

SERENE RIVIERA APARTMENTS

Where Comfort Meets
Nature and Tranquillity

Luxurious 2
bedroom
apartments -
affordable prices
ranging from **58**
to **66 lakhs**

Welcome to

Serene Riviera

A collection of **24 cozy homes** ideally located in a serene and peaceful area in **Santhekatte, Udupi**.

Conveniently located on **Santhekatte-Kallianpura Road**, adjacent to **National Highway 66**, our **spacious 2-bedroom apartments** ((S.B.U. area 1176-1353 sqft) offer a perfect blend of comfort and accessibility.

Surrounded by **lush greenery**, enjoy a serene atmosphere while being close to essential amenities.

We believe in Quality where it concerns material, workmanship or aesthetics – We invite you to come and visit our site and see for yourself.



At Serene Riviera, experience the ideal balance of modern living and nature's tranquility. Discover your perfect home today.



Overview of Pricing

- **All Apartments are 2 bed room types that range from 1176 sq.ft to 1353 sq.ft (super built up area).**
- **Approximate budgetary prices range from 58 lakhs to 66 lakhs.**
- **Additional Rs 3 lakhs is applicable for each parking space.**
- **Annual Maintenance Charges of Rs 30,000 applies until the formation of the Owners Building Association.**
- **20% is realistically calculated for compiling super built up area as compared to 30%.**
- **GST is not applicable to the buyer as the building is completed and is a significant cost saving to the buyer.**
- **Banking loans can be arranged at market rates.**



Some Key Highlights

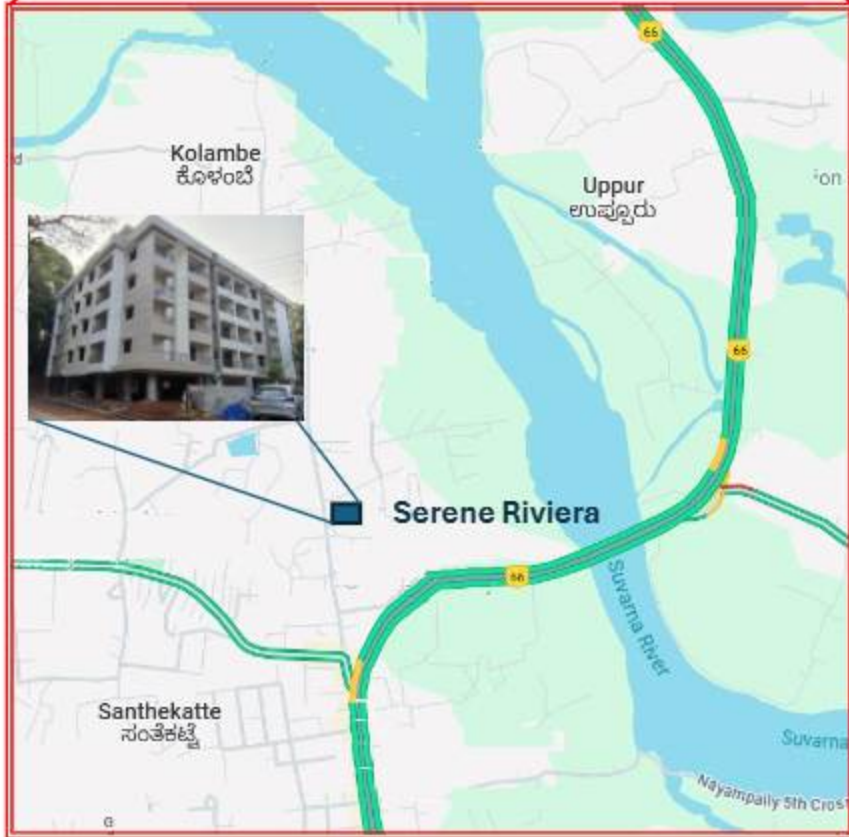
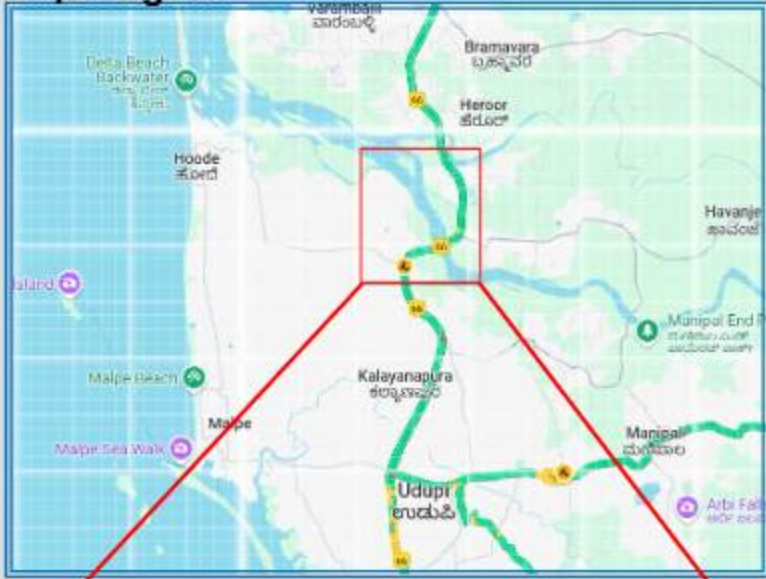
- ***Design with spacious Living Rooms.***
 - ***All room heights' are 10 feet standard which ensures that you don't feel congested and suffocated.***
 - ***Quality material used for all items of construction for reliability and durability.***
 - ***Excellent and limitless natural water from well which is located on a sound aquifer at site.***
 - ***Laterite bricks used instead of concrete blocks which is highly durable and can withstand extreme weather conditions. It is resistant to erosion and weathering and has great thermal properties.***
-



Some Key Highlights

- ***Excellent sheltered terrace area with superb views for parties, get togethers, meetings etc.***
 - ***Spacious Lobby and reception area.***
 - ***Optimal air circulation design for better living conditions.***
 - ***Visit the site and see for yourself !!!***
-

Udupi Region



Your Future Home



Suvarna River

Close to Everything That Matters

Perfectly located, Serene Riviera provides easy access to schools, shopping, places of worship, entertainment, and the airport, offering unparalleled convenience and connectivity for your everyday needs.

Hospital	100 m
Churches & Temples	100 - 500 m
Banks	600 m
Petrol Station	1.5 km
Schools & Colleges	300 - 500 m
Market & Shopping	300 m
Mosque	1.5 km
Movies & Cinemas	1.7 km
River front (Suvarna River)	300 - 600 m

Milagres Cathedral



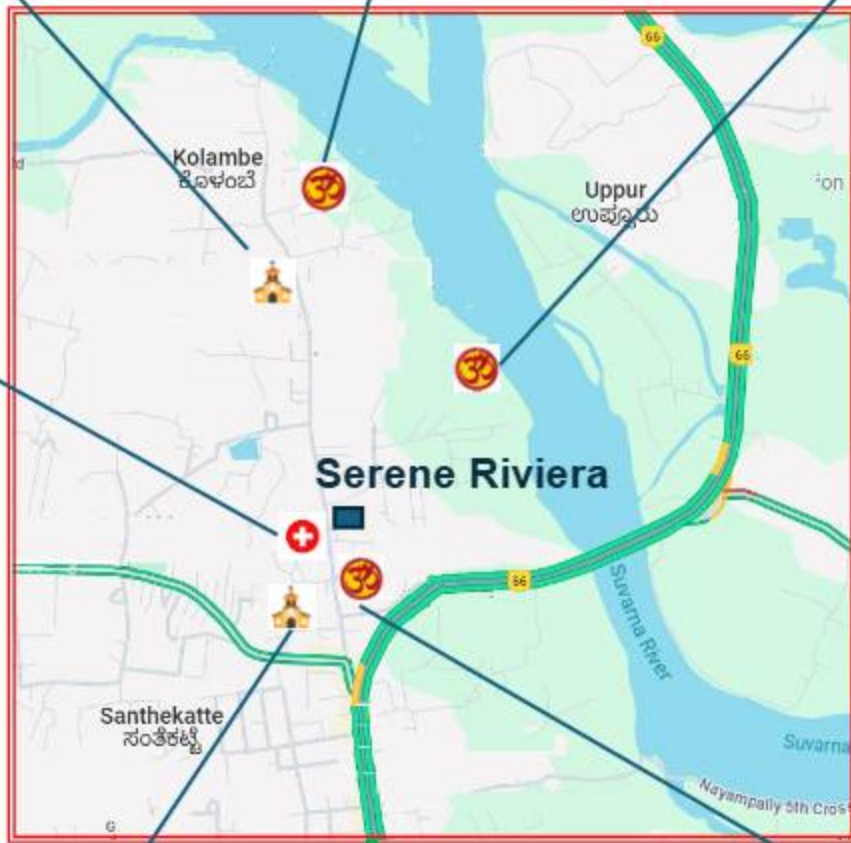
Ventkataramana Temple



Shree Brahma Baidarkala Garodi



Goretti Hospital



MALPE BEACH
3.5 KM



Mount Rosary Church



Veerabhadra Temple

UDUPI TOWN
3.5 KM

MANIPAL
4 KM



AMENITIES

Smooth Rides with an Automatic 6-Passenger Lift

Enjoy effortless access to every floor with a high-quality lift designed for convenience and safety.

Uninterrupted Comfort with 100% Power Backup

Say goodbye to power cuts—our 24/7 generator backup ensures uninterrupted electricity for your home and shared amenities.

Aesthetic Entrance Lobby

Feel welcomed every day with a sophisticated lobby that reflects elegance and charm.

Beautifully Landscaped Areas

Host gatherings and celebrate special moments with loved ones in a beautifully designed rooftop space.

Celebrate at the Terrace Party Area

Relax and recharge amidst lush greenery and thoughtfully designed outdoor spaces.

Staff Toilets on Stilt Floor

Practical additions for staff and security ensure cleanliness and convenience for all.

Ample Parking on Ground/Stilt Floor

Secure and spacious parking ensures peace of mind for you and your vehicles.



SPECIFICATIONS

Every aspect of construction is carefully designed to offer you the perfect blend of durability, aesthetics, and functionality.

RCC Framed Structure

Our buildings are designed with an RCC (Reinforced Cement Concrete) framed structure, constructed as per IS 456 standards, ensuring safety, stability, and durability for years to come. The highest quality branded steel (TATA STEEL) and Cement (Ultratech) has been used for superior quality construction of the structure.

Walls

We use **Laterite Class 1** solid block masonry with cement mortar plaster for all walls, offering strength, thermal insulation, and lasting quality.

Flooring

Living, Dining, and Bedrooms: High-quality vitrified tiles for a sleek, polished look. (branded vitrified tiles of 3' x 3' dimensions)

Kitchen, Toilet, and Work Areas: Anti-skid tiles ensure safety and ease of maintenance. (branded vitrified tiles of 2' x 4' dimensions)



Kitchen

The kitchen comes with a 20 mm black granite platform with a steel sink, providing both aesthetic appeal and practicality. Provisions for appliances ensure ease in setup and usage.

Electrical

- SI-certified multi-strand copper wiring for safe and efficient power distribution.
- KW capacity for adequate power requirement per apartment.
- Convenient provisions for **AC, TV, and telephone points** in all rooms.
- **Exhaust Fans** are installed in the kitchen and toilets to ensure proper ventilation.

Paint

Interior: Smooth emulsion paint for a clean, modern look. (Birla wall care putty with Asian paints finish)

Grills & Doors: Durable enamel paint for protection and finish.

Exterior: High-quality water proofing with Asian paints type Ultima proven to withstand the damp environmental conditions prevalent in the coastal region .



Water Supply

- Our buildings are equipped with both **open well** and municipal water supply systems. Adequate underground and overhead tanks ensure uninterrupted water supply for all your needs.
- The groundwater well, being ideally located, is an excellent source of water throughout the year. The water does not dry out in the well, ensuring a reliable and consistent supply year-round, especially considering the shortage in Municipal Water Supply during peak summers.

Sanitary

- All bathrooms are equipped with ISI-certified sanitary ware, complemented by CERA chrome fittings for a premium and hygienic experience.
- All commodes and sinks are provided CERA, a highly reputed brand
- Spacious bathrooms



Doors & Windows:

Main Door: Teak with Walnut finish for a touch of elegance and durability.

Frames: Wild jackfruit frames for door frames.

Windows: Anodized mat finished aluminum sliding windows with MS safety grills, combining functionality and security.

GENERAL - OTHER SPECIFICATIONS AND AMENITIES

- Provision of compound wall on all four sides.(2 sides retaining wall provided for added safety)
- Parking area with concrete base and interlock tiles to prevent weed growth and sinking.
- A well designed Reception Area for welcoming guests.
- Security personnel accommodation with bathroom and cooking facility.
- Provision of CCTV connection in each apartment.



GENERAL - OTHER SPECIFICATIONS AND AMENITIES

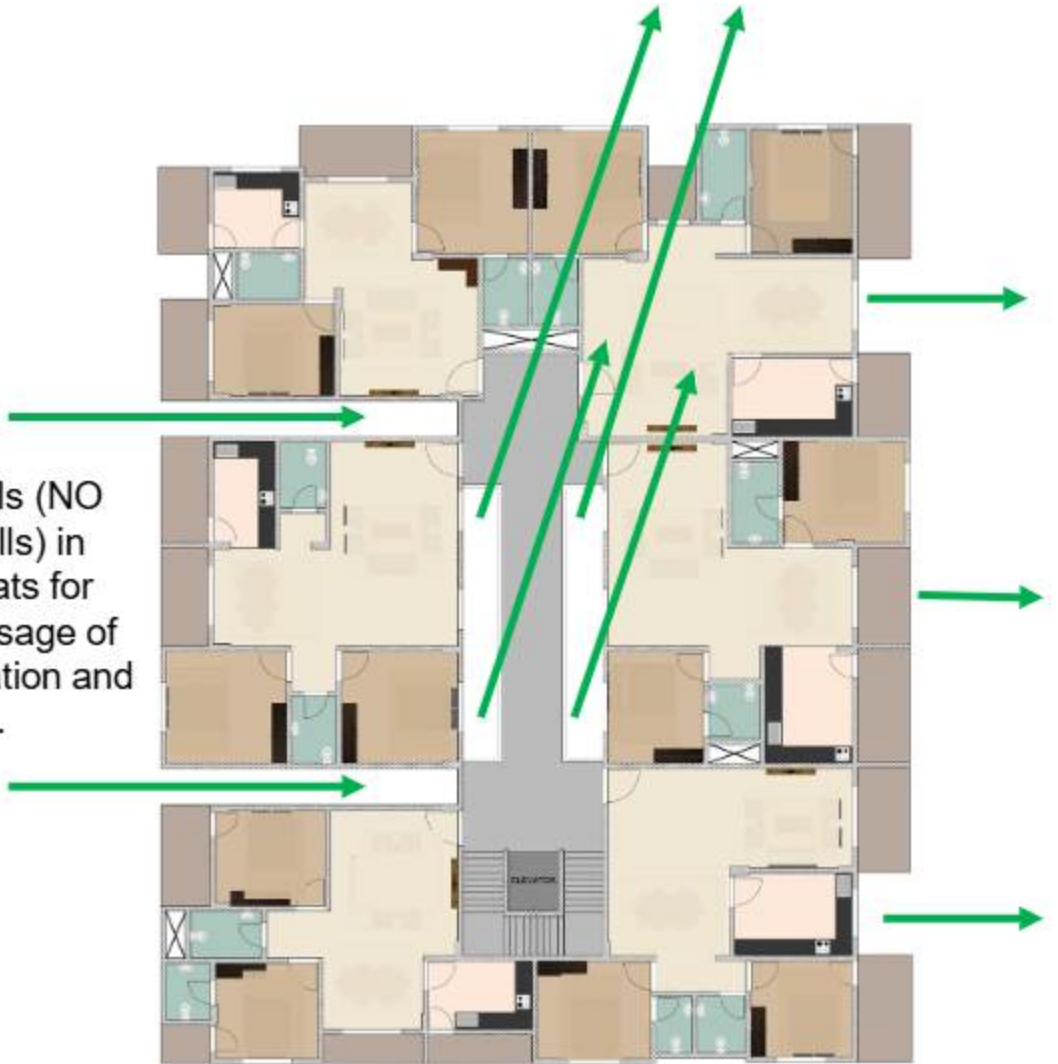
- Rain Water Harvesting
- State of art Sewage Treatment plant as per regulations.
- Backup Diesel Generator
- Common passage railing made of cast iron with wooden frames.
- Attractive lighting in all common areas.
- Well designed structure (RCC) for roofing with necessary additional Pillars and columns. Roofing with Tata sheets for recreation and relaxation area for residents.
- Design of the apartments provides for more balconies for fresh air sit outs and other activities like gardening etc.
- Residents car parking area for every flat and provision for visitors car parking area in basement stilt area.
- Open kitchen design to enhance social connections.





Vertical wind flow opening for improved ventilation
Design of Passage in each floor has open to sky architecture for fresh air circulation and natural lighting

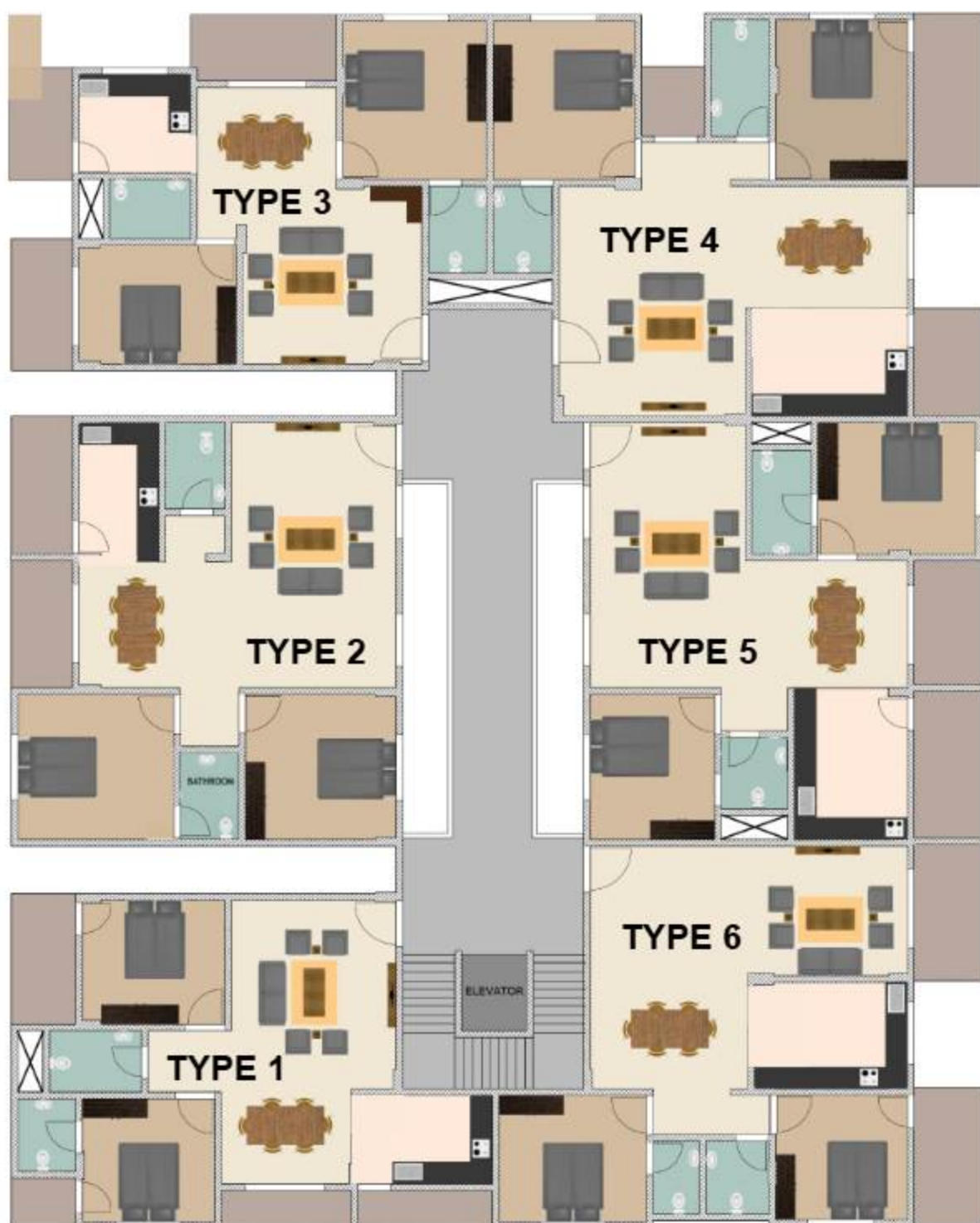
Separate walls (NO common walls) in between 3 flats for additional passage of fresh air circulation and lighting.



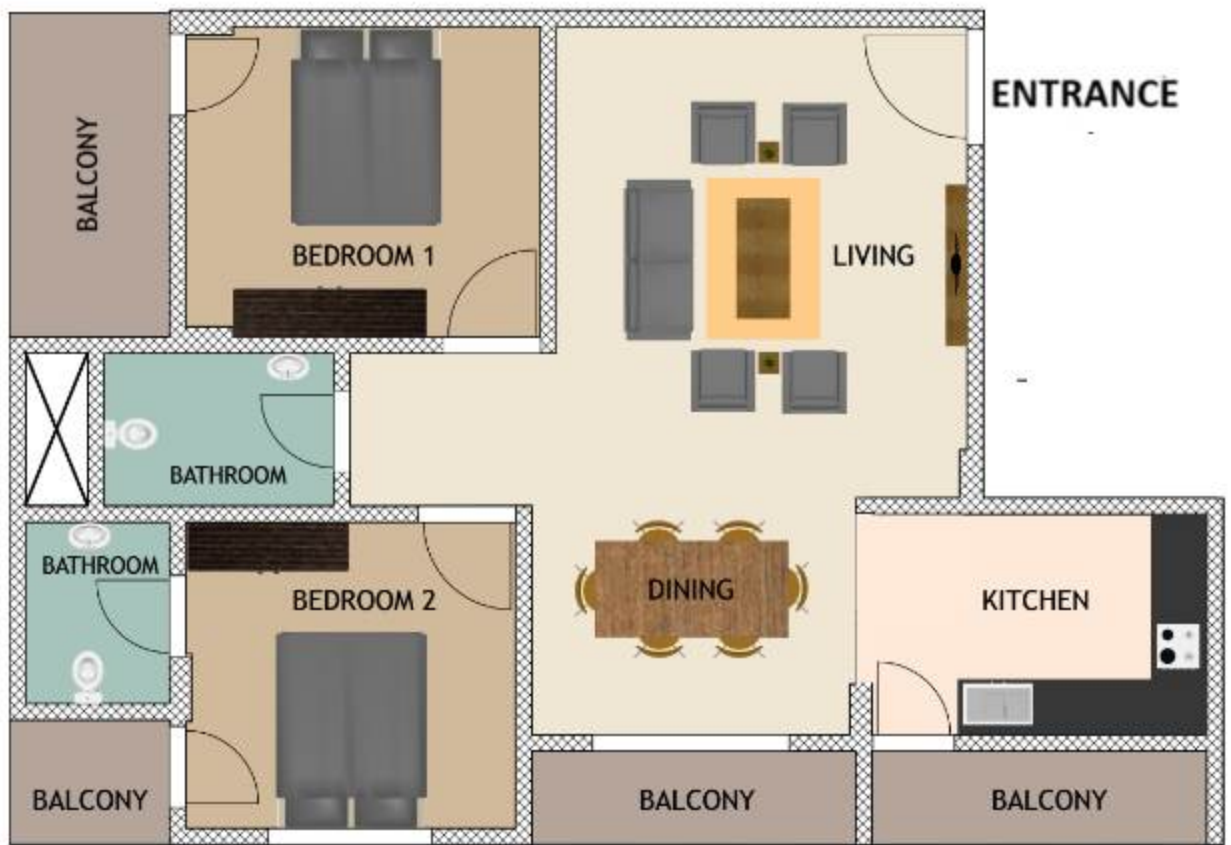
FRESH AIR CIRCULATION DESIGN CROSS SECTIONAL FLOOR PLAN

FLOOR PLAN

Number of Floors: 4
Number of Apartment per Floor: 6
Number of Apartments: 24



APARTMENT	TYPE 1
SUPER BUILT UP AREA	1185 SQ.FT



Flat No:

Flat No.

GROUND FLOOR	101
FIRST FLOOR	201

SECOND FLOOR	301
THIRD FLOOR	401

APARTMENT	TYPE 2
SUPER BUILT UP AREA	1210 SQ.FT



ENTRANCE

Flat No:

Flat No.

GROUND FLOOR	102
FIRST FLOOR	202

SECOND FLOOR	302
THIRD FLOOR	402

APARTMENT	TYPE 3
SUPER BUILT UP AREA	1176 SQ.FT



Flat No:

Flat No.

GROUND FLOOR	103
FIRST FLOOR	203

SECOND FLOOR	303
THIRD FLOOR	403

APARTMENT	TYPE 4
SUPER BUILT UP AREA	1353 SQ.FT



Flat No:

Flat No.

GROUND FLOOR	104
FIRST FLOOR	204

SECOND FLOOR	304
THIRD FLOOR	404

APARTMENT	TYPE 5
SUPER BUILT UP AREA	1190 SQ.FT



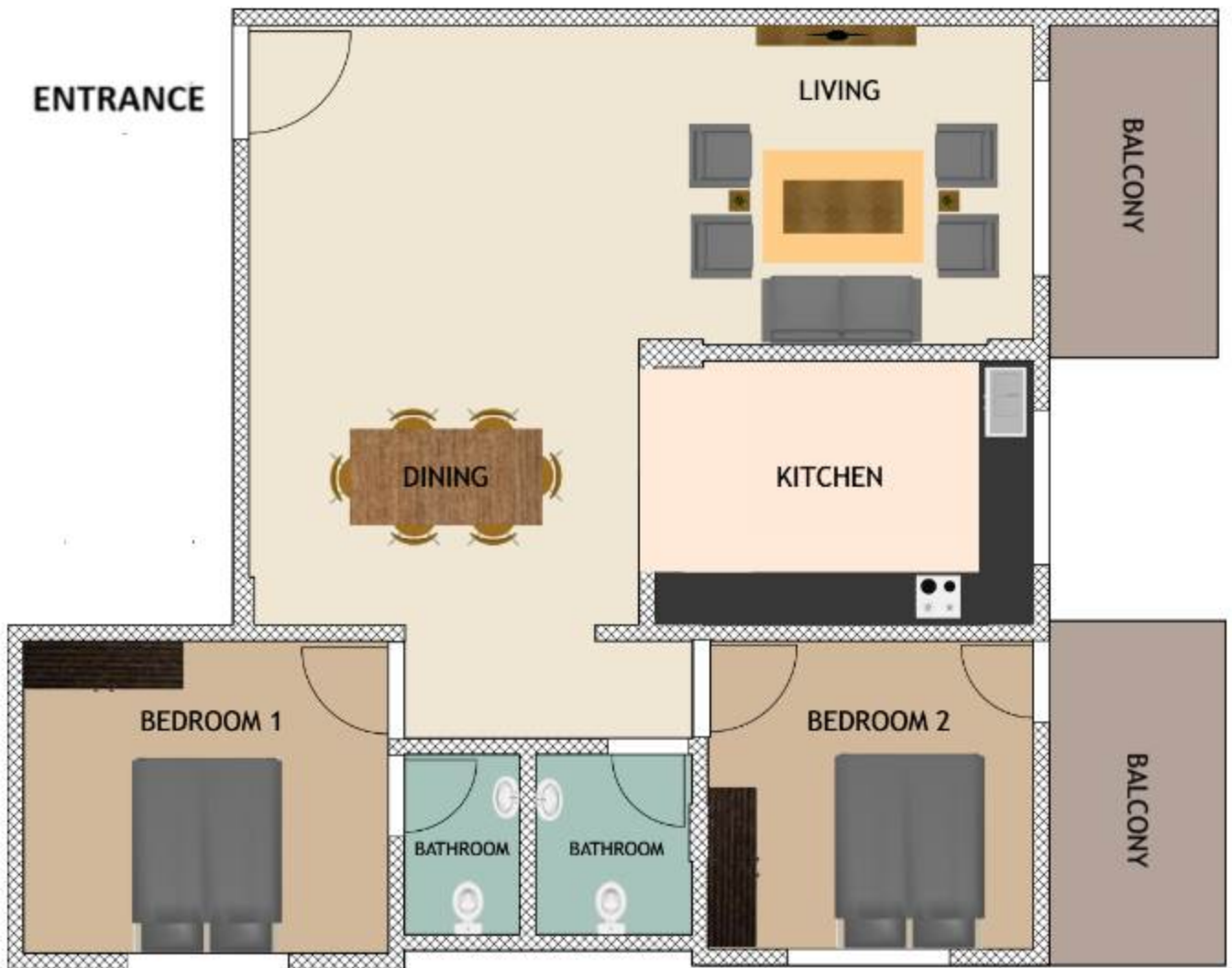
Flat No:

Flat No.

GROUND FLOOR	105
FIRST FLOOR	205

SECOND FLOOR	305
THIRD FLOOR	405

APARTMENT	TYPE 6
SUPER BUILT UP AREA	1285 SQ.FT



Flat No:

Flat No.

GROUND FLOOR	106
FIRST FLOOR	206

SECOND FLOOR	306
THIRD FLOOR	406

PICTURES DURING CONSTRUCTION



PICTURES FINAL STAGES OF COMPLETION





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It Yourself!**

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