

LIVE
THE ETERNAL
FLOW OF
JOY!

EIPL



RIVER
EDGE

AT KOKAPET, GACHIBOWLI

EIPL

*The river of life, flows within me,
meandering, searching for the soft corners of joy,
travelling sometimes gently, and at times with unlimited vigor,
only to create a rhythm that soothe my soul and brings blissful
moments to my sense of being*

Alive, Active, Full of Life...Forever...



*Located adjacent to Muchikunda river, at Kokapet, Gachibowli,
and a few minutes from Outer Ring Road, EIPL River Edge
inspires you to live joy-fully...*

RIVER
EDGE

These moments of joy nourish our life, creating
our own personal edge of an identity.

River Edge...An Identity Eternal...

RIVER
EDGE



River Edge is a beautifully strung necklace that has a string of villas situated close to the banks of a pulsating river. In this gated community, each villa is breathtakingly crafted for luxury and ultra-modern living. The super grand entrance, acres of foliage and fresh blooms, a spread of well-decorated street lamps and a huge multi-level clubhouse. This exclusive lifestyle is for people like you whose dreams are uncompromisingly big. Set foot here and you are instantly touched by life.

RIVER
EDGE

LIFE NOURISHED

A vibrant, sunlit tropical garden scene. In the foreground, a winding stone path leads through dense greenery, including various palm trees and large, fan-shaped leaves. To the left, a modern white house with large windows is partially visible. In the background, more houses and a clear blue sky are seen through the trees. The overall atmosphere is peaceful and lush.

LIVE THE EDGE

LIFE NURTURED BY THE GREENS

Only a few comprehend the beauty of flowing water; walking under shimmering stars; feeling the wet grass on bare feet; and floating on clouds of blissful experiences. For these special few, we present "River Edge".

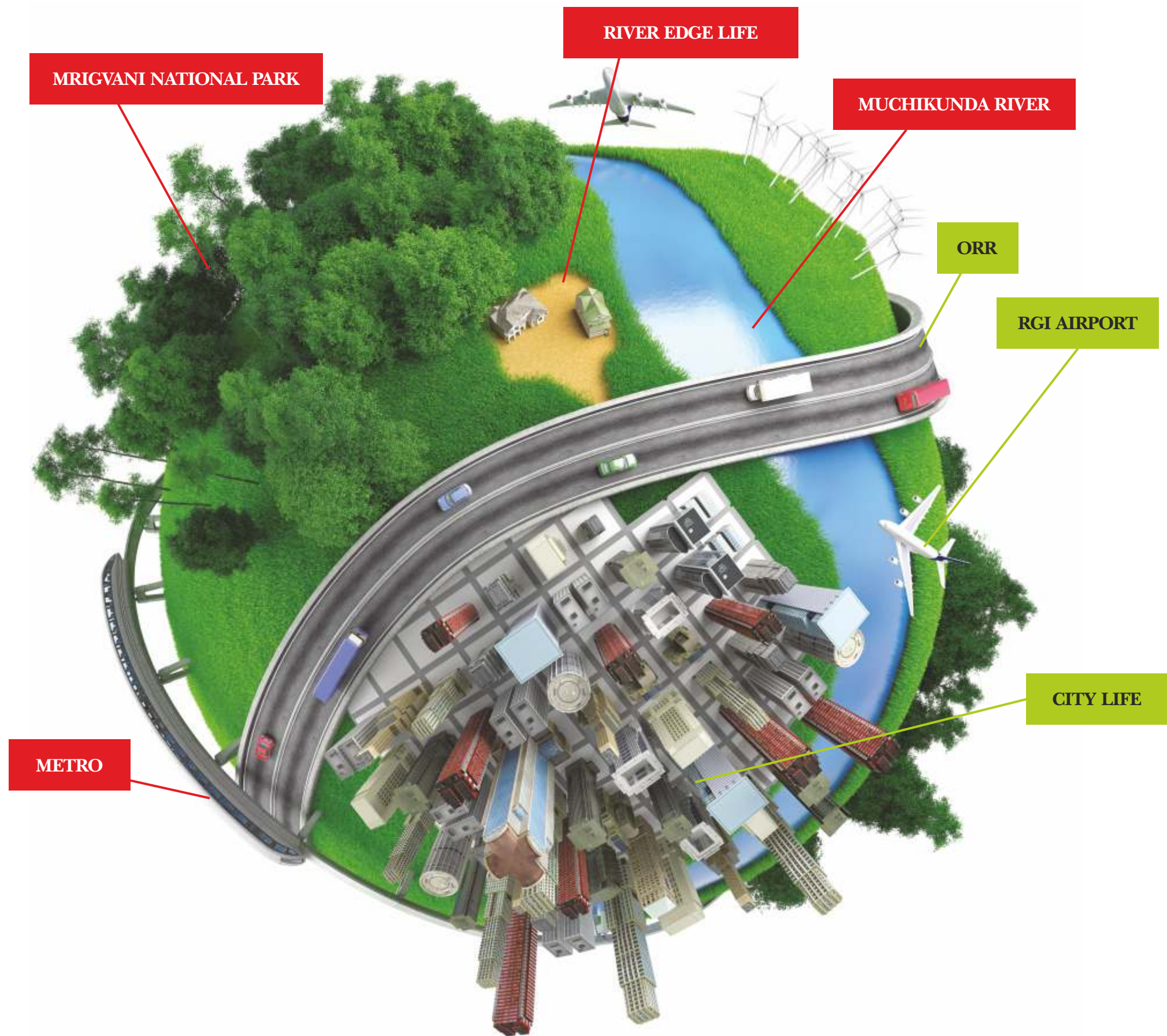
A PRISTINE ENVIRONMENT WITH A VILLA ATTACHED!

Live your life in the midst of this enchanting setting. Fresh streams of water rumbling by, cool breeze mildly caressing your face, body immersed in an amorphous comfort. Mind completely relaxed listening to the sounds of twittering birds. Yes, River Edge villas are in the midst of a dreamy locale offering a world of privacy and lavishness you have always deserved. EIPL River Edge at Kokapet presents the finest of lifestyle in 74 triplex villas offering seclusion, privacy, above all, luxury. Undiluted sunshine and fresh breeze light up these villas. The 3 & 4 BHK villas measure from 4,484 Sft to 6,926 Sft areas built in refinement.

RIVER
EDGE



SET AMIDST THE BEST Connectivity, Centrality, Tranquillity!



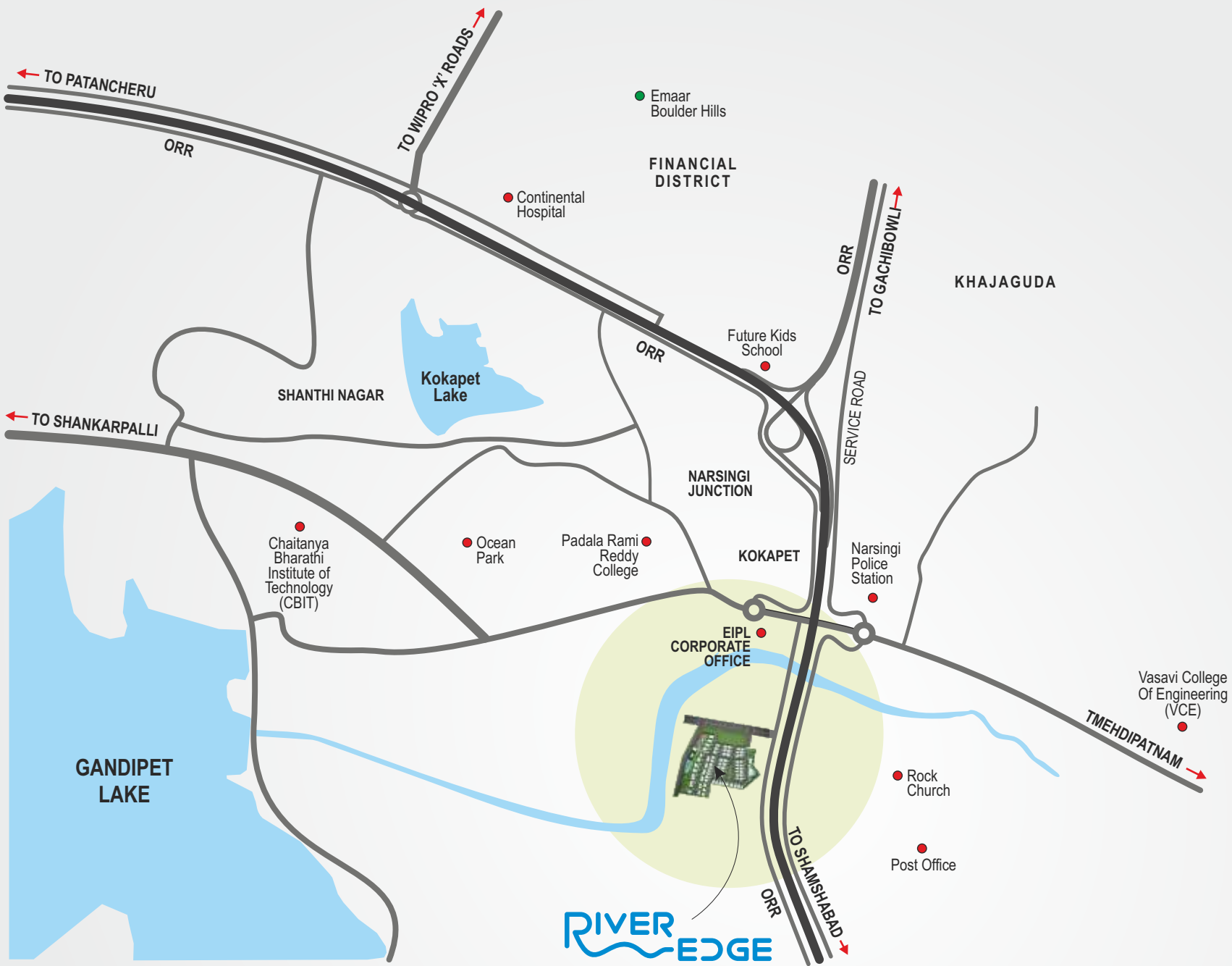
Note: Conceptual Representation

Situated a few minutes away from APPA Junction, close to the Financial District, Gachibowli, River Edge is effortlessly accessible from IT companies and Mehdiapatnam. While it is completely isolated and luxurious, it still provides swift access to multinational companies, reputed schools, shopping centres and fine dining. The lung spaces, greenery in neighborhood, breeze from pristine lake fill freshness in everyday living. Open up to a wonderful life all over again with a villa at River Edge.

DISTANCES FROM RIVER EDGE

- Wipro Circle - 7 Kms
- Srinidhi Intl. School - 7 Kms
- Oakridge Intl. School - 6 Kms
- DPS - 7 Kms
- Inorbit Mall - 12 Kms
- Continental Hospital - 6.5 Kms
- RG Intl. Airport - 24 Kms
- Gachibowli Junction - 8 Kms
- Narsingi Junction - 1.5 Kms
- ORR Service Road - 0.5 Km
- Proposed 100 floor Reliance building - 1 Km
- Reputed temples - Walking distance
- Mrigvani National Park - 2.5 Kms
- Gandipet lake - 3 Kms

LOCATION MAP
(NOT TO SCALE)





WHERE LIFE
TOUCHES YOU
IN ABUNDANCE

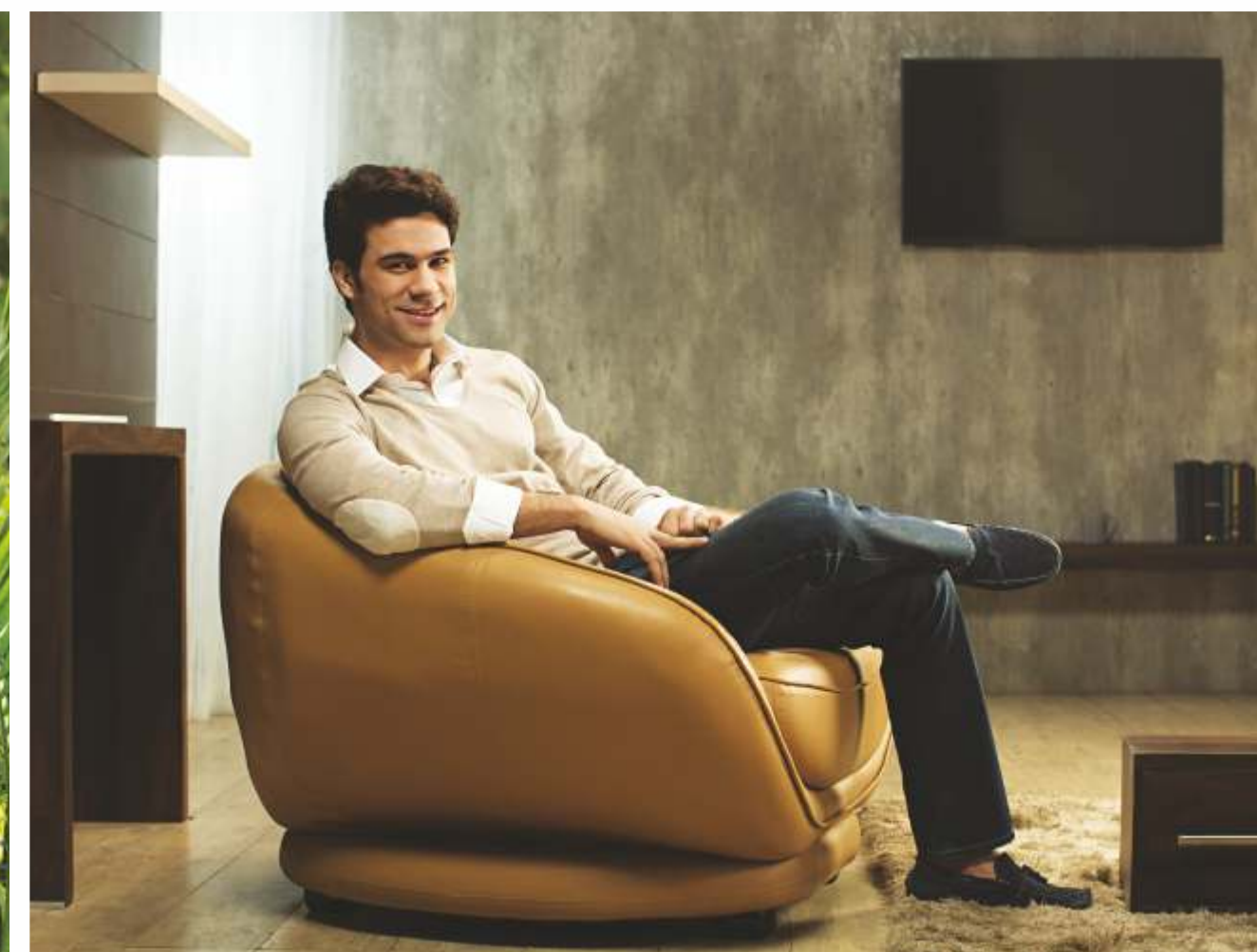
RIVEREDGE



EACH MOMENT A JOY EACH DAY A CELEBRATION

Here are the villas that can accommodate your reputation, needs and aspirations. The triplex villas are the finest display of indoors reaching out to outdoors and outdoors touching the indoors. You have parking space for 4 cars. Court yard, water body, spacious deck area are cool for a person enjoying leisure time. Spacious sit outs connect you to outdoors seamlessly. Lavish lobbies, landscaped garden on terrace instill freedom in you. The lift is delightful for senior citizens. The built quality is unparalleled and the spatial configuration is functional. At last, here is a place to spend the rest of your life in joy.

RIVER
EDGE



EACH STEP INSPIRE
EACH BREATH REJUVENATE

RIVER
EDGE



TAKE A
LONG WALK
ON
RIVERSIDE





SURRENDER TO THE ELEMENTS SET YOURSELF FREE

River Edge boasts of lush greens ideal for letting your hair down or talking to your loved ones uninterrupted. Children can experience the diverse facades of the gardens. During the nights, the streetlights form a beautiful spine as they interconnect the villas with a glowing beauty. Vestibules of light subtly seeping through villas create an inexpressible visual beauty.

The night walks along pavements dotted with greenery and blooms is something that will remain the deepest wish for many, but not for River Edge residents. While the daylight can bring in an excitement of sorts, the night will bring about romance in its breathtaking shades.

RIVER EDGE

OUTDOOR FACILITIES

Tennis Court
Basketball Court
Children Play Area
Beach Volleyball
Net Cricket



SOAK IN THE ELEMENTS
SOAK IN THE LUXURY

RIVER
EDGE



RIVER
EDGE

IMMERSE IN THE WAVES OF JOY!

Indoor Sports
Shuttle court
Snooker
Squash court
Table Tennis

The exclusive clubhouse has a display of amenities that is envy of any reputed resort. Life is simply exciting with daily visits to the clubhouse. Socialize, focus on self development, celebrate parties - the clubhouse is the center of the community. Either you pursue physical fitness, or withdraw into books or Yoga regimen, swim in ultra modern pool, the clubhouse has ample choice to spend your leisure time. Senior citizens feel connected and cared for, as children explore the sports offered at clubhouse. Indoor games, outdoor sports will keep life proactive and strengthen social bonding. The River Edge community becomes one family when it comes to the clubhouse.



A WORLD OF EXCITEMENT!

RIVEREDGE

EXCLUSIVE CLUBHOUSE

- Swimming Pool with Changing Rooms
- Gymnasium, Aerobics etc
- Hobby Room
- Multipurpose Hall
- Spa
- Yoga/Meditation Room
- Open Party Area
- Library
- Guest Rooms
- Association Room
- Coffee Shop



CLUBHOUSE - BASEMENT FLOOR PLAN



CLUBHOUSE - FIRST FLOOR PLAN



CLUBHOUSE - GROUND FLOOR PLAN

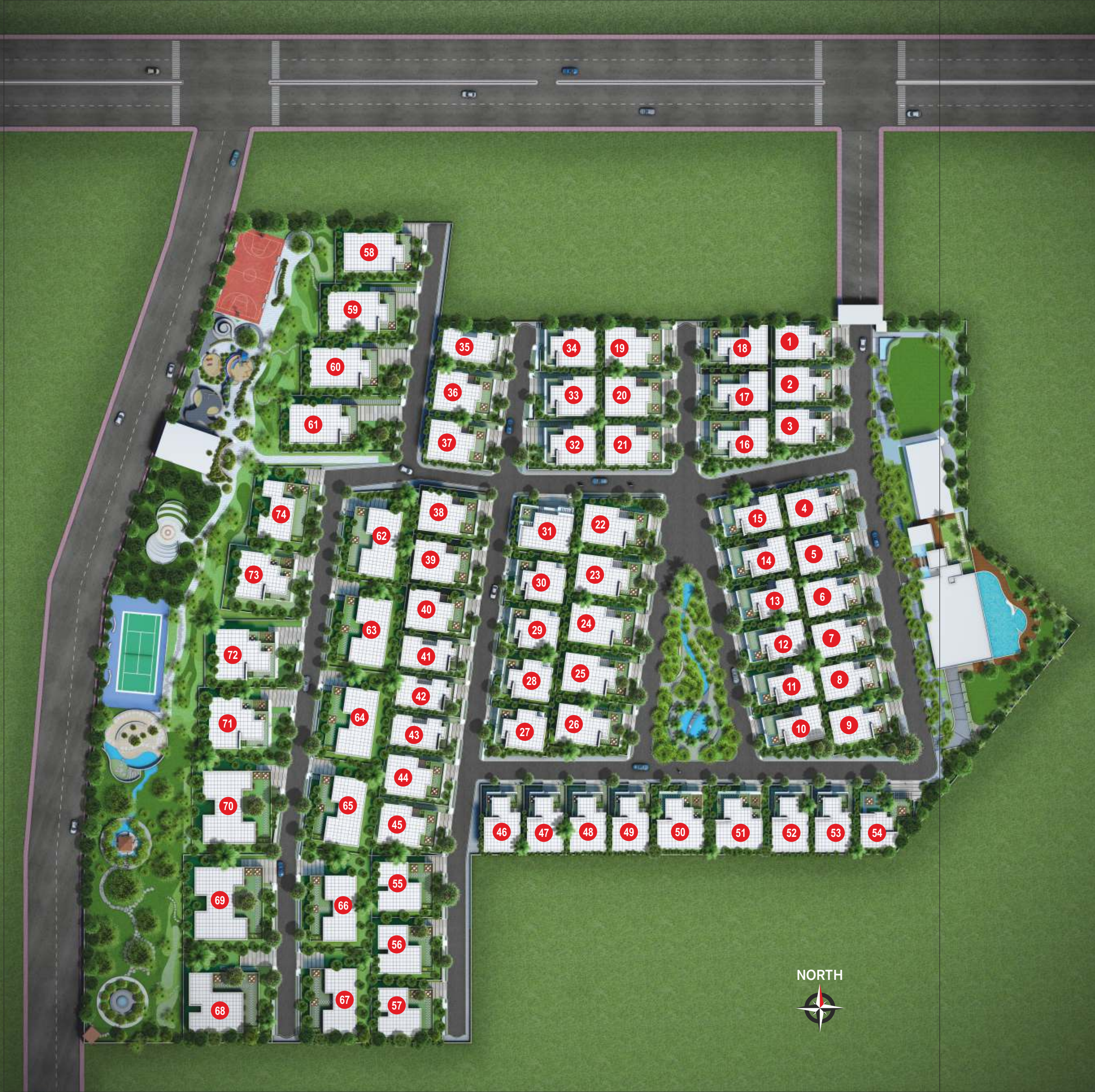




RIVER
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RIVER
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AN OVERVIEW

- 74 East, West & North facing Villas
- 15 Acre Gated Villa Community
- 4-BHK Luxury Triplex villas
- 4,484 Sft - 6,926 Sft areas
- All round compound wall
- Two & four car parking spaces
- Courtyard with water body
- Large balconies, sit-outs & terrace
- Deluxe quality construction
- Exclusive Clubhouse
- Superior fittings & fixtures
- Vastu compliant
- 24-hr Treated Water supply
- 24-hr Security with Intercom & CC Cameras
- Sewage treatment plant



MASTER PLANNED
FOR LUXURY & NATURE

AREA STATEMENT

VILLA NO.	AREA	VILLA NO.	AREA	VILLA NO.	AREA	VILLA NO.	AREA	VILLA NO.	AREA
1	373 Sq.Yds	16	414 Sq.Yds	31	446 Sq.Yds	46	380 Sq.Yds	61	829 Sq.Yds
2	373 Sq.Yds	17	415 Sq.Yds	32	461 Sq.Yds	47	380 Sq.Yds	62	811 Sq.Yds
3	373 Sq.Yds	18	416 Sq.Yds	33	421 Sq.Yds	48	380 Sq.Yds	63	800 Sq.Yds
4	450 Sq.Yds	19	440 Sq.Yds	34	382 Sq.Yds	49	380 Sq.Yds	64	800 Sq.Yds
5	380 Sq.Yds	20	438 Sq.Yds	35	426 Sq.Yds	50	518 Sq.Yds	65	800 Sq.Yds
6	380 Sq.Yds	21	438 Sq.Yds	36	427 Sq.Yds	51	518 Sq.Yds	66	832 Sq.Yds
7	380 Sq.Yds	22	545 Sq.Yds	37	427 Sq.Yds	52	380 Sq.Yds	67	833 Sq.Yds
8	380 Sq.Yds	23	501 Sq.Yds	38	423 Sq.Yds	53	380 Sq.Yds	68	1054 Sq.Yds
9	447 Sq.Yds	24	501 Sq.Yds	39	423 Sq.Yds	54	590 Sq.Yds	69	1054 Sq.Yds
10	389 Sq.Yds	25	501 Sq.Yds	40	423 Sq.Yds	55	560 Sq.Yds	70	1053 Sq.Yds
11	380 Sq.Yds	26	515 Sq.Yds	41	347 Sq.Yds	56	560 Sq.Yds	71	800 Sq.Yds
12	380 Sq.Yds	27	397 Sq.Yds	42	347 Sq.Yds	57	788 Sq.Yds	72	800 Sq.Yds
13	380 Sq.Yds	28	387 Sq.Yds	43	347 Sq.Yds	58	651 Sq.Yds	73	686 Sq.Yds
14	380 Sq.Yds	29	387 Sq.Yds	44	454 Sq.Yds	59	664 Sq.Yds	74	690 Sq.Yds
15	380 Sq.Yds	30	387 Sq.Yds	45	428 Sq.Yds	60	744 Sq.Yds		

EAST FACING VILLAVilla Nos: **1, 2, 3 & 5 to 8**Plot Area Range:
373 - 380 Sq. yds.

Area Statement

Ground Floor : 1901.25 Sft.

First Floor : 1818.04 Sft.

Second Floor : 1346.75 Sft.

Total Area : 5066.04 Sft.GROUND
FLOOR PLANRIVER
EDGE

NORTH

FIRST
FLOOR PLANSECOND
FLOOR PLAN

WEST FACING VILLA

Villa Nos: 10 TO 15

Plot Area Range:
380 Sq. yds.

Area Statement

Ground Floor : 1901.25 Sft.

First Floor : 1901.25 Sft.

Second Floor : 1384.25 Sft.

Total Area : 5186.75 Sft.

GROUND
FLOOR PLANRIVER
EDGEFIRST
FLOOR PLANSECOND
FLOOR PLAN

EAST FACING VILLA

Villa Nos: **4, 9, 19, 20, 21, 36 to 40, 44 & 45**

Plot Area Range:
423 - 454 Sq. yds.

Area Statement

Ground Floor : 2223.00 Sft.

First Floor : 2106.23 Sft.

Second Floor : 1458.25 Sft.

Total Area : 5787.48 Sft.


**GROUND
FLOOR PLAN**

**RIVER
EDGE**
NORTH

**FIRST
FLOOR PLAN**

**SECOND
FLOOR PLAN**


WEST FACING VILLA

Villa Nos: 16 to 18

Plot Area Range:
414 - 416 Sq. yds.

Area Statement

Ground Floor	:	2149.87 Sft.
First Floor	:	2018.90 Sft.
Second Floor	:	1248.95 Sft.
Total Area	:	5417.72 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST FACING VILLA

Villa Nos: 22 to 26

Plot Area Range:
501 - 545 Sq. yds.

Area Statement

Ground Floor : 2436.61 Sft.

First Floor : 2345.13 Sft.

Second Floor : 1659.47 Sft.

Total Area : 6441.21 Sft.

GROUND
FLOOR PLANRIVER
EDGE

NORTH

FIRST
FLOOR PLANSECOND
FLOOR PLAN

WEST FACING VILLA

Villa Nos: 27 to 30 & 34

Plot Area Range:
382 - 397 Sq. yds.

Area Statement

Ground Floor	:	1852.50 Sft.
First Floor	:	1788.67 Sft.
Second Floor	:	1321.68 Sft.
Total Area	:	4962.85 Sft.



RIVER
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FIRST
FLOOR PLAN



SECOND
FLOOR PLAN

GROUND
FLOOR PLAN

NORTH FACING VILLA

Villa No: 31

Plot Area Range:
461 Sq. yds.

Area Statement

Ground Floor	:	2258.69 Sft.
First Floor	:	2258.69 Sft.
Second Floor	:	1676.52 Sft.
Total Area	:	6193.90 Sft.



GROUND FLOOR PLAN



RIVER
EDGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EAST FACING VILLA

Villa Nos: 41, 42 & 43

Plot Area Range:
347 Sq. yds.

Area Statement

Ground Floor	:	1675.08 Sft.
First Floor	:	1502.70 Sft.
Second Floor	:	1305.93 Sft.
Total Area	:	4483.71 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WEST FACING VILLA

Villa No: 32

Plot Area Range:
461 Sq. yds.

Area Statement

Ground Floor	:	2460.93 Sft.
First Floor	:	2318.98 Sft.
Second Floor	:	1410.46 Sft.
Total Area	:	6190.37 Sft.



GROUND
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



NORTH FACING VILLA

Villa Nos: **46 TO 49,**
52 & 53

Plot Area Range:
380 Sq. yds.

Area Statement

Ground Floor : 1904.44 Sft.

First Floor : 1825.17 Sft.

Second Floor : 1353.06 Sft.

Total Area : 5082.67 Sft.

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← FIRST FLOOR PLAN

GROUND
FLOOR PLAN

← SECOND FLOOR PLAN

NORTH FACING VILLA

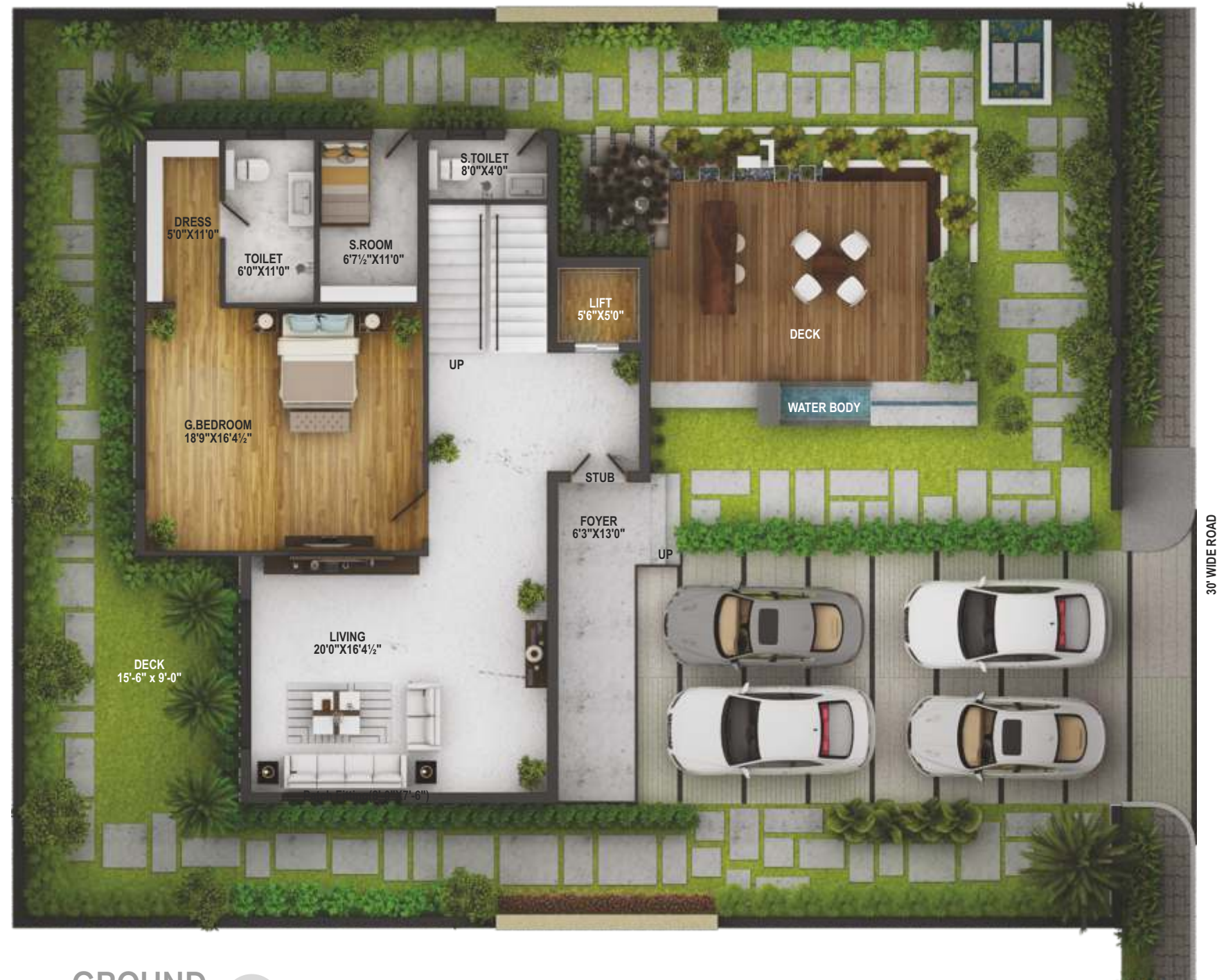
Villa Nos: **50 & 51**Plot Area Range:
518 Sq. yds.

Area Statement

Ground Floor : 2588.16 Sft.

First Floor : 2588.16 Sft.

Second Floor : 1750.13 Sft.

Total Area : 6926.45 Sft.GROUND
FLOOR PLANFIRST
FLOOR PLANSECOND
FLOOR PLAN

WEST FACING VILLA

Villa No: 33

Plot Area Range:
421 Sq. yds.

Area Statement

Ground Floor	:	1890.50 Sft.
First Floor	:	1804.50 Sft.
Second Floor	:	1453.49 Sft.
Total Area	:	5148.49 Sft.



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

EAST FACING VILLA

Villa No: 35

Plot Area Range:
426 Sq. yds.

Area Statement

Ground Floor	:	1989.00 Sft.
First Floor	:	1894.70 Sft.
Second Floor	:	1398.75 Sft.
Total Area	:	5282.45 Sft.



RIVEREDGE

NORTH



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



NORTH FACING VILLA

Villa No: 54

Plot Area Range:
590 Sq. yds.

Area Statement

Ground Floor	:	2135.41 Sft.
First Floor	:	2141.14 Sft.
Second Floor	:	1071.17 Sft.
Total Area	:	5347.72 Sft.



GROUND FLOOR PLAN



30' WIDE ROAD

RIVEREDGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN





LUXURY OF FRESHNESS!

SPECIFICATIONS



STRUCTURE

FRAMED STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE

9-Inch thick wall with red bricks for external walls and 4 1/2-inch thick wall with red bricks for internal walls



PLASTERING

INTERNAL

Sand faced cement plastering using glass fibres

EXTERNAL

Sand faced cement plastering



DOORS

MAIN DOOR

8-Feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine finish

INTERNAL DOORS

8-Feet height Teak /hard wood frame & veneered shutters with reputed hardware fittings finished with melamine finish

FRENCH DOORS

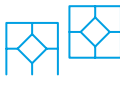
High-end imported aluminum sections for frames and shutters with tinted float glass of reputed make

WINDOWS

High-end imported aluminum sections for frames and shutters with tinted float glass of reputed make



PAINTING / CLADDING



EXTERNAL

Combination of natural stone /tile & textured finish with top two coats of exterior emulsion

INTERNAL

Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

FLOORING & DADO

Drawing, living, dining, kitchen and foyer areas with Italian marble flooring. Bedrooms and Home-theatre room with wooden laminated flooring. Bathrooms with premium vitrified tiles on walls and floor.

STAIRCASE

Italian marble flooring



KITCHEN

Provision for Municipal/softener water
Provision for fixing of water purifier & chimney
Provision of hot water near the sink
Provision for Modular Kitchen



UTILITIES/WASH AREA

Dish-washer & washing machine provision in the Utility area



BATHROOMS

Vanity type wash basin with imported marble countertop
EWC with concealed flush tank of Duravit/Kohler/Equivalent make
Single lever fixtures with wall mixer-cum-shower of Grohe/Hansgrohe equivalent make
All C.P. fittings are chrome plated of Grohe / Hansgrohe or equivalent make.



ELECTRICAL

Concealed copper wiring of Finolex/Lapp/Equivalent

Power outlets for air conditioners in all rooms

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area

Plug points for T.V. & audio systems etc

3-Phase supply for each unit and individual meter boards

Miniature Circuit Breakers (MCB) for each distribution boards of reputed make

Elegant designer modular electrical switches of Legrand/Equivalent



COMMUNICATION SYSTEM

TELECOM

Telephone points in living room and drawing room

Intercom facility to all the units connecting Security

CABLE TV

Provision for cable connection in all bedrooms, Home Theatre (A.V. Room) and living room

INTERNET

Internet provision in each villa



LIFTS



WSP & STP

Domestic water made available through an exclusive water softening plant with water meters for each unit. (Not RO Plant)

A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping



GENERATOR

100% D.G. backup with Acoustic enclosure & A.M.F.



SECURITY

Sophisticated round-the-clock security/surveillance system

Solar power fencing/Barbed wire all-round the compound

C.C. cameras in identified common areas and clubhouse with monitoring and recording from Security and Maintenance office

Video door phone for each villa connected to Security for screening of the visitors



CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water shall be then supplied to individual villas by means of hydro pneumatic pump



MAIN LANDSCAPING WORKS

Beautifully designed landscaping with exclusive footpath, Activity areas, lighting, children play area etc are provided for the community



AIR CONDITIONING

Shall be provided at extra cost



SOLAR WATER HEATER/ HEAT PUMP

Solar water heater/heat pump system connected to all bathrooms.

ENTERPRISE ETHICS EXPERIENCE

Promoted by technocrats, EIPL has been building landmarks in places like Puppalaguda, Kollur and LB Nagar in Hyderabad. Floatilla at Puppalaguda has been a celebrated residential project known for its scale and lifestyle. Ontime delivery, supreme quality are the hallmarks of EIPL. Over 30 projects with a million Sft built up area in a period of a decade is a testimony to promoters' commitment to the customers.

OUR PREVIOUS PRESTIGIOUS PROJECT SUCCESSFULLY COMPLETED & DELIVERED ON TIME!



ONGOING VENTURES



LA PALOMA

Villas @ Mokila

RIVIERA

Apartments @ Manchirevula

APILA

Apartments @ Narsingi

FLORA

Apartments @ Alkapur Township



EIPL CORPORATE OFFICE

PROMOTERS



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LANDSCAPE ARCHITECTS



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Hyderabad - 500 073
Ph: +91 - 40 - 2354 5488, 2355 3383
www.conifer.co.in

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

