



ADARSH BUILDESTATE LTD.

PALM
RIVIERA
PREMIUM RESIDENTIAL APARTMENTS

where natural charm and modern luxury unite

DISCOVER A SPACE
DESIGNED EXCLUSIVELY
TO COCOON YOU
IN A HAVEN
OF
TRANQUILITY

CURTAIN RAISER



Inspired by the breathtaking beauty of the Valley, the accommodations at **Palm Riviera** perfectly capture the landscape's essence with vast dimensions, warm palettes, and rich interiors that radiate sophistication. Pairing the comforts of home with the indulgences of a luxury lifestyle, they provide residents with an unprecedented blend of sumptuous luxury.

WELCOME HOME TO

**PALM
RIVIERA**
PREMIUM RESIDENTIAL APARTMENTS

RESERVE YOUR OWN EXCLUSIVE
PLACE IN THE WORLD

THE PROJECT

262 Premium Residential Apartments

- 2 BHK / 3 BHK Premium Apartments with Servant Room
- 3 BHK / 4 BHK Premium Penthouses • Modern Landscaped Garden
- Kid's Play Area



Ultra Modern Clubhouse

- Steam Bath • Modern Gymnasium • Elegant Reception Area
- Swimming Pool with Kids Pool



A striking location creating a unique sense of place.

Surrounded by breathtaking, colorful, natural mountain vistas and sheltered from the wind and nestled in the quiet pockets by the Tawi river lies the newest jewel of the valley, Palm Riviera. Uniquely positioned to offer you an unrivaled soothing experience. Custom designed for both seclusion and a staged sensibility Palm Riviera's distinctive resort like environ captivates the connoisseur in you. Escape to a secluded haven amid the natural splendor of painted mountains, towering trees, and clear, blue sky.

“MAKE YOUR
HOME FEEL LIKE A
BREEZY RETREAT”



BASEMENT FLOOR PLAN

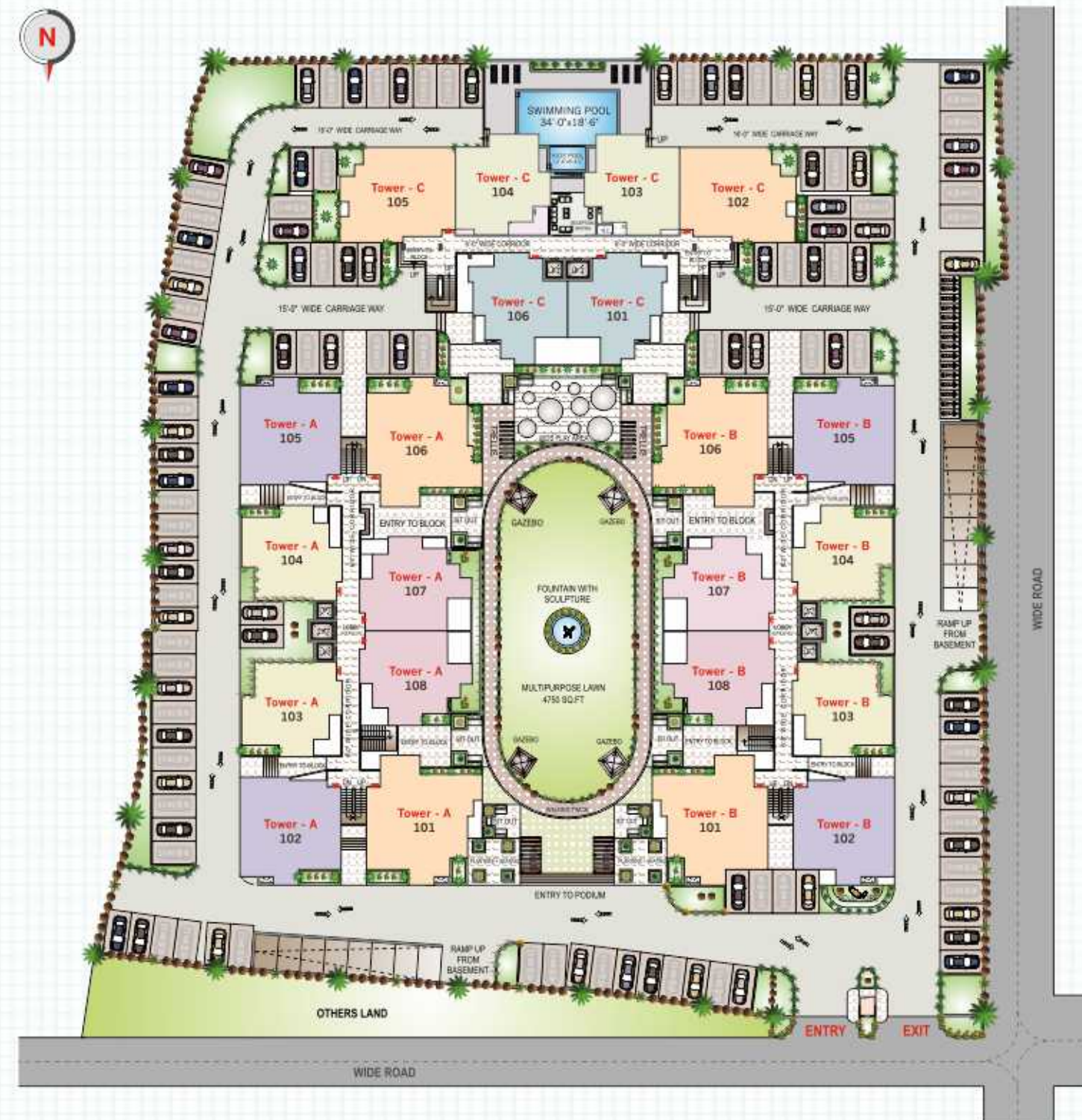
Basement Parking Area



GROUND FLOOR PLAN

Club Area | Open Parking Area

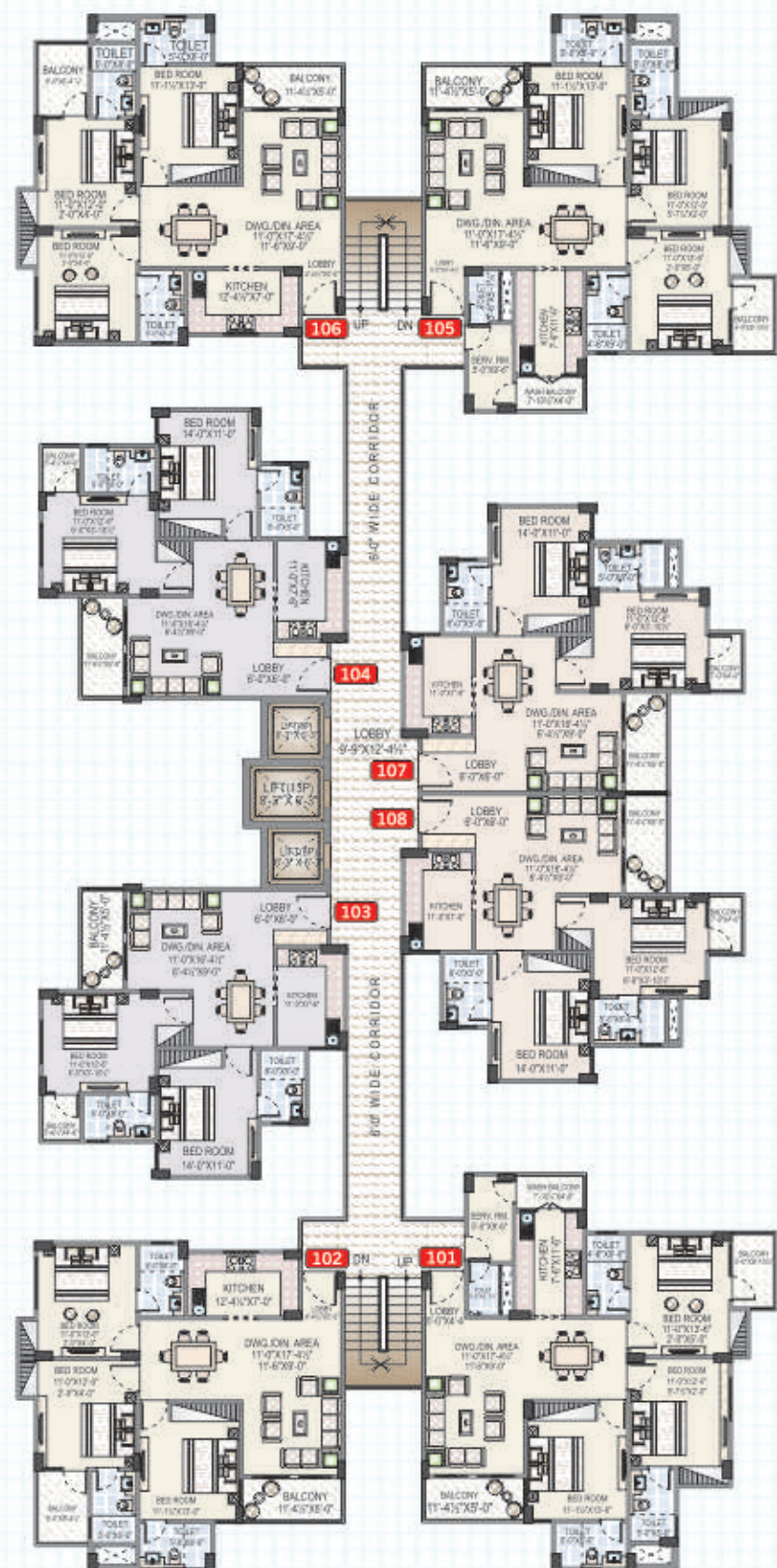
PALM
RIVIERA
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TOWER A			TOWER B			TOWER C		
Flat No.	Type	Saleable Area	Flat No.	Type	Saleable Area	Flat No.	Type	Saleable Area
101	3 BHK with S.Room	1600.00 Sq.ft.	101	3 BHK with S.Room	1600.00 Sq.ft.	101	3 BHK	1453.00 Sq.ft.
102	3 BHK	1423.00 Sq.ft.	102	3 BHK	1423.00 Sq.ft.	102	2 BHK	1135.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.	103-104	2 BHK	1135.00 Sq.ft.	103	2 BHK	1135.00 Sq.ft.
105	3 BHK	1423.00 Sq.ft.	105	3 BHK	1423.00 Sq.ft.	104	3 BHK	1453.00 Sq.ft.
106	3 BHK with S.Room	1600.00 Sq.ft.	106	3 BHK with S.Room	1600.00 Sq.ft.			
107-108	2 BHK	1135.00 Sq.ft.	107-108	2 BHK	1135.00 Sq.ft.			

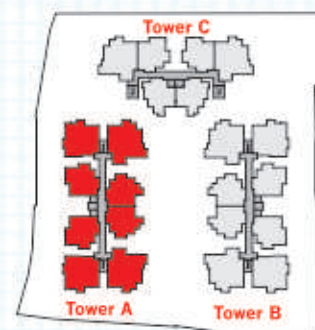
TOWER - A | TYPICAL FLOOR

2 BHK | 3 BHK | 3 BHK with S. Room



**Tower - A
Flat Area Chart**

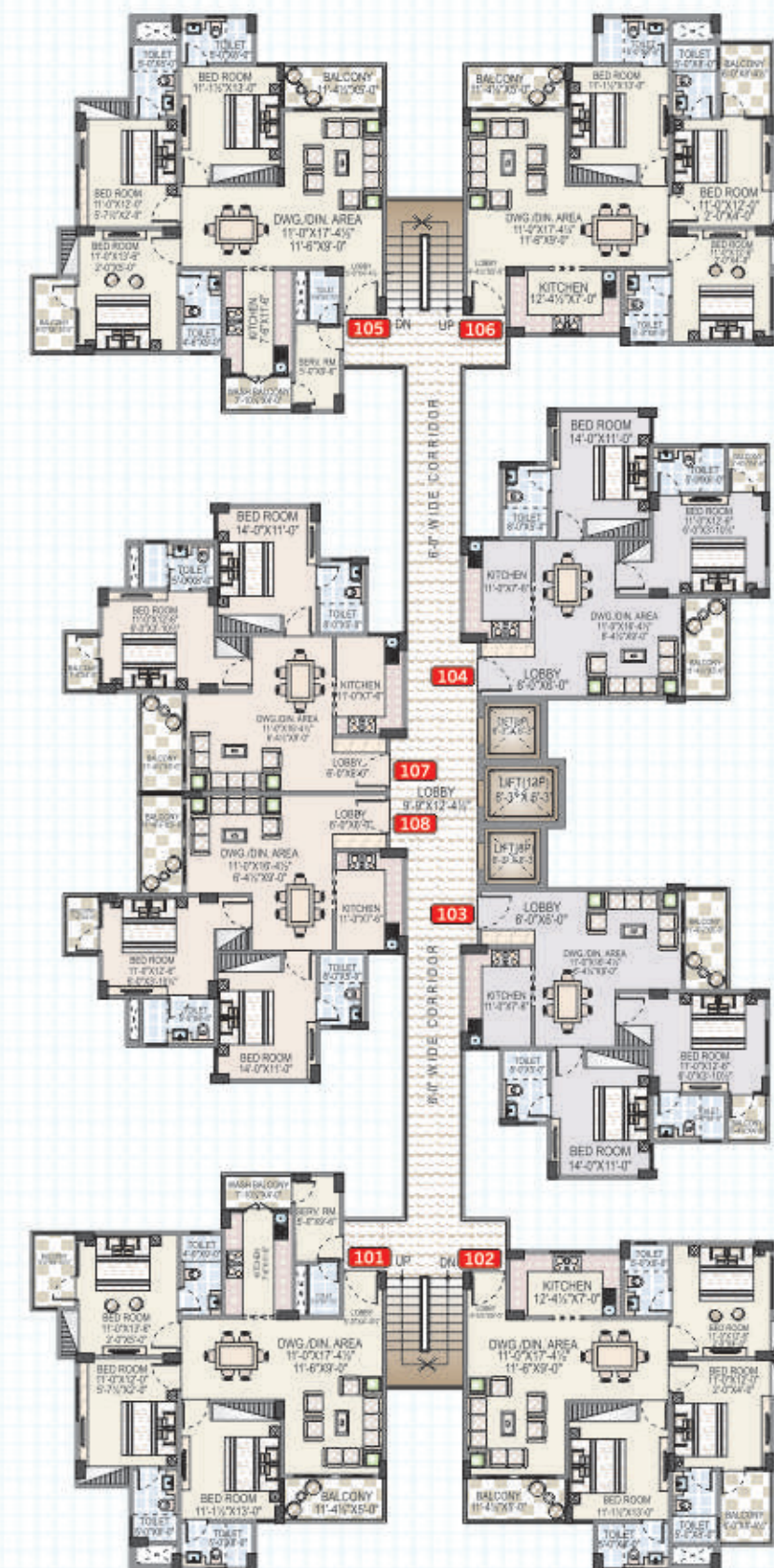
Flat No.	Type	Saleable Area
101	3 BHK with S.Room	1600.00 Sq.ft.
102	3 BHK	1440.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.
105	3 BHK	1440.00 Sq.ft.
106	3 BHK with S.Room	1600.00 Sq.ft.
107-108	2 BHK	1135.00 Sq.ft.



Typical Building Block

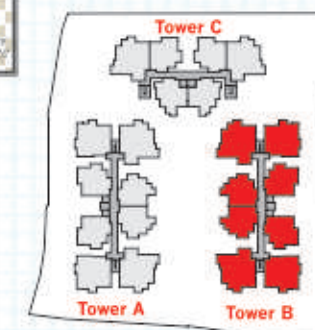
TOWER - B | TYPICAL FLOOR

2 BHK | 3 BHK | 3 BHK with S. Room



**Tower - B
Flat Area Chart**

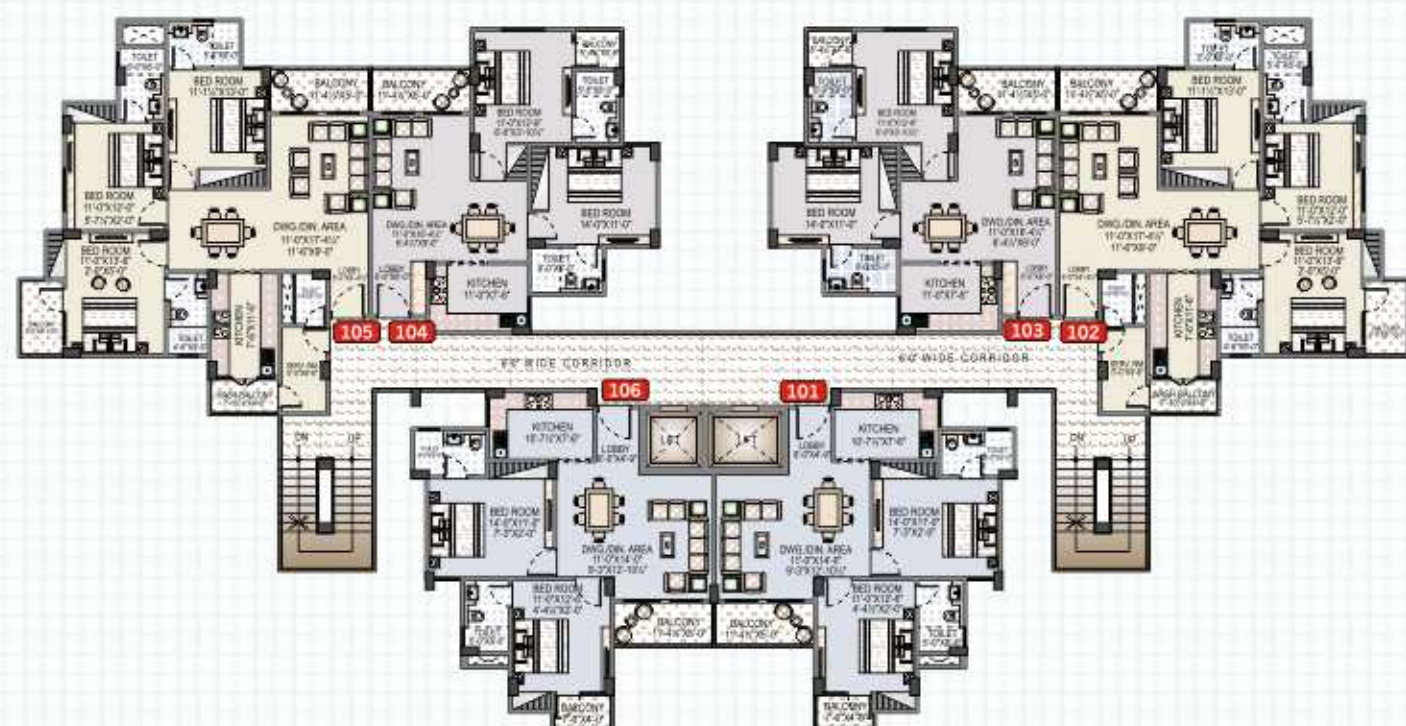
Flat No.	Type	Saleable Area
101	3 BHK with S.Room	1600.00 Sq.ft.
102	3 BHK	1440.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.
105	3 BHK	1440.00 Sq.ft.
106	3 BHK with S.Room	1600.00 Sq.ft.
107-108	2 BHK	1135.00 Sq.ft.



Typical Building Block

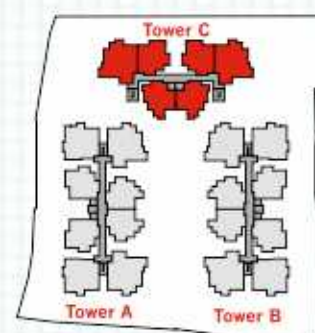
TOWER - C | TYPICAL FLOOR

2 BHK | 3 BHK with S.Room



Tower- C
Flat Area Chart

Flat No.	Type	Saleable Area
101	2 BHK	1135.00 Sq.ft.
102	3 BHK with S.Room	1600.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.
105	3 BHK with S.Room	1600.00 Sq.ft.
106	2 BHK	1135.00 Sq.ft.

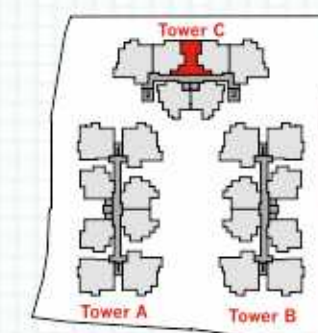


Typical Building Block

CLUBHOUSE

Swimming Pool with Kid's Pool | Gym

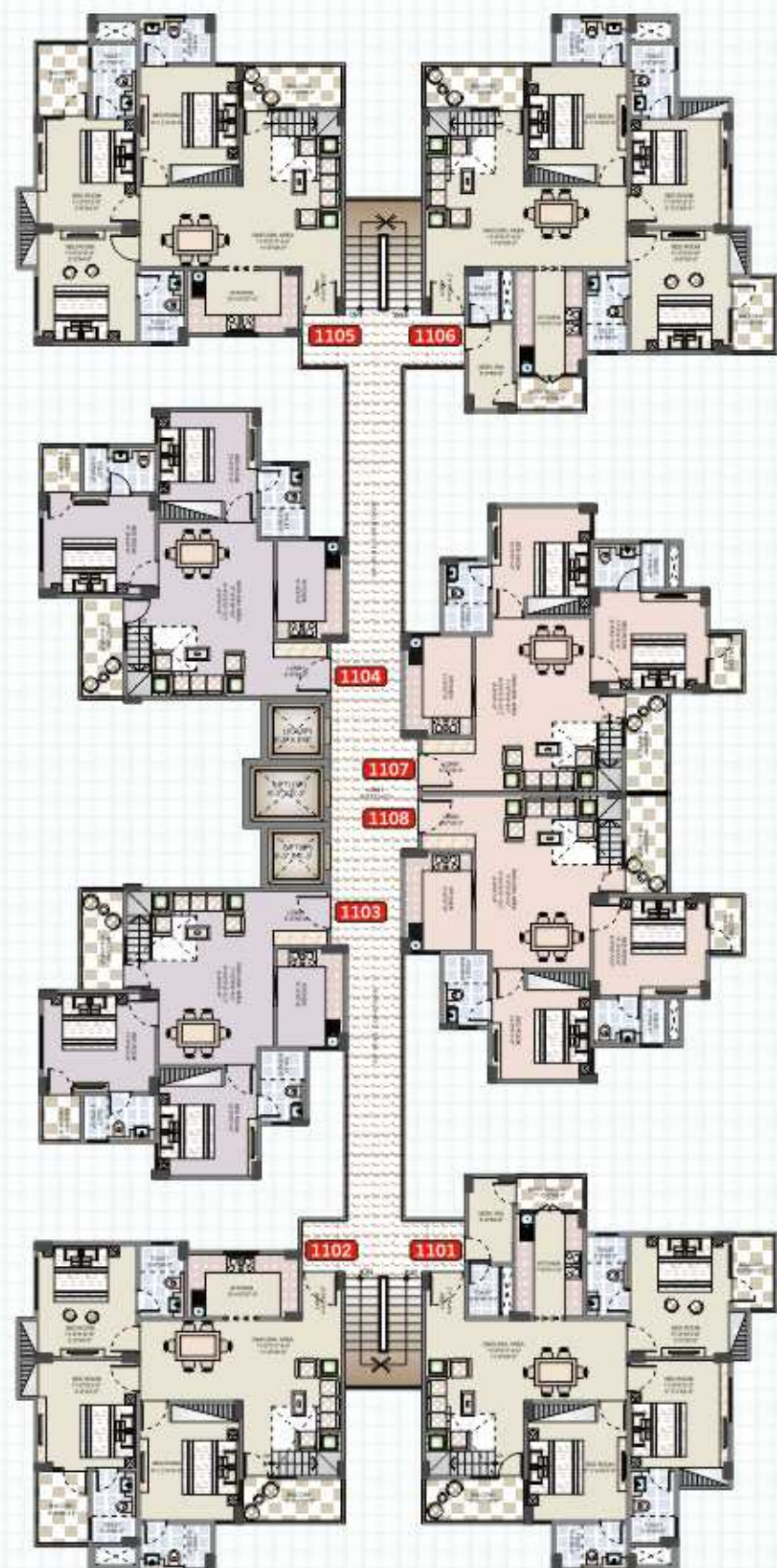
PALM
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Typical Building Block

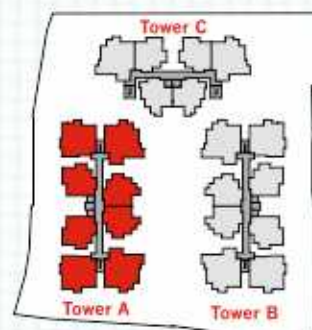
TOWER - A | PENTHOUSE

Lower Penthouse Typical Floor Plan



Tower- A
Flat Area Chart

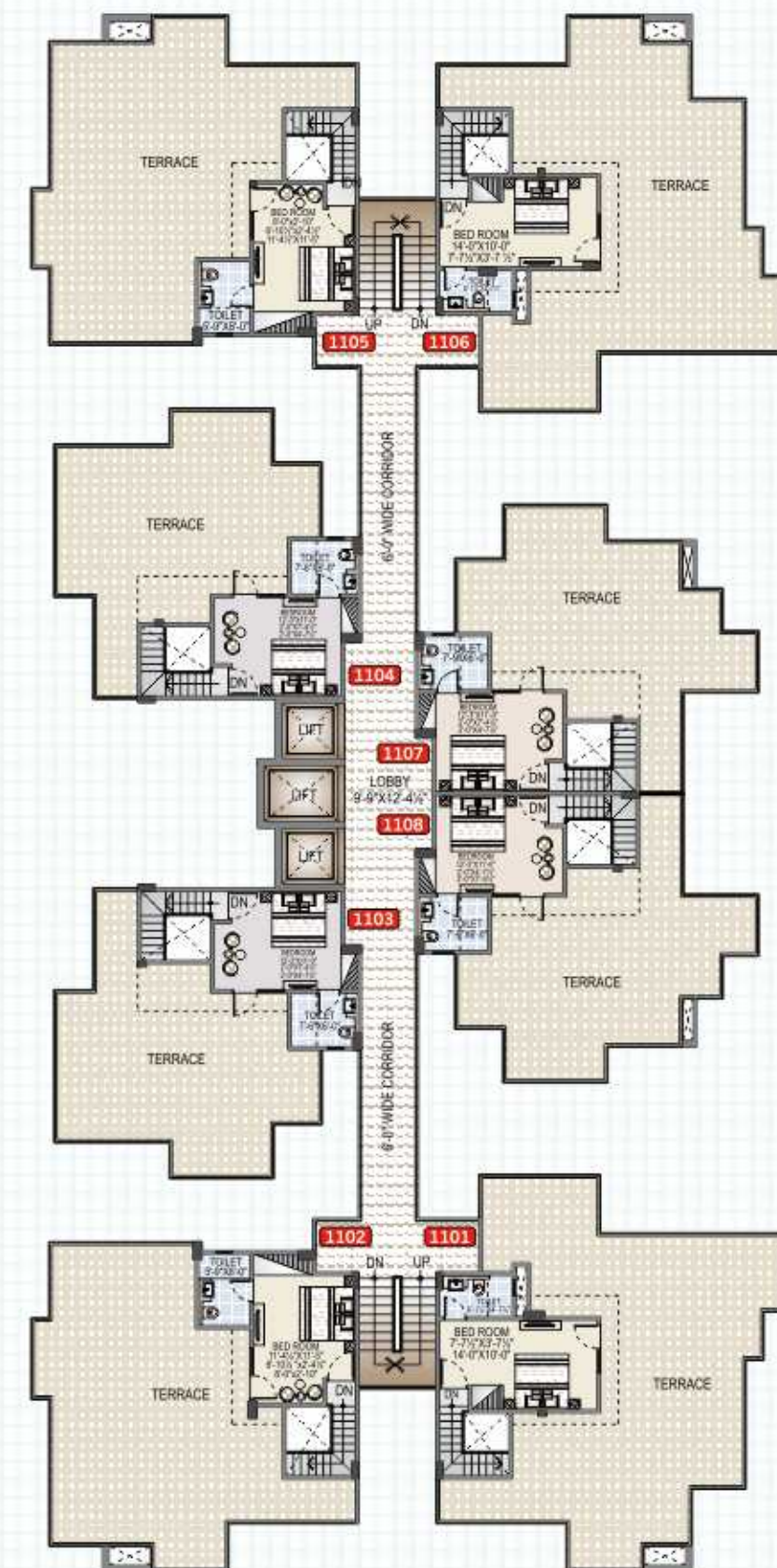
Flat No.	Type	Saleable Area	Terrace Area
101	3 BHK with S.Room	1600.00 Sq.ft.	917.00 Sq.ft.
102	3 BHK	1440.00 Sq.ft.	841.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.	731.00 Sq.ft.
105	3 BHK	1440.00 Sq.ft.	841.00 Sq.ft.
106	3 BHK with S.Room	1600.00 Sq.ft.	917.00 Sq.ft.
107-108	2 BHK	1135.00 Sq.ft.	728.00 Sq.ft.



Typical Building Block

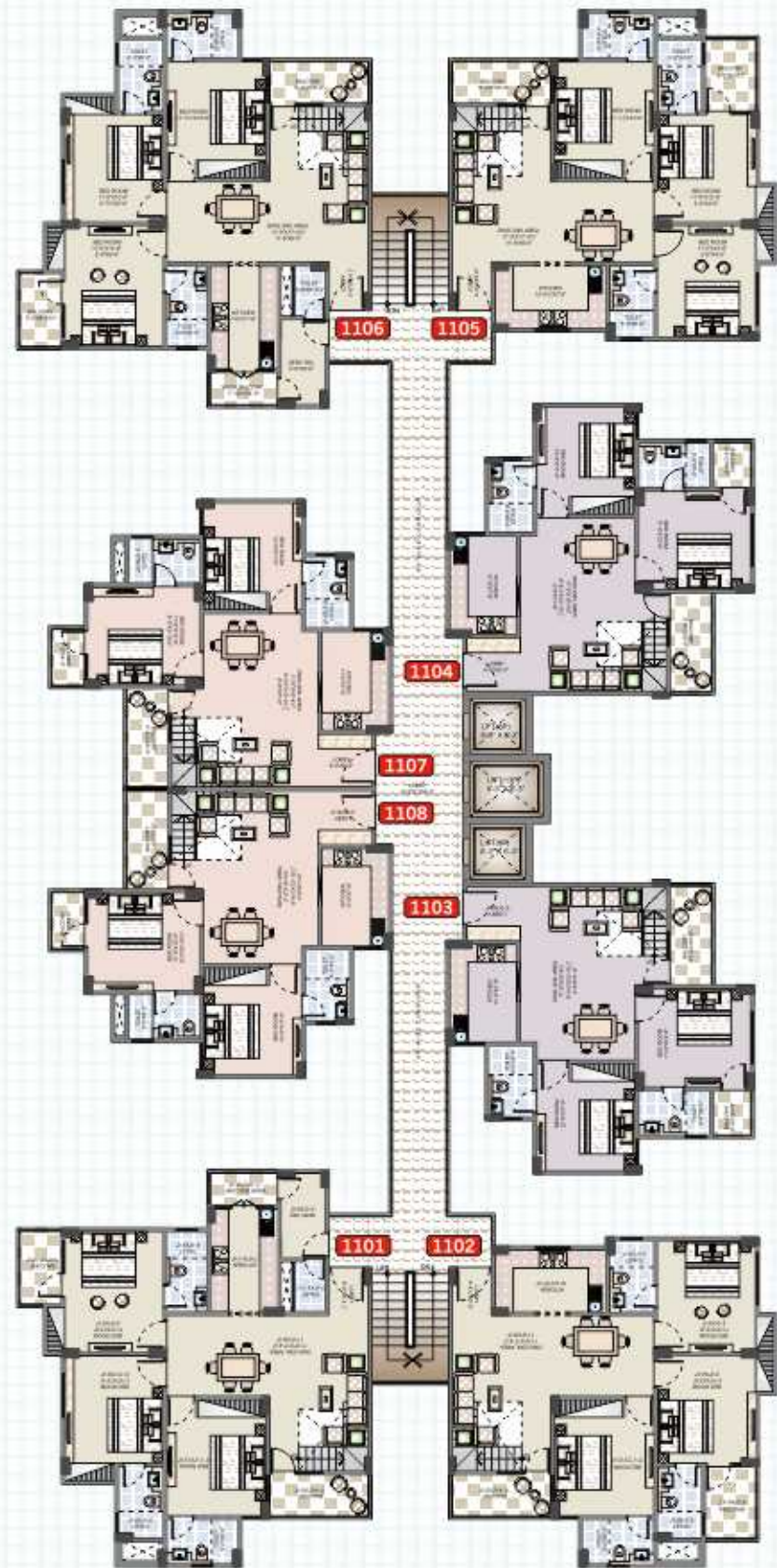
TOWER - A | PENTHOUSE

Upper Penthouse Typical Floor Plan



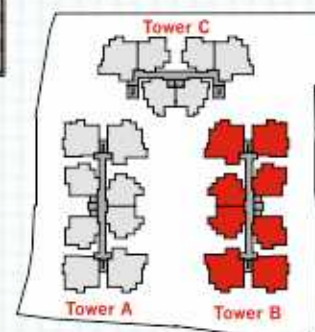
TOWER - B | PENTHOUSE

Lower Penthouse Typical Floor Plan



Tower- B
Flat Area Chart

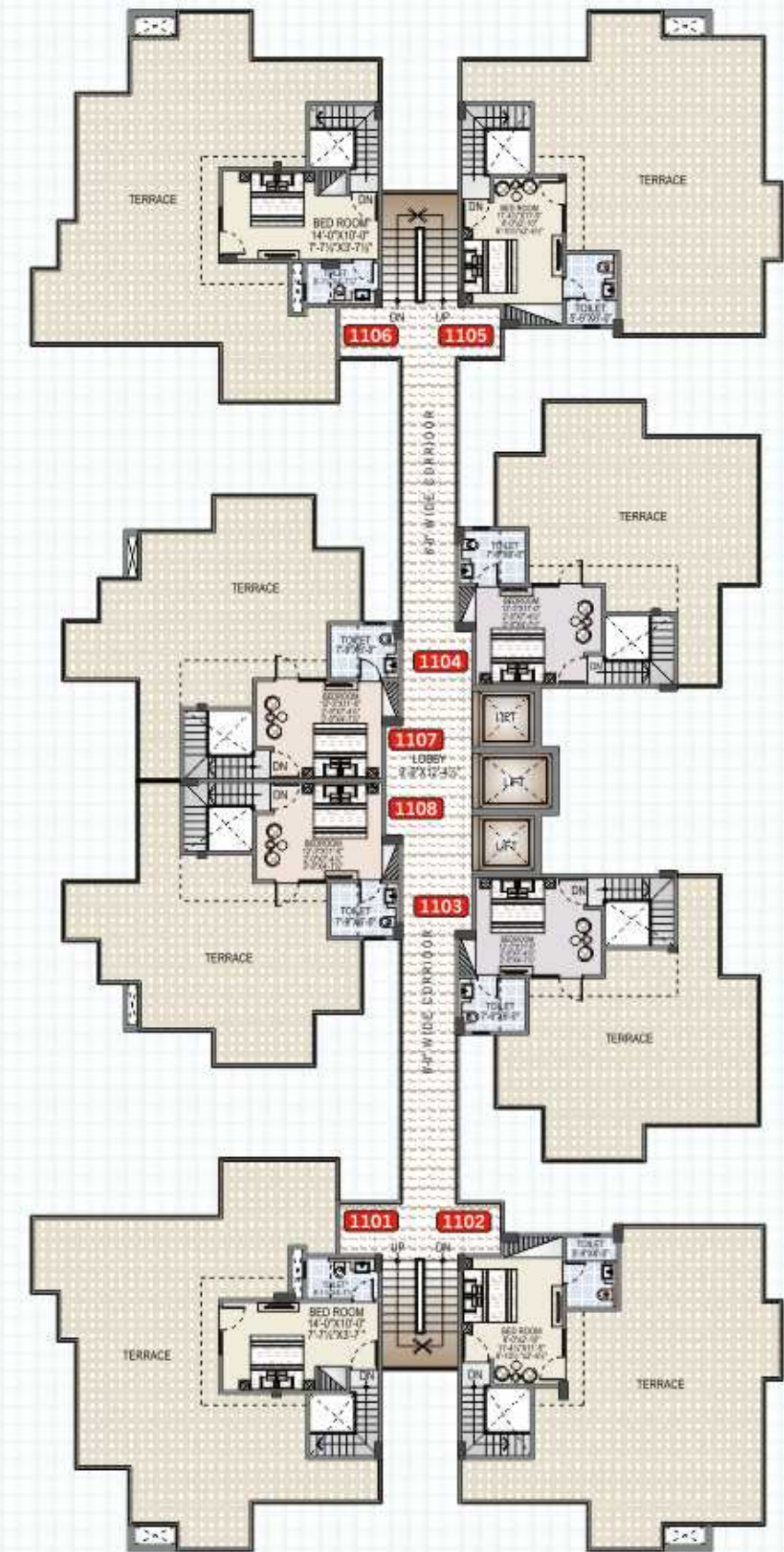
Flat No.	Type	Saleable Area	Terrace Area
101	3 BHK with S.Room	1600.00 Sq.ft.	917.00 Sq.ft.
102	3 BHK	1440.00 Sq.ft.	841.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.	731.00 Sq.ft.
105	3 BHK	1440.00 Sq.ft.	841.00 Sq.ft.
106	3 BHK with S.Room	1600.00 Sq.ft.	917.00 Sq.ft.
107-108	2 BHK	1135.00 Sq.ft.	728.00 Sq.ft.



Typical Building Block

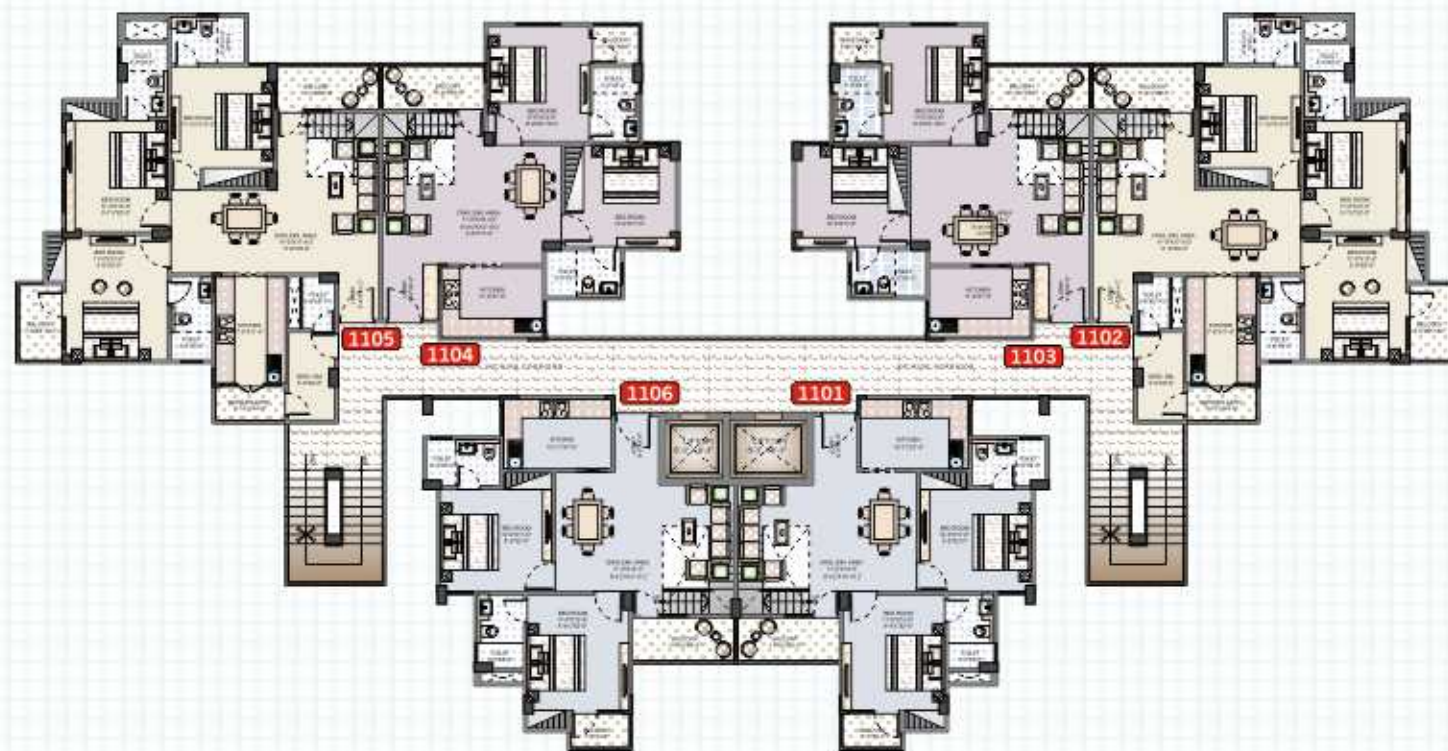
TOWER - B | PENTHOUSE

Upper Penthouse Typical Floor Plan



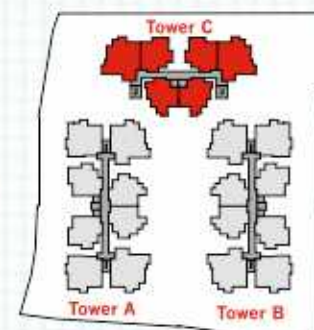
TOWER - C | PENTHOUSE

Lower Penthouse Typical Floor Plan



Tower- C
Flat Area Chart

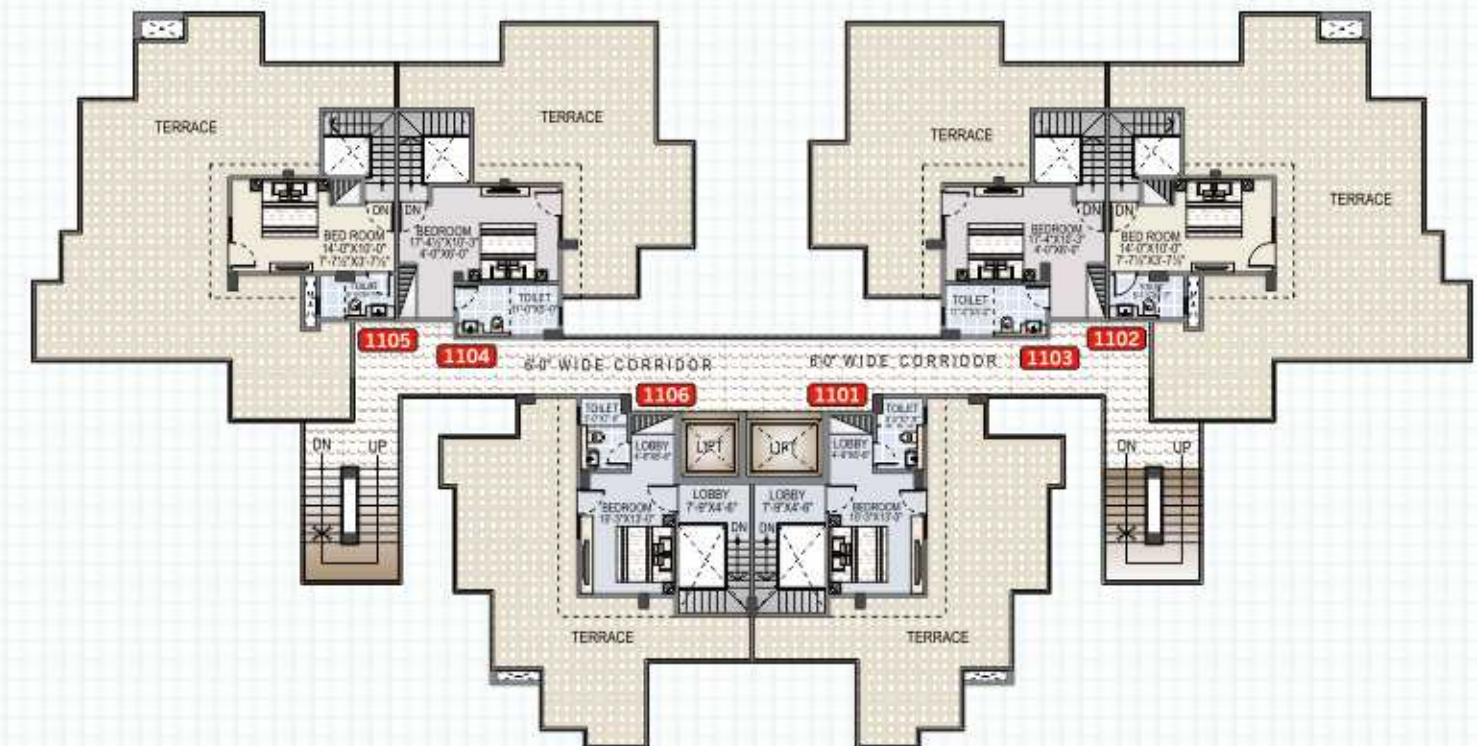
Fiat No.	Type	Saleable Area	Terrace Area
101	2 BHK	1135.00 Sq.ft.	770.00 Sq.ft.
102	3 BHK with S.Room	1600.00 Sq.ft.	731.00 Sq.ft.
103-104	2 BHK	1135.00 Sq.ft.	756.00 Sq.ft.
105	3 BHK with S.Room	1600.00 Sq.ft.	731.00 Sq.ft.
106	2 BHK	1135.00 Sq.ft.	.00 Sq.ft.



Typical Building Block

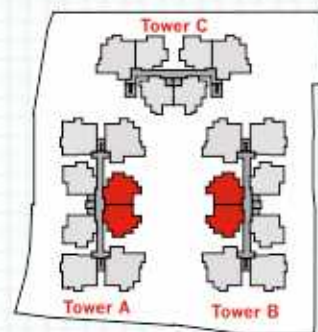
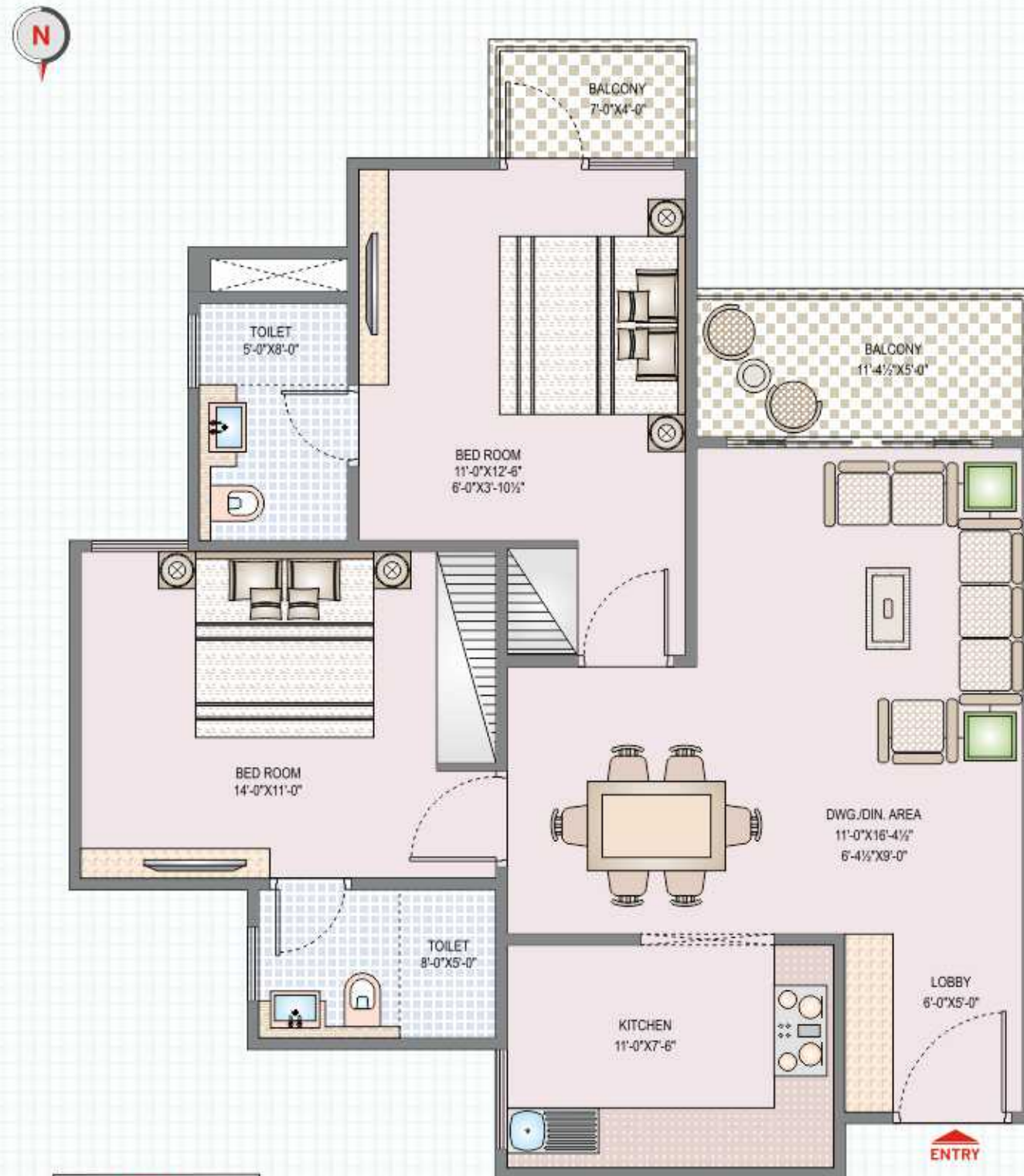
TOWER - C | PENTHOUSE

Upper Penthouse Typical Floor Plan



Saleable Area = 1440.00 Sq.ft.

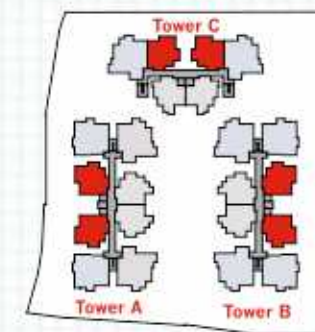
TYPE - C | TOWER - A | B
2 BHK Floor Plan



Typical Building Block

Saleable Area = 1135.00 Sq.ft.

TYPE - D | TOWER - A | B | C
2 BHK Floor Plan

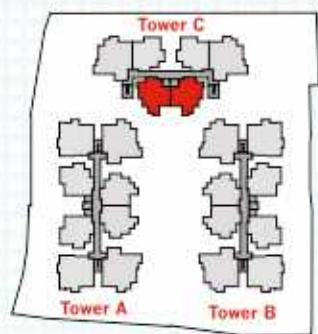
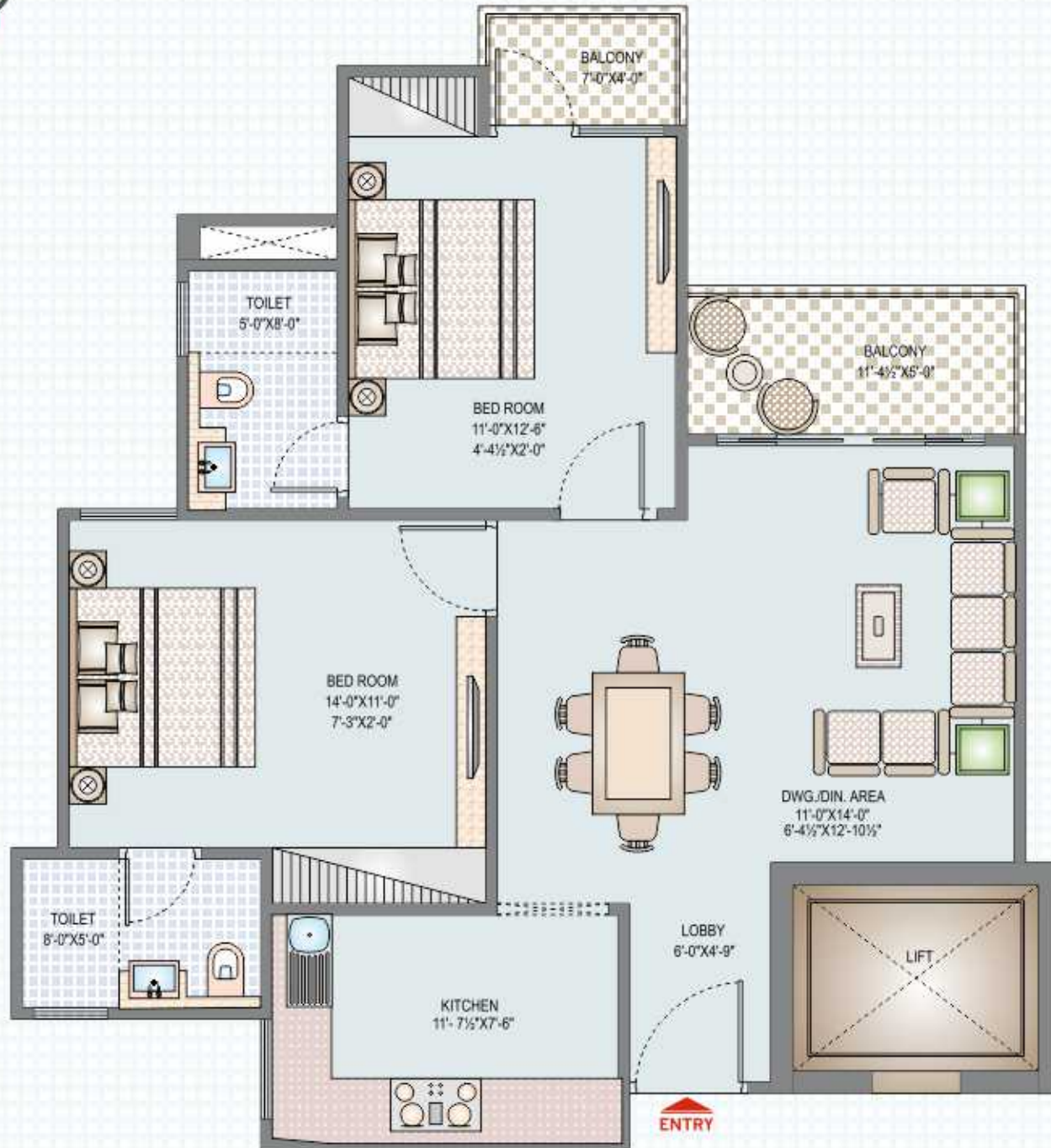


Typical Building Block

Saleable Area = 1135.00 Sq.ft.

TYPE - E | TOWER - C

2 BHK Floor Plan



Typical Building Block

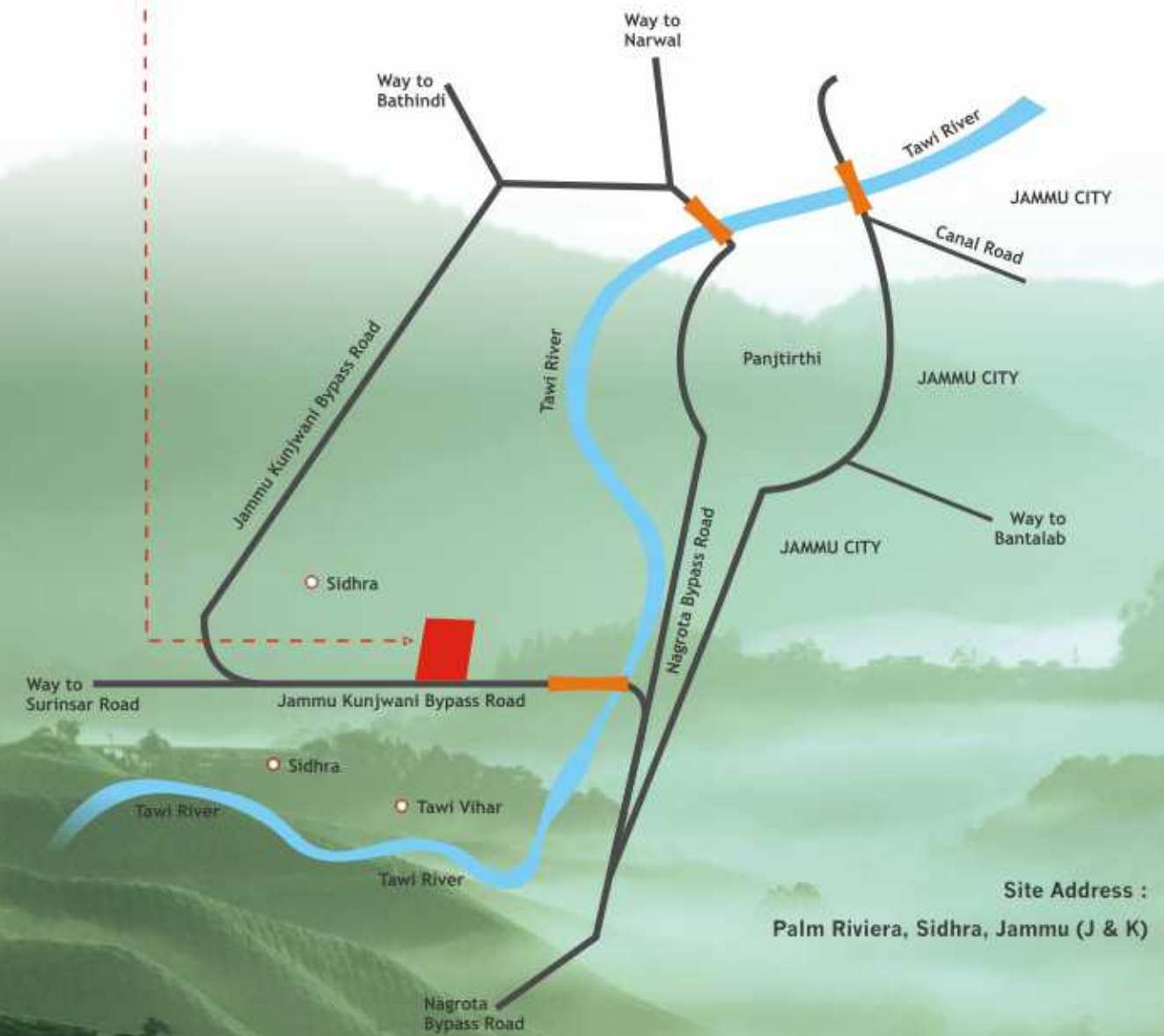
Saleable Area = 1135.00 Sq.ft.

Palm Riviera enjoys a striking destination in Jammu inspired by extraordinary landscapes creating the ambience for an unparalleled getaway. Located on the banks of Tawi and just minutes away from Sidhra it truly inhabits a unique location. Conveniently located just a few kms from Jammu Kunjwani bypass road, it is yet far enough from the snarling traffic and bustling city life. Of course, given its strategic location, your children too will enjoy the convenience of a school that's a short walk away from home. Plus, there's easy access to the city's most frequented shopping malls, restaurants, multiplexes, including the most well-equipped hospitals.

LOCATION MAP

(Map not to scale)

PALM RIVIERA
PREMIUM RESIDENTIAL APARTMENTS



Site Address :
Palm Riviera, Sidhra, Jammu (J & K)

Building Features

Palm Riviera comes packaged with some top-of-the-line features that contribute to the architectural excellence of the project.

- Earthquake Code Compliant with Building Design to highest codal provisions for this zone
- Rain Water Harvesting
- Gated Community
- Cohesive Urban Design includes road, street furniture, street lighting, paving and signage
- Water Features within the Development
- 24x7 and 100% Power backup for common areas & facilities
- Sense of Arrival to Palm Riviera
- Concealed electrical wiring with copper conductors and miniature circuit breakers
- Cable TV and telephone outlets in living room and bedrooms
- Wastewater Treatment Plant - State of the Art Membrane Technology for water purification and recycling
- Single basement car parking
- Laminated wood flooring in master bedrooms
- Bathrooms with contemporary modern fittings
- CCTV and video door phone for surveillance & perimeter security
- Fire protection system like smoke detectors and fire hydrant cables as per NBC norms
- Anti-termite treatment for the entire building complex
- Acrylic emulsion weather proof external paint
- Provision for separate servant rooms
- Provision for Gas Bank (Piped gas supply to individual flats.)
- Provision for DTH (Direct to Home) facility



FINISHING TOUCHES



LIVING ROOM / DINNING :

- Walls : Pop punning with Acrylic Emulsion Paint
- Floor : Vitrified tiles
- Doors : Entrance Door : Timber 3 veneered flush door
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Switches : Modular Switches

MASTER BEDROOM :

- Walls : Pop punning with Acrylic Emulsion Paint
- Floor : Laminated Wooden Flooring
- Doors : Internal Door : Flush Door
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Switches : Modular Switches

SERVANT ROOM :

- Walls : Oil bound distemper
- Floor : Ceramic Tiles
- Doors : Internal door : Flush door shutters
- Window : M.S. Section
- Switches : Semi Modular Switches

TOILETS :

- Walls : Designer ceramic tiles till door height
- Floor : Ceramic Tiles
- Doors : Internal door : Flush door shutters
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Other : Single lever c.p. Fittings, 24 hours water supply
- Switches : Modular Switches

Proposed Specifications of Apartments

OTHER BEDROOM :

- Walls : Pop punning with Acrylic Emulsion Paint
- Floor : Vitrified / Laminated Wooden Flooring
- Doors : Internal door : Flush door external door : UPVC / power coated aluminum doors
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Switches : Modular Switches

BALCONIES / TERRACES :

- Walls : Weather proof paint
- Floor : Ceramic Tiles
- Doors : Internal door : Flush door shutters
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Switches : Modular Switches

KITCHEN :

- Walls : Tiles upto 2 feet above the counter and Acrylic Emulsion in the balance area
- Floor : Vitrified tiles
- Doors : UPVC / powder coated aluminum doors
- Window : UPVC / Anodised / powder / coated aluminum windows and frames
- Other : Modular kitchen till counter level, granite counter top with S.S. Sink
- Switches : Modular Switches

THE CLUBHOUSE



“AN EXHILARATING
EXPERIENCE TO DESTRESS
YOUR MIND, BODY & SOUL

Experience unsurpassed recreation elegantly combined with robust indulgence, flawless service, and a breathtaking setting at the Clubhouse. Offering a full complement of recreational activities, whether you wish to relax, or simply re-energize, this exceptional place allows you to do both. Dine at our sophisticated restaurant or sweat it out at the gym or for that matter relax by the poolside. The clubhouse has options in plenty.



THE GROUP

Enconcing a vision to contribute comprehensively to the altering skyline of the nation, Adarsh Buildestate Ltd. have already made their presence felt with their prestigious projects lined up to make history. Famed in the industry circuits for having a penchant for ushering in global standards of excellence, the group is surging ahead with a multitude of upcoming projects that will give a new definition of fashion & lifestyle.

The ongoing projects have already earned the group an impregnable goodwill for transparent and ethical business practices and coupled with a strong focus on quality, it has already created a legacy of trust that requires no endorsements by its esteemed clientele. Bubbling with a youthful exuberance, the group stands strengthened with a mature team of professional acumen that will guide it to stellar heights, with not just the magnanimity of its projects but also the enthusiasm of its audience clientele.

ushering in **global standards** of excellence...

OUR PROJETSCS



Elements Mall
Commercial, Jaipur



Precious Mall
Commercial, Jaipur



Lake City Mall
Commercial, Udaipur



Palm Island
Commercial, Jammu



Golden Palms
Commercial, Jammu



SKY-25
Residential Group Housing, Jaipur



Sky Terraces
Residential Group Housing,
Jaipur



Panache Valley
Residential Township, Dehradun(UA)



Royal Palms
Residential Township, Jammu



Palm Spring
Residential Township, Srinagar



Panache Empire
Residential Township,
Rewari, Haryana



The Kingdom
Residential Township,
Jodhpur

UPCOMING PROJECTS

THE STATUS
Mahaveer Nagar,
Jaipur

THE LEGEND
Durgapura,
Jaipur

MANTRA MEADOWS
Ghaziabad

EMBASSY
Sec-112,
Gurgaon