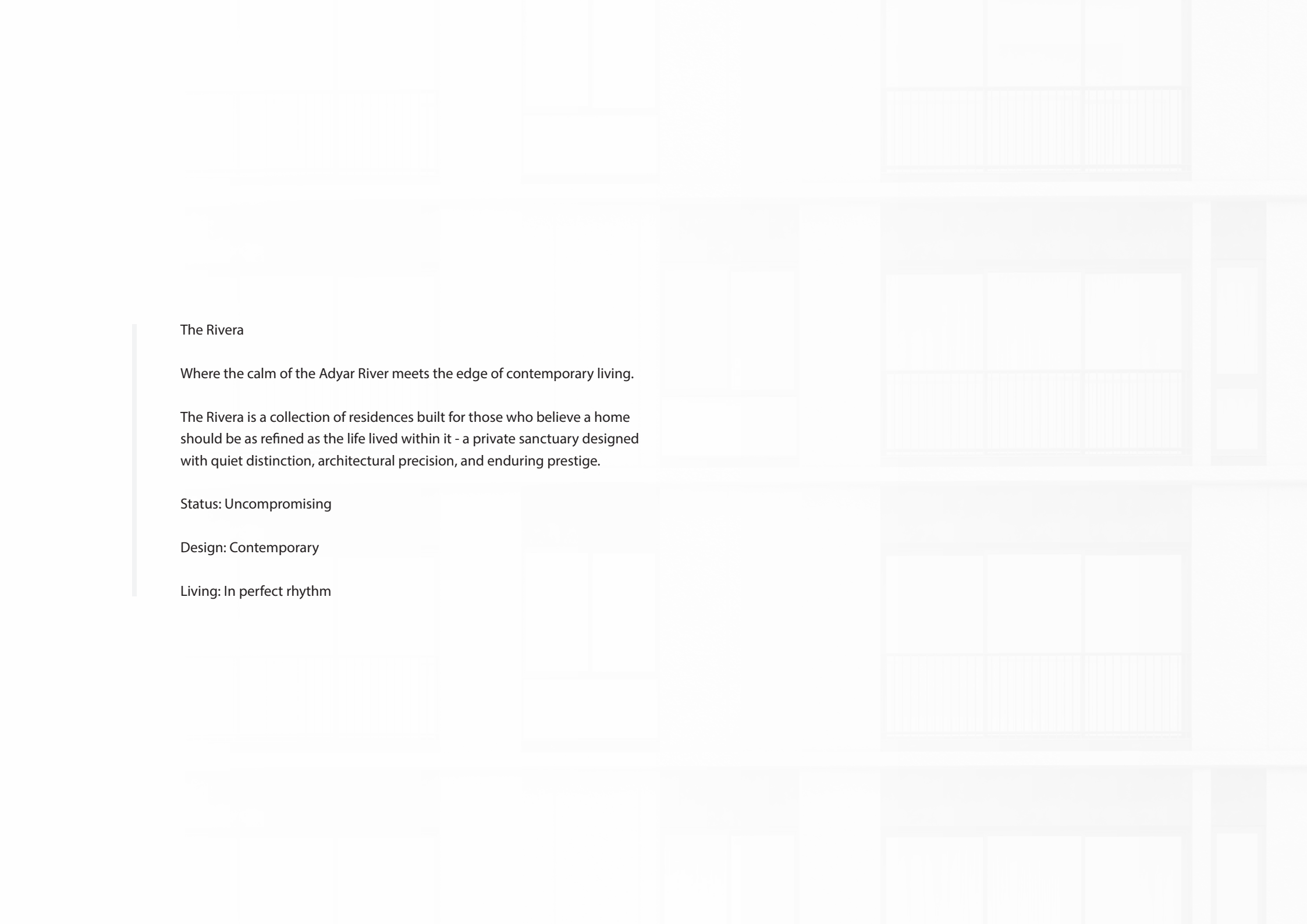


the Rivera
UNIQUELY YOURS





The Rivera

Where the calm of the Adyar River meets the edge of contemporary living.

The Rivera is a collection of residences built for those who believe a home should be as refined as the life lived within it - a private sanctuary designed with quiet distinction, architectural precision, and enduring prestige.

Status: Uncompromising

Design: Contemporary

Living: In perfect rhythm



As the city slows down, home comes alive.

The Rivera at dusk - where subtle ambient lighting meets quiet sophistication. Designed to be more than a residence, it is a serene evening sanctuary rising gracefully above the Adyar River. A bold statement by day, a warm refuge by night.

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Architectural Vision & Craft

The Rivera draws its design identity from modern minimalism—defined by clean geometry, balanced proportions, and authentic material expression. The elevation features a refined palette of light-toned exterior panels paired with dark accents, complemented by an alternating, floor-by-floor window alignment that creates an intriguing geometric rhythm across the facade.

Inside, each residence is designed as an expansive, open-plan sanctuary. Generous spatial flow, tall floor-to-lintel glass windows, and meticulously planned layouts ensure that every room feels naturally illuminated, fluid, and effortlessly functional.

Light, Air & Spatial Harmony

Orientation is paramount at The Rivera. Every residence is positioned to capture optimal morning light and natural coastal cross-ventilation. Full-height 7.5-foot windows frame views of the surrounding neighbourhood and the nearby Adyar River, creating a seamless visual link between your private living space and the natural environment outside.

The result is a living environment that energizes your mornings and settles into peaceful quiet by dusk.

Experience the quiet benchmark of contemporary riverside living.

Distinctive Amenities

At The Rivera, luxury is measured by thoughtful details and intelligent infrastructure. The building features an accessible rooftop community floor, housing a fully equipped, air-conditioned gymnasium and a curated terrace garden—providing residents with a private retreat for health, leisure, and open sky.

Johnson 8-Passenger Automatic Elevator (servicing up to Terrace Floor)

Air-Conditioned Terrace Fitness Studio

Architectural Landscaping at Ground & Terrace Levels

Video Door Phone Security System in all Apartments

Access-Controlled Entrance Lobby at Ground Level

24/7 CCTV Surveillance across Common Areas

Piped Cooking Gas Provision for every Apartment

100% DG Power Backup for Common Areas & Amenities

Partial DG Power Backup for essential loads inside Apartments

Integrated Central Dish TV Infrastructure

Dedicated Caretaker Room & Restrooms for Domestic Staff

Rainwater Harvesting & Percolation Systems

Advanced Anti-Termite Soil Treatment



Artist's impression of Type A Apartment Living Room.



0 1 2



Unit A (3BHK)

East Facing

 Plinth Area: 1198 sqft

 Saleable Area: 1565 sqft

 UDS: 537 sqft

01. Living Room	6'7" x 4'0"
02. Living & Dining	23'8" x 11'0"
03. Balcony	5'0" x 11'0"
04. Kitchen	10'2" x 11'0"
05. Master Bedroom	11'0" x 14'7"
06. Toilet	5'4" x 8'0"
07. Bedroom 2	14'0" x 10'2"
08. Toilet	5'4" x 8'0"
09. Bedroom 3	14'0" x 10'2"
10. Toilet	5'4" x 8'0"



0 1 2



Unit B (2BHK)

East Facing

Plinth Area: 946 sqft

Saleable Area: 1235 sqft

UDS: 423 sqft

01. Foyer	6'7" x 4'0"
02. Living & Dining	23'8" x 11'0"
03. Balcony	5'0" x 11'0"
04. Kitchen	10'4" x 8'2"
05. Master Bedroom	14'0" x 10'2"
06. Toilet	5'4" x 8'0"
07. Bedroom 2	10'2" x 13'0"
08. Toilet	7'3" x 6'1"



Artist's impression of Type A Apartment Foyer





Artist's impression of Type A Apartment Living & Dining



Artist's impression of Type A Apartment
Kitchen Open Hall View



Artist's impression of Type A Apartment Dining

Specifications



Structure

- RCC Framed structure
- Masonry using Birla AAC Blocks



Flooring

- Premium Double-charged Vitrified Nano finish tiles for Foyer, Living, Dining & Bedrooms (1200 mm x 600 mm)
- Premium Double-charged Vitrified Nano finish tiles for Kitchen (1200 mm x 600 mm)
- Premium Anti-skid Vitrified tiles for Bathroom floors and Gloss-finish tiles for walls (1200 mm x 600 mm)
- Granite in Leather finish for staircase and smooth finish for lobby.



Joineries

- Main Door - Solid wood frame and flush shutters with veneer on both sides
- Bedroom Doors - Solid wood frame and flush shutters with laminate on both sides
- Bathroom Doors - Solid wood frame and flush shutters with laminate on both sides
- Lock & Hardware - Yale & Dormakaba
- Windows & Ventilators - Powder coated Aluminium System Windows



Painting

- Internal Wall - Punning & Premium Emulsion Paint
- Ceiling - Premium Emulsion Paint
- Exterior - Weather-proof Emulsion with texture



Sanitary & CP Fittings

- Jaquar Sanitaryware & CP Fittings
- Wall mounted EWC with concealed cistern & Health Faucet
- Wall mounted washbasin & Pillar Tap
- Single lever Concealed 4-way Diverter Tap for shower
- Provision for water heater in Toilets
- Provision for RO system in Kitchen
- Provision for Washer & Dishwasher in Kitchen



Electrical & HVAC

- Three Phase power supply
- Cables & Wires – Polycab or equivalent
- Distribution Box – Schneider or equivalent
- Switches & Circuit Breakers – Schneider or equivalent
- High wall split AC points in Bedrooms and Living
- Telephone & DTH Provision in Living and Master Bedroom
- Provision for Fiber optic internet



Artist's impression of Type A Master Bedroom



THE HARDER YOU
WORK
THE
MORE LUCK
YOU HAVE

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Connectivity

1.1 m	Ashok Nagar Metro Station (Green Line)
1.8 m	KK Nagar Bus Terminus
5.3 km	Koyambedu Bus Terminus
9.6 km	Chennai International Airport

Healthcare

3.3 km	SIMS Hospital
3.7 km	Vijaya Hospital
7.3 km	Kauvery Hospital
8.8 km	Apollo Hospital



Education

1.8 km	Kendriya Vidyalaya, Ashok Nagar
2.7 km	PSBB School, KK Nagar
3.5 km	SRM University, Ramapuram Campus
6.0 km	Anna University / IIT Madras

Work

3.3 km	Olympia Tech Park
3.4 km	SIDCO Industrial Estate, Guindy
4.8 km	DLF IT SEZ Park
9.8 km	Tidel Park

Lifestyle

3.3 km	Urban Square, Kathipara
3.7 km	Forum Vijaya Mall
5.8 km	Cosmopolitan Golf Annexe
9.7 km	Adyar Eco Park & River Walk



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The Rivera Brochure

Site Address

The Rivera
69 & 71, Vedachalam Street
Jaffer Khanpet, Chennai - 600083



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The Rivera

Registered Office

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