

Presenting the Gift of The Complete Life



 **Hornbill
HEIGHTS**
2 & 2.5 BHK APARTMENTS

 **RIVERVIEW
CITY**
My City. My World.
Loni Kalbhor, Pune

Your new home, from the house of Magarpatta City Group



3 MEGA TOWNSHIPS

23,000+ HAPPY FAMILIES

1,40,000+ JOBS CREATED

1650 ACRES

SUSTAINABLE DEVELOPMENT



Actual Photograph

Become part of a celebrated legacy



25-YEAR
LEGACY

9 MILLION SQ. FT.
IT PARK

MULTI-SPECIALITY
HOSPITAL

120+ ACRES
OF OPEN SPACES



Actual Photograph



700 ACRES

13000+ FAMILIES

150+ ACRES
OF GREENERY

8600+ ROOFTOP
SOLAR COLLECTORS





500-ACRE
INTEGRATED TOWNSHIP

WALK-TO-EVERYTHING
LIFESTYLE

NEXT TO PROPOSED
RING ROAD

OFF PUNE-SOLAPUR
HIGHWAY

If you think while choosing a home that 'everything is here' is an impossible expectation be assured that we are making it happen for the third successive time. Welcome to 500 acres of brilliance called Riverview City.

Living here is not only going to be spectacular but also easy, it is in the vicinity of some of the most important places in Pune city and is blessed with the perfect sync of beautiful environment and modernity. The eastern front of Pune city is a major developing area with a great mix of modern infrastructure, excellent connectivity and natural greenery. Easy accessibility to major facilities, important places and rejuvenation spots is the reason why the location has been chosen by us for developing our grand new township.

Focusing on the convenience of living, we have planned this township to balance your work life, school and college life, personal life and your hobbies. All these factors come together and create a beautiful aura where everyone feels at home, which is why we call it **My City My Family**. So come, book your relaxed life today!



A home that feels like
———— a precious gift ————

Hornbill Heights is part of Riverview City, the township that promises a complete lifestyle in every sense. Everything you need and desire will be present inside the township. From lifestyle amenities to civic infrastructure, you will have all necessities at a walkable distance. Come, make Hornbill Heights your home and gift yourself the perfect lifestyle.

2&2.5 BHK

4 Towers

21 Floors

20+ Amenities

6.73 Acres



HORNBILL HEIGHTS
हॉर्नबिल हाईट्स

Hornbill
HEIGHTS

Artistic impression



Artistic impression

The perfect gift
your family deserves



Experiences and conveniences
curated specially for you

Township-Level Amenities and Utilities



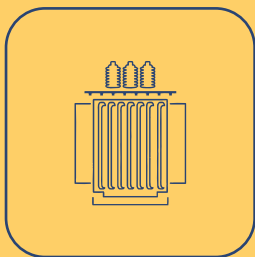
24X7 Centralized
Security System



Fire Brigade
Station



Efficient Waste
Management System



Electric
Substation



Water Treatment
System



Schools within the
Township



Play Grounds with
Sports Facilities



Landscaped Parks
and Gardens



Multiple
Broadband Services

Podium-Level Amenities



Gym
(Chargeable)



Yoga Hall



Community Hall
(Chargeable)



Artificial Lawn



Tot Lot Area



Exercise Area



Pergola
with Seating

Ground-Level Amenities

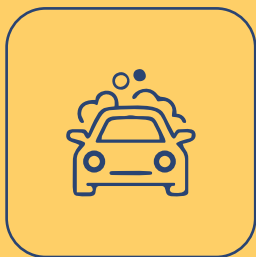


Pet Park



Play Court

Peripheral Amenity



Car Wash



Open Gym Area

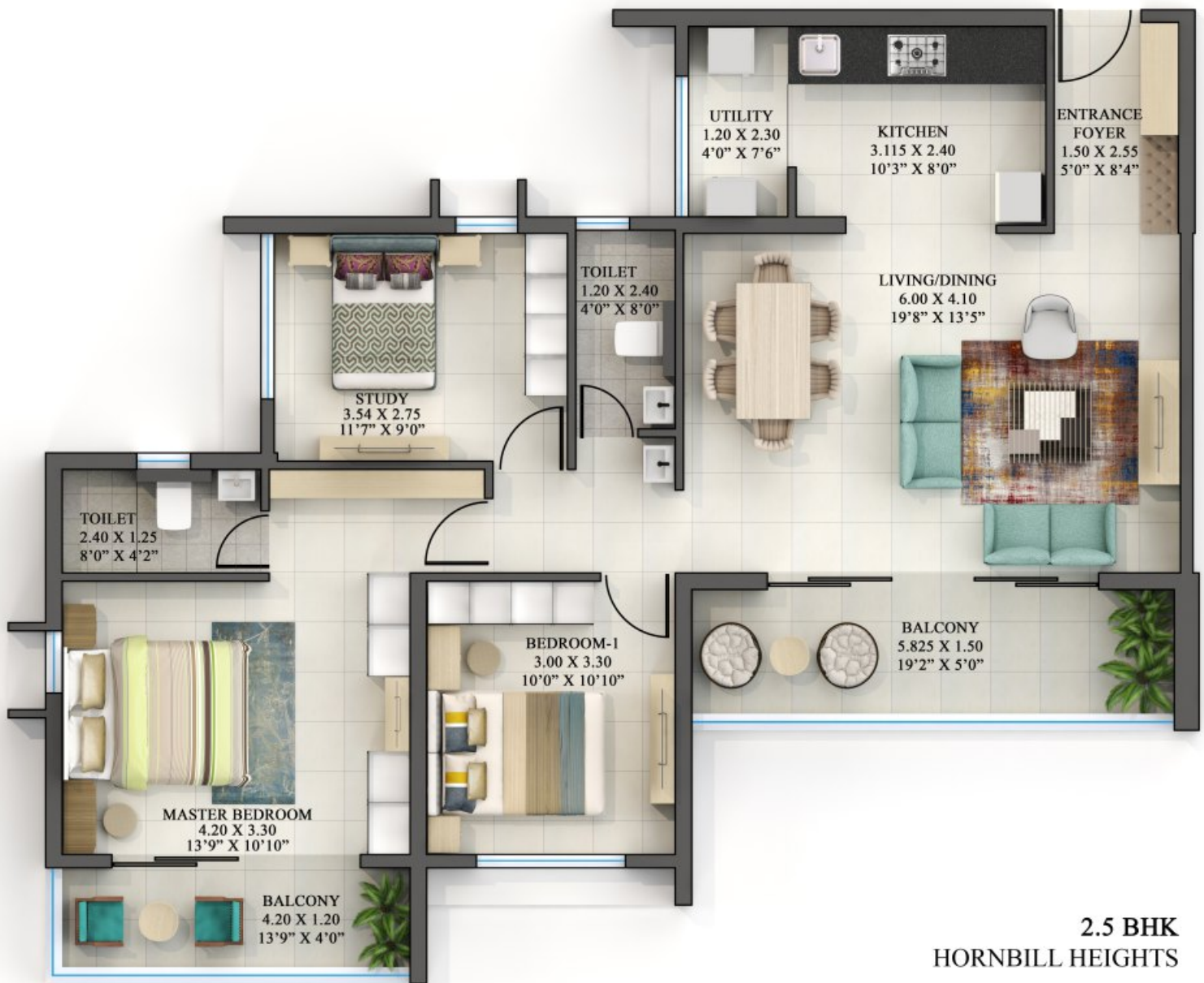
Stock Image



Artistic impression

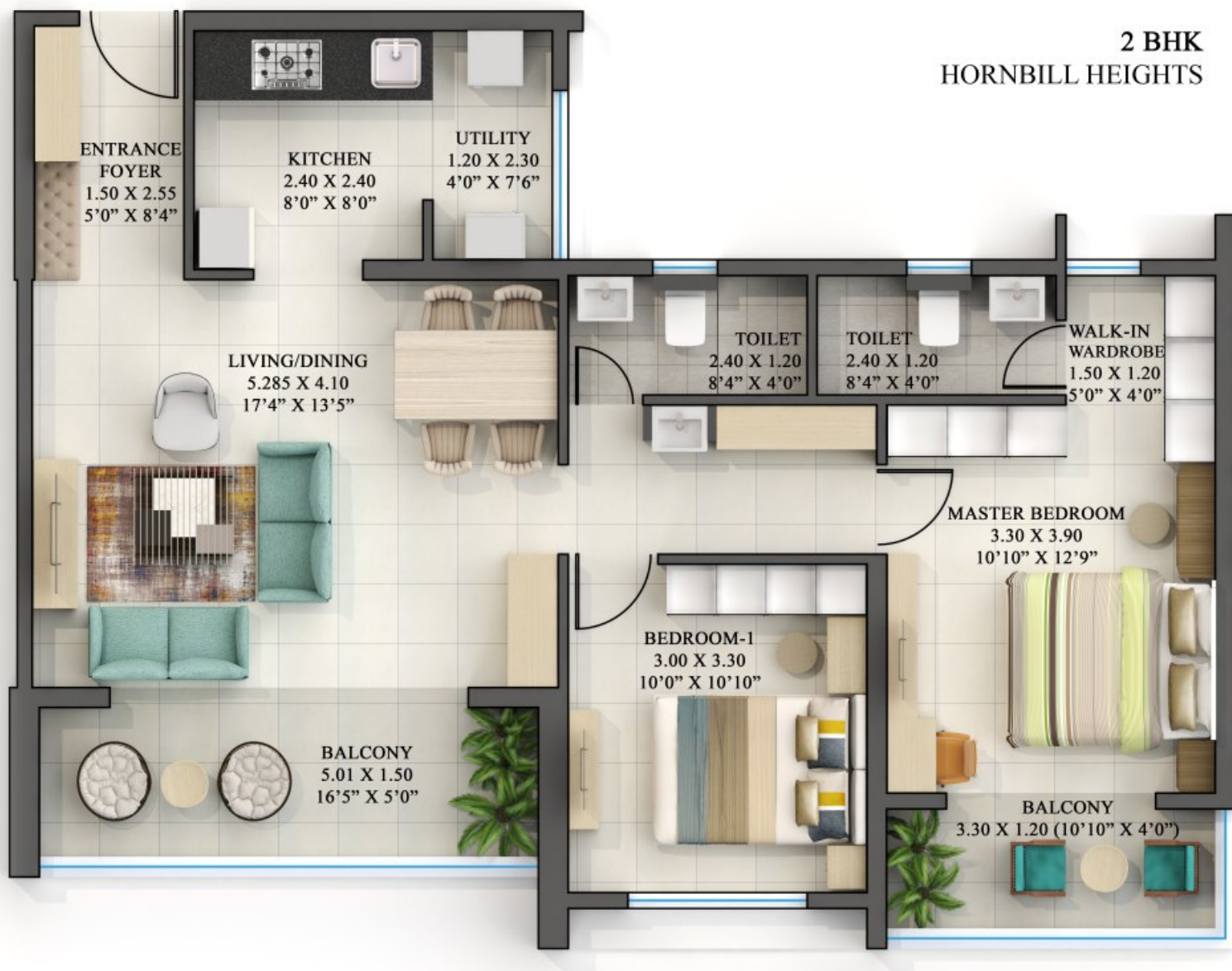


Artistic impression



Configuration	Flat Carpet Area		Balcony Carpet Area		Total Carpet Area	
	Sq. M.	Sq.Ft.	Sq. M.	Sq.Ft.	Sq. M.	Sq.Ft.
2.5 BHK	88.13	948.63	13.78	148.33	101.91	1096.96

2 BHK
HORNBILL HEIGHTS



Configuration	Flat Carpet Area		Balcony Carpet Area		Total Carpet Area	
	Sq. M.	Sq.Ft.	Sq. M.	Sq.Ft.	Sq. M.	Sq.Ft.
2 BHK	71.97	774.69	11.48	123.57	83.45	898.26

High Quality In Every Square Inch

Specifications

Structure, Masonry Walls & Plaster

- Structure - Reinforced Cement Concrete (RCC)
- External Walls - Reinforced Cement Concrete (RCC) shear walls
- Internal Walls - Autoclaved Aerated Cement (AAC) blocks/
Reinforced Cement Concrete (RCC) walls as per architectural drawings
- Gypsum-finish for internal ceilings and walls

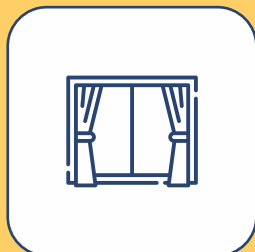


Flooring & Dado

- Flat Flooring - Vitrified flooring with spacers
- Toilet Flooring - Matte-finish tiles with spacers
- Balcony Flooring - Matte-finish tiles in balcony with spacers
- Toilet Dado - Glazed tiles dado up to lintel with spacers
- Kitchen Dado - Glazed tile dado up to ceiling

Doors

- Main Door & Bedroom Doors - Laminated door frames with laminated shutters and good quality fittings
- Toilet Doors - Full body vitrified slab door frames, laminated door shutters and good quality door fittings
- Balcony Doors - Powder-coated aluminum sliding door with mosquito net



Windows

- Powder-coated aluminum sliding windows with M.S. security grill and mosquito net

Kitchen Area

- Concealed plumbing lines
- Provision for water purifier
- Full-body vitrified slab platform with stainless steel sink
- Provision for exhaust fan
- Provision of prepaid water meter



High Quality In Every Square Inch

Specifications

Lifts

- Lifts with power backup



Electrification & Cabling

- Concealed copper wiring with modular switches and sockets
- Provision for TV point in the living room and all bedrooms
- Provision for telephone point in the living room and all bedrooms
- Electrical points for washing machine, water purifier and fridge in the kitchen
- Provision for electrical points for split AC unit in all bedrooms
- Provision for electrical point for inverter

Toilets

- Standard sanitary ware with brass chromium-plated fittings
- Concealed plumbing
- Hot water connection from overhead solar water heating system for master bedroom toilet shower only
(time, temperature and quantity of hot water subject to climate conditions)
- Provision for exhaust fans



Paint

- External Paint - Superior quality texture paint
- Internal Paint - Oil-bound distemper in pleasant shades
- Grills - Enamel paint

Balcony Railing

- M.S. railing with enamel paint



Master Layout Plan



Location Map



Riverview City Township | Magarpatta City - **9 kms** | Pune-Solapur Road - **0 km** | MIT ADT University - **2 kms**

Best Connectivity

- ☒ Close to Major IT Parks
- ☒ Next to Outer Ring Road
- ☒ Upcoming International Airport
- ☒ Close to Major Colleges and Schools



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