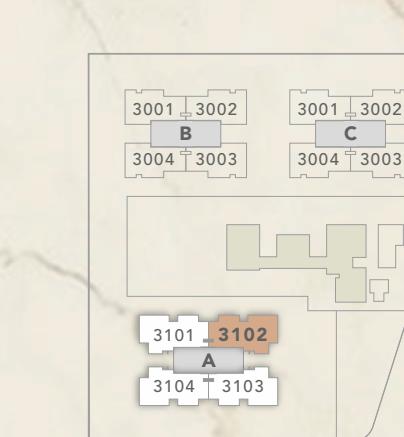
LOWER LEVEL

TRIPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	235.84
<b>FLOOR 31</b>	VERANDAH/BALCONY	20.72
<b>BLOCK A</b>	WASH AREA	12.04

TOTAL AREA AS PER RERA: **8208 SQ.FT.**



BLOCK A : ALL UNITS



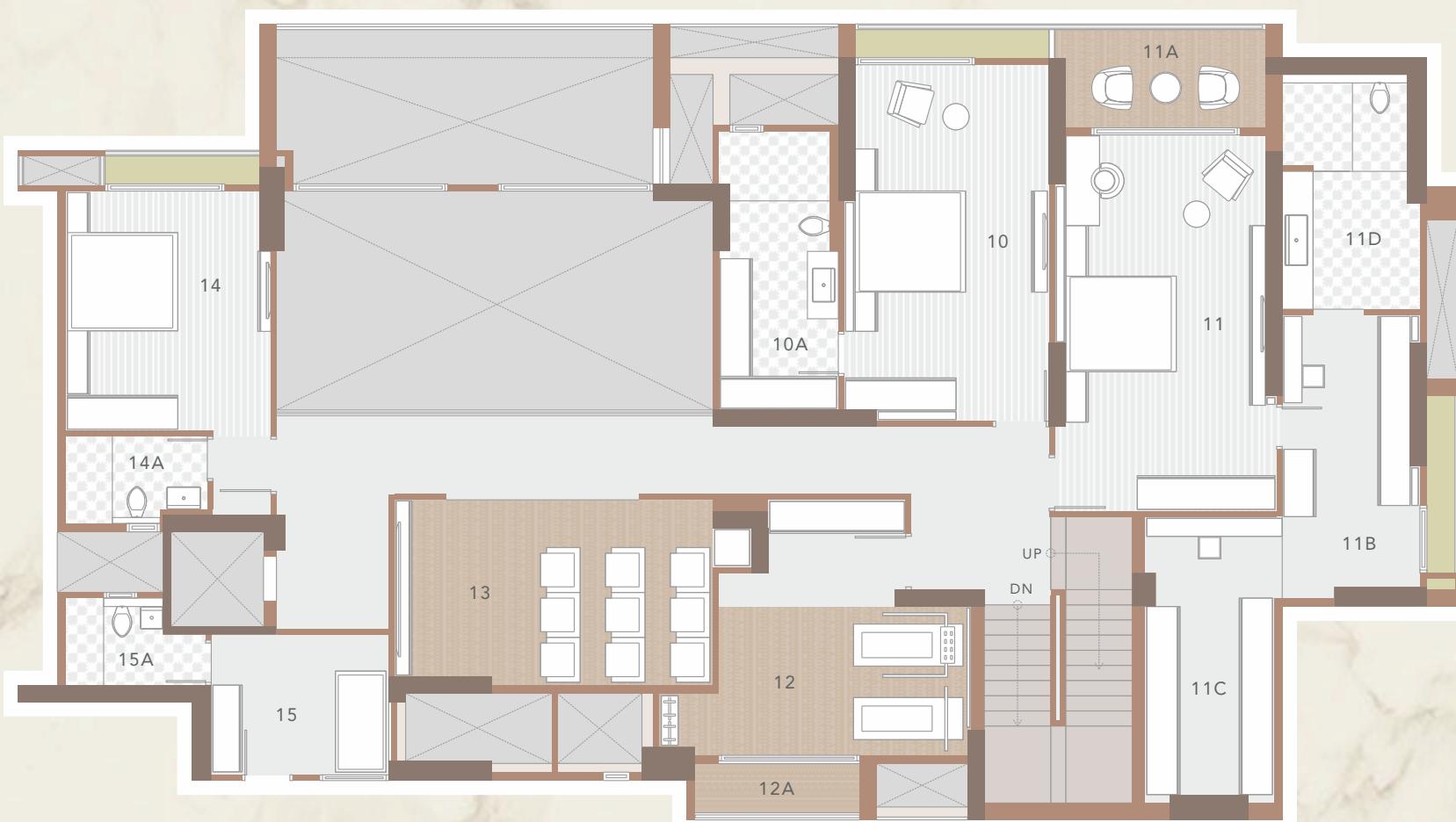
### LOWER LEVEL PLAN

1	VESTIBULE	8'6" X 8'8"	7	PUJA	8'0" X 4'7"
2	G.TOLET	5'8" X 5'1"	8	BEDROOM-01	12'0" X 20'10"
3	DRAWING	12'0" X 19'7"	8A	DRESS/TOILET	7'0" X 16'3"
4	LIVING	13'0" X 20'8"	9	M.BED ROOM-02	12'4" X 22'0"
5	DINING	12'6" X 18'8"	9A	BALCONY	11'8" X 5'9"
5A	VERANDAH	22'0" X 7'0"	9B	L.DRESS	8'0" X 16'7"
6	KITCHEN	19'6" X 10'2"	9C	G.DRESS	7'6" X 16'9"
6A	STORE	8'2" X 7'10"	9D	TOILET	8'0" X 13'9"
6B	KITCHEN YARD	14'5" X 12'9"			

# 5 BHK TRIPLEX UNIT

MIDDLE LEVEL

TRIPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	213.12
<b>FLOOR 32</b>	VERANDAH/BALCONY	8.87
BLOCK A		



MIDDLE LEVEL PLAN

10	BEDROOM-03	12'0" X 20'10"
10A	DRESS/TOILET	7'0" X 16'3"
11	M.BED ROOM-04	12'4" X 22'0"
11A	BALCONY	11'8" X 5'9"
11B	L.DRESS	8'0" X 16'7"
11C	G.DRESS	7'6" X 16'9"
11D	TOILET	8'0" X 13'9"
12	ACTIVITY ROOM	14'9" X 14'11"
12A	BALCONY	9'7" X 2'10"
13	LOUNGE	18'7" X 10'10"
14	BEDROOM-05	12'0" X 14'10"
14A	TOILET	8'3" X 5'1"
15	SERVANT ROOM	10'4" X 8'2"
15A	S.TOLET	5'8" X 5'1"



# 5 BHK TRIPLEX UNIT

UPPER LEVEL

TRIPLEX UNIT	AREA AS PER RERA	SQ. MTR.
<b>5 BHK</b>	CARPET AREA	109.17
<b>FLOOR 33</b>	OPEN TERRACE	162.77
BLOCK A		



UPPER LEVEL PLAN

16	LOUNGE	27'2" X 22'8"
16A	DRESS/TOILET	6'2" X 13'11"
17	TOILET	8'3" X 5'10"
18	PANTRY	10'4" X 8'2"
18A	STORE	5'8" X 5'1"
19	FOYER	8'8" X 10'8"



## ABOUT DEVELOPERS



AHMEDABAD . BANGALORE . MUMBAI

Goyal & Co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. The company has developed over 250+ projects that include apartment developments, villas, plotted developments, corporate offices, townships etc. and possess over 85+ properties as part of their corporate leasing portfolio.

After changing the skyline of Ahmedabad, the company is now rapidly growing its presence in the cities of Bangalore & Mumbai. With the goal of achieving a similar market sentiment to that back home; Goyal & Co. is committed to leaving its stamp of excellence on every project that it undertakes.



HN SAFAL was founded in 2010. Over the years, through some of the most exciting phases of Gujarat's evolution as a modern state, we have seen our track record and reputation grow amidst dynamic challenges and changes.

The reasons are manifold. We raise the benchmark with each new project that we undertake by constantly innovating, applying cutting-edge technologies, employing contemporary materials and closely empathizing with customers – thus finally delivering projects way beyond expectations.

We have delivered projects covering a total of 36 Million Sq.Ft. of constructed space in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality and demonstrate our commitment to creating spaces for our customers to enjoy a "Life Without Limits".

## SPECIFICATIONS

### FLOORING

Vitrified Tiles in Bedrooms  
Wooden Laminated Flooring in One Master Bedroom  
Vitrified Tiles in Drawing and Dining Room  
Vitrified / Rustic Tiles in Balcony

### DOOR

Main Door - Wooden Flush Door with One Side Polished Veneer  
Internal Doors - Flush Doors/ Panelled Door with Oil Paints

### WINDOWS

Sliding Alluminium Section Window

### KITCHEN & UTILITY

Granite Platform with Dado of Ceramic Tiles  
Stainless Steel Sink  
Vitrified Tiles in Floor  
Vitrified Tiles in Wash Yard

### PAINTING & POLISHING

Exterior Double Coat Sandface/Texture Finish  
Single Coat Mala Finish Inside  
Putty Finish Inside  
Acrylic Paint Outside

### SANITARY WARE

Wall Hung Water Closet  
Wall Hung Basin

### TOILET FITTINGS

Chrome Plated Fittings

### TOILET - FLOORING / DEDO

Ceramic Tiles Upto Lintel Level  
Ceramic Tiles in Flooring

### ELECTRICS

ISI Modular Switches  
ISI Make Wires, MCB/ELCB

### SPECIAL FEATURES

- 4 High Speed Automatic Elevators for Each Block
- Well Designed Air Conditioned Ground Floor Entrance Foyers
- DTH Satellite TV Provision
- Security System
- Fire Hydrant System



## RIVIERA MAJESTICA

Site Address: Sky City Township, Club 'O7' Road, Off S.P. Ring Road, Shela, Ahmedabad - 380058.

Architecture &  
Landscape

**APURVA AMIN**

Structural  
Consultant

**DUCON**

Geo-tech  
Consultant

**KBM**

Concrete  
Consultant

**E-CUBE**

Plumbing  
Consultant

**VRAJ**

Wind  
Consultant

**RWDI**

Electrical  
Consultant

**KIRIT PATEL**

### DISCLAIMER.

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number.  
The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions.  
The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous.

The Member / Customer is expected to verify the same personally before going ahead with the booking.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks.  
It is only for representation purpose and gives a rough idea about the approximate location of the Project.

The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.



## RIVIERA MAJESTICA



### Goyal & Co.

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AHMEDABAD - 380015

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[www.goyalco.com](http://www.goyalco.com)



### HN Safal

10 & 11 FLOOR, SAFAL PROFITAIRE, OPPOSITE TO AUDI GARDEN  
CORPORATE ROAD, PRAHLADNAGAR, AHMEDABAD - 380015

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[www.hnsafal.com](http://www.hnsafal.com)

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