



RIVIERA

AIPL LAKECITY

SECTOR 103 • GURUGRAM

# A LEGACY OF 'THOUGHTFUL SPACES. JOYFUL LIVES.'

**800+**

NURTURING ACRES  
OF TOWNSHIP

**60+**

EXPERIENCE OF  
PROJECTS

**10500+**

TRUSTED BY  
HAPPY CUSTOMERS

## ENRICHING LIVES IN 8 CITIES

- New Delhi • Gurugram
- Noida • Ludhiana
- Amritsar • Khanna
- Jalandhar • Udaipur

## UP TO 275% PRICE APPRECIATION

Across Gurugram, Amritsar and  
Ludhiana, AIPL projects have delivered  
192%–275% appreciation in just 7 years.

### Our Journey

Since 1991, Advance India Projects Limited (AIPL) has been shaping landmark commercial, retail, and residential destinations that bring enduring value and meaning to everyday life.

### Our Specialty

We create experiences, not just buildings—workplaces that inspire productivity, retail avenues that spark connection, and homes that nurture comfort, belonging, and pride.

### Our Approach

Innovation and responsibility guide every project, from sustainable design to thoughtful amenities, our spaces are crafted to enrich lifestyles and foster communities that thrive.

### Our Purpose

For over three decades, trust and transparency have defined our journey. With every development, we remain committed to building not just for today, but for generations to come.



A detailed illustration of a Greater Flamingo in flight, shown in profile facing left. Its wings are fully extended, revealing the intricate structure of its feathers. The bird's long neck is curved downwards, and its large, black and orange beak is prominent. The background is a solid, dark teal color. The text 'NEW LEASE OF LIFE' is positioned in the lower-left quadrant, and a white wavy line runs horizontally across the bottom of the image.

# NEW LEASE OF LIFE

The Greater Flamingo doesn't take life as is when it snows in its native homeland. It says a vehement 'no' and takes off. In a search that ends 4000 km away. And lands in all its majesty in its winter home, the wetlands of Delhi NCR.

Right next door to it is an upcoming sanctuary where your search for a better life also ends, just like that of 'The Greater Flamingo'.




# A SANCTUARY. A MARVEL.

By the edge of a lake, Riviera at AIPL LakeCity is a miracle much like the lotus. Homes that lean gently toward the water, as if listening to it breathe. A deck that holds the horizon like a secret, windows that frame the trembling silver of dawn.

Here, life slows into something softer, a rhythm in which footsteps feel lighter, conversations drift unhurried, and evenings fold themselves into the calm of rippling reflections. This is not just a place to live. It is a space that belongs to water and sky, to silence and song. Like the lotus, it is born of its setting and yet somehow transcends it, untouched by the city's noise, carrying instead its own serenity.

A promise of beauty that endures. Pristine, radiant, eternal.





In a city stitched together with honking, haste and endless hum, imagine finding a place that slips quietly out of that soundtrack. A place where nature isn't an escape, but a neighbour – steady, familiar, and always close enough to touch.

Spread across 5.14 acres\* of thoughtfully shaped greens, Riviera at AIPL LakeCity, an IGBC Platinum Pre-Certified community, feels like a long breath released after years of crowded living – a softness carved into the city's relentless pace.

# WHERE THE WIND KNOWS YOUR NAME

Here, space is not a privilege rationed out – it is the principle of the place. Low-density by choice, intimate by design, with 3 & 4 BHK residential towers positioned like companions rather than contenders for light and air.

As you arrive from the Dwarka Expressway and the 30-metre tree-lined boulevard rises gently to greet you, a quiet ease begins to unfold. The city falls away in soft, unhurried layers. And the road ahead doesn't just welcome you home – it draws you toward the life you were always meant to live.



# AN OASIS BEYOND THE CHAOS



## A Daily Sanctuary

Riviera at AIPL LakeCity is more than a residence—it is a sanctuary of comfort, security, and timeless beauty. A place where life slows down, and living well becomes second nature.



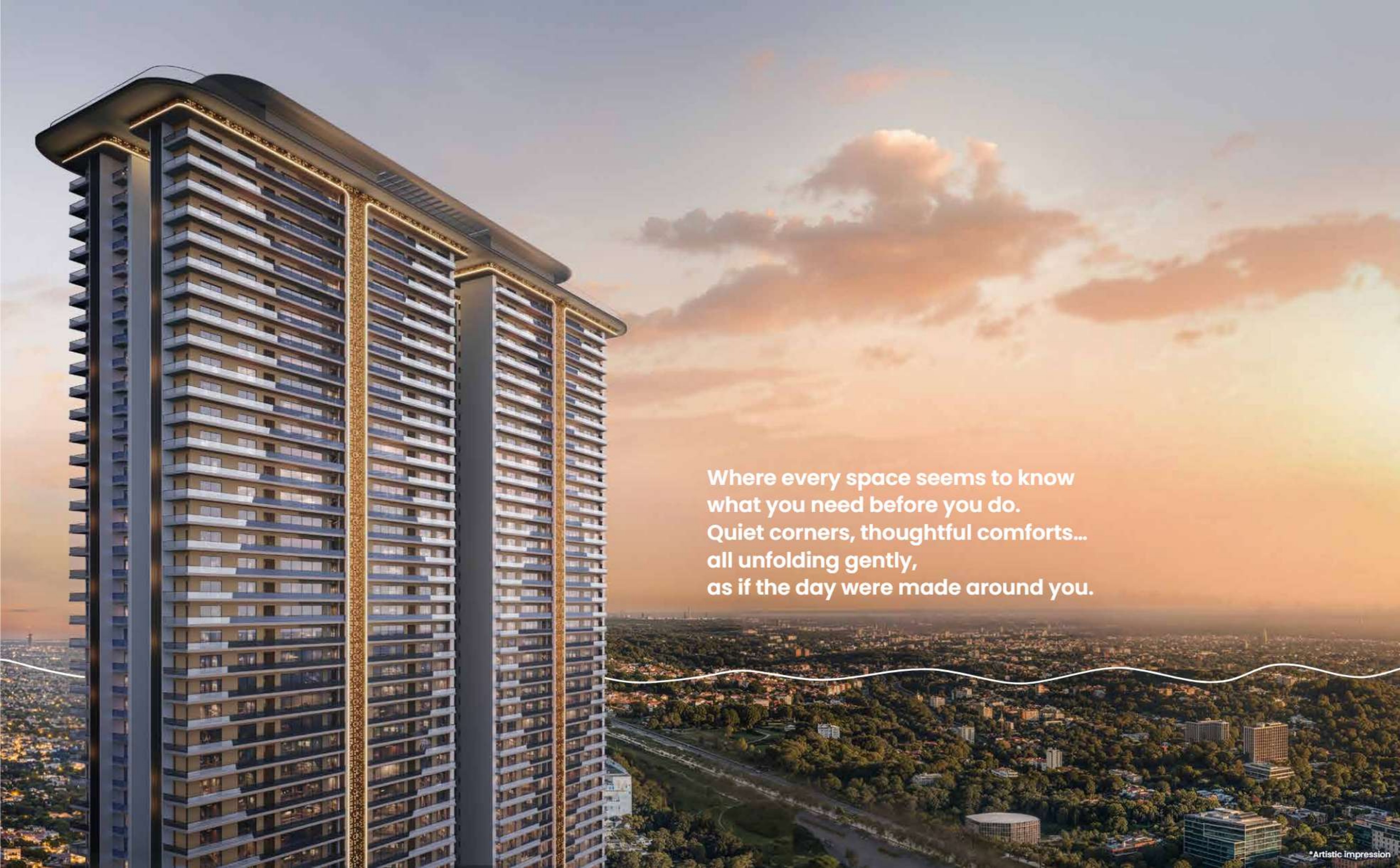
## Closer to Nature

Framed by shimmering water bodies and verdant landscapes, it invites you to breathe deeply, linger longer, and reconnect with the outdoors.



## Space for Everyday Living

From serene morning walks by the lake to vibrant evenings in community spaces, every moment here feels more meaningful, more yours.



Where every space seems to know  
what you need before you do.  
Quiet corners, thoughtful comforts...  
all unfolding gently,  
as if the day were made around you.



**Grand Arrival Experience**

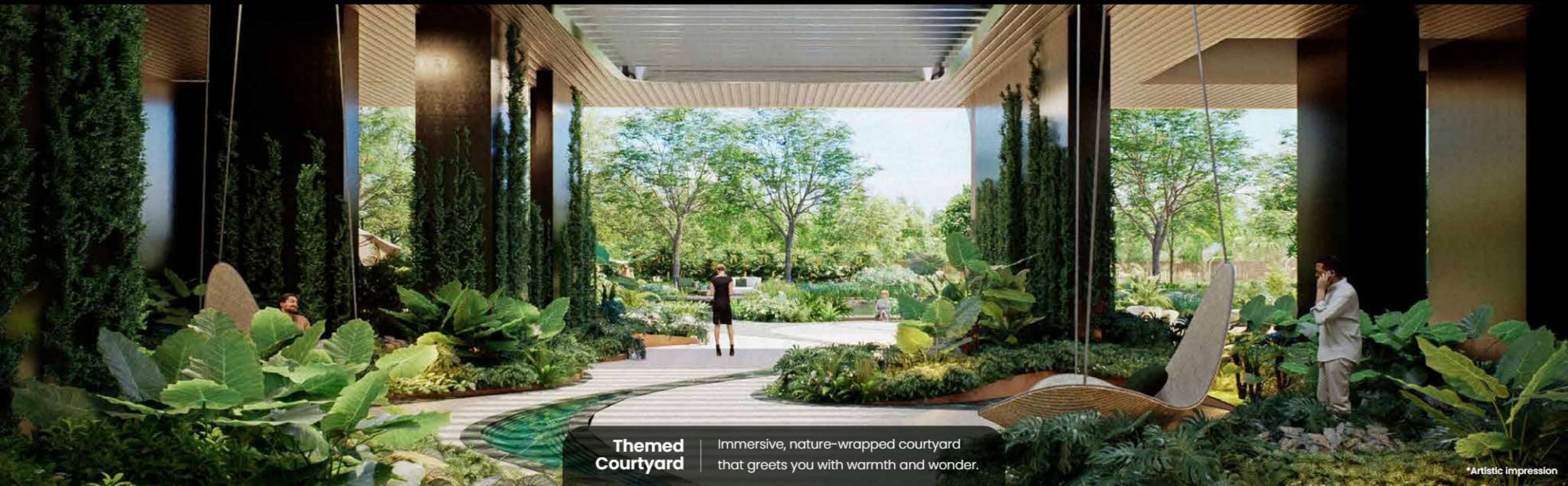
A majestic arrival boulevard enveloped in sculpted greens, offering a sense of welcome that feels both elevated and effortless.



**Exclusive Drop-Off**

A refined drop-off experience that combines convenience with quiet luxury, ensuring every homecoming feels exceptional.

\*Artistic Impression



**Themed Courtyard**

Immersive, nature-wrapped courtyard that greets you with warmth and wonder.

\*Artistic Impression



**Japanese  
'Miyawaki forest'**

A dense, fast-growing forest inspired by Japan's Miyawaki method—bringing the richness of a natural forest to your doorstep.

\*Artistic impression



**Curated  
Landscape**

A hand-crafted world of greens where you pause, breathe, and feel the world soften around you.

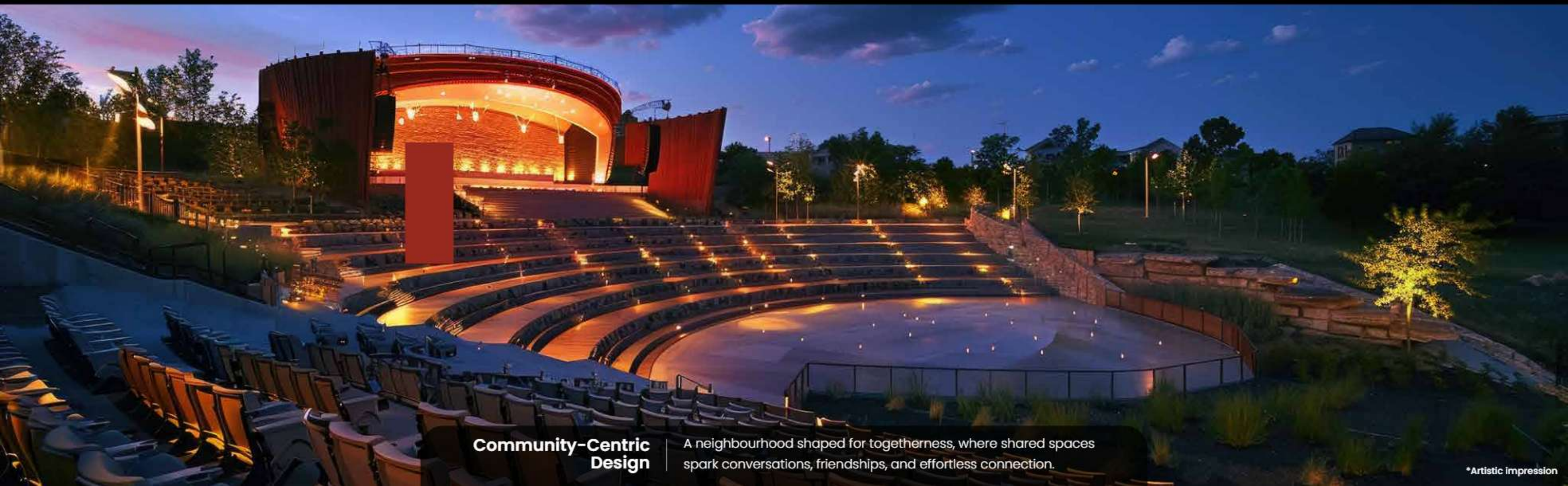
\*Artistic impression



**Multi-Generational  
Zones**

Multi-themed zones designed for little joys, long talks, and everything in between—inviting you to pause, breathe, and retreat.

\*Artistic Impression



**Community-Centric  
Design**

A neighbourhood shaped for togetherness, where shared spaces spark conversations, friendships, and effortless connection.

\*Artistic Impression



**Waterfall and  
Island Feature**

A picturesque water feature framed by lush island greens,  
creating a soothing escape that elevates the rhythm of daily living.

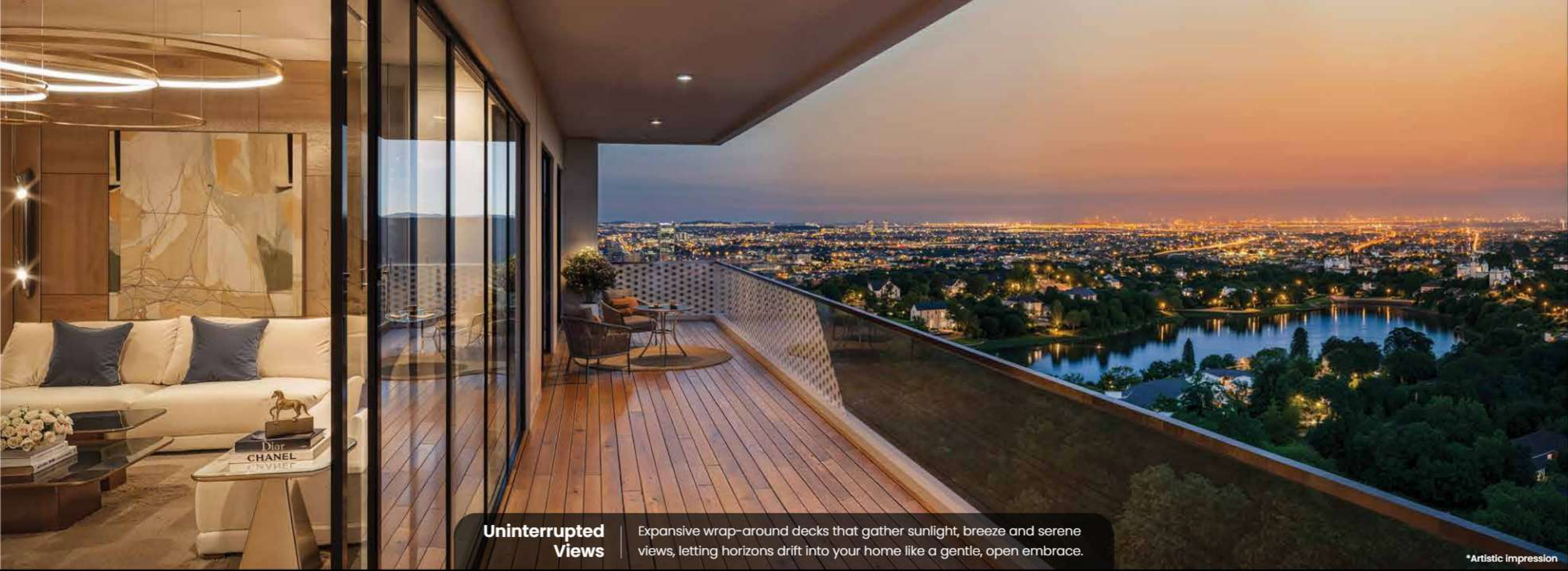


**Serene  
Central Lake**

Your daily retreat begins at the serene central lake—a natural haven crafted for reflection, relaxation, and unhurried mornings.

# THOUGHTFUL INSIDE BREATH-TAKING OUTSIDE





**Uninterrupted Views**

Expansive wrap-around decks that gather sunlight, breeze and serene views, letting horizons drift into your home like a gentle, open embrace.

\*Artistic Impression



\*Artistic Impression

**Efficiently Planned Layout**

A layout shaped with intention, where every step feels effortless and every space quietly makes sense.

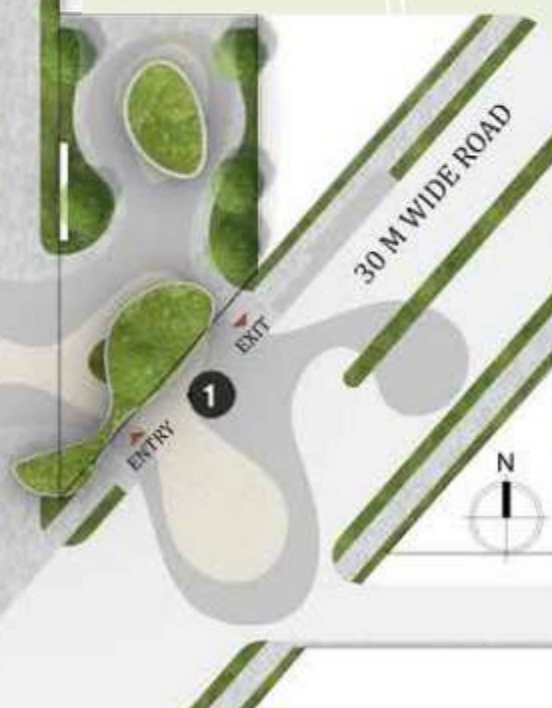


\*Artistic Impression

**Cross-Ventilated Units**

Fresh air flows from one end to the other, weaving quiet comfort into your everyday.

# HUES, VIEWS & THOUGHTFUL SPACES



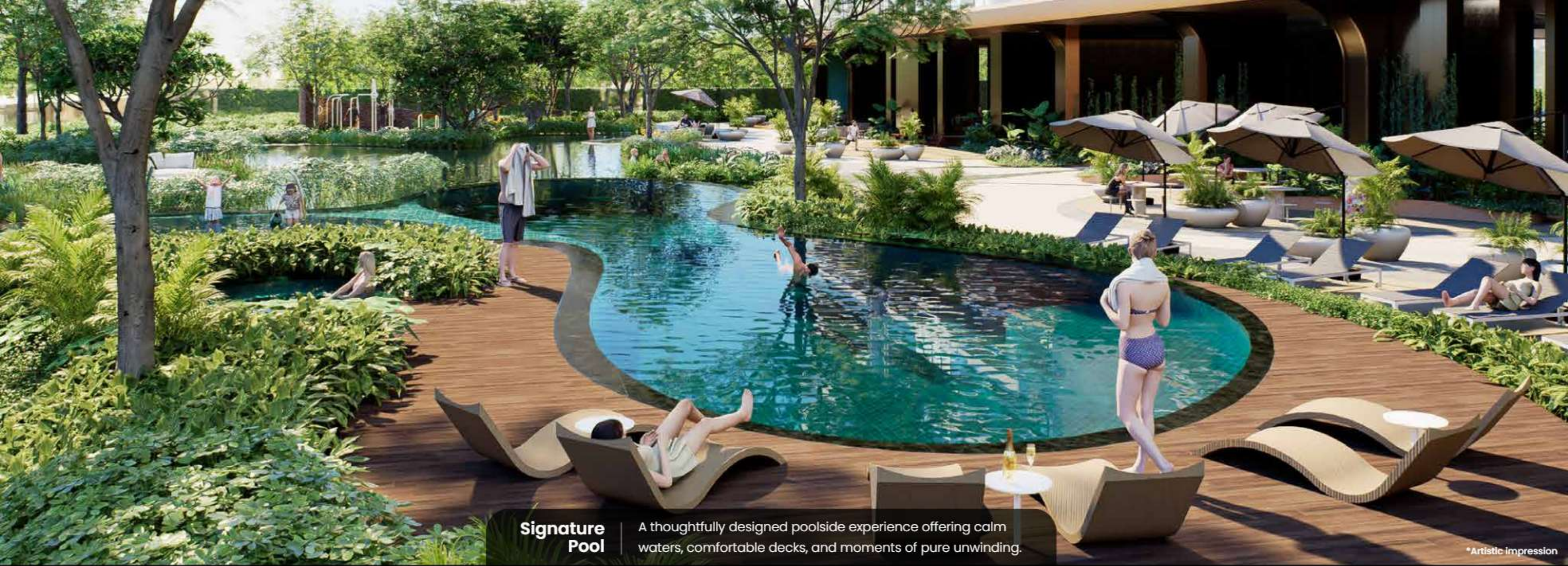
## LANDSCAPE PLAN

1. ENTRANCE PLAZA
2. WELCOME GARDEN
3. SCULPTURAL GARDEN
4. BASEMENT ACCESS
5. ARRIVAL JOURNEY
6. MAIN DROP-OFF
7. FEATURE ROUNDABOUT
8. THE FLOWING GARDEN
9. TOWER 1 LANDSCAPE UNDERCROFT
10. TOWER 2 LANDSCAPE UNDERCROFT
11. MINDFULNESS GARDEN
12. CENTRAL LAKE
13. SIGNATURE POOL
14. EVENT LAWN
15. PET GARDEN
16. OUTDOOR GYM
17. JAPANESE 'MIYAWAKI FOREST'
18. SPORTS AREA

*Close-at-hand medical aid and vigilant fire services offer an uninterrupted sense of security.*



# DISRUPTING THE GREY WITH THE GREEN



**Signature Pool**

A thoughtfully designed poolside experience offering calm waters, comfortable decks, and moments of pure unwinding.

\*Artistic Impression



**Wellness Zone**

A gentle sanctuary crafted for balance, inviting your senses to realign, recharge and return refreshed.

\*Artistic Impression



**Outdoor Fitness Zone**

A space where strength grows in open air, shaped by breeze, sunlight and your own rhythm.

\*Artistic Impression



**Walking Trails**

Meandering paths stitched through the Japanese 'Miyawaki Forest', inviting slow footsteps, clear thoughts, and mornings softened by nature.

\*Artistic Impression



\*Artistic Impression

**Multiple Themed Gardens**

Gardens shaped by stories and seasons, each corner offering a new scent, texture, or quiet escape.



\*Artistic Impression

**Pet Garden**

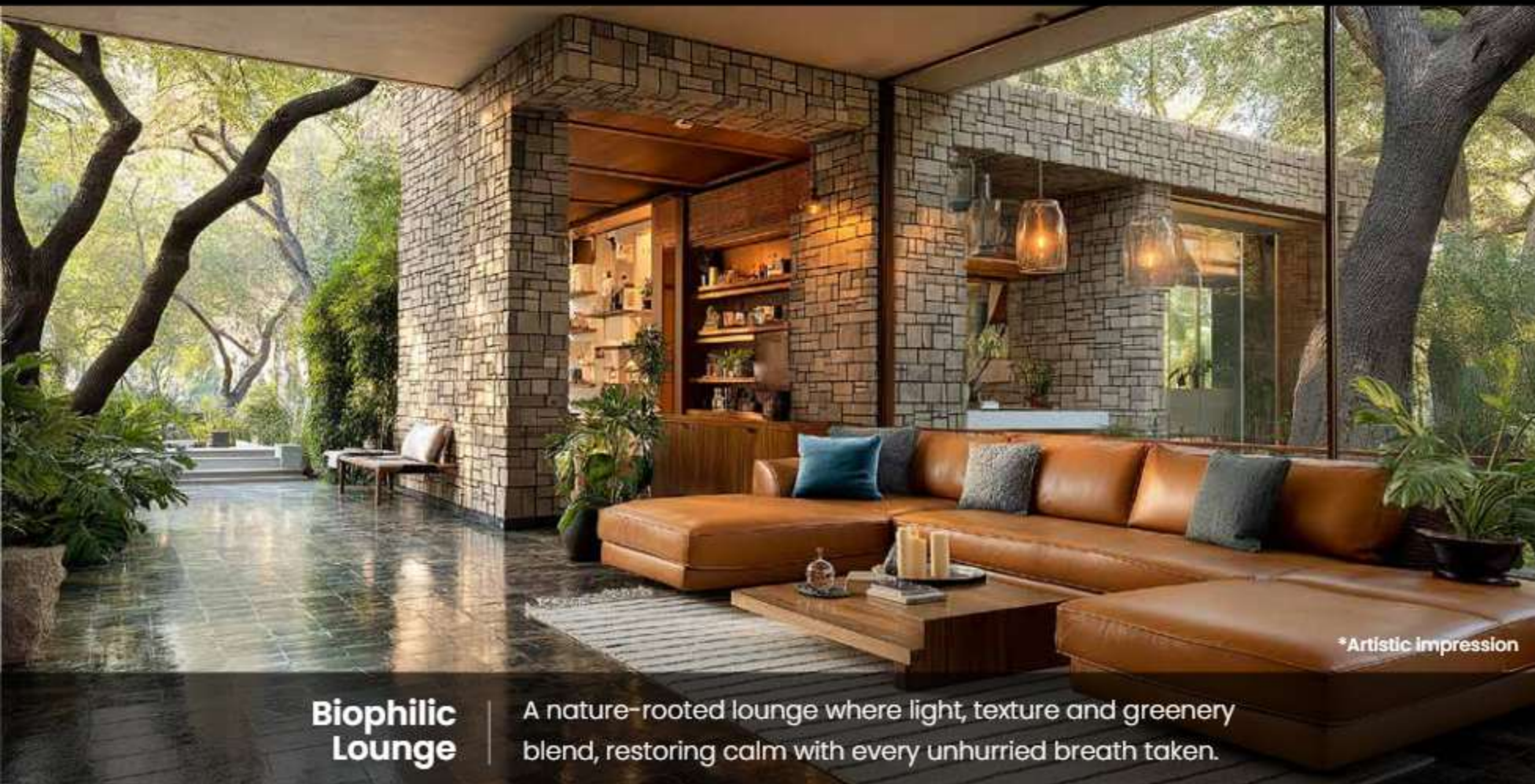
A joyful patch of green where paws run free, energy gathers, and companionship finds its play.



**Relaxation  
Spaces**

Quiet pockets of ease where stillness gathers around you, softening the day one breath at a time.

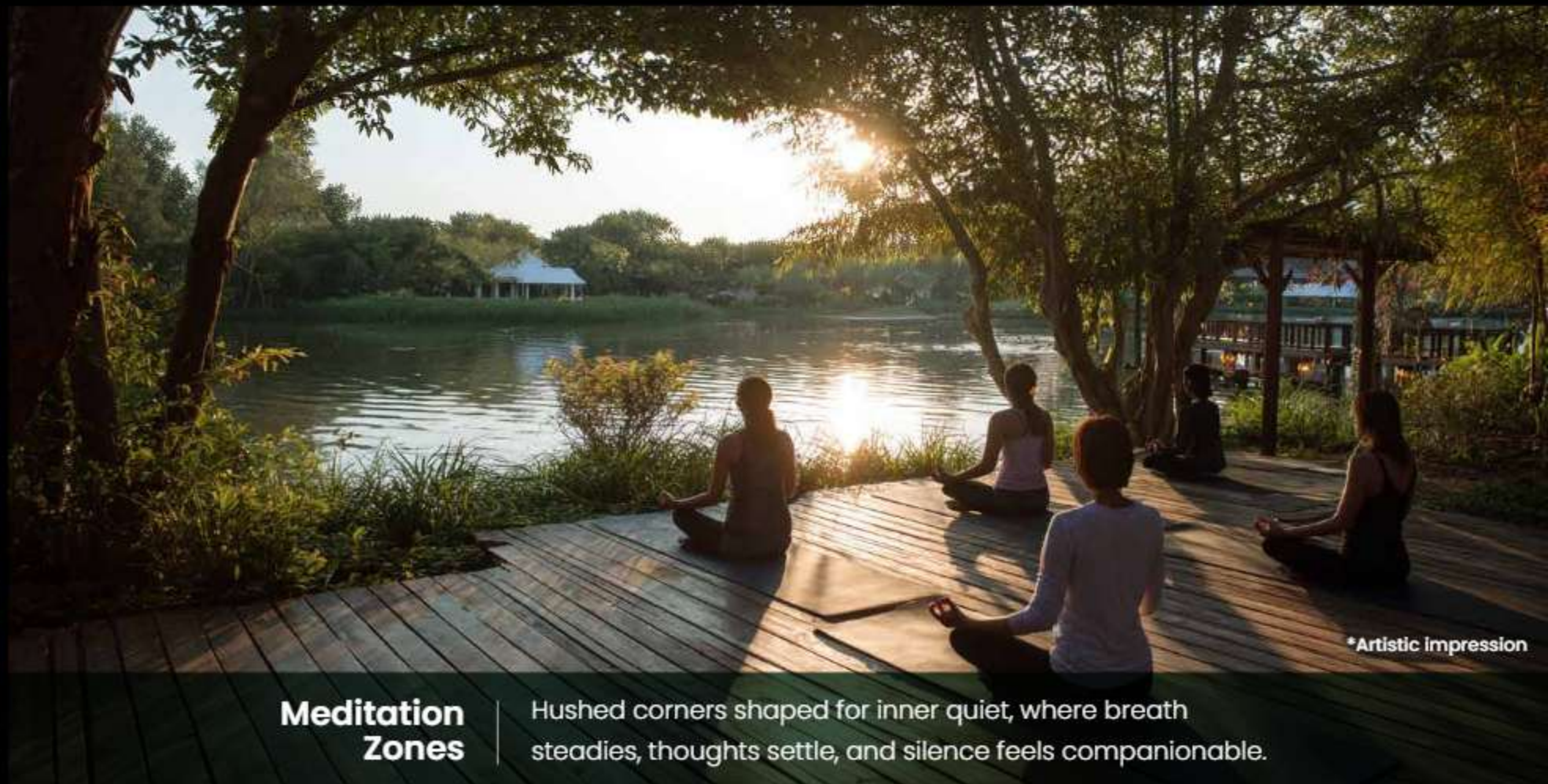
\*Artistic Impression



**Biophilic  
Lounge**

A nature-rooted lounge where light, texture and greenery blend, restoring calm with every unhurried breath taken.

\*Artistic Impression



**Meditation  
Zones**

Hushed corners shaped for inner quiet, where breath steadies, thoughts settle, and silence feels companionable.

\*Artistic Impression



**Kids Play Areas**

Bright spaces where imagination runs ahead of footsteps, and every day unfolds into a new adventure.

\*Artistic Impression



**Social and Celebration Zones**

A broad green canvas where celebrations unfurl, memories take shape, and evenings glow with gentle anticipation.

\*Artistic Impression



**Cross-Generation Wellness Zones**

Spaces designed for every age, blending movement, comfort and connection into wellness that feels shared and timeless.

\*Artistic Impression

# GREEN LIVING ELEVATED



## Sustainable by Design

**Pre-certified IGBC Platinum**, the project ensures responsible design, resource efficiency, and a healthier lifestyle.



## Healthier Indoors

Eco-friendly materials, ample natural light, and cross-ventilation create brighter, more comfortable living spaces.



## Climate Responsive Building

With climate-smart design, the building stays naturally cooler and brighter, reducing energy use while offering year-round comfort.



## Blue That Moves You

The lake, water features, and serene natural elements offer a renewed sense of well-being.



## Smart Waste Management

Thoughtfully managed from the source, all organic waste is processed on-site and converted into compost — enriching the landscape while ensuring zero waste to landfill.



## EV Charging Ready

Equipped with dedicated EV charging points, the community supports cleaner mobility and future-ready living.



## Energy Efficient Lighting & Equipment

100% LED lighting in common areas, supported by solar panels and efficient systems for lower energy use and eco-conscious living.

# A LEAGUE OF EXPERTS. A LANDMARK IN THE MAKING.

## DESIGN ARCHITECT

**morphogenesis.**  
Architecture | Interiors | Landscape

**MORPHOGENESIS - INDIA**  
Leading architecture and urban design firm, acclaimed globally for sustainable, award-winning master planning.

**Marquee Projects:**  
AIPL Business Club, Gurugram & ITC Campus, Kolkata

## LANDSCAPE CONSULTANT

**ASPECT Studios**

**ASPECT STUDIO - UK**  
Global landscape and urban-design practice creating places that enrich life and connect people with nature.

**Marquee Projects:**  
Alibaba Xixi Campus, Hangzhou & Quay Quarter Lanes, Sydney

## STRUCTURE

**CIVTECH**

**CIVTECH - INDIA**  
Structural engineering leader with 400 million sq. ft. of landmark projects across India and beyond.

**Marquee Projects:**  
Amex Campus, Gurugram, Ambedkar University, New Delhi

## MEPF

**Aeon Environmental**

**AEON- INDIA**  
Integrated MEP and sustainability consultancy delivering performance-driven, climate-responsive engineering solutions.

**Marquee Projects:**  
JSW, Chamba & KPMG, Gurugram

## LOBBIES AND CLUBHOUSE

**BLINK**

**BLINK DESIGN GROUP - SINGAPORE**  
Global hospitality design firm creating distinctive, soulful luxury spaces that inspire discovery.

**Marquee Projects:**  
Banyan Tree, Dubai & Six Senses Loire Valley Residences, France

## LIGHTING

**STUDIO LUMEN**

**STUDIO LUMEN - UAE**  
Lighting design studio fusing artistry with precision to shape architectural and emotional ambience.

**Marquee Projects:**  
Dubai Mall & City Social, Dubai

## SIGNAGE

**THE ONE OFF**

**THE ONE OFF- UK**  
Global design agency crafting immersive brand experiences across retail, interior, and digital realms.

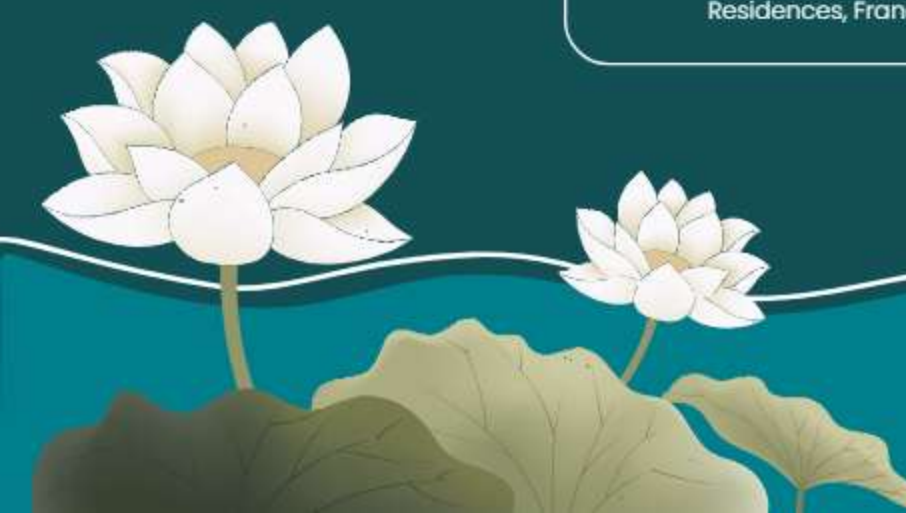
**Marquee Projects:**  
Wembley Park, London & Yorkshire Cancer Research

## BIM

**SANRACHNA**  
BIM & Workshare Partners

**SANRACHNA- INDIA**  
A global leader in BIM and VDC, delivering precision, innovation and efficiency across architecture, structure and MEP disciplines.

**Marquee Projects:**  
Capital Tower 1, Gurugram & Leela Palace, Bengaluru






# WHERE EVERYTHING FINDS ITS WAY TO YOU

- SHEETLA MATA HOSPITAL 3 MINS
- PROPOSED METRO 5 MINS
- DWARKA EXPRESSWAY 5 MINS
- DPS SCHOOL 5 MINS
- YASHO-BHOOMI 10 MINS
- IGI AIRPORT 20 MINS

- 1 SN INTERNATIONAL SCHOOL
- 2 SHEETLA MATA MEDICAL COLLEGE & HOSPITAL
- 3 PRIME SCHOLARS INTERNATIONAL SCHOOL
- 4 IMPERIAL HERITAGE SCHOOL
- 5 NEO SQUARE
- 6 RION'S HOSPITAL
- 7 PARK HOSPITAL
- 8 SHREE MATA SHEETLA DEVI MANDIR
- 9 CRICKET ACADEMY

An artistic rendering of a modern skyscraper at dusk. The building is a twin-tower structure with a central gap, featuring a grid of windows and decorative vertical elements. The sky is a deep blue with some light clouds. In the foreground, a tree-lined boulevard runs across the frame, with two cars driving on it. Streetlights are visible, and the overall scene is illuminated by the soft light of twilight.

As the 30-metre tree-lined boulevard comes into view, the city fades, and a lush landscape hints at something beautiful ahead.

The background of the image consists of a dark teal color with a pattern of lighter teal, wavy, concentric lines that resemble topographic contours or ripples in water. The lines are more densely packed in the center and become more sparse towards the edges.

# UNIT SPECIFICATIONS

## LIVING/DINING/FOYER/PASSAGE

Flooring	Imported Marble
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

## MASTER BEDROOM

Flooring	Laminated Wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

## MASTER TOILET

Flooring	Imported Marble/Anti-Skid Vitrified Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling
Counter	Artificial Stone/Stone

## KITCHEN

Flooring	Vitrified Tiles
Walls	Acrylic Emulsion Paint, Ceramic Tiles above Kitchen Counter
Ceiling	Acrylic Emulsion Paint
Counter	Artificial Stone/Stone
Modular Kitchen	Modular Kitchen with HOB, Chimney and Space for Microwave, Dishwasher, Refrigerator, RO & Geyser
Fittings & Fixtures	Kitchen Sink with CP Fittings

## BALCONIES & TERRACES

Flooring	Anti-Skid Tiles
Walls	Exterior Texture Paint
Ceiling	Exterior Paint
Railing	MS Railing/Glass Railing

OTHER BEDROOMS	
Flooring	Laminated Wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
OTHER TOILET	
Flooring	Anti-Skid Vitrified Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling
Fittings & Fixtures	Branded CP Fittings and Chinaware Fixture
EXTERNAL DOOR & WINDOWS	
External Door	Key Less Entry Door Lock
Windows	Aluminium/UPVC Door/Windows

UTILITY ROOM	
Flooring	Ceramic Tiles
Walls/Ceiling	Acrylic Emulsion Paint
UTILITY TOILET	
Flooring	Anti-Skid Vitrified Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling
INTERNAL DOOR	
Internal Door	Engineered Door
AIR CONDITIONING	
AC	VRF



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\*Artistic impression