



PURAVANKARA

Launching
RIVIERA

AT EMERALD BAY

Pune's First Beach Themed Residences.



KESHAV NAGAR

JV with
OXFORD GROUP
A Promise!

The project is funded by ARKA FINCAP & ICICI HFC, and mortgaged to ARKA FINCAP & ICICI HFC. This project is registered via Maha RERA No (Bldg. - 2 P52100026016), (Bldg. - 3 P52100026022), (Bldg. 11 - P52100026020), (Bldg. 12 - P52100026132), Available on the website <https://maharera.mahaonline.gov.in> Images are for representational purposes only. No photos have been shot on site. *T&C apply.



50 YEARS OF CRAFTING DREAMS, ONE HOME AT A TIME

With over 50 years, Puravankara has crafted a legacy that's all about you. With its headquarters in Bengaluru, it stands on the pinnacle of India's real estate landscape. Puravankara homes are celebrated for their luxury and inspiration drawn from the most beautiful places worldwide, and they are cherished by thousands across 9 cities. Our legacy thrives on delivering excellence, often ahead of schedule, driven by advanced construction and innovative technology.

At Puravankara, our sole focus is on our customers, their needs, dreams and aspirations. We call this 'The You Philosophy'.



50 YEARS

REAL ESTATE EXPERIENCE

50,000+

HOMES DELIVERED

9

INDIAN CITIES

86+

ICONIC PROJECTS


2L+

HAPPY FAMILIES



YOUR EVERYDAY OASIS OF UNRIVALED LUXURY


Live where the world's most breathtaking beaches inspire every corner. At Emerald Bay, you'll find yourself surrounded by lush greenery, serene waters, and exclusive amenities designed to offer you resort-style living every day. This is where relaxation meets elegance, and your home becomes a tranquil retreat from the city.





PERKS OF KESHAV NAGAR. PUNE RAILWAY STATION AND AIRPORT.

Keshav Nagar, located in the heart of Pune, is quickly emerging as a prime residential destination. Its proximity to key hubs like Kharadi, Magarpatta City, Koregaon Park, Viman Nagar, and Hadapsar makes it highly accessible for professionals working in these business districts. The area is surrounded by the natural beauty of the Mula-Mutha River and offers easy access to malls, hospitals, IT parks, and Pune's major transport points like the station and airport. With the upcoming Metro station in Kharadi, connectivity will further improve, making Keshav Nagar a sought-after location for modern living. It's home to premium projects like Emerald Bay, combining urban convenience with serene surroundings.



EVERY DAY FEELS LIKE A HOLIDAY AT EMERALD BAY

Bask in the glow of beachside-inspired luxury at this 19-acre beach paradise. From infinity pools to sunken bars, experience a life of ease and elegance in a destination crafted for those who seek the extraordinary.



Actual site view from Riviera

DISCOVER A PARADISE OF RESORT-STYLE AMENITIES



19 ACRES
of beach lifestyle



MESMERIZING
views from all apartments



7 ACRES
open spaces



4 APARTMENTS
on every floor



3 ACRES DEDICATED
only for amenities



13 MAJESTIC TOWERS
21 & 28 stories



3 PRIVATE DECKS
for big apartments



22+ BEST-IN-CLASS
amenities



VASTU COMPLIANT
homes



2 LEVEL
car park



WOODEN FLOORING
in Master Bedroom



AMENITIES

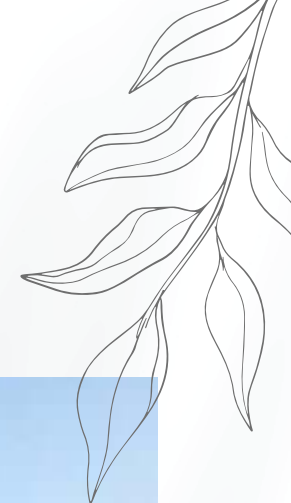


BEACH AMENITIES:

- Wave Pool
- Fish Feeding Deck
- Snorkeling
- Koi Pond
- Sunken Bar
- Barbecue Party Deck



Images shown are for illustrative purposes only.





SPORTS AMENITIES:

- Cricket Practice Pitch
- Basketball Post
- Golf Putting Green

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HEALTH & FITNESS AMENITIES:

- Jogging Track
- Yoga Room
- Meditation Pavilion
- Multi-Gym



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Map not to scale

PURAVANKARA

- IT PARKS**
 - Kharadi
 - EON IT Park..... 16 Mins.
 - WTC..... 17 Mins.
 - Gera Commerce Zone 21 Mins.
 - Viman Nagar
 - Panchshil Business Park..... 25 Mins.
 - Bajaj Finserv..... 27 Mins.
 - Weikfield IT Park..... 27 Mins.
 - Magarpatta
 - Magarpatta IT Park..... 14 Mins.
 - TCS..... 15 Mins.
 - Kalyani Nagar
 - Cybage 28 Mins.
 - Cerebrum IT Park..... 29 Mins.
 - Yerwada
 - Business Bay..... 33 Mins.
 - Commerzone IT Park..... 37 Mins.
- CONNECTIVITY**
 - Pune Railway Station..... 46 Mins.
 - Pune International Airport.... 34 Mins.
- SCHOOLS**
 - The Orbis School..... 06 Mins.
 - Euro School..... 20 Mins.
 - Phoenix World 24 Mins.
 - VIBGYOR Highschool..... 18 Mins.
 - The HDFC School 15 Mins.
- HOSPITALS**
 - Manipal Hospital..... 14 Mins.
 - Rising Medicare Hospital..... 17 Mins.
 - Sahyadri Super Speciality Hospital..... 20 Mins.
 - Noble Hospital..... 18 Mins.
- MALLS**
 - Seasons Mall..... 13 Mins.
 - Amanora Mall..... 13 Mins.
 - Phoenix Market City..... 26 Mins.



MASTER LAYOUT PLAN





MASTER PLAN

TOWER 11-12 EMERALD BAY





MahaRERA No : Bldg.11 - P52100026020
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