



minka
— RIVERDALE —

THE ADDRESS OF
beautiful living





Presenting a life that many desire, but only a chosen few will enjoy.
The city at your feet, the sky above you and tranquil greens around you.
Thoughtfully crafted for each of your loved ones, whether 9 or 90.
Every little detail is perfectly set for blissful moments to unfurl.
Envisioned to complement life's journey beautifully,





REPRESENTATIONAL IMAGE



Nashik. A city that embraces you just as fondly as nature.

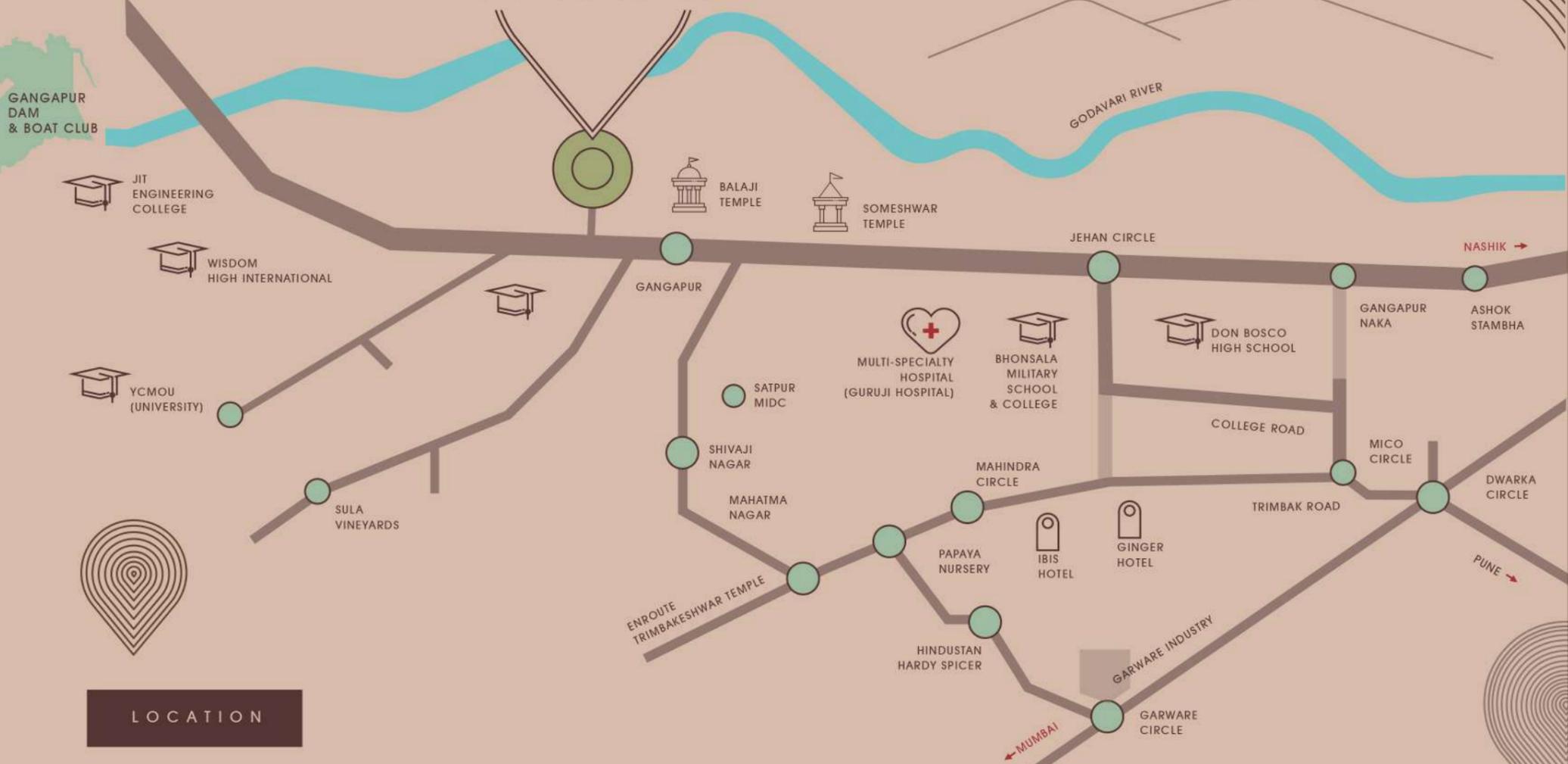
Situated in the wine capital of India, Minka Riverdale is located right on the bustling Gangapur Road. It is cocooned by the picturesque Godavari river and the mighty Sahyadri mountains and is auspiciously celebrated as one of India's holiest cities on account of its famous Kumbhmela festival and its proximity to Shirdi and Trimbakeswar pilgrimage sites. It enjoys prominence as a vibrant social and business destination, as well as a pin code for renowned medical and educational institutes. It also commands importance as a pivotal IT hub to the city and the economy at large. The newly launched Mumbai Nashik Expressway and other travel infrastructure projects underway, are set to make it one of India's most sought-after real estate projects yet.

REPRESENTATIONAL IMAGE





minka



LOCATION

Important Hubs Nearby



ENTERTAINMENT CENTERS

- ▶ Gangapur Dam & Boat Club..... - 4 km
- ▶ Back Waters of the Dam..... - 4 km
- ▶ Sula Vineyards..... - 4.5 km
- ▶ Multiplex..... - 6 km



EDUCATIONAL INSTITUTIONS

- ▶ Poddar International..... - 1 km
- ▶ JIT Engineering College..... - 1.5 km
- ▶ Motiwala Homeopathy College..... - 1.5 km
- ▶ Wisdom High International..... - 2 km
- ▶ YCMOU (University)..... - 2 km
- ▶ MET Architectural College..... - 2 km
- ▶ Fravashi International..... - 4 km
- ▶ Oakwood International..... - 4 km



RELIGIOUS PLACES

- ▶ Balaji Temple..... - 1 km
- ▶ Someshwar Temple..... - 2 km
- ▶ Navsha Ganapati Temple..... - 3 km



MAJOR CBDs

- ▶ Savarkar Nagar..... - 3 km
- ▶ College Road..... - 4.5 km
- ▶ Mahatma Nagar..... - 5 km
- ▶ Canada Corner..... - 7 km
- ▶ City Centre Mall..... - 8 km
- ▶ Mumbai Highway..... - 10 km



HEALTH & CARE

- ▶ Motiwala Hospital..... - 1.5 km
- ▶ Multi-specialty Hospital (Guruji Hospital)..... - 4.5 km
- ▶ Other Major Hospitals..... - 5 km



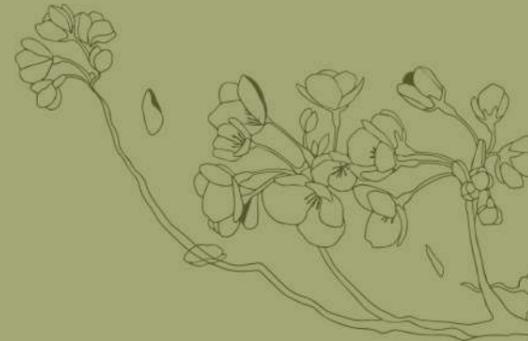
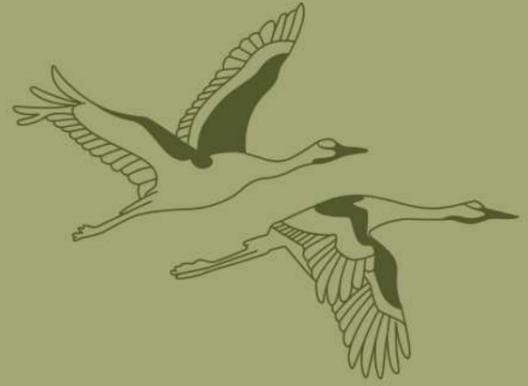
INDUSTRIAL HUBS

- ▶ Satpur MIDC..... - 5 km
- ▶ Ambad MIDC..... - 7 km

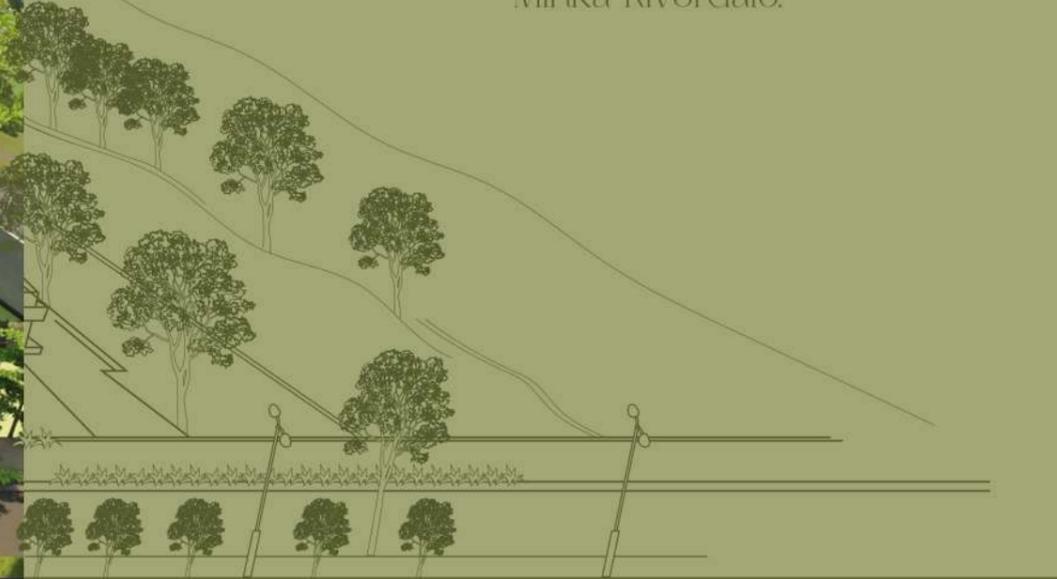




ARTIST'S IMPRESSION



Welcome home to a serene paradise,
Minka Riverdale.



PROJECT INTRODUCTION



ARTIST'S IMPRESSION

*Life is the design we create.
Welcome to homes that magnify its
colour in the full spectrum.*

Minka Riverdale is a project that has been designed to present life's finest experiences to you. Nestled in the lap of nature in Nashik city's highly coveted Gangapur Road, these lavish homes are designed to keep you close to the buzz while letting you escape it anytime you please. Influenced by Japanese precision and European grace, the layouts are planned meticulously to perfection. The ample space, greenery, fresh air and natural light greatly enrich family life and provide an unmatched lifestyle that epitomizes opulence. With impenetrable security around the clock, proximity to the city's prominent social and business hotspots and an array of thoughtful amenities, this is a lifestyle carefully curated for bliss.





Welcomes were always meant to be grand.
We simply made them better.

The second you lay foot at Minka Riverdale, you will sense an aura of warmth. To complement this is a world-class concierge to greet you and your loved ones, replete with comfortable seating spaces and welcoming greens.





The occasion of life deserves to be fully lit up.
That's why we created lantern homes.

Inspired by the Japanese lantern, these two-floored luxury villas are built for a life of pure vibrancy. Set in a well-planned sprawling exterior amidst a like-minded community, they provide grand living rooms, majestic master bedrooms, space for a mini-bar by the lavish terraces and private parking with dedicated EV charging points. This isn't just an extravagant home, but one that is thoughtfully crafted to illuminate your days.



LIVING ROOM



The perfect backdrop to painting life-long memories with loved ones.

The living rooms in Minka Riverdale are quite like nothing you have seen before. With provisions for a first-of-its-kind-ever attachable elevator, it is designed to bring every loved one together. Ultra-spacious, well-ventilated with beautiful high ceilings and plenty of natural light, family time now has a dedicated space within the home.

ARTIST'S IMPRESSION





WALK-IN WARDROBE

ARTIST'S IMPRESSION

Master bedrooms so peaceful,
you'll consider napping to be a
form of meditation.

At the villas in Minka Riverdale, the bedrooms
are built to be sanctuaries of serenity. With
provisions for walk-in wardrobes and wide
windows that bestow beautiful views, these
bedrooms are spacious enough to provide
all the comfort you need.



MASTER BEDROOMS

ARTIST'S IMPRESSION



To take away the day's blues, simply bask in the endless views of the rainbow skies.

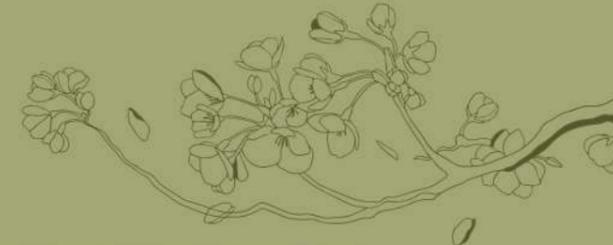
At Minka Riverdale, you can make a grand statement by hosting your guests over at your private terraces. Why? Because not only are they ultra-spacious, but they also come with private views of the sunset.



Your personal space and social place all in one.

Great times with family and friends call for a matching set-up. The homes at Minka Riverdale provide a social space that can be converted into a chic mini-bar, a private studio or even a video game parlour. How you choose to fashion it is completely up to you.





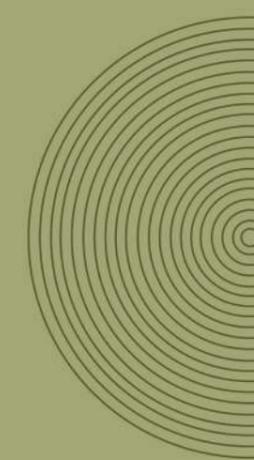
A home carved out to shine every one of those golden years.

At Minka Riverdale, there is a room right on the ground floor of your home for the convenience of your elderly loved ones. With a dedicated buggy service to charter them back and forth within the property and a garden swing where they can peacefully admire nature, they can live their golden years vivaciously here.



Along with greens, you'll grow unbreakable bonds here.

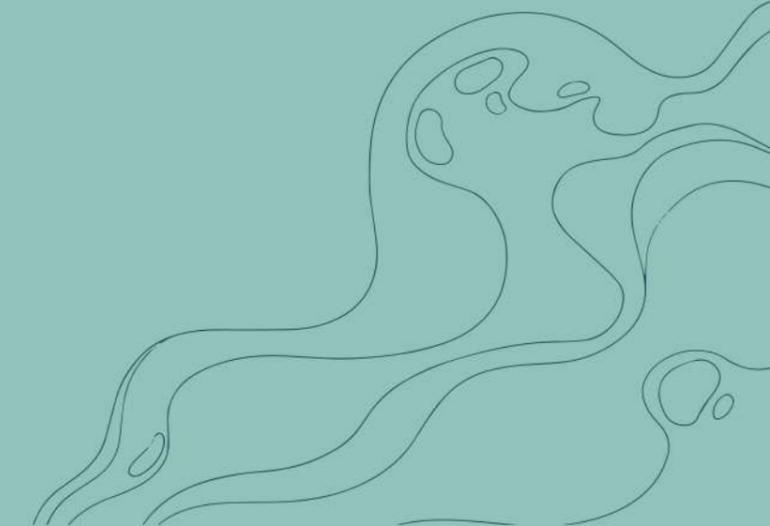
Minka Riverdale has a dedicated space for organic gardening – perfect to grow all kinds of fruits, vegetables and herbs. It's an ideal way to stay connected to nature while adding a variety of fresh greens to your family's meals.





Take a deep dive into tranquility every once in while.

The villas at Minka Riverdale provide a zone of blue bliss: the swimming pool. You can choose to take a dip in, lounge by the deck or simply marvel at nature's beauty with your loved ones.





Fitness routines here? Anything but routine.

At your home in Minka Riverdale, you won't ever need the motivation to work out. If not the best-in-class equipment, exercising with nature in the backdrop will keep your fitness goals right where they need to be.

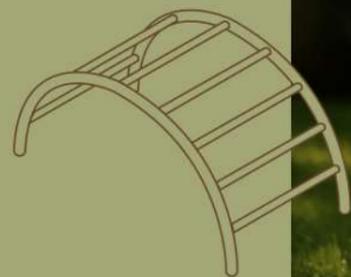
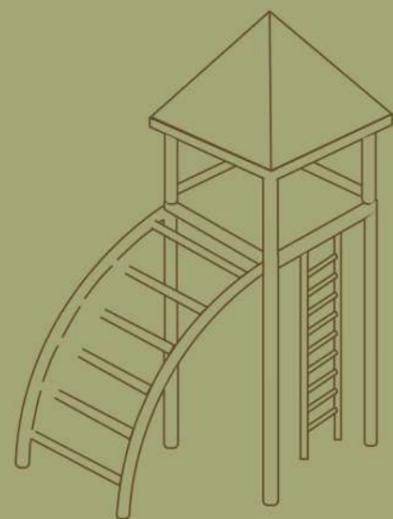
Looking for peace? You'll find that it waits for you here.

A dedicated yoga deck shaded by an awe-inspiring Bodhi tree. Can you picture a more peaceful setting? This is just another one of the many thoughtful features that delight your lifestyle here at Minka Riverdale.



Because making childhood memories should have no age limit.

While your children swing into bliss mode at the kids' play area at Minka Riverdale, you're invited to revisit your childhood too. Whether it's at the sandpit or a game of tag, playtime won't be something that only children look forward to here.



Whether big or small, all of life's celebrations deserve to be done in style.

Wholesome living includes the privilege of celebrating life's wins flamboyantly. Whether it's a grand wedding gala or a last-minute kitty party, Minka Riverdale boasts a sprawling lush green banquet lawn with an attached kitchen that is certain to raise everyone's spirits.

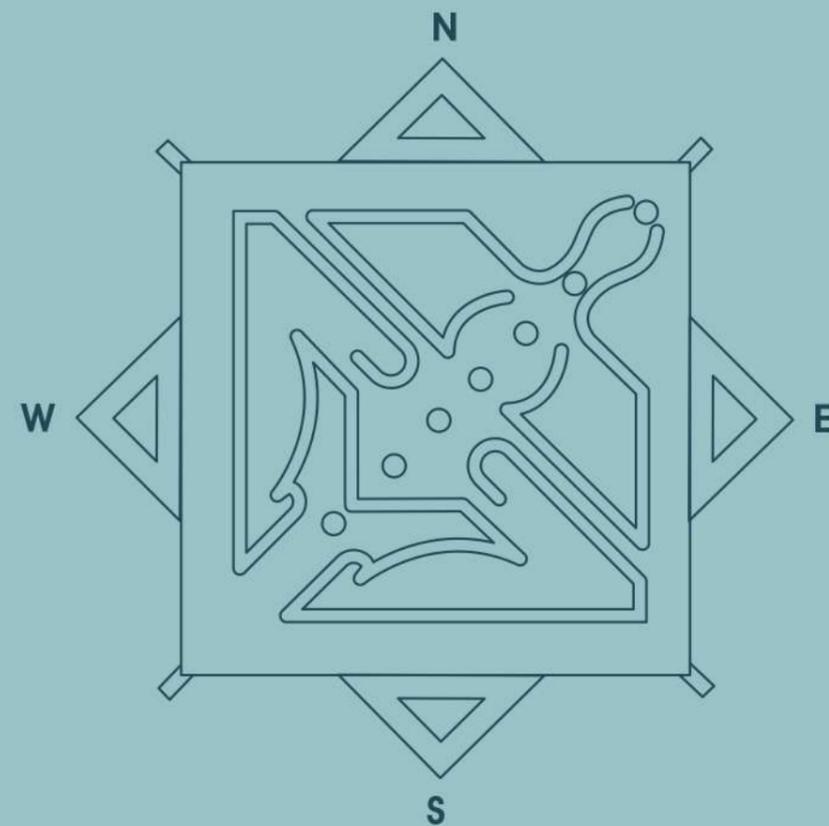
Loved ones make the finest teammates, both on and off the field.

The multi-purpose sports court in Minka Riverdale is a spectacular place to sharpen your game skills. You can choose to play Badminton, Basketball, Volley Ball and Throw Ball. It can be converted into any sports field, so you're free to invent games of your own too.



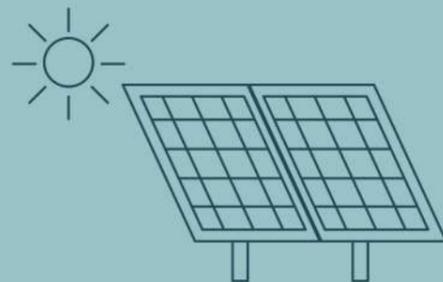
The name of the game here? Happiness.

When the outdoor games seem overly strenuous, you could opt to play an indoor sport like Table Tennis, Foosball or Carom in the recreational centre at Minka Riverdale. An equally fun getaway that's set on the inside.



Designed to be in harmony
with nature. And you.

Minka Riverdale has been thoughtfully engineered to integrate with the beauty of nature that surrounds it. From using solar energy to recycling water, sustainability takes high priority here. Furthermore, the project is completely Vaastu-Shastra compliant to attract good health and success.



Our finest landmark yet: our legacy.

We at the Arpanna Group, take pride in creating a highly esteemed name in the real estate industry since 1967. With a modest beginning, we grew from a few residential properties to approximately 5 million square feet area across India.

We further expanded our horizon by venturing into the automobile industry under the group head 'Arpanna Motors Pvt. Ltd' with two major leading dealerships for Millennium Toyota (1999) and Lexus Mumbai (2017).

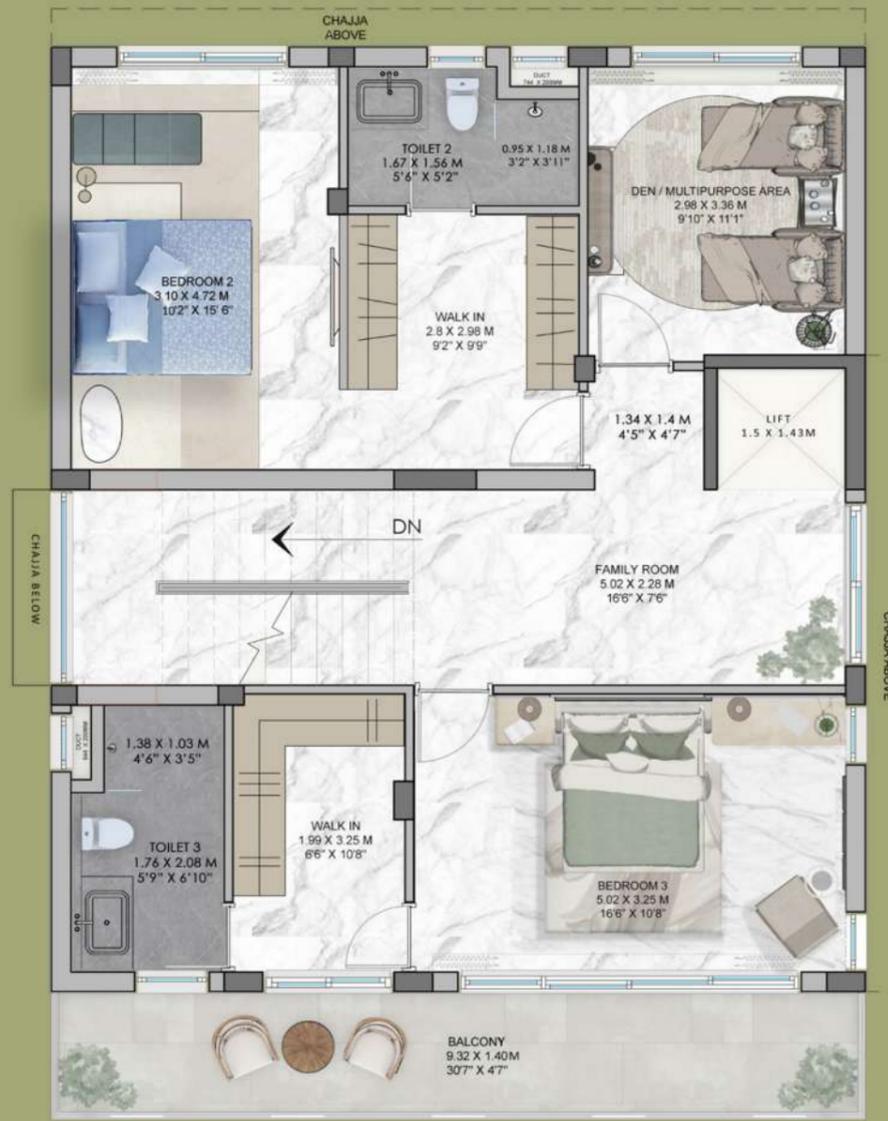
But we didn't stop there. Our next venture took shape within the hospitality sector with Kamala Vihar Sports Club which provides world-class facilities and infrastructure to promote sports and health. Now, the group has embarked on 'Autozone Marketing' which focuses on customizations of vehicles and 'Drive Your Dream (DYD)' which is an E-Commerce platform that focuses on providing home car services among others.

With Minka Riverdale, we at the Arpanna Group along with AFEI bring you never-seen-before villas with provisions for attached elevators, thoughtfully planned to provide path-breaking luxury that caters to every family member whether 9 or 90. The 1 million+ happy families we have served are the truest testament to our legacy yet.

Typical Floor Plan - Type A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MahaRera builtup area 3178.7 sqft

Typical Floor Plan - Type A



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

Typical Floor Plan - Type B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MahaRera builtup area 3178.7 sqft

Typical Floor Plan - Type B



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



CONTACT:

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Mumbai - 400056, Maharashtra.

ARCHITECT: OCHREINK | **LANDSCAPE CONSULTANT:**

Metadesign Architects Pvt. Ltd.

RCC CONSULTANTS: Parikh & Kulkarni

MEP CONSULTANTS: B.R. Bellare Engineering
Consultants | **LEGAL:** RMG Law Associates

MAHA RERA Registration number:

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Please Note: This advertisement does not constitute an offer and/or acceptance under any statute of any nature whatsoever. The terms and conditions of sale shall be only as incorporated in booking form/ cost sheet and Agreement for Sale. *The images of the villa/project are merely the artist's conception of the project. We are offering for sale, un-furnished villa and the add-ons such as furniture and fixtures in the marketing materials will not form part of any contract/offer unless specifically incorporated in the Agreement for Sale. The dimension depicted on the floor plans are approved by the statutory authorities from time to time and are subject to construction exigencies. Terms and conditions apply.