



LET GHD INSPIRE YOUR LIVING !





WHILE OTHERS STOP AT LUXURY, OUR JOURNEY STARTS THERE

A robust vision underlies the royal avenue. We brought together the best minds to ensure that every little details of the iconic royal avenue is extraordinary. The structure & orientation is planned to offer awe-inspiring green view from each residence. In our quest to create a monument of opulence, that is blend of traditional planning and modern technology. each residence is designed to maximize light, height and air.

Royal Avenue is crafted for true connoisseurs of luxury and boasts about its maximum open spaces, flexible residence design, robust construction, freehold land, affluent neighborhood and state-of-the-art amenities.



THE BIRTH OF A GRAND THOUGHT

Some designations reflect your journey in life, and entering the premises of Royal Avenue at Porvorim, GOA is that glorious feeling when you know you have arrived. Soaring beyond the city skyline, on one of the largest next to the Arabian Sea, along with Mandovi River, are bespoke green view residences.

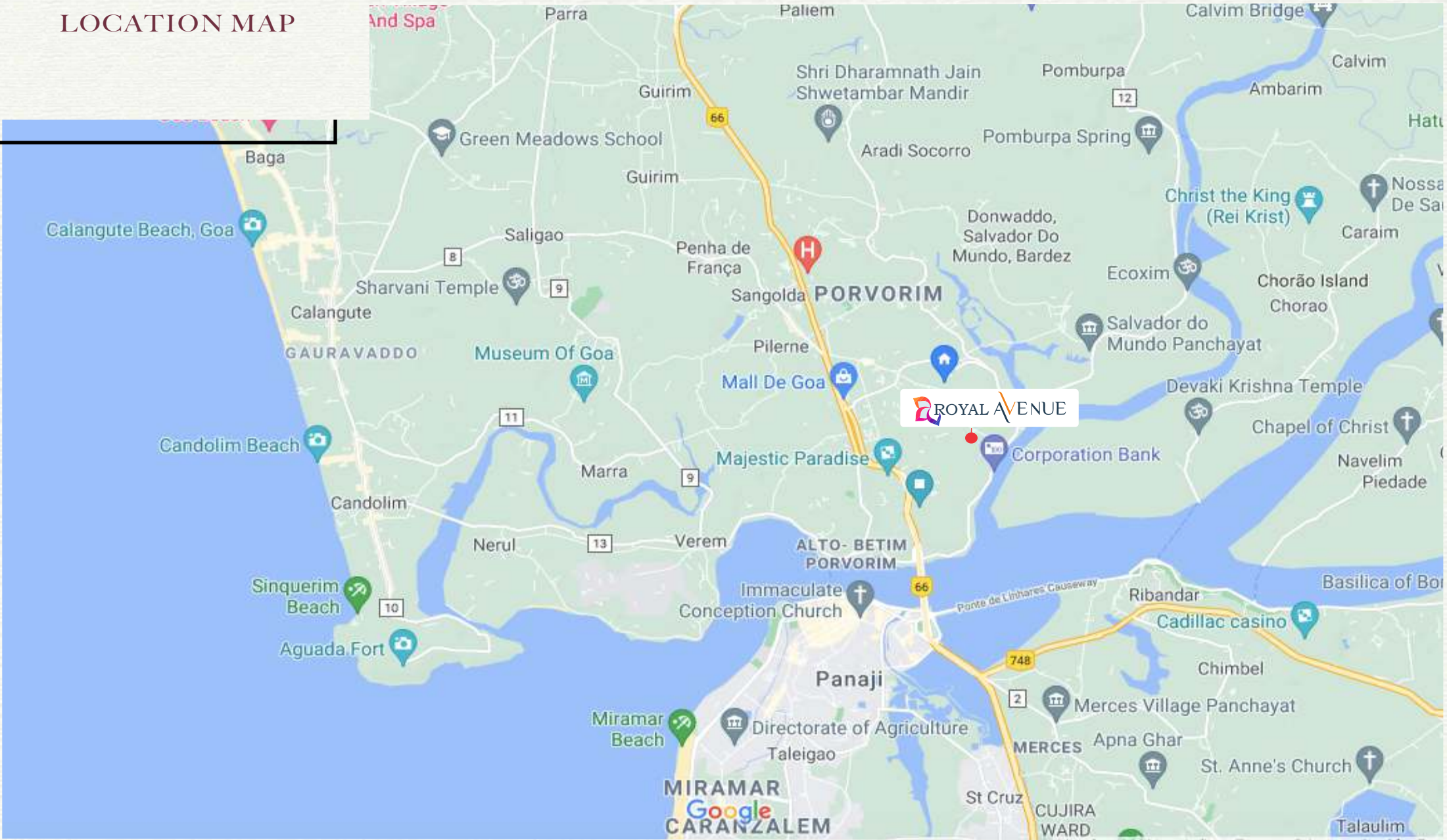
Here, the boundaries between the ocean and everyday life have been erased; the sand, the sky and the sea welcome you and your loved ones to your own isle of calm.

THE WORLD AT THE CROWNING GLORY OF MANDOVI RIVER - PORVORIM

For years, Mandovi river, Porvorim has retained its glory as an upscale neighborhood in North Goa, just next to capital of Goa state. Being closest to the sea, this sought-after locality comes with breathtaking views and the tranquillity of the bay that is enjoyed by a privileged few. It's posed as residential hotspot, with its seamless connectivity to the North and South Goa as well as to all beaches, entertainment's and tourist spots.



LOCATION MAP



An architectural rendering of a modern building entrance. The building is white with large glass windows and a prominent white overhang with dark slats. In the foreground, there is a wooden sign with the text 'ROYAL AVENUE' and 'GHD INFRA DEVELOPERS'. The scene is surrounded by lush tropical landscaping, including palm trees and a water feature in the foreground. The sky is clear and blue.

FOR ALL THOSE WHO DESERVE A GRAND WELCOME

Three enchanting tower lobbies, with a soothing water cascade and an open-air drop-off, are positioned for a warm welcome. Life here is meant to transport you to a realm of sheer luxury.



BUILT ON THE FOUNDATION OF LUXURY

Allow yourself to be enchanted with the magnificence of Royal Avenue. The majestic entrance to your house is artificial intelligence-enabled, your ride is exclusively from the main entrance to your residence. There's a separate parking levels, that ensure absolute safety.




**OPULENCE AT ITS
GREENEST BEST**

Take in the forest atmosphere which will elicit a sense of peace and calm. revel in distinguishing features like a landscape at the ground level, complete with a boardwalk with night light effects and pedestrian trails.

YOUR RELAXATION OASIS IS JUST A ELEVATOR RIDE AWAY

Revitalize yourself in the expansive infinity swimming pool or simply enjoy exquisite treatment at the spa. The business lounge here is perfect for those odd hour meetings, followed by your daily health warmups at state-of-art gym. Host a romantic dinner for two or a party for a hundred; banquet hall and party lawn are all at your disposal.



A woman with long dark hair, wearing a yellow top and a blue patterned skirt, is swinging happily on a rope swing. She is suspended in the air, with her arms holding onto the rope and her legs tucked up. The swing is attached to a thick tree branch that extends from the top right corner of the frame. The background is a stunning tropical landscape featuring a clear, turquoise sea, a sandy beach in the foreground, and lush green hills in the distance under a bright blue sky. The overall scene is bright and cheerful, capturing a moment of pure joy and relaxation in a beautiful natural setting.

BLESSED BY THE GODS
KISSED BY THE SEA
THIS HOME IN PORVORIM
HAS IT ALL

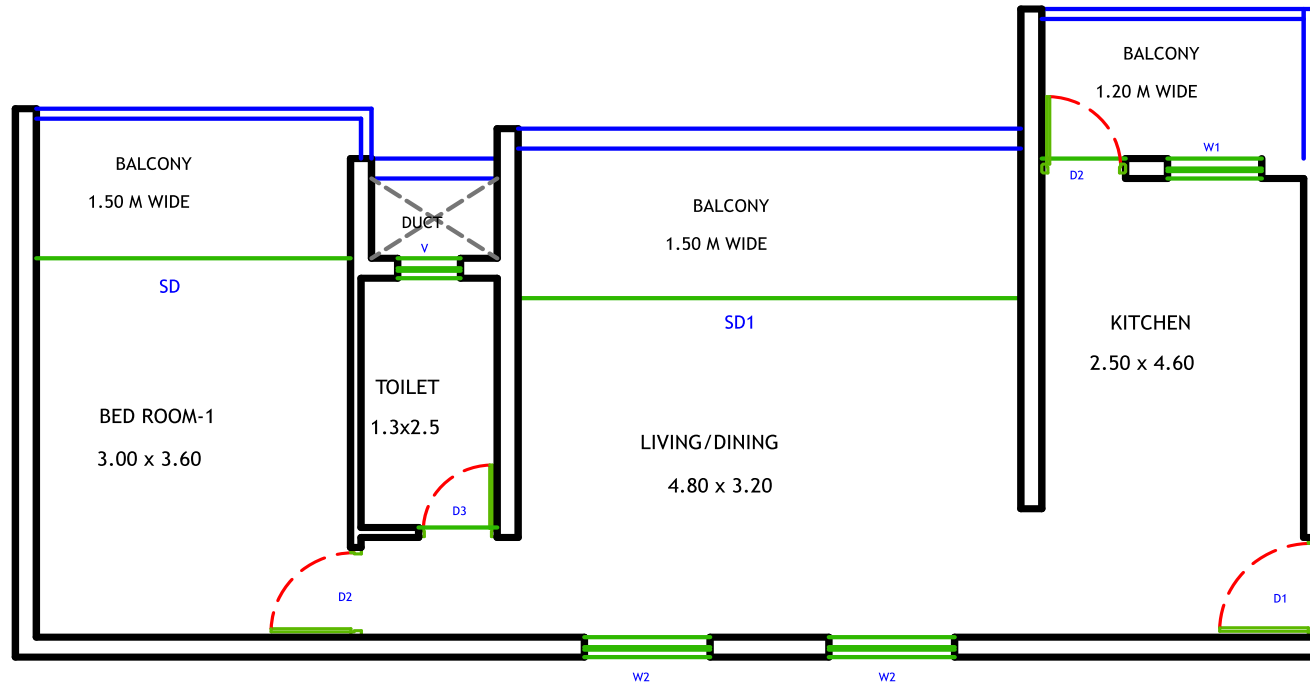
At Royal Avenue, each residence enjoy a cutting edge cosmopolitan living met by the tranquillity of green living. Bask in the most spectacular view of the green and river, from the best seats of house.

A Floor Plan is a visual representation of your dream home from the above, here at royal Avenue we make you feel to believe your self a king by owning a king size house. Each rooms has designed with spacious features and the master room has its own class. the living room defines luxury .

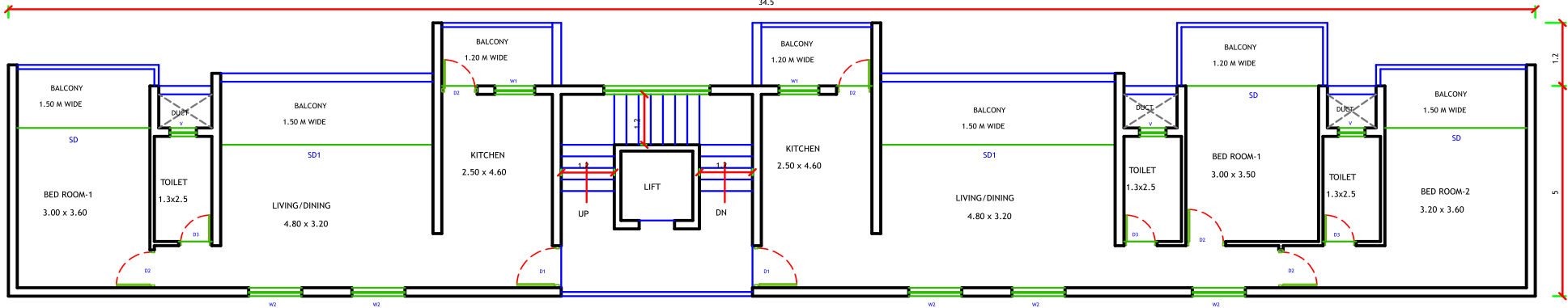


FLOOR PLAN

Size - 1BHK- 807.30 Sq.Ft. /75.00 Sq.Mtrs.



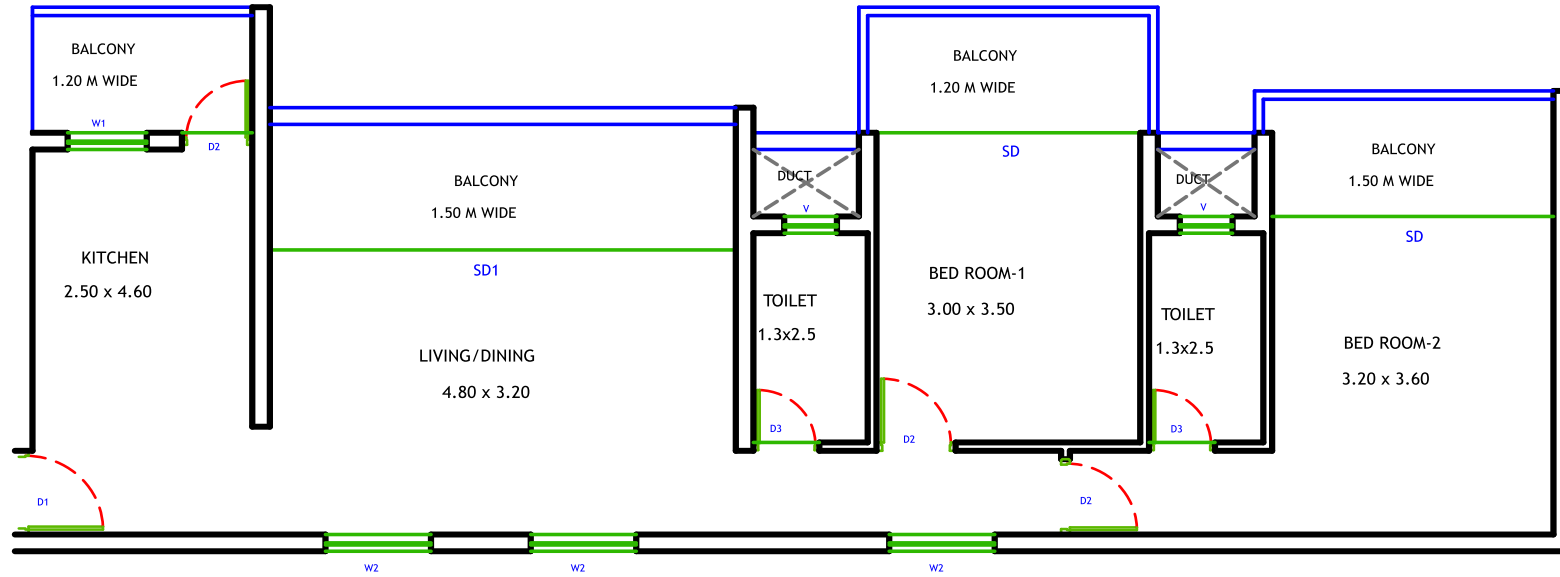
1ST FLOOR TO 4TH FLOOR PLAN



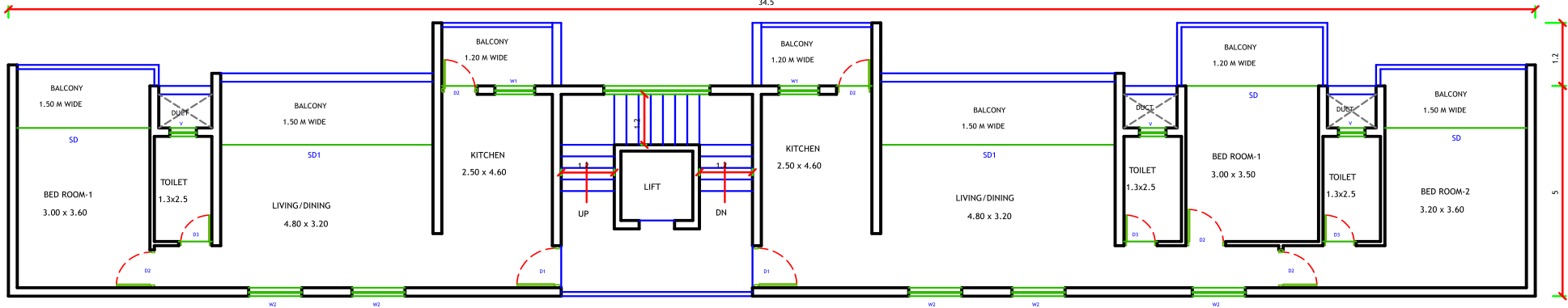
Block A, B, C & D

FLOOR PLAN

2BHK- Size - 1184.04 Sq.Ft. / 110.00 Sq.Mtrs.



1ST FLOOR TO 4TH FLOOR PLAN

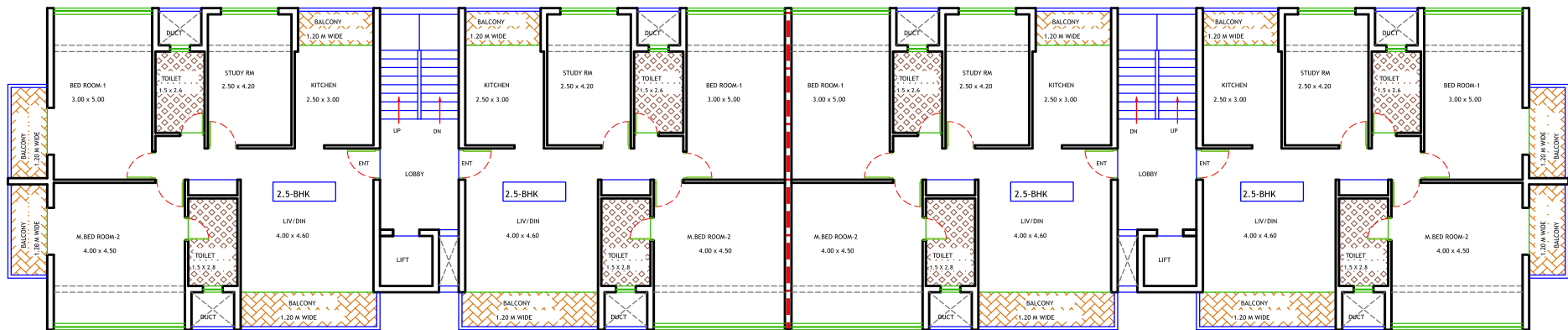


Block A, B, C & D

FLOOR PLAN



2.5 BHK
Size - 1291.68 Sq.Ft. / 120.00 Sq.Mtrs.



BLOCK 'E'

BLOCK 'F'

Block E & F
1ST FLOOR TO 4TH FLOOR PLAN

SPECIFICATIONS



Bedroom

- Lighting fixtures & fan
- Gypsum plaster
- UPVC windows
- Terrazo tiles or equivalent

Bathroom

- Lighting & fixtures
- UPVC windows
- Duco / Italian PU coated doors
- Antiskid / Terrazo floor tiles
- 8 ft. marble / tile height on walls
- Fitting of Jaguar / Kohler or equivalent

Structure

- Water proof terrace / sundeck
- Raised plinth level
- RCC framed structure
- Internal walls of Laterite Stones
- ISI Grade iron bars for stronger structure
- External paint (Plastic Emulsion or equivalent)

Balcony

- Antiskid tiles
- Spot LED lights & fan
- Iron grip of modern design
- Seepage protection treatment in balcony

Kitchen

- Lighting & Fixtures
- Fittings of Jaguar or equivalent
- Granite counter
- Stainless steel sink
- UPVC windows
- Duco / Italian PU coated door

Electrical

- Telephone wiring in living and Bedrooms
- High quality modern switches & protective MCBs
- Satellite TV / DTH wiring
- Copper wiring & PVC concealed conduit
- Sufficient light & power points
- Low consumption electricity lighting provision.

Living fixtures & Fan

- Duco / Italian PU coated doors
- UPVC windows
- Terrazo floor tiles / Italian marble

External

- Beautiful Landscaping
- Beautiful & relaxing sun decks near pool
- Electric vehicle charging points
- Proper Seepage treatment provision

Swimming Pool

- swimming pool

AMENITIES

Gymnasium
Pool deck
Temperature-controlled pool
Yoga lawn
Party lawn
Open air Jacuzzi

Stepped garden
Alfresco dining
Viewing deck
Aroma garden
Meditation corner
Cycling track
Meeting plaza

Multi-utility games area
Outdoor barbeque
Senior citizens area
Childrens play area
Jogging track
Play lawn
Yoga room

Open basketball, open footsol,
open badminton court (Fire
engine driveway in case of
emergency)
Pet corner
Boardwalk
Putting green





OUR PROJECTS

in & around Goa



