



LET GHD INSPIRE YOUR LIVING !



Armed Foces Welfare Housing Organization



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

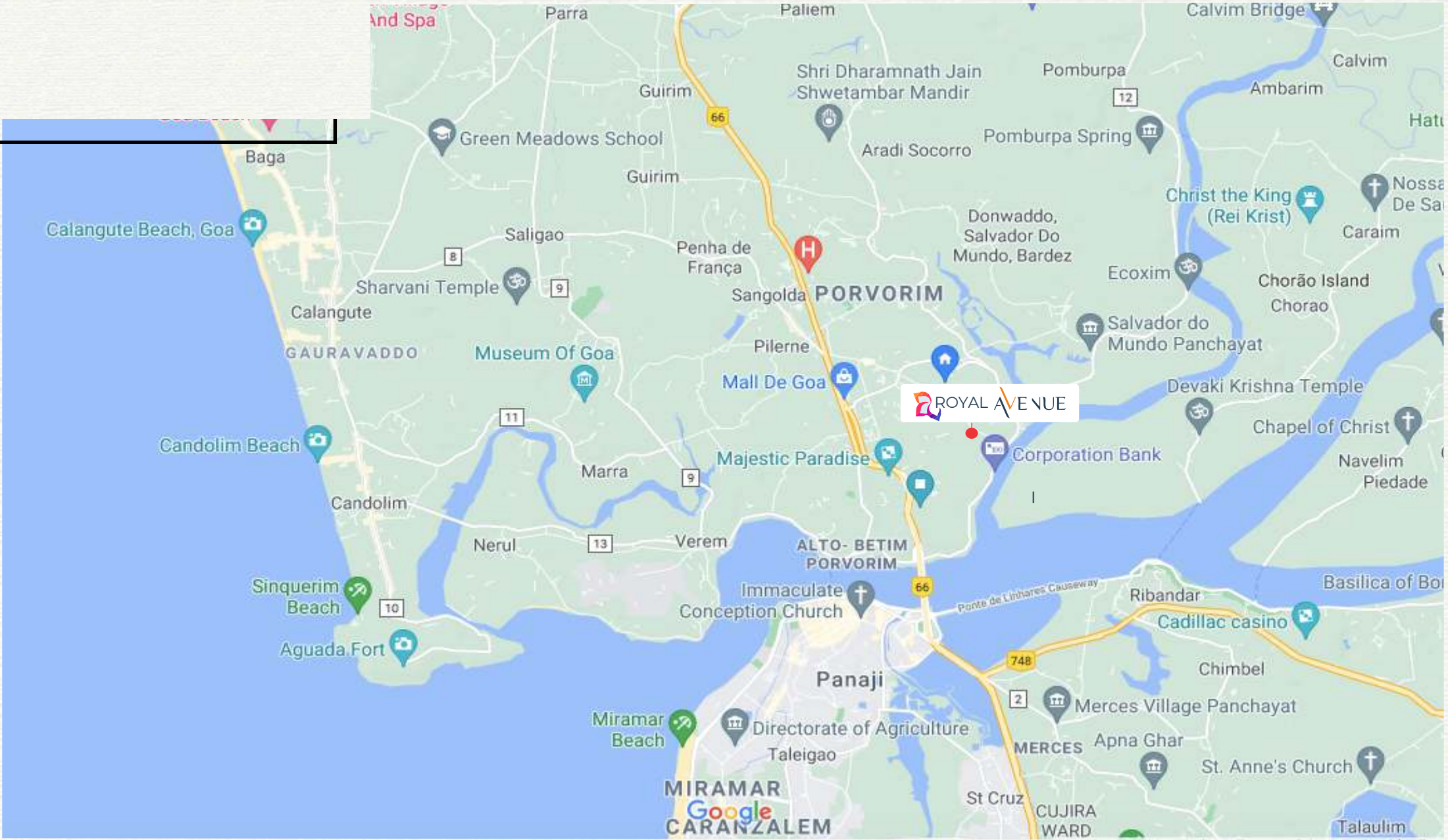
Some designations reflect your journey in life, and entering the premises of Royal Avenue at Porvorim, GOA is that glorious feeling when you know you have arrived. Soaring beyond the city skyline, on one of the largest next to the Arabian Sea, along with Mandovi River, are bespoke green view residences.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



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.





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

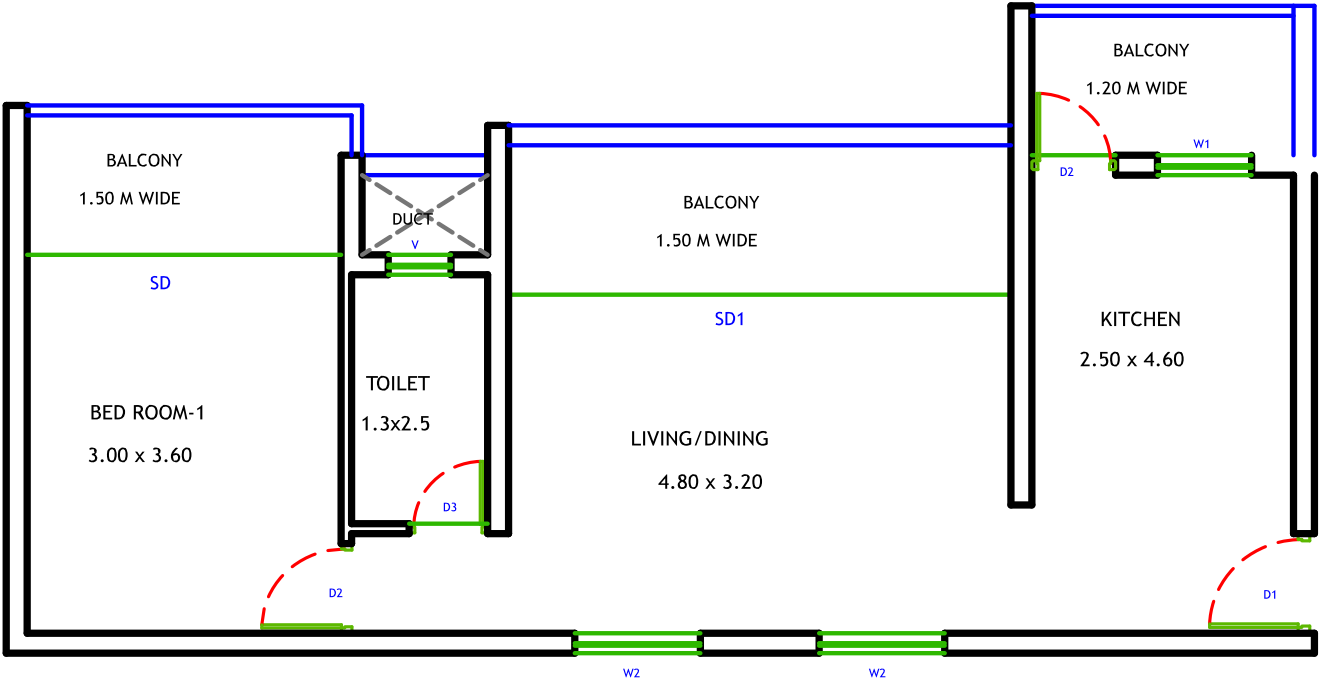
At Royal Avenue, each residence enjoy a cutting edge cosmopolitan living met by the tranquillity of green living. Bask in the most spectacular view of the green and river, from the best seats of house.

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 room has designed with spacious features and the master room has its own class. the living room defines luxury .

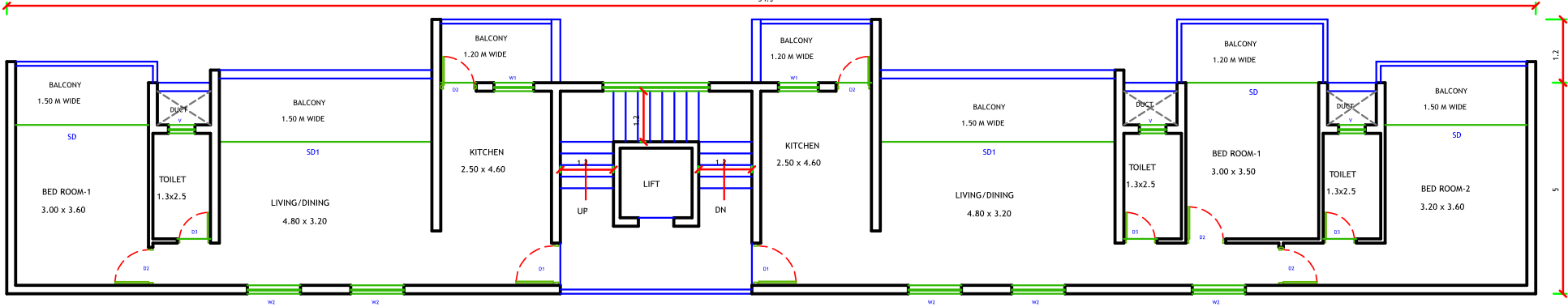


FLOOR PLAN

Size - 1BHK- 807.30F SLqO.FOtR. / P7L5A.0N0 Sq.Mtrs.



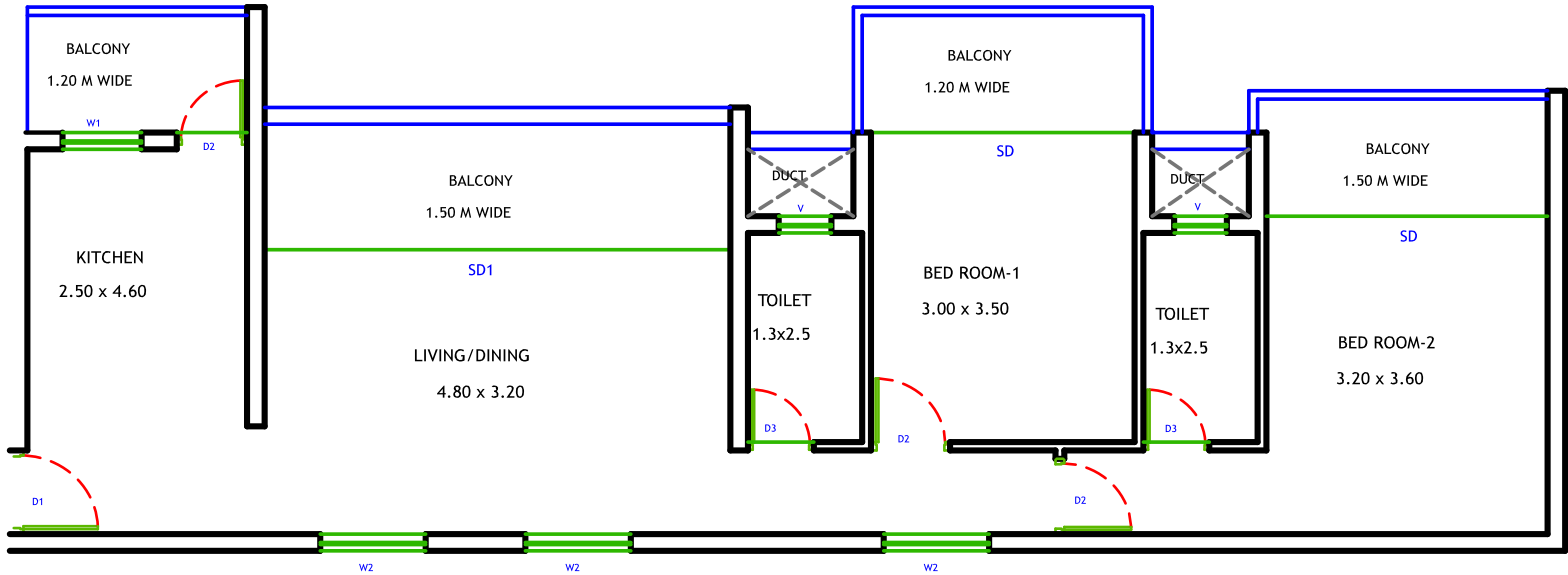
1ST FLOOR TO 4TH FLOOR PLAN



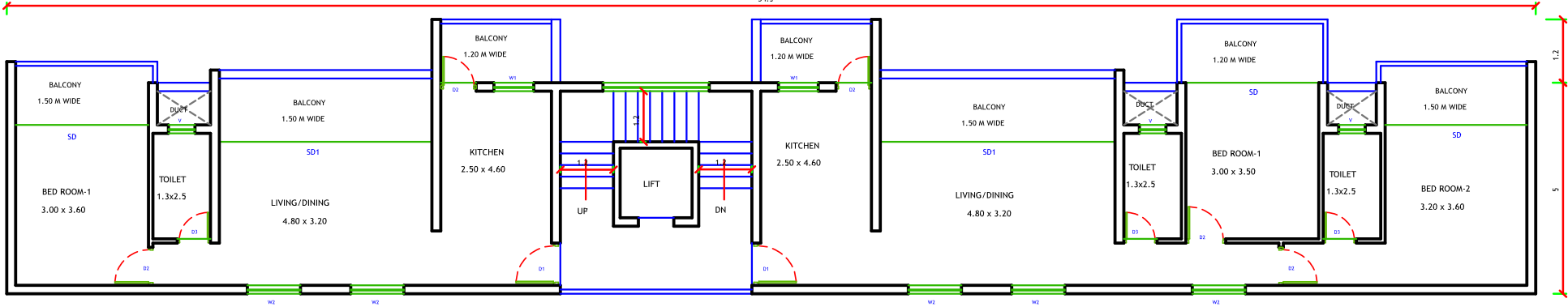
Block A, B, C & D

FLOOR PLAN

2BHK- Size - 1184.0F4L SOqO.FRt .P /L1A1N0.00 Sq.Mtrs.



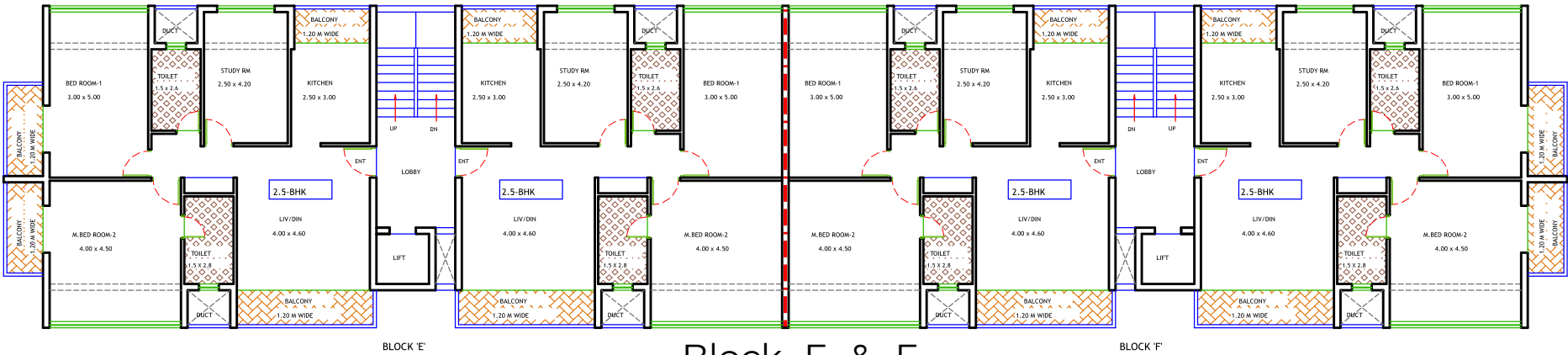
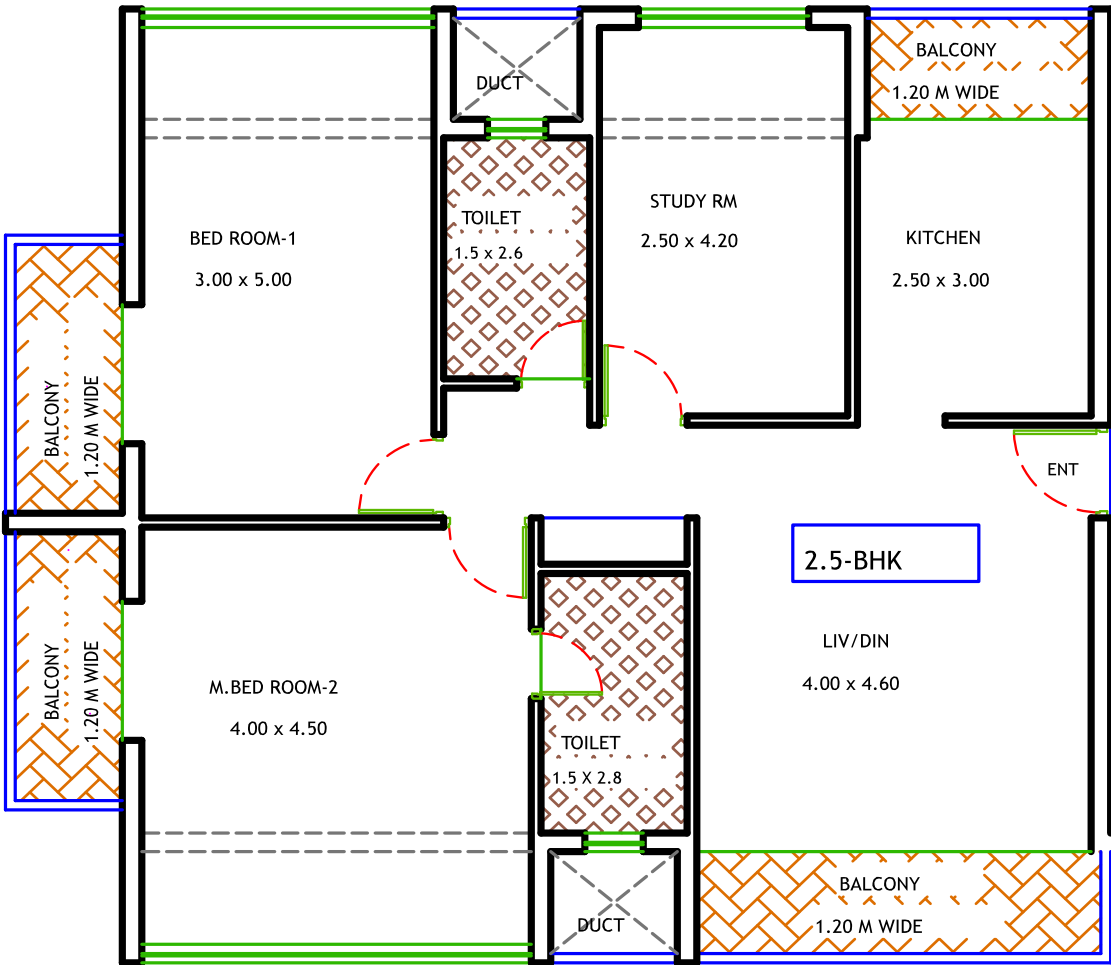
1ST FLOOR TO 4TH FLOOR PLAN



Block A, B, C & D

FLOOR PLAN

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



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



SPECIFICATIONS

Bedroom

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

Bathroom

- Lighting & fixtures
- UPVC windows
- Duco / Italian PU coated doors
- Antiskid / Terrazzo floor tiles
- 6 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 grill 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
- Terrazzo 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	Stepped garden
Pool deck	Alfresco dining
Temperature-controlled pool	Viewing deck
Yoga lawn	Aroma garden
Party lawn	Meditation corner
Open air Jacuzzi	Cycling track
	Meeting plaza
Multi-utility games area	Open basketball, open footsol,
Outdoor barbeque	open badminton court (Fire
Senior citizens area	engine driveway in case of
Childrens play area	emergency)
Jogging track	Pet corner
Play lawn	Boardwalk
Yoga room	Putting green





OUR PROJECTS

in & around Goa





ARMED FORCES WELFARE HOUSING ORGANIZATION

MARKETED BY

AFWHO

PLEASE GET IN TOUCH WITH US FOR MORE DETAILS

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