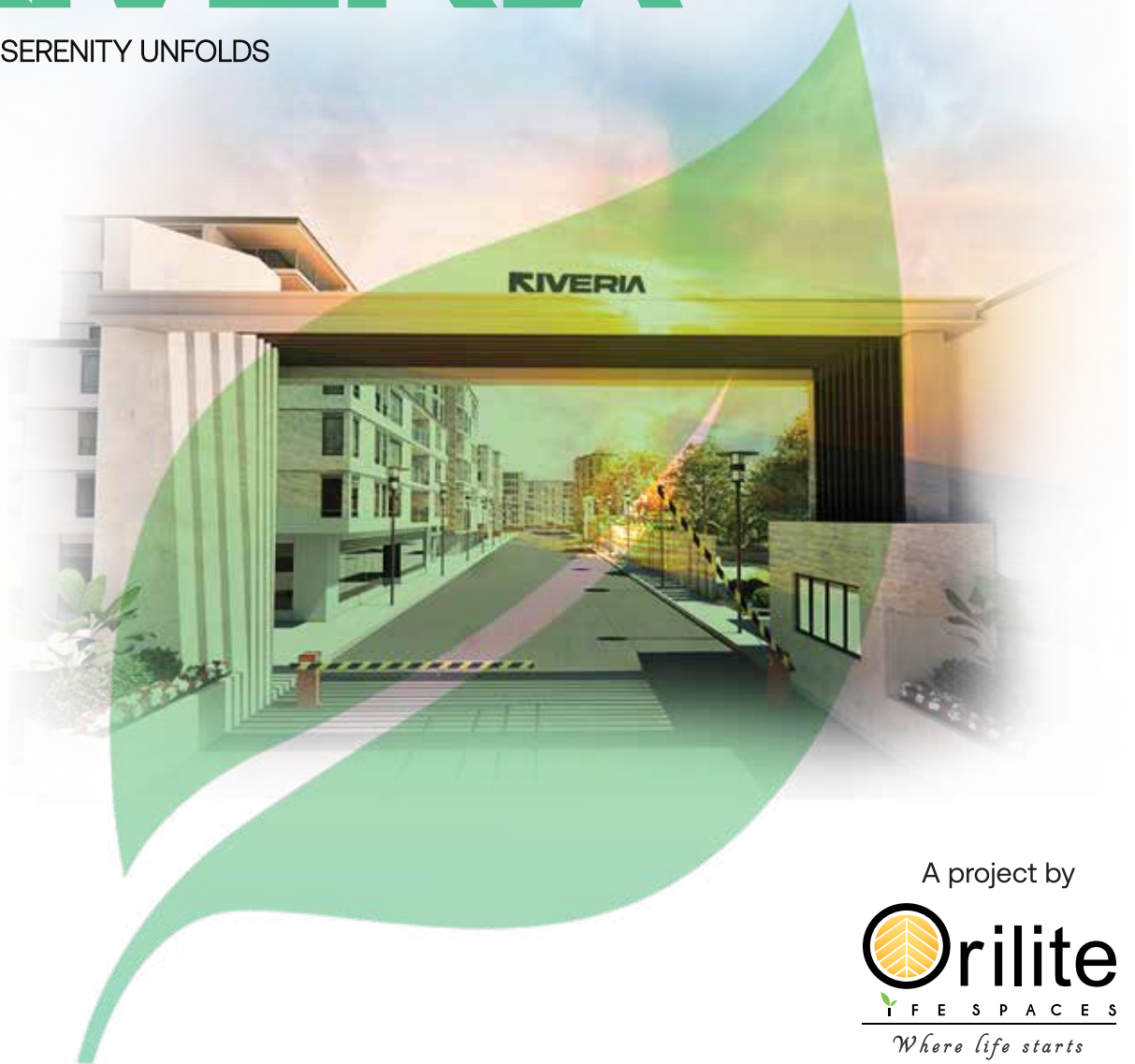


Build Your Dream Home at

# RIVERIA

WHERE SERENITY UNFOLDS



A project by



# Orilite Lifespaces

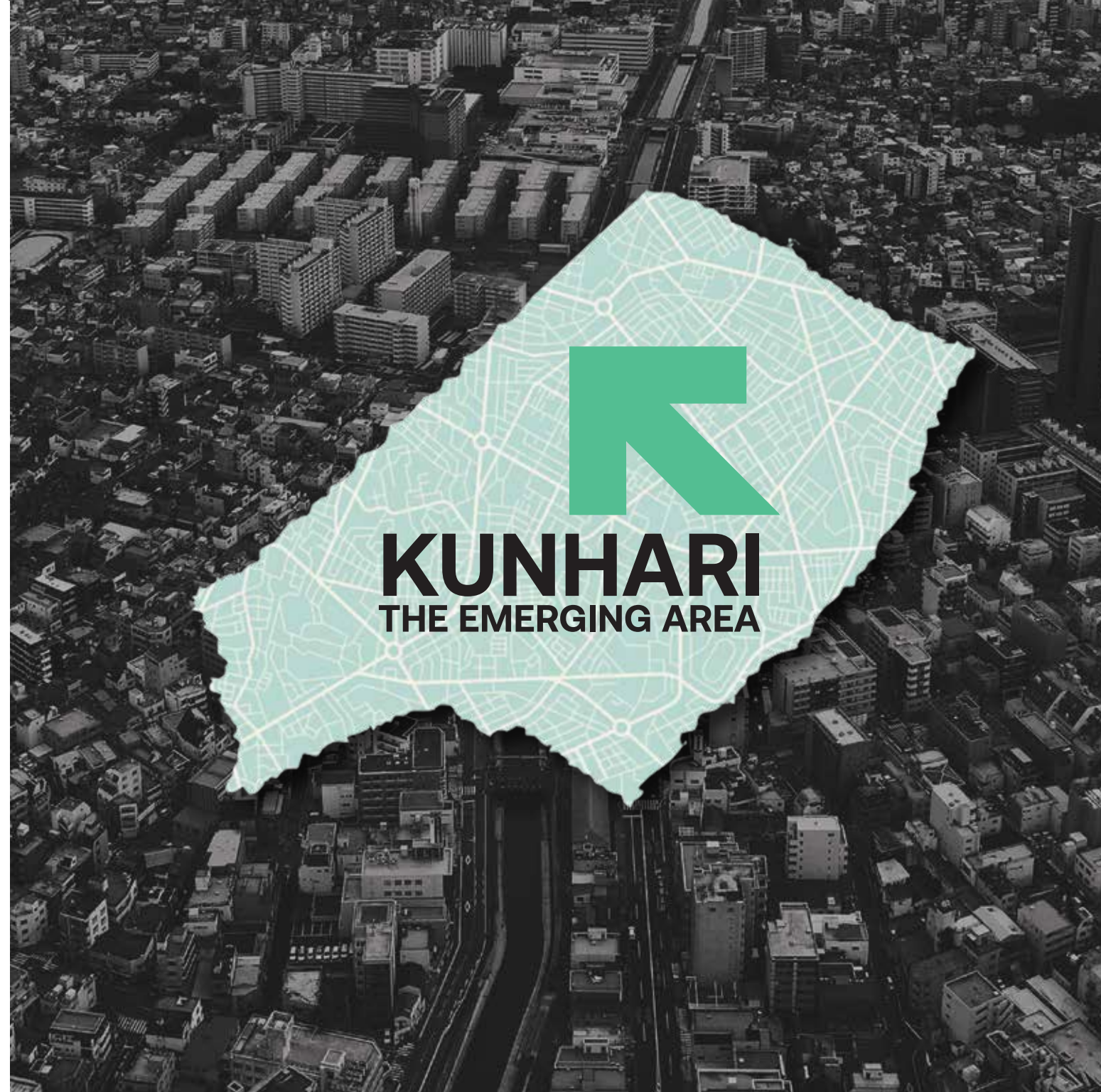
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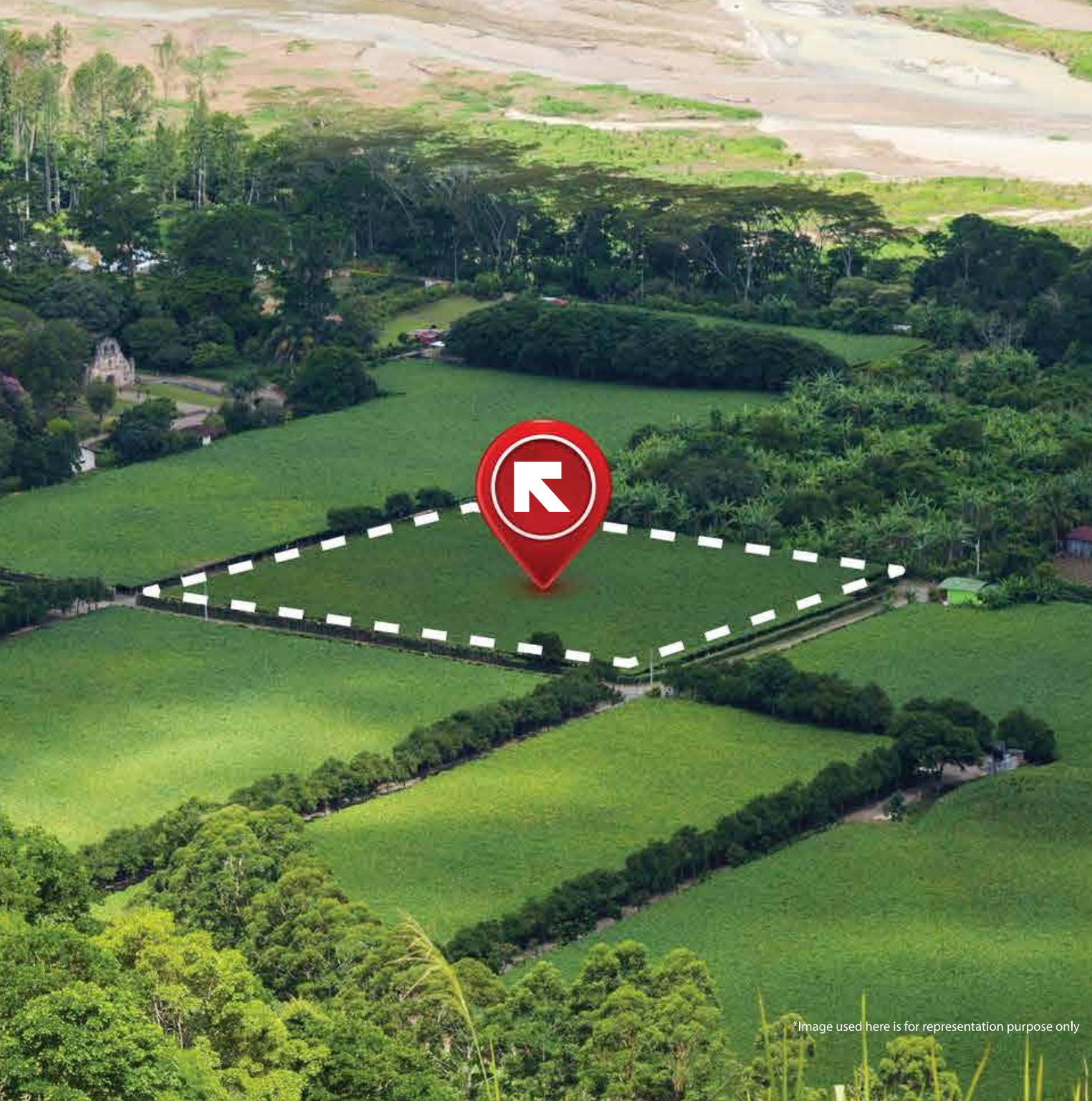
Where life Starts

*Elevating lifestyles in Kota*



*“Land is the only thing in the world that lasts, the one investment that never fails.”*





\*Image used here is for representation purpose only

# Why Invest in Land?



## Secures Your Future:

Land ownership is a long-term investment that provides financial security and stability.



## Appreciates Over Time:

Land values generally increase, offering a reliable return on investment.



## Tangible Asset:

Unlike stocks or bonds, land is a physical asset you can see and use.



## Generational Legacy:

Investing in land allows you to build something lasting for future generations.



## Stable Investment:

Land doesn't depreciate or lose value over time, making it a safe investment choice.



## Potential for Growth:

As urban areas expand, land in strategic locations often experiences significant appreciation.

# Why Invest in Kunhari?



## Prime Location:

Kunhari is strategically located with excellent connectivity to major city landmarks and facilities.



## Growing Infrastructure:

The area is rapidly developing with new projects, enhancing its overall value and appeal.



## Toward- State Capital at Jaipur

Strategically located on the highway toward the Capital, Riveria offers unmatched connectivity and convenience.



## Scenic Beauty:

Near the picturesque Chambal River Front, offering a blend of natural beauty and urban convenience.



## Future Prospects:

Upcoming infrastructure like the new airport and commercial developments promise significant future growth.



## High Demand Area:

Increasing demand for real estate in Kunhari due to its advantageous location and development prospects.



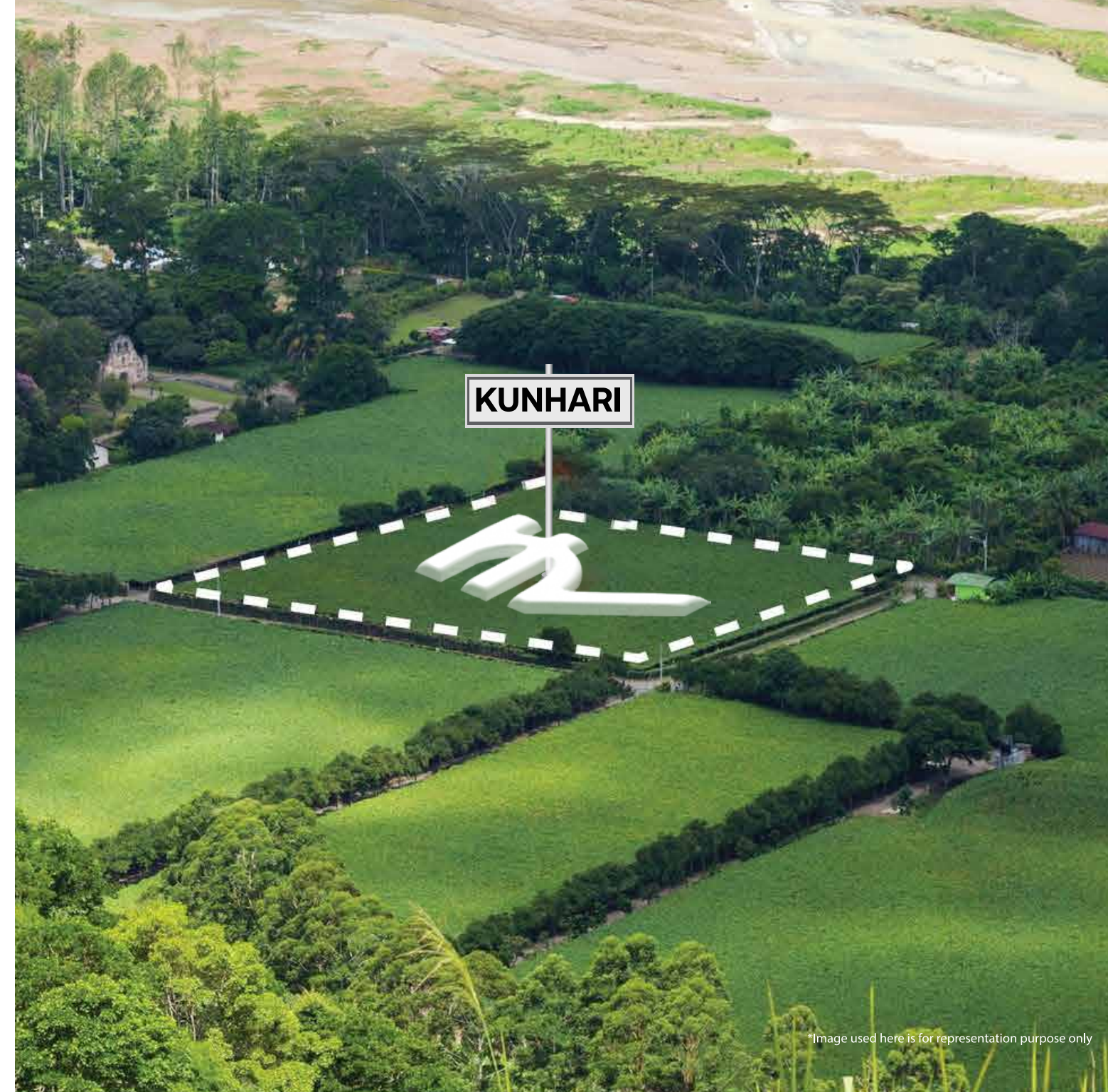
## Proximity to Key Institutions:

Close to top coaching institutes, educational hubs, and healthcare facilities, making it a convenient location.



## Rapid Development:

In the last decade, Kunhari has been one of the fastest-growing areas in Kota, reflecting its dynamic progress and potential.



# Road to Growth

## Orilite Lifespaces Landmark Paradise

Modern 4 Bedroom Living Flats

## Orilite Lifespaces Gardenia

Kota's No. 1 Township for Plots & Villas

## Orilite Lifespaces Meridian Heights

Premium 1 & 2 BHK Flats in Kunhari

## Orilite Lifespaces Magnum Avenue

A Prominent commercial Space

## Orilite Lifespaces Benchmark X

Unparalleled opportunity to own a Plot

## Chambal Riverfront

Serene Waterfront

## MBS Hospitals

Healthcare

## Hariyali & Menal Resort

Convenient accommodation options.

## Kota - Bundi Highway

Major connectivity routes.

## Industries

Economic hubs driving growth.

## Allen Institutes

Renowned educational center.

## Unacademy

Educational center.

## Green Field Airport

Proximity to the upcoming new airport.

## D-Mart

Essential shopping convenience.

## V-Mart

Essential shopping convenience.

## Reliance Smart

One stop shopping experience

4 min

4 min

3 min

1 min

3 min

5 min

8 min

4 min

1 min

15 min

3 min

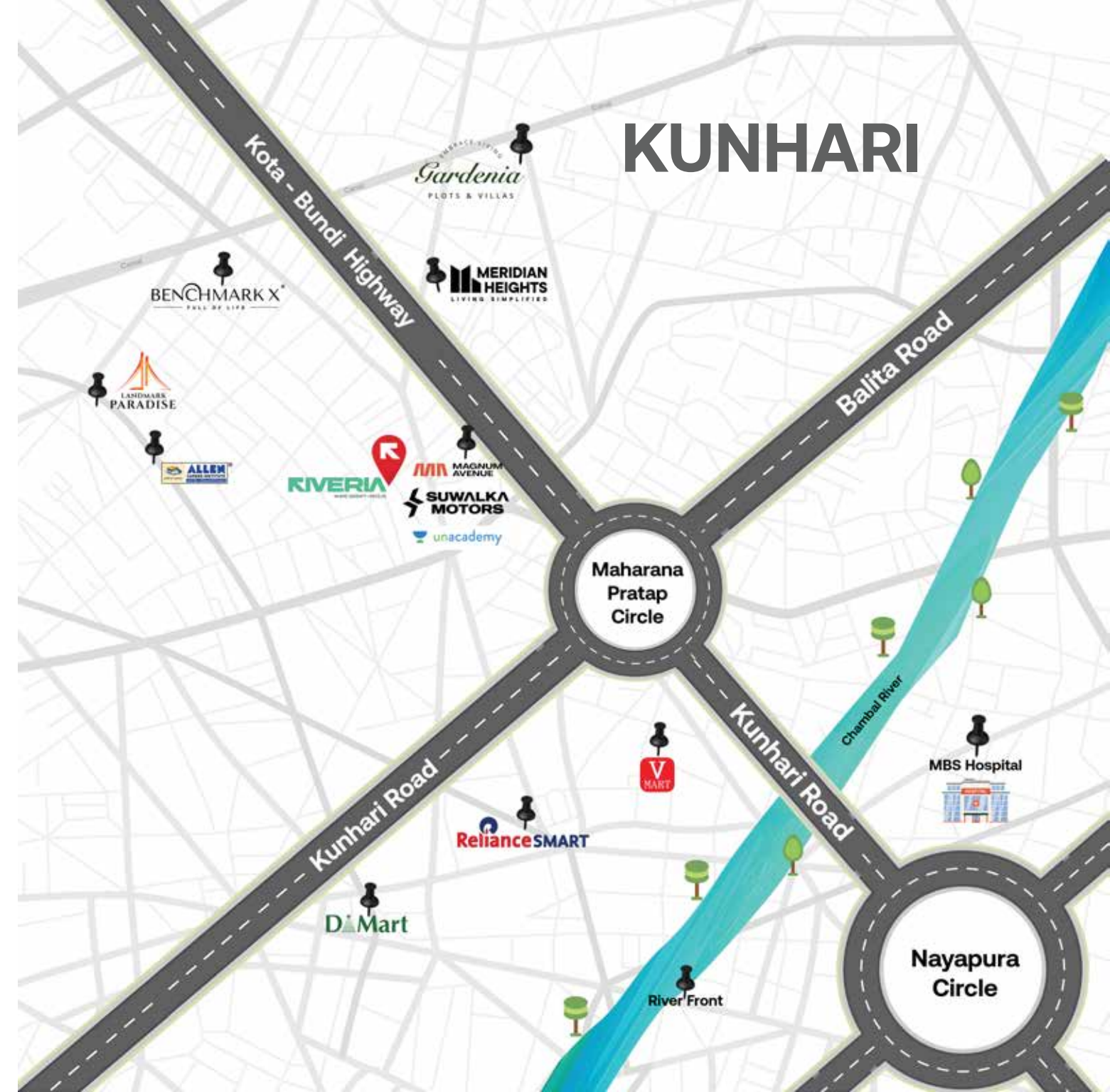
1 min

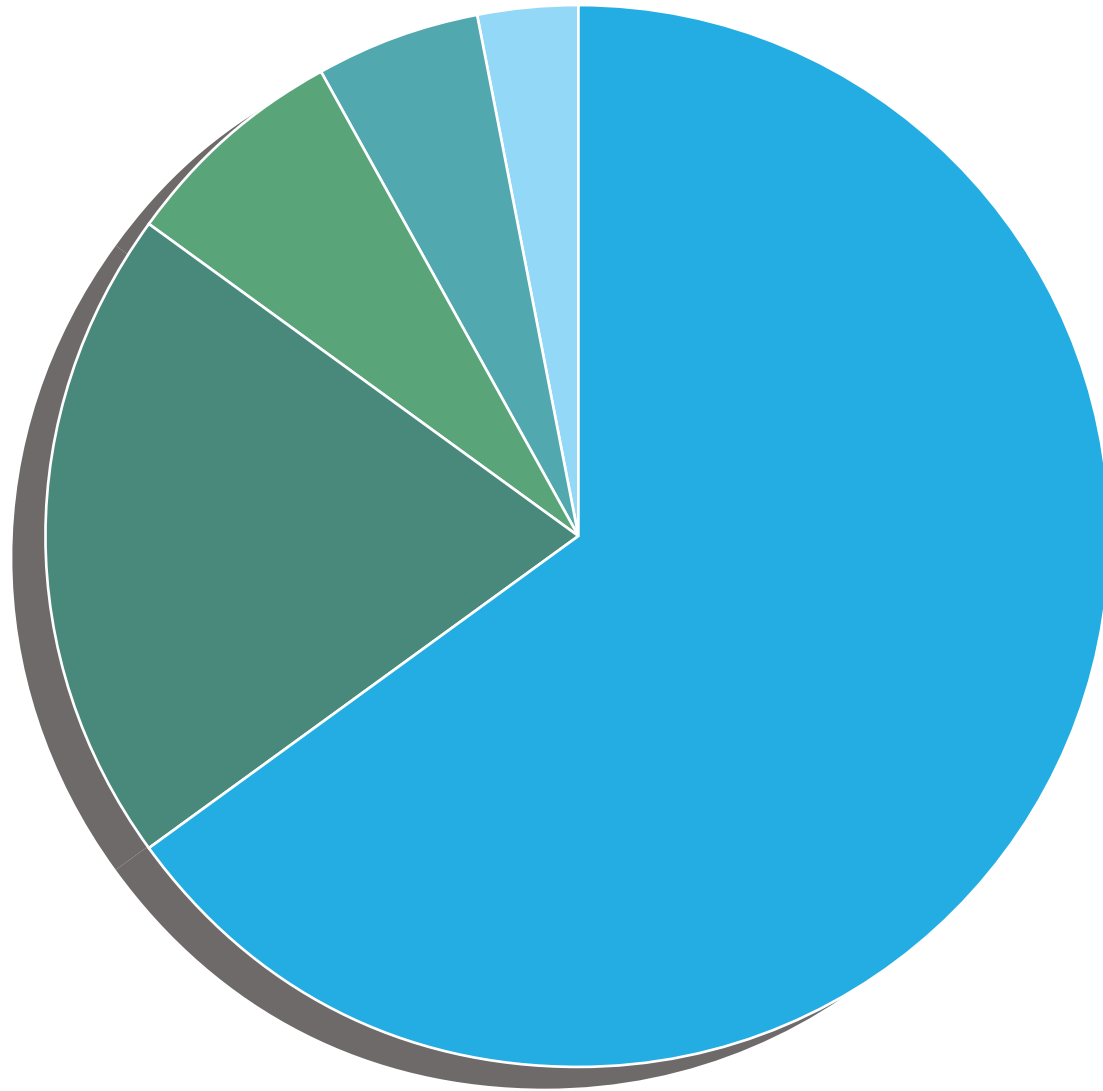
20 min

3 min






2 min

2 min





## Kunhari Land Overview

-  65 % of Residential
-  20% of Commercial
-  7% of Tourism
-  5% Water Bodies (Canal)
-  3% of Recreation

\*Provisional

## Why Riveria is best to choose?

Located in the prime area of Kunhari, Riveria offers not just land but a lifestyle. Close to major coaching institutes, airport, and the scenic Chambal River Front, Riveria provides unparalleled connectivity and convenience. Our projects are thoughtfully planned, ensuring you get the best of both worlds - modern amenities amidst nature's tranquility.

Choose Riveria, and you're not just buying land; you're investing in a future filled with growth, comfort, and prosperity.

An Integrated Township with following developments, A harmonious blend of modern living, economic growth, vibrant business opportunities, and enriching attractions, all in one exceptional location



Residential



Commercial







# Salient Amenities of RIVERIA

Immerse yourself in lush landscapes, vibrant events, and tranquil retreats that nurture your soul and enrich your life. At Riveria, every moment is a chance to embrace the beauty of nature and the joy of living in harmony. Come and experience the serene elegance that awaits you.



30 & 40 ft. Road



Tropical Garden



Sit Out Spaces



Botanical Garden



Walking Lawn



Pavilion Seating



Modern Street Light



Underground Electric Wire



Underground Water Supply

\*Image used here is for representation purpose only

# Riveria Highlights

Discover a canvas for your dream home. Choose from a variety of plot sizes, combine plots for expansive living, and design your home exactly as you envision it.



Multiple Plot Sizes To Suit Your Needs



Option To Join Plots For Larger Spaces



Flexible Planning For Your Dream Home



RERA Approved For Your Peace Of Mind



All Underground Service Lines For A Clutter-Free Environment\*



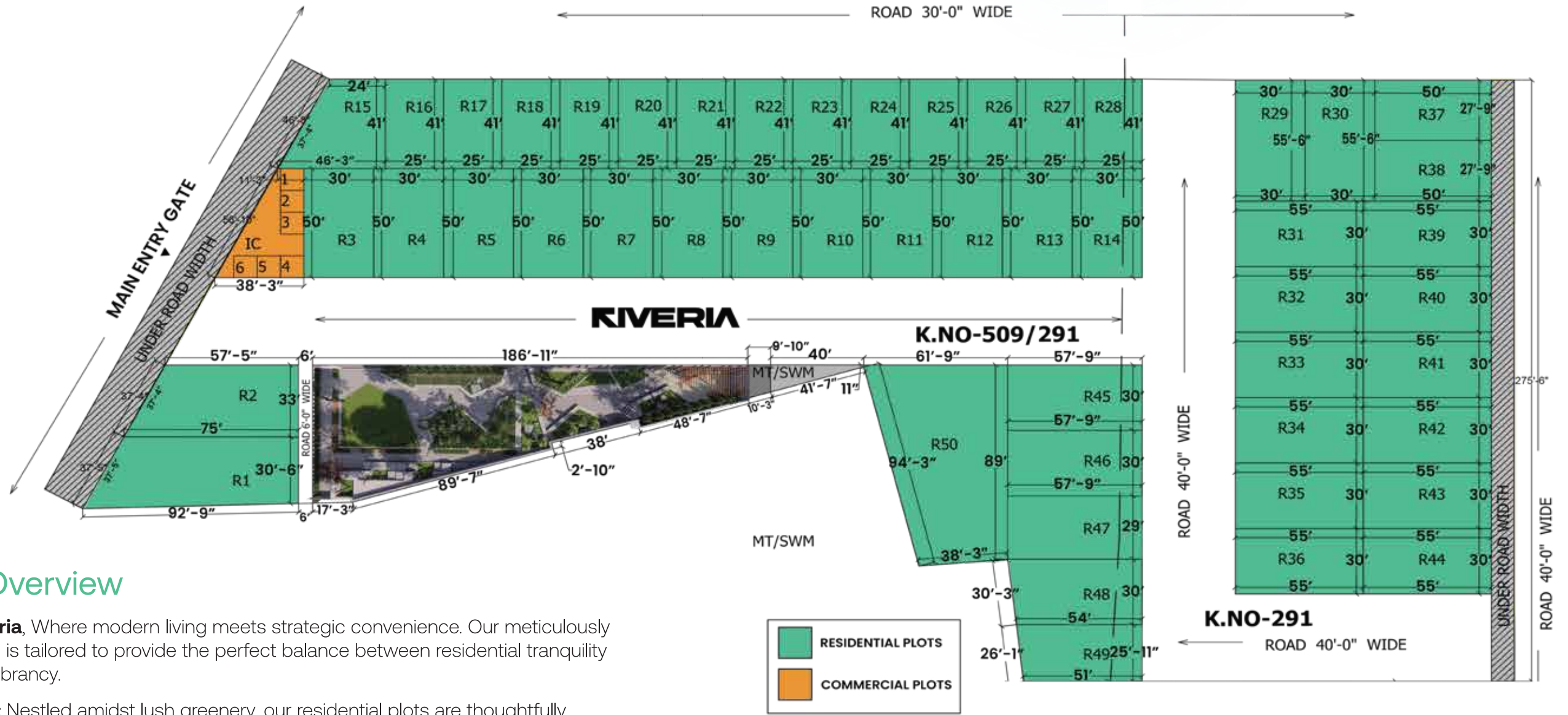
Directly Connected To Commercial Building Magnum Avenue



Secure Premises With Modern Amenities



Beautifully Landscaped Garden And Abundant Open Areas



## Site Plan Overview

**Welcome to Riveria.** Where modern living meets strategic convenience. Our meticulously designed site plan is tailored to provide the perfect balance between residential tranquility and commercial vibrancy.

**Residential Plots:** Nestled amidst lush greenery, our residential plots are thoughtfully planned to offer you a serene and secure environment.

**Commercial Plots:** Riveria's commercial plots are designed to foster growth and innovation, making them the ideal setting for businesses to thrive.

## Why Choose Orilite Lifespaces Properties?

At Orilite Lifespaces, we offer an array of premium real estate options designed to meet your lifestyle needs and investment goals. Whether you're seeking a peaceful residence, a strategic commercial space, or a valuable plot, Orilite Lifespaces is your ideal choice.

## Property Options at Orilite Lifespaces



Villas



Flats



Plots



Commercial Space



# Key Features of Our Residential Plots

Imagine a place where your vision of home blossoms into reality. A serene haven where modern living meets natural beauty. Discover a community designed for your well-being, your aspirations, and your future. Welcome to a life reimagined.



Underground Water & Electricity Pipelines



Expansive Township On Bundi Road



Convenient Access



30 & 40 ft. wide, well-maintained CC roads



Comprehensive Township Sewer Line



Defined Plot Boundary Walls



Abundant Lush Greenery



Secure Gated Community



Clean & Unpolluted Environment



Reliable Water Supply



1000 Plants For Enhanced Landscaping

\*Might differ from Project to Project

# Our Projects



\*Image used here is for representation purpose only



## Ready to build the life you've always envisioned ?

At **Riveria**, you're not just purchasing land; you're securing a future filled with growth, prosperity, and peace of mind.

Join the **Riveria** community today and start crafting your perfect living experience.



## RERA DETAILS

### **Orilite life spaces:**

The Firm has been registered under Rera Registration number RAJ/A/2024/2942 via [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)

### **Riveria:**

The project has been registered under Rera Registration number RAJ/P/2022/2210 via [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)

### Contact us:

-  +91 82391 55555
-  [www.orilitelife.com](http://www.orilitelife.com)
-  [info@orilitelife.com](mailto:info@orilitelife.com)
-  Riveria, Khasra No. 291, 548/291 (507/291 OLD ), 509/291, Village-Kunhari, Behind Suwalka Motors, Tehsil - Ladpura, District- Kota, Pincode - 324008 (Raj.)



