



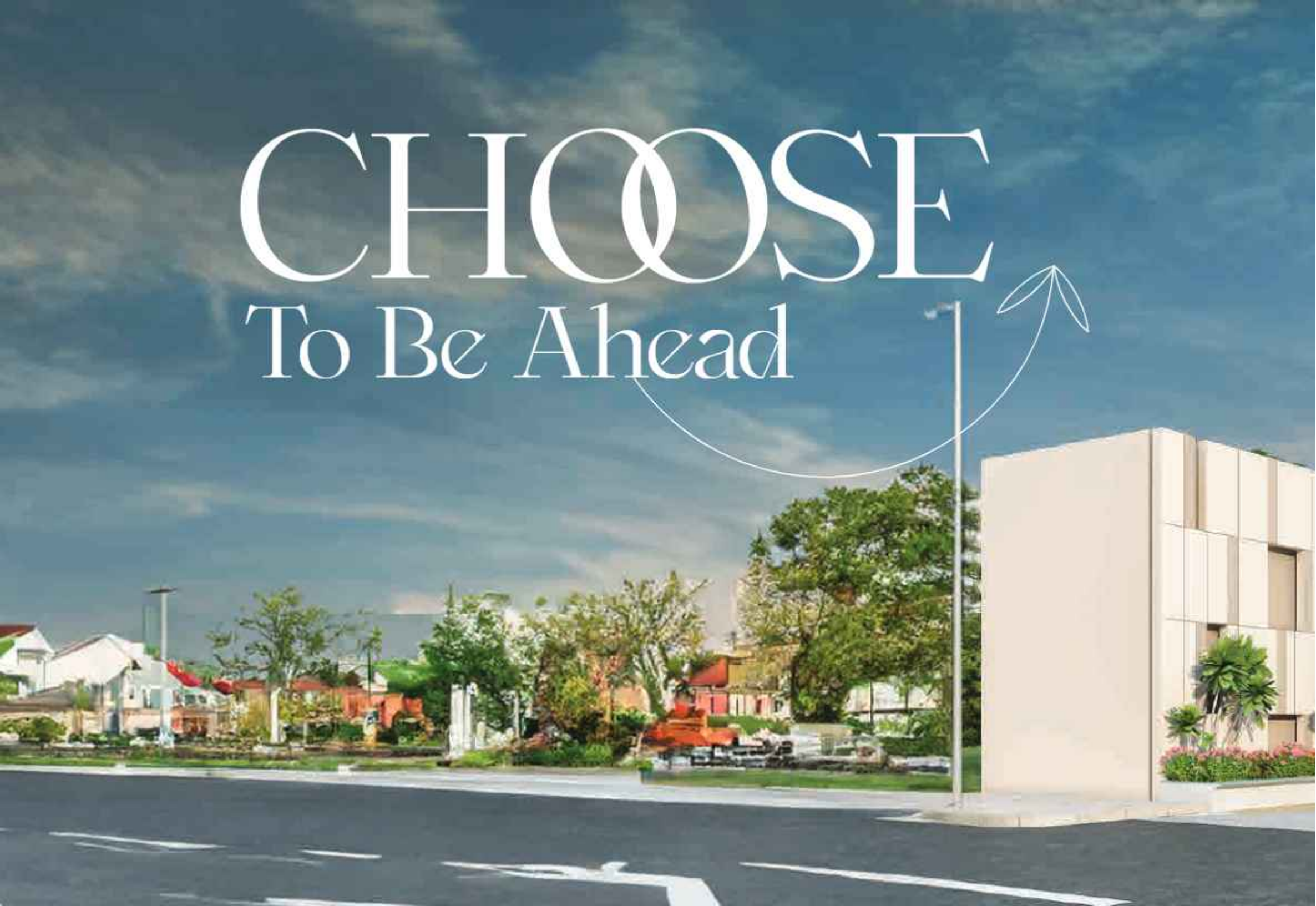
ABHEE

Riviera Royale

RERA NO : PRM/KA/RERA/1251/310/PR/210324/006722

CHOOSE

To Be Ahead






ABHEE
Riviera Royale



The Luxury Elation.

Unwind by the adults' pool, letting cool water wash away your worries. For the little ones, our dedicated children's pool with playful features promises endless aquatic adventures. Riviera Royale caters to all ages, making poolside fun a family affair. Choose to create memories together that you can cherish lifelong.

**Create Memories
Together.**

Feel The Vibe in The Air.

- Swimming Pool
- Kid's Swimming Pool
- Indoor Yoga
- Cascade Waterfalls
- Indoor Gym
- Outdoor GYM
- Multi-Purpose Play Court
- Dribble Court
- Stage / Dance Platform
- Fitness Center
- Indoor Games
- Sand Pit

Welcome To *Abhee Riviera Royale*

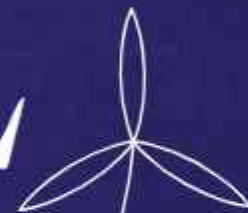
Unveiling the architectural finesse near HSR Extension, Harlur Road, Kudlu—where elegance meets your gaze. Step inside and prepare to be so ahead with the epitome of modernity and cutting edge features from the future. Expansive open spaces unfold, each one a dream-like field of possibility. Here, on a sprawling 1.75-acre canvas, you paint the masterpiece of your life – a home that reflects your aspirations and fuels your dreams. This project is meticulously crafted and is approved by BBMP & RERA, guaranteeing quality and security. Explore a diverse selection of 96 beautifully crafted units with over 25 incredible amenities and endless opportunities for relaxation, recreation, and connection at the most convenient location. It's always your choice so go ahead and choose to keep up with the fast pacing world.





CHOOSE

To Be Close



Everything You May Need

AROUND

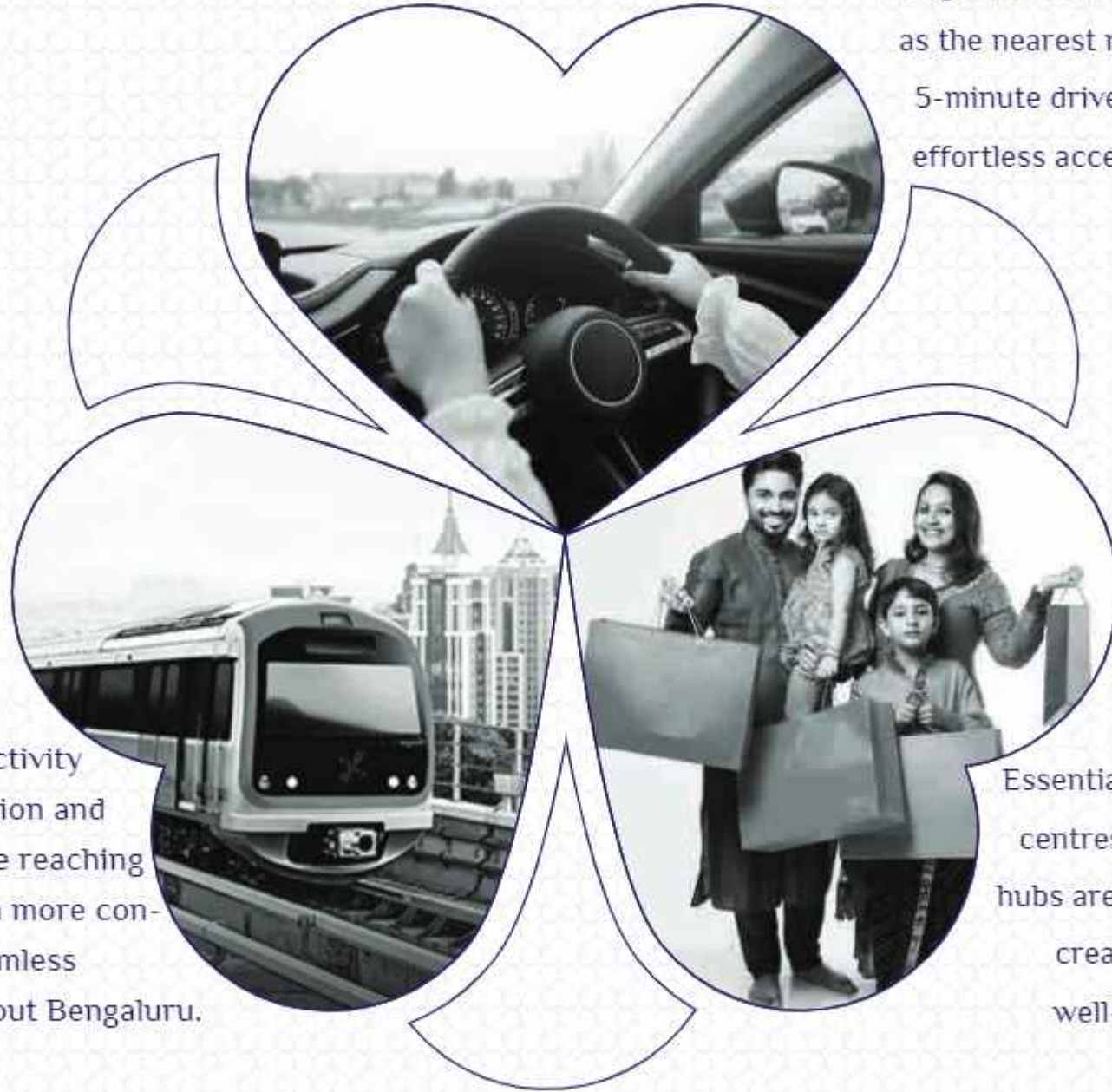
The Corner



Imagine being close to everything you may need and being just a stroll or a quick drive away from them, how convenient, isn't it? The Abhee Riviera Royale, nestled in HSR Extension near the bustling HSR 27th Main, makes it your reality. This prime location not only connects you to the present but also secures a brighter future. Choose to Stay Connected to Everything that Matters.



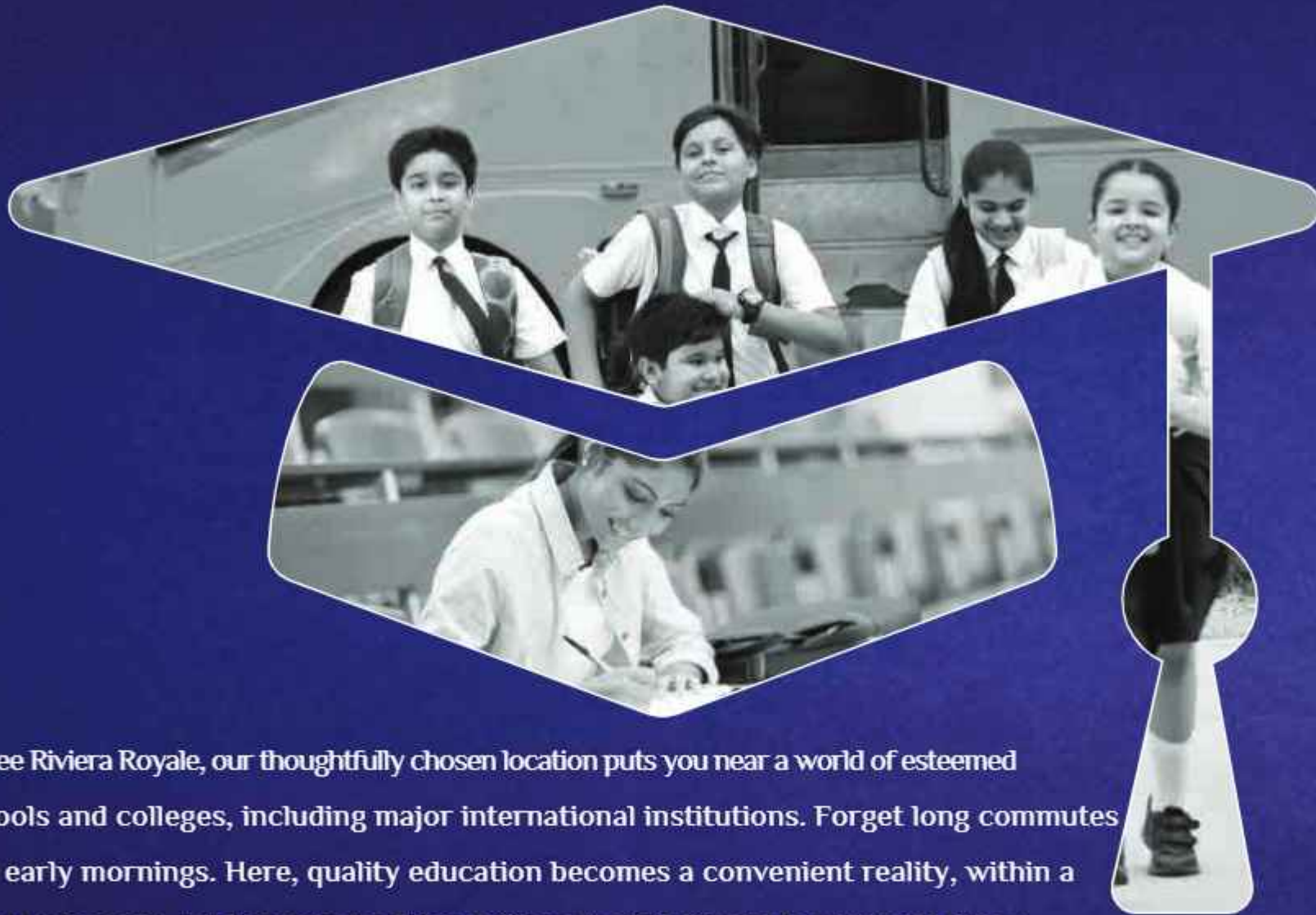
Long commutes are a thing of the past as the nearest metro station is just a 5-minute drive away, granting you effortless access to the entire city.



Major 2 metro connectivity points, at Kudlu Junction and Ibbalur Junction, make reaching your destination even more convenient, ensuring seamless connectivity throughout Bengaluru.

Essential amenities, shopping centres, and entertainment hubs are all within easy reach, creating a vibrant and well-rounded lifestyle.

Choose to live life on your terms as close as you can to convenience.



Abhee Riviera Royale, our thoughtfully chosen location puts you near a world of esteemed schools and colleges, including major international institutions. Forget long commutes and early mornings. Here, quality education becomes a convenient reality, within a 6 km radius or a quick 5-minute drive, with no traffic signals to slow you down, allowing your child to fly unbound.




CHOOSE

To Be Close

To Where Dreams

Take Flight



CHOOSE 

To Be Close

To A Healthy Future



We prioritise your well-being. Located close to some of Bengaluru's most renowned hospitals, you'll have easy access to quality healthcare whenever needed. Peace of mind comes standard with us knowing that exceptional medical services are just a short distance away. Choose to be as close as you can to healthcare so that you stay close to a healthy future.





We've redefined the work-life balance by offering a unique opportunity to live, work, and thrive within a vibrant community. Choose to be as close as possible to your workspaces because every moment of yours is precious. We are nestled just a 5-minute drive away from HSR Layout, the Startup Hub for the Silicon Valley of Bengaluru offering unparalleled convenience. HSR Layout boasts over 18,000 startups, making it the ideal epicenter for innovation and entrepreneurial spirit.



CHOOSE



To Be Close

To Efficiency

CHOOSE

To Be Well &

Healthy



State-of-the-Art Amenities for Your Health

Keep your body and mind in check. Maybe get to find your zen in the Meditation Deck, push your limits in the Fitness Park, or enjoy a refreshing jog on the scenic track or relax your muscles in the Reflexology Pathway. Choose to embrace a healthy lifestyle.



ELDERS, PARENTS & KIDS SEATERS



REFLEXOLOGY PATHWAY



OUTDOOR GYM



MULTI-PURPOSE LAWN



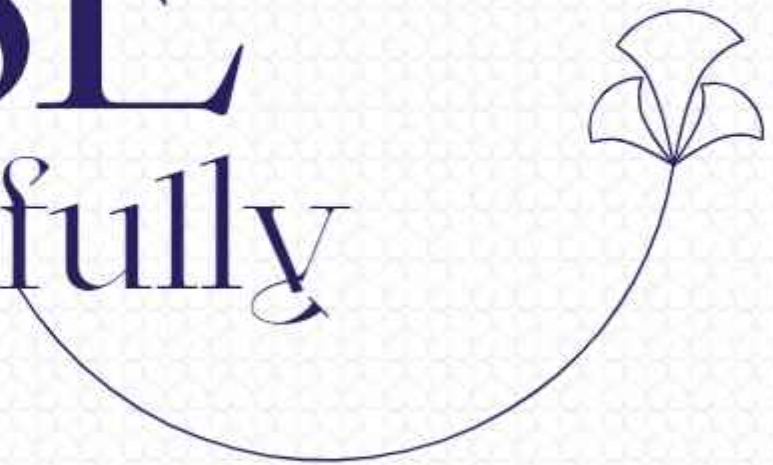
DRIBBLE COURT



STAGE/ DANCE PLATFORM



CHOOSE
To Live Beautifully



Adding Beauty and Serenity to Your Homes and Lives

Step into a place where lush greenery surrounds you, with a floral and herbal garden awakening your senses and a cafe right in the middle of this beauty. Let your children unleash their imaginations in the sand pit and swing park, or hone their skills on the play courts. Relax on the sprawling lawns, with comfortable seating for both elders and little ones. The serene chit-chat zone and cascading waterfalls provide a perfect spot for quiet contemplation, while deck chairs with pergolas offer shade and elegance. Choose to discover the true essence of joyful living.



CHILDREN'S PLAY AREA



SAND PIT



SWING PARK



FLORAL AND HERBAL GARDEN



CHILDREN'S PLAY AREA-2



MULTI - PURPOSE PLAY COURT



VISITOR PARKING



CASCADE WATERFALLS



Watch, Play or Just Run Around; We've Got You Covered

Live life together, not just side by side. Indulge in a vibrant social life at Abhee Riviera Royale. Our diverse selection of amenities caters to all interests. Dive into a captivating movie night under the stars at our state-of-the-art Amphitheatre. Our dedicated play areas, featuring EPDM surfaces for all ages of children ensure endless fun. Abhee Riviera Royale fosters connections and shared experiences, offering endless possibilities for outdoor entertainment. Choose to be where friendships blossom and share laughter.



PARTY HALL



LOBBY



INDOOR YOGA



WORKING PLACE



GYM



INDOOR GAMES



CHOOSE
To Be Entertained



Masterplan



Legends

1. Grand Entrance Plaza
2. Bus Bay
3. Visitor Carpark & EV Charging Point
4. Elders, Parents & Kids Seaters
5. Outdoor Gym on Lawn
6. Swing Park
7. Walking Track
8. Meditation Deck
9. Floral Garden
10. Dribble Court
11. Multi - Purpose Play Court
12. Kids Play on Lawn & EPDM (5 - 12 years)
13. Kids Play on Sandpit
14. Climbing Wall
15. Adult & Kids Pool
16. Stage/Dance Platform with Pergola
17. Multi - Purpose Lawn
18. Amphitheatre

19. Elders Chit - Chat Zone
20. Leisure Lawn with Seating
21. Reflexology Pathway
22. Elders Zone

CLUB HOUSE AMENITIES:

1. Indoor Games
2. Yoga Fitness Centre
3. Multipurpose Hall
4. Gym
5. Co-working Space
6. Association Office
7. Reception & Lounge
8. Toddlers Play Arena
9. Toilets with changing room

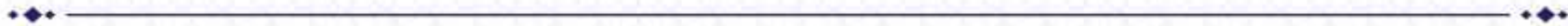


Choose to create memories together

Unwind by the adults' pool, letting cool water wash away your worries. For the little ones, our dedicated children's pool with playful features promises endless aquatic adventures. Riviera Royale caters to all ages, making poolside fun a family affair. Choose to create memories together that you can cherish lifelong.



KIDS AND ADULTS SWIMMING POOL



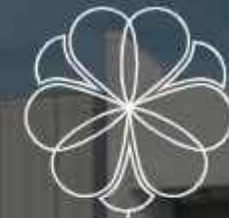
CHOOSE

To Be Refreshed



CHOOSE

To Be Unbound



Imagine living in a home that breathes.

We offer a variety of spacious and vast apartments to suit your needs, starting with:

◆ 2 BHK Apartments:

Spread out comfortably in approximately 1300 sq ft, perfect for creating your dream living space.

◆ 3 BHK + 2T Apartments:

Experience the ultimate in family living with approximately 1565 sq ft.

◆ 3 BHK + 3T Apartments:

Unwind in the ultimate luxury of approximately 1875 sq ft.





2 BHK COMFORT

NORTH FACING, 1205 SQFT - SERIES 15



Series - 15	Area Statement (Sqft)
SBA	1205
Carpet Area	826
Carpet Area + Balcony Area	883



2 BHK COMFORT

EAST FACING, 1300 SQFT - SERIES 02, 03, 04, 17 & 18



Series - 02, 03, 04, 17 & 18	Area Statement (Sqft)
SBA	1300
Carpet Area	845
Carpet Area + Balcony Area	954



3 BHK 2T PREMIUM

EAST FACING, 1505 SQFT - SERIES 01



Series - 01	Area Statement (Sqft)
SBA	1505
Carpet Area	1005
Carpet Area + Balcony Area	1107



3 BHK 2T PREMIUM

WEST FACING, 1550 SQFT - SERIES 22, 23 & 24



Series -22, 23 & 24	Area Statement (Sqft)
SBA	1550
Carpet Area	1023
Carpet Area + Balcony Area	1138



3 BHK 2T PREMIUM

NORTH FACING, 1565 SQFT - SERIES 12, 13 & 14



Series - 12, 13 & 14	Area Statement (Sqft)
SBA	1565
Carpet Area	1052
Carpet Area + Balcony Area	1150



3 BHK 3T ROYALE

WEST FACING, 1720 SQFT - SERIES - 08, 09 & 10



Series - 08, 09 & 10	Area Statement (Sqft)
SBA	1720
Carpet Area	1157
Carpet Area + Balcony Area	1267



3 BHK 3T ROYALE

NORTH FACING, 1770 SQFT - SERIES 11



Series - 11	Area Statement (Sqft)
SBA	1770
Carpet Area	1156
Carpet Area + Balcony Area	1309



3 BHK 3T ROYALE

NORTH FACING, 1770 SQFT - SERIES 16



Series - 16	Area Statement (Sqft)
SBA	1770
Carpet Area	1156
Carpet Area + Balcony Area	1509



3 BHK 3T ROYALE

WEST FACING, 1795 SQFT - SERIES 07 & 21



Series - 07 & 21	Area Statement (Sqft)
SBA	1795
Carpet Area	1137
Carpet Area + Balcony Area	1327



3 BHK 3T ROYALE

EAST FACING, 1800 SQFT - SERIES 05 & 19



Series - 05 & 19	Area Statement (Sqft)
SBA	1800
Carpet Area	1150
Carpet Area + Balcony Area	1332



3 BHK 3T ROYALE

EAST FACING, 1875 SQFT - SERIES 06 & 20



Series - 06 & 20	Area Statement (Sqft)
SBA	1875
Carpet Area	1150
Carpet Area + Balcony Area	1392



Specifications

BUILDING STRUCTURE

- R.C.C. framed structure and solid cement blocks.

WALLS

- External walls of 6" solid blocks and internal walls with 4" solid blocks.

PLASTERING

- All internal walls are smoothly plastered.
- All external walls are sponge finished.

WINDOWS

- UPVC window with mosquito mesh provision and safety MS grills for windows.

DOORS

- Main Door: African Teak Wood frame, finished with Golden Teak veneer solid flush door shutter and necessary reputed hardwares.
- Bedroom Door: Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardwares.

TOILET

- Sanitary fittings of Jaguar or equivalent, anti-skid ceramic tiles in flooring & glazed wall tiles up to 7 feet in height.

ELECTRICAL

- FR-LSH (Fire Resistant Low Smoke Halogen) concealed copper wiring of Anchor or equivalent, modular switches and sockets of Havells or equivalent.

KITCHEN

- Glazed wall tile dado up to 2 feet height, provision for water purifier point and washing machine point in utility area.

EXTERNAL AND INTERNAL PAINT

- Interior walls: One coat of primer and two coats of Asian emulsion paint with a smooth finish.
- Exterior walls: Textured finish with one coat of primer and two coats of ACE paint.

POWER BACK-UP

- Generator backup of 1 KV for each flat, additional power back-up for lift, water pump and common area lighting.

LIFTS & LOBBY

- The entrance lobby finished with anti-skid tiles and granite for the staircase and railing.
- 8 Passenger capacity lift of KONE or equivalent brand.

FLOORING

- 800mm x 800mm vitrified floor tiles for Drawing, Dining Rooms & Kitchen
- 600mm x 600mm wooden texture vitrified tiles flooring for the Master Bedroom.
- 300mm x 300mm size anti-skid mat finish tiles for Utility, Balcony & Toilets.

WATER SUPPLY

- 24 hrs adequate water supply through borewells.

CAR PARKING

- Exclusive covered parking and open car parking

SECURITY FEATURES

- 24/7, CCTV surveillance & app based security controls.



CHOOSE

To Be Close To The World Of Convenience

Schools :

- Sri Chaitanya School - 1 Km
- Narayana Olympiad School - 1.3 Km
- VIBGYOR High School - 1.4 Km
- Amrita School Of Engineering - 3 Km
- PESIT South University - 4 Km
- St. Francis College - 7 Km
- New Horizon College - 9 Km

Hospitals :

- Rakha Multi Speciality Hospital - 550 M
- KVM Multi-Specialty Hospital - 1 Km
- Hamilton Bailey Hospital - 2 Km
- Care N Cure Hospital - 2.5 Km
- Narayana Hospital - 3 Km
- Manipal Hospital - 4 Km
- Motherhood Hospital - 5 Km
- Sakra World Hospital - 7 Km

IT Hubs :

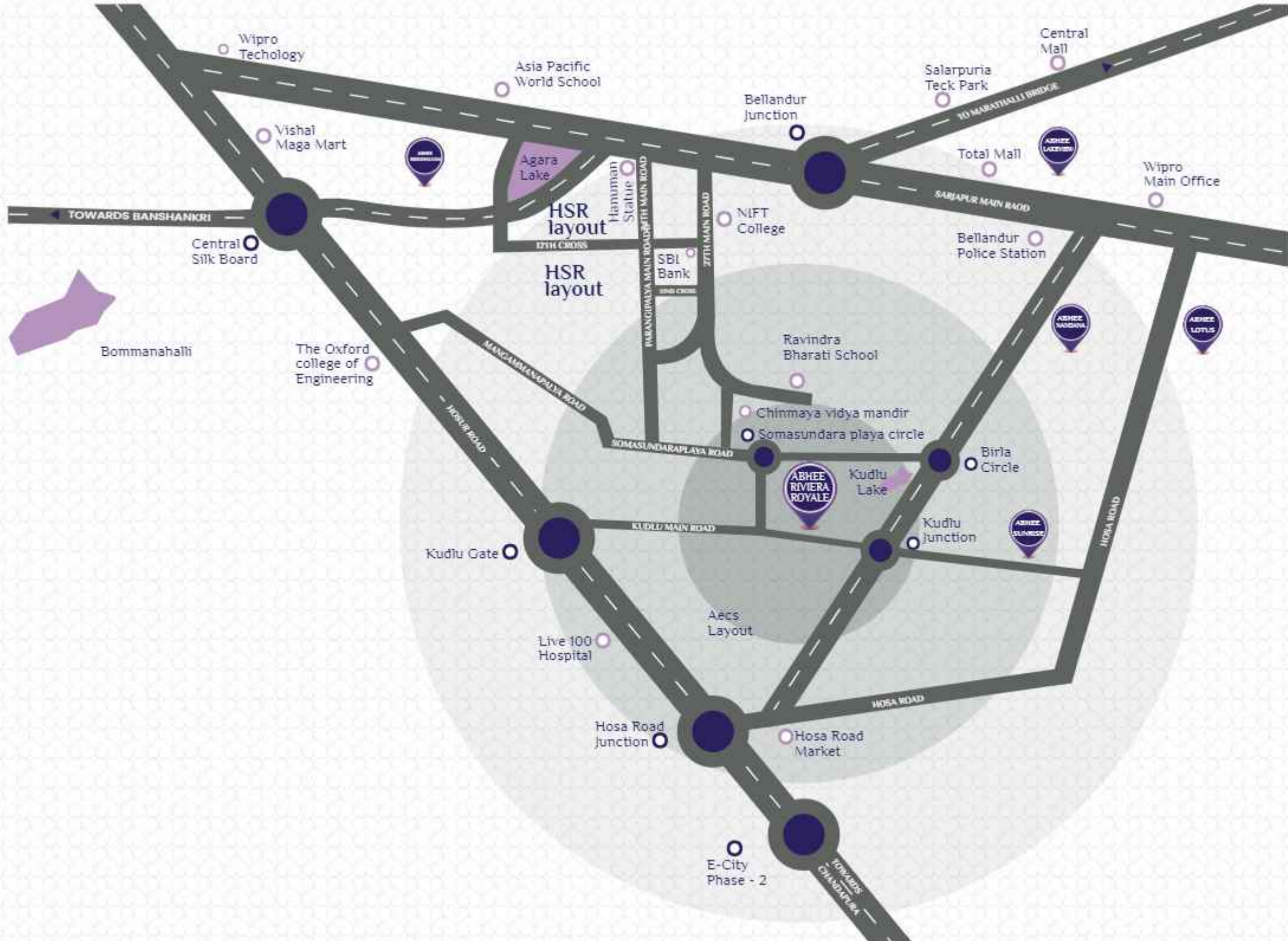
- Bosch - 3 Km
- Salarpuria softzone - 5 Km
- Microsoft Corporation - 6 Km
- Wipro Corporate Office - 6 Km
- RMZ Eco Space - 7 Km
- Cessna Teck Park - 8.5 Km
- JP Morgan - 8.8 Km
- Accenture - 9 Km

Hotels :

- Punjab Time - 350 M
- Cafe Gokulam - 850 M
- Keys Hotel - 2 Km
- Udapi Upahar - 2.5 Km
- Mughal Treat - 2.5 Km
- The Elite Royal Hotel - 4.5 Km
- Novotel Teck Park - 6 km
- Leela Palace - 12 Km
- Lotus Park - 12 Km

Shopping Malls :

- PNR Felicity Mall - 600 M
- Happy Big Bazaar - 1 Km
- More Mega Store - 2 Km
- Multiplex - 3 km
- Zudio - Hsr Layout - 3.5 Km
- Total Mall - 6 Km
- Spencers - 7 Km
- Bangalore Central - 8 Km
- Nexus Mall - 8.1 Km



CHOOSE

To Be Close To Metro





ABHEE VENTURES PRIVATE LTD

With a vision of the future, We build homes that stay timeless.

Abhee Ventures envision the future, but never lose sight of the enduring value of a well-built home. We translate visionary ideas into timeless homes that adapt and evolve with your life. Since 2009, Abhee Ventures has blossomed from a dedicated team into one of Bengaluru's leading developers. We're passionate about crafting exceptional properties around South India that inspire, while fostering vibrant communities where life thrives. When you choose Abhee Ventures, you're not just choosing a home, you're choosing the best – a partner dedicated to exceeding expectations and creating a place where happiness and connection flourish.

AN EXPERIENCE IN NUMBERS

 1300+
Happy Families

 12
Projects Completed

 6
Ongoing Projects

 3
Mega Projects
Launching Shortly

ONGOING PROJECTS



Abhee Celestial City, Sarjapura Road
Adj. to Greenwood International High school
2 & 3 Bhk Luxury apartments



Abhee Silicon Shine
Sarjapura Road, Opp. Wipro Sez
1, 2, 3 & 4 Bhk Luxury apartments



Abhee Pride
Chandapura (Near E-City)
2 & 3 Bhk Luxury apartments



Abhee Riviera Royale
HSR Ext. (Haralur Road)
2 & 3 Bhk Luxury apartments



Abhee Srishti Layout,
Villa Plots
Anekal Town, Hombalaghatta



Abhee Kings Court
Sarjapura road, Chambenahalli
2 & 3 Bhk Luxury apartments



393, First Floor, 15th Cross, 5th Main,
Sector 6 HSR Layout Bangalore - 560 102
+91 80437 52546 | www.abheeventures.com

Survey No. 22/2, kudlu village, sarjapura hubli,
Anekal taluk, Bangalore. Ward No. 191
+91 70260 06699 | www.abheerivieraroyale.com

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NOTE : This brochure is only a conceptual presentation of the project and a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit

