

RIVIERA PALACIO

GOYAL & CO. x H N SAFAL



RIVIERA

CRAFTING LUXURY THAT'S RARE

Riviera's luxury homes are a fusion of modern luxury and classic design, featuring exquisite craftsmanship and premium materials.

RESIDENCES AT RARE LANDMARKS

Perched amidst a tapestry of urban charm and natural beauty, Riviera offers the best of both worlds- convenience and tranquility.

RARE IMMERSIVE EXPERIENCES

At Riviera, our promise extends beyond elegant homes to exclusive events tailored just for you.



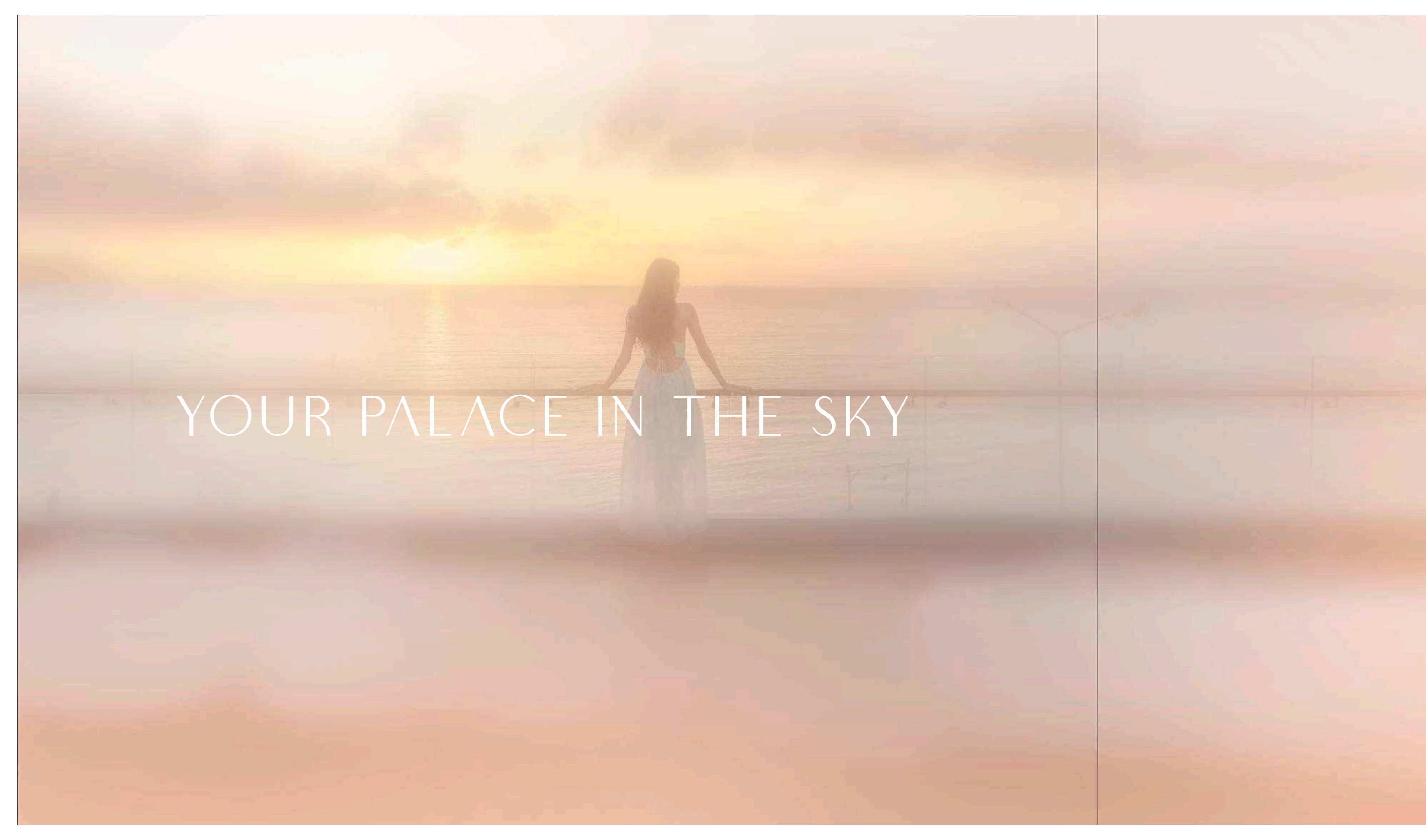
Riviera is a distinguished collection of rare homes in the vibrant city of Ahmedabad. With a heritage spanning of five decades and guided by masterful expertise, Riviera curates the finest residences, nestled in the most exclusive neighbourhoods.

But, Riviera is not just about the meticulously crafted masterpieces, it is about the experience. Beyond the architectural marvels, Riviera is an immersive experience, a commitment to unveiling the beauty of the basic, the authentic, and the human. In a world where true beauty has become rare with time, each home is designed not just as a dwelling but as an experience that breathes life into your everyday.



EXPERIENCE THE RARE AT RIVIERA

Amidst the World's chaos,
Pause to Admire the Beauty of the Basics.



YOUR PALACE IN THE SKY

A HAVEN,
AS RARE AS
A CASTLE
FORMED BY
THE CLOUDS
IN THE SKY.

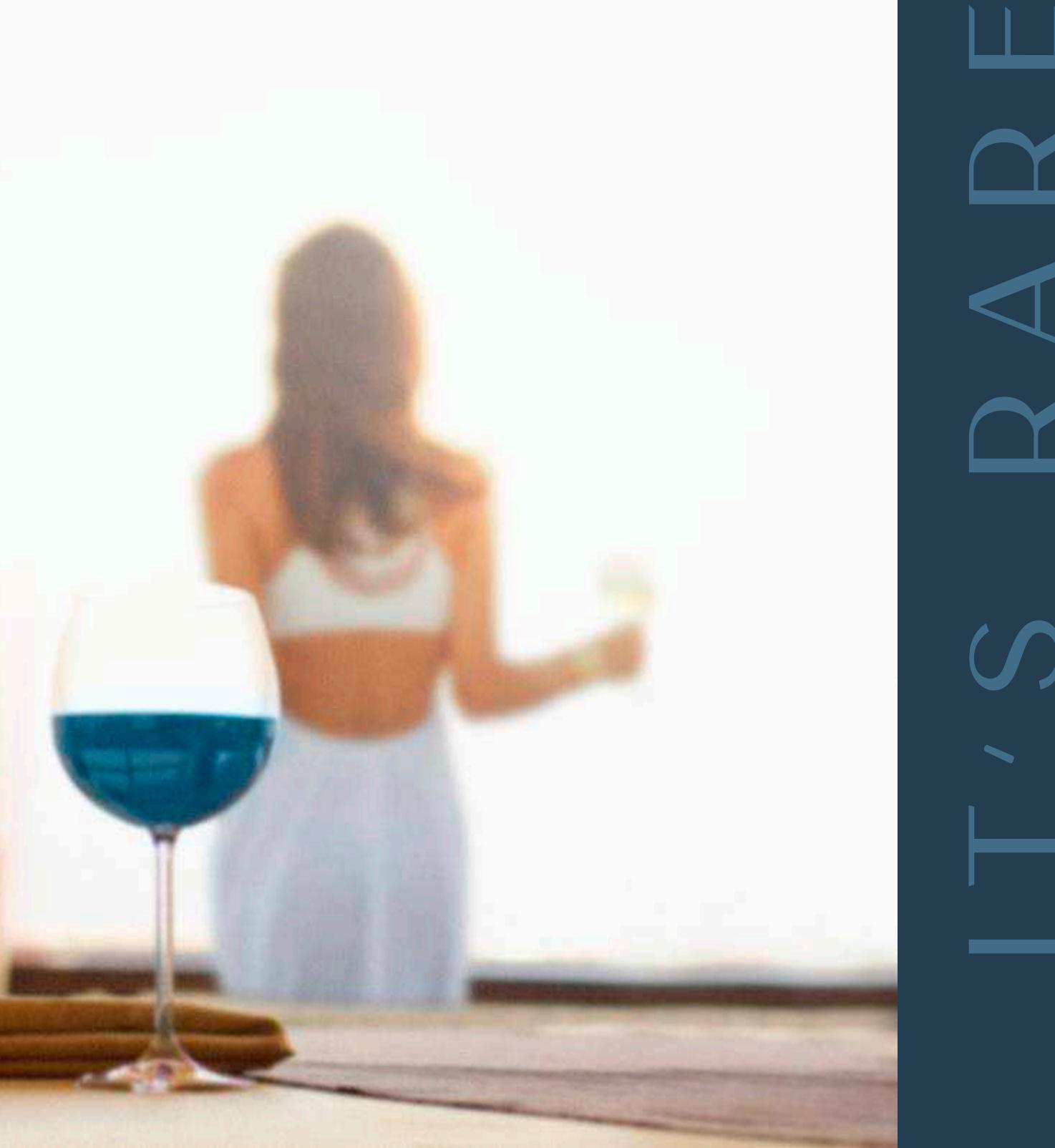
RIVIERA PALACIO

4 & 5 BHK LUXURY
RESIDENCIES

When your dreams touch the sky,
Riviera Palacio ensures your home
express it.



A SOARING
37-FLOOR
MASTERPIECE
GRACING
THE CELESTIAL
SKYLINE



IT'S RARE

A LIFE WHERE
OPENING YOUR
WINDOWS REVEAL
A DREAMSCAPE
AMONG THE
CLOUDS.

Riviera Palacio transforms this vision into reality-
a luxury castle in the sky that's as rare as it is enchanting.

A PALACE AMID SKY, LOCATED AT SKYCITY

At Riviera Palacio, you are not just part of a stand alone community but part of a larger township called the Sky City.



SKY CITY

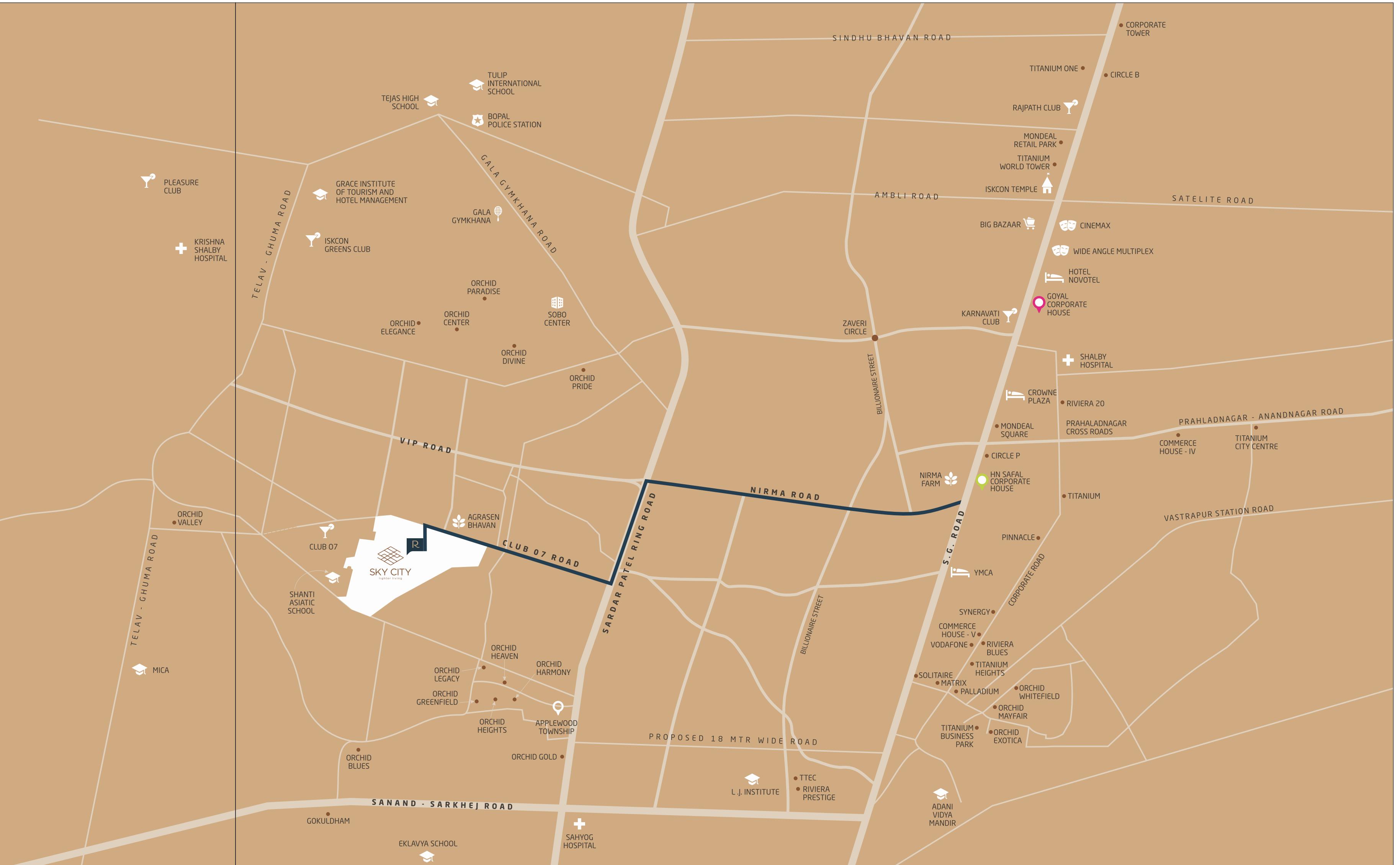
lighter living

SKY CITY TOWNSHIP

Sky City - An integrated township in Ahmedabad where lighter living is the way of life. A perfect place to experience luxury living. It is a captivating and a well planned residential enclave that epitomises the blend of comfort and style.

Spread over 104 acres in shela, Sky city is known for its immaculate planning and an infrastructure that ensures easy connectivity and a prestigious neighbourhood making it a highly sought after residential destination. With wide open roads and large green spaces, it is undoubtedly a township that you want to be part of.

The surrounding landscape adds to the allure of Riviera Palacio with picturesque view and a serene ambience that invites you to unwind and relax.





AN ARCHITECTURE BEYOND COMPARE

Experience the elevated life with a majestic tower spanning 37 floors.



A CLUB FOR A LUXURY COMMUNITY

Experience modern living at our exquisite club, where luxury meets leisure, creating the perfect space to unwind, socialize, and embrace the vibrant community spirit.

FLOAT INTO MAJESTIC MOMENTS

Here crystal-clear waters and a tranquil ambiance create the perfect oasis for relaxation and leisure. Immerse yourself in a refreshing escape, surrounded by the soothing embrace of our meticulously designed swimming pool.



A RARE AND ROYAL LIFE

Where the sky is not the limit, but the beginning
of your extraordinary experience.

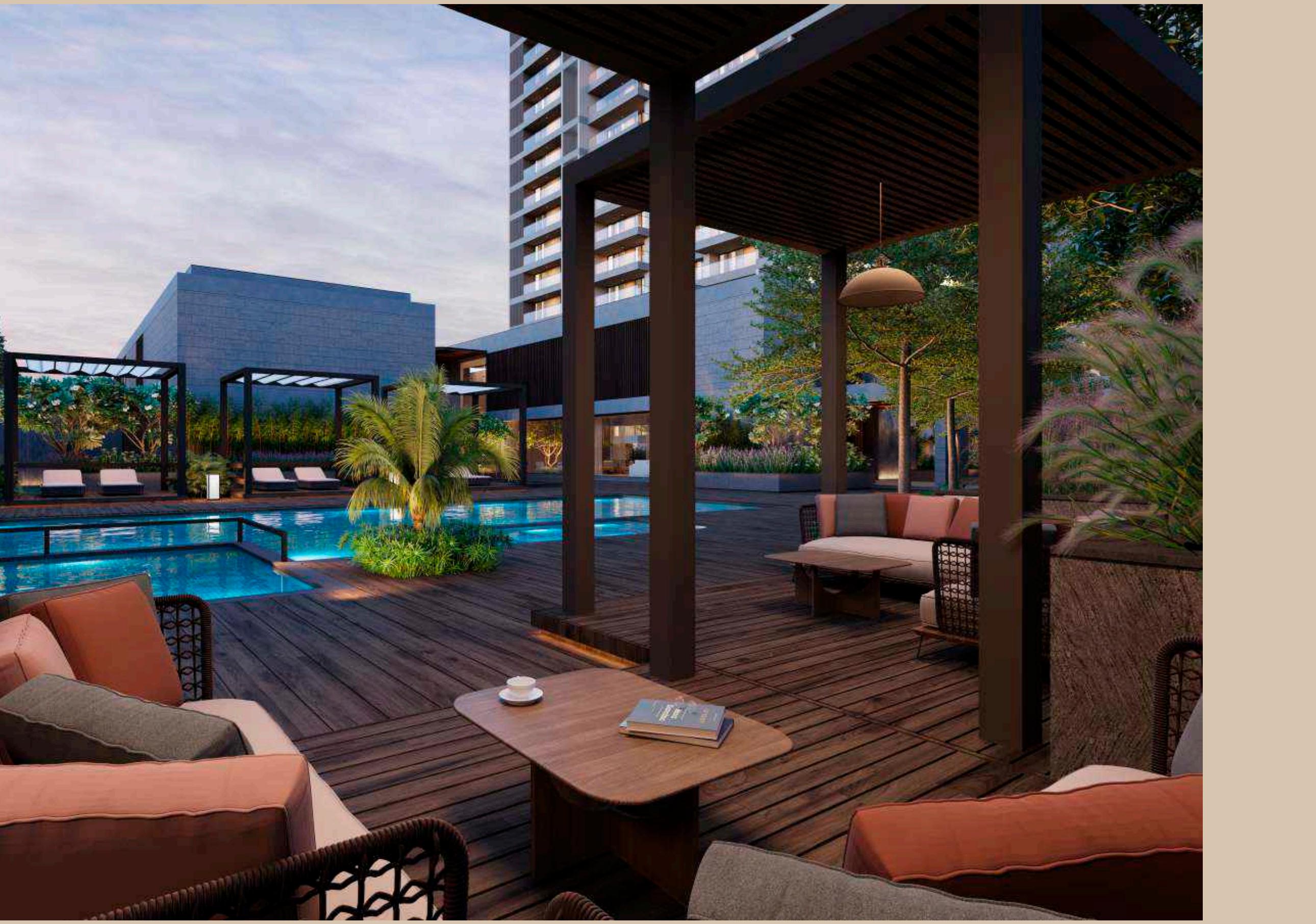


A meticulously prepared canvas for
sporting battles, the cricket pitch beckons
with its lush green expanse, promising a
place for a pitch perfect delivery.

A HEAVEN WITH THE HARMONY OF NATURE

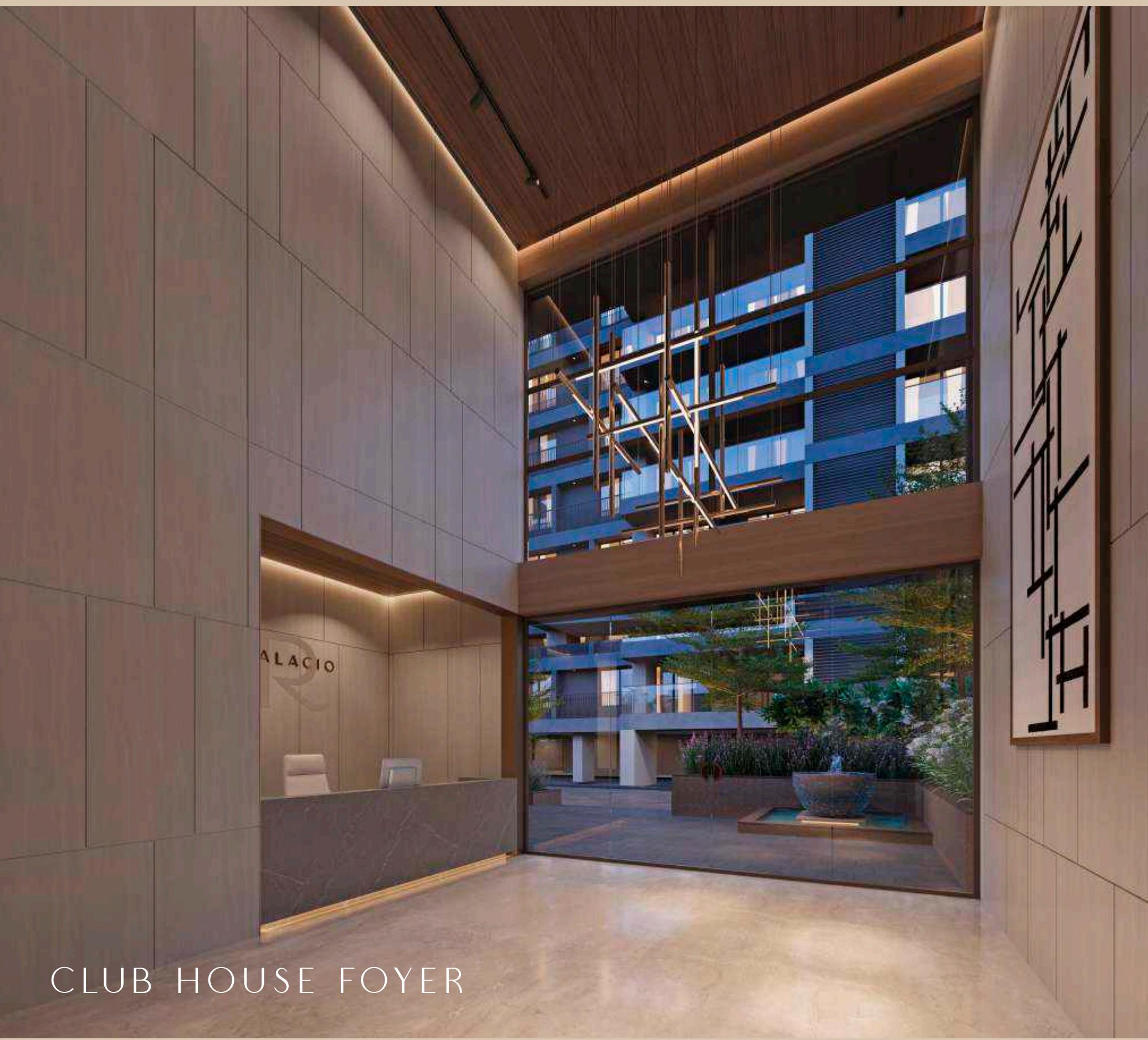
Immerse yourself in the soothing embrace of our lush landscaping garden, adorned with thoughtfully placed坐具, creating a serene haven for relaxation and connection with nature.





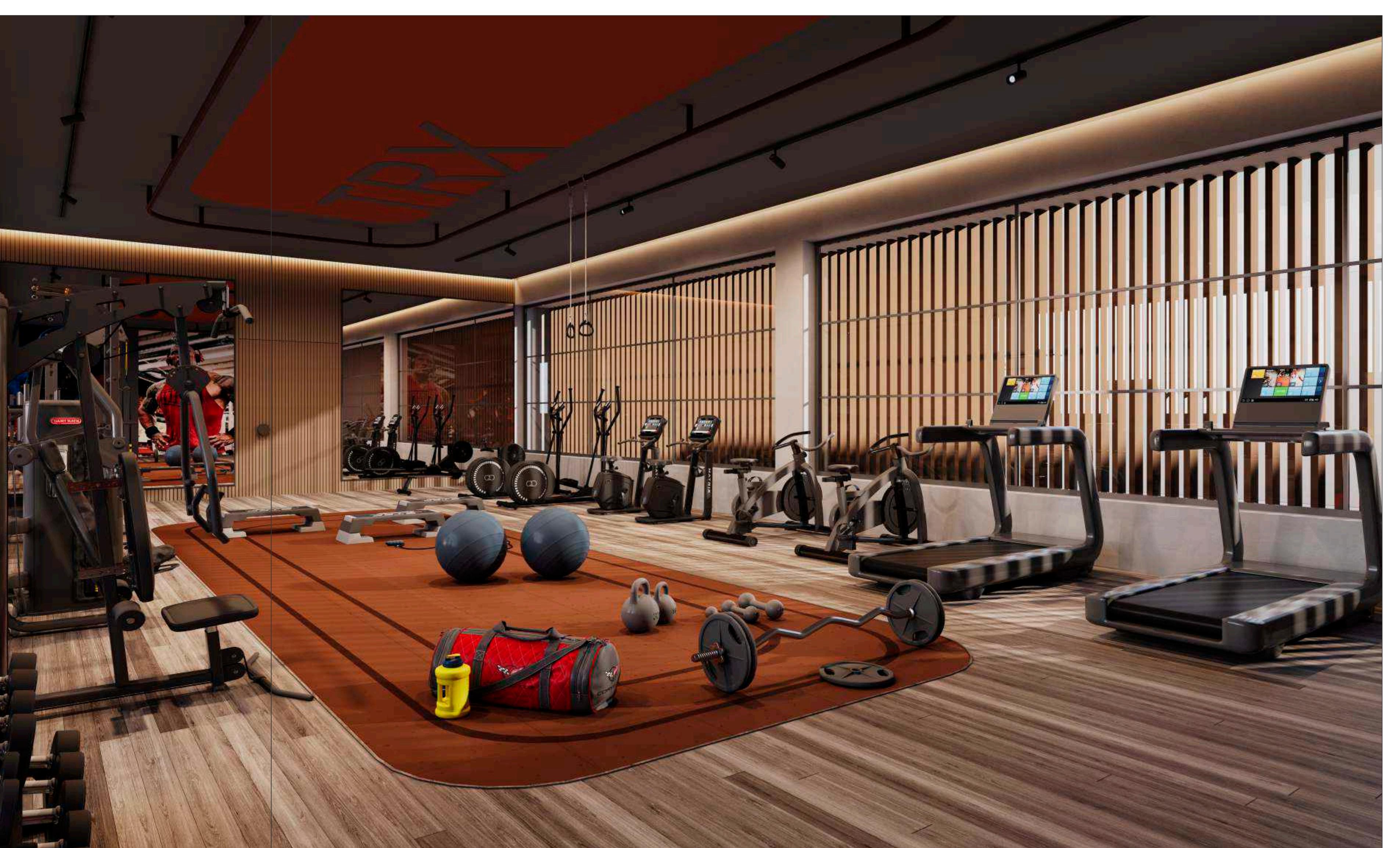


SOCIAL LOUNGE



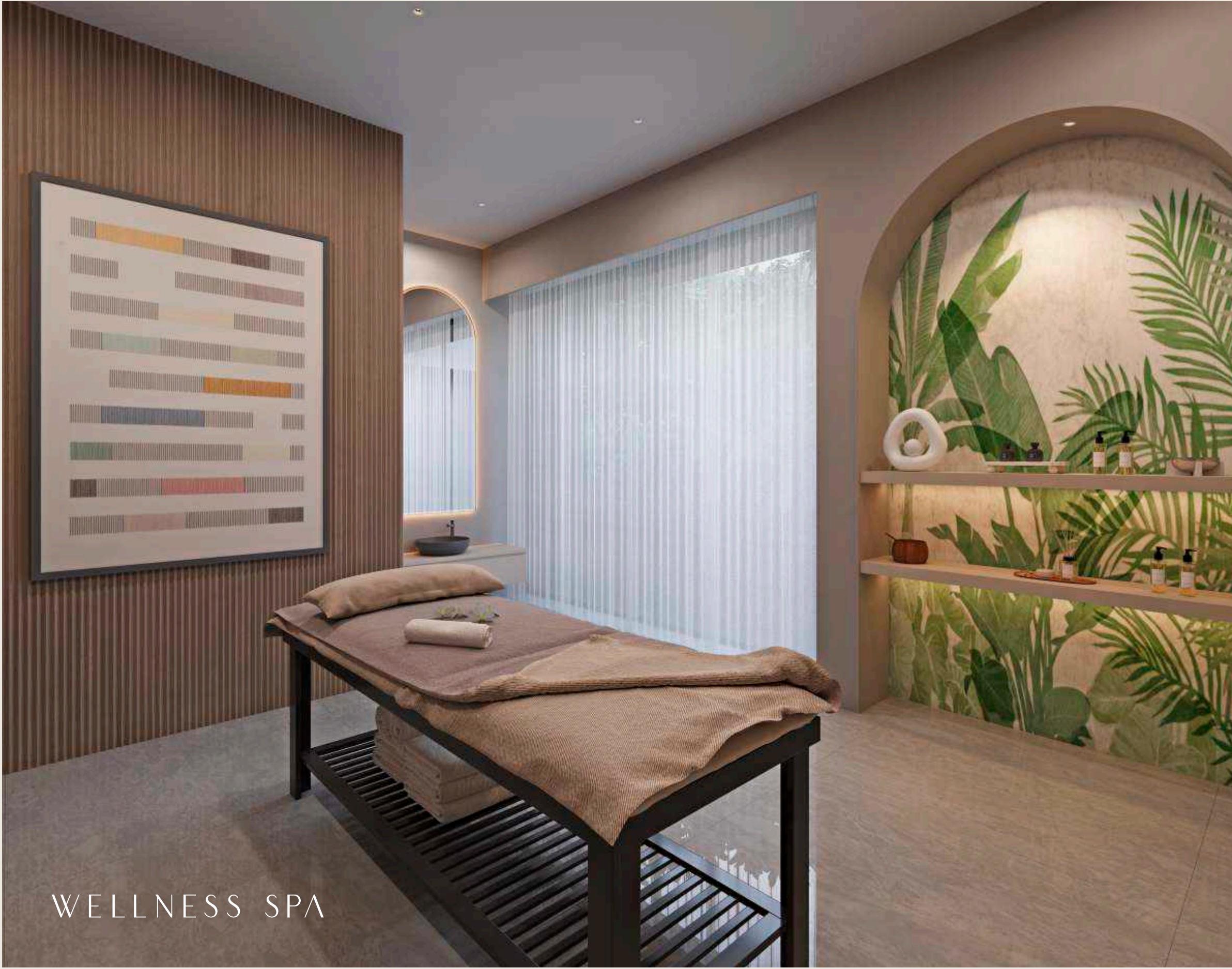
CLUB HOUSE FOYER

EMPOWER
YOUR
WELLNESS





SALON



WELLNESS SPA



THE GRAND SPORTS GALLERY

Escape the ordinary with our indoor games, where laughter echoes and friendly competition thrives in a vibrant atmosphere of entertainment and camaraderie.

A CASTLE FOR CINEMA

Immerse yourself in cinematic bliss with our Home Theatre, where big entertainment meets compact luxury.



A BESPOKE BALLROOM

Versatile and spacious, our multipurpose hall is the perfect canvas for a myriad of events, from elegant receptions to dynamic conferences.

A PALACE OF HAPPINESS

Engage in active pursuits at our multipurpose court and Children's Play Area, providing endless recreational possibilities for all.





OUTDOOR AMENITIES

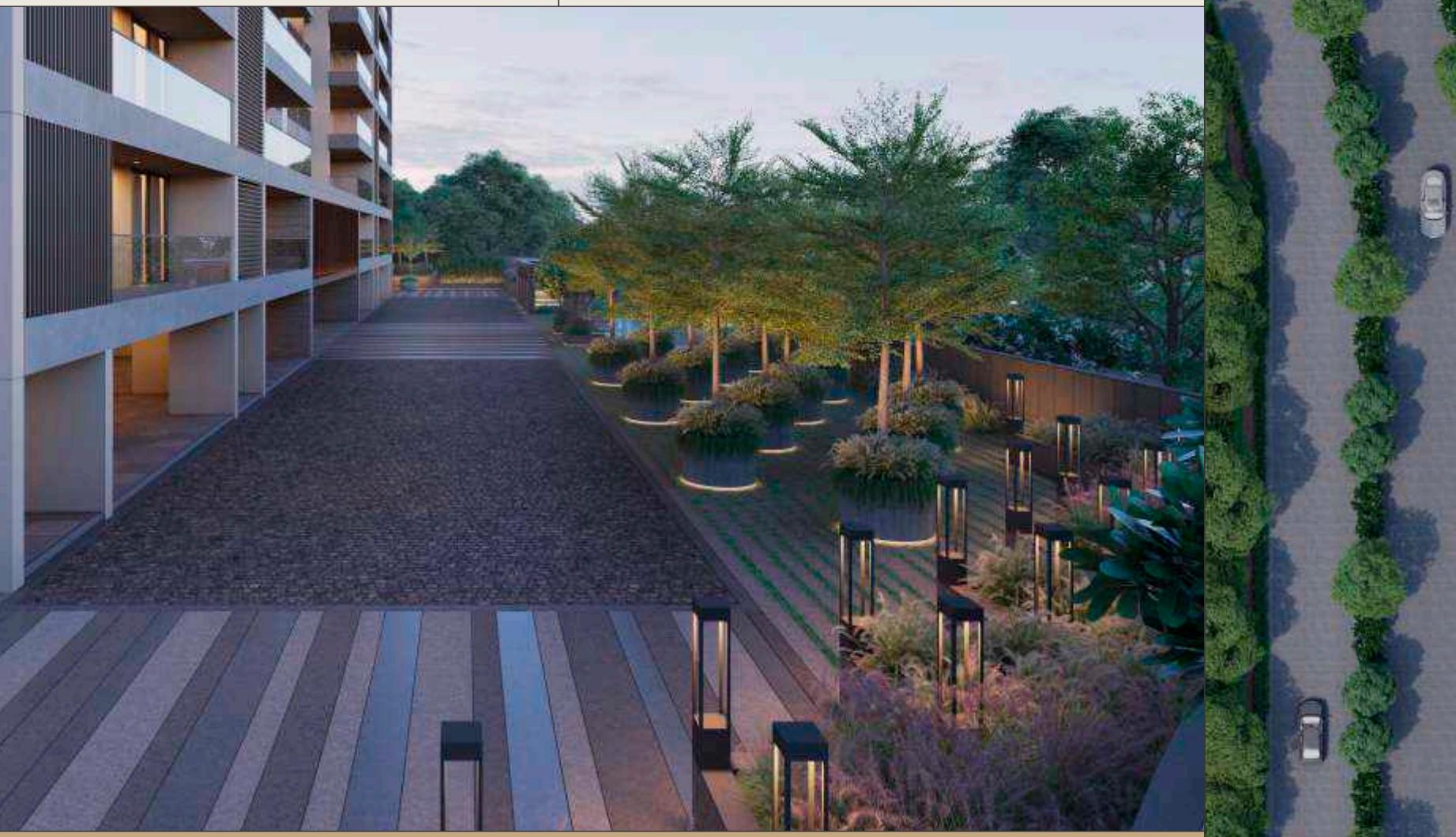
- 01 SECURITY CABIN
- 02 SPLASH FOUNTAIN
- 03 TREE BOSQUE
- 04 SOCIAL SIT OUTS
- 05 SWIMMING POOL WITH DECK
- 06 LANDSCAPE GARDEN
- 07 GAZEBO SIT OUT
- 08 BOX CRICKET
- 09 CHILDREN'S PLAY AREA
- 10 PICKLE BALL COURT



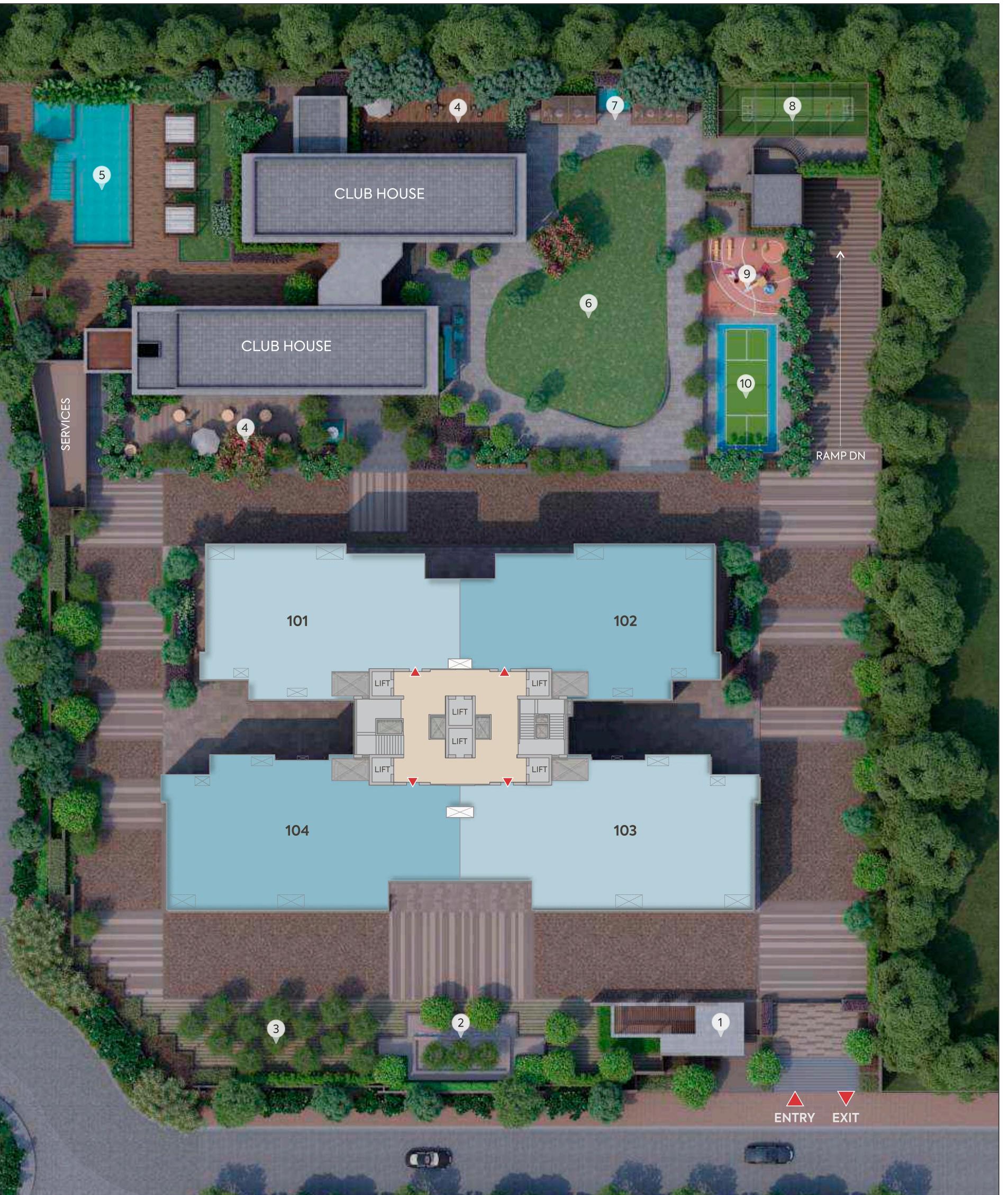
RIVIERA
PALACIO

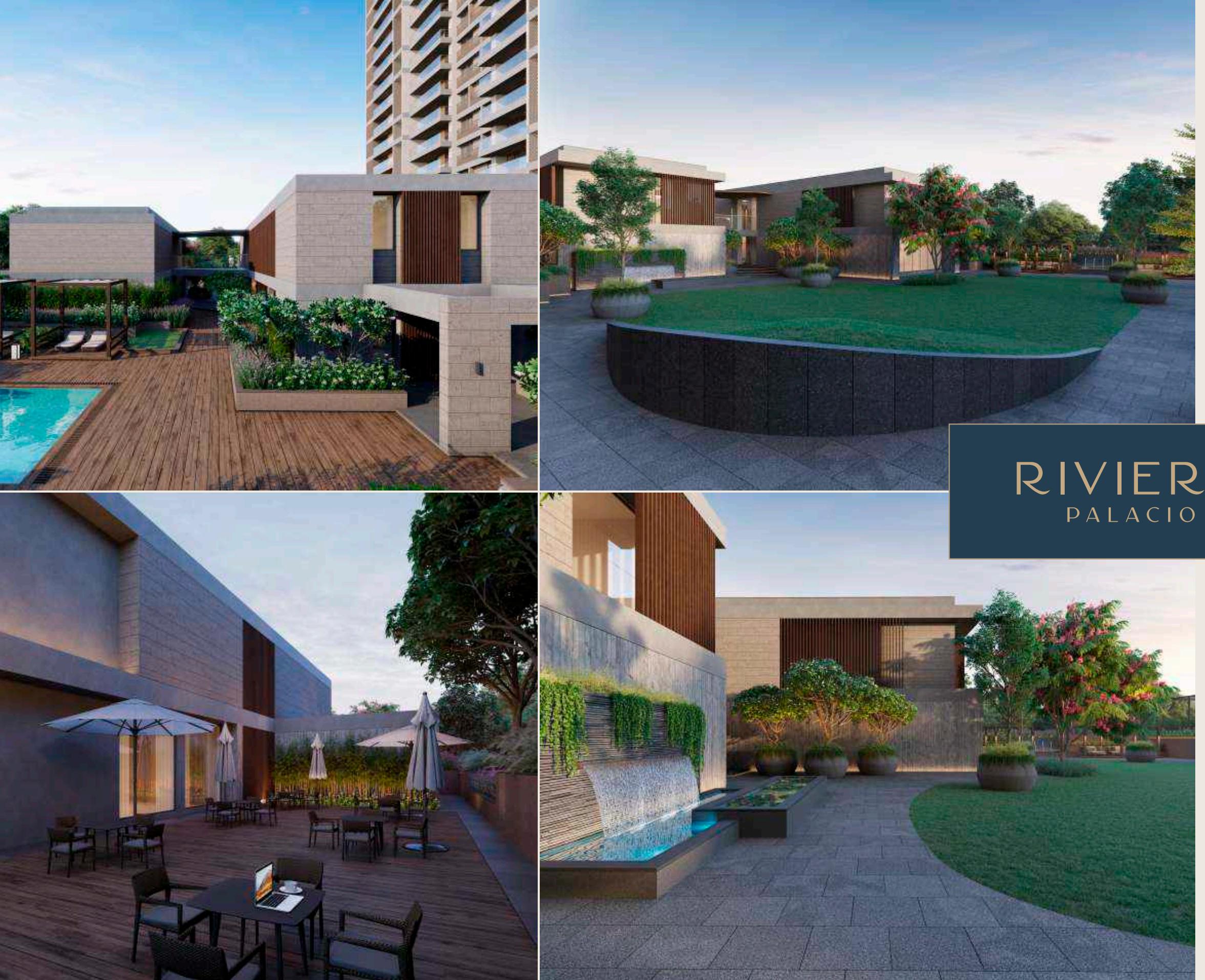
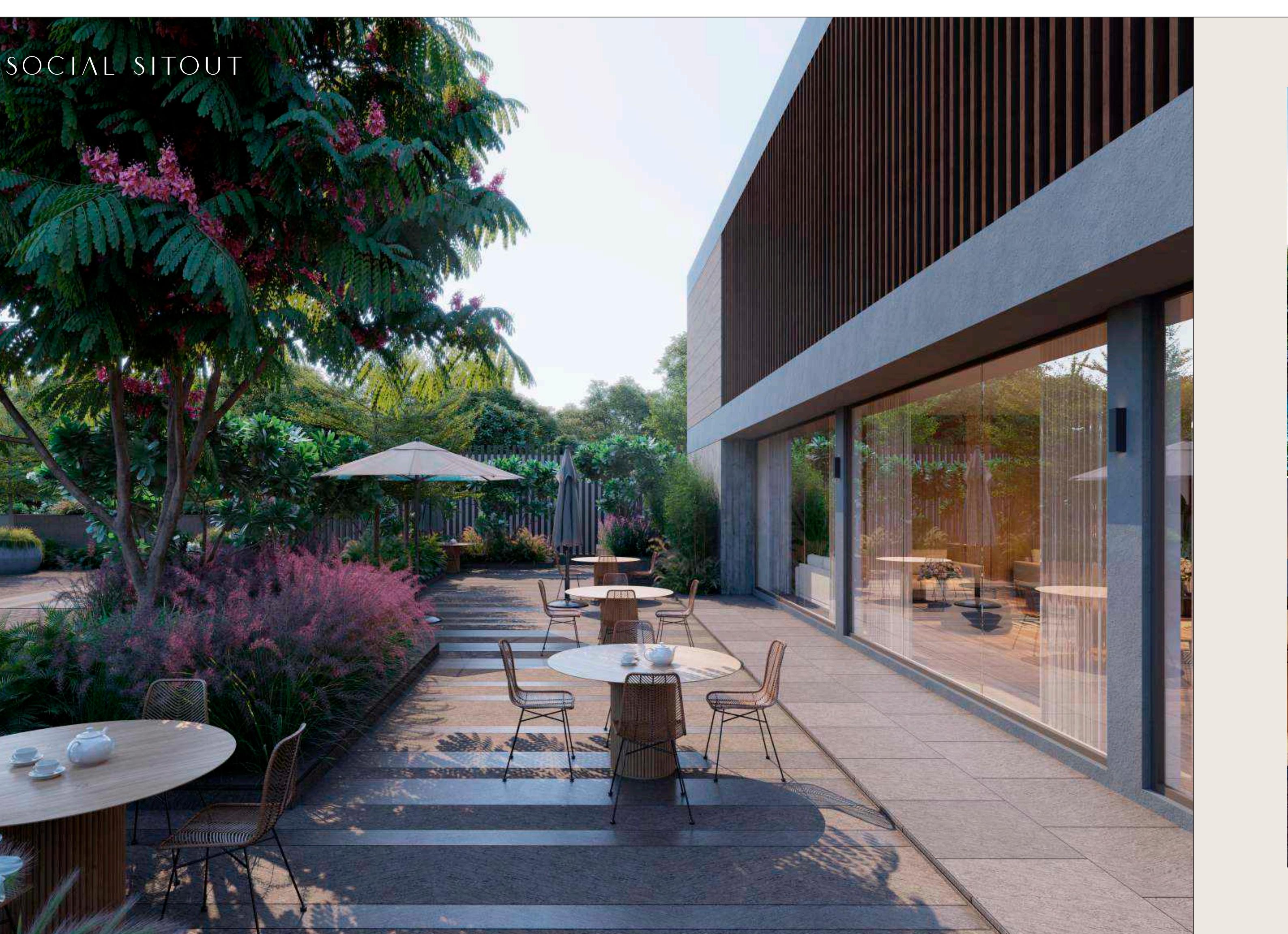
CLUB HOUSE AMENITIES

- ENTRANCE FOYER
- SPA & SALON
- YOGA & AEROBICS
- INDOOR GAMES
- SOCIAL LOUNGE
- LUXURY HOME THEATRE
- WELL EQUIPPED GYMNASIUM
- INDOOR MULTIPURPOSE HALL

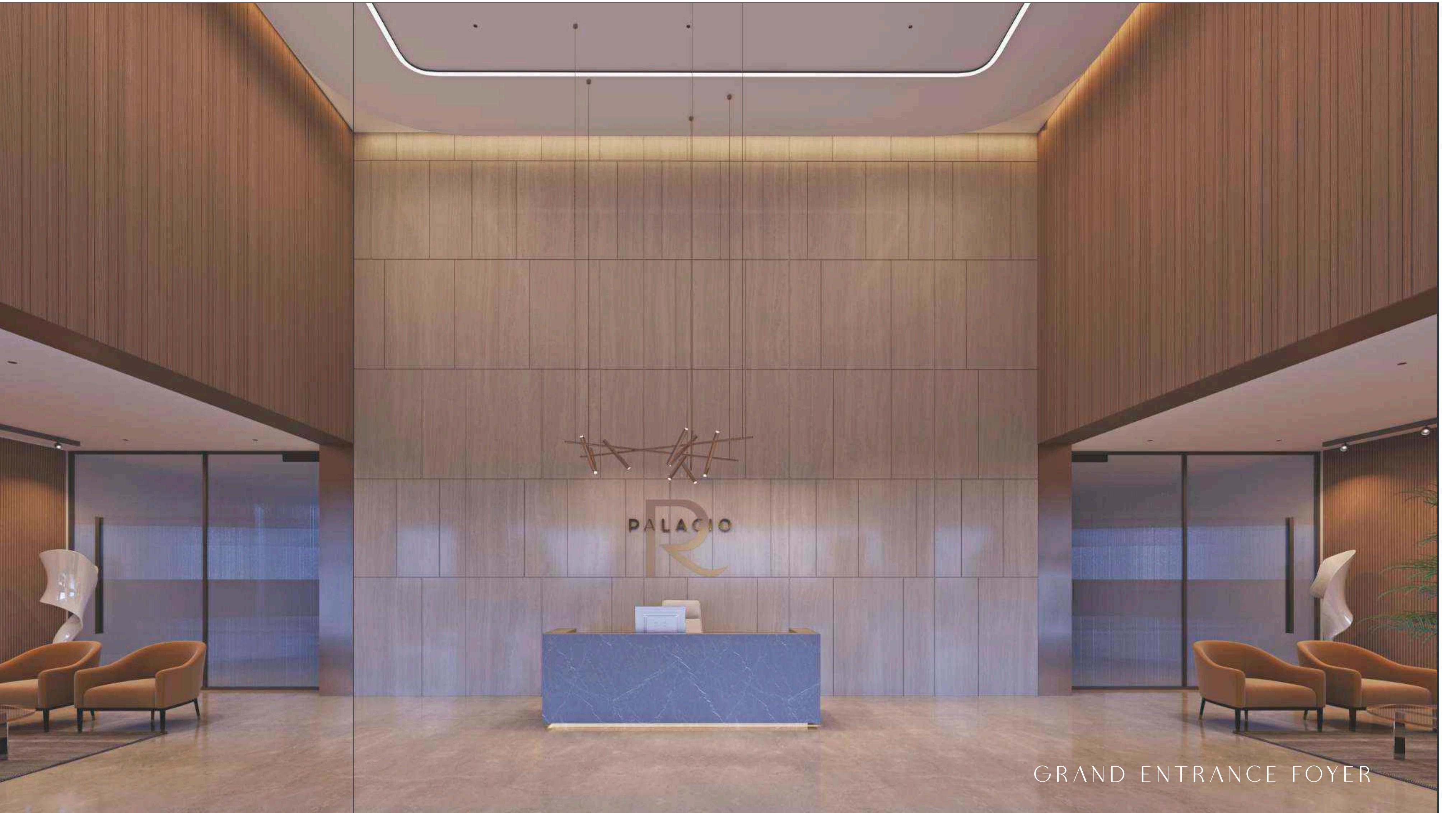


MASTER LAYOUT





PALACIO



RIVIERA
PALACIO



4 BHK UNIT

1ST FLOOR

UNIT NO: 103 & 104

AREA AS PER RERA	SQ. MTR.
CARPET AREA	346.24
VERANDAH/BALCONY	36.69
WASH AREA	7.07

1	VESTIBULE	12'0" X 11'6"
2	CLOSET	5'5" X 11'2"
3	DRAWING ROOM	13'11" X 22'0"
4	LIVING	14'5" X 22'0"
5	DINING	13'0" X 22'0"
5A	VERANDAH	26'4" X 9'11"
6	KITCHEN	20'0" X 12'4"
6A	STORE	6'0" X 10'0"
6B	WET KITCHEN	7'7" X 15'1"
6C	WASH YARD	10'11" X 7'0"
7	PUJA	7'5" X 4'5"
8	POWDER TOILET	7'7" X 4'10"
9	FOYER	9'0" X 9'6"
10	BED ROOM-01	13'11" X 14'7"
10A	DRESS/TOILET	7'7" X 12'0"
11	M.BED ROOM-02	19'11" X 13'0"
11A	DRESS/TOILET	16'4" X 8'1"
12	M.BED ROOM-03	14'1" X 20'0"
12A	BALCONY	13'4" X 5'0"
12B	DRESS	9'3" X 6'10"
12C	TOILET	9'3" X 12'2"
13	M.BED ROOM-04	14'1" X 22'0"
13A	BALCONY	13'4" X 5'0"
13B	DRESS	9'6" X 8'8"
13C	TOILET	9'6" X 12'2"
14	SERVANT ROOM	8'0" X 11'0"
14A	S.TOILET	4'7" X 7'0"



5 BHK UNIT

2ND FLOOR

UNIT NO: 203 & 204

AREA AS PER RERA	SQ. MTR.
CARPET AREA	373.38
VERANDAH/BALCONY	38.05
WASH AREA	7.07
TERACE	216.5



1	VESTIBULE	12'0" X 1'6"
2	CLOSET	5'5" X 1'2"
3	GBEROOM-01	13'0" X 4'6"
3A	TOILET	9'0" X 6'0"
4	DRAWING ROOM	13'11" X 2'0"
5	LIVING	14'5" X 2'0"
6	DINING	13'0" X 2'0"
6A	VERANDAH	27'9" X 9'11"
7	KITCHEN	20'0" X 1'2"
7A	STORE	6'0" X 10'0"
7B	WET KITCHEN	7'7" X 15'1"
7C	WASH YARD	10'11" X 7'0"
8	PUJA	7'5" X 5'5"
9	POWDER TOILET	7'7" X 4'10"
10	FOYER	9'0" X 9'6"
11	BED ROOM-02	13'11" X 4'7"
11A	DRESS/TOILET	7'7" X 12'0"
12	M.BED ROOM-03	19'11" X 13'0"
12A	DRESS/TOILET	16'5" X 3'1"
13	M.BED ROOM-04	14'1" X 20'0"
13A	BALCONY	13'4" X 5'0"
13B	DRESS	9'3" X 10'10"
13C	TOILET	9'3" X 12'2"
14	M.BED ROOM-05	14'1" X 2'0"
14A	BALCONY	13'4" X 5'0"
14B	DRESS	9'6" X 8'8"
14C	TOILET	9'6" X 12'2"
15	SERVANT ROOM	8'0" X 11'0"
15A	TOILET	4'7" X 7'0"

5 BHK UNIT

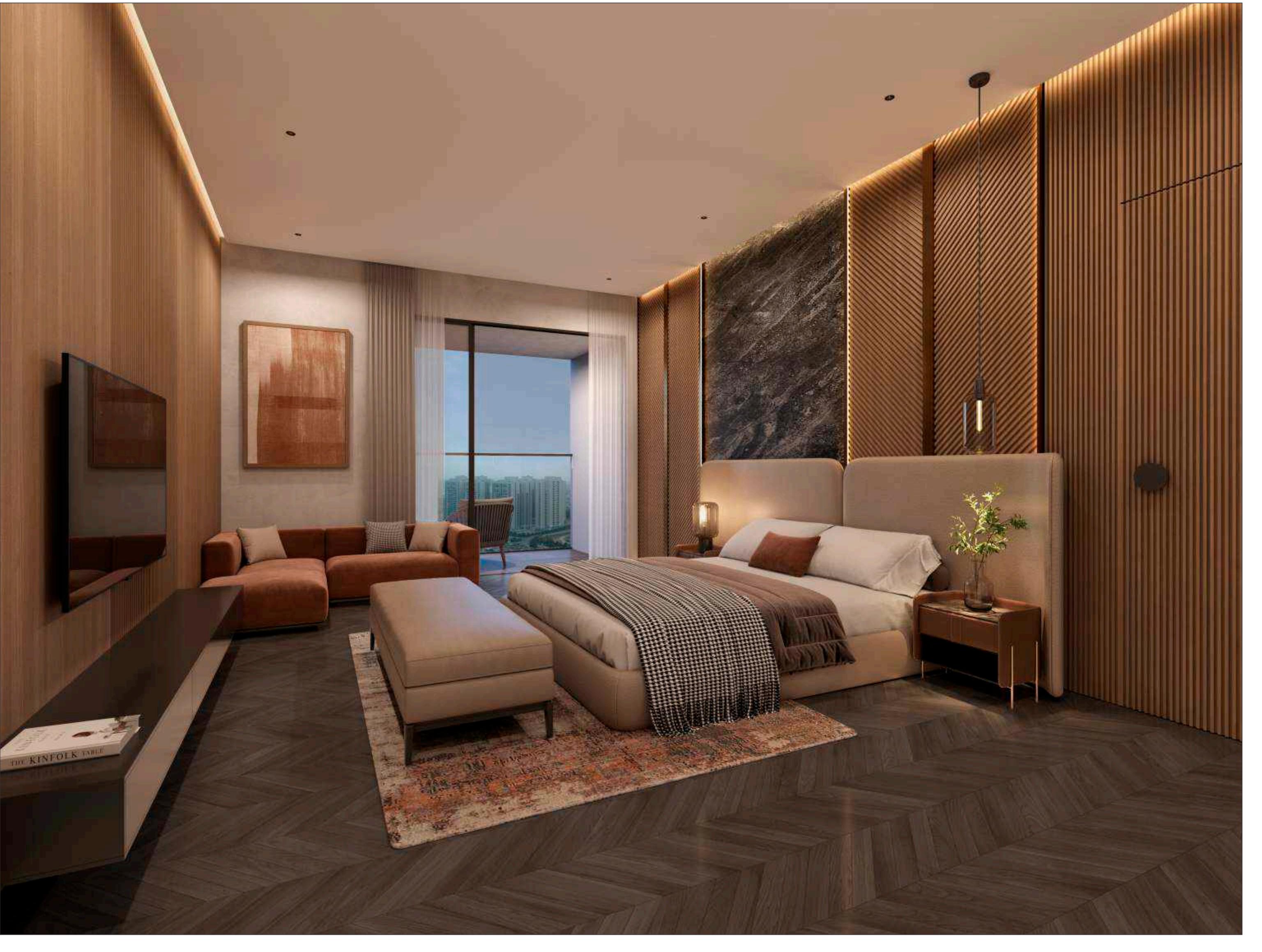
TYPICAL FLOOR

3RD TO 19TH & 21ST TO 35TH FLOOR

UNIT NO: 303 & 304 TO 1903 & 1904
2103 & 2104 TO 3503 & 3504

AREA AS PER RERA	SQ. MTR.
CARPET AREA	373.38
VERANDAH/BALCONY	38.05
WASH AREA	7.07

1	VESTIBULE	12'0" X 11'6"
2	CLOSET	5'5" X 11'2"
3	G.BEDROOM-01	13'0" X 14'6"
3A	TOILET	9'0" X 6'0"
4	DRAWING ROOM	13'11" X 22'0"
5	LIVING	14'5" X 22'0"
6	DINING	13'0" X 22'0"
6A	VERANDAH	27'9" X 9'11"
7	KITCHEN	20'0" X 12'4"
7A	STORE	6'0" X 10'0"
7B	WET KITCHEN	7'7" X 15'1"
7C	WASH YARD	10'11" X 7'0"
8	PUJA	7'5" X 4'5"
9	POWDER TOILET	7'7" X 4'10"
10	FOYER	9'0" X 9'6"
11	BED ROOM-02	13'11" X 14'7"
11A	DRESS/TOILET	7'7" X 12'0"
12	M.BED ROOM-03	19'11" X 13'0"
12A	DRESS/TOILET	16'4" X 8'1"
13	M.BED ROOM-04	14'1" X 20'0"
13A	BALCONY	13'4" X 5'0"
13B	DRESS	9'3" X 6'10"
13C	TOILET	9'3" X 12'2"
14	M.BED ROOM-05	14'1" X 22'0"
14A	BALCONY	13'4" X 5'0"
14B	DRESS	9'6" X 8'8"
14C	TOILET	9'6" X 12'2"
15	SERVANT ROOM	8'0" X 11'0"
15A	S.TOILET	4'7" X 7'0"



7 BHK UNIT

LOWER PENT HOUSE

36TH FLOOR

UNIT NO: 3603 & 3604

AREA AS PER RERA	SQ. MTR.
CARPET AREA	578.19
VERANDAH/BALCONY	38.05
WASH AREA	7.07

1	VESTIBULE	15'7" X 10'6"
2	CLOSET	4'7" X 7'0"
3	G.BEDROOM-01	13'0" X 14'6"
3A	TOILET	9'0" X 6'0"
4	DRAWING ROOM	13'11" X 22'0"
5	LIVING	14'5" X 22'0"
6	DINING	13'0" X 22'0"
6A	VERANDAH	27'9" X 9'11"
7	KITCHEN	20'0" X 12'4"
7A	STORE	6'0" X 10'0"
7B	WET KITCHEN	7'7" X 15'1"
7C	WASH YARD	10'11" X 7'0"
8	PUJA	7'5" X 4'5"
9	POWDER TOILET	7'7" X 4'10"
10	FOYER	9'0" X 9'6"
11	BED ROOM-02	13'11" X 14'7"
11A	DRESS/TOILET	7'7" X 12'0"
12	M.BED ROOM-03	19'11" X 13'0"
12A	DRESS/TOILET	16'4" X 8'11"
13	M.BED ROOM-04	14'1" X 20'0"
13A	BALCONY	13'4" X 5'0"
13B	DRESS	9'3" X 6'10"
13C	TOILET	9'3" X 12'2"
14	M.BED ROOM-05	14'1" X 22'0"
14A	BALCONY	13'4" X 5'0"
14B	DRESS	9'6" X 8'8"
14C	TOILET	9'6" X 12'2"



7 BHK UN

UPPER PENT HOUS

37TH FLO

AREA AS PER RERA	SQ. M.
TERRACE	200



15	FOYER	15'7" X 10'
16	BEDROOM-06	13'0" X 14'
16A	TOILET	9'0" X 6'
17	LOUNGE	28'5" X 30'
17A	TOILET	10'0" X 8'
18	M.BEDROOM-07	23'3" X 12'
18A	DRESS/TOILET	10'11" X 9'
19	STORE	7'7" X 9'
20	SERVANT ROOM	13'0" X 10'
20A	SERVANT TOILET	4'7" X 7'

4 BHK UNIT

TYPICAL FLOOR

1ST TO 19TH & 21ST TO 35TH FLOOR

UNIT NO: 101 & 102 TO 1901 & 1902
2101 & 2102 TO 3501 & 3502

AREA AS PER RERA	SQ. MTR.
CARPET AREA	309.71
VERANDAH/BALCONY	33.77
WASH AREA	12.19

1	VESTIBULE	10'0" X 11'6"
2	DRAWING ROOM	13'0" X 20'0"
3	LIVING	15'5" X 20'0"
4	DINING	13'0" X 20'0"
4A	VERANDAH	27'6" X 8'4"
5	KITCHEN	18'0" X 12'0"
5A	STORE	4'0" X 9'6"
5B	WASH YARD	7'6" X 17'6"
6	PUJA	6'4" X 4'0"
7	POWDER TOILET	7'0" X 4'10"
8	FOYER	8'0" X 9'6"
9	G.BEDROOM-01	13'0" X 14'9"
9A	DRESS/TOILET	7'0" X 12'0"
10	BED ROOM-02	19'11" X 13'0"
10A	DRESS/TOILET	16'4" X 8'1"
11	M.BED ROOM-03	14'1" X 20'0"
11A	BALCONY	13'4" X 5'0"
11B	DRESS	9'3" X 6'10"
11C	TOILET	9'3" X 12'2"
12	M.BED ROOM-04	14'1" X 22'0"
12A	BALCONY	13'4" X 5'0"
12B	DRESS	9'0" X 8'4"
12C	TOILET	9'0" X 12'2"
13	SERVANT ROOM	8'0" X 10'6"
13A	S.TOLET	3'11" X 6'6"



5 BHK UNIT

LOWER PENT HOUSE

36TH FLOOR

UNIT NO: 3601 & 3602

AREA AS PER RERA	SQ. MTR.
CARPET AREA	452.06
VERANDAH/BALCONY	33.77
WASH AREA	12.19

1	VESTIBULE	10'0" X 11'6"
2	STORE	8'0" X 10'6"
3	DRAWING ROOM	13'0" X 16'5"
4	LIVING	15'5" X 20'0"
5	DINING	13'0" X 20'0"
5A	VERANDAH	27'6" X 8'4"
6	KITCHEN	18'0" X 12'0"
6A	STORE	4'0" X 9'6"
6B	WASH YARD	7'6" X 17'6"
7	PUJA	6'4" X 4'0"
8	POWDER TOILET	7'0" X 4'10"
9	FOYER	8'0" X 9'6"
10	G.BED ROOM-01	13'0" X 14'9"
10A	DRESS/TOILET	7'0" X 12'0"
11	BED ROOM-02	19'11" X 13'0"
11A	DRESS/TOILET	16'4" X 8'1"
12	M.BED ROOM-03	14'1" X 20'0"
12A	BALCONY	13'4" X 5'0"
12B	DRESS	9'3" X 6'10"
12C	TOILET	9'3" X 12'2"
13	M.BED ROOM-04	14'1" X 22'0"
13A	BALCONY	13'4" X 5'0"
13B	DRESS	9'0" X 8'4"
13C	TOILET	9'0" X 12'2"



5 BHK UNIT

UPPER PENTHOUSE

37TH FLOOR

AREA AS PER RERA	SQ. MTR.
TERACE	19'1.34



14	FOYER	11'0" X 1'6"
15	PILOTEL	7'1" X 4'11"
16	LOUNGE	27'2" X 6'11"
17	STORE	9'7" X 6'5"
18	M.BED ROOM-5	2'9" X 1'8"
18A	DRESS/TOILET	7'4" X 1'0"
19	SERVANT ROOM	1'1" X 9'9"
19A	S/VAINTOILET	4'7" X 8'11"

SPECIFICATIONS

FLOORING

- MARBLE IN DRAWING AND DINING ROOM
- WOODEN LAMINATED FLOORING IN ONE MASTER BEDROOM
- VITRIFIED TILES IN ALL BEDROOMS
- VITRIFIED/RUSTIC TILES IN BALCONY

WINDOWS

- SLIDING ALUMINIUM SECTION WINDOW

DOORS

- MAIN DOOR – WOODEN FLUSH DOOR WITH ONE SIDE POLISHED VENEER
- INTERNAL DOORS / FRAMES SHALL NOT BE PROVIDED

KITCHEN

- GRANITE PLATFORM WITH DADO OF CERAMIC TILES
- STAINLESS STEEL SINK
- MARBLE IN FLOOR
- GLAZED/VITRIFIED TILES IN WASHYARD

INTERIOR PLASTER

- SINGLE COAT MALA

FINISH INSIDE

- PUTTY FINISH

FINISH OUTSIDE

- ACRYLIC PAINT

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

ELEVATORS

- AUTOMATIC ELEVATORS

ELECTRIC SWITCHES

- ISI MODULAR SWITCHES

ELECTRIC WIRES

- ISI WIRES

MCB / ELCB

- ISI MAKE

NOTE: ONLY VRV AC UNITS CAN BE INSTALLED



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.

Goyal & Co.

GOYAL HOUSE, OPP. KARNAVATI CLUB
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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.



LIFE WITHOUT LIMITS

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".

HN Safal

HN SAFAL HOUSE, BESIDE CIRCLE P BUILDING, NEAR PRAHLADNAGAR CROSS ROAD,
SARKHEJ – GANDHINAGAR HIGHWAY, AHMEDABAD – 380015, GUJARAT.

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PALACIO
R

ABOUT DEVELOPERS

RIVIERA PALACIO



Architecture &
Landscape

APURVA AMIN

Structural
Consultant

NK ASSOCIATES

Geo-tech
Consultant

KBM

Concrete
Consultant

E-CUBE

Plumbing
Consultant

VRAJ

Wind
Consultant

RWDI

Electrical
Consultant

KIRIT PATEL

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

REGISTRATION NO.: PR/GJ/AHMEDABAD/SANAND/AUDA/RAA12709/161123 | www.gujrera.gujarat.gov.in