

# RIVER FRONT

A STEP ABOVE LUXURY, A LIFE BEYOND EXCLUSIVE



Premium  
2&3 BHK Apartments



35 Flats in  
2 Blocks



51,570 SFT



Manchirevula,  
Hyderabad.

[www.thelandindia.in/river-front](http://www.thelandindia.in/river-front)

# RIVER FRONT

## PROJECT DESCRIPTION

Enjoy luxuries and fully equipped amenities to the maximum, including the multipurpose halls, adult's park, A/C gym, basketball court, and adult sitting lounge.

LandIndia ensures that every need of the residents in the knitted community is met. Not only does River Front offer modern-day amenities, but also a space for relaxation away from the city's bustle.

Putting everything you need first, River Front offers you various home options in the two residential blocks that are planned impeccably and flawlessly for you to revel in comfort.



**5**

FLOORS

**2**

BLOCKS

**35**

FLATS

**2BHK**

1200 /  
1285 sft

**3BHK**

1580 sft

\*Conceptual representation only.

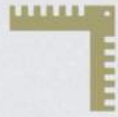


**RIVER**  
FRONT  
SPECIFICATIONS



### Lift

One Lift of 6 passengers capacity each of best quality.



### Super Structure

- 9" thick Red Bricks for external walls.
- 4" thick Red Bricks for internal walls.



### Structure

Stilt + 5 Stories of Apartment with R.C.C. framed structure



### Main Door

Good Quality Teakwood/Ravela Door frame and shutter with panel. Shutter finished with melamine matt polish fixed with good quality brass fittings.



### Generator Backup

DC power backup for each apartment Stand by Generator support for one fan and one light in living, Hall & master bedroom. Standby generator back-up for lights in common areas is 100%.



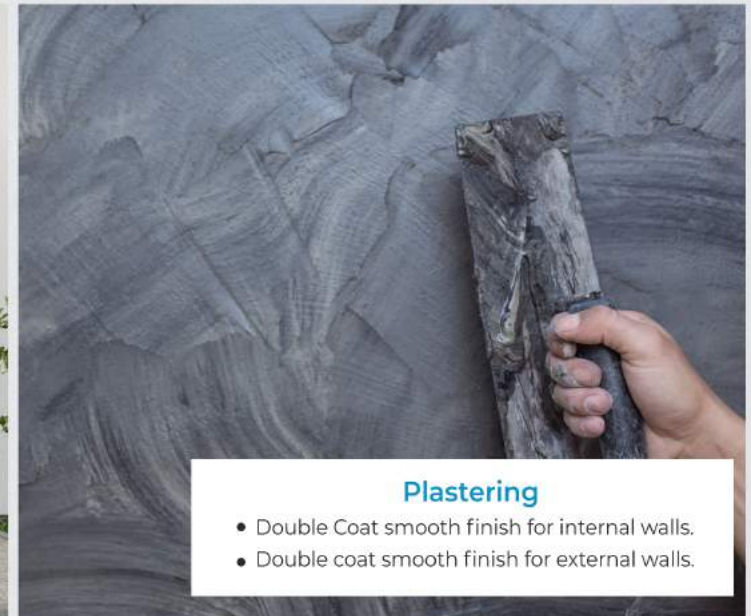
### Windows

Aluminum/ UPVC sliding windows with plain glass, ventilators with translucent glass in toilets.



### Internal Doors

Ravela Door Frames and Doors with reputed make fittings.



### Plastering

- Double Coat smooth finish for internal walls.
- Double coat smooth finish for external walls.

\*Conceptual representation only.



### Water Supply

- Water supply with over head Tank.
- Borewell water supply and a water sump  
Best Quality CPVC pipes for water supply lines.
- All sewerage and rain water lines are  
super quality PVC Pipes.
- All plumbing lines are pressure tested.
- All fixers are CP coated best quality standard  
branded make.
- Hot & cold wall mixer with shower, provision for geyser.

### Kitchen

- Granite platform with stainless steel sink.
- Provision for plumbing points for sink  
and aqua guard.
- Cladding with glazed tiles above the kitchen platform  
upto 2' heights for modular style.
- Provision for water purifier in kitchen.
- Power plug outlets for cooking range micro oven, refrigerator,  
mixer grinder and exhaust fan in kitchen.



### Bathrooms

- Ceramic tile dado upto 6' 6" heights.
- wash basin in master bedroom toilet & Hall, EWC for  
all toilet with flush tank and provision for  
geyser & exhaust fan.

\*Conceptual representation only.

## Electrical

- One T.V.Point in hall and Master Bedroom.
- Telephone point in living master Bedroom.
- Fire resistant electrical wires of good quality.
- Elegant designer modular electrical switches for Legrand/Any ISI Brand.
- Provision for A/C in master bedroom.
- Earth leakage circuit breaker(ELCB) for each flat.
- MCB for each room and the main supply.
- 3-phase supply for each unit and individual meter boards.



## Painting

- Two coat putty finish and Two Coat Asian premium emulsion for internal walls.
- Texture, Dampproof Primer and Two Coat Asian Apex Paint for External Walls.

## Flooring

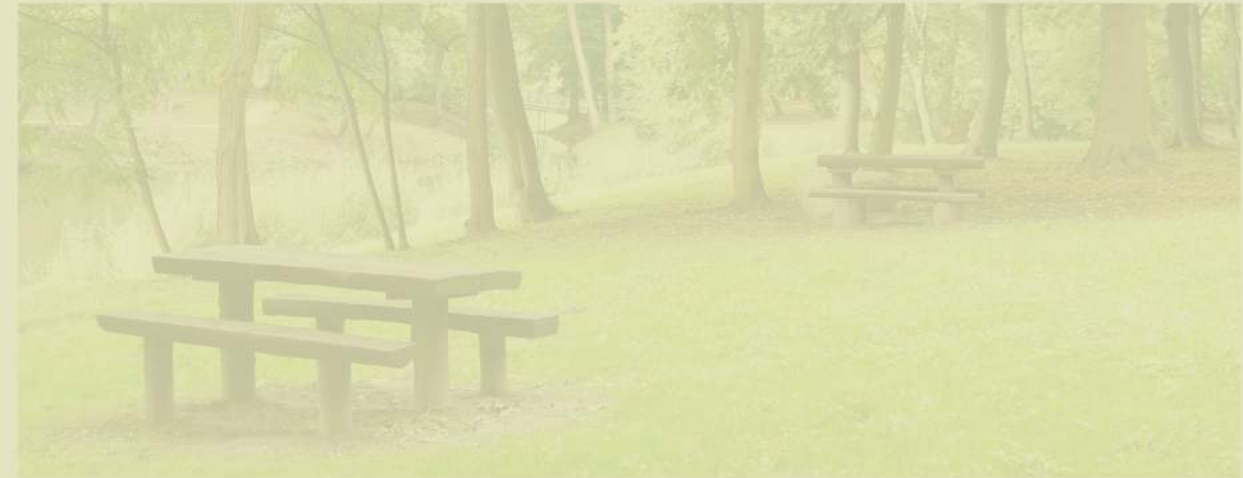
24" x 24" vitrified tiles for living, dining, bedrooms and Kitchen.



\*Conceptual representation only.



**RIVER**  
FRONT  
**AMENITIES**





Compound Wall With Solar Fencing



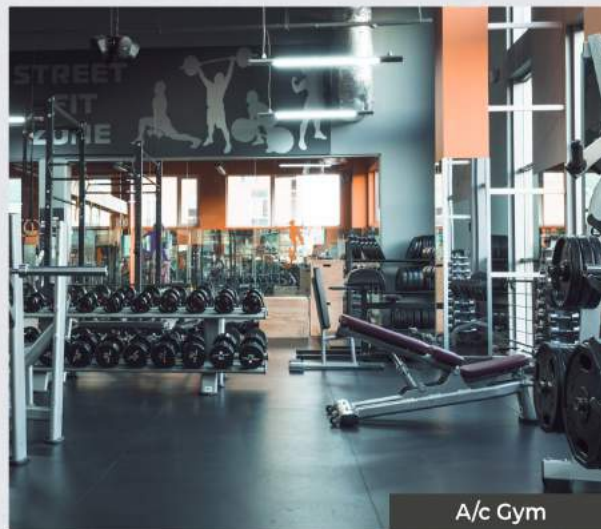
24/7 Security & C.C.Tv Cameras



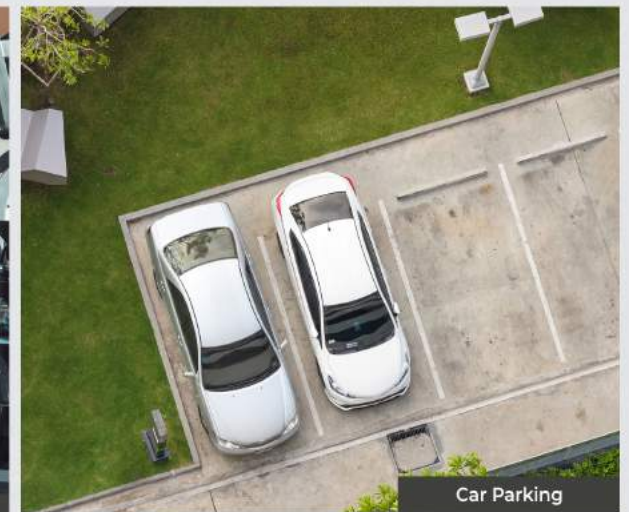
Adults Park



Children park



A/c Gym



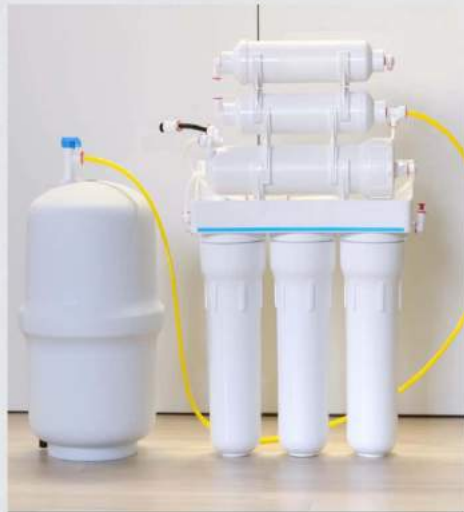
Car Parking

\*Conceptual representation only.





Inter-Com Phone With Video Display



Water Softener



Basketball Practice Court



Multipurpose Hall



Power Backup



Adult sitting Lounge

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\*Conceptual representation only.

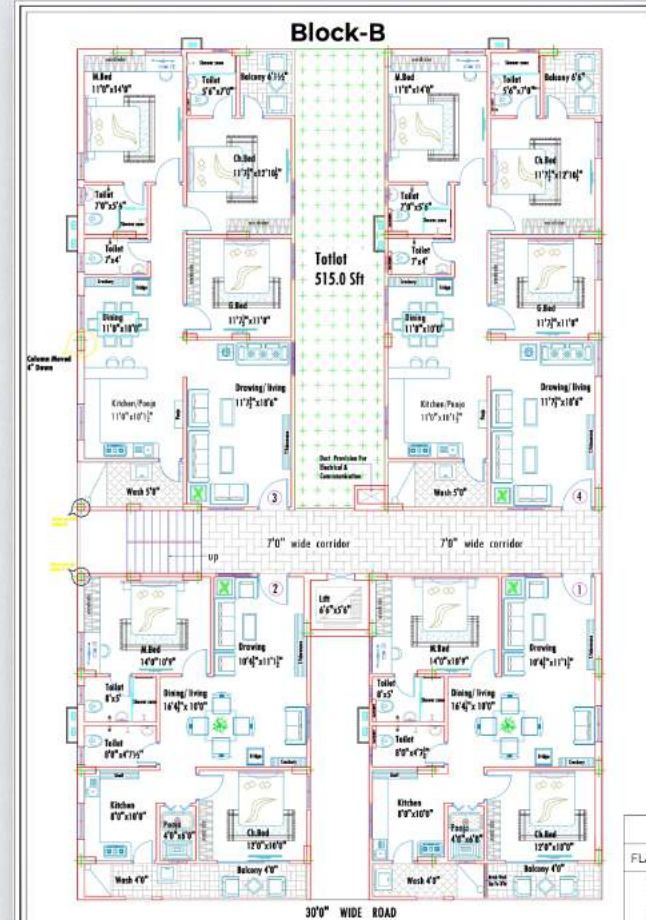
# FLOOR PLANS



# RIVER FRONT

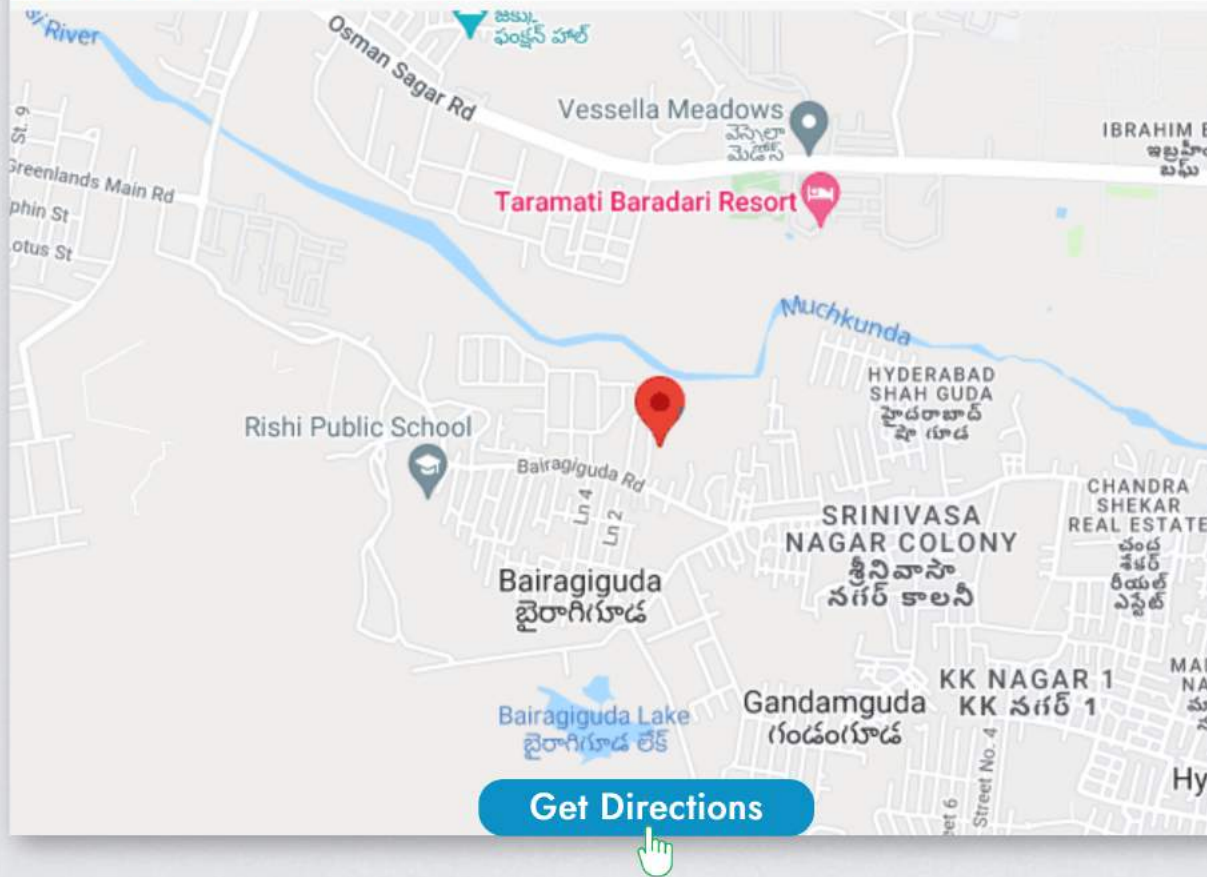


Block-A		
FLAT NO.	BHK	AREA
1	2 BHK	1285 Sft
2	2 BHK	1285 Sft
3	2 BHK	1285 Sft



Block-B		
FLAT NO.	BHK	AREA
1	2 BHK	1200 Sft
2	2 BHK	1200 Sft
3	3 BHK	1580 Sft
4	3 BHK	1580 Sft

## LOCATION MAP



## LOCATION ADVANTAGES

- **2** KMS FROM NARSINGI CIRCLE
- **5** MIN DRIVE TO NANAKRAMGUDA
- **15** MIN DRIVE TO WELLS, FARGO, DIVYASREE (RAIDURGAM) & BIO-DIVERSITY
- **20** MIN DRIVE TO HITECH CITY



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WE, AT **LANDINDIA**, CONSIDER 'TRUST' OUR LIFESTYLE.