

Where refined  
*living*  
meets  
serenity.

PGM  
rivera  
PREMIUM VILLAS

K-RERA/PRJ/PKD/071/2024  
rera.kerala.gov.in  
www.pgmdevelopers.com



# GATEWAY TO SERENITY

Grand and spacious inviting portal, adorned with lush greenery, setting the tone for a luxurious welcome experience.



# ENCHANTING CRAFTSMANSHIP

Exquisite blend of modern luxury and timeless charm, with impeccable and captivating architectural details amidst scenic beauty.



*Where*  
**EVERYDAY**  
**FEELS** *Like a*  
**WEEKEND.** 

# LUXURIOUS VILLAS, PURE INDULGENCE

Experience opulent living with our thoughtfully designed villas that exude elegance and grandeur. Each villa boasts spacious interiors, premium fixtures, and private gardens to create an oasis of comfort.

# CLOSE TO NATURE

Enchantingly nestled amidst lush landscapes, the charming villas exude an aura of timeless elegance.



A modern bedroom interior featuring a large window on the left with sheer white curtains, offering a view of lush greenery. A bed with a dark green headboard and a patterned blanket is positioned against a wall with vertical wood slats. Three small framed artworks hang above the bed. A ceiling fan with three blades is mounted on the ceiling. A wooden wardrobe is visible on the right side of the room.

## BUILT FOR COMFORT

Experience serene and relaxing bedrooms - cozy, adorned with calming colors, plush comforts, and nature-inspired elements, perfect for rejuvenation.

## FUNCTIONAL AND ELEGANT

Artfully curated interiors, blending opulence and nature's touch, creating a warm blend of beauty and aesthetics.



## DINE WITH JOY

Elegant dining space for delightful meals, fostering cherished moments and culinary enjoyment.



## INSPIRING GOURMET KITCHEN

Kitchens fully equipped with modern amenities,  
designed to inspire culinary excellence and delightful  
dining experiences.



## HEALTH IS WEALTH

Flex a muscle, stretch a leg, lift a weight... stay fit as a fiddle.  
A well-appointed health club with modern and premium equipment.  
Morning or evening, sweat it out in a chilled-out atmosphere.



# FEEL THE FRESHNESS

Relaxing pool amid greenery,  
perfect for peaceful moments and  
refreshing leisure.





## RIVERA CLUB HOUSE

Central hub for socialization and recreation, offering a health center, luxury amenities and vibrant community gatherings.



# CONNECT AND CELEBRATE

The Club House is more than just a place to reside;  
it's a place to connect. Create memories that  
last a lifetime as you celebrate life's special  
moments in a pleasant ambiance.



## SCENIC GREEN DRIVE

Embrace a scenic drive through our project's picturesque road, boasting a generous 7 meters width, with a 10 meter wide spacious entrance. Enjoy a refreshing blend of nature and convenience at every turn.



# EXPERIENCE CULTURAL & GEOGRAPHICAL DIVERSITY

Immerse in Mannarkkad's cultural splendor and nearby wonders.  
Revel in the town's vibrant traditions and heritage.  
Discover tourist gems like Silent Valley National Park, Attappadi,  
Shiruvanni Dam, and Parambikulam Wildlife Sanctuary,  
all within easy reach.

*Live the perfect blend of culture and nature at Rivera.*



## EFFORTLESSLY COMMUTABLE

Located 5 mins from Mannarkkad,  
one of the cleanest towns in Kerala, Rivera is close to health  
care centers, and educational establishments, accompanied  
by commercial hubs, recreational and religious institutions.  
NH 213 is just 1.5 kms away from the project.

SITE LAYOUT



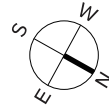
ROUTE TO RIVERA



TYPE

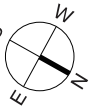
A

3 BHK EAST GROUND FLOOR



GROUND FLOOR BUILT-UP AREA: 1506 Sq.Ft

3 BHK EAST FIRST FLOOR

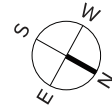


FIRST FLOOR BUILT-UP AREA: 474 Sq.Ft

TOTAL BUILT-UP AREA : 1980. Sq.Ft

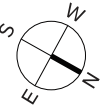
TYPE **B**

4 BHK EAST GROUND FLOOR



GROUND FLOOR BUILT-UP AREA: 1506 Sq.Ft

4 BHK EAST FIRST FLOOR



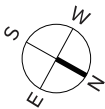
FIRST FLOOR BUILT-UP AREA: 739 Sq.Ft

TOTAL BUILT-UP AREA: 2245. Sq.Ft

TYPE

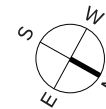
C

4 BHK EAST GROUND FLOOR



GROUND FLOOR BUILT-UP AREA: 1649 Sq.Ft

4 BHK EAST FIRST FLOOR



FIRST FLOOR BUILT-UP AREA: 811 Sq.Ft

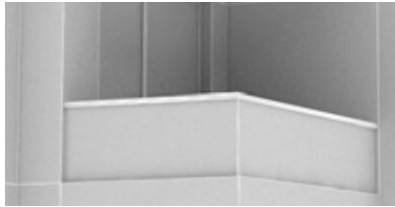
TOTAL BUILT-UP AREA: 2460. Sq.Ft



# SPECIFICATIONS

## FOUNDATION

Necessary Required Foundation / Rubble, RCC  
Footing on required strata



## STRUCTURE

Laterite Superstructure  
Framed Superstructure



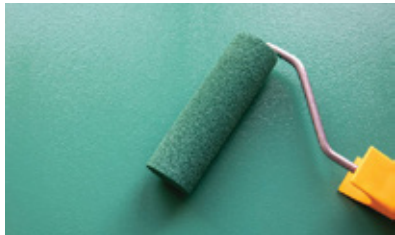
## CEMENT & STEEL

Cement: Dalmia / Sankar or equivalent  
Steel: JSW Only



## FLOORING

Premium Vitrified Tiles for the entire building except Sit-Out & Toilet  
with skirting designated glazed wall tile cladding in bathrooms up to  
false ceiling height. Vitrified / Ceramic anti-skid floor tiles for toilets and  
balcony waterproofing for toilet: - liquid Bitumen / Dr.Fixit or equivalent  
Bedroom & Living Area Tile: - Kajaria / Johnson or equivalent



## PAINTING

Double Coat Putty finished Emulsion paint for Internal walls  
Double Coat Putty Finished Damp Proof Emulsion Paint for  
external wall Epoxy finished Enamel Paint for Wood / Steel



## CP & SANITARY FITTINGS

Premium wall-hung EWC with concealed flush tank in the toilet  
Premium quality Chromium Plated Taps, Mixer & Shower in all toilets  
Hot water provisions with Water Heater in all toilets  
Water Purifier Provision for Kitchen Sink  
Sink: Stainless Steel with drainboard  
PVC & PVC Fittings: Supreme / Polycab / Finolex or equivalent  
Over Head Tank 1,000 Ltr (Sintex / Supreme or equivalent)  
With Pressure Pump (Kirloskar / V Guard or equivalent)  
CP Fittings: Jaquar / Hindware or equivalent



## DOORS & WINDOWS

Entrance Door: Teak Wood  
All External doors are steel  
Windows / Ventilators are UPVC made  
Full jamb Moulded Flush Door for Bedrooms  
Full jamb Moulded skin doors / Aqua resistant for toilets



## HANDRAIL

Tafan Glass with SS / wooden frame



## ELECTRICAL DETAILS

Concealed copper wiring, adequate light, and fan points with fittings  
Modular type switches  
Provision for A/C in all Bedrooms  
DB and MCB: GM / Legrand or equivalent  
Switches: Legrand / GM or equivalent  
TV Points in the Living, Master bedroom, and Upper living  
Wifi point for Living Room  
External Cable: Finolex / Polycab or equivalent  
Exhaust Fans in all toilets  
Inverter Provision with Inverter  
CCTV Provisions (Four Side View)



## OTHERS

Wash Basin with Mirror & Light  
 Bedroom Wardrobe as per Interior Drawings  
 Curtains in all windows  
 Study Table at Study space.  
 Wall Paneling with WPC material as per Interior Drawings  
 False Ceiling with Gypsum as per Interior Drawings  
 Bore well with Filter Plant  
 Modular Kitchen with Hood & Hob  
 Landscape with Gardening as per Drawings  
 Waste Management: Provision of Individual Bio-gas plant



## COMMON

Gated Community  
 Main Entry 10 Meter Wide Roads  
 Other Areas 7 Meter Wide Roads  
 Common Areas approx. 2 Acres (Roads, Recreation Area, Greeneries)  
 24 Hours Security Service  
 Main Entry: Remote Access / Mobile Applications  
 Guests Entry with Villa Owners Permission only  
 Camera in all Common Areas  
 Street Light in all Common Areas  
 Club House (6,000 Sqfts Above) only for 43 Villas  
 (Swimming Pool, Kids Pool, Gym, Multi-purpose Hall,  
 Amphitheatre, Lawn Area)  
 Maintenance Fee Rs.20,000 per year (Club House, 2 Securities,  
 One Labour for Cleaning and Maintenance Activities)  
 The company will perform Common Maintenance for three years  
 from the beginning with the Maintenance Fee. After three years, the  
 company will form an association of residents of the project and assign  
 the complete responsibility of the maintenance to the said association.



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