



Riverdale

More Sq. Happiness

**ZRICKS**.COM

# Duville

ESTATES

---

- Duville Estates is a privately held company owned by Mr. Behram Dubash
- The Dubash family has been actively running successful businesses across industries since 1810
- The Dubash family is known for high benchmarks of ethics and value creation for customers
- Duville Estates is a continuation of this legacy of ethics, customer-centric practices and uncompromising approach to quality

# Riverdale



- Residential project by Duville Estates at Kharadi, Pune's fastest developing suburb and surrounded by great social infrastructure
- Picturesque location along the banks of the scenic Mula-Mutha River
- Gated community spread across 31 acres that comprises luxury to premium offerings  
Riverdale Grand, Riverdale Residences and Riverdale Heights
- Perfect blend of space, view, location and amenities that adds up to More Sq. Happiness for you

## Kharadi Overview



Rapidly Developing Location



Home to IT Parks  
and Commercial Zones



Convenient Public Transport: Bus Stand,  
Auto Rickshaw Stand, Airport and Railway Station



Easy Accessibility to Koregaon Park, Viman Nagar,  
Kalyani Nagar and Hadapsar

**ZRICKS**.COM



Proximity to Schools and Hospitals

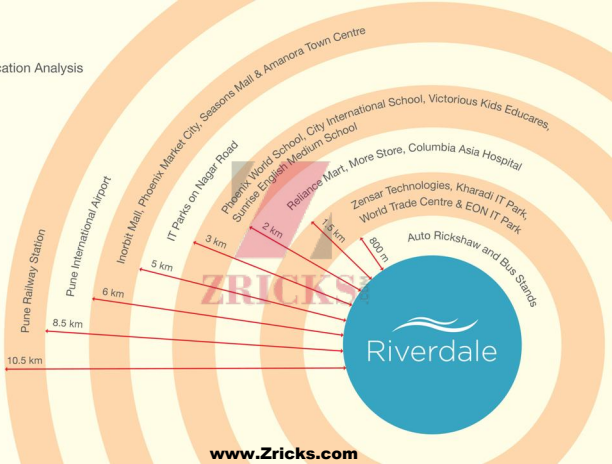


Proximity to Retail and Leisure Zones

## Location Map



## Location Analysis



## Master Plan

- Entrance
- Tennis Court
- Open Party Lawn
- Multi-purpose Sports Court
- Retail Plaza/Parking
- Services
- Mini Football Pitch
- Jogging Track
- Podium Party Lawn
- Senior Citizen's Podium Area
- Swimming Pool/Children's Pool
- Clubhouse with Attached Party Lawn
- Podium Yoga Zone



An architectural rendering of a modern residential development named Riverdale. The scene features several high-rise apartment buildings with glass facades and wood-grain accents, situated along a riverbank. The buildings are surrounded by lush greenery and a parking lot. In the background, a city skyline is visible under a blue sky with scattered clouds. A semi-transparent pink trapezoidal shape is overlaid on the middle ground. The Riverdale logo, consisting of a stylized wave icon above the word "Riverdale", is positioned in the upper right corner.

Riverdale

[www.Zricks.com](http://www.Zricks.com)





Riverdale

[www.Zricks.com](http://www.Zricks.com)



Riverdale  
Heights



[www.zricks.com](http://www.zricks.com)



## Internal Specifications

  
Riverdale  
Heights

### Living Room:

- Glazed Vitrified Tiles
- Floor to ceiling glass French Windows with glass railings in the balcony
- Adequate TV/Electrical Points



### Bedroom:

- Glazed Vitrified Tiles
- Full Height Partially Sliding Windows
- Adequate TV/Electrical Points



#### Kitchen:

- Anti-Skid vitrified Tiles
- Provision for Exhaust Fan
- Pipe Gas connection
- RO Filter (Water Purifier)
- Kitchen counters (one side)
- Kitchen cabinets below the kitchen counter
- Attached utility balcony
- Adequate Electrical points

  
Riverdale  
Heights



#### Bathroom:

- Anti-skid vitrified tiles
- Provision for Exhaust Fans/Geyser
- Premium Sanitary Fittings
- Premium Chrome Plated Fittings
- Adequate Electrical Points
- Shower Partition



## Key Features

- Pre-Certified IGBC Gold Project
- International Architecture & Design
- Apartments Designed to Optimise Space
- Kitchen Cabinets
- Premium Bathroom & Electrical Fittings
- Double Height Entrance Lobby
- Vaastu Compliant Apartments
- Inverter
- Video Door Phone
- CCTVs for Security
- Limited Solar Powered Lighting for Common Areas
- Ample Natural Ventilation and Light in All Rooms
- Separate wet/dry garbage chutes on every floor
- Privacy with No Apartment Looking into Another

## Amenities & Facilities

- Car Free Landscaped Podium
- Yoga Studio
- Indoor Games
- Community Hall
- Children's Play Area
- Senior's Area with Reflexology Paving
- Pet-Zone
- Library/Lounge Area
- Swimming Pool with Children's Pool
- Tennis Court
- Half Basketball Court
- Badminton Play Area
- Mini Football Ground
- Jogging Track/Walking Trail
- Cricket Pitch with Nets
- On-campus Retail Shopping



# Riverdale

## Our Partners

 **ananta**  
LANDWISE PVT LTD  
*Development Manager*

**Upton-Hanson Architects, London**  
*Master Planners*

**KIPA Architects**  
*Principal Architects*

**HDFC  
REALTY**  
*Your Trusted Property Partner*  
*Exclusive Marketing & Sales*

**Waho Landscape Architects**  
*Landscape*

**Ecofirst**  
*MEP/Green Certification*

**JW Consultancy**  
*Structural*

---

Riverdale presents an excellent opportunity at Kharadi, an upcoming IT & Commercial Hub,  
that offers excellent social infrastructure, connectivity and good returns on investment.

---



**ZRICKS**.COM

*A project by*

**Duville**  
ESTATES

Project Address: Riverdale, New Kharadi-Shivane Riverside Road, Behind Zensar IT Park, Kharadi, Pune 411014.

To know more about Riverdale Heights, call +91 7620974974, SMS 'RIVERDALE' to 56161, write to [marketing@duville.com](mailto:marketing@duville.com) or visit [www.riverdalepune.com](http://www.riverdalepune.com)

Disclaimer: The plans, specifications, images and other details contained herein are for indicative purposes only. The Developer reserves the right to amend any or all of these at its sole discretion. This printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. The terms and conditions contained in the Agreement for Sale shall solely govern the understanding between any purchaser and the Developer. This printed material and the information contained herein shall in no way govern any transaction.

**[www.Zricks.com](http://www.Zricks.com)**