

10 RIVERWAY

WHERE LUXURY FLOWING NATURALLY

Developers
SHIVAM Enterprise

Site Address
Riverway 

Opp. Homeopathic college,
Gotri - Sevasi Malh Road,
Beside St. Xavier Institute,
Vadodara, Gujarat 391330

Architect
DIPEN GADA

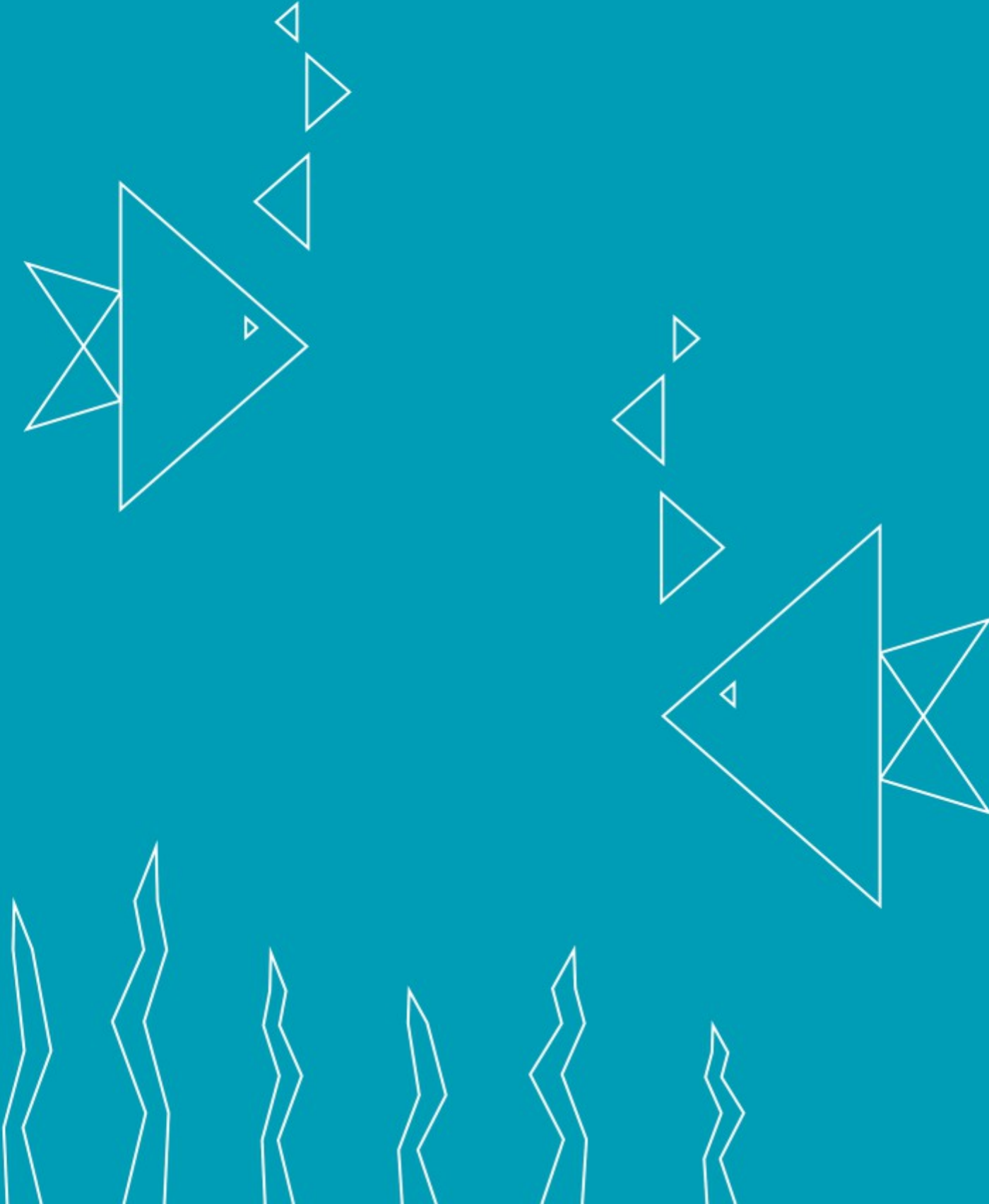
Structure
**GEO DESIGN &
RESEARCH PVT. LTD.**

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RERA NO. : PR/GJ/VADODARA/VADODARA/Others/RAA06230/231019
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Riverway 

SBHK **NEXT GEN** VILLAS



I laugh when I hear, that fish in the water is thirsty
- St. kabir

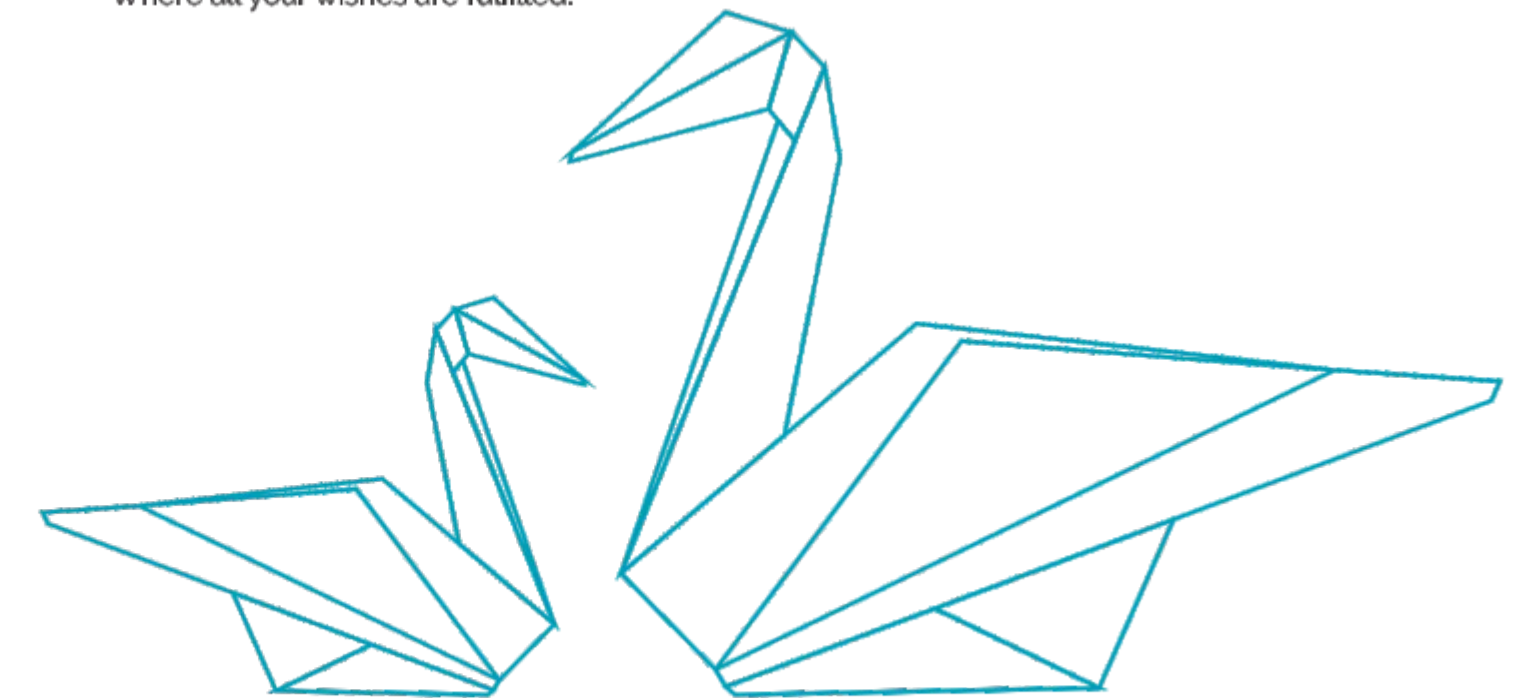
so, don't find anywhere,
your thirst is here >



How does it feel when the little square of
sunlight warms your coffee in the morning? ➤

The wind ruffles your hair as you take a jog amidst whispering leaves
and birdsong. The pool beckons with its tempting coolness as you splash
away the heat. Unexplored corners call for a new journey at entrance.
Well how does it feel when the twilight takes a bow, and welcomes the
stars above the amphitheatre? Isn't it the life you have wished for so long?
Where your wishes get the touch of the magic wand as it happens in a
fairytale? How does it feel to be home?

Where all your wishes are fulfilled.



Full filled with calmness and peace... ▶

Befriend the birds, get the best balcony seat and get kissed by the breeze and sunlight, dwell in absolute privacy and serenity. Be it in terms of creature comforts or aesthetics, answers to your every need and more.




Layout Plan

Plot Area Table

No.	Area	No.	Area
01	3290 sq.ft.	16	2959 sq.ft.
02	2365 sq.ft.	17	2512 sq.ft.
03	2298 sq.ft.	18	2512 sq.ft.
04	2273 sq.ft.	19	2283 sq.ft.
05	2243 sq.ft.	20	3290 sq.ft.
06	2281 sq.ft.	21	3098 sq.ft.
07	2341 sq.ft.	22	2601 sq.ft.
08	2612 sq.ft.	23	2380 sq.ft.
09	2693 sq.ft.	24	2288 sq.ft.
10	2283 sq.ft.	25	2367 sq.ft.
11	2512 sq.ft.	26	2370 sq.ft.
12	2512 sq.ft.	27	2329 sq.ft.
13	2512 sq.ft.	28	2261 sq.ft.
14	3180 sq.ft.	29	2562 sq.ft.
15	3313 sq.ft.		



The nature has all answers... 

Green represents freshness and abundance. Its soothing quality characterizes the power of nature,* you surely want to fly high... in your relaxing thoughts and welcoming home .

Specifications

STRUCTURE

R.C.C frame structure.

WALL

Inside Mala Plaster, outside double coat plaster with exterior paint.

MAIN DOOR

High Quality wooden frame door with veneer panelling with Polish.

WINDOWS

UPVC fully glazed windows.

ELECTRICAL

Supply line up to Main Distribution Box.

PLUMBING

Main Drainage & water supply up to Toilets & Utility Areas.

TERRACE

Indian water proofing system.

ANTI-TERMITE

Pre-Construction Anti-Termite Treatment.

Note: we are giving unit as semi-finished to the customer, so we are not providing any finishing items inside the unit



UNIT NO. 12

Ground Floor Plan



Floating in its own beauty... ➤

UNIT NO. 12

Ground Floor Plan



First Floor Plan



Second Floor Plan



UNIT NO. 15

Ground Floor Plan



Luxury of accessibility

UNIT NO. 15

Ground Floor Plan



First Floor Plan



Second Floor Plan



For those who take leisure

In a life preoccupied by work and commitments, leisure is that short time you get to reflect on life and values. It's that short time you get to breathe easy, you'll have enough time for your leisurely pursuits. From children's play area to thoughtfully planned amenities, there's enough to keep everyone one of your family occupied.





Clubhouse Plan

7.50 mtr Wide Road

Ground Floor

The NX Club

- › Grand Reception
- › Fully Equipped Gym
- › Banquet Hall
- › Theatre
- › Indoor Game Room
- › Terrace Gazebo
- › Yoga Area
- › Outdoor Kitchen Area
- › Swimming Pool
- › Splash Pool
- › Outdoor Children Play Area
- › Outdoor Gym
- › Senior Citizen Sitting
- › Party Lawn Area
- › Temple
- › Power Backup for The NX Club

The NX Infrastructure

- › Grand Entrance with Security Cabin
- › CCTV cameras for common areas
- › Intercom facility between each unit
- › Rain Water Harvesting System
- › R.C.C internal Roads

6.00 mtr Wide Road



7.50 mtr Wide Road

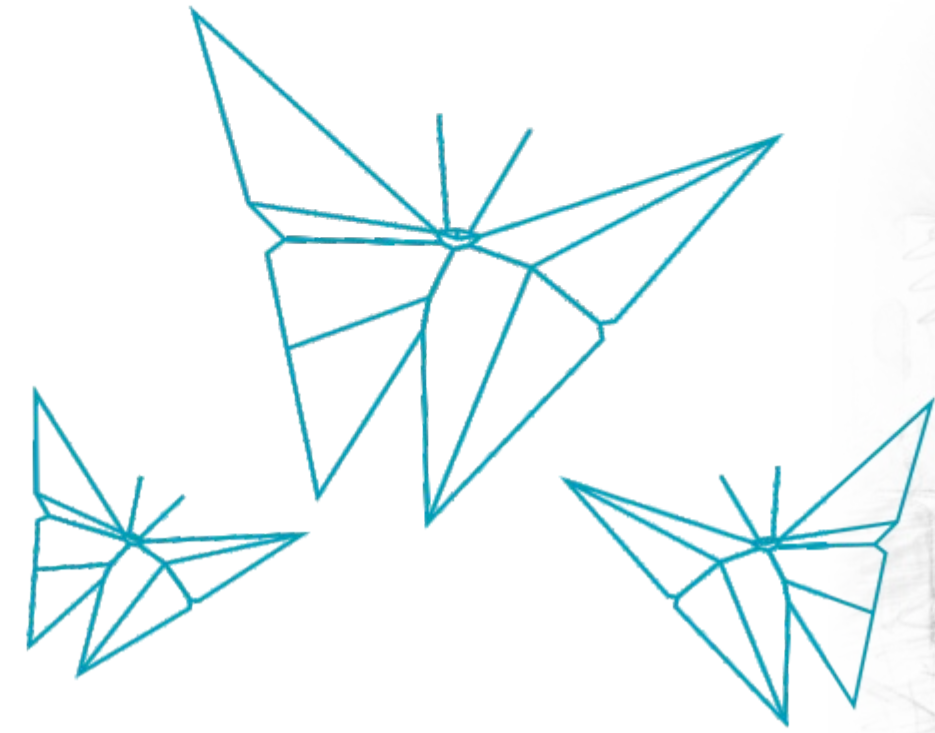


First Floor



Second Floor



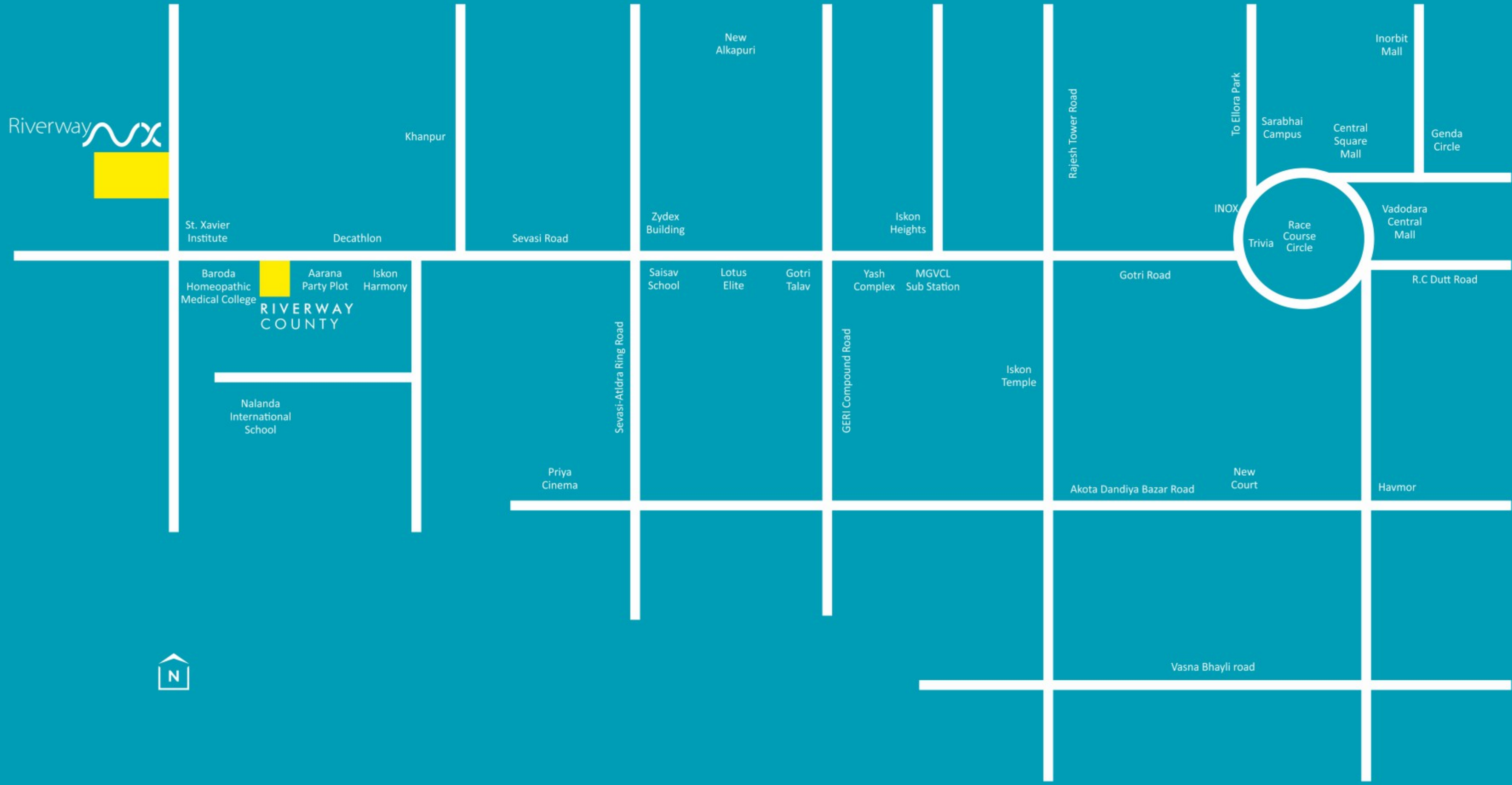


A butterfly symbolizes
purity, clarity, and calmness. ▶

It Reminds you to unwind, to cleanse your mind
of the stress accumulated at the office. The swimming
pool over here is not meant for swimming alone...it is
meant to rejuvenate you completely.



Riverway



NOTES :

- 1) Possession will be given after one month of settlement of all accounts.
- 2) Documentation charges, Development Charges, Stamp duty, MGVCL & VUDA / VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser.
- 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser.
- 4) Extra work shall be executed after making full payment.
- 5) Continuous default payments leads to cancellation.
- 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all.
- 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.
- 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount.
- 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.