





## Location Map

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



Pratham  
**Riviera**  
Dream Scapes



Gateway to  
*Grand*  
*Living*



Pratham  
**Riviera**  
Dream Scapes

Near Narayan Kathiyawadi Restaurant,  
Atladara-Bill Road, Vadodara – 391410

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+91 9687684047  
+91 9687684039

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www.pratham.com



*Tower  
Amelia*







## Amenities



Indoor Game



Swimming Pool



Gymnasium



Walker's Track



Children Play Area



Intercom facility for each unit



Garbage chute at each floor



CCTV Camera at each floor



## Specification and Amenities

### Specifications

#### 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 & Railings - Synthetic enamel paint

### Terms & Conditions

- While every reasonable care has been taken in preparing this brochure, the promoters cannot be held responsible for any inaccuracy in its contents.
- All plans, information and specifications are subject to change as may be required by the promoters and do not form part of any offer, contract of agreement.

#### 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

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- Water Closets - Wall mounted white WC in all toilets
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#### Structure

- Earthquake resistant structure
- Car parking space - allotted car parking space
- Anti-termite treatment
- Indian water proofing with china mosaic surface at terrace

- All the images & drawings displayed in the brochure are artistic impressions of the design intent & are subject to change. Please visit site for more details.





### About Pratham

Since its inception in the late 1990's, Pratham Enterprises has evolved into one of the most prominent real estate developers in and around Vadodra. Our in-depth knowledge, experience and a dedicated team of highly qualified personnel help us deliver the best in the industry standards. Our masterpieces, carved in brick and concrete, span over one million sq. ft. and take living to a blissful new level. Pratham Enterprises is a pioneer in making high-rise apartments with complete expertise in building and construction.

Pratham is committed to fair and transparent dealings and cost-effectiveness. At Pratham, we display the same fundamental qualities in all our activities – integrity, honesty, treating everyone with respect and dignity, striving for mutual advantage and contributing to human progress.



#### Location Map & Key Distances



#### ONGOING PROJECTS



SITE OFFICE: Near Narayan kathiyawadi restaurant, Atladara-Bill Road, Vadodra-391410.  
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 Phone : +91 - 265 - 3923300  
 Email : inquiry@pratham.com | Website : www.pratham.com

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- All plans, images, illustrations, information and specifications are subject to change as and when required by the developers and do not form part of any offer, contract or agreement.
- Electricity connection, Legal, Stamp Duty and Registration, Water connection, Maintenance and Development charges shall be extra. We will be pleased to provide detailed conditions as may be requested by the buyer.
- All the Images and drawings displayed in the brochure are artistic impressions and cannot be considered as final.

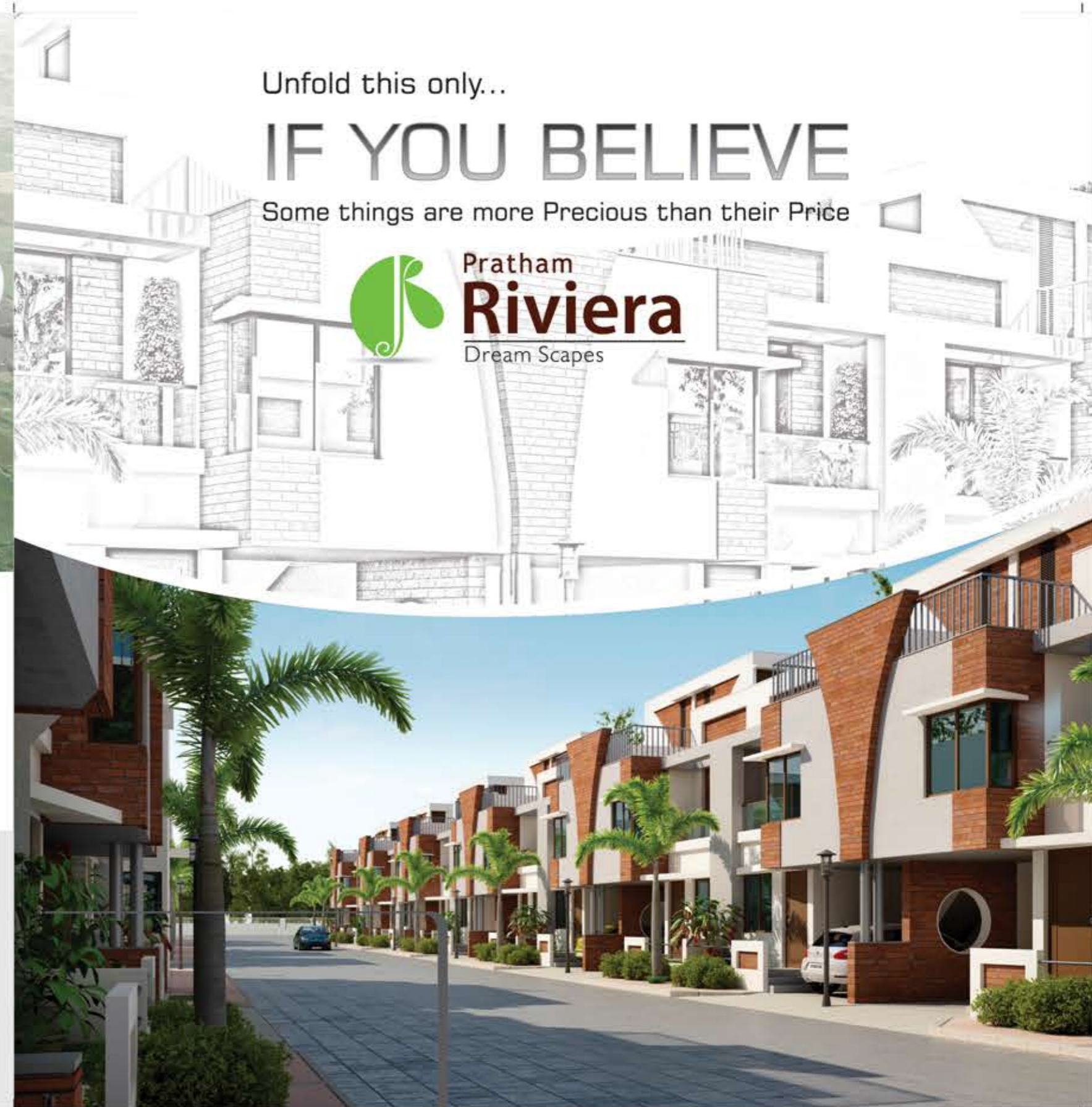
Unfold this only...

# IF YOU BELIEVE

Some things are more Precious than their Price



Pratham  
**Riviera**  
Dream Scapes





IF YOU BELIEVE

in something larger than life

Ground Floor Layout



- 1. Drawing room 11'-3" X 13'-3"
- 2. Dining 9'-0" X 10'-5"
- 3. Kitchen 8'-8" X 8'-0"
- 4. Toilet- 01 6'-2" X 4'-5"
- 5. Wash 3'-11" X 8'-10"
- 6. Garden 22'-0" X 7'-0"
- 7. Car parking 10'-0" X 11'-10"
- 8. Lawn 7'-5" x 3'-7"

Project Features

- 9 meter road
- Earthquake resistant structure
- Borewell with submersible pump
- Pressurized Water Supply System
- Underground electrical cables with conduits for low voltage cabling
- Spacious design for better comfort
- Generator back-up for individual unit & common area

Eco friendly features

- Sunlight and ventilation friendly design

Security

- Multi-gated community with security cabins
- Periphery protection
- Intercom system
- Video surveillance

Units Features External

- Individual parking space
- Exterior elevation with mala plaster with putty, Acrylic paint
- Green area in front of each unit

Internal

- Internal walls and ceilings with White putty finish
- Anti termite treatment
- Covered OTS for improved ventilation

First Floor Layout



- 1. Bed room-1 10'-0" X 11'- 1"
- 2. Bed room-2 11'-7" X 13'-1"
- 3. Bed room-3 11'-10" X 12'-0"
- 4. Balcony 11'-3" X 2'-11"
- 5. Toilet- 02 4'-8" X 7'-8"
- 6. Toilet- 03 4'-8" X 7'-8"

Doors & Windows

- Powder coated Aluminum window frames
- Safety Grills for all windows
- Internal Flush Door Shutters

Flooring

- Vitrified tiles in Living, Dining & Kitchen
- Vitrified tiles in Bedrooms, Passages & Balcony
- Anti skid ceramic floor tiles in Toilets
- Glazed designer dado tiles in Toilets
- Kitchen Platform with black granite
- Glazed designer dado tiles in Kitchen

Plumbing

- Concealed hydro-tested plumbing for bathrooms and kitchen
- Hot & Cold water supply point in all bathrooms
- Chrome plated plumbing fittings
- Stainless steel kitchen sink
- Wall mounted EWC in all toilets

Electrical

- Internal concealed wiring
- Modular switches

Amenities

Clubhouse | Well equipped Gymnasium with area for Yoga and floor exercises | Indoor games | Swimming pool | Toddler's pool | Separate changing rooms for men & women with shower stalls | Walker's track | Children's play area with play equipments

