

CLUBTOWN  
Riverdale

Where river lends the silence, the voice to life...



# Clubtown Riverdale

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

*Buffalo - Joe*

Where green merges into the blue. Where the  
orangish sun dips into the horizon. Find the breath of  
freshness, inspiration and satisfaction. Let your high  
spirits set sail at Clubtown Riverdale.

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

*John Muir*

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

3 towers of Gr. + 11 storied each

1132 to 3452 sq. ft.

124 apartments (2, 3, 4 BHK & Duplex)

70% Open Area

Air Conditioned Gym

Landscaped Garden

Community Hall

Hanging Garden

Badminton Court

Clubtown  
Riverdale



**Serene days. Quite nights. Heart of the city location.  
Countryside ambience. Savour life at its best.**

Clubtown Riverdale, a perfect blend of opaline greenness and serenity, brings you closet to nature. To add to the pristine calm, it has a beautifully decorated hanging garden on the first floor. The tranquil environment clubbed with its proximity to nature, Clubtown Riverdale brings you to a life of joy, excitement and rejuvenation.

The logo for Clubtown Riverdale, featuring the word "Clubtown" in a small, sans-serif font above the word "Riverdale" in a larger, stylized serif font. To the right of the text is a graphic of three vertical bars of increasing height, resembling a stylized skyline or bridge structure.

Clubtown  
Riverdale

Where the bridge stretches your imagination  
and... your convenience

Clubtown Riverdale, the one of a kind onshore residential project just off the posh Foreshore Road. A natural retreat near Howrah. Far from the bustle yet 'to the point' when it comes to communication.

## LOCATION MAP



This map is not to scale and indicative in nature

2 mins from Shopping Mall

2 mins from the Vidyasagar Setu

5 mins from the proposed Metro

**The comfort of accessibility.  
The luxury of options. The ease of preferences.**

Located on Foreshore road, Clubtown Riverdale is simply a sweet spot. A handful of options for transportation! A mouthful of opinions that can be considered for travelling. Be it road or water. Shopping malls, schools, hospitals all at close end. Yet the omnipresence of the river as a messiah to measure life into perfect balance.



### AMENITIES

- Two lifts per tower
- Intercom facility
- State-of-the-art fire fighting equipment and extinguishers

### Provisional Features

- Adequate standby generator for common areas, services and apartments

### EXTERNAL SPECIFICATIONS

#### Foundation Structure

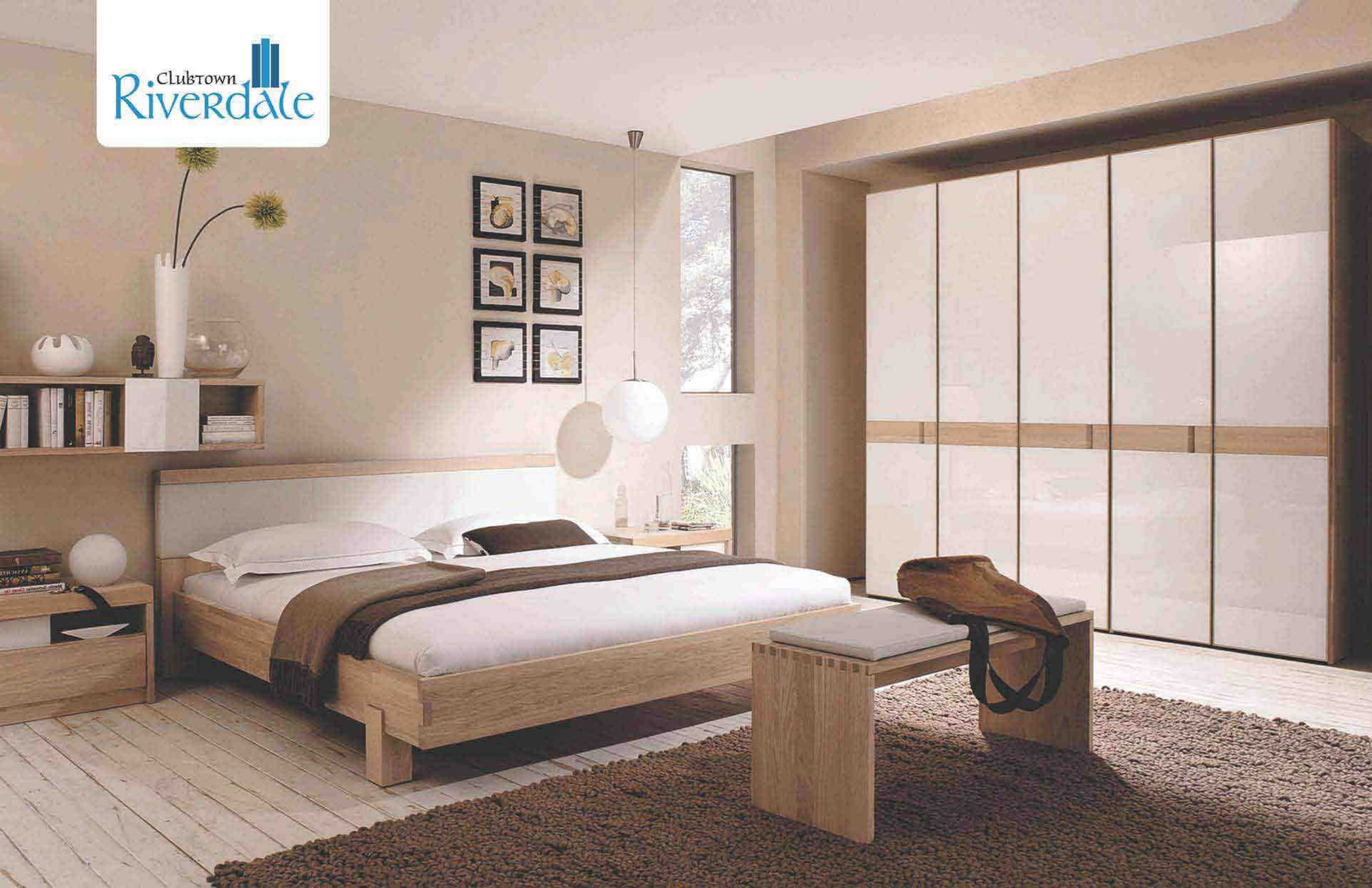
- Pile foundation structure - RCC framed

#### Wall Finish

- Combination of quality cement/textured paints

#### Common Lighting

- Overhead illumination for compound and street lighting inside the complex



## INTERNAL SPECIFICATIONS

### Wall Finish

- Plaster-of-Paris

### Flooring

- Vitrified tiles in living/dining rooms and bedrooms
- Anti skid ceramic tiles in kitchen and toilet

### Kitchen

- Platform to be made of granite
- Dado of ceramic tiles, upto a height of two feet from the platform
- Stainless steel sink

### Toilet

- Standard ceramic tiles on the wall upto 7 feet height
- Good quality sanitaryware and CP fittings of reputed brands
- Concealed plumbing and pipework
- Provision for geyser

### Doors

- Frame made of timber
- Flush solid core/panel doors
- Locks of stainless steel/brass

### Windows

- Fully glazed aluminium windows

### Electrical

- Provision for adequate light points
- Modular switches
- Provision for TV & telephone line in all rooms and living/dining areas

### Wiring

- Concealed copper wiring for electricity, telephone and television

### Air Conditioning

- Provision for air conditioning in all bedrooms

Ground & First Floor Plan



BLOCK - 1 AREA STATEMENT (SQ. FT.)

FLAT	AREA	TERRACE	SBA
A	-	-	NA
B	-	-	NA
C	1132	542	1403
D	1657	-	1657

BLOCK - 2 AREA STATEMENT (SQ. FT.)

FLAT	AREA	TERRACE	SBA
A	-	-	NA
B	1787	-	1787
C	1572	492	1818
D	NA	-	NA

BLOCK - 3 AREA STATEMENT (SQ. FT.)

FLAT	AREA	TERRACE	SBA
A	2026	548	2299
B	1985	1074	2522
C	1534	-	1534
D	1536	-	1536

Typical 2nd to 9th Floor Plan of Block - 1 & 2

BLOCK - 2 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A	1834	4
B	1787	3
C	1572	3
D	1814	3

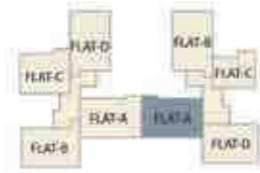
BLOCK - 1 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A	1837	4
B	1817	3
C	1132	2
D	1657	3

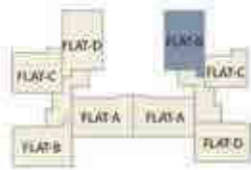


KEY PLAN

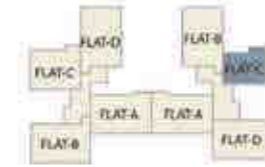




**BLOCK - 1 FLAT - A**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1837 SQFT BHK - 4



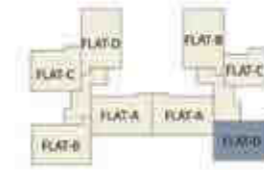
**BLOCK - 1 FLAT - B**  
TYPICAL 2ND TO 9TH FLOOR  
SBUA - 1817 SQFT BHK - 3



**BLOCK - 1 FLAT - C**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1132 SQFT BHK - 2



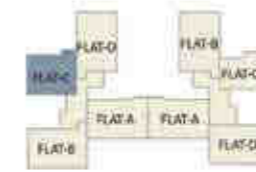
**FLOOR PLAN**



**BLOCK - 1 FLAT - D**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1657 SQFT BHK - 3

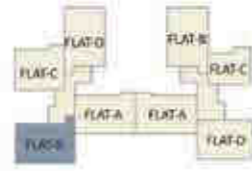


**BLOCK - 2 FLAT - A**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1834 SQFT BHK - 4

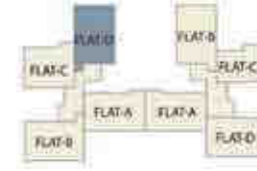


**BLOCK - 2 FLAT - C**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1572 SQFT BHK - 3

**FLOOR PLAN**



**BLOCK - 2 FLAT - B**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1787 SQFT BHK - 3

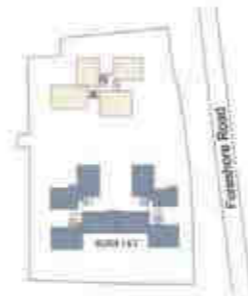


**BLOCK - 2 FLAT - D**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1814 SQFT BHK - 3

### 10th Floor Plan of Block - 1 & 2

BLOCK - 1 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A	1837	4
B (DUPLEX)	3212	4
C	1132	2
D	1657	3

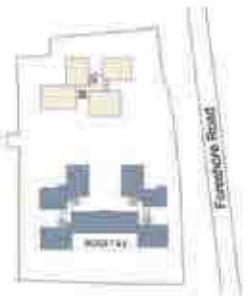


KEY PLAN

### 11th Floor Plan of Block - 1 & 2

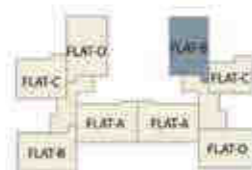
BLOCK - 2 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A	1834	4
B	1787	4
C	1572	3
D	1814	3



KEY PLAN

Typical 2nd to 9th Floor Plan of Block - 3



**DUPLEX**  
BLOCK - 1 FLAT - B  
10TH & 11TH FLOOR  
SBUA - 3212 SQFT BHK - 4

LOWER DUPLEX LEVEL



UPPER DUPLEX LEVEL

BLOCK - 3 AREA STATEMENT (SQ. FT.)

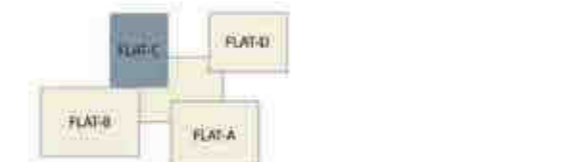
FLAT	SBA	BHK
A	2026	4
B	1985	4
C	1534	3
D	1536	3



KEY PLAN

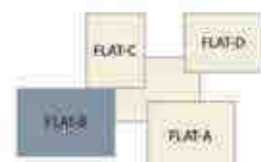


**BLOCK - 3 FLAT - A**  
TYPICAL 2ND TO 9TH FLOOR  
SBUA - 2026 SQFT BHK - 4



**BLOCK - 3 FLAT - C**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1534 SQFT BHK - 3

**FLOOR PLAN**



**BLOCK - 3 FLAT - B**  
TYPICAL 2ND TO 9TH FLOOR  
SBUA - 1985 SQFT BHK - 4



**BLOCK - 3 FLAT - D**  
TYPICAL 2ND TO 11TH FLOOR  
SBUA - 1536 SQFT BHK - 3



10th Floor Plan of Block - 3

BLOCK - 2 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A (DUPLEX)	3452	4
B (DUPLEX)	3367	4
C	1534	3
D	1536	3

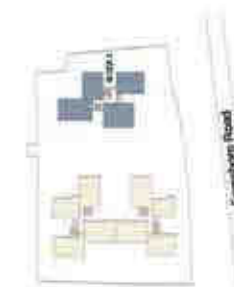


KEY PLAN

11th Floor Plan of Block - 3

BLOCK - 2 AREA STATEMENT (SQ. FT.)

FLAT	SBA	BHK
A (DUPLEX)	3452	4
B (DUPLEX)	3367	4
C	1534	3
D	1536	3



KEY PLAN



LOWER DUPLEX LEVEL



LOWER DUPLEX LEVEL



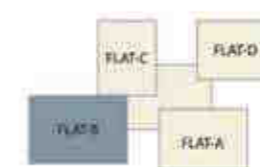
**FLOOR PLAN**



**DUPLEX**  
BLOCK - 3 FLAT - A  
10TH & 11TH FLOOR  
SBUA - 3452 SQFT BHK - 4



UPPER DUPLEX LEVEL



**DUPLEX**  
BLOCK - 3 FLAT - B  
10TH & 11TH FLOOR  
SBUA - 3367 SQFT BHK - 4



UPPER DUPLEX LEVEL



Space Group started with the vision of developing a medium sized residential project in Howrah. Today with a workforce of 200 people, the Group has transformed itself into one of the biggest real estate developers in India with a number of projects in Kolkata, Chennai and Bhubaneswar. The Group has been flourishing in the real estate industry over the last three decades. From premium luxurious apartments to high-end villas to IT hubs and commercial malls, the Group does it all; the aim is to create prime properties at affordable rates. The Group invented the concept of modern-day clubbing supported by state-of-the-art amenities for everybody. The most noteworthy in this regard would be Space Circle - an 80,000 sq.ft. modern-day club with world class facilities and Spring Club - one of the first clubs in Kolkata to implement the coveted ISO: 22000. Space Group has marketed more than 5000 apartments nationwide and has built more than 7 million sq.ft. of residential space and 1.5 million sq.ft. of commercial space. The Group has always dared to think different and the results are there for all to see.

### Space Group Past Projects (Residential)

<p><b>Silver Spring</b>            JBS Haldane Avenue, Kolkata (E.M. Bypass)            Number of apartments : 502            Year of Completion : 2006</p>	<p><b>Club Town Residency</b>            Feeder Road, Kolkata            Number of apartments : 260            Year of Completion: (2010)</p>
<p><b>Space Town</b>            Location : Kazi Nazrul Islam Avenue, Kolkata (VIP Road)            Number of apartments : 514            Year of Completion: 2002</p>	<p><b>Club Town Paradise</b>            Location : Gopalpur (Rajarhat), Kolkata            Number of apartments : 75            Year of Completion: 2010</p>
<p><b>Club Town</b>            Location : Kazi Nazrul Islam Avenue (VIP Road)            Number of apartments: 225            Year of Completion: 1999</p>	<p><b>Club Town Estates</b>            Location : Dum Dum, Kolkata            Number of apartments : 250            Year of Completion: 2008</p>
<p><b>Club Town Greens</b>            Location : Jessore Road, Kolkata            Number of apartments : 120            Year of Completion: 2009</p>	<p><b>Club Town Enclave</b>            Location : Teghoria, Kolkata            Number of apartments : 150            Year of Completion: 2008</p>



**For further details and booking contact**



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Express Tower, 4th Floor  
42 A Shakespeare Sarani, Kolkata - 700017

 **033 4002 4002**

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