



## SITE LOCATION

(Map not to scale)

### DISTANCES :

Every facilities in approach  
in just few min. drive )

- International Airport
- Jagatpura Railway Station
- School
- Collage & University
- Hospital
- Malls & Hotels
- Ring Road - 6km



\*Tentative Conceptual Views



Ground Floor, Shop No. 36, Manhattan Riviera, Mahal Rd, opp. Bombay Hospital,  
Sitapura Industrial Area, Jagatpura, Jaipur, Shri Kishanpura, Rajasthan 302022

**Prakash Estates** +91 93588 94600

LLP IN No. AAI - 6463

Disclaimer : This brochure is a presentation, not a legal document. All drawings, amenities, facilities, elevation are subject to change as per the approval from the respective authorities/ developers.

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## MANHATTAN RIVIERA

RIVER-FRONT CONCEPT  
APARTMENTS

STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS



INTRODUCING  
JAIPUR'S FIRST  
**river-front**  
CONCEPT APARTMENTS

MANHATTAN  
**RIVIERA**  
STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS

*Welcome to*

**"A WORLD WITHIN A CITY"**

With a total stretched area of 6 acres, **Manhattan** is word in itself, Fetching one of its own kind with Modern Commercial Spaces, Proposed for Food Court & Restaurant, Branded Showrooms, Game Zone, Offices, Mini Shops, & Kiosk Bazaar accompanied by Smart Homes with Ultra Modern Club House facilities.

**Riviera** Introducing Jaipur's **FIRST RIVER FRONT APARTMENTS** project, facing 400 feet wide Dravyvati River is in Phase-1 of Manhattan project with an exclusive array of River facing Studios, **1 BHK and 2 BHK Apartments**, Riviera fulfills all needs of the modern resident with **Ultra Modern Clubhouse facilities** and **Best Rental Returns** and smartly designed accommodations for its residents. The commercial spaces in Riviera defines the best in Restaurant, Food Court, Branded Showrooms, Office Spaces, Game Zone & Kiosk Bazaar.

**Riviera** is in first of its kind to offer Best in Returns On Investment with combination of Smart Living Spaces & Luxuries at its best with breathtaking views.



\*Tentative Conceptual Views





TREMENDOUS  
Location offering  
**huge**  
OPPORTUNITIES



## Importance of Site

1. JDA Auction Plot spreading over 6 acres mix land use.
2. Project Surrounded 4 Side Roads by 160ft, 60ft & 60ft wide roads on Main Mahal Road, the life line road of Jagatpura.
3. More than 400 ft wide of Dravyavati River facing the project.
4. Opposite Proposed Bombay Hospital Phase - 1 Multi Speciality Hospital over 4.5 acres approx.
5. Opposite Proposed Bombay Hospital Phase - 2 Proposing Nursing College and Hostel and physiotherapy centre.
6. Gate of Sitapura Industrial Area via 160 ft wide Road.
7. 10 mins. drive just 6 km away from Ring Road.
8. Proposed AU Bank Head office, just 400 meters Away.
9. Surrounded by best Schools, Colleges, Universities, Education Centres & Hospitals.
10. The Manhattan "A World in Itself " offers 3 - Phases over 6 acres proposing High street Shops experience, Branded Showrooms, Mini - Shops, Game-Zone, Food Court, Restaurant, Office Spaces, Kiosk Bazaar, Medical Shops, Labs and over residences in itself .





MANHATTAN  
A WORLD WITHIN A CITY

MANHATTAN  
**RIVIERA**  
STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS

## PROJECT overview

An opportunity to spend a lifetime in front of Beautiful River, Finally. This is a place to embrace the good life. **Riviera** will be ready to hold your health and leisure needs with a full-fledged World Class Modern Club House. An infinity swimming pool to unwind with the whole family and state of the art facility set the perfect stage to enhance your lifestyle.

This is the new definition of vibrant community living in front of beautiful River. Community life doesn't get much better than this.

Let tranquility flash you from your window! Get ready to experience the magic of living in front of River.

### 271 RESIDENTIAL APARTMENTS

- STUDIO APARTMENTS
- 1 BHK APARTMENTS
- 2 BHK APARTMENTS

- **Separate Commercial Spaces**
- Shops, Mini-Shops, Kiosks, Showrooms, Foodcourt & Corporate Offices

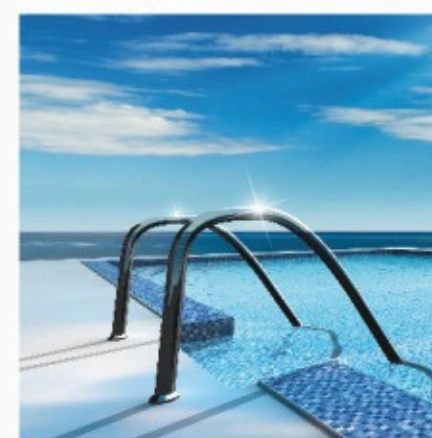


## THE CLUBHOUSE

(11th Floor & Terrace Floor)

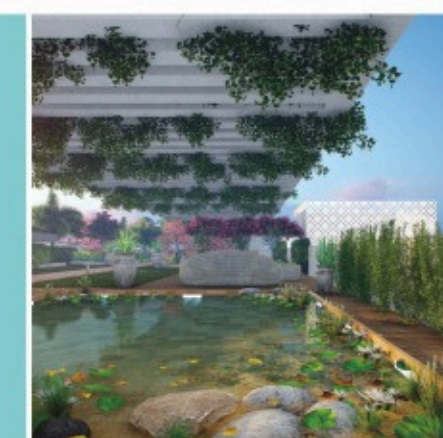
- 5100 SQ.FT. COVERED & 15000 SQ.FT. LANDSCAPE AREA
- SKYWALK ON ROOF TOP GARDEN
- ROOFTOP INFINITY POOL
- Elegant Air-Conditioned **Reception Lobby**.
- **Family Health Club** with **Steam, Sauna & Massage** with Separate Male & Female Toilets.
- **Multipurpose Hall** ( Parties / Functions / Aerobics etc.) with **Party lawn**.
- **Indoor Games** - Pool Table, T.T. Table & Cards, Chess, Carom.
- **AC Gymnasium**
- **Yoga Room**
- **Infinity Swimming Pool with Deck Area**

*taking time out each day to relax*



Rooftop Infinity  
Swimming Pool with  
Deck Area

Water Body &  
Fountain



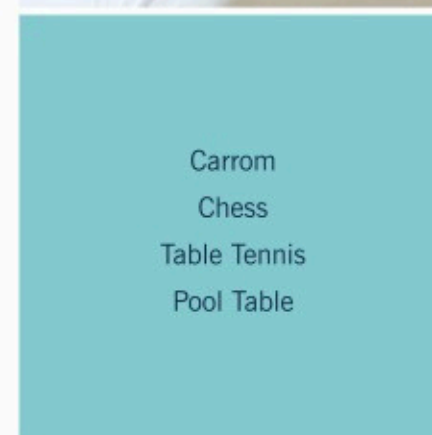
Massage

Steam & Sauna Bath



Water Body & Fountain

Skywalk Garden



Carrom  
Chess  
Table Tennis  
Pool Table



Yoga Deck

AC Gymnasium



Multipurpose Hall

Reception





# PROJECT highlights

## • JDA AUCTION LAND ( MANHATTAN )

For multipurpose land use. Total 30600 sq.yd. / 25,600 sq. mtrs. approx.

## • PHASE - 1 ( RIVIERA - Studio, 1 BHK, 2 BHK, Office & Shops )

Will be 11000 sq. yds. / 9100 sq. mtrs. approx.

## • FIRST RIVER FRONT PROJECT OF CITY.

Widest Front of **Dravyavati River** i.e. approx 400 feet which will remain a green view throughout.

## • ON MAIN 200 FT LIFELINE ROAD OF JAGATPURA MAHAL ROAD

With road on all 4 sides **160ft, 60 ft. & 60 ft.** in Jaipur every established residential area has one lifeline e.g.

- Queens Road in Vaishali Nagar
- JLN Marg for Malviya Nagar
- Shipra path & Madhya Marg for Mansarovar.

## • BANG OPPOSITE TO BOMBAY HOSPITAL

- Approx 700-1000 Bed and 4000 Employees.
- Footfall of 10000 (approx) people daily.
- expected to be operational by mid 2020.

## • PROPOSED AU BANK HEAD OFFICE

Just 400 mtrs away with land area of 22000 Sq.mtr approx.

## • SURROUNDED BY 7 MEGA UNIVERSITIES & MORE THAN 25 EDUCATION INSTITUTES, 55000+STUDENTS along with more than **few universities** are in pipeline.

- JECRC University
- SKIT College of Technology
- MNIT College
- JNU Medical College
- Jaipur National University
- Gyan Vihar University
- Poornima University
- J.D.P.G. College
- Vivekananda Global University
- Mahatma Gandhi Medical College
- St.Xaviers College

## • GATEWAY OF SITAPURA INDUSTRIAL AREA covering a total of around **2000 acres of land** with business homes like:

- JECC ( Jaipur Exhibition & Convention Centre )
- GENPACT
- TELEPERFORMANCE
- BOSCH Ltd.
- VAIBHAV Gems
- LODHA Impex
- DWARKA Gems
- INFOSYS

## • VERY NEAR TO RING ROAD 6KM ( APPROX. ) which will be operational in next 2 year & running before our project completion.

## • EASY CONNECTIVITY ( Every facilities in approach in just few min. drive ) with Airport, Railway Station, Hospitals, Schools, Malls & 5 Star Hotels in nearest vicinity.

## • HOSPITALS LIKE :-

- EHCC Hospital
- Fortis Hospital
- Apex Hospital
- Narayana Multispecialty Hospital
- Mahatma Gandhi Hospital
- Calgary Eye Hospital
- Upcoming Bombay Hospital
- JNU Medical College
- Jeevan Rekha Hospital

## • TOP SCHOOL LIKE :-

- Golden Era Academy
- Maharaj Sawai Bhawani Singh School
- Subodh International School
- SRN International School
- Jai Shree Periwal Global School
- St.Anthony School
- Ryan International School
- Jankidevi Public School
- St. Anselm School
- Jaipuria School of Management
- Vidyashram School
- MPS School

## • Malls like :-

- Upcoming PVR & INOX Multiplex within 2km.
- WTP • Gaurav Tower • Jaipur Central etc.

## • Star Hotels like :-

- Radisson Blue • Marriot • The Lalit
- Clarks Amer • Crowne Plaza • Chokhi Dhani

*Expect the exceptional*

## BEST RETURN ON INVESTMENT IN RENTAL VALUES & APPRECIATION ON INVESTMENT.

Current Market Projected Figures			
Investment Type	Invest. Value	Monthly Return (₹)	ROI (%)
Residential	1 Cr.	25k - 30k	3%
Commercial	1 Cr.	40k - 50k	5-6%
Riviera*	1 Cr.	60k - 75k	7-9%

\*Riviera returns calculated assuming current rental income (11k - 12k monthly ) on minimum investment of ₹ **14.99\* Lacs** in studio apartments in Jagatpura, Jaipur



\*ROI is completely based on personal survey & reflect proposed projection of ROI.

\*ROI should not be considered have assured return by developer.

\*This is not a legal offers documents & figures.



IN A TRANQUIL  
**river-front**  
ENVIRONMENT

MANHATTAN  
**RIVIERA**  
STUDIO | 1 BHK | 2 BHK | OFFICES | SHOPS

DRAVYAVATI RIVER

Open Car  
Parking

Food Court  
On 1st Floor

Commercial Terrace  
On 2nd Floor

Studio, 1 BHK & 2 BHK  
On 2nd to 11th Floor

Landscape Garden  
with Open Atrium  
On Lower Ground Floor

Shops & Kiosks  
On Lower Ground Floor

Shops & Showrooms  
On Ground Floor

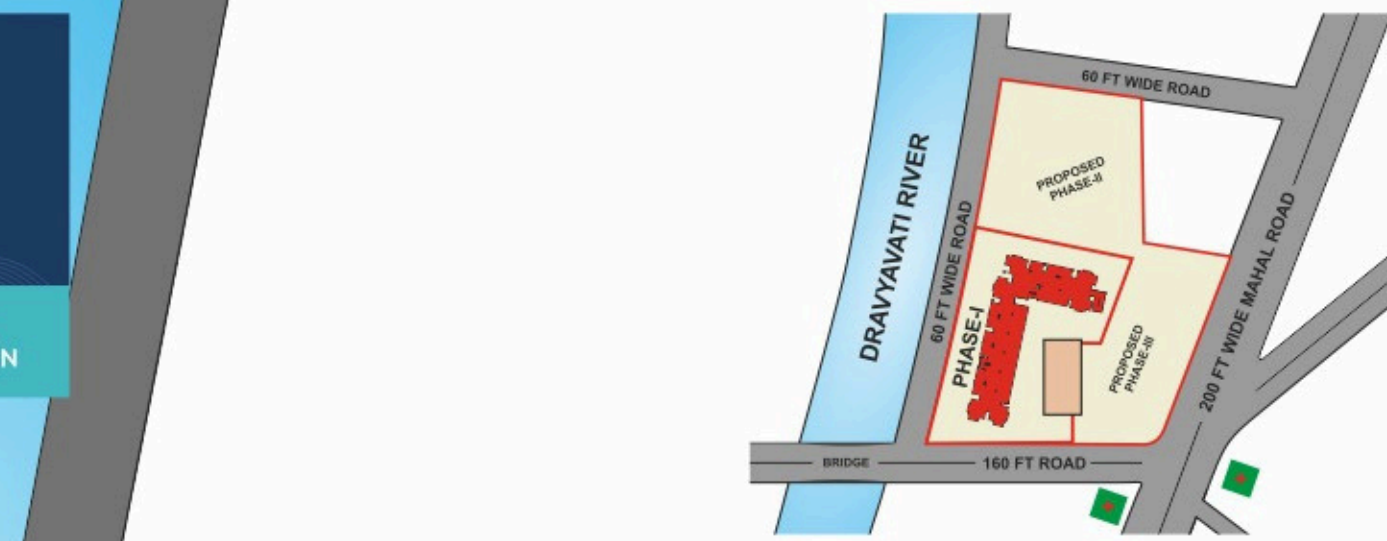


# LOWER GROUND FLOOR

SHOPS | KIOSKS  
LANDSCAPE GARDEN

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD



PROPOSED  
PHASE - II



PROPOSED  
PHASE - III

160 FT WIDE ROAD

# GROUND FLOOR

SHOPS | KIOSKS  
LANDSCAPE GARDEN

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD



PROPOSED  
PHASE - II



PROPOSED  
PHASE - III

160 FT WIDE ROAD



# FIRST FLOOR

SHOPS | SHOWROOM  
CORPORATE OFFICES

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD

ENTRY



160 FT WIDE ROAD

# TYPICAL FLOOR

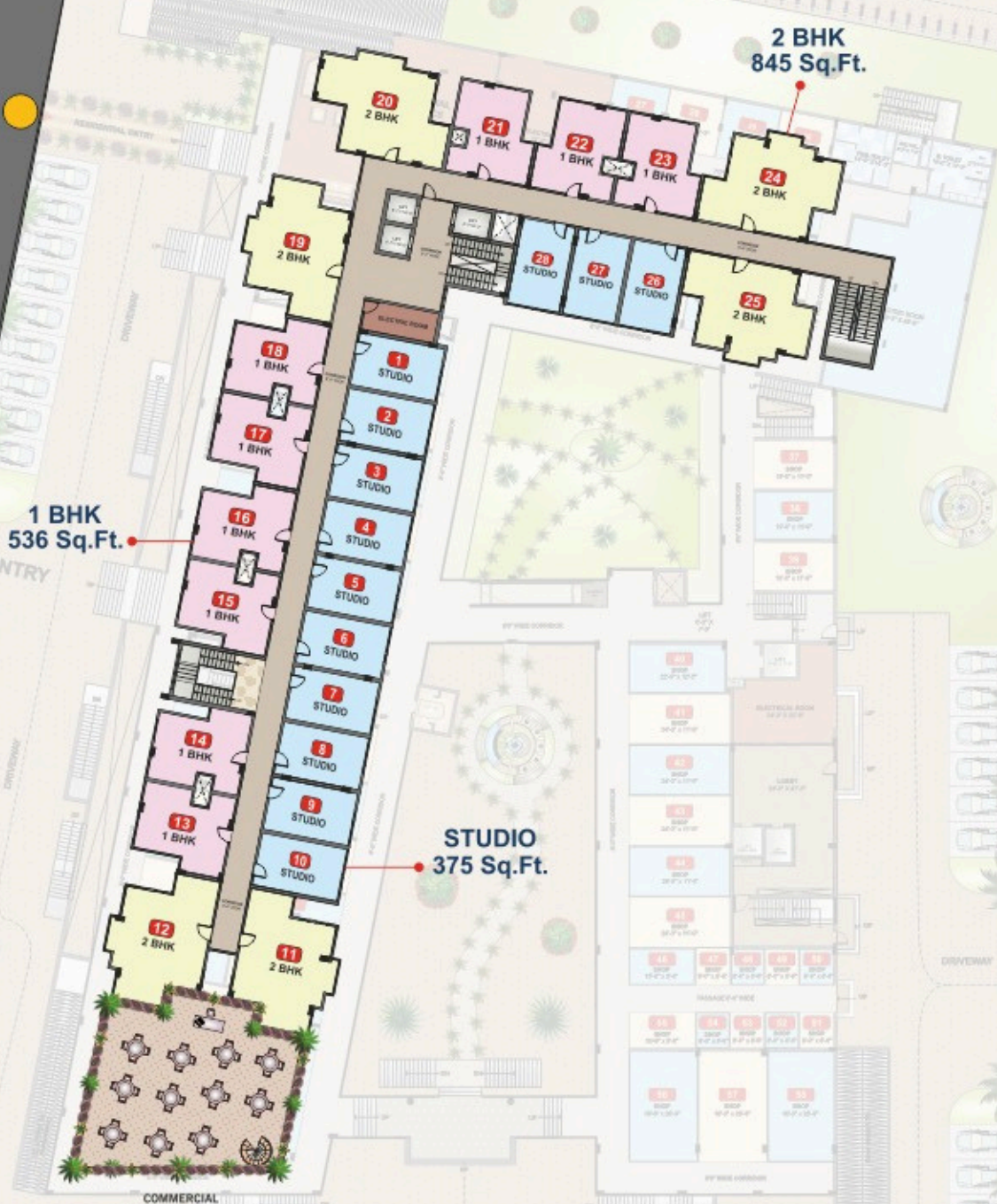
STUDIO | 1BHK  
2 BHK APARTMENTS

- STUDIO APARTMENT
- 1 BHK APARTMENTS
- 2 BHK APARTMENTS
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY

DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD

ENTRY



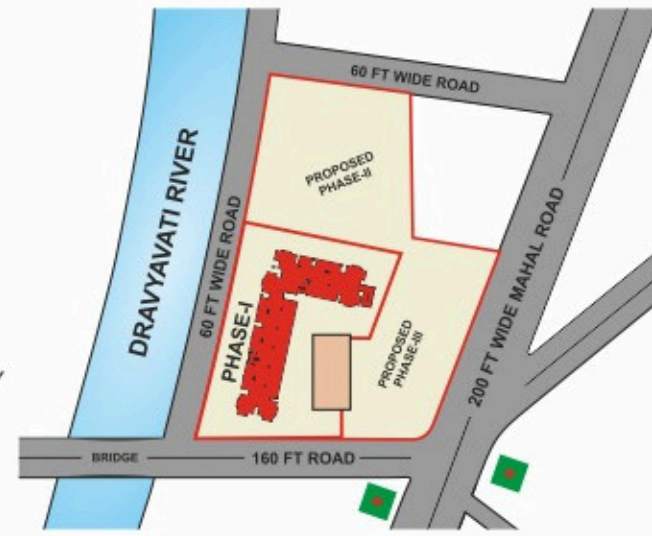
160 FT WIDE ROAD



## CLUB FLOOR

THE CLUBHOUSE  
STUDIO | 1BHK | 2BHK

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PROPOSED HOTEL LOBBY ENTRY



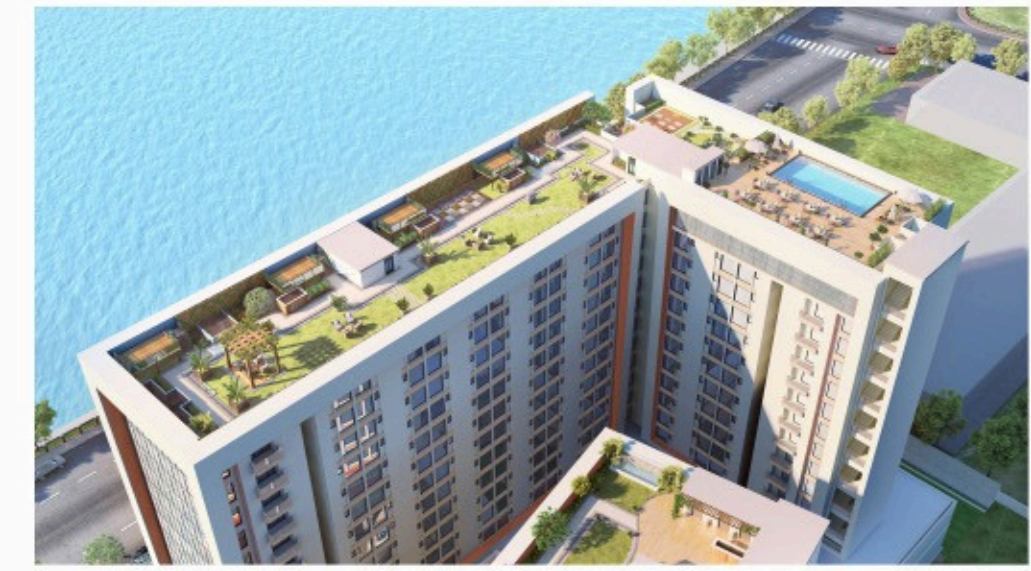
DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD



## TERRACE FLOOR

ROOFTOP CLUBHOUSE

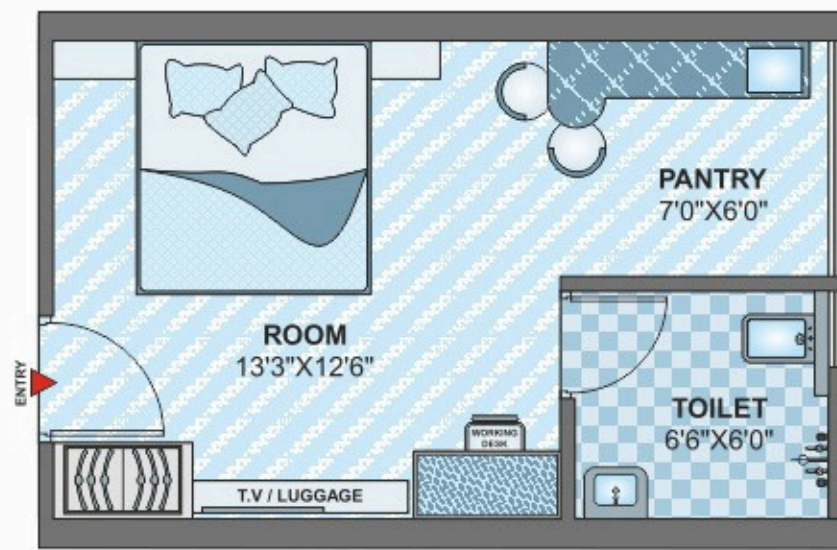


DRAVYAVATI RIVER  
( 400FT WIDE FRONT )

60 FT WIDE ROAD

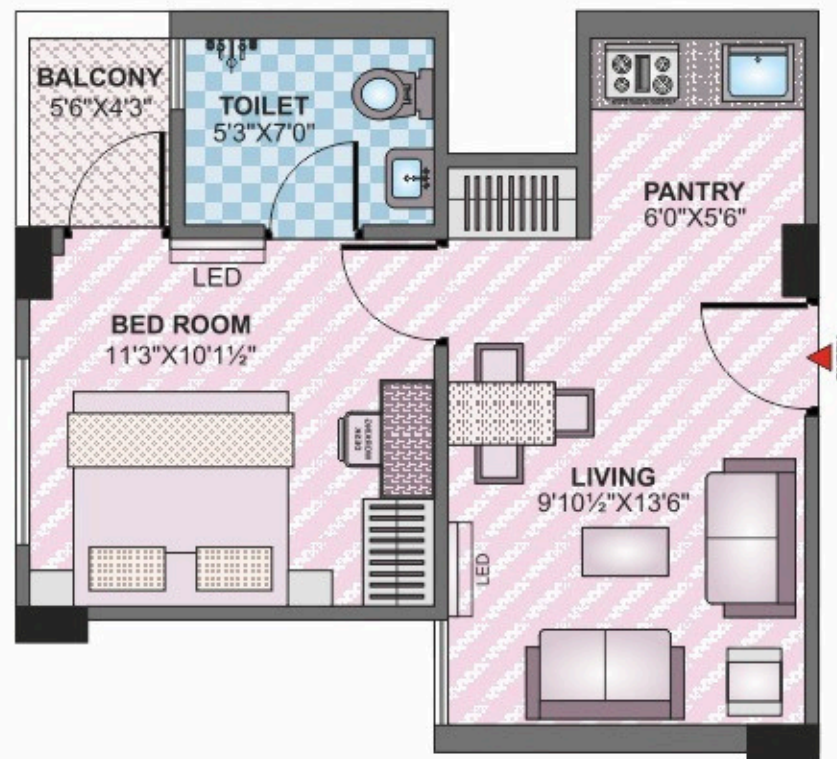






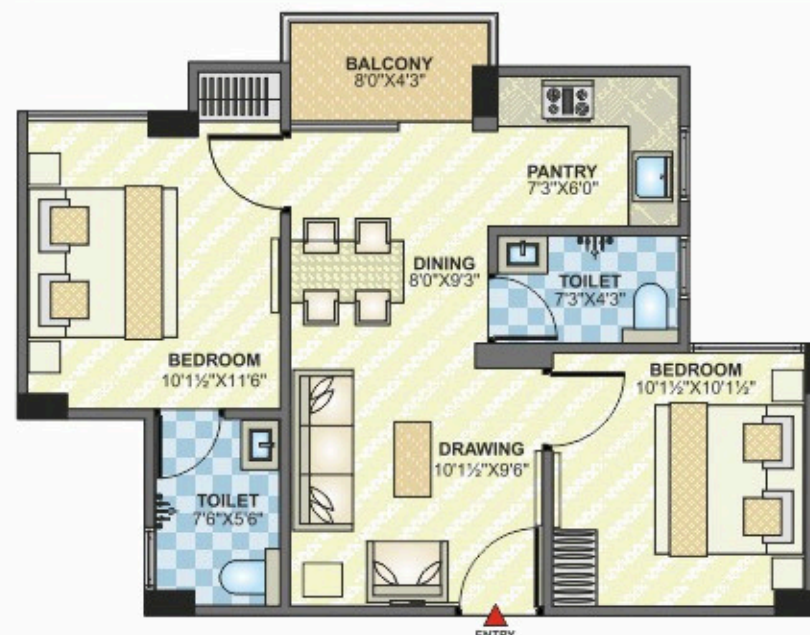
**STUDIO** ( Second to Eleventh Floor )

- Super Built-up Area : **375 Sq.ft.**
- Carpet Area : **242.66 Sq.ft.**
- Built-up Area : **267.71 Sq.ft.**
- Balcony Area : **000.00 Sq.ft.**



**1 BHK** ( Second to Eleventh Floor )

- Super Built-up Area : **536 Sq.ft.**
- Carpet Area : **319.28 Sq.ft.**
- Built-up Area : **384.89 Sq.ft.**
- Balcony Area : **23.78 Sq.ft.**



**2 BHK** ( Second to Eleventh Floor )

- Super Built-up Area : **845 Sq.ft.**
- Carpet Area : **519.33 Sq.ft.**
- Built-up Area : **602.78 Sq.ft.**
- Balcony Area : **35.40 Sq.ft.**

Disclaimer : These fixtures, fittings, and furniture displayed is only for decorative purpose and is not a part of standard unit offered by the company.

## SEMI-FURNISHED HIGHLIGHTS

### KITCHEN

- Lower Modular Kitchen
- 2 Gas Burners
- Gas Bank Facility
- Exhaust Fan
- Provision for R.O.
- Provision for Geyser
- Provision for Chimney

### LIVING / DINING ROOM

- Premium Vitrified Tiles
- 1 Ceiling Fan & Tubelight
- Provision for DTH Connection
- Intercom Point
- Provision for AC
- Universal Socket USB Mobile Charger

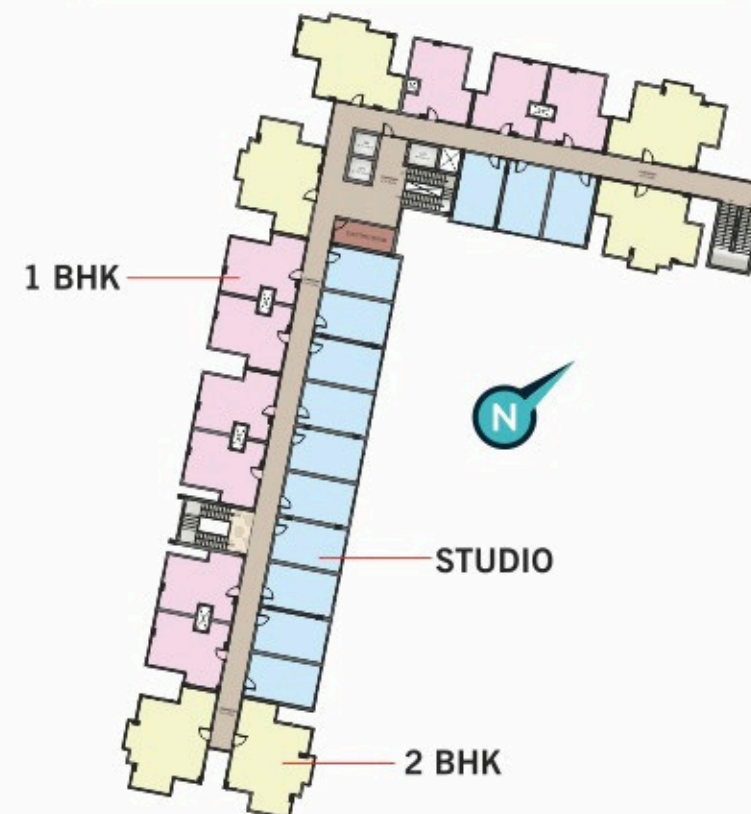
### BEDROOM

- Provision for AC
- Premium Vitrified tiles
- UPVC french window
- Intercom Point
- 1 Ceiling Fan & Tubelight
- Universal Socket USB Mobile Charger

### TOILETS

- Jaquar premium brand sanitary fittings
- Single counter Washbasin
- Exhaust Fan
- Provision for Geyser

## UNIT FLOOR PLAN



## APARTMENTS SPECIFICATION

AREA	FLOORS	DOORS	WINDOWS	WALLS/CEILING	ELECTRICAL	OTHERS
LIVING	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Hi-end Electrical Switches with concealed copper wiring	Point of T.V / Telephonic/ A.C.
DRAWING	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	—	—
BEDROOM	Premium Vitrified tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Hi-end Electrical Switches with concealed copper wiring	Point of T.V / Telephonic/ A.C.
TOILETS	Anti Skid Ceramic Tiles	Flush Door	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Premium Quality Switches, Exhaust Fan, Provision for Geyser	Single Counter Washbasin
BALCONIES	Anti Skid Ceramic Tiles	—	UPVC Windows	—	—	—
KITCHEN	Premium Vitrified tiles	—	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Exhaust Fan, Tube light Provided. Hi-End Electrical Switches, Provision for Geyser & Chimney	Provision for R.O. & 2 Burner, SS Sink, Granite Slab
COMMON LOBBY	Vitrified tiles	—	UPVC Windows	POP Finish on walls with cornice & Quality Paint	Power Back up (Silent D.G. Set) for Common Service	—

- 100% Power Backup for Common Areas and 3 KVA Power Backup for each flat.
- Gas Bank facility.
- Provision for DTH, Intercom & Internet Connection.

## BUILDING SPECIFICATIONS FOR COMMERCIAL & RESIDENTIAL

- Imposing Entrance
- Magnificent elevation with Glass Facade.
- Combination of Painted Surfaces.
- Multiple Staircases including Fire Staircases.
- Escalators connecting Lower Ground floor to 1st Floor.
- Passenger lifts in Residential. Capsule & Passenger lift in Commercial connecting all Floors respectively.
- Shops lobby with exclusive Designer Vitrified Tiles & Glass Railings planed around breathtaking Atrium.
- False Ceiling in Lobby areas in Residential & Commercial.
- Earthquake Resistant Building.
- Parking for Residential & Commercial on First Come First Serve Basis.
- 100% power backup for common / Service areas for both Residential & Commercial
- 24 hours gated Security with Latest Security Devices.
- Well-appointed Public Toilets.
- Automatic boom barrier on Main Entrance Gates of the Building.
- Dedicated metered AC chiller plant for Commercial shops.
- 2 dedicated Atrium for Commercial Shops.
- Breathtaking Landscaping & Water Bodies.
- Impressive Entrance Lobby for Residential.