

ΛBHEE

Riviera Royale

CHOOSE  
To Be Ahead



ABHEE  
Riviera Royale





ABHEE  
Riviera Royale



1.75 - Acres



Stilt + G + 3 Storey Building



96 Units With 2, 2.5 & 3 BHK Apartments



BBMP & RERA Approved

## 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.

Major roads, Metro and highways are conveniently close, ensuring smooth travel within the city and beyond.



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.

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.



We simply redefined the work- life balance. Our visionary project offers proximity to various workspaces, ensuring seamless access to efficiency. Experience a lifestyle where convenience and efficiency are the cornerstones of your success. Choose to be as close as to your work spaces because every moment of you is precious.

# 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.





# CHOOSE

To Be Close

To Efficiency



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We simply redefined the work- life balance. Here, we offer a unique opportunity to live, work, and thrive within a vibrant community. Our meticulously designed project seamlessly integrates spacious and luxurious residential units with state-of-the-art office spaces. Choose to be as close as to your work spaces because every moment of you is precious.



**CHOOSE**  
To Be Close  
To The World  
Of Convenience





# 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 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.



MEDITATION DECK



REFLEXOLOGY PATHWAY



OUTDOOR GYM



MULTI-PURPOSE PLAY COURT



DRIBBEL COURT



YOGA LAWN



# 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 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



ELDERS ZONE



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.



AMPHI THEATRE



MULTI - PURPOSE PLAY COURT



STAGE/ DANCE PLATFORM



INDOOR GYM



INDOOR YOGA FITNESS CENTRE



INDOOR GAMES

# CHOOSE To Be Entertained



# 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 1650 sq ft.

◆ 3 BHK + 3T Apartments:

Unwind in the ultimate luxury of approximately 1900 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 PREMIUM

EAST FACING, 1505 SQFT - SERIES 01



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



# 3 BHK 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 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 ROYALE

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



Series - 08, 09 & 10	Area Statement (Sqft)
SBA	1720
Carpet Area	1137
Carpet Area + Balcony Area	1267



# 3 BHK ROYALE

NORTH FACING, 1770 SQFT - SERIES 11



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



# 3 BHK ROYALE

NORTH FACING, 1770 SQFT - SERIES 16



Series - 16	Area Statement (Sqft)
SBA	1770
Carpet Area	1156
Carpet Area + Balcony Area	1309



# 3 BHK 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 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 ROYALE

EAST FACING, 1875 SQFT - SERIES 06 & 20



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




# CHOOSE

Memories Forever



# CHOOSE

To Be *Advanced,*  
Inspired and Balanced



Don't settle for ordinary. Live the story you deserve. Choose to be advanced with cutting-edge amenities, inspired by breathtaking design, and balanced with a seamless blend of work and life.

This is your invitation to a life of limitless possibilities.

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## 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 hardware.
- ◆ Bedroom Door: Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardware.

### 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.
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# 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



5  
Ongoing Projects



3  
Mega Projects  
Launching Shortly



**Abhee Prakruthi Villa**  
Chandapura, ( Near Suryacity Phase -1 )  
3 & 4 Bhk Luxury Villas



**Abhee Celestial City**  
Chikkavaderapura Village, Gunjur  
2, 2.5 & 3 Bhk Luxury apartments



**Abhee Silicon Shine (Phase-2)**  
Sarjapura Road, Opp. Wipro Sez  
1, 2 & 3 Bhk Luxury apartments



**Abhee Pnde**  
Chandapura, ( Near E-city )  
2 & 3 Bhk Luxury apartments

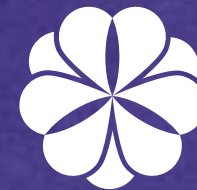


**Abhee Sashti Layout,**  
30'x40', 30'x50' & 40'x60'  
Ready to Register and Construct



**Abhee Kings Court**  
Sarjapur road, Chembenalli  
2 & 3 Bhk Luxury apartments





ABHEE  
Riviera Royale

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

NOTE : This broucher 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