



RIVIERA  
SKY

4 BHK PREMIUM VILLAS





## Leading the Legacy, Now by Redefining Luxury

Established by Mr. Rampurshottam Goyal in 1971 in Ahmedabad, Goyal & Co., together with Hariyana Group, has reshaped Bangalore's skyline over the last decade. Now, with the introduction of Riviera—a collection of ultra-luxurious homes and villas—we are setting a new benchmark for lifestyle and sophistication in the city.





BEHOLD AN ULTRA-LUXURIOUS  
VILLA SERIES BY



RIVIERA



WHERE EVERY MOMENT IS A PRECIOUS AFFAIR.  
AN EXCLUSIVE, IMMERSIVE GLARE  
WHERE EVEN THE SIMPLEST THINGS  
ARE CURATED INTO UNIQUE EXPERIENCES.  
LIKE A RAINBOW, A FIREFLY, A SHOOTING STAR.

THE JOURNEY OF  
SEEKING THE RARE

1971  
AN ERA OF EXCELLENCE, BEGINS  
Goyal & Co. entered the real estate industry with a clear philosophy, earn trust, win hearts and set new standards with high-quality, brilliant projects.

2002  
THE INCEPTION OF RIVIERA  
Riviera emerged onto the luxury real estate scene with a commitment to set the stage for an era defined by refined living and timeless elegance.  
♦ Riviera 11 ♦ Riviera 20 ♦ Riviera 30 ♦ Riviera Heights  
♦ Riviera Elegance ♦ Riviera Greens ♦ Riviera Harmony

2012  
ELEVATING THE ART OF LIVING  
Riviera boldly redened the essence of luxury with architectural masterpieces, amenities and prestigious neighbourhoods that would inspire awe and admiration.  
♦ Riviera Antilia ♦ Riviera Exotica ♦ Riviera Blues  
♦ Riviera One ♦ Riviera Elite ♦ Riviera Woods

2024-26  
REDEFINING THE RARE  
Breathing new life into its storied legacy, Riviera pledges to revive the essence of the basic, authentic, and human into your lifestyle.  
♦ Riviera Springs ♦ Riviera Aspire ♦ Riviera Prestige ♦ Riviera Majestica  
♦ Riviera Palacio ♦ Riviera Imperia ♦ Riviera UNO ♦ Riviera Select  
♦ Riviera Arista ♦ Riviera Bliss ♦ Riviera Crown ♦ Riviera Glade

12+  
Completed Projects of  
Riviera in Ahmedabad

5+  
Upcoming Riviera Projects in  
Ahmedabad and Bangalore



# IT'S RARE

Riviera is a distinguished collection of rare homes in the vibrant cities of Bangalore and Ahmedabad. With a heritage spanning five decades and guided by masterful expertise, Riviera curates the finest residences, nestled in the most exclusive neighbourhoods.

Riviera is not just about meticulously crafted masterpieces; it is about the experience. Beyond the architectural marvels is a philosophy that places human emotions, meaningful connections, and timeless living at its heart.

## CRAFTING LUXURY THAT'S RARE

Riviera's luxury homes are a fusion of modern luxury and classic design, featuring exquisite craftsmanship and premium materials.

## RARE IMMERSIVE EXPERIENCES

At Riviera, our promise extends beyond elegant homes to exclusive events and experiences tailored just for you.

## RESIDENCES AT RARE LANDMARKS

Perched amidst a tapestry of open skies and natural beauty, Riviera Sky offers the best of both worlds - serenity and seamless city access.



# THE LEGACY OF RIVIERA IN BANGALORE

For years, Riviera has shaped residences that stand apart for their thoughtful planning, enduring quality, and timeless design. Each development reflects a commitment to creating homes that enrich everyday living while becoming lasting landmarks in the city.

RIVIERA  
SKY

RIVIERA  
GLADE

RIVIERA  
UNO

WHERE NATURE FOUND  
ITS ADDRESS.

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137 VILLAS

4 BHK

4.5 LAKH SQ. FT. DEVELOPMENT

Launched: Feb 2025

Location: Soukya Road, Whitefield, East Bangalore



WHERE SERENITY  
TOOK ROOT.

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112 VILLAS

4 BHK

3.6 LAKH SQ. FT. DEVELOPMENT

Launched: Mar 2026

Location: MVIT Road, Airport Road, North Bangalore



9.9 LAKH SQ FT OF RIVIERA VILLA DEVELOPMENT

305 VILLAS LAUNCHED ACROSS THREE PROJECTS

2 CORRIDORS EAST & NORTH BENGALURU



R  
S K Y

INTRODUCING A MASTERPIECE  
LUXURY IN ITS QUIETEST FORM





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## IT'S RARE THE SKY

Every villa at Riviera Sky is oriented to capture the one thing that Devanahalli offers like nowhere else in the city 'the sky'. Open, unobstructed, infinite. A rare luxury that quietly shapes the way you experience home.

# RIVIERA SKY



Life unfolds through moments that feel extraordinary. An exclusive, immersive escape that turns the simplest pleasures into lasting memories. Like a rainbow. A firefly. A shooting star.



WHERE THE SKY  
IS NOT THE LIMIT  
IT'S THE BEGINNING.





Reading Area

# SPACES THAT INSPIRE SERENITY

An elegantly crafted spot to relax, read, or connect with nature and neighbours, bringing leisure and luxury together effortlessly.



Kid's Play Area





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## DESIGNED FOR SPIRITED PLAY

Friendly rivalries begin here, and great stories follow. The pickleball court at Riviera Sky is designed for those who believe fitness should feel like joy.





Reflexology Path

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## WALK INTO WELLNESS

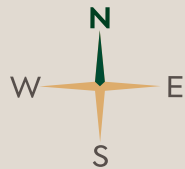
A mindfully designed reflexology path that turns an evening stroll into a moment of healing. Because at Riviera Sky, even the simplest rituals become rare experiences.



# MASTER LAYOUT

- AURA
- ASTRA
- NOVA

Every moment becomes a precious affair. An exclusive, immersive escape that transforms even the simplest things into unforgettable experiences. Like a rainbow, a firefly, a shooting star.



Gazebo Sit-out



Reflexology Path



Tree Court



Senior Citizen Garden



Outdoor Gym



Pet Park



Reading Nook



Kids Play Area



BBQ



Picnic Lawn



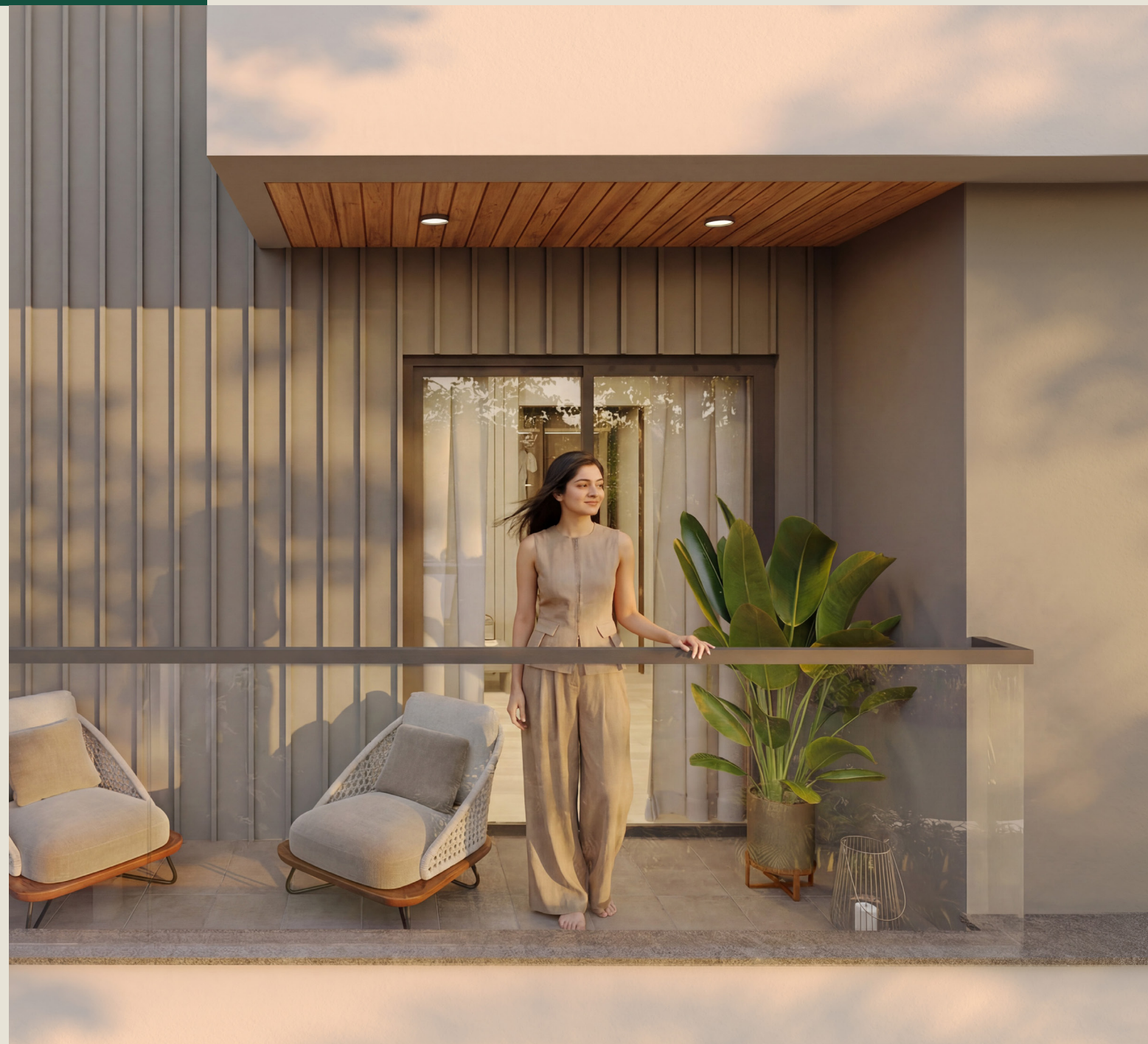
Pickle Ball Court





## GRACEFULLY ABOVE.

Inspired by the delicate cirrus clouds that drift effortlessly across the horizon, Aura is crafted for those who seek elegance without excess. Every space feels open, every moment unhurried, and every detail quietly elevated. Refinement is felt in the light that fills each room and in the calm that lingers long after the day has passed.







S.B.UP - 3650 sft



#### GROUND FLOOR PLAN

|   |                   |                |
|---|-------------------|----------------|
| 1 | ENTRANCE          | 4'3" x 4'11"   |
| 2 | LIVING / DINING   | 16'5" x 29'11" |
| 3 | KITCHEN / UTILITY | 13'1" x 13'2"  |
| 4 | POWDER TOILET     | 5'0" x 4'10"   |
| 5 | BEDROOM - 01      | 11'8" x 14'0"  |
| 6 | TOILET            | 7'6" x 5'0"    |
| 7 | BACKYARD          | 33'0" x 11'6"  |
| 8 | PARKING           | 19'4" x 18'1"  |

#### FIRST FLOOR PLAN

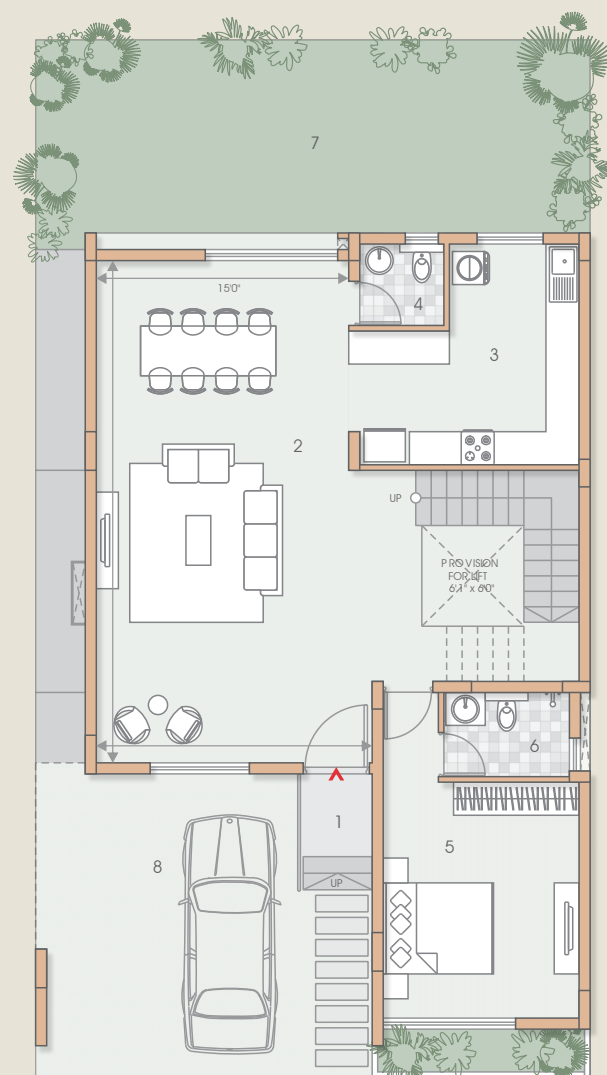
|    |              |                |
|----|--------------|----------------|
| 9  | BEDROOM - 02 | 14'4" x 11'5"  |
| 10 | DRESS        | 7'9" x 9'1"    |
| 11 | TOILET       | 6'0" x 8'1"    |
| 12 | SITOUT       | 14'4" x 4'1"   |
| 13 | BEDROOM - 03 | 14'0" x 13'11" |
| 14 | TOILET       | 8'6" x 6'1"    |
| 15 | M. BEDROOM   | 15'4" x 12'2"  |
| 16 | DRESS        | 7'9" x 8'0"    |
| 17 | TOILET       | 6'0" x 9'0"    |
| 18 | SITOUT       | 17'1" x 4'2"   |
| 19 | FAMILY       | 13'1" x 12'6"  |

#### SECOND FLOOR PLAN

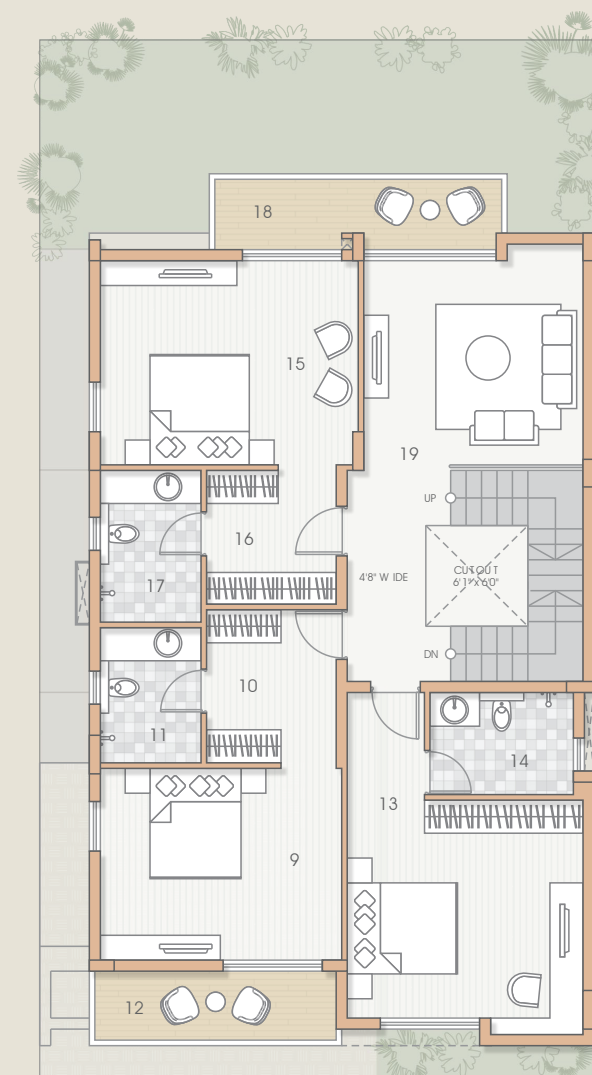
|    |         |               |
|----|---------|---------------|
| 20 | TOILET  | 6'0" x 4'8"   |
| 21 | PANTRY  | 6'10" x 5'4"  |
| 22 | TERRACE | 29'3" x 46'6" |

#### VILLA NUMBERS

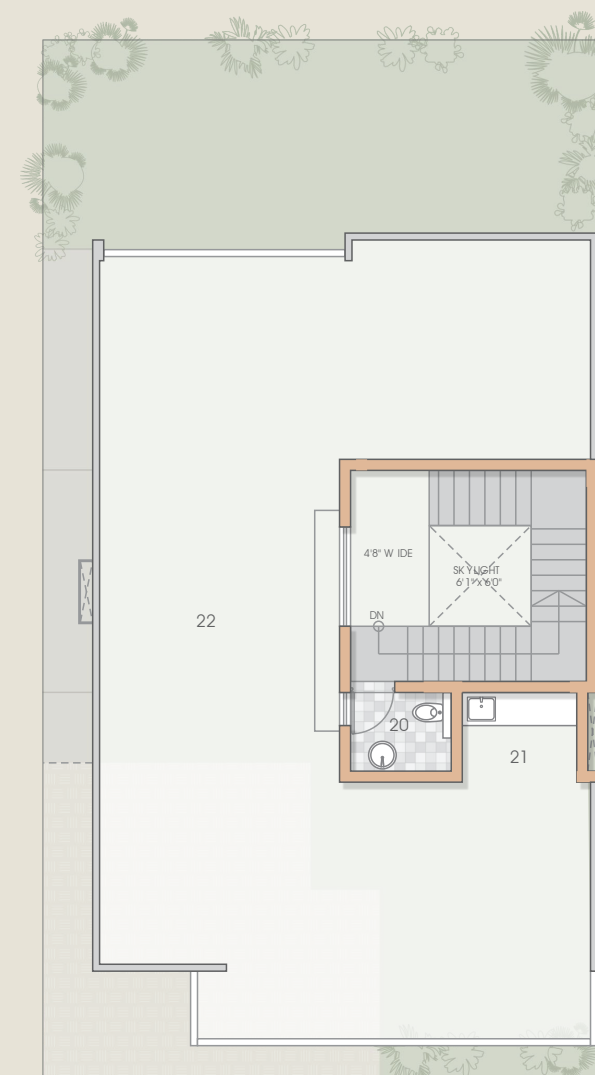
A01 to A04 | D01 to D04 | F01 to F04 | H01 to H07



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





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## SPACES THAT INSPIRE

Open, inviting, and beautifully balanced, every room has been designed to foster comfort, connection, and moments worth cherishing.





## THE CALM ABOVE ALL.

Inspired by the vast, embracing presence of the clouds, Nova is designed for those who value space not just around them, but within their lives. Expansive volumes, effortless flow, and uninterrupted views create a home that feels deeply connected to the sky. Every day begins with clarity and concludes in quiet comfort.







S.B.UP - 3580 sft



#### GROUND FLOOR PLAN

|   |                   |               |
|---|-------------------|---------------|
| 1 | ENTRANCE          | 8'3" x 4'10"  |
| 2 | FOYER             | 7'7" x 4'10"  |
| 3 | LIVING / DINING   | 16'5" x 25'0" |
| 4 | KITCHEN / UTILITY | 13'1" x 13'2" |
| 5 | POWDER TOILET     | 5'0" x 4'10"  |
| 6 | BEDROOM - 01      | 11'8" x 14'0" |
| 7 | TOILET            | 7'6" x 5'0"   |
| 8 | BACKYARD          | 33'0" x 11'6" |
| 9 | PARKING           | 19'4" x 18'1" |

#### FIRST FLOOR PLAN

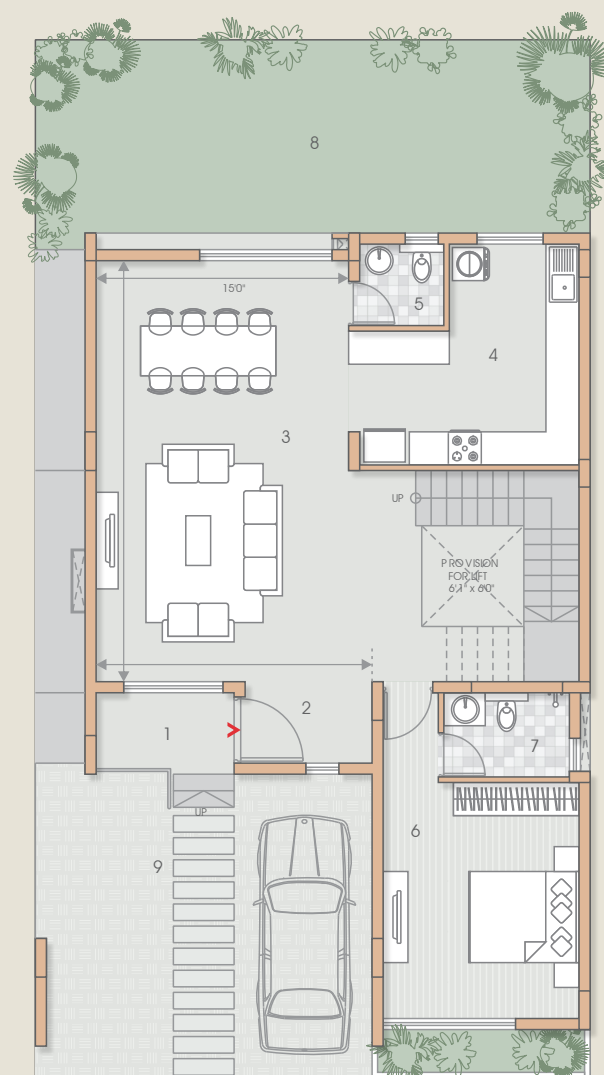
|    |              |                |
|----|--------------|----------------|
| 10 | BEDROOM - 02 | 13'5" x 11'6"  |
| 11 | DRESS        | 7'1" x 9'3"    |
| 12 | TOILET       | 6'0" x 8'0"    |
| 13 | SITOUT       | 13'8" x 4'9"   |
| 14 | M. BEDROOM   | 15'0" x 13'11" |
| 15 | TOILET       | 8'8" x 6'1"    |
| 16 | DRESS        | 5'5" x 6'5"    |
| 17 | BEDROOM - 03 | 15'4" x 12'2"  |
| 18 | DRESS        | 7'9" x 7'1"    |
| 19 | TOILET       | 6'0" x 8'4"    |
| 20 | FAMILY       | 13'1" x 12'6"  |
| 21 | SITOUT       | 14'8" x 4'2"   |

#### SECOND FLOOR PLAN

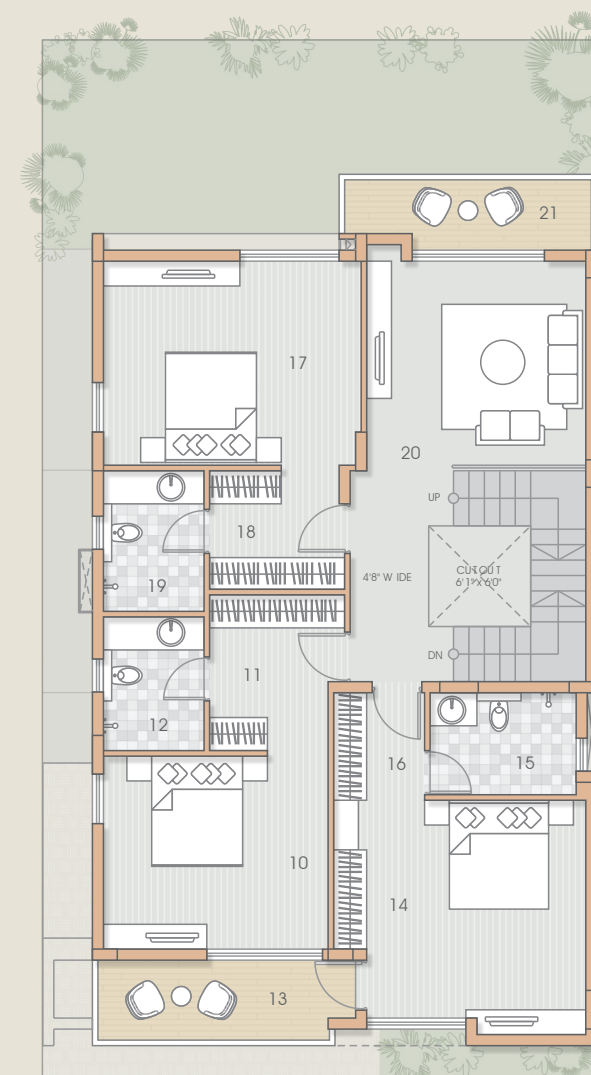
|    |         |               |
|----|---------|---------------|
| 22 | TOILET  | 6'0" x 4'8"   |
| 23 | PANTRY  | 6'10" x 5'4"  |
| 24 | TERRACE | 29'3" x 46'6" |

#### VILLA NUMBERS

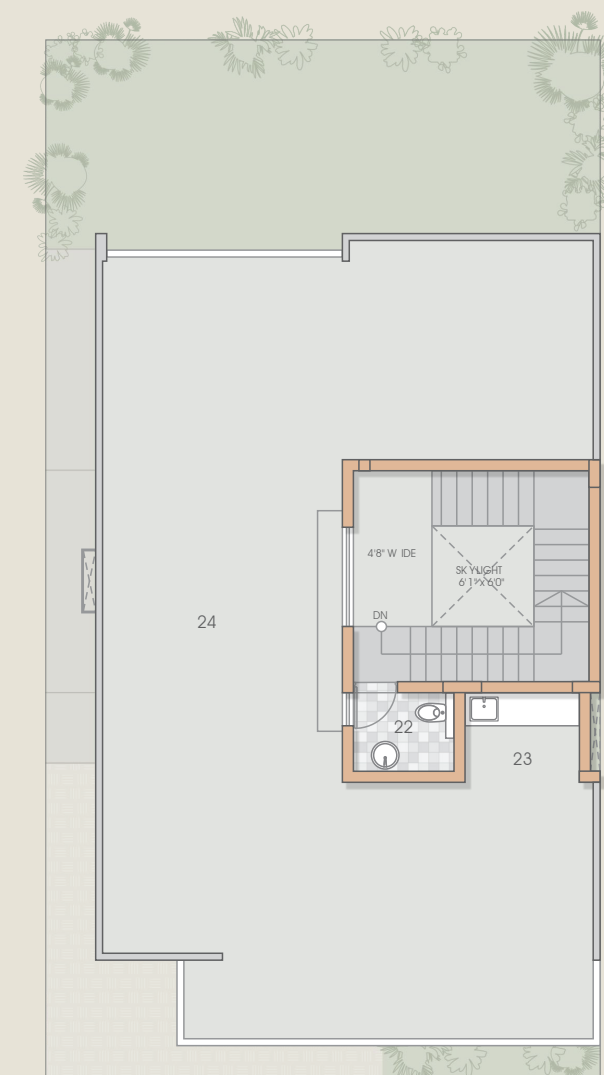
B01 to B03 | E01 to E07 | G01 to G07 | J01 to J07



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





## THE ART OF LIVING WELL

Thoughtfully planned spaces, elegant proportions, and a seamless connection between form and function create an environment where everyday moments become extraordinary.







## GUIDED BY GREATNESS.

Derived from the Latin word for stars, Astra evokes a sense of aspiration, possibility, and timelessness. Created for those who lead with purpose, it is a residence defined by quiet confidence, enduring craftsmanship, and a vision that looks beyond the immediate. A rare address for lives shaped by ambition, guided by values, and built to leave a lasting legacy.







S.B.UP - 3670 sft



#### GROUND FLOOR PLAN

|   |                   |                |
|---|-------------------|----------------|
| 1 | ENTRANCE          | 4'3" x 4'11"   |
| 2 | LIVING / DINING   | 16'5" x 29'11" |
| 3 | KITCHEN / UTILITY | 13'1" x 13'2"  |
| 4 | POWDER TOILET     | 5'0" x 4'10"   |
| 5 | BEDROOM - 01      | 11'8" x 14'0"  |
| 6 | TOILET            | 7'6" x 5'0"    |
| 7 | BACKYARD          | 33'0" x 11'6"  |
| 8 | PARKING           | 19'4" x 18'1"  |

#### FIRST FLOOR PLAN

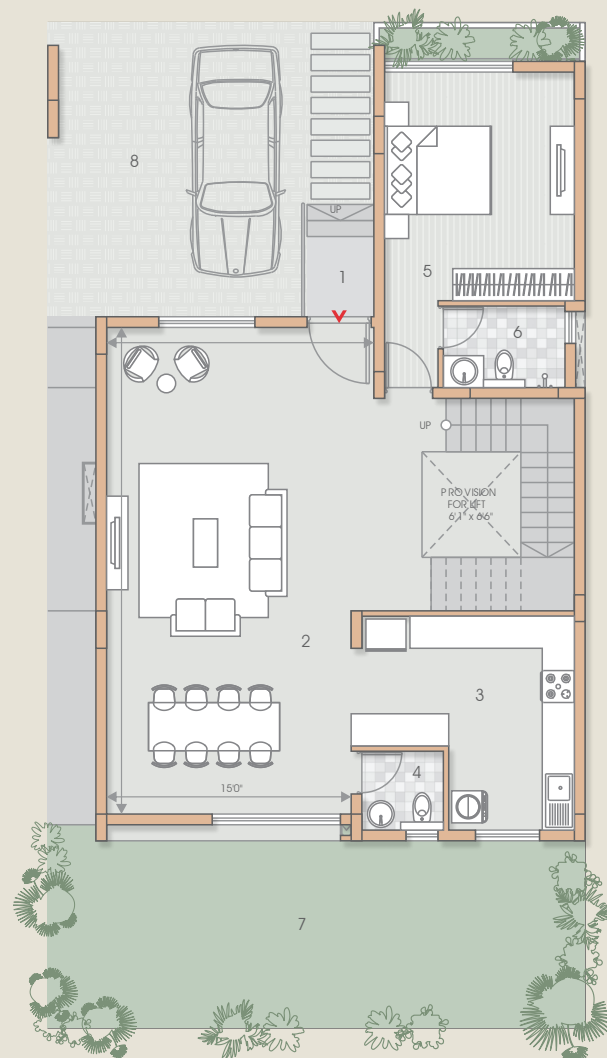
|    |              |                |
|----|--------------|----------------|
| 9  | BEDROOM - 02 | 14'4" x 12'0"  |
| 10 | DRESS        | 7'9" x 9'1"    |
| 11 | TOILET       | 6'0" x 8'1"    |
| 12 | SIT OUT      | 14'4" x 4'0"   |
| 13 | BEDROOM - 03 | 14'0" x 13'11" |
| 14 | TOILET       | 8'6" x 6'1"    |
| 15 | M. BEDROOM   | 15'4" x 12'2"  |
| 16 | DRESS        | 8'1" x 8'0"    |
| 17 | TOILET       | 6'0" x 9'0"    |
| 18 | FAMILY       | 13'1" x 12'6"  |
| 19 | SITOUT       | 17'1" x 4'2"   |

#### SECOND FLOOR PLAN

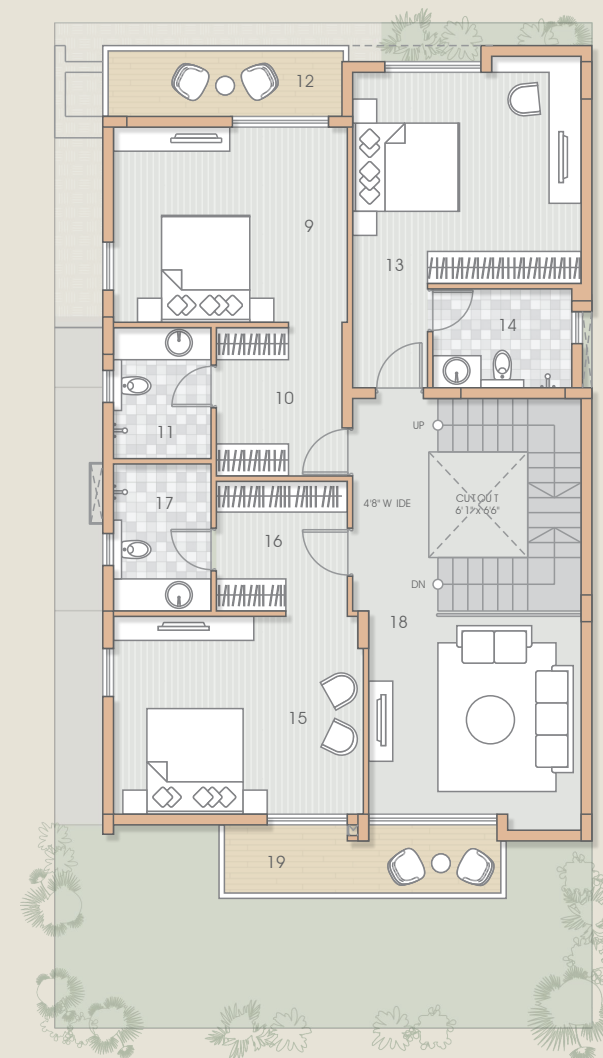
|    |         |               |
|----|---------|---------------|
| 20 | TOILET  | 6'0" x 4'8"   |
| 21 | PANTRY  | 6'10" x 5'4"  |
| 22 | TERRACE | 29'3" x 47'0" |

#### VILLA NUMBERS

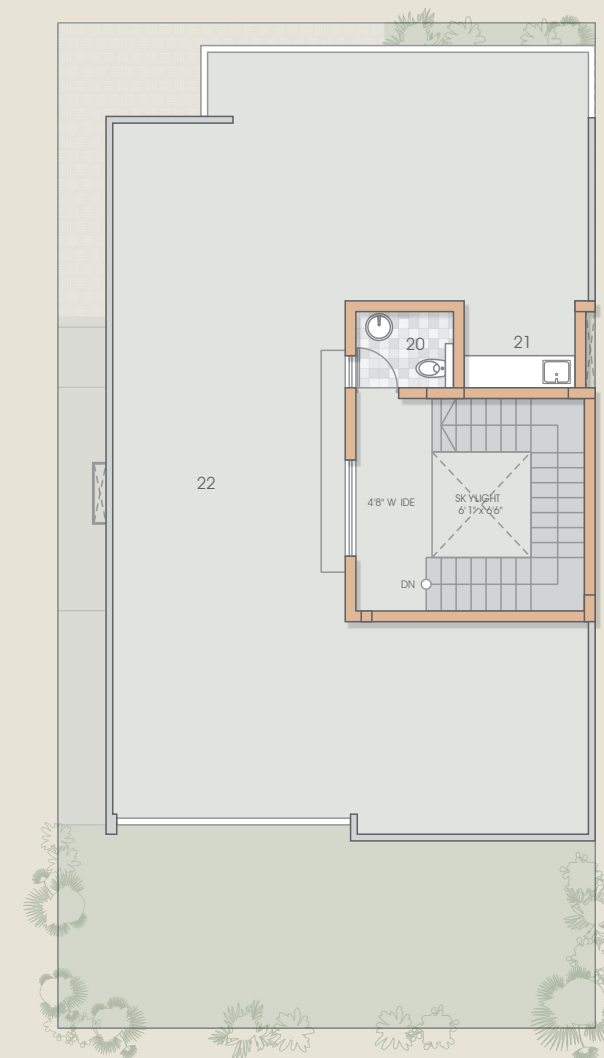
C01 to C04 | K01 to K07 | L01 & L02



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





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## MADE FOR EVERY MOMENT

From quiet pauses to shared celebrations, these spaces are designed to make everyday experiences feel a little more extraordinary.



# LUXURY, CRAFTED ALONG AIRPORT ROAD, DEVANAHALLI

Riviera Sky finds its home within Sky City, one of Bangalore's most prestigious integrated townships, on Airport Road, Devanahalli. A location that mirrors the precision and elegance of its villas. Moments from the international airport, yet enveloped in quietude, it offers a lifestyle that makes luxury feel both effortless and deeply lived, every single day.



## TECH PARKS

- Devanahalli Business Park – 6 km
- Prestige Techcloud – 8 km
- KIADB – 14 km
- Amazon – 16 km
- Foxconn Hon Hai Technology – 17 km
- Shell Tech Park – 17 km
- Collins Aero Space – 18 km
- Amtec Technologies – 19 km
- Philips Innovation Campus – 19 km
- L&T Tech Park – 23 km
- Kirloskar Business Park – 24 km
- Manyata Tech Park – 29 km



## MALLS & RECREATIONAL SPACE

- Club Cabana Amusement Park – 9 km
- JW Marriott – 10 km
- Decathlon – 10 km
- Taj Bangalore Airport – 12 km
- Centre for Sports Excellence – 18 km
- Terraform Arena – 19 km
- The Galleria Mall – 22 km
- Nandi Hills – 23 km
- Mall of Asia – 24 km
- Esteem Mall – 24 km
- Bhartiya Mall – 24 km
- Hyatt Centric – 26 km



## EDUCATIONAL INSTITUTIONS

- Akash Medical – 2 km
- Amity University – 13 km
- Harrow International School – 13 km
- Vidyashilp University - 14 km
- Cambridge Institute Of Technology North Campus - 14 km
- Sir M. Visvesvaraya Institute of Technology – 15 km
- Sadhu Vaswani International School - 18 km
- Stonehill International School – 18 km
- Reva University – 19 km
- Canadian International School – 19 km
- Delhi Public School – 20 km
- Nitte Meenakshi Institute of Technology – 21 km
- Manipal Academy of Higher Education – 21 km



## HOSPITALS

- Akash Super Speciality Hospital – 2 km
- Cyte Care – 18 km
- Sparsh – 19 km
- Manipal Hospital – 25 km
- Aster CMI Hospital – 27 km



## DEVANAHALLI RAILWAY STATION 1 KM



## KEMPEGOWDA INTERNATIONAL AIRPORT 7 KMS

# LOCATION



SCAN QR CODE FOR LOCATION





# SPECIFICATIONS

|                 |                                                                                                                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WALL FINISHING  | <ul style="list-style-type: none"><li>Internal walls - Tractor emulsion</li><li>External walls - Weather coat/weather shield paint</li></ul>                                                                                                                       |
| FLOORING        | <ul style="list-style-type: none"><li>Entire villa – Italian marble except bedrooms &amp; kitchen</li><li>Bedrooms &amp; Kitchen – 800mm x 800mm vitrified tiles</li><li>Balconies, Utility &amp; Terrace – Vitrified tiles</li><li>Car parking – Pavers</li></ul> |
| DOORS & WINDOWS | <ul style="list-style-type: none"><li>Main door - wood finish frame and flush door</li><li>Internal doors - wood finish frames and flush/molded panel doors</li></ul>                                                                                              |
| WINDOWS         | <ul style="list-style-type: none"><li>UPVC/Aluminum frames with mosquito mesh provision</li></ul>                                                                                                                                                                  |
| KITCHEN/UTILITY | <ul style="list-style-type: none"><li>Provision for modular kitchen (No granite counter will be provided)</li><li>Utility area – Provision for washing machine/dish washer</li></ul>                                                                               |
| TOILETS         | <ul style="list-style-type: none"><li>All toilets - Vitrified tiles</li><li>EWC's and Wash basins – Duravit</li><li>Bathroom fixtures – Hansgrohe</li><li>Granite counter for bedroom toilets</li><li>Grid false ceiling</li></ul>                                 |
| ELECTRICAL      | <ul style="list-style-type: none"><li>8 KW BESCOM power</li><li>100% DG back up</li></ul>                                                                                                                                                                          |
| WATER SUPPLY    | <ul style="list-style-type: none"><li>Water supply - CPVC line</li><li>Sewage treatment plant</li><li>Rainwater harvesting system</li></ul>                                                                                                                        |
| SECURITY SYSTEM | <ul style="list-style-type: none"><li>CCTV coverage for peripheral areas</li><li>Security cabin at entry/exit</li><li>Provision for video door phone</li></ul>                                                                                                     |
| LIFTS           | <ul style="list-style-type: none"><li>Provision for lift in villas</li></ul>                                                                                                                                                                                       |

# DISCLAIMER

DISCLAIMER AND STATUTORY NOTICE TO PROSPECTIVE ALLOTEES

The Project is registered with the Karnataka Real Estate Regulatory Authority under Registration No. **PRM/KA/RERA/1250/303/PR/140726/008808**, and the particulars thereof are available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in). (Disclosure made in compliance with Section 11(2) of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.) Villas are offered subject to availability at the time of booking.

The furniture and fixtures, electrical appliances including pantry counter, sink and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect and/or the Promoter/Developer.

All elevations, renders, perspectives, walkthroughs and illustrations appearing herein are artistic impressions and conceptual depictions only, are not drawn to scale, and shall not be construed as a representation or warranty as to the Project as constructed.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structural consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software. The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project. The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking.

Dates of completion and possession stated herein are indicative. The date of completion registered with the Authority and the date of possession stipulated in the Agreement for Sale, subject to events of force majeure as contemplated under Section 6 of the said Act of 2016. The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project.

Location and connectivity maps are not to scale. References to distances, roads, transit corridors, institutions and establishments are approximate, are derived from information in the public domain, and relate to infrastructure neither developed, funded nor guaranteed by the Promoter/Developer, in respect of which no representation as to status, alignment or timeline is made.

No representation, assurance or commitment made by any employee, sales representative, channel partner or registered agent, otherwise than as recorded in the Agreement for Sale, shall bind the Promoter/Developer.

Consideration is exclusive of Goods and Services Tax, stamp duty payable under the Karnataka Stamp Act, 1957, registration fees under the Registration Act, 1908, utility deposits, maintenance and corpus contributions and all other statutory levies, which shall be borne by the customers / members. Prices are subject to revision at the sole discretion of the Promoter /Developer until execution of the Agreement for Sale.

The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

Customers / members are advised to verify the registration, title, sanctioned plans and approvals independently, and to obtain independent legal advice, prior to arriving at any decision to purchase.

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PROJECT PARTNERS

 **SAFAL**



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