





Tricity's most coveted address
in sync with nature and the urban lifestyle...

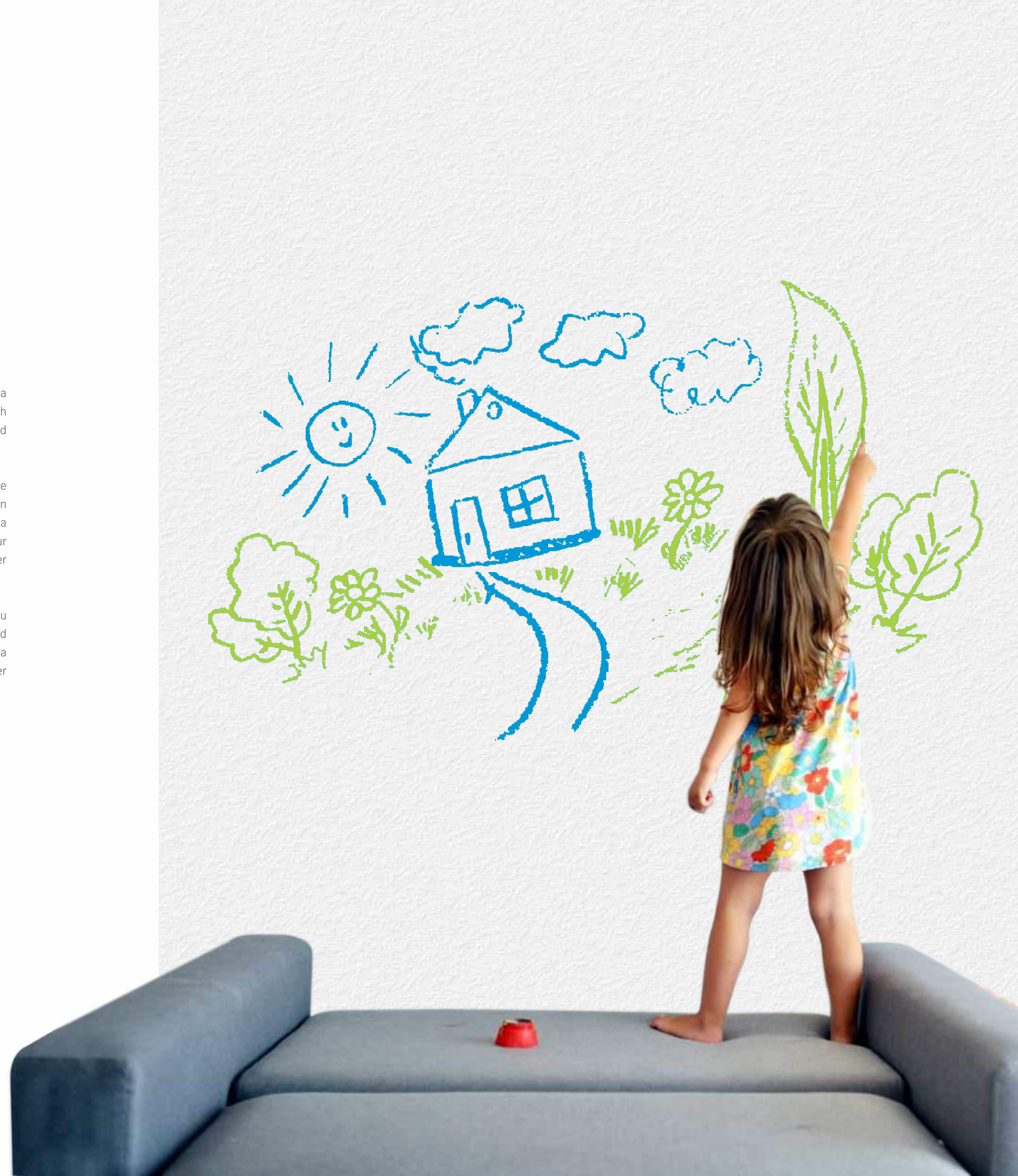
A doodle of inspiration...

Give your kid a crayon and sink a simple instruction into his/her mind. “Draw a dream home for your family.” Chances are he/she will draw a box shaped house with triangular roof and squares for windows and doors. Now look around this house and you'll find the sun shining in an open blue sky, a vast green field and also – a tree.

Instinctively since we were little, a dream home has always been closer to nature than to a concrete jungle. At Riverdale Aerovista, we too are big kids that doodle on blueprints. We believe there are few key elements that become the foundation of a perfect home. Bigger living space – for you to throw a party for your colleagues, your wife to decorate at will and your kids to play hide and seek rounds that last longer than 3 seconds. After all that, a bigger space is never too much to ask.

A home should also be affordable without compromising the quality of living. If you live next door to “pollution” and everyday's chaotic “traffic jam”, it's hardly a good address. We believe a dream home should also be closer to nature to promote a healthier lifestyle. It also should be accessible so that you do not miss another dinner with your family.

So before deciding on buying a house, ask yourself this question, “What is a dream home to you?” then get some crayons, extra blue and green ones and start doodling!

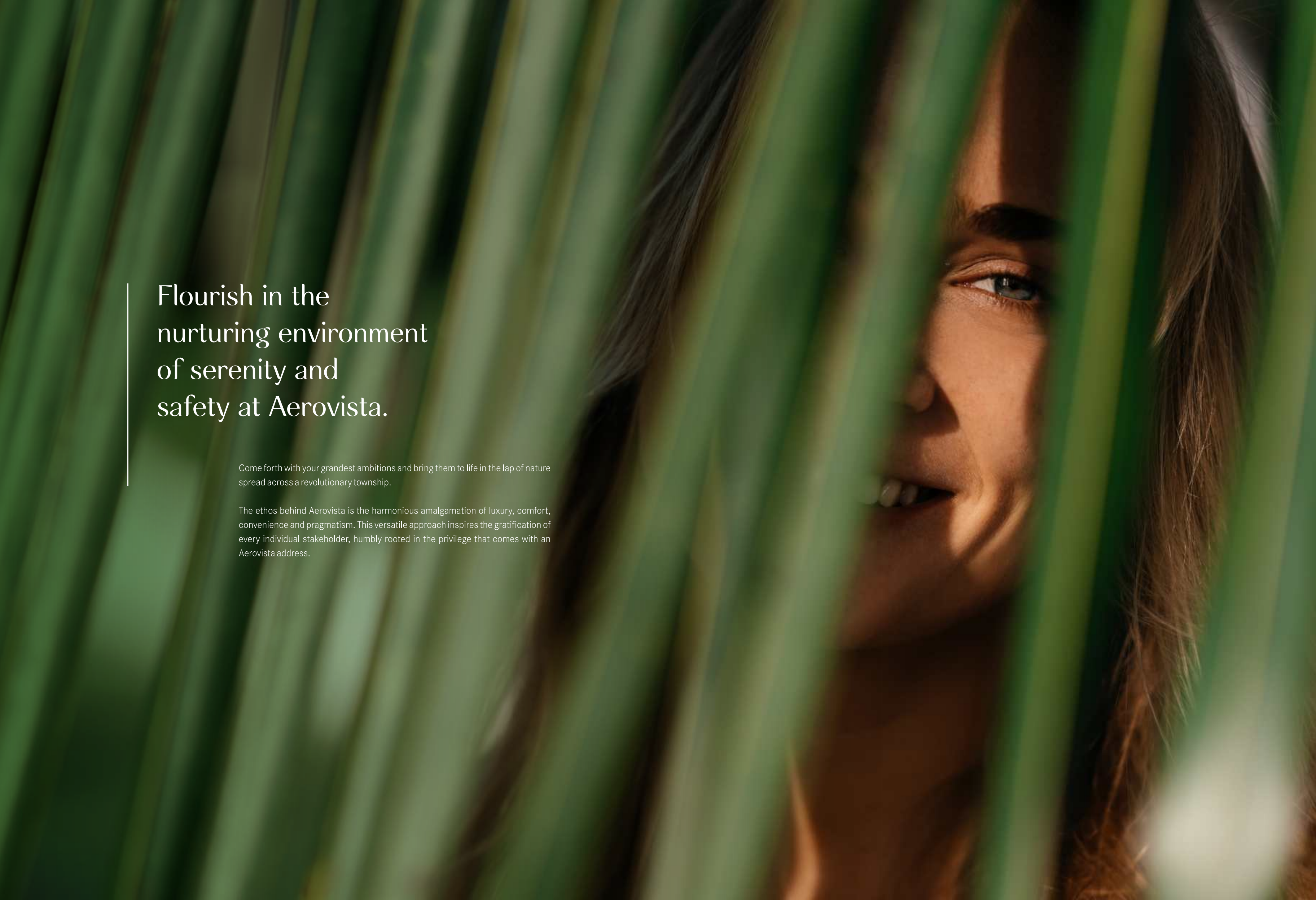




“

The true purpose of a citizen's life
is not merely to settle down in society, it is to
become a well organized & responsible participant
in a productive and vibrant global environment.

”



Flourish in the nurturing environment of serenity and safety at Aerovista.

Come forth with your grandest ambitions and bring them to life in the lap of nature spread across a revolutionary township.

The ethos behind Aerovista is the harmonious amalgamation of luxury, comfort, convenience and pragmatism. This versatile approach inspires the gratification of every individual stakeholder, humbly rooted in the privilege that comes with an Aerovista address.



“

When planting a tree, you must ensure that it gets ample sunlight and nourishment from the mother earth.

”

Aerovista is the first of its kind contemporary township to arrive in the periphery of Mohali-Tricity. Situated on the 200-feet wide airport road in the prosperous and admired vicinity of Sector 82, the location provides an unmatched experience for all. Nestled amid nature with greenbelts and sprawling farmlands on its posterior, the tranquil air is as pure as it is serene. At the same time, Aerovista is located at the regional hub of connectivity, not too far from the hustle and bustle of life – collectively overlapping a path towards Delhi, Chandigarh, Punjab, Haryana, J&K and Himachal Pradesh directly.

Even within the immediate periphery, Aerovista is within driving distance from GMADA's retail, education, media, institutional and industrial hubs. It easily comes into perspective as the facts speak for themselves. Chitkara University is hardly ten minutes away, Chandigarh University 15 minutes, Fortis Hospital ten minutes, Infosys campus & Ashoka University less than 1 Km, IISER within a 5 minutes distance, Aerocity's retail and entertainment hubs are even closer and lastly Greater Mohali Industrial Area being just ten minutes away.

But Aerovista is not where you come to leave. Aerovista is where you arrive to stay; plant your roots and prosper...



A huge location Advantage





Aerovista begets excitement for one and for all!

From the elegant beauty of the Spanish villas to the meticulous craftsmanship of the landscaped parks. The wanderlust of the waterfalls or the peaceful environment of the manicured lawns. The practicality of the commercial complex or the convenient ownership of individual floors & personal premium villas.

Aerovista has something for everyone.



“

Let's renew our relationship with nature.

”



A haven for every resident and visitor.

- Wake up and smell the air. Listen to the sounds of birds chirping.
- In the evenings, witness seniors chatting exuberantly. Listen to children giggling.
- At Aerovista, the adjacent highway connecting 5 different geographic locations is forgotten and left at the gate.
- Cars are replaced with trees.
- Puddles of smoke are replaced with fresh air and zen gardens.
- There are landscaped parks instead of parking lots.
- The stress of traffic lights is mitigated with meditation and yoga areas.
- The backdrop is dotted with clear skies and beautiful nature.



Every step
you take at Aerovista
is meticulously
planned.

The open spaces provide a secure environment for your children to play in. Wide open roads ensure visitors can comfortably navigate the township. Designated picnic spots encourage social interactions. Underground electric mains avert intrusion with flora and fauna. Small mounds add character to the landscape. At Aerovista, every square inch of land serves a purpose. A purpose that satiates your desire to nestle in nature and rejuvenates your senses with positivity. Let nature dazzle in your life, only with Aerovista.



“

Every man needs a relaxing place away from home.
To be himself. To let go himself.
And yet be eager to come back home.

”





A temple of grandeur accessible to all.

The clubhouse at Aerovista promises to be the epitome of life itself. The culmination of very ethos of Aerovista is best personified by the clubhouse - luxury, comfort, convenience, class and pragmatism. The cobblestoned pathway leading up to the archway brings you face-to-face with an architectural marvel meant to unite men, women and children of Aerovista. The largest and the only-one-of-its-kind in the region, Club Estrella will take care of every single requirement you can dream of no matter how impractical it may seem.





Club Estrella - An unparalleled retreat experience.

- Shower your guests with an unforgettable service experience at the open restaurant next to pool.
- Dive into the deliciousness of contemporary global cuisines with unique dining facilities.
- Relax away on a Sunday afternoon with a game of snooker with your pals.
- Host opulent gatherings at the banquet hall.
- Attend elegant celebrations at the lawns.
- Come together for ecstatic sundowners at the poolside bar.
- Learn patience from the elders over an afternoon of Bridge and Rummy at the Card Room.
- Experience the rush of endorphins after a satisfying workout at the gym.
- Safely let your visitors enjoy a private night's stay at our rooms and suites.
- Pamper yourself at the salon and spa.
- Sizzle it up with barbecues and cocktails on the patio...

Let your imagination run wild as our concierge serves the world on a silver platter for you to enjoy. Mesmerise your senses with enchanting experiences, offering an abundance of services. Only at Aerovista, the clubhouse will appeal to you more than your own home.

“

Every element, no matter how small, comes together to become something far greater than the sum of their parts.”

”

Aerovista - A bespoke community, tailored to your needs, where all details have been thoughtfully considered and designed to bring harmony & balance to your life.

Aerovista with its brilliant location neighboring Aerocity Mohali, International Airport and a rapidly developing business district, is poised to be a new Hotspot in the tricity of Chandigarh, Mohali & Panchkula. Connected by an extensive network of highways, Aerovista makes going places a breeze.

Its close proximity to major establishments like Mohali IT Park, Fortis, ISB, leading Universities, International Schools and Shopping Malls & Multiplexes, makes it a star buy with unlimited potential in capital appreciation.



“

An intricately crafted
development nestled in the
lap of nature.

”



3 BHK PREMIUM HOMES

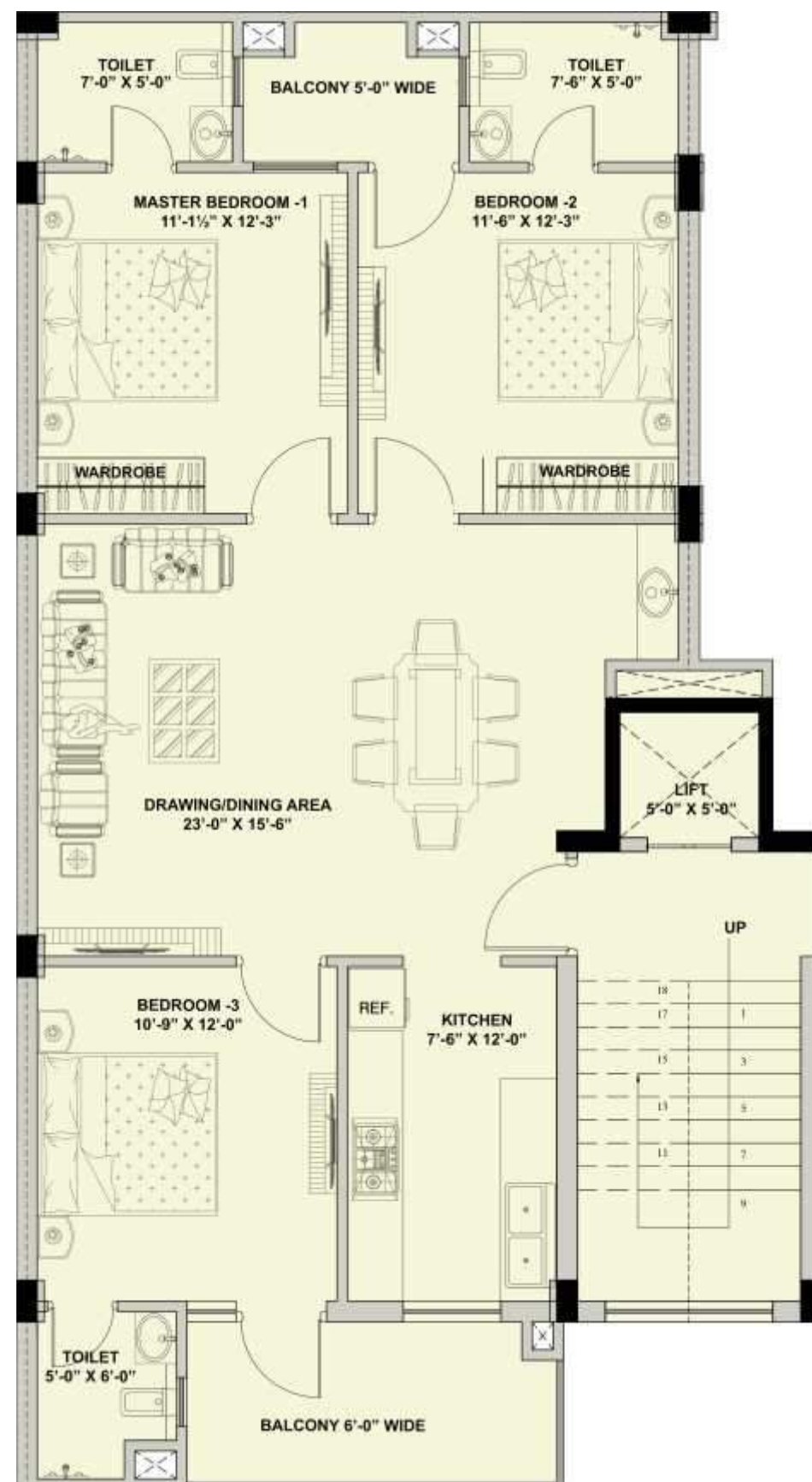


RUSTICA HOMES

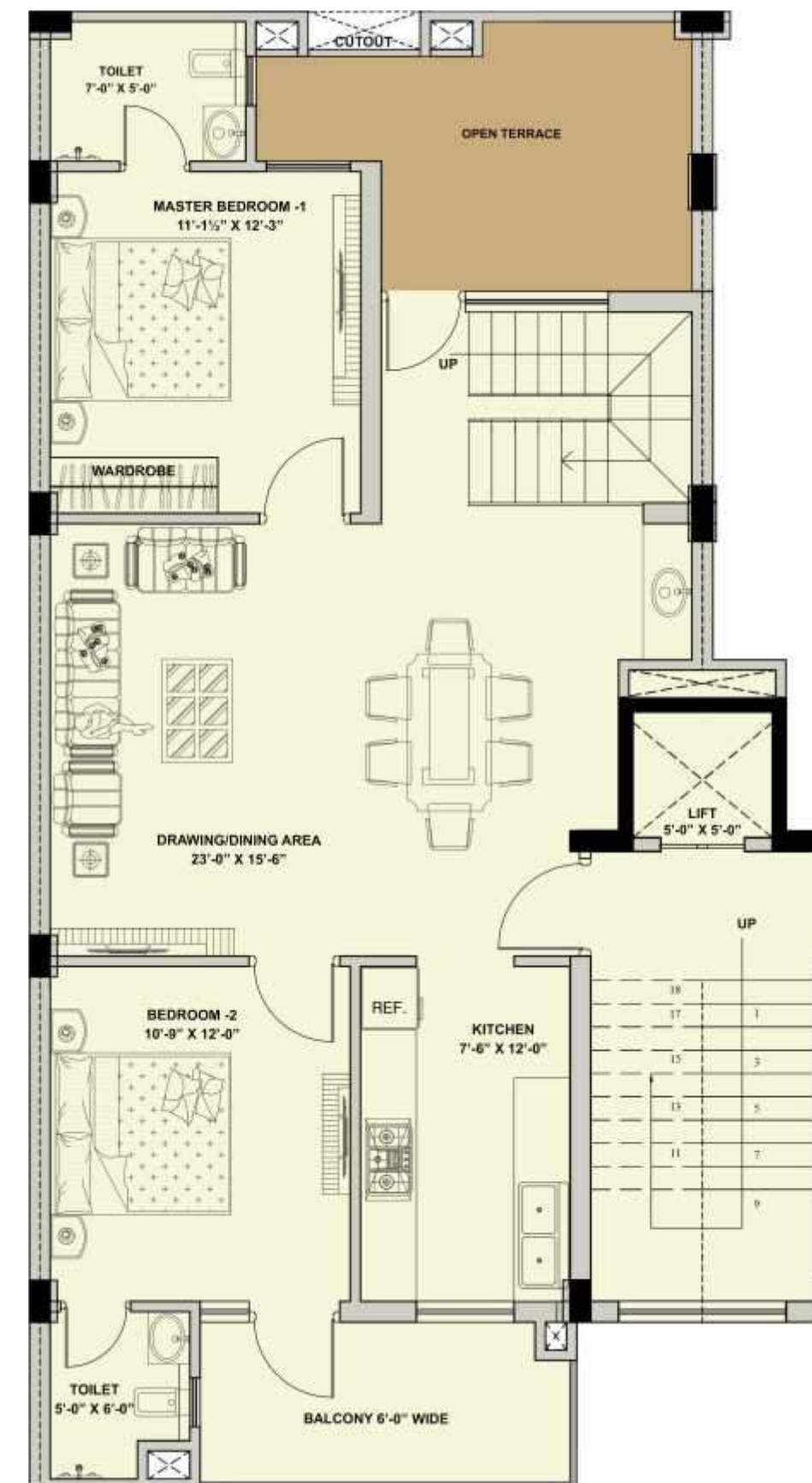
3 BHK Independent Floors



First & Second Floor (3 BHK)
Super Area: 1562.75 Sq. Ft.



**Duplex Penthouse
(Lower Level)**



Duplex Penthouse
(Upper Level)

RUSTICA HOMES
3 BHK Independent Floors



Rustica Homes Features

Rustica Homes have been designed for those who dream of owning a spacious apartment on Airport Road with multiple advantages of location, quality, style & value, within an affordable price range. These premium homes not only boast of a flavour of Spanish Architecture and Neo Classical Style, but also carry special Brand strength of Riverdale Group with an enviable track history, heritage and legacy. Hence, these affordable luxury homes are in true sense "Value for Money". These are situated at a prime location along Chandigarh/Mohali International Airport road and meets aspiration of a nuclear family. Added bonus is an independent servant-cum-store room in the stilt besides car park.



5 BHK LUXURY VILLAS
with Independent Servant Accommodation

Serena
LUXURY VILLA



Ground Floor

Dimensions: 38'-0" x 94'-6"
Area: 399 Sq. Yds.

Serena

LUXURY VILLA

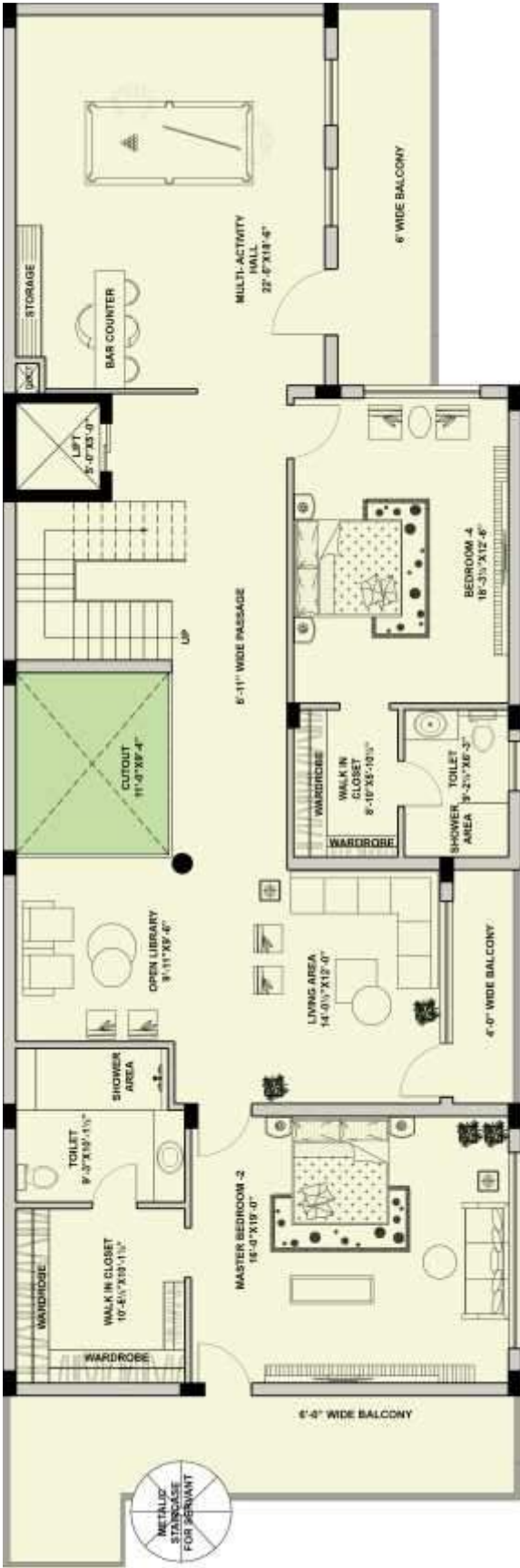


First Floor

Dimensions: 38'-0" x 94'-6"
Area: 399 Sq. Yds.

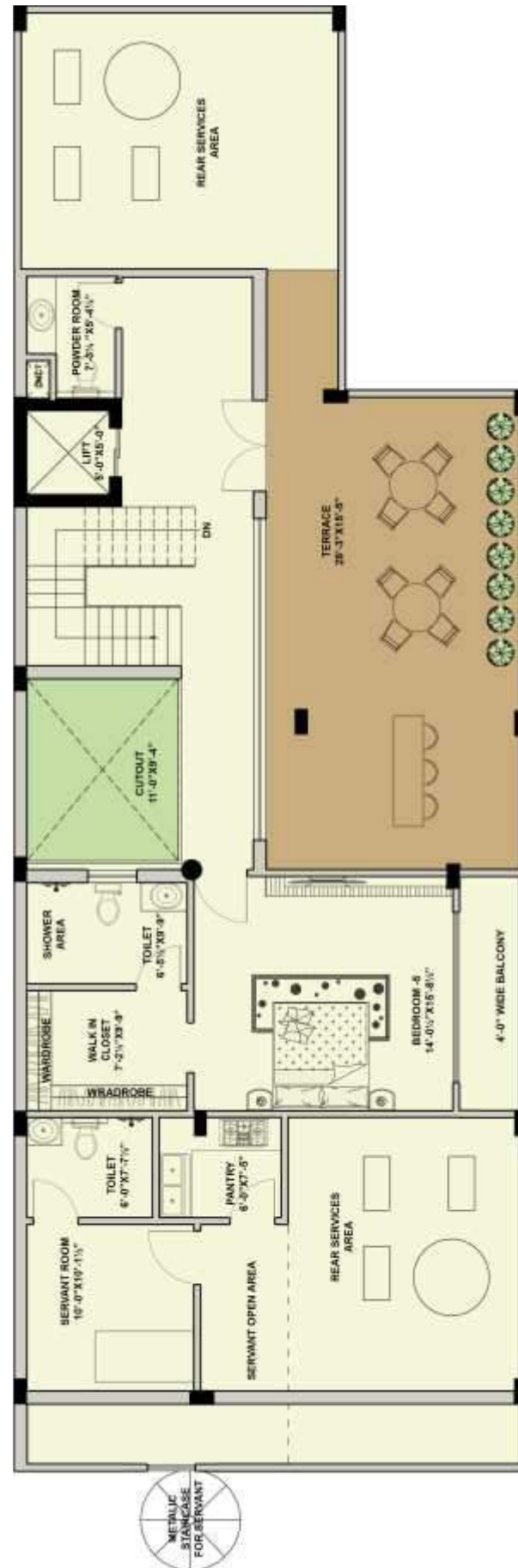
Serena

LUXURY VILLA



Dimensions: 38'-0" x 94'-6"
Area: 399 Sq. Yds.

Serena
LUXURY VILLA



Serena Luxury Villa Features

An ultimate Class in itself, these Villas have been crafted for a few privileged families who not only believe in excellence but are always in pursuit of perfection.

Built over 400 Sq Yards of land at prime location on 40 ft. wide road, Serena Villas stand out with tall pride and enviable imposing grandeur.



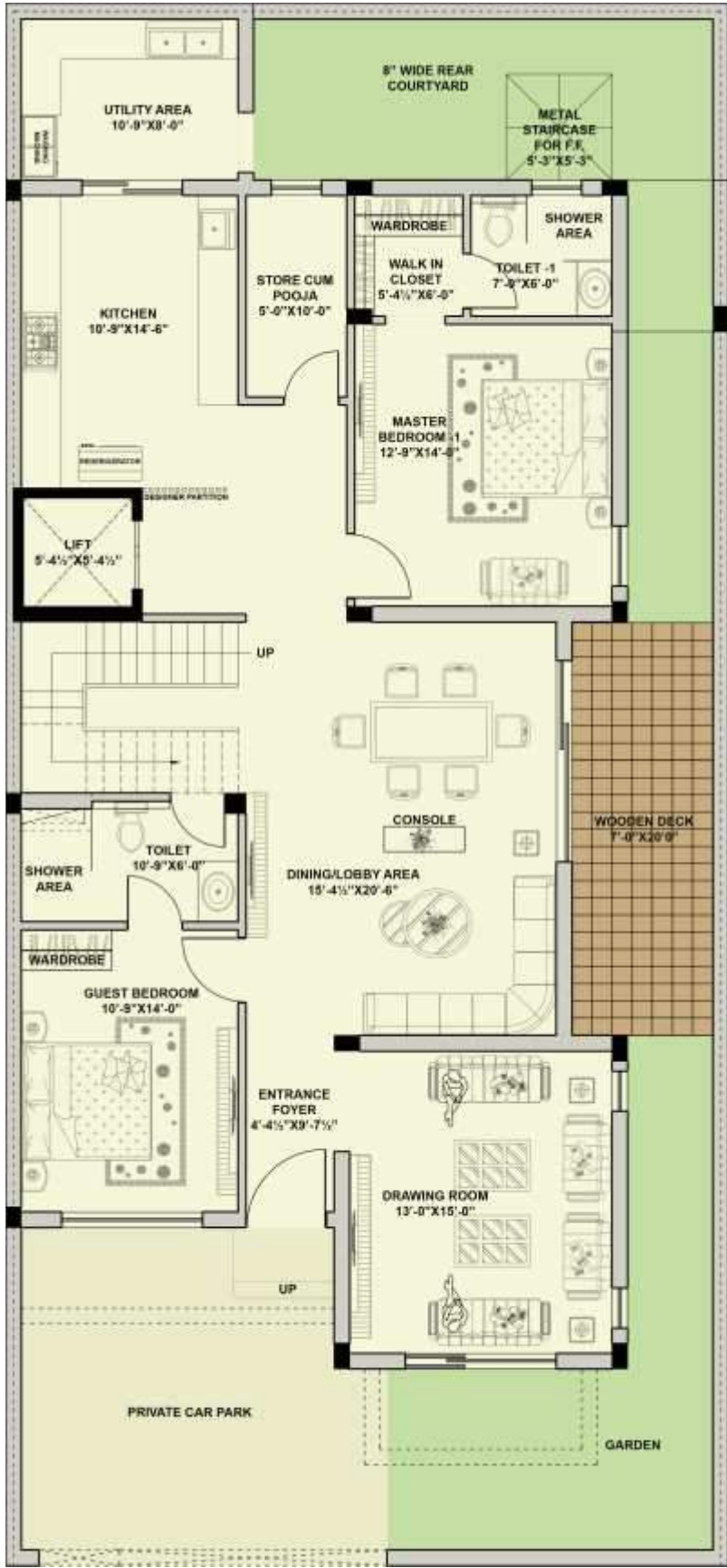
5 BHK LUXURY VILLAS
with Independent Servant Accommodation

Gloria
LUXURY VILLA



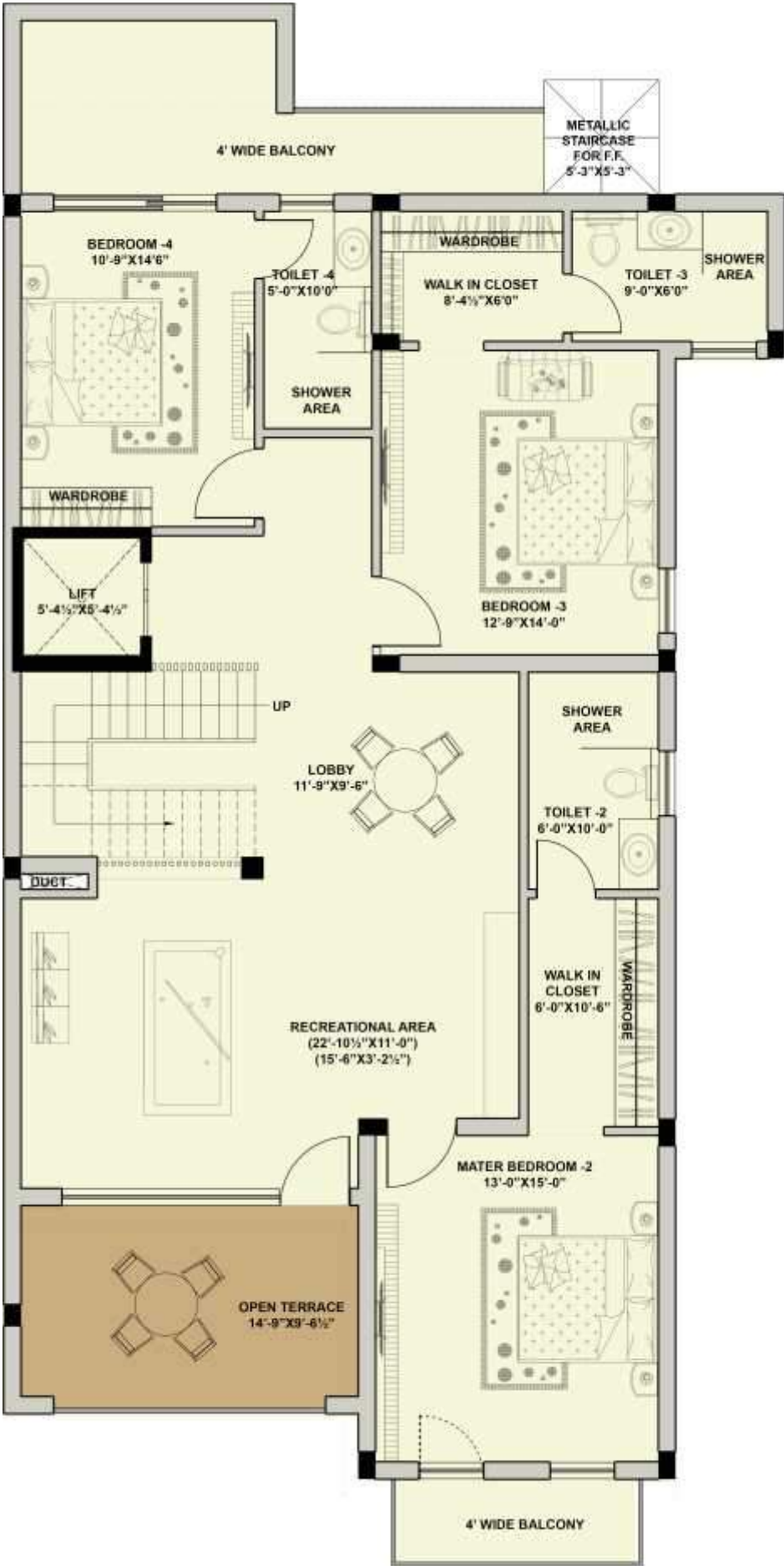
Ground Floor

Dimensions: 35'-0" x 77'-0"
Area: 299.4 Sq. Yds.



First Floor

Dimensions: 35'-0" x 77'-0"
Area: 299.4 Sq. Yds.

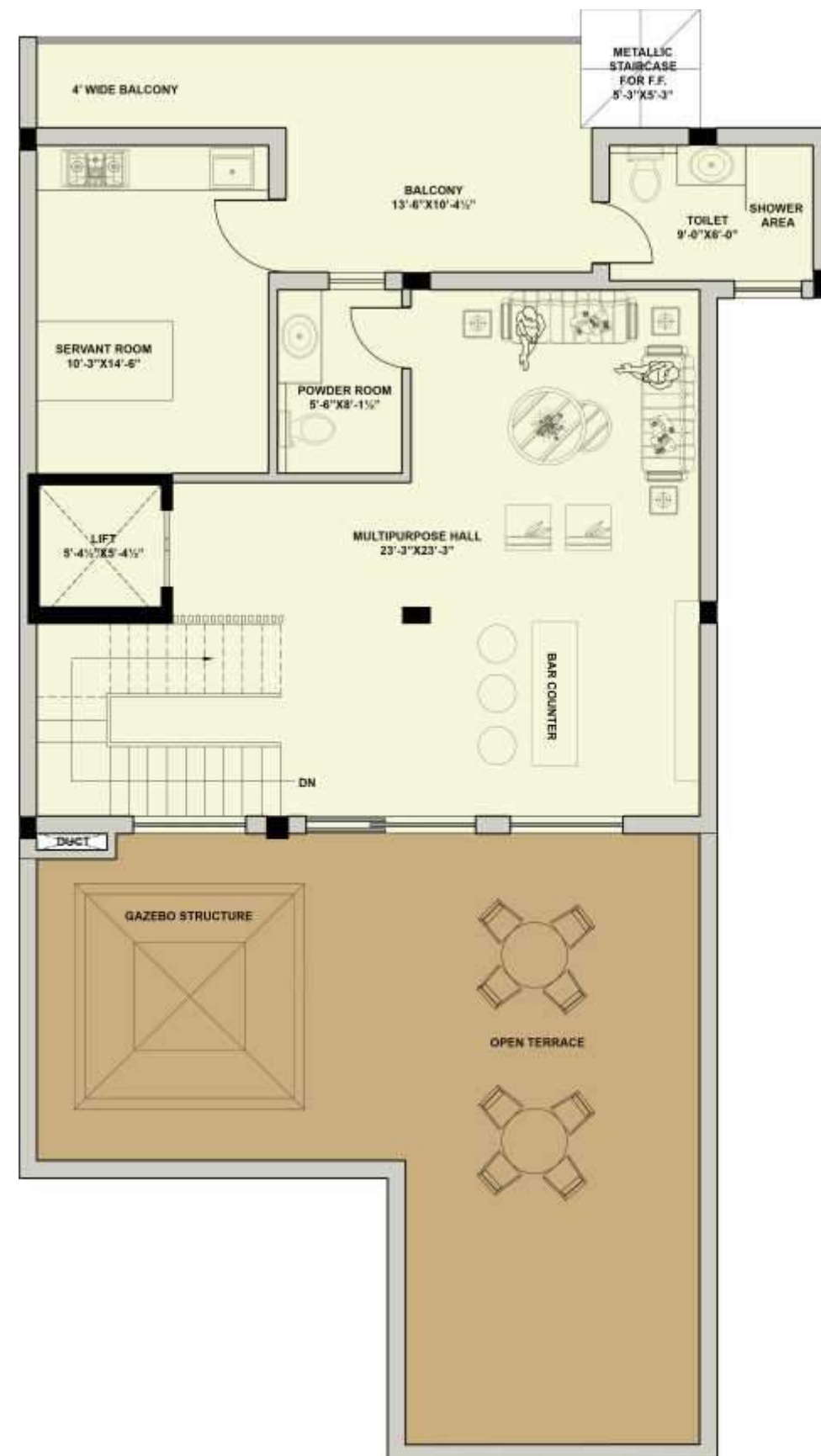


Second Floor

Dimensions: 35'-0" x 77'-0"

Area: 299.4 Sq. Yds.

Gloria
LUXURY VILLA



Gloria Luxury Villa Features

As the name suggests, thoughtfully designed Luxury Villas that exhibit and radiate glory through their well-crafted architecture and aura.

- 3 Storeyed 5 Bedrooms Villas with 5 Washrooms
- 1 Powder Room
- Front and Rear Courtyards
- Big Recreational area
- Open Terrace
- Wide Balconies
- Independent Servant Accommodation

A luxury property created for a select few who deserve an exclusive class complimented by a special treatment.



5 BHK LUXURY VILLAS
with Independent Servant Accommodation

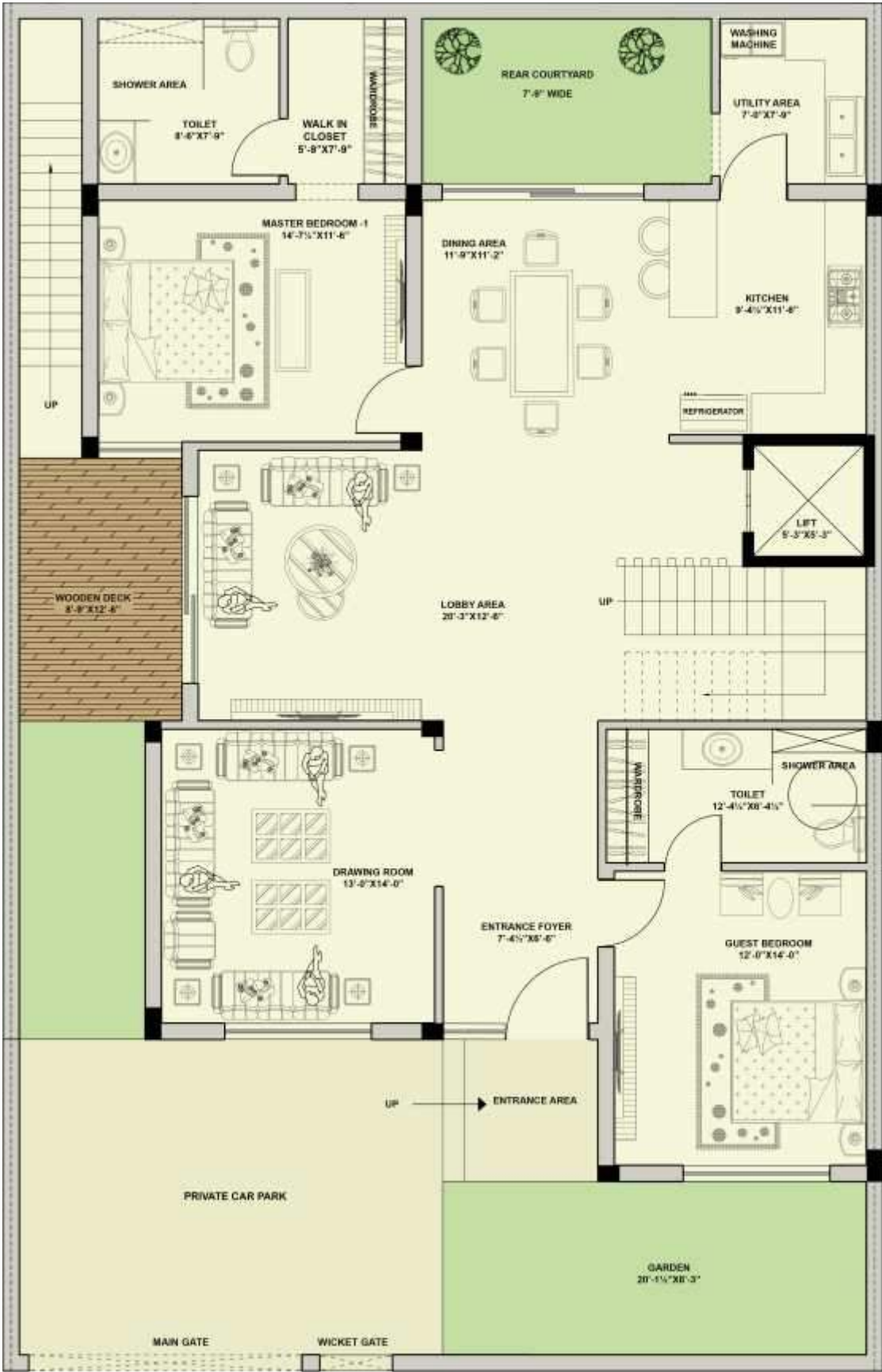
Gloria-II
LUXURY VILLA



Ground Floor

Dimensions: 41'-0" x 64'-6"
Area: 293.8 Sq. Yds.

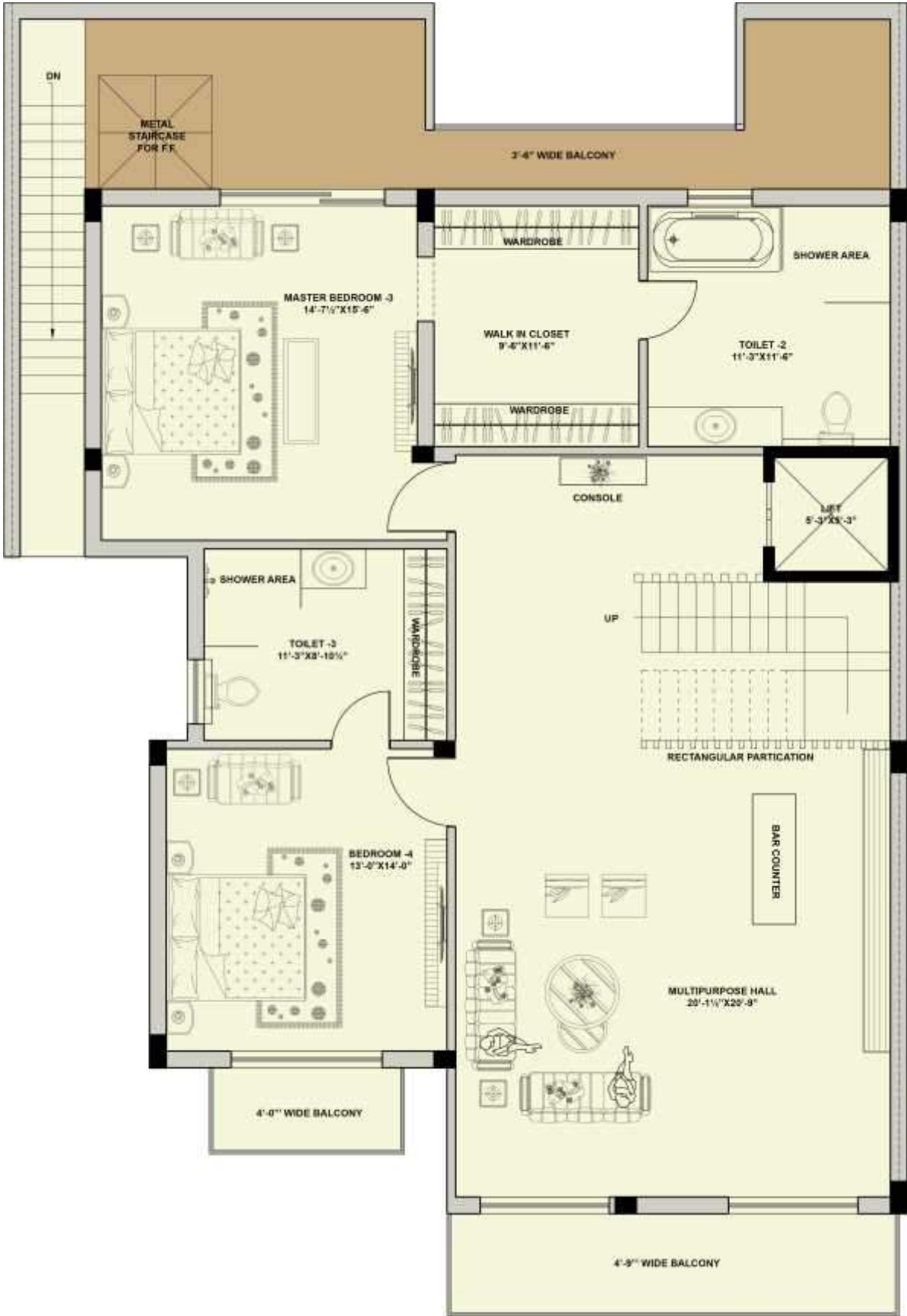
Gloria-II
LUXURY VILLA



First Floor

Dimensions: 41'-0" x 64'-6"
Area: 293.8 Sq. Yds.

Gloria-II
LUXURY VILLA



Second Floor

Dimensions: 41'-0" x 64'-6"

Area: 293.8 Sq. Yds.

Gloria-II

LUXURY VILLA



Gloria-II Luxury Villa Features

- Independent 3 Storeyed 5 Bedrooms luxury Villas with 5 Washrooms
- 1 Powder Room
- Family Lobby
- Front and Rear Courtyards
- Private Car Park
- Big open Terraces
- Independent Servant Accommodation

These Villas get identified with eye-catching unique architecture, style and design, tastefully crafted for a few blessed ones only.



5 BHK LUXURY VILLAS
with Independent Servant Accommodation

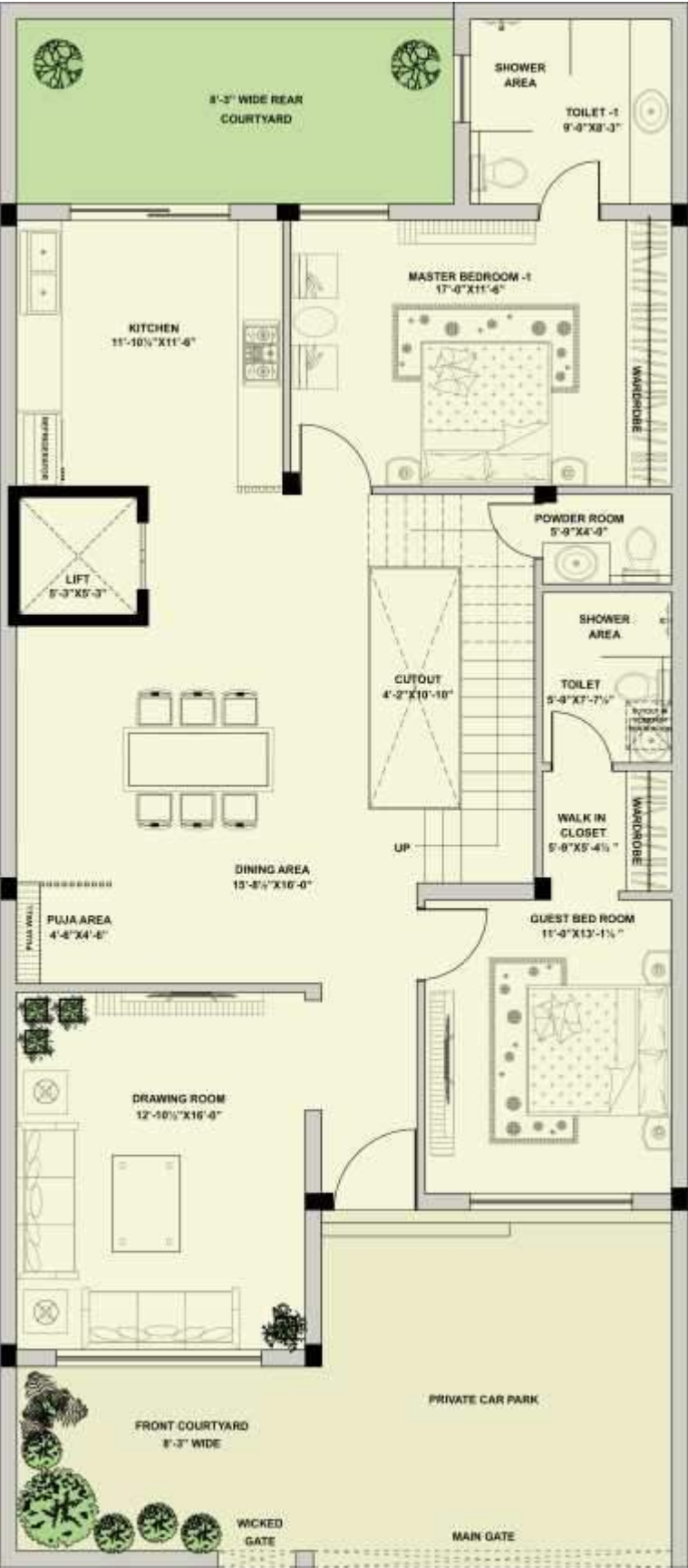
Gracia
LUXURY VILLA



Ground Floor

Dimensions: 30'-0" x 70'-0"
Area: 233.3 Sq. Yds.

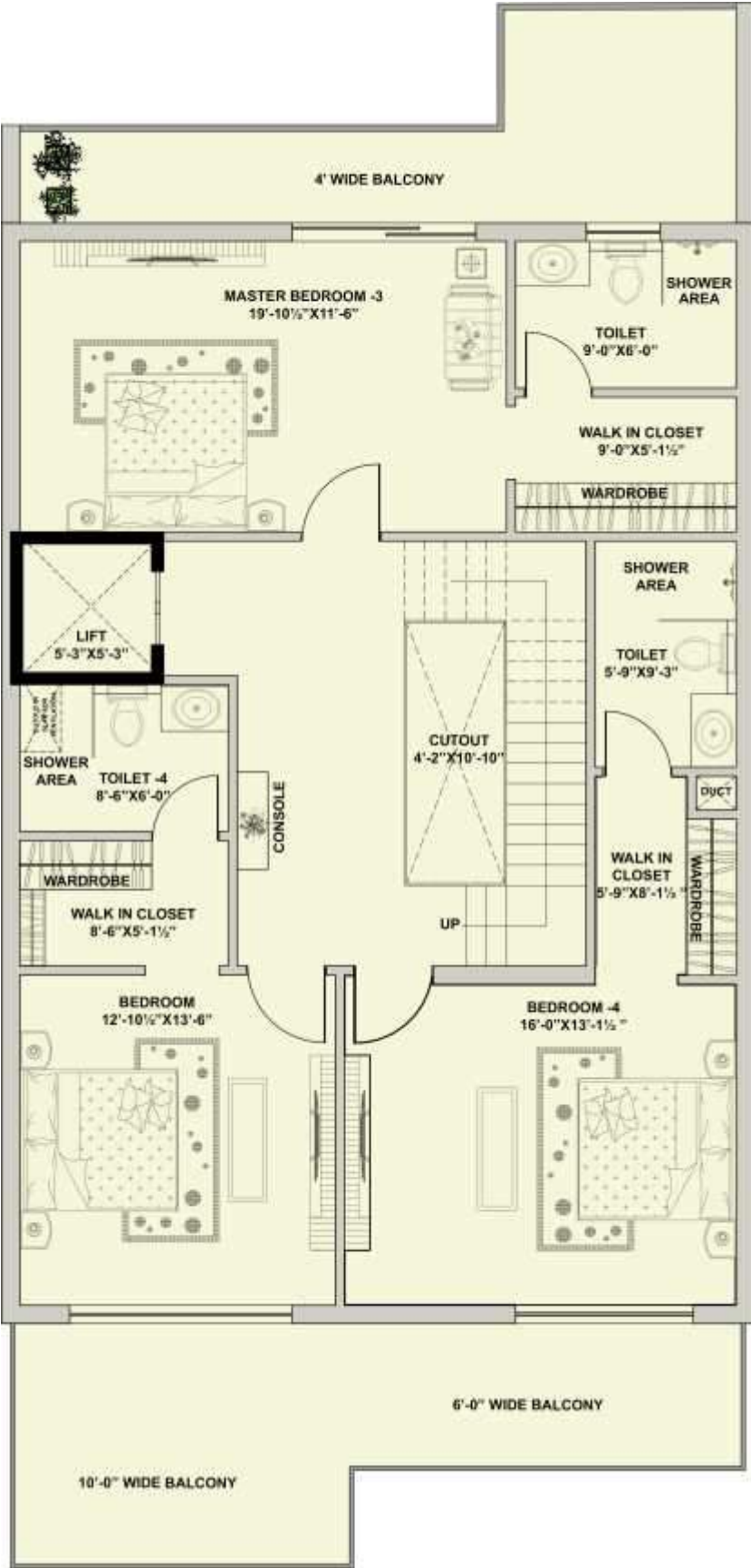
Gracia
LUXURY VILLA



First Floor

Dimensions: 30'-0" x 70'-0"
Area: 233.3 Sq. Yds.

Gracia
LUXURY VILLA

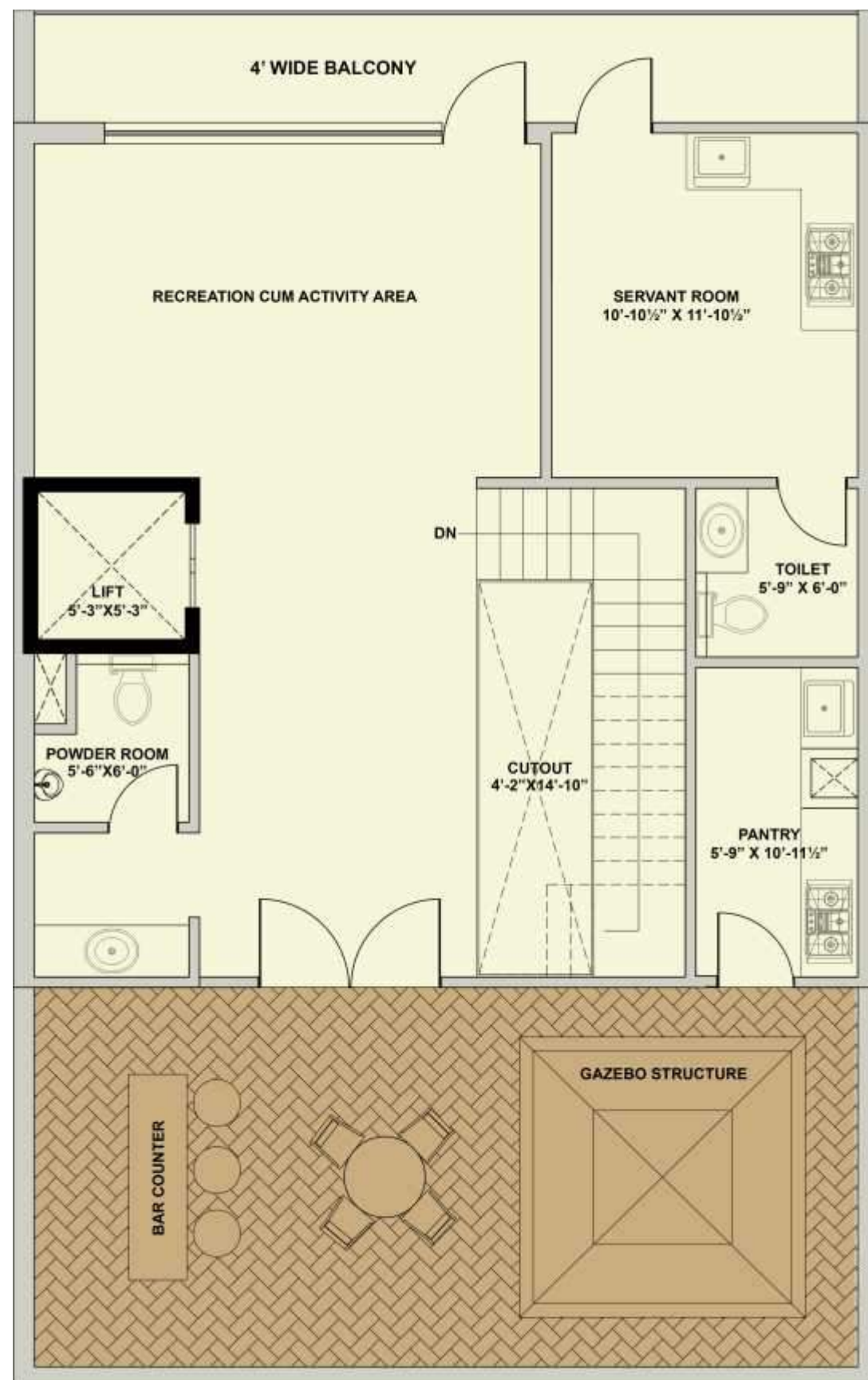


Second Floor

Dimensions: 30'-0" x 70'-0"

Area: 233.3 Sq. Yds.

Gracia
LUXURY VILLA



Gracia Luxury Villa Features

Gracia, the Graciously built 3 storeyed Independent 5 Bedrooms Villas with 5 Washrooms, 2 Powder Rooms, Front & Rear Courtyard & Multi-Recreation cum Activity Area.

The villa is supported by a big terrace, wide-balconies, independent Servant Accommodation and Private Car Park.

A Luxury Property created at affordable price for those who yearn for Style, Value & Pride.



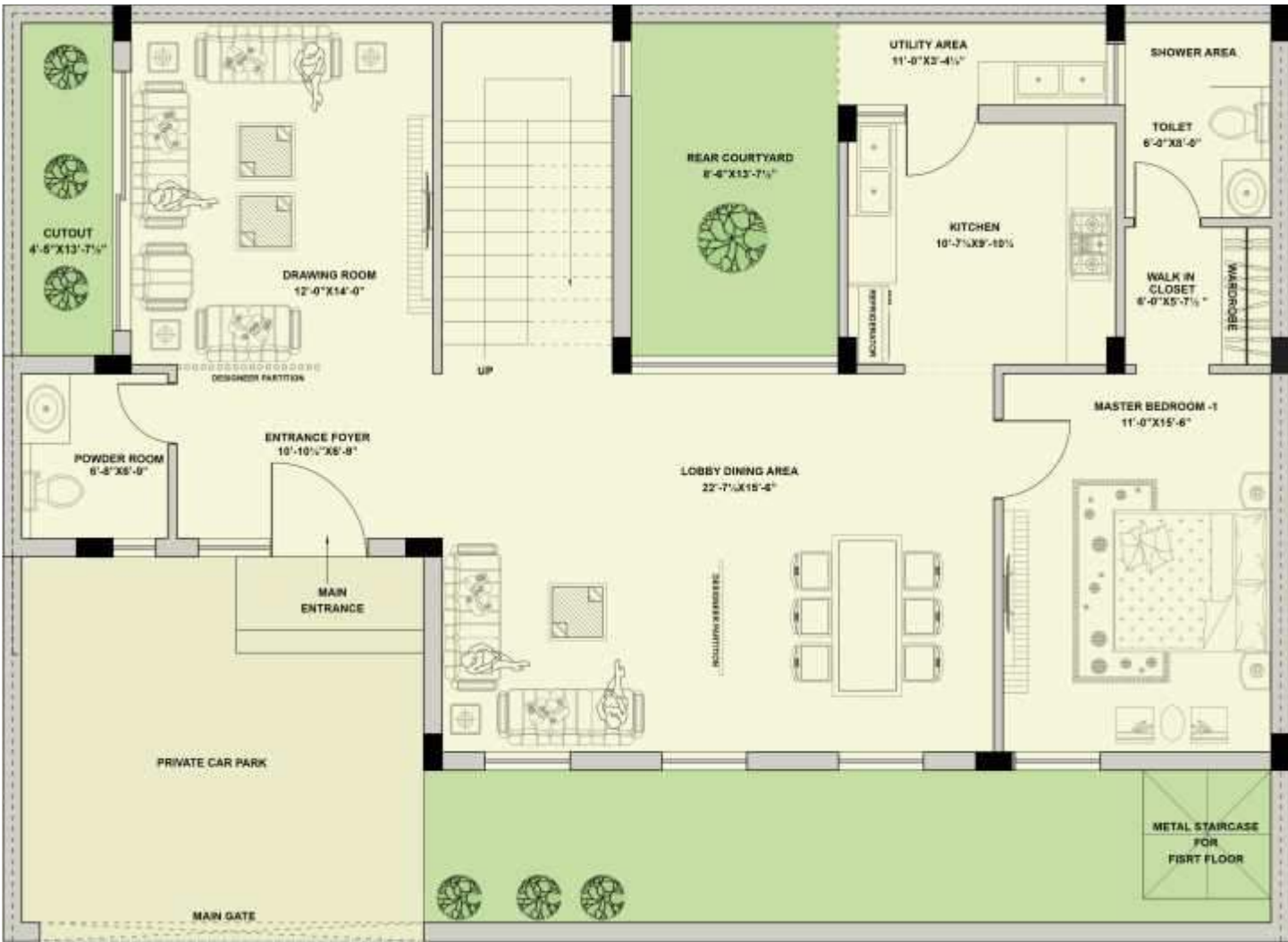
4 BHK LUXURY VILLAS
with Independent Servant Accommodation

Essencia
LUXURY VILLA



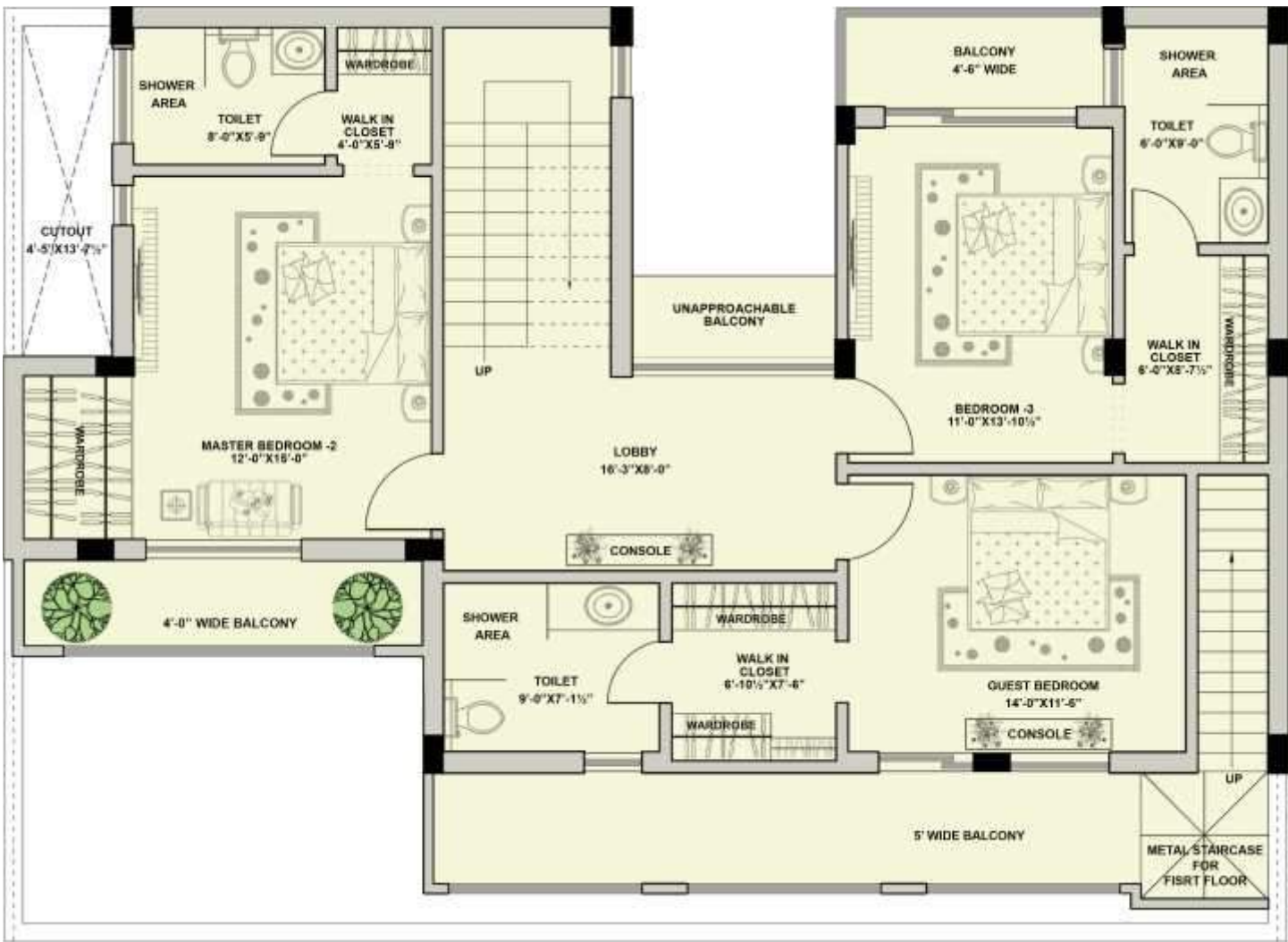
Ground Floor

Dimensions: 52'-8" x 38'-4½"
Area: 224.5 Sq. Yds.



First Floor

Dimensions: 52'-8" x 38'-4½"
Area: 224.5 Sq. Yds.



Second Floor

Dimensions: 52'-8" x 38'-4½"

Area: 224.5 Sq. Yds.

Essencia
LUXURY VILLA



Essencia Luxury Villa Features

- 4 Bedrooms, 3 Storeyed
- Luxury Villa with 4 Washrooms
- 2 Powder Rooms
- Multi-activity Hall
- Family Lobby
- Independent Servant accommodation
- Terrace and much more

Thoughtfully created for you, that too amidst beautiful nature & an excellent neighbourhood. Come & be a part of this peaceful, elegant & delightful abode, only at Riverdale Aerovista.



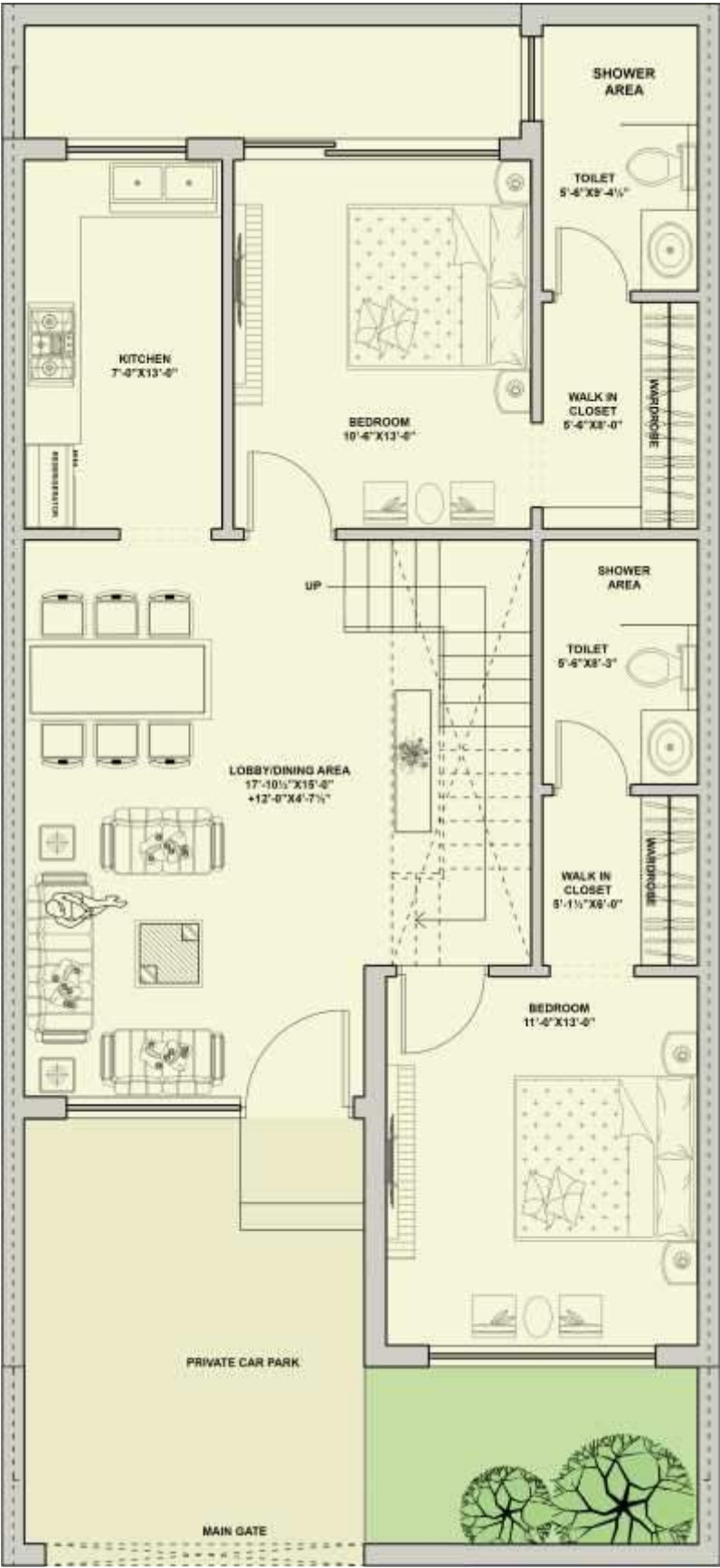
4 BHK LUXURY VILLAS
with Independent Servant Accommodation

Elena
LUXURY VILLA



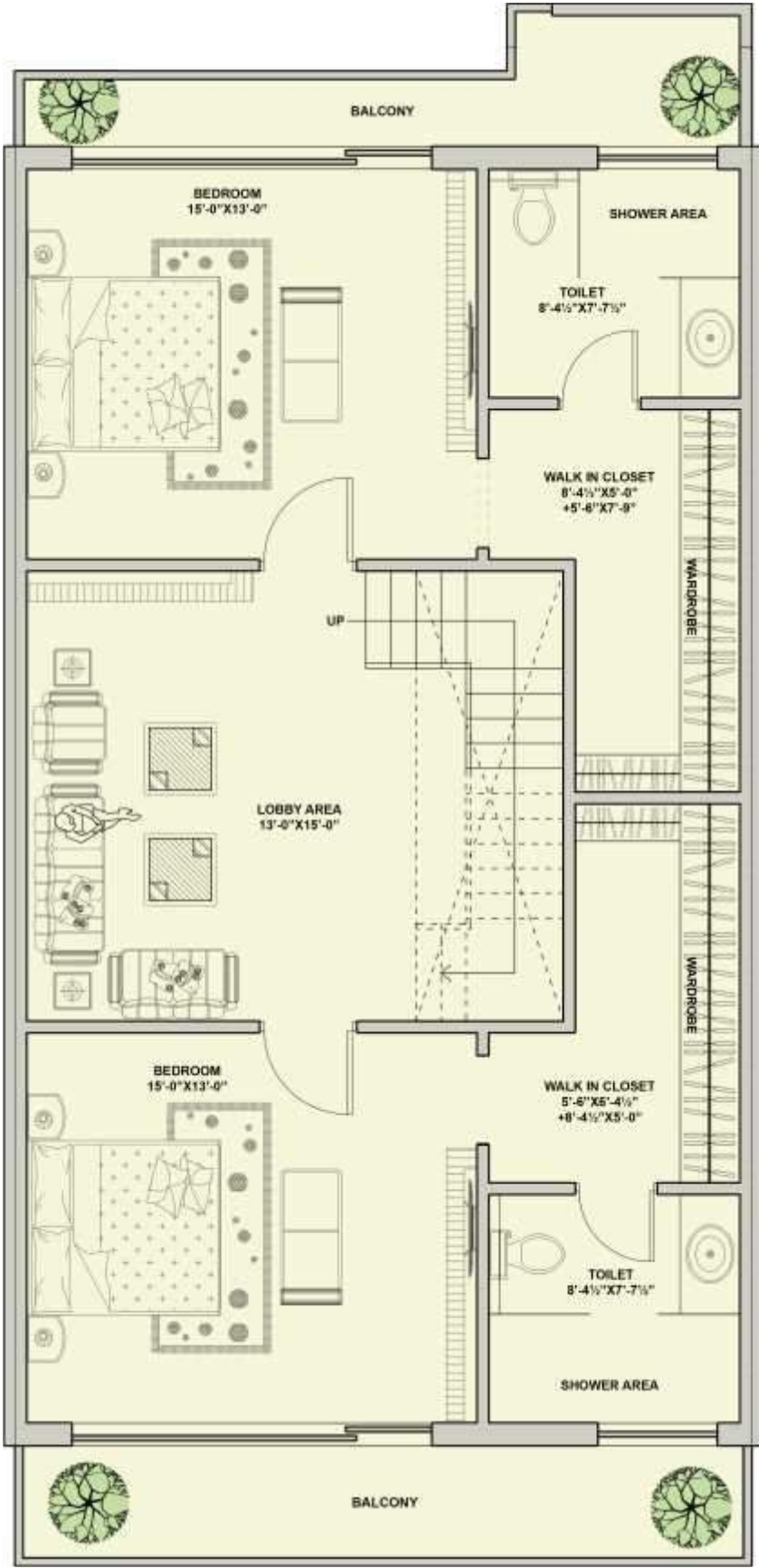
Ground Floor

Dimensions: 24'-6" x 55'-0"
Area: 150 Sq. Yds.



First Floor

Dimensions: 24'-6" x 55'-0"
Area: 150 Sq. Yds.



Elena Luxury Villa Features

- A Duplex Villa with 4 Bedrooms, 4 Washrooms, Family Lobbies on Ground and First Floor, a Small Lawn and Private Car Park.
- An Independent Freehold Property, Tastefully Built and Reasonably Priced.
- Excellent Neighbourhood, Serene and Peaceful Environment are all yours to relish.



COMMERCIAL BAYSHOPS WITH SOHOs

An ambitious entrepreneur seeks to invest wisely.

Our shopping arcade is perfect to establish a safe return.





SITE RESERVED FOR FUTURE EXPANSION

- PLOTS
- SHOPPING ARCADE
- VILLAS
- 3 BHK & 3 BHK + 1 FLOORS

Technical Specification

MODULAR KITCHEN

Walls	Ceramic Tiles upto 2ft.
Flooring	Vitrified Tiles/Ceramic Tiles, Anti Skid
Doors	Flush Door Shutter/Skin Doors
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	Granite Counter Top, Double Stainless Steel Sink

TOILETS

Walls	Plastic Emulsion Paint & Ceramic Tiles Upto 7Ft.
Flooring	Anti Skid Tiles
Doors	Flush Door Shutter/Skin Doors
Fittings & Fixtures	Jaguar/Hindware/Kohler(or Equivalent)
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)

STAIRCASE

Walls	Plastic Emulsion Paint
Flooring	Granite/Premium Kota Stone/Marble
External Window & Glazing	UPVC Frames & Shutters

BALCONIES

Flooring	Anti Skid
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	MS Railing

FLOORING

Flooring	Superior quality vitrified tiles
Balconies & utility Areas	Ceramic Tiles
Others	Anti Skid ceramic Tile floors & glazed ceramic tile cladded toilets

PAINTS

Internal Walls	Plastic Emulsion Paint
External walls	Anti-Fungal weather shield paint

DOORS & WINDOWS

Internal	Doors with Seasoned wood frame & paint finish flush shutter
External	Windows/Glazing in UPVC/Powder coated aluminum

SAFETY & SECURITY

24x7 CCTV Surveillance & Security
Designed with seismic consideration



Over the last about a Decade and a half, Riverdale Group has been committed to provide the best options in Residential, Commercial & Retail segments of Real Estate to their Investors, Patrons and Business Associates, with sustainable environment being the key guiding factor. While the focus of the Company is on providing “Value for Money”, Sentiments & Aspirations of Investors and End-Users remains the basic fibre that guides and inspires Vision of the Group. Besides ensuring Quality Benchmarks: timely delivery and transparent dealings are some of the important factors that constitute Core Ethics and Core Values of the Company.

Every project is visualized, planned and executed as a Special Mission, the Mission being Dreams & Aspirations of hundreds and thousands of End-Users and Investors whose hard-earned money is at stake. So, for us it is all about Quality, Trust & Credibility.

After having delivered five Residential and Commercial Projects, namely Riverdale Apartments, Riverdale Maya Greens, Riverdale Hazelwood, Riverdale Business Centre & Riverdale Business Plaza, the Group has proudly marched ahead with conceptualization and vision of developing an amazing & a Beautiful Township next to Aerocity along the Airport Road; a township that offers multiple Residential options to aspiring Home-Seekers from across the country, key factors being “Value for Money” and 'Clean and Green environment' supported & supplemented by world class amenities. The group has not only already delivered 3 phases of the township but is also close to developing the next Extension with a state of the art Club House, thus accomplishing the huge responsibility they took upon themselves.

M/s Manglam Infra

Site: Adjoining Aerocity 200 ft. Airport Road, Mohali

Email: info@aerovista.in

Call: 88 72 12 12 12

www.riverdaleindia.com

Disclaimer: The specifications and images used in this brochure are conceptual.
This brochure provides general information and can not form the basis of any legal commitment.
Company reserves the right to make amendments as and where required. Construction
of the project will be carried out as per plans approved by Competent Authority.