

DLF
riverside
KOCHI



Luxury residences by DLF



Soak in the beauty and the calm



Quiet, relaxed hours sprinkled with options of active leisure, spent in a naturally luxurious setting on the balmy backwaters. If that's your idea of the good life, come home to the DLF Riverside. It's where you can create fond memories with the people you love, on a holiday that never ends.

Holiday at home.

Lush green Kerala

South India's most serenely beautiful state, Kerala is loved for its layered landscape and its long slender coastline. Its languid network of glistening backwaters, its spice and tea covered lands, its mountains and forests with fiercely protected wild life, all make it a soul-soothing world away from the frenzy of elsewhere.

The historical trade hub of Kerala and the Queen of Arabian Sea, Kochi offers the urban conveniences of any global city along with the land's natural beauty. DLF Riverside elegantly placed by the waters, serves as a jewel in her crown.







Kochi, Queen of the Arabian Sea.

Set against the lilting cadence of the Arabian Sea and the famed backwaters, Kochi is a key economic hub for the country, flourishing in trade and tourism and thriving in diverse sectors including spices, fishing industries and more. The Cochin Stock Exchange, the Port of Kochi, the FACT, the Cochin Refinery, the Cochin Shipyard, and the many business houses here, all keep the city bustling.

Kochi is also home to various shopping destinations, including one of the largest malls in India. The IT and ITES related industries are growing in Kochi. The various technology and industrial campuses here include the Infopark, the Cochin Special Economic Zone, the Smart City and more.

In this city that wears many crowns, art has a very special place. Kochi plays host to the largest art exhibition in India and the biggest contemporary art festival in Asia with the Kochi-Muziris Biennale at Fort Kochi. DLF has been a keen supporter of this art festival since its inception in 2012.





ACTUAL SITE IMAGE

Vyttila, at the heart of Kochi

The point of convergence of the north-south artery of the state, the Kochi bypass, Vyttila is the highlight of the urban experience that Kochi has to offer. The metro rail junction, the mobility hub and the inland water transport quay here make it superbly connected and convenient to live in.

Dreamy Riverside setting

Sprawling across 2.07 hectares (5.12 acres) on the waterfront of the Chilavannoor River, DLF Riverside is what dreams are made of. As the river, studded with Chinese fishing nets and boats, journeys back into the sea, the property rests languorously on its palm-fringed coast with a network of waterways trickling inland.

The exquisiteness of the surroundings is perfectly complemented by the practicality of the location, with its proximity to prestigious schools, super specialty hospitals, the national highway, and even the main arteries of the city.



Sprawling sky decks for times of leisure

ACTUAL IMAGE





ACTUAL IMAGE

Gateway to a signature experience

The inviting and spacious lobby of DLF Riverside with the warm and friendly concierge is just the beginning of the signature DLF hospitality you are about to experience.

The warm, naturally lit entrance and the distinct decor make it a space to linger and lose the sense of time, as three lobby lifts wait to transport you to your private haven.



ACTUAL IMAGE

A personal sanctuary

The lobby elevators lead you to what could easily become your cosiest corner of the world: fully air-conditioned, well appointed 2, 3 and 4 bedroom apartments and duplexes that are a sanctum of peace and privacy.



ACTUAL IMAGE OF LIVING ROOM AT THE SHOW APARTMENT

Living rooms gazing at the cascading fountain, the landscaped lawns and the water bodies below



Vast, elegant bedrooms styled suitably for modern living

ACTUAL IMAGE OF BEDROOM AT THE SHOW APARTMENT



ACTUAL IMAGE OF KID'S BEDROOM AT THE SHOW APARTMENT



ACTUAL IMAGE OF DINING ROOM AT THE SHOW APARTMENT



ACTUAL IMAGE OF KITCHEN AT THE SHOW APARTMENT



Comfort in every space, made luxuriant, stylish and intimate

REPRESENTATIONAL IMAGE OF MASTER BATHROOM



ACTUAL IMAGE OF STUDY ROOM AT THE SHOW APARTMENT

A tranquil view of life





ACTUAL IMAGE

Resort-like living

Designed for elegant experiences and an active lifestyle, the Clubhouse is spread across 2300 sq.m (25,000 sq.ft approx.) It houses an ayurvedic spa, a salon, tastefully done guest suites, to indulge yourself and your guests in.

The well-stocked library, the amphitheatre, and the wi-fi enabled and IPTV ready public area ensure you are always amused. The Deli that serves up local and global fare, make entertaining family and friends an anytime possibility.

The health centre here is complete with swimming pool, steam and sauna, aerobic and yoga centre, and a fully equipped gymnasium. And for the game lovers, there is billiards, table tennis, squash, basketball, or a game of cards to choose from.



Surrender to the luxurious care

DLF hospitality at home

If Riverside is where home feels like a holiday, DLF has made sure that the hospitality isn't missing from it. The property offers the ambience and amenities of a world-class resort besides the thoughtful presence of a concierge.

The DLF Riverside service team, made of trained hospitality professionals, are here to help you accomplish daily tasks and make your stay comfortable.



ACTUAL IMAGE OF GUEST SUITES

Elegant experiences and an active lifestyle

Swimming Pool

Deli

Library

Guest Suites

Billiards

Table Tennis

Squash Courts

Card Room

Half Basketball Court

Gymnasium

Steam and Sauna

Aerobics and Yoga Deck

Ayurvedic Spa and Salon

Multipurpose Room

Party Area

Kids Play Area



ACTUAL IMAGE OF POOL SIDE CAFÉ



ACTUAL IMAGE OF LIBRARY



ACTUAL IMAGE OF CARD ROOM



ACTUAL IMAGE OF BILLIARDS



ACTUAL IMAGE OF TABLE TENNIS



ACTUAL IMAGE OF SQUASH COURT



ACTUAL IMAGE OF AYURVEDIC SPA



ACTUAL IMAGE OF GYMNASIUM



ACTUAL IMAGE OF CLUBHOUSE LOBBY



Every corner is an art here

ACTUAL IMAGE OF COURTYARD



ACTUAL IMAGE

The carefree cocoon

While beauty and luxury are your instant experience of DLF Riverside, much has gone into making living here safe, convenient and sustainable. The thoughtful planning of resources for every possible need makes DLF Riverside not just a sophisticated address but also a safe abode.

Five stunning towers
designed by Hafeez Contractor

Ready-to-move-in luxury residences

Fully air-conditioned apartments

Large outdoor decks for sit-outs

Adequate parking

Full power backup

Water treatment plant

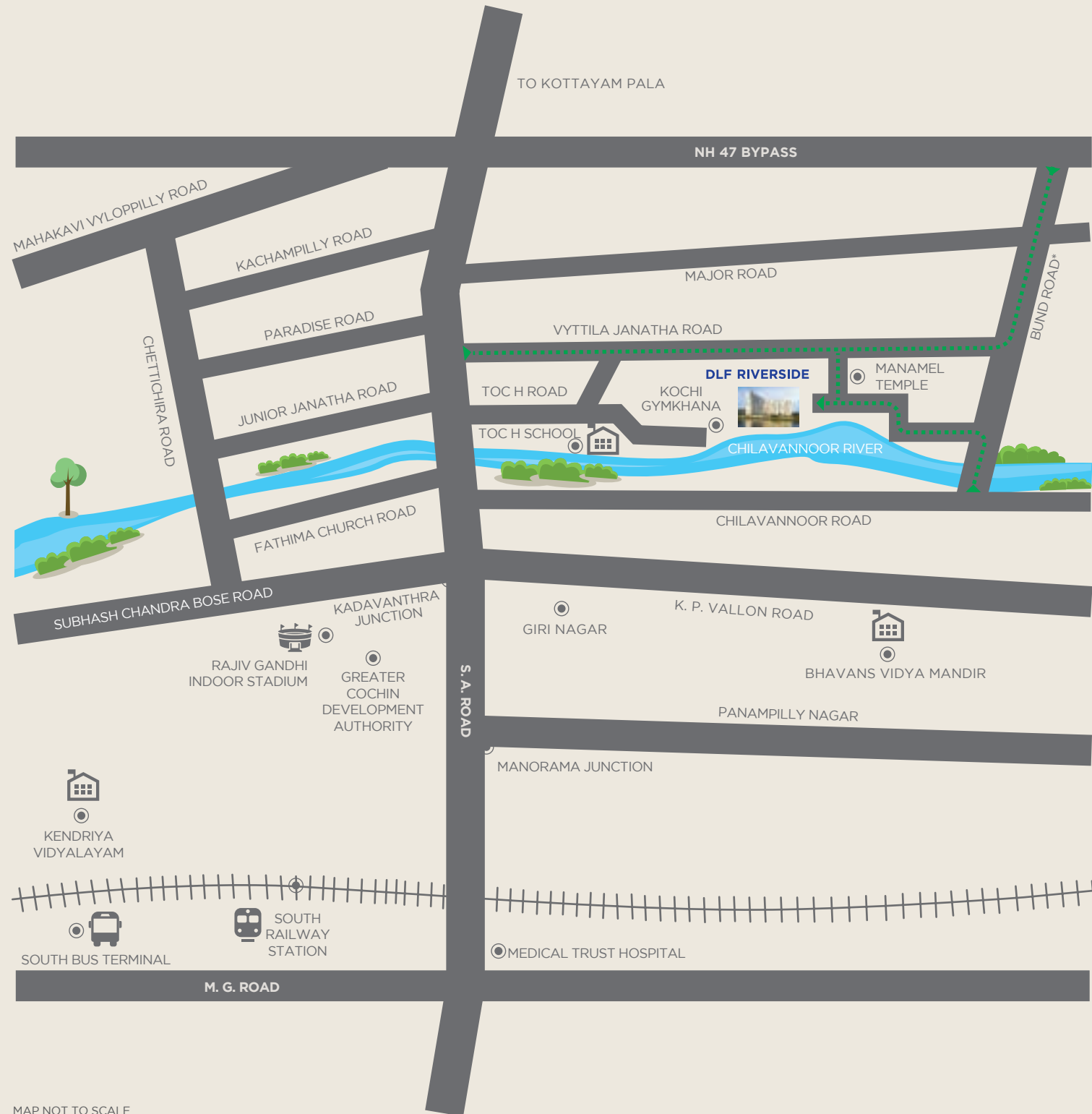
Sewage treatment plant

24x7 security, reception cameras,
video surveillance for periphery

Wi-Fi enabled and IPTV ready

Amphitheatre

Helipad for fire evacuation



MAP NOT TO SCALE

Strategically Located

Key Distances

Connectivity

Kadavanthra Metro Station	3.4 KM
Vyttila Mobility Hub	3.4 KM
Ernakulam South Railway Station	5 KM
Kaloor Bus Terminal	6.5 KM
Kochi Port	9.3 KM
Cochin International Airport	30 KM

Infrastructure / Industry / Business

Cochin Shipyard Limited	4.4 KM
High Court	7.8 KM
Kochi Infopark	12.5 KM
SmartCity, Kochi	13.8 KM

Recreation / Entertainment / Club / Eateries

Cochin Gymkhana Club	1 KM
Panampilly Nagar	4 KM
M G Road	5 KM
Palarivattom	5.8 KM
JLN Stadium	6.9 KM
Marine Drive	7.2 KM
Lulu International Shopping Mall	9 KM

Education

Sacred Heart Higher Secondary School	4.8 KM
Maharaja's College	5.9 KM
St. Teresa's College	7.1 KM

Healthcare

Medical Trust Hospital	4.5 KM
Ernakulam Medical Centre	6 KM
Lisie Hospital	6.8 KM
Renai Medicity	7.9 KM
Amrita Institute of Medical Sciences	12.4 KM
Aster Medcity	16.4 KM
Rajagiri Hospital	23 KM

Hotels

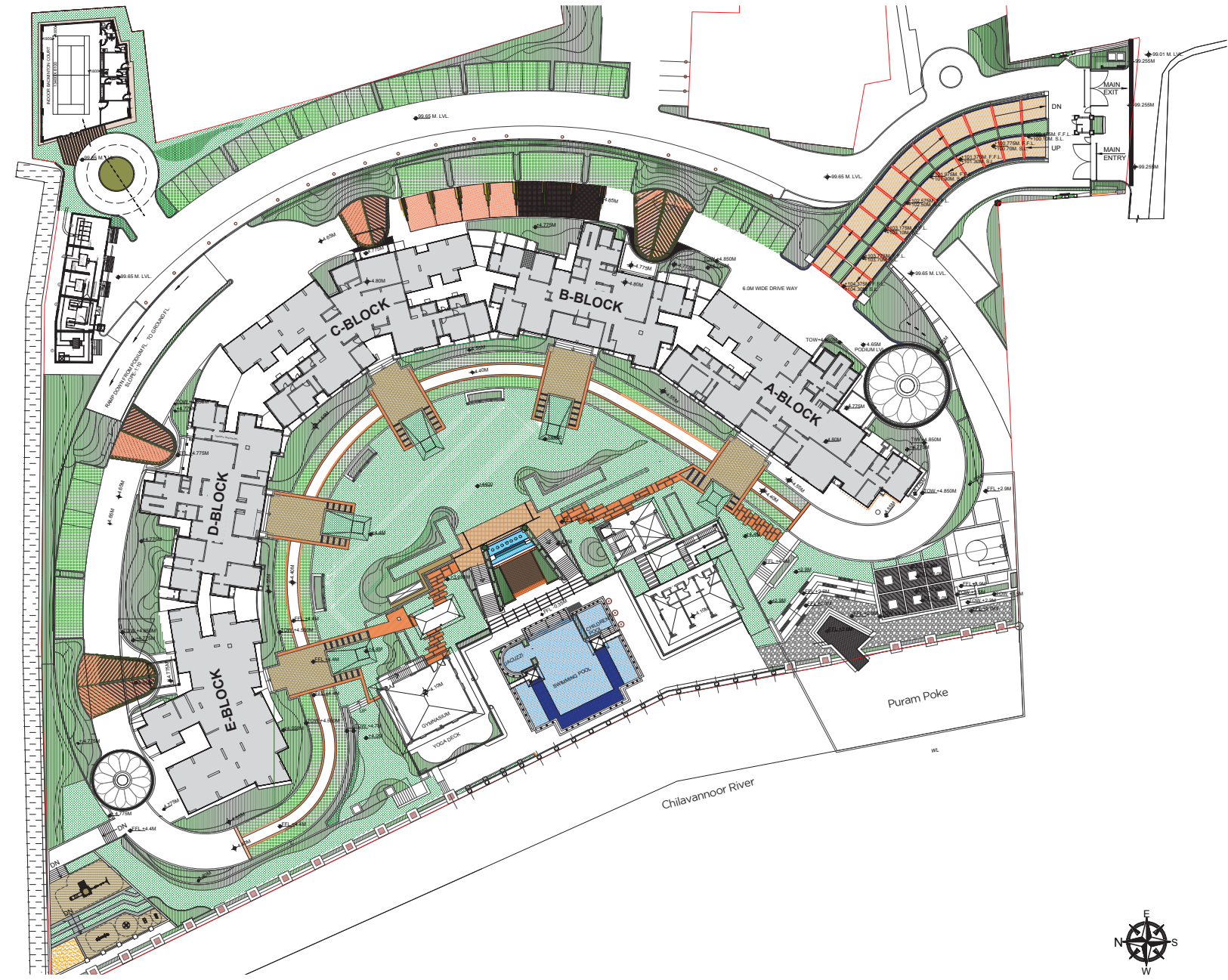
Radisson Blu, Kochi	2.6 KM
The Gateway Hotel, Marine Drive	6.5 KM
Kochi Marriott Hotel, Lulu Mall	9.2 KM
Taj Malabar Resort and Spa, Willingdon Island	11.4 KM

Nearby Attractions

Fort Kochi	14 KM
Cherai Beach	32 KM



Master plan



Specifications

Structure designed for the highest seismic consideration for Zone IV, against Zone III as stipulated by the code, for better safety.

Air-conditioned apartment with VRV system, hot water supply in toilets and kitchen through Geysers.

Living / Dinning / Lobby / Passage

Floor	Imported marble
Walls	Acrylic emulsion paint of POP punning
Ceiling	Oil bound distemper

Bedroom

Floor	Imported laminated wooden flooring / vitrified tiles
Walls	Acrylic emulsion paint on POP punning
Ceiling	Oil bound distemper

Kitchen

Walls	Vitrified tiles upto 2'-0" above counter and acrylic emulsion in the balance area.
Floor	Marble (Udaipur green)
Counter	Marble / granite
Fittings / Fixtures	CP fitting, double bowl SS sink, exhaust fan.
Ceiling	Oil bound distemper

Doors

Internal doors	Polished teak wood / painted hard wood frame with stained / painted moulded skin door / flush shutters.
External doors	Veneered and polished flush on shutter / moulded skin door.

Windows

Powder coated aluminum glazings, provisions for mosquito mesh panel in windows only (except in toilets).

Security system

Video phone access control CCTV for covered parking area and entrance lobby at ground floor.

Boom barrier at entry / exit at the complex.

Electrical

Modular switches and copper wiring. Modular switches of MK / North West or equivalent make. Power back-up as mentioned below. Apartment type power back-up (not exceeding per apt.) ranging from 10KV to 18KV depending upon area of apartment. DG capacity at 0.80 load factor and suitable diversity of 70%.

Plumbing

Copper piping for water supply inside the toilets and kitchen.

Balcony

Floor	Combination of one or more anti-skid vitrified tiles Indian marble / imported marble / stone.
Ceiling	Exterior paint

Toilets

Walls	Combination of one or more vitrified tiles / ceramic tiles / marble / stone / mirror / acrylic emulsion.
Floor	Combination of one or more of vitrified tiles / ceramic tiles / marble / stone (Marble in bathing area).
Counter	Marble / granite
Fittings / Fixtures	Shower enclosure in master bed toilet, single lever CP fittings, wall hung WC, exhaust fan conventional CP fittings and WC in servant's toilet.

Sanitary ware / CP fitting

Kohler / Parrywear / Neycer / Cera / Hindustan or equivalent brands for the sanitaryware and Jaquar, Gem or equivalent brand for CP fittings.

Lift lobby

Floor	Combination of one or more of Indian marble / granite / terrazzo / vitrified tiles.
Walls	Combination of one or more of marble / granite / stone-cladding / acrylic emulsion / wall covering.

Club facility

Air conditioned club with multipurpose room / guest rooms / restaurant. Health facility like steam / sauna. Well equipped gym, aerobic and yoga centre. Separate kid's area, billiard / card room / TT hall / squash court / library, gift shop, swimming pool with changing rooms.

Servant Room

Floor	Terrazzo / ceramic tiles
Walls	Oil bound distemper
Ceiling	Oil bound distemper

Building Permit no. KRPI/318/07 dated 22/10/07 issued to M/s Adelle Builders and Developers (P) Ltd. granted Occupation Certificate dated 3/5/18 by Kochi Municipal Corporation.

Disclaimer: Marble/ Granite/ Stone being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/appliances and the specifications and facilities mentioned are tentative and liable to change at sole discretion of the company. Applicant/Allottee shall not have any right to raise objection in this regard. All plans and images shown in this brochure are indicative only and are subject to changes(s) at the discretion of the company or competent authority.

Conversion Scale: 1 ft = 304.8mm

DLF 70 years of excellence

With over seven decades of experience and 24.15 million sq.m (260 million sq.ft) of development across its businesses, DLF is the major player today in 31 locations in India, including key metro cities and urban centers. By consistently transforming its large land base for prestigious residential, commercial and retail projects, DLF has been able to combine the strengths of well grounded experience with the dynamic needs of contemporary times.

DLF Homes, DLF's oldest business line, has been a pioneer in creating path breaking housing infrastructure with some of the finest residential complexes that combine the best of design, aesthetics, technology and comfort. With a land reserve of over 4150 hectares (10,255 acres), and iconic project plans with ambitious infrastructure development, DLF rises above being a builder to assume the prestigious and committed role of a nation-builder.



DLF Home Developers Ltd.

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