



Founded in 1946 by Chaudhary Raghavendra Singh, DLF started with the creation of 22 urban colonies in Delhi. In 1985, the company expanded into the then-unknown region of Gurugram, creating exceptional living and working spaces for the new Indian global professionals. Today, DLF is the largest publicly listed real estate company in India, with residential, commercial, and retail properties in 15 states and 24 cities.

76

years of sustained
growth and innovations

349

million sq. ft.
delivered

Residential

300.9+

million sq. ft. of
residential portfolio

Offices

40+

million sq. ft. of
Grade A office spaces

Retail

5+

million sq. ft. of
retail spaces

Hospitality

83.7

Hectares of sprawling
open spaces

NESTLED IN THE QUEEN OF ARABIAN SEA



AN ICONIC PROPERTY
IN AN ICONIC DESTINATION



VYTTILA: HUB OF URBAN CONVINIENCES AND NATURAL BEAUTY

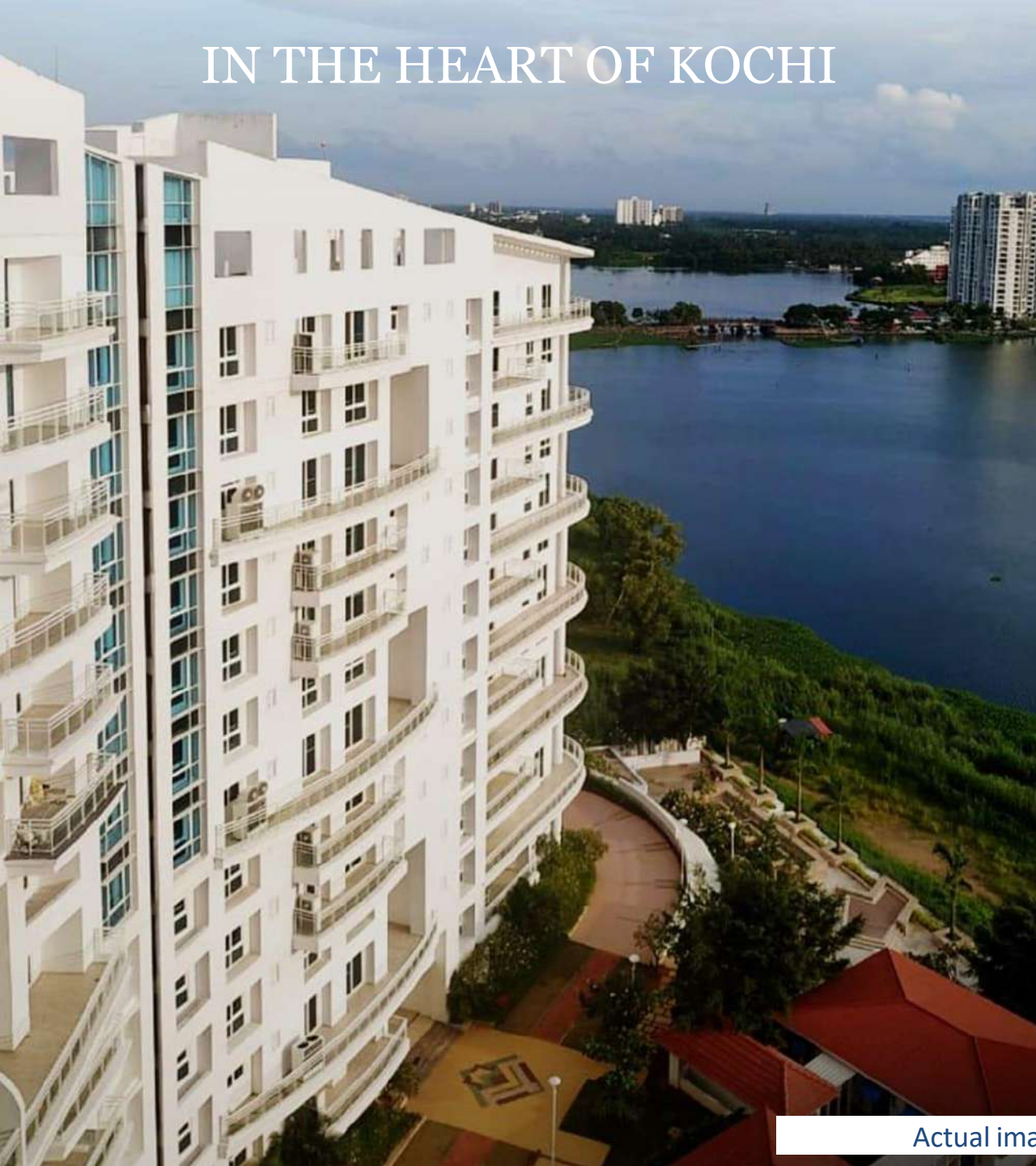


The point of convergence of the north-south artery of the state, the Kochi bypass, Vyttila is the highlight of the urban experience that Kochi has to offer. The metro rail junction, the mobility hub and the inland water transport quay here make it superbly connected and convenient to live in.

WHERE EVERYDAY LIFE IS NOTHING SHORT OF A VACATION

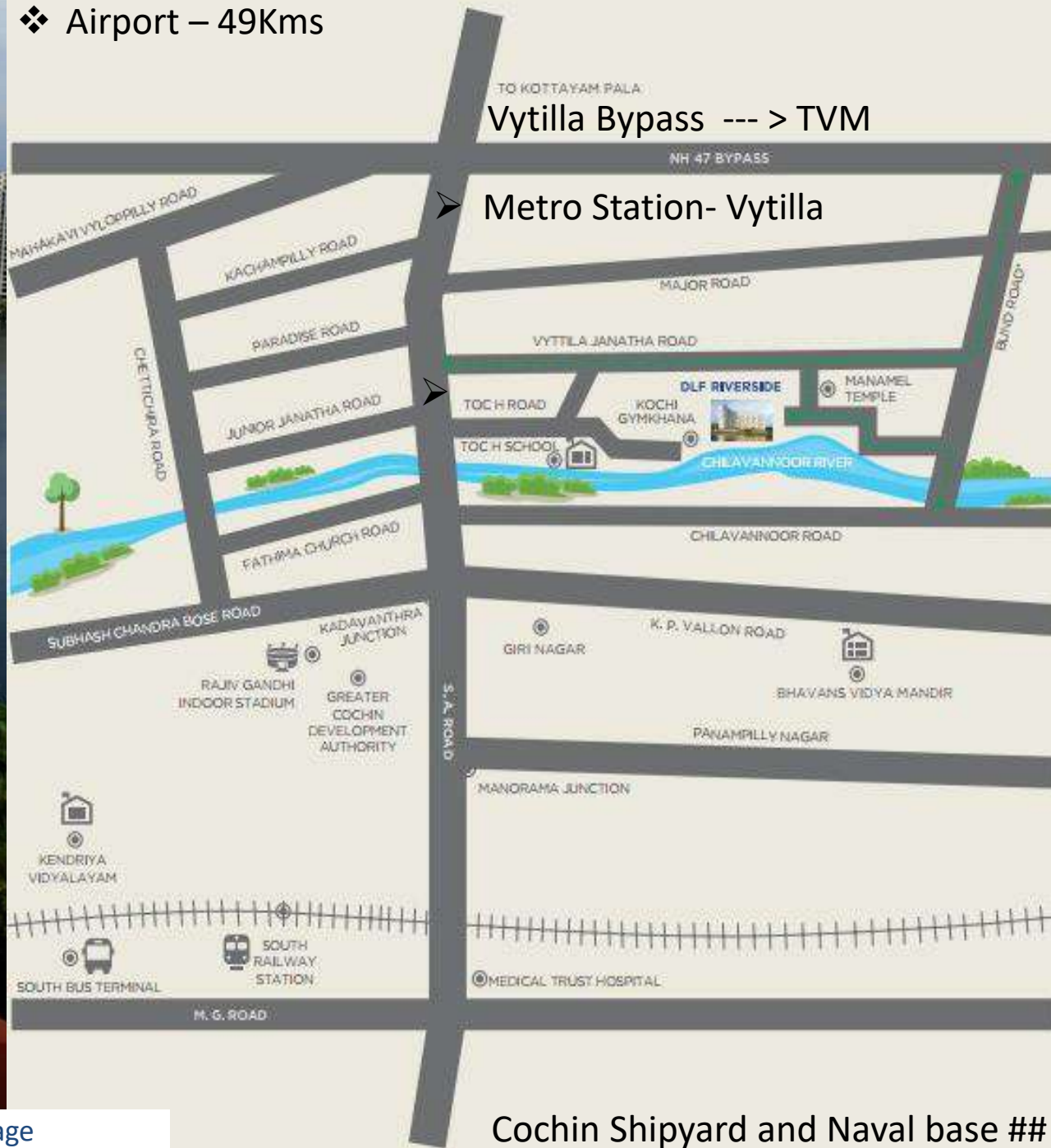


IN THE HEART OF KOCHI



Actual image

❖ Airport – 49Kms

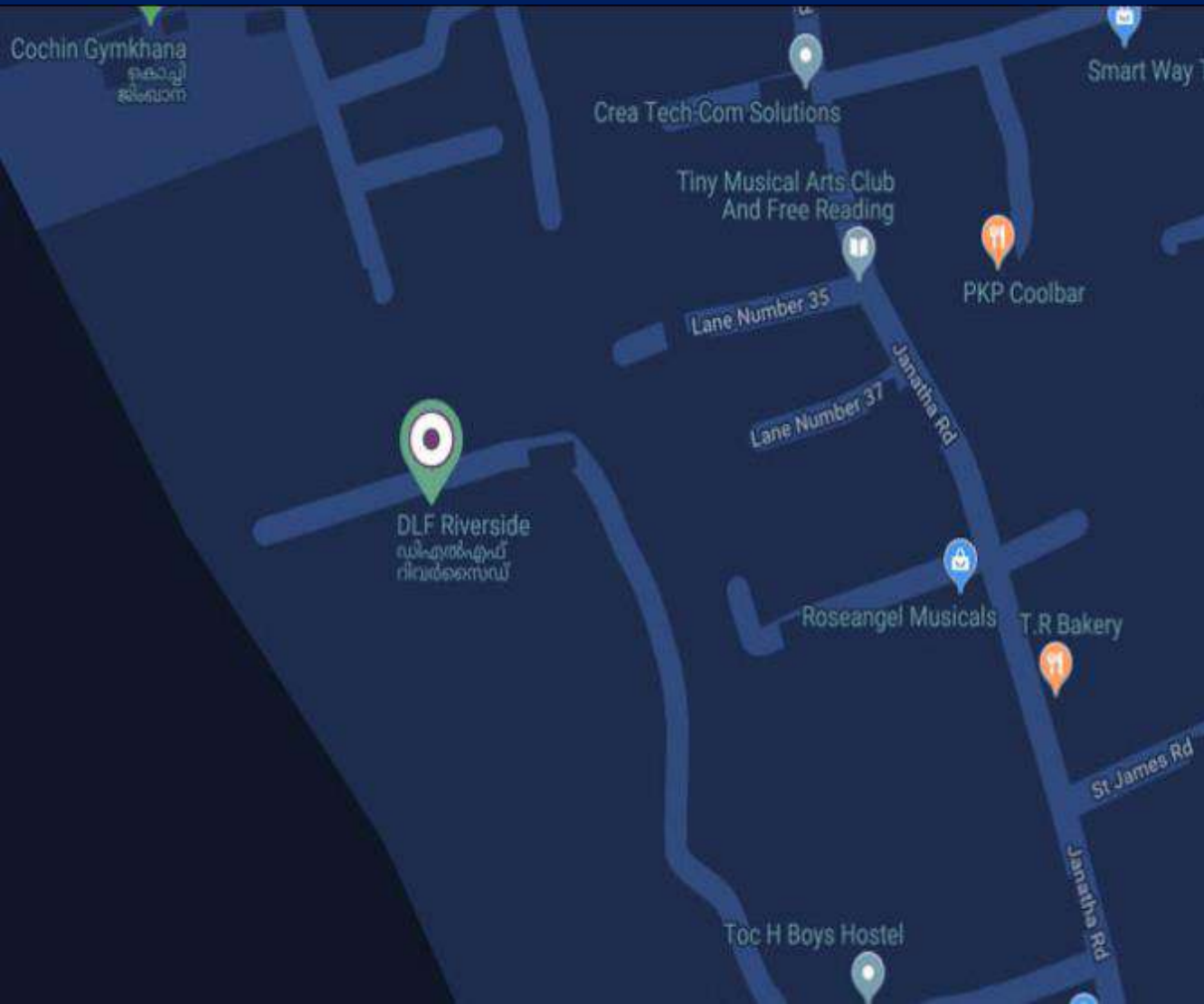


TO KOTTAYAM PALA
Vytilla Bypass --- > TVM

Metro Station- Vytilla

Cochin Shipyard and Naval base ##

STRATEGICALLY LOCATED CONNECTIVITY AND SOCIAL INFRASTRUCTURE



LOCATION

Location as grand
as the backwater views



Schools

- Toc-H Public school - 500 Mtr
- Kendriya Vidyalaya - 3.5 Km
- Gregorian Public School - 4 Km
- Choice public School - 4.5 Km
- Sacred Heart Higher Secondary School - 4.8 Km
- Bhavans Vidya Mandir - 5 Km
- Maharaja's College - 5.9 Km
- St. Teresa's College - 7.1 Km
- Global Public School - 14 Km
- GEMS Public School - 14 Km



Hospitals



Retail



Hotels



Recreation



Connectivity

FINEST OF HOTELS
Within 5 kms



Hotel Le Meridien



Hotel Crown Plaza



Hotel Holiday Inn

A LIFESTYLE DESTINATION LIKE NONE OTHER – *within 3 kms*



Forum Mall, Kochi

A ROBUST MEDICAL INFRASTRUCTURE TO SUPPORT THE COMMUNITY



Ernakulam Medical Centre



Lakeshore Hospitals



Medical Trust Hospitals

KMRL to begin construction of Chilavannoor bund road bridge

The construction of the 180-m-long bridge will include various facilities, including footpaths.



An 'extra-dosed bridge' is set to come up in the place of a low-lying bridge over the backwaters along Chilavannoor Bund Road as part of the ₹3,800-crore canal metro project, which was earlier referred to as the Integrated Urban Regeneration and Water Transport System of Kochi Metro Rail Limited (KMRL).

<https://www.thehindu.com/news/cities/Kochi/bridge-work-begins-on-chilavannoor-bund-road-to-avert-flooding-enable-bigger-boats-to-operate/article19854812.ece> 10

6/5/24, 12:27 PM

Bridge work begins on Chilavannoor Bund Road to avert flooding, enable bigger boats to operate - The Hindu

The proposed 180-metre-long Tank Bund Road bridge over Chilavannoor canal will resemble a hanging bridge and is expected to cost ₹38 crore. The iconic structure, that will be fully lit up, will have a seven-metre-wide carriageway and a three-metre-wide viewing deck.

The bridge with improved vertical clearance of five metres from the high flood level will help operate ferries and tourist vessels from, among other locales, Alappuzha to Kochi. It would help bigger boats establish water transport connectivity from the Vyttila-Kumbalam-Netoor waterway to the Kochi metro's Elamkulam station, where a floating pontoon could be readied to berth the vessels, said official sources.

The Uralungal Labour Contract Cooperative Society (ULCCS) has begun work to build the bridge and aesthetically develop the premises. The waterway will be dredged and widened to the required minimum width of 16.50 metres as part of the project for safe navigation of boats.

Apart from hampering movement of tall boats, the narrow 15-metre-long bridge here was a bottleneck and was cited as a reason for the region getting flooded in rains. The proposed bridge would enable taller boats to pass through, apart from helping contain flooding, the sources added.

Even as the bridge is slated to be commissioned before mid-2024, fear is rife that narrow parts of Chilavannoor Bund Road would hamper smooth flow of vehicles in the corridor.

Water Metro extension

Meanwhile, Kochi Water Metro Limited (KWML) is gearing up to commence trial run of Water Metro ferries in the High Court-South Chittoor corridor. "The ferries will do trial runs for two to three weeks, mainly to help identify hassles if any to their fast and safe cruise on the corridor that is part of National Waterway-III. They could begin operation in the corridor from January. A marine platform and pontoons at Fort Kochi terminal too are expected to be ready by then, for the ferries to call at the heritage locale as well,"

A CROWN JEWEL IN DLF'S RESIDENTIAL PORTFOLIO IN KERALA

THE TIMES OF INDIA

Kochi's real estate market is fast recovering: DLF

TNN | Sep 8, 2020, 11:48 AM IST



KOCHI: The real estate market in Kerala is fast recovering from the effects of Covid-19 pandemic says S Unnikrishnan, Regional Sales Head-South, DLF Ltd. A leading real estate developer in the country, DLF has two projects in Kochi – Riverside at Chilavannoor and the New Town Heights at Kakkanad.

"The market is showing signs of recovery. We have been seeing an upsurge in the number of enquiries from June onwards and are getting lot of enquiries from the Middle East, US, Europe and Africa," Unnikrishnan said.

DLF's Riverside project, developed at nearly 5 acres, has 2,000 units and of them two third had been sold. These are 2/3rd-

good second quarter," Unnikrishnan said. DLF has sold 25 families permanently living in the project.

Indian real estate market becomes hot favourite amongst GCC based NRIs

Manama

As per reports, out of the total 13.46 million NRIs globally, more than half are concentrated in the Gulf countries with UAE, Saudi Arabia, and Kuwait accounting for around 3.42 million, 2.6 million, and 1.03 million Indians respectively. While Qatar and Oman are home to 745,775 and 779,351 Indians.

As per a report by 360 Builders, in 2021, NRIs from across the globe have invested \$13.1 billion and this is likely to grow by 12 per cent to touch \$14.9 billion in 2022.

Aakash Ohri, Group Executive Director and Chief Business Officer, DLF Ltd shared "Indian real estate has always been a market of enormous opportunities for NRI investors from GCC countries. Residential real estate offers the NRI community a unique advantage of converting their hard-earned foreign income into lucrative investment options in India. In the past two years, we've witnessed a rise in the number of NRIs looking to own a home back in India and the pent-up demand has begun to come to the fore. With

the appreciation in the property prices, they have historically received and will continue to expect a handsome return on their investment. Due to a strong emotional bond, many Indians living in GCC countries are investing in their homeland as an option to come back and settle down in the future, but most of them are also buying homes purely as an investment option. Factors like a simplified taxation regime and indexation benefit for properties held in India encourage NRI buyers to park their surplus money in India."

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Additional, today the demand of the NRI community is not limited to luxury properties only, but cuts across segment starting from premium to luxury and super-luxury properties, especially for cities in southern states of India, followed by Delhi, Mumbai and Gurgaon. The buyers are not just looking for a great property, but also a reliable brand name. Credible developers with a proven legacy to deliver on commitments have a strong advantage in today's marketplace.



Khaleej Times

NRI investments in Indian real estate may rise by 12% this year



The influx of NRIs has been a boon for the Indian real estate market. The market is showing signs of recovery. We have been seeing an upsurge in the number of enquiries from June onwards and are getting lot of enquiries from the Middle East, US, Europe and Africa.

PANDEMIC PROMPTS BUYERS TO LOOK FOR A 2ND HOME CLOSE TO NATURE: PROPERTY ADVISERS

Realty Majors in Holiday Home Mode

ALL IN ONE Cos eye places such as U'khand, HP as buyers seek social distancing, safety and comfort

Faizan.Haider@timesgroup.com

New Delhi: Large real estate developers are entering into the holiday home market as the pandemic has prompted well-to-do people to hunt for a second home in the hills or beach destinations, according to property advisers.

While DLF, the country's largest real estate developer is planning residential developments in Goa and Kochi for 2022, several other developers are eyeing sites in Himachal Pradesh and Uttarakhand.

"Developers have leveraged the demand for holiday homes in such cities by coming up with innovative offerings with world-class amenities. Organised players who have had an enviable track record have an advantage over others due to their extensive experience and understanding of the laws that govern real estate in such markets," said Aakash Ohri, group executive director and chief business officer, DLF Home Developers.

Homebuyers have been investing in high-value holiday homes set in the lap of nature for the past two years, as they seek social distancing, safety and comfort all in one space. Hill stations have always been preferred holiday destinations, especially for quick getaways from the metros.

"While Dehradun, Kasauli, and Shimla have always been popular for quick getaways from Delhi, NCR, cities close to these hills have also gotten a major boost, for example, New Chandigarh, Panjkula.

Strategic location within a few hours' drive from metro cities, great views of the Shivaliks, a pleasant climate, and calmness are the hallmarks of these cities," Ohri said.

Nearly 70% of people who took a Savills poll said that they want to buy a second home for less than ₹2 crore, and 57-70% want to buy a second home in the next two years.

"The second home market appears to be on a gradual upswing. Unlike earlier, when capital appreciation and rental income were the driving criteria, an additional dimension of a safe home away from pandemic hotspots appears to have become a key consideration," said Shweta Jain, MD, Residential Services, Savills

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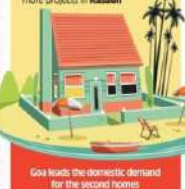
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In Great Demand
DLF has planned residential projects in Goa and Kochi. Edeco is also looking for land in Rishikesh and Kasauli. Sushama Group is in talks for two more projects in Kasauli.



Goa leads the domestic demand for the second homes

India. As per the survey Goa leads the domestic demand for second homes, with one-fifth of respondents interested in buying a second home in the popular beach destination. Realty developer Tata also has a project in Kasauli, while another listed developer, Edeco, plans to enter the holiday home segment soon.

"We will enter the segment with projects in Kasauli, Rishikesh and Goa. We will do a joint venture and develop high end villas. With our presence in tier 2 cities, we get a lot of demand from our existing customer base," said Pankaj Bajaj, chairman and MD, Edeco Group.

Uttarakhand leads the domestic demand for second homes in the northern part of the country, while Himachal Pradesh has witnessed limited demand for second homes.

"Holiday homes are the talk of the town today. Lockdowns have made everybody realise the importance of peaceful rejuvenation. People want a place to re-energise themselves regularly to be ready for their hectic routines," said Prateek Mittal, ED of Chandigarh based Sushama Group.



LIMITED COLLECTION OF LUXURY RESIDENCES IN THE HEART OF KOCHI



Spread across 2.07 hectares (5.12 acres) on the waterfront of the Chilavannoor River

Actual image

STUNNING NIGHT VIEWS FROM THE CHILAVANNOOR RIVER



Actual image

MESMERIZING DAY VIEW



Actual image

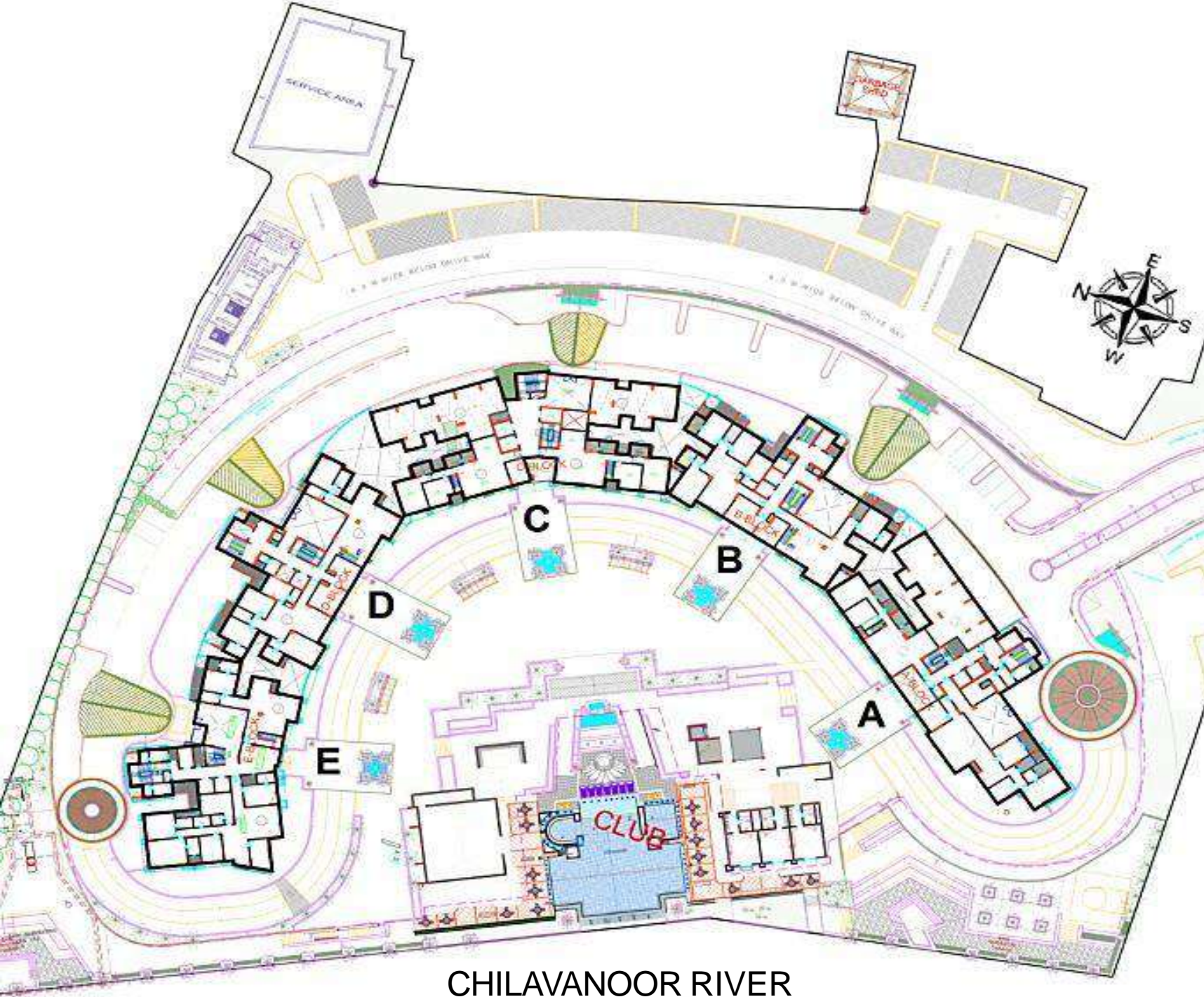
COME HOME TO A RESORT LIVING LIFESTYLE

Quiet, relaxed hours sprinkled with options of active leisure, spent in a naturally luxurious setting on the balmy backwaters. If that's your idea of the good life, come home to the DLF Riverside. It's where you can create fond memories with the people you love, on a holiday that never ends.

Five stunning towers designed by Hafeez Contractor, Ready-to-move-in luxury residence

- Fully air-conditioned residences
- Large outdoor decks for sit-outs
- Adequate parking
- Full power backup
- Water treatment plant
- Sewage treatment plant
- 24x7 security
- Reception cameras
- Video surveillance for periphery
- Wi-Fi enabled and IPTV ready
- Amphitheatre
- Helipad for fire evacuation

Actual image



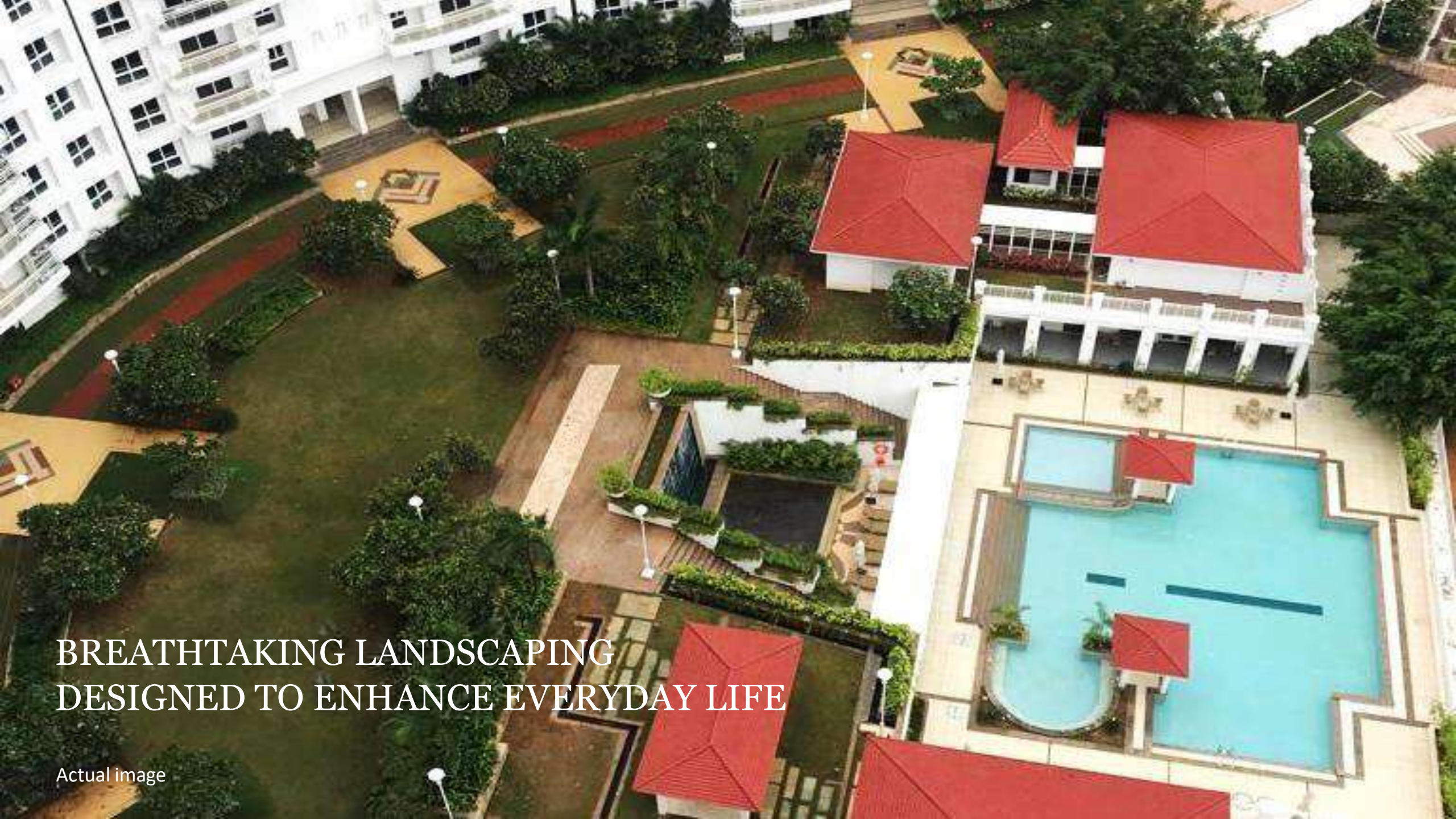
THE MASTERPLAN

- Five stunning towers designed by Hafeez Contractor
- Thoughtful master planning with well crafted spaces
- Only 185 apartments in 5.12 acres (low density)
- Assuring best of views from all sides
- Optimised layouts
- 2,3,4 bed luxury residences and duplex
- 25,000 sft of Club House

ELEGANT ARRIVALS
DESIGNED TO IMPRESS



Actual image



BREATHTAKING LANDSCAPING
DESIGNED TO ENHANCE EVERYDAY LIFE

Actual image



Actual image

ELEVATED ENTERTAINMENT

Designed for elegant experiences and an active lifestyle, the Clubhouse is spread across 25,000 sq.ft. It houses an ayurvedic spa, a salon, tastefully done guest suites, to indulge yourself and your guests in.

The well-stocked library, and the amphitheater ensures you are always amused. The Deli that serves up local and global fare, make entertaining family and friends an anytime possibility.

The health center here is complete with swimming pool, steam and sauna, aerobic and yoga deck, and a fully equipped gymnasium. And for the game lovers, there is billiards, table tennis, squash, basketball, or a game of cards to choose from.

The Clubhouse



RELAX, REJUVENATE, REBOOT

*A multi level Central Deck
Swimming Pool*



Actual image

A PRIVATE ENCLAVE TO SOCIALISE AND CONNECT

The Cafe



THE VERY BEST IN CLASS SERVICES



Gymnasium



Billiards

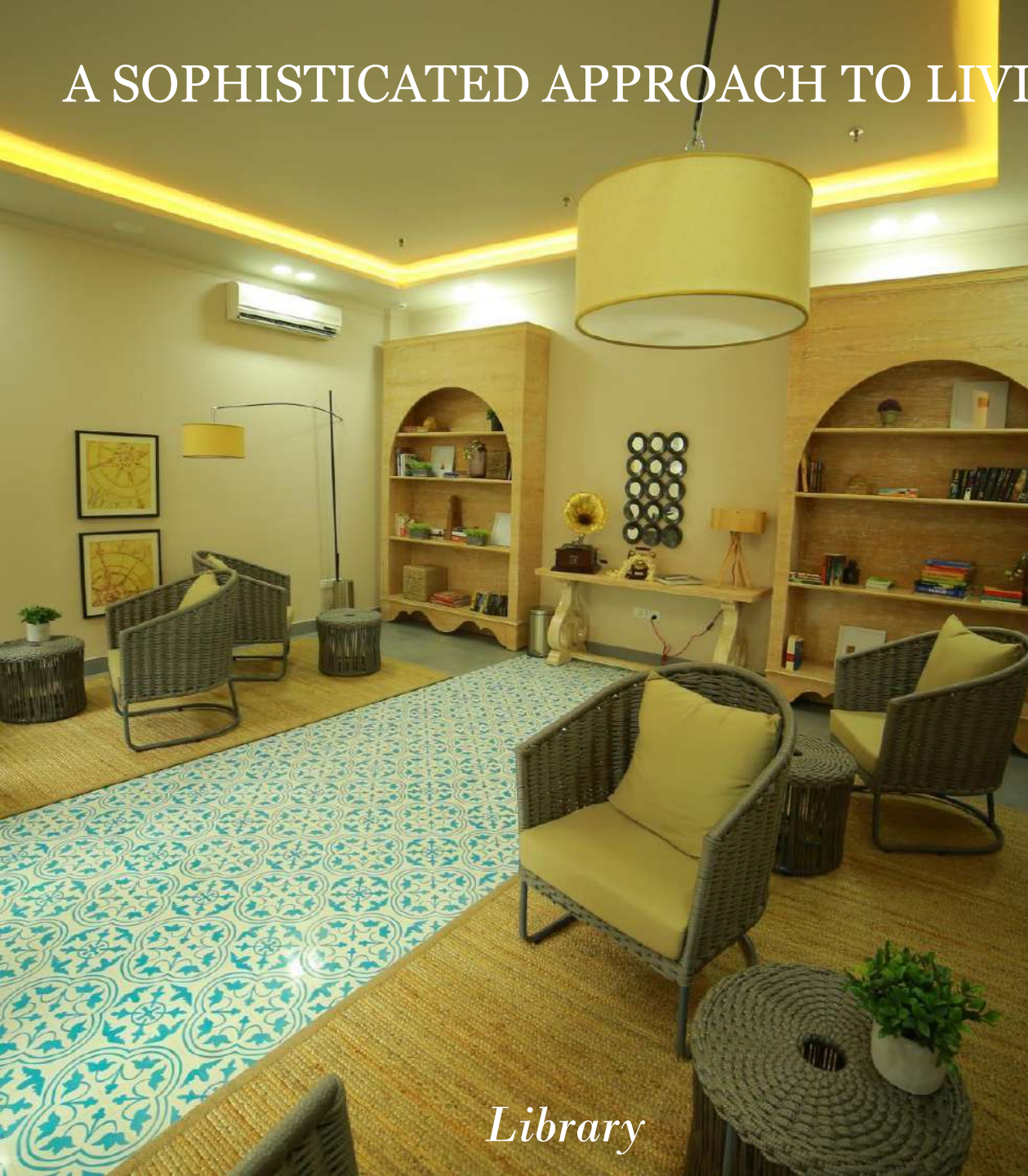


Table Tennis

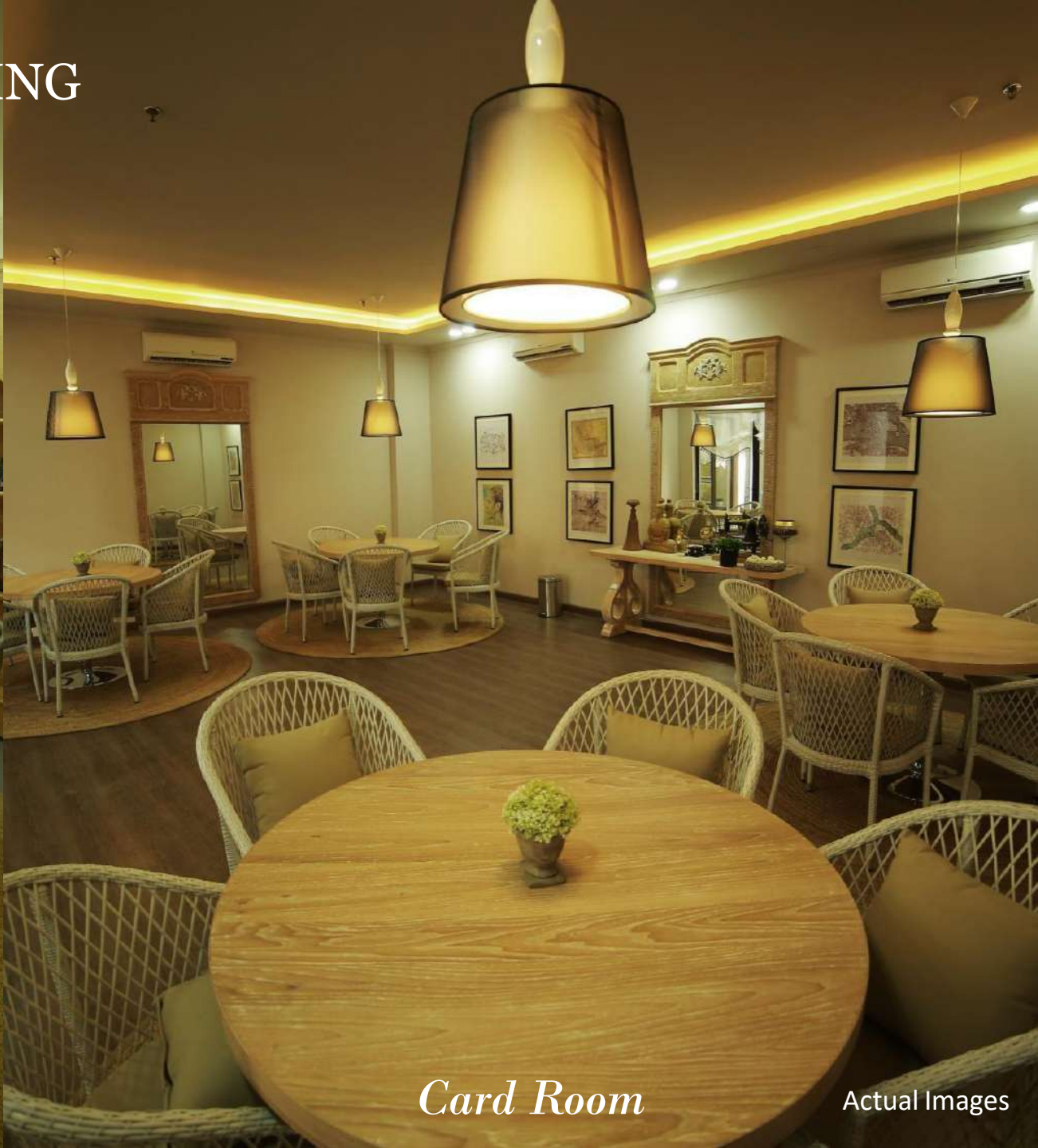


Spa

A SOPHISTICATED APPROACH TO LIVING

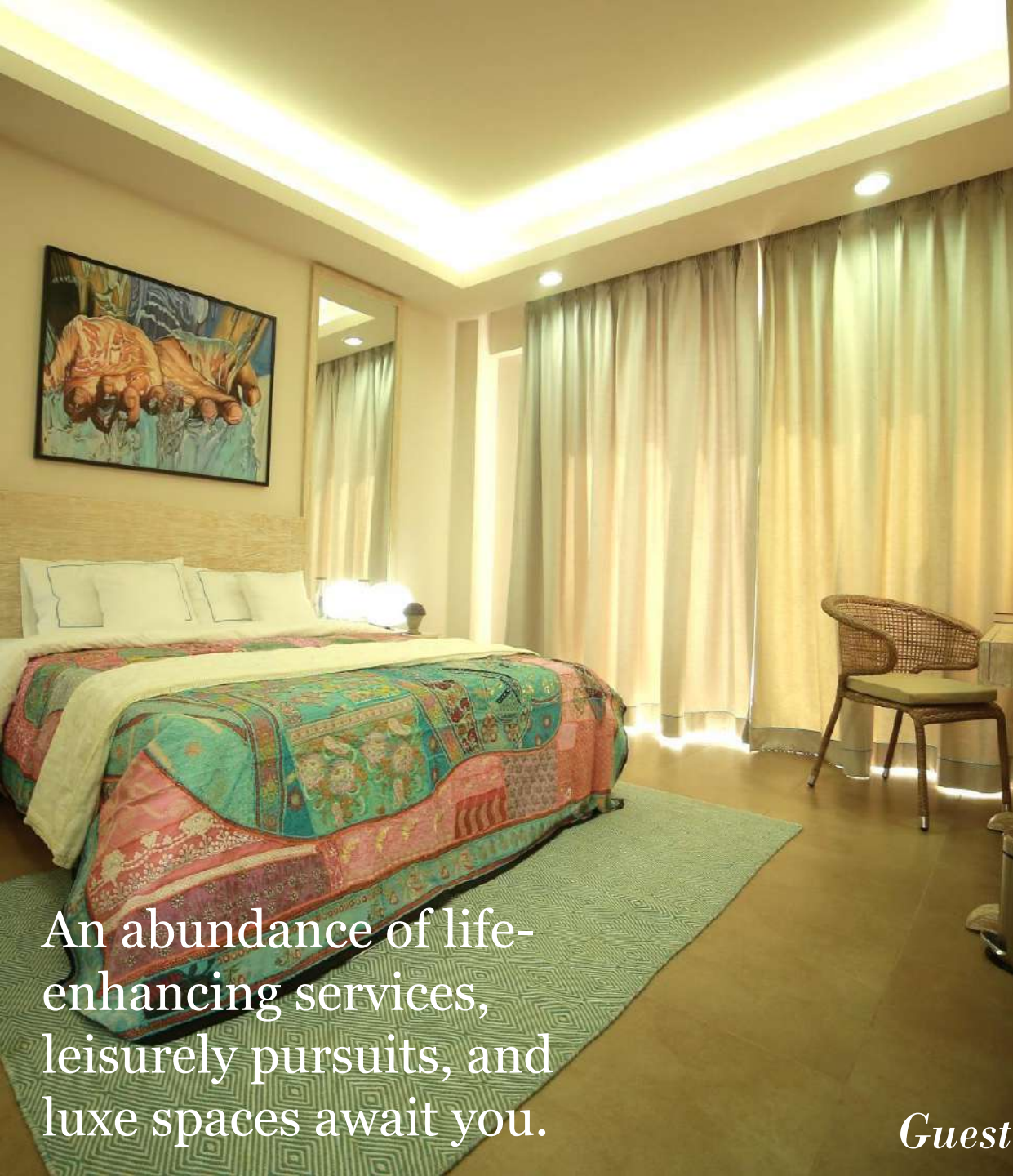


Library



Card Room

Actual Images



An abundance of life-enhancing services, leisurely pursuits, and luxe spaces await you.

Guest Suites



Actual Images

RESIDENCES WITH A DISTINCTIVE ARCHITECTURE



Actual image

RIVERSIDE RESIDENCES



Lobby elevators leading to what could easily become your coziest corner of the world: fully air-conditioned, well appointed 2, 3- and 4-bedroom apartments and duplexes that are a sanctum of peace and privacy.

PRIVATE ESCAPES
The Living Room



SECLUDED SANCTUARIES



Dining Room



Study Room



Kitchen

Actual Images

MAKE YOURSELF AT HOME



Master Bedroom



Kid's Room

Actual Images

THE INDOOR-OUTDOOR LIFESTYLE
*with sprawling sky deck
and views that inspire and excite*



Actual image

THE EVER-GROWING RIVERSIDE FAMILY
Join a thriving community of like-minded people





A community where people share ideas and aspirations, is a powerful feeling that adds immensely to one's quality of life and mind.



*Experience a luxurious lifestyle surrounded by nature,
where you can unwind daily and wake up to the serene
view of tranquil backwaters.*

COME HOME TO DLF RIVERSIDE



Thank you