

Site address
**Clubtown
Riverdale**
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Developers
SPACE
Space Group

Marketed by
PIONEER
PROPERTY MANAGEMENT LTD.

**Clubtown
Riverdale**

50 metres away from bliss!

Water. Lakes and rivers. Oceans and streams. Springs, pools and gullies. Arroyos, creeks, watersheds. Pacific. Atlantic. Mediterranean. Indian. Caribbean. China Sea. Arctic. Antarctic. Baltic. Mississippi. Amazon. Columbia. Nile. Thames. Sacramento. Snake. Seine. Rio Grande. Willamette. McKenzie. Ohio. Hudson. Po. Rhine. Rhone. **Ganga.** Brahmaputra. Indus. **Hooghly.** Padma. Krishna. Saraswati. Yamuna. Kauvery. Godavari. Mahanadi.

Sing me the legends of the river.

Tell me a story of the sky.

At Clubtown

Riverdale on

Foreshore Road.

Only 50 metres from the banks
of the Hooghly.

The river delights to lift us free,
if only we dare to let go - Richard Bach



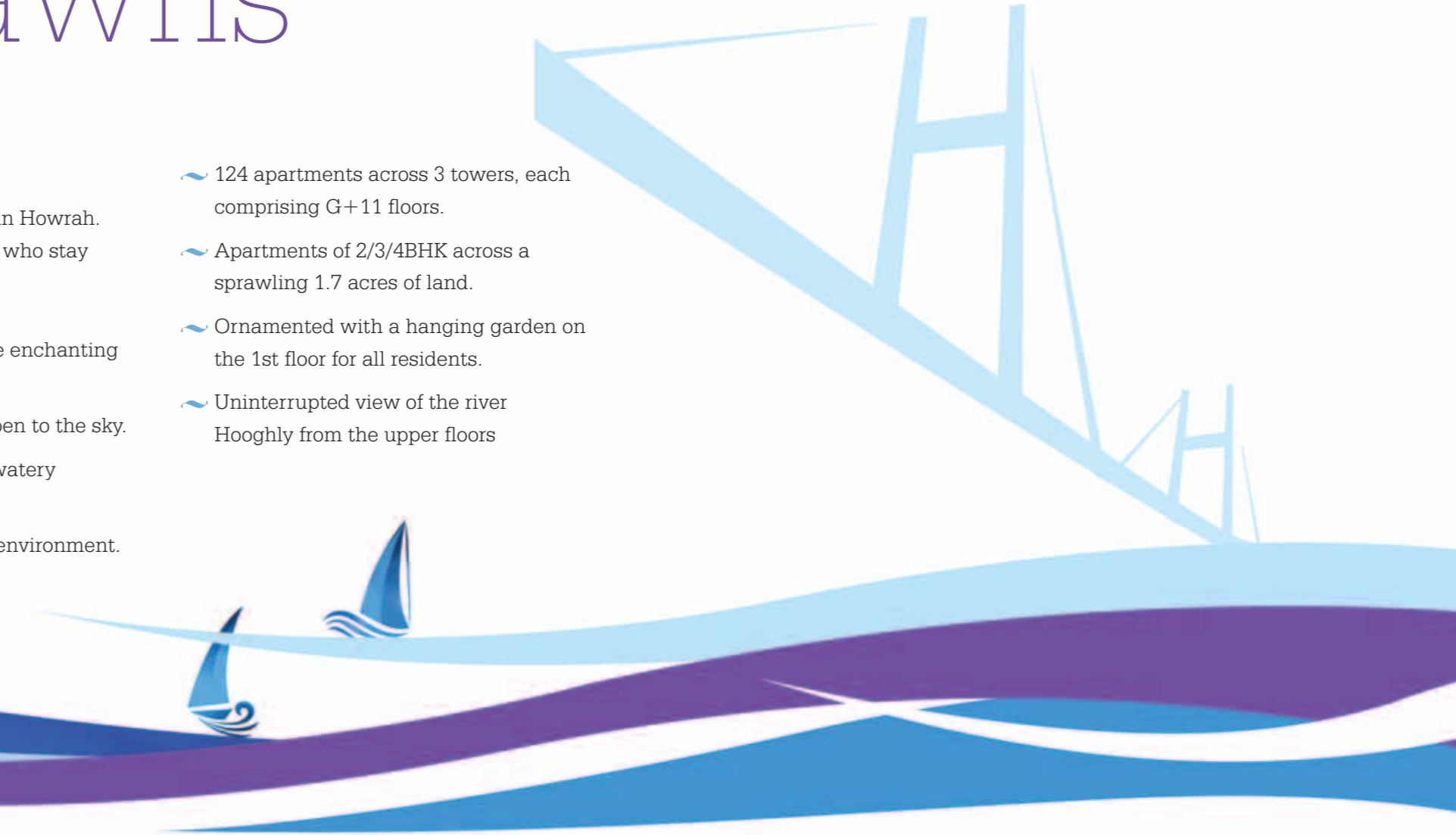
tranquil dawns

Clubtown Riverdale.

An upcoming residential project in Howrah.
Designed not to shelter residents who stay
within. But to free the spirit.

- ~ Only 50 metres away from the enchanting Hooghly.
- ~ With 70 per cent of its area open to the sky.
- ~ Inspired by the beauty of its watery surroundings.
- ~ In harmonious unity with its environment.

- ~ 124 apartments across 3 towers, each comprising G+11 floors.
- ~ Apartments of 2/3/4BHK across a sprawling 1.7 acres of land.
- ~ Ornamented with a hanging garden on the 1st floor for all residents.
- ~ Uninterrupted view of the river Hooghly from the upper floors



The song of the river ends not at her banks, but in the hearts of those who have loved her. - Buffalo- Joe

windflower days

Finally a view that does not end in a neighbour's drawing room.
But a sight of the sparkling waters.
Clubtown Riverdale. The first highrise of its kind in the locality.

The view of the meandering river, flowing endlessly, from your balcony: a picture that will remain consistently serene for years.

The glitter of the first light on the river.

The silvery beam of the moonlit night. And the ripples on its surface when it is raining.

Imagine a gush of cool breeze from the river playing into your bedroom

Imagine the thought of spending everyday in peace, as if a holiday!

- ~ A hanging garden on the 1st floor, central to the existence of residents: landscaped, and with a greater allocation for it than most residential facilities in Howrah.
- ~ Most of the apartments will either face the Hooghly or the south to offer residents a matchless view of sunsets and sunrise.



The Sun shines
not on us but in us.
The rivers flow not past,
but through us.

- John Muir



serene afternoons

As cities extend their fringes, there is a greater need for shorter time to commute.

To work. To school. To shopping. To social destinations.

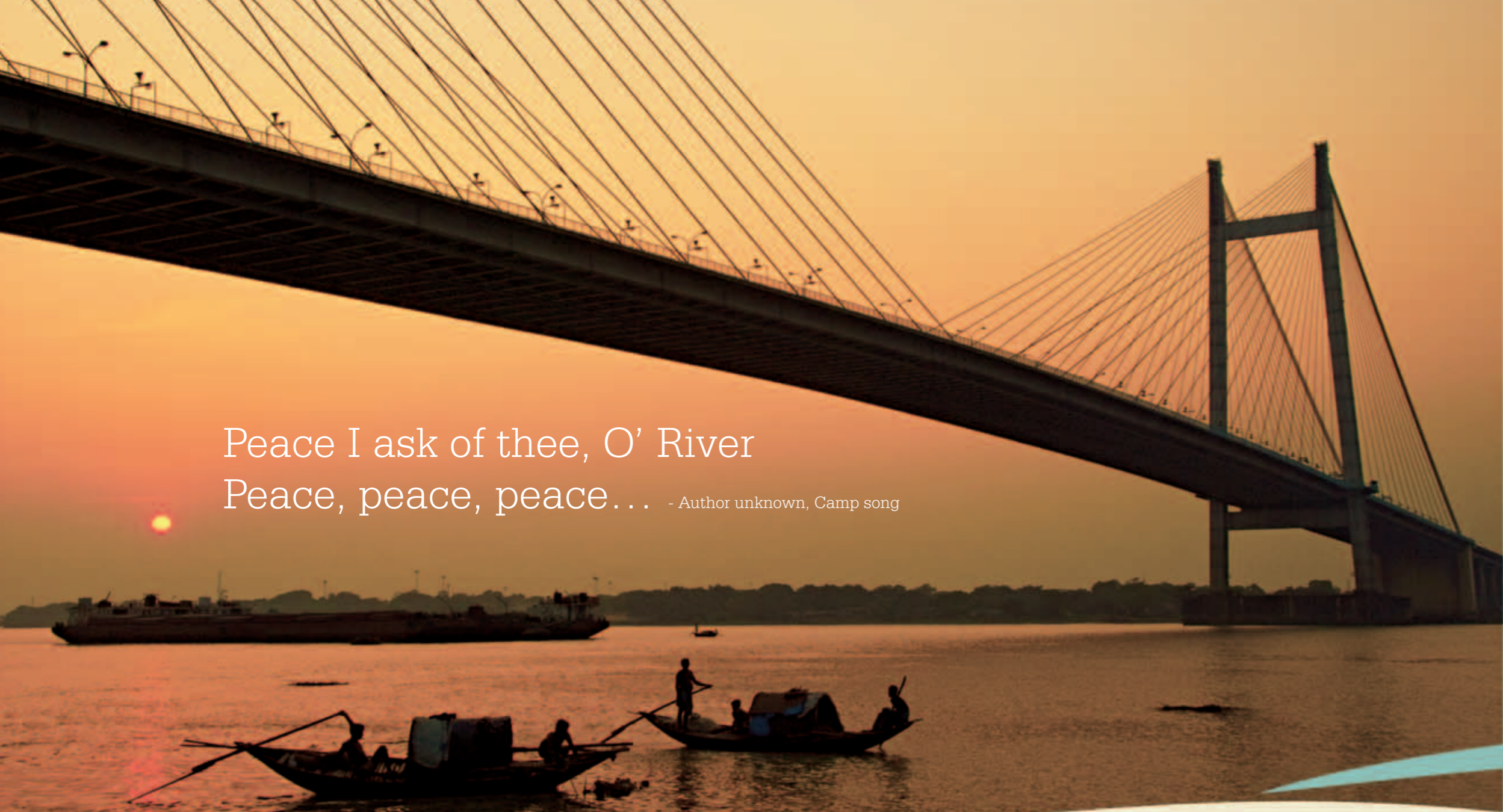
As a result, home needs to be conveniently close for the benefit of all the members of the family.

This is absolutely the expediency that Clubtown Riverdale will provide.

Heart of the city location; countryside ambience.

Conveniently situated at the posh locality of Foreshore Road, adjacent to the bustling Howrah district, Clubtown Riverdale is a first-of-its-kind project in the locality. It is one of the first high-rises in the region offering a superior quality of life.

- ~ 1 minute from the Avani Riverside Mall
- ~ 2 minutes from the Vidyasagar Setu
- ~ 10 minutes from the Babughat ferry, across the Hooghly, by waterway
- ~ 10 minutes from the Howrah station
- ~ 10 minutes from the Howrah Bridge
- ~ 15 minutes from the Esplanade crossing
- ~ 20 minutes from the 'Central' metro station
- ~ 20 minutes from Park Street



Peace I ask of thee, O' River
Peace, peace, peace . . . - Author unknown, Camp song

meditative sunsets

Clubtown Riverdale. A perfect blend of opaline greenness and serenity.

Complete with the breeze's rhythmic ripple on the river as if playing the right background music. A view you see every time you gaze from your balcony.

With plenty of open green spaces, Clubtown Riverdale brings you closest to nature.

Shimmering golden waters. The boatman's song on his way back home. And the smell of fresh silt.

To add to the pristine calm, Clubtown Riverdale has a beautifully decorated hanging garden on the first floor.

Your evenings have their private son-et-lumiere!



Let the mountains talk, let
the rivers run. Once more,
and forever... -David Brower



quiet nights

The tranquil environment clubbed with its proximity to nature, Clubtown Riverdale brings you to a life of joy, excitement and rejuvenation.

At Clubtown Riverdale, you are greeted with peace from your first day of living. With every possible convenience at your doorstep, we enable you to savour life at its best. Without having to rush for every little thing; spend more time to simply soak in the beauty of the river.

Project features

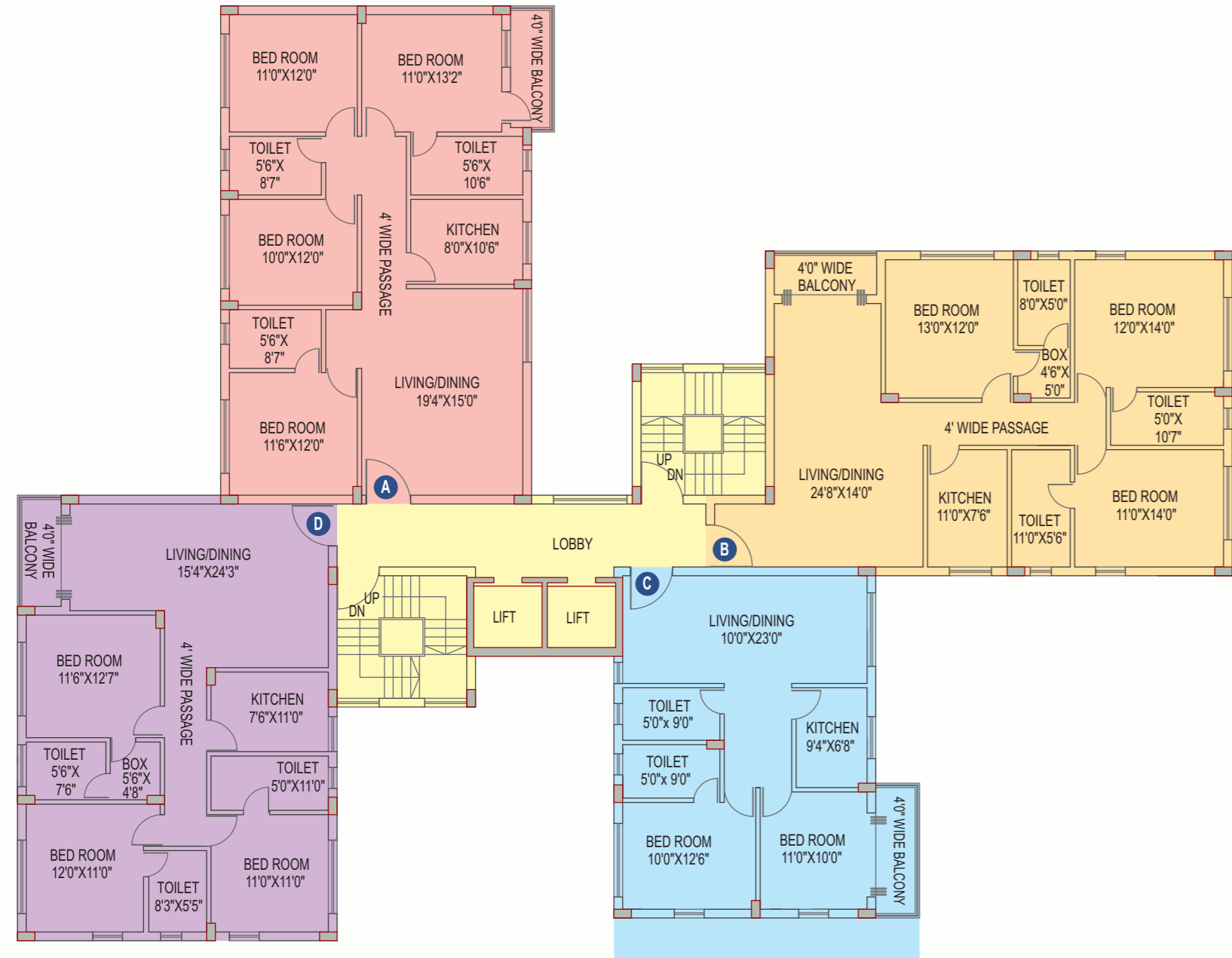
- Games Room
- Gym
- Badminton Court
- Children's play area
- Landscaped garden
- Water features
- Community hall
- CCTV in ground floor
- Cable TV
- Intercom
- Jogging Track



Ground & First Floor Plan



Block 1 Typical Floor Plan (2nd-9th Floor)



Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1835
B	3 BHK	1817
C	2 BHK	1132
D	3 BHK	1657



Block 1 Floor Plan (10th Floor)

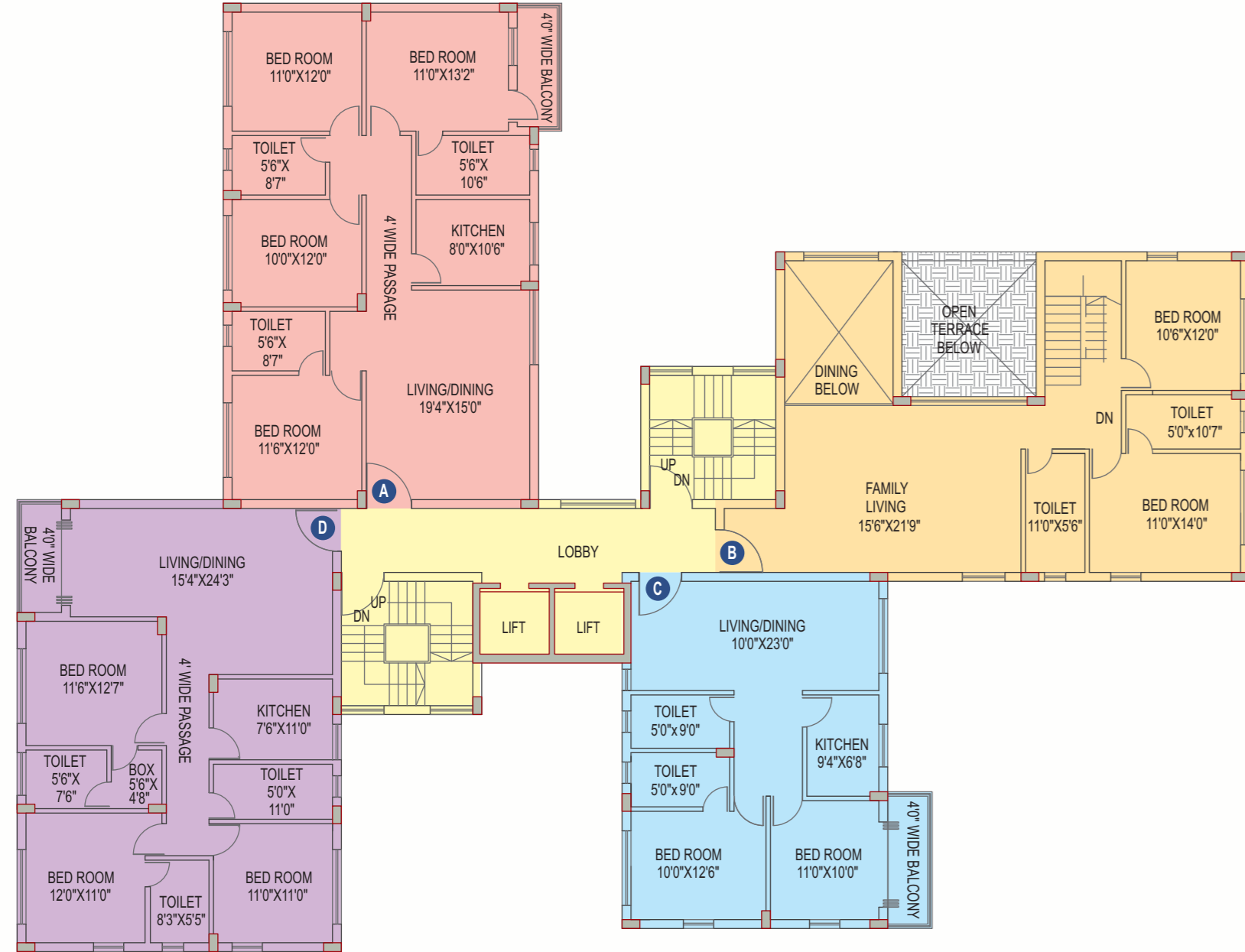


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1835
B	4 BHK (Duplex)	3212
C	2 BHK	1132
D	3 BHK	1657



Block 1 Floor Plan (11th Floor)

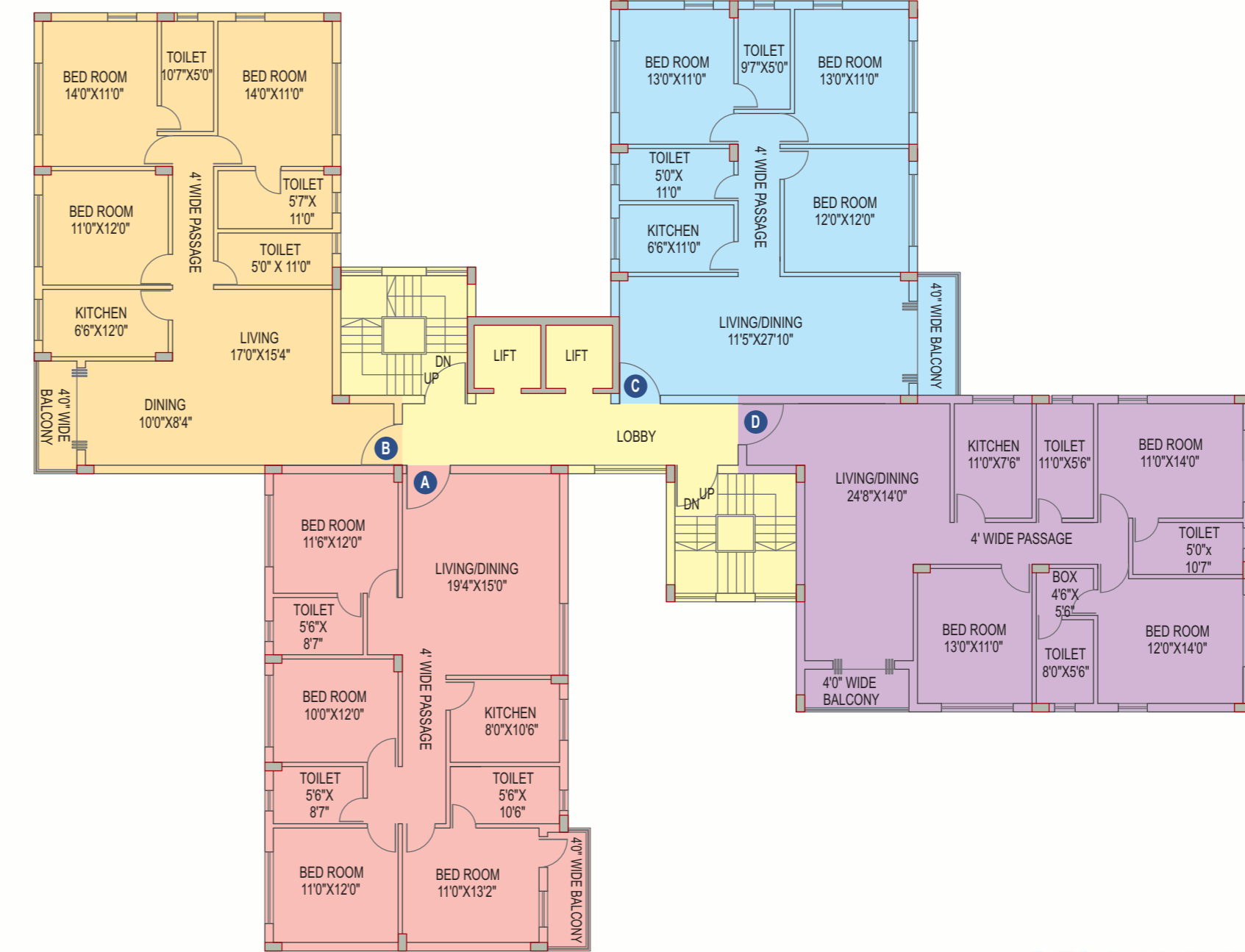


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1835
B	Duplex	3212
C	2 BHK	1132
D	3 BHK	1657



Block 2 Typical Floor Plan (2nd-9th Floor)

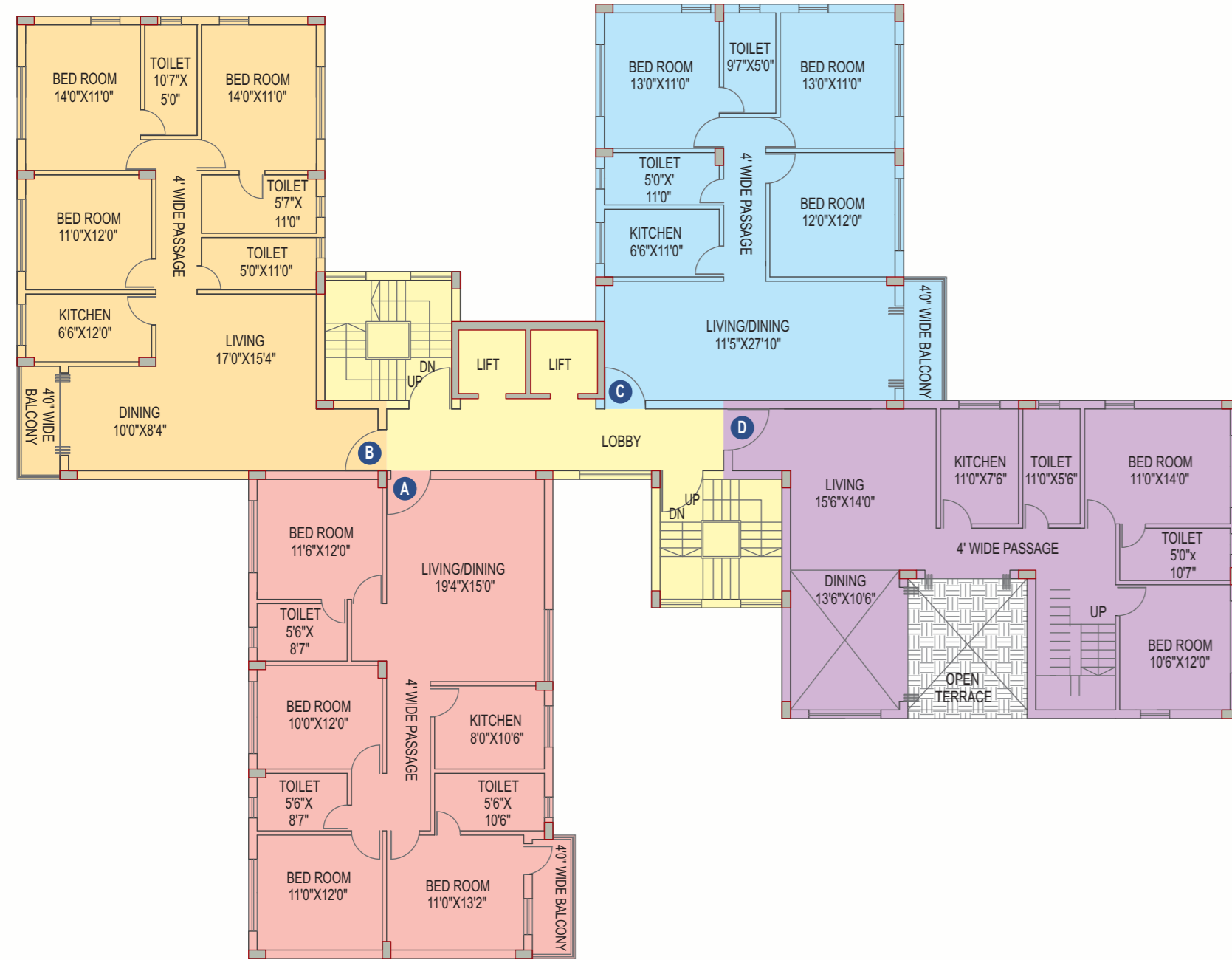


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1834
B	3 BHK	1787
C	3 BHK	1572
D	3 BHK	1814



Block 2 Floor Plan (10th Floor)



Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1834
B	3 BHK	1787
C	3 BHK	1572
D	4 BHK (Duplex)	3232



Block 2 Floor Plan (11th Floor)

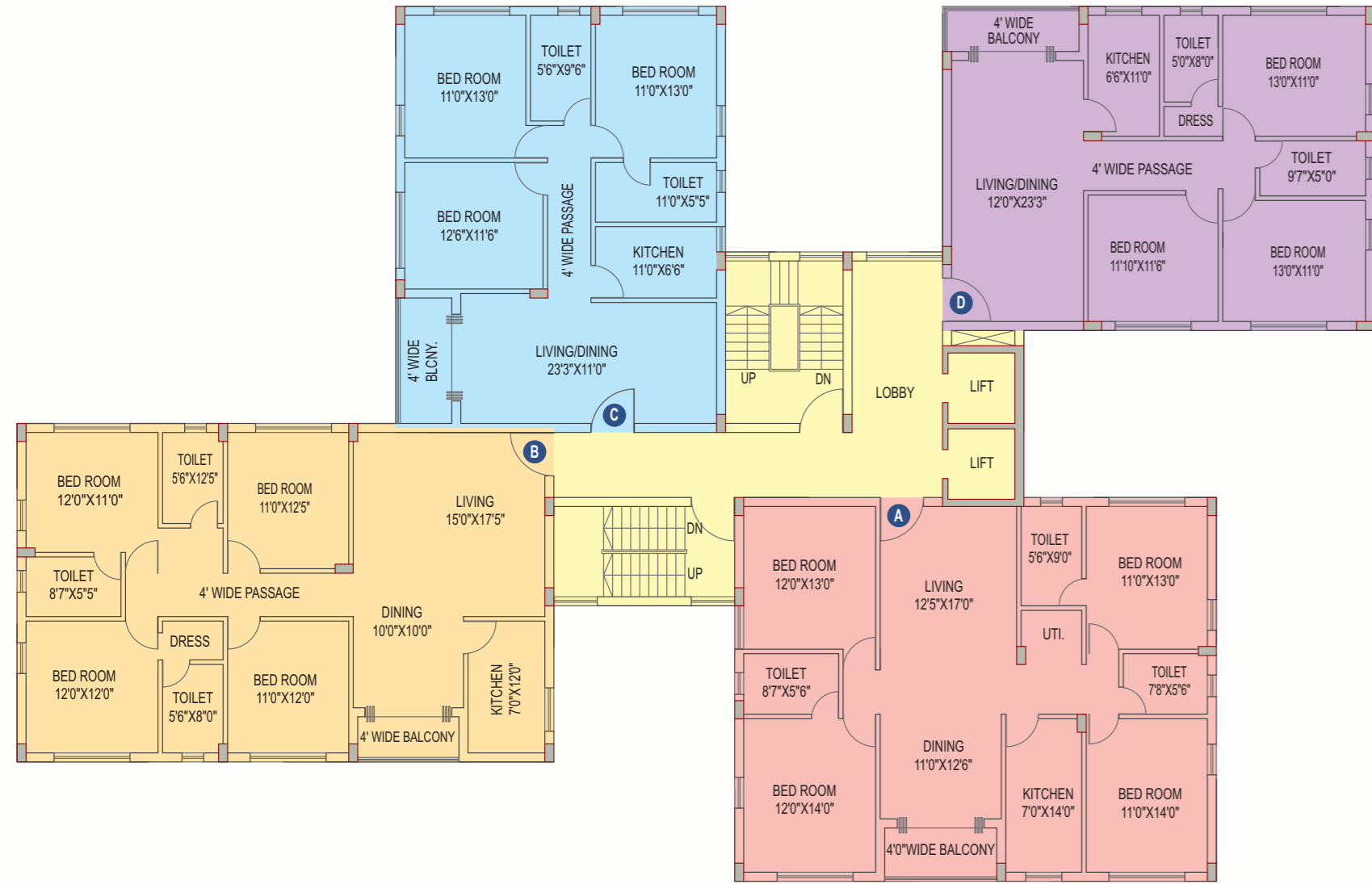


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	1834
B	3 BHK	1787
C	3 BHK	1572
D	Duplex	3232



Block 3 Typical Floor Plan (2nd-9th Floor)

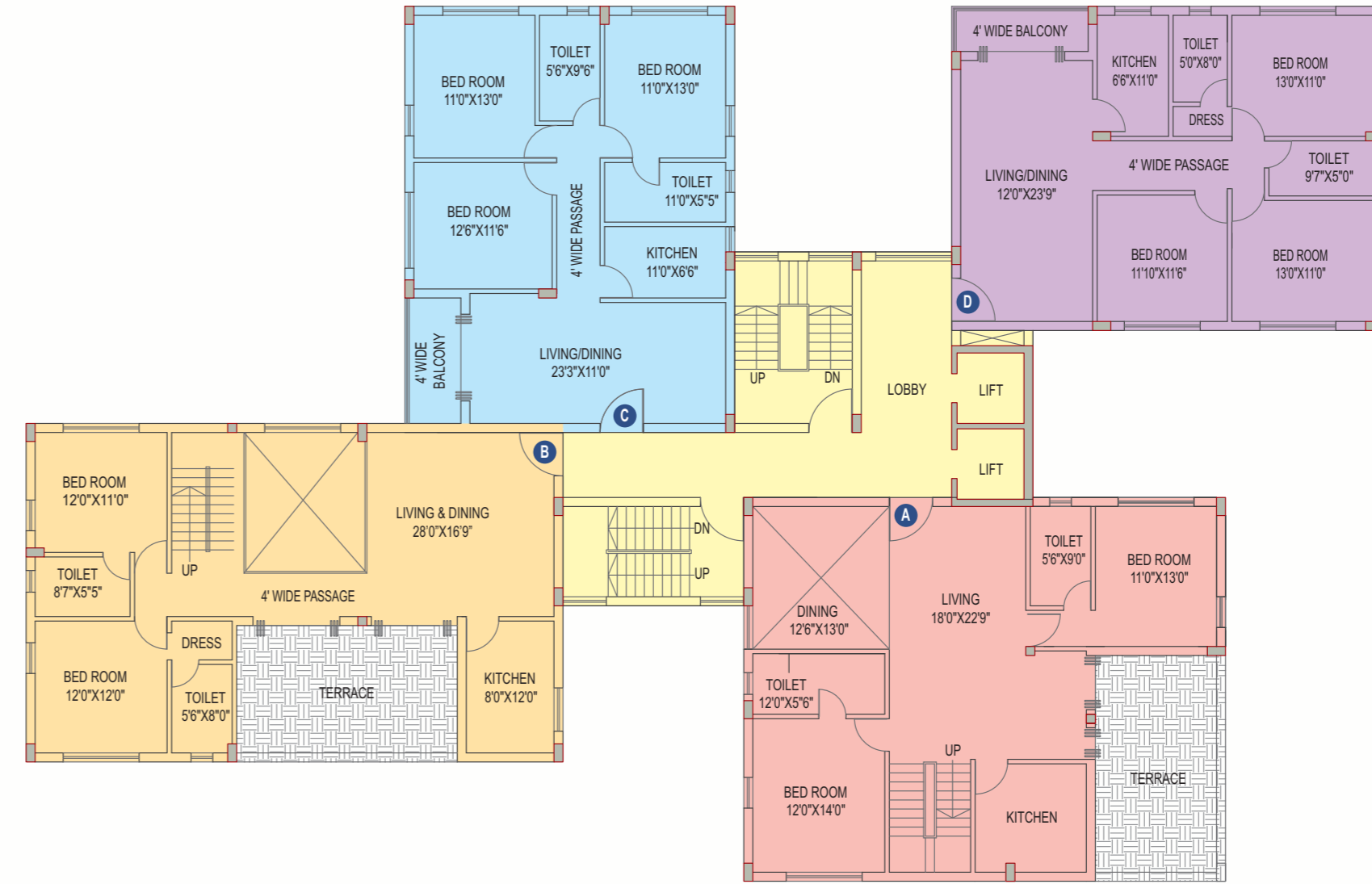


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK	2026
B	4 BHK	1985
C	3 BHK	1534
D	3 BHK	1536

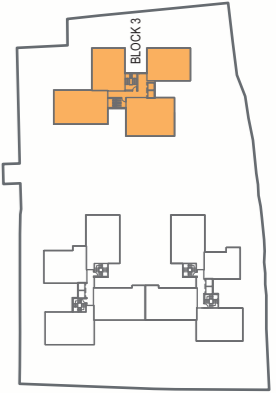


Block 3 Floor Plan (10th Floor)

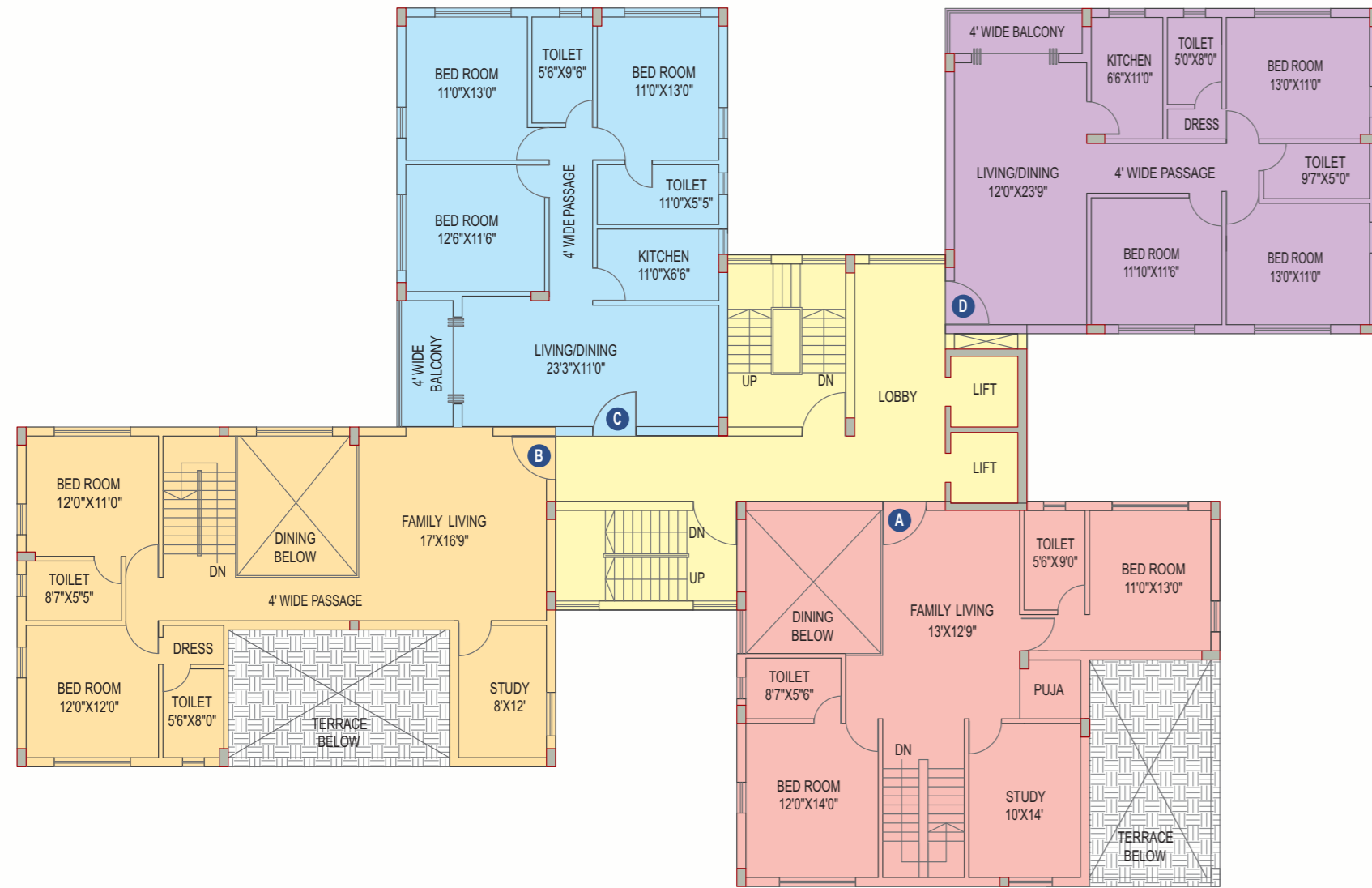


Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	4 BHK (Duplex)	3452
B	4 BHK (Duplex)	3367
C	3 BHK	1534
D	3 BHK	1536

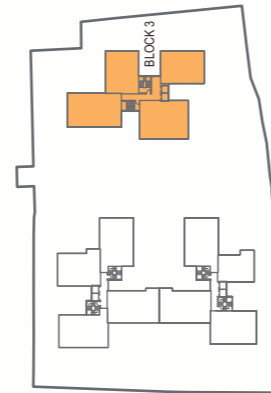


Block 3 Floor Plan (11th Floor)



Area Statement

Flat	Type	Super Built-up Area (Sq. ft)
A	Duplex	3452
B	Duplex	3367
C	3 BHK	1534
D	3 BHK	1536



External and Internal Specifications

Foundation Structure	Pile foundation Structure – RCC framed
Wall finish	1) Interior - Plaster of Paris 2) Exterior - Combination of quality cement/ textured paints
Flooring	Vitrified tiles in living / dining rooms and bed rooms Anti skid ceramic tiles in kitchen and toilet
Kitchen	1) Kitchen platform to be made of granite 2) Dado of ceramic tiles, upto a height of two feet from the platform 3) Stainless steel sink
Toilet	1) Standard ceramic tiles on the wall upto 7' height 2) Reputed brands of high quality sanitaryware and CP fittings 3) Concealed plumbing and pipework 4) Provision for geyser
Doors	1) Door frame made of timber 2) Flush Solid core/ panel doors 3) Locks of stainless steel/ brass
Windows	Fully glazed aluminium windows
Electrical	1) Provision for adequate light points 2) Modular switches 3) Provision for TV & telephone line in all rooms and Living/ dining areas
Common Lighting	Overhead illumination for compound and street lighting inside the complex
Wiring	Concealed copper wiring for electricity, telephone and television
Air Conditioning	Provision for air conditioning in all bedrooms
Amenities	1) Two high speed lifts per tower 2) Cable TV and intercom facility 3) State of the art fire fighting equipment and extinguishers
Provisional features	Adequate standby generator for common areas, services and apartments

Promoters' profile

SPACE GROUP has been delivering quality Real Estate for the last 30 years. We first emerged in Kolkata with lifestyle apartments namely, Club Town, Space Town and then with high-rise Silver Spring and so on and so forth. As of date we have crossed a figure of 7 million sq. ft. completed construction and booked/delivered around 4,000 plus apartments to different segment of people. Our Residential development also encompass lifestyle infrastructure by providing club and commercials to meet the requirement of leisure and need. Club Circle, Space Circle, Spring Club are a few amongst the most popular club of city of Kolkata today.

Space Group: Past Projects (Residential)

SILVER SPRING

Location: JBS Haldane Avenue, Kolkata (E.M. Bypass)
Number of apartments: 502
Year of completion: 2006

SPACE TOWN

Location: Kazi Nazrul Islam Avenue, Kolkata (VIP Road)
Number of apartments: 514
Year of completion: 2002

CLUB TOWN

Location: Kazi Nazrul Islam Avenue, Kolkata (VIP Road)
Number of apartments: 225
Year of completion: 1999

CLUB TOWN GREENS

Location: Jessore Road, Kolkata
Number of apartments: 120
Year of completion: 2009

CLUB TOWN RESIDENCY

Location: Feeder Road, Kolkata
Number of apartments: 260
Year of completion: [2010]

CLUB TOWN PARADISE

Location: Gopalpur (Rajarhat), Kolkata
Number of apartments: 75
Year of completion: 2010

CLUB TOWN ESTATES

Location: Dum Dum, Kolkata
Number of apartments: 250
Year of completion: 2008

CLUB TOWN ENCLAVE

Location: Teghoria, Kolkata
Number of apartments: 150
Year of completion: 2008

Location map

