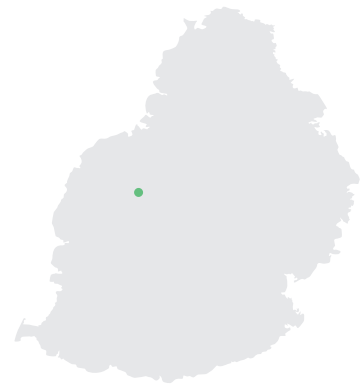




**Ri**<sup>VER</sup> PARK  
RESIDENCES

**Sales Pack for Phase B**  
*(28 July 2022)*



### Trianon, Quatre-Bornes

Strategically positioned as the main suburban node in Quatre-Bornes at the heart of Plaine Wilhems, Trianon is connected to major transport networks with access to all parts of the island from the North to South and East to West.

It is close to Ebene Cybercity, leading schools, universities, clinics, hospitals, shopping and leisure centres (all within a 5km radius).



Nestled away from the hustle and bustle of the town, 'River Park Residences' is a unique residential development of apartments, townhouses, duplexes and villas along the 'Marbella Road' and bordering the River Sèche, where nature and urban lifestyle dwell harmoniously.



### Ideal Surroundings for A Convenient Lifestyle

'River Park Residences', developed on the site of the Cadets Club, is a residential estate for all age groups in a secure environment. Situated only 400 metres away from La City Trianon Shopping Park, the residents from 'River Park Residences' will be at walking distance to all daily conveniences.

Developed around the Cadets Club's new clubhouse with its football pitch and lap pool, 'River Park Residences' will merge urban living with wellness and leisure for an active and balanced lifestyle.

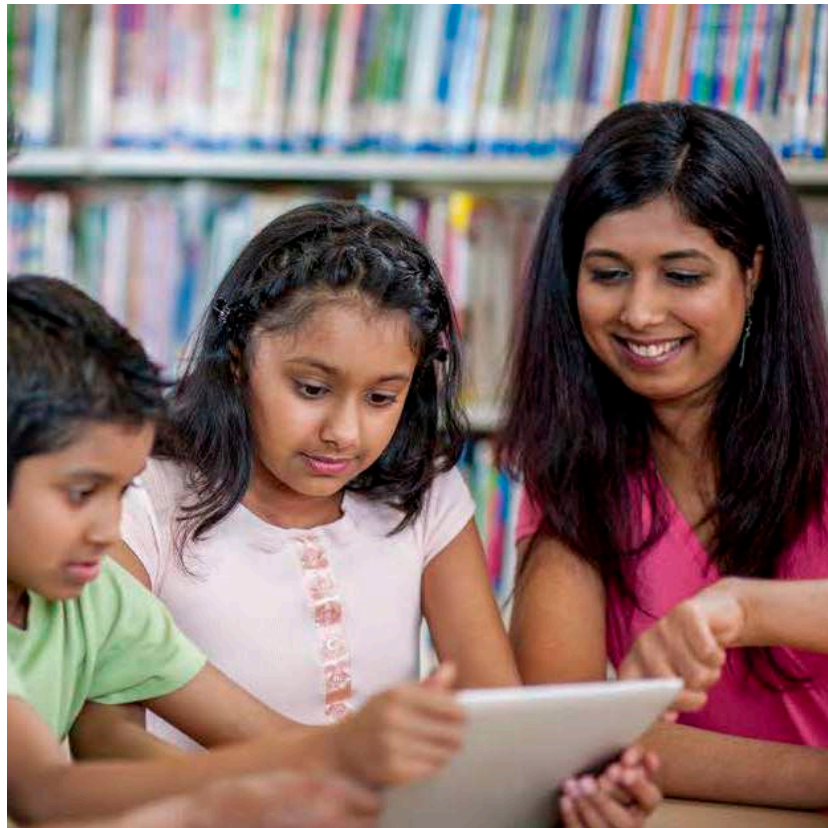
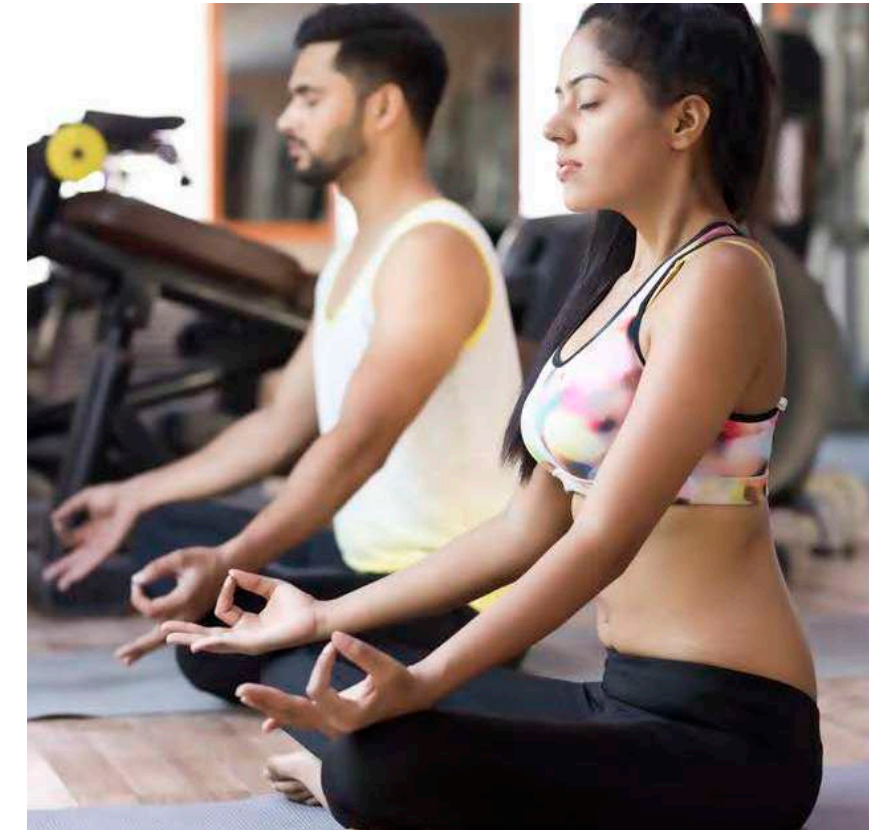


## SPORTS AND LEISURE AMENITIES

Membership to the Cadets' Clubhouse with its football pitch, a 4-lane lap pool, a gym with sauna/hammam, a multipurpose hall, function rooms and children's playgrounds. \*



# RIVER PARK RESIDENCES



\*conditions apply



\*conditions apply and on a user-pay basis



## GENERAL ESTATE / COMMON AMENITIES

- \* 24-hour Security and Access Control
- \* 24/7 Emergency Call Bell
- \* On-site caretaker
- \* Landscaped Gardens
- \* Additional Visitors Parking
- \* A Perimeter Jogging Track (1 km)
- \* Picnic Areas



## MASTERPLAN

'Security', 'Privacy', 'Comfort', 'Nature', Peaceful environment and 'Lifestyle' are the backbone of 'River Park Residences.' The mix of residences are suited to all age groups and families for community living in a truly integrated urban lifestyle.

- 1 The Apartments
- 2 The Simplex / Duplex
- 3 The Townhouses
- 4 Clubhouse
- 5 Football pitch
- 6 Riverfront Residences
- 7 On-site Jogging track



The Apartments

The Simplex / Duplex

Football pitch

The Townhouses

Cadets Clubhouse

Riverfront Residences

Site Area: 6 Arpents

'River Park Residences' is a low-rise development comprising an eclectic mix of studios, 2, 3 & 4 bedrooms apartments, garden flats, duplex units, townhouses with private parking and gardens and riverside villas, all set in a landscaped environment and developed around the Cadets' Club new clubhouse.

## SIMPLEX / DUPLEX

The G+3 simplex/duplex will be perfect for large families and extended families. The gardens and balconies provide plenty of space for them to enjoy quality time together while maintaining privacy.



## THE TOWNHOUSES

The G+1 Townhouses have access to their own private garden and parking. The townhouses with a gross internal area of 100sqm consist of 3-bedrooms with a master ensuite bathroom.







MASTER BEDROOM

## LIVING/DINING ROOM

The townhouses feature a contemporary design with bright and airy interiors and refined finishes that will enable the residents to enjoy a comfortable home in an optimised living space with low maintenance.





The Apartments

The Simplex / Duplex

The Townhouses

The Simplex / Duplex

Football pitch

Cadets Clubhouse

Riverfront Residences

Location, Security, Urban Living, Lifestyle, Privacy, Comfort, Community Living, Nature and Riverside Development.... All the boxes are ticked for a unique residential property either for investment or for those seeking a truly integrated urban lifestyle.

## TYPICAL LAYOUT PLANS







## THE TEAM

Developer Grove Park Development Ltd

Development Manager HRL Waterstone Realty Ltd

Project Manager / Cost Consultant RLB Hooloomann

Architect Morphos Architects Ltd

3D & Graphic Design Three Motions Ltd



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