



ARMED FORCES WELFARE HOUSING ORGANISATION

 **CIDA DE LUXORA**

Timeless Exclusivity

CIDA DE LUXORA

A beacon of unrivaled opulence, where 'Cida' echoes the grandeur of ancient cities, and 'Luxora' evokes the radiance of Roman wealth and splendor.

*Images used are for reference purpose only

 CIDA DE LUXORA

Welcome To Luxurious Legacy

At Cida De Luxora,
experience the splendour of Rome imagined
for the modern era.

Here, every detail is meticulously crafted to
offer an unparalleled lifestyle of elegance
and sophistication



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CIDA DE LUXORA

Mini Rome, Modern Majesty



Meticulously landscaped 11 acres



Expansive and Spacious Luxury Villa Plots starting from **600 sq yards**



Perfectly poised for crafting your bespoke residence



Strategic accessibility and sublime **privacy**, this enclave is your gateway to a refined lifestyle

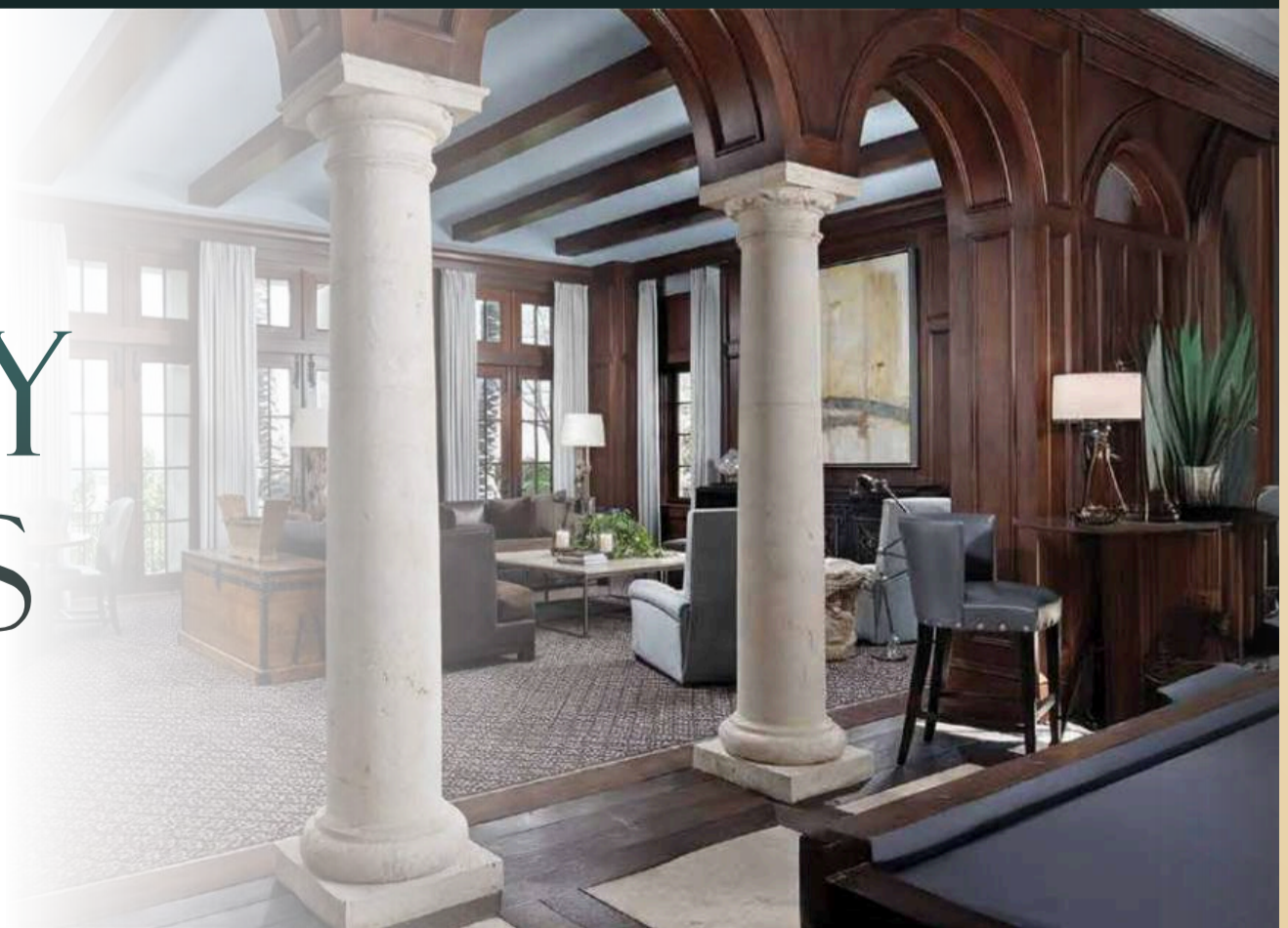
LUXURY
VILLA
PLOTS



LUXURY
SHOPS





LUXURY
OFFICES



 CIDA DE LUXORA

Luxury Villa Plots

600 sq Yards Onwards

-  **600 sq yards Luxury Villa Plots:** Ample spaces to build your dream villa, offering luxury & freedom in design
-  **Unmatched Location:** 2 mins from Mumbai-Goa Expressway (National Highway-66), bang on State Highway-180 with road leading directly to White Sand beach
-  **Limited Availability:** Only a selected number of plots available, making this is a rare investment opportunity




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Luxury SHOPS

(LUXORA FOURM)

 **Exclusive Retail Units:** Limited high - end retail outlets, ideal for luxury brands and bespoke boutiques

 **Prime Location:** 2 minutes from National Highway-66 , premium high - end luxury retail shops


 **Business and Leisure Hub:** A vibrant space combining upscale dining, shopping and entertainment facilities

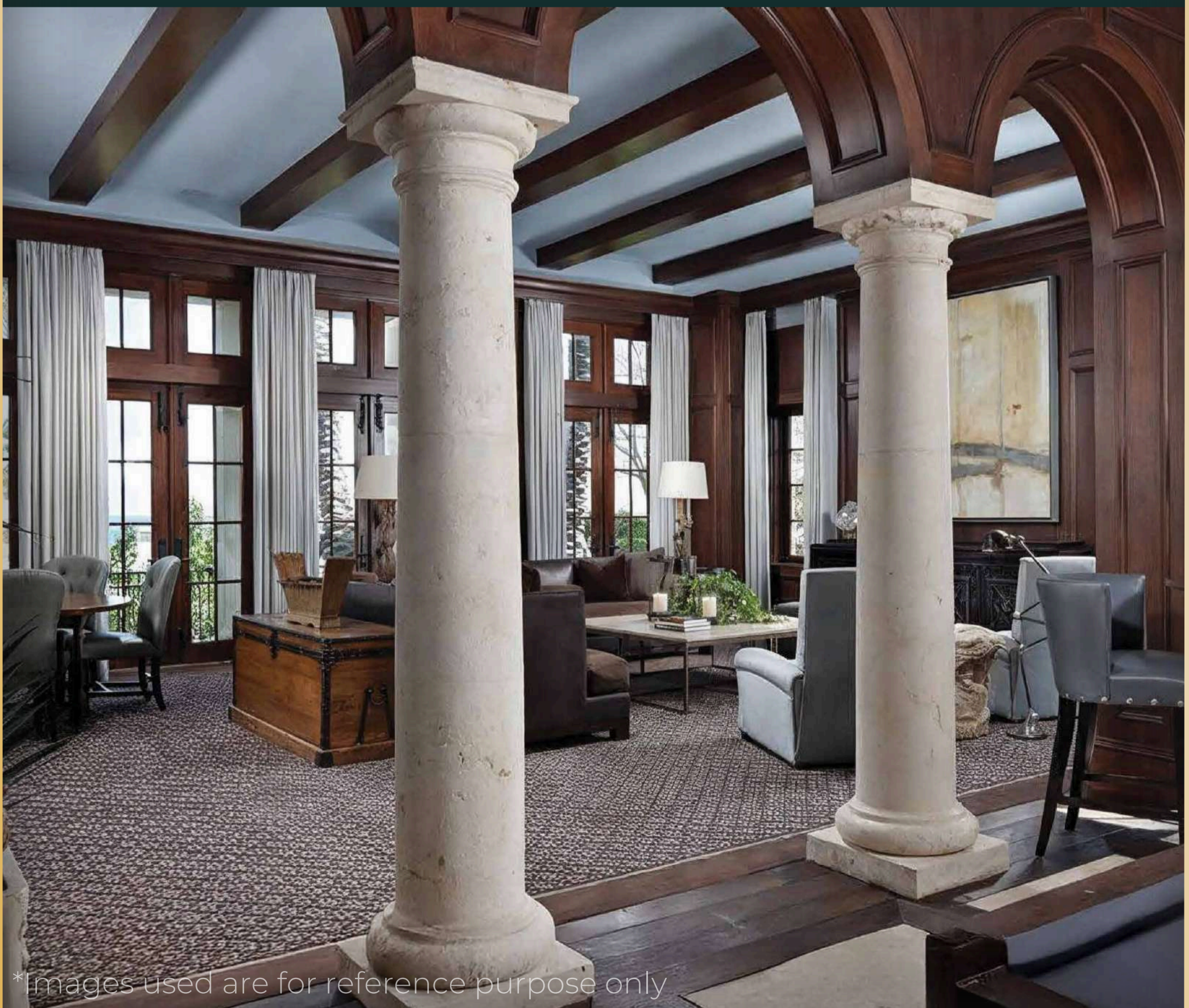
 **Upcoming Commercial Plaza:** A modern destination integrating retail, banking and professional spaces — featuring banks, ATMs, and essential services for a complete business ecosystem.



Luxury offices

 **Prestigious Address:** An address that reflects the status of business located within

 **Prime Location Advantages:** Located on State highway 180, highway facing, ensuring excellent connectivity, opportunities, business



 CIDA DE LUXORA

Introducing

Luxora forum

The Roman High Street of Maha Goa



LUXURY. LEISURE. LIVELIHOOD
All in One Address

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CIDA DE LUXORA

COMMERCIAL COMPLEX LUXORA FORUM

 **Boutique Multiplex & Gaming Arcade:**
The first curated entertainment zone in
Maha-Goa.


 **Luxury Salons & Wellness Spas:**
Premium grooming and Ayurveda-inspired
studios for residents and travellers alike.

 **Bank ATMs & Financial Lounges:**
Convenience anchors that ensure daily
engagement and consistent footfall.


 **Cafés, Dessert Bars & Wine Lounges.**


EVERY DETAIL HAS BEEN CRAFTED TO BLEND SEAMLESSLY
WITH THE REGAL ATMOSPHERE, ALLOWING YOU
TO ENJOY SERENE LIVING WITH THE ASSURANCE OF
UNCOMPROMISED SECURITY

COMMERCIAL COMPLEX LUXORA FOURM

 **Laundromats & Daily Convenience Stores:**
Modern-day essentials designed for the villa community's everyday ease.








 **Boutique Offices & Co-Working Suites:**
Highway-facing, sunlight-optimised workspaces for consultants, founders and creative professionals.

 **Fitness & Yoga Studio:**
Mind-body wellness spaces that elevate the daily rhythm of the community.

 **Pet Café & EV Charging Bay:**
Quirky yet future-ready touchpoints that give the forum its modern, youthful pulse.

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UNCOMPROMISED SECURITY

Luxuriate In Lavish amenities

-  24/7 Concierge Services
-  Sustainable Living Features
-  Exclusive Clubhouse
-  Commercial Hub - Luxora Forum
-  High-End Fitness Center & Wellness Spa
-  Landscaped Gardens & Walking Trails
-  Gated Community with 24/7 Security

And Many More.....

EVERY DETAIL AT CIDA DE LUXORA
ENHANCES YOUR QUALITY OF LIFE



CIDA DE LUXORA

SECURE AND ADVANCED



24/7 Security Surveillance



Advanced Smart Home Systems



Access Control & Privacy



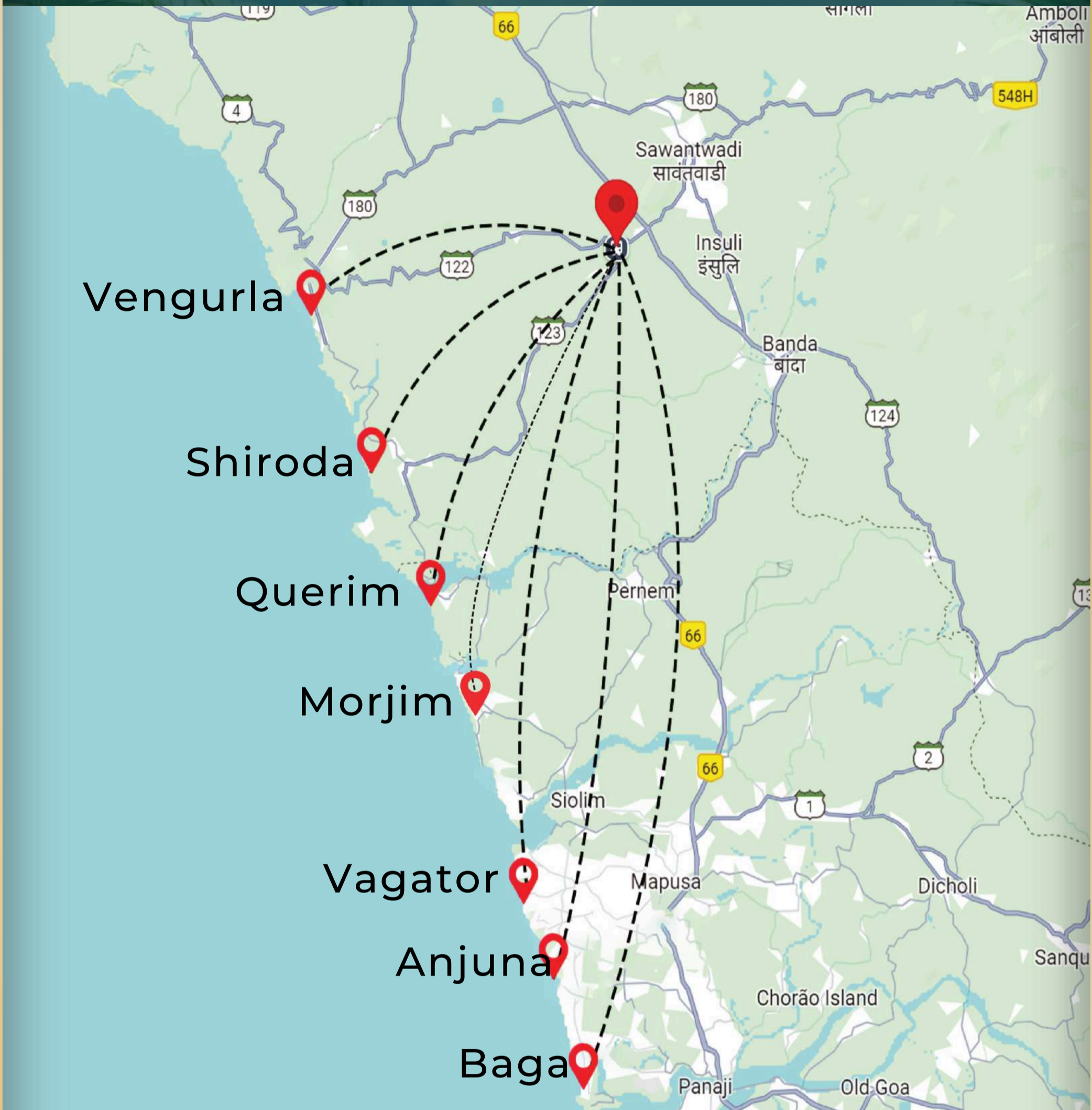
Blending Luxury with Security

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CENTRALLY LOCATED,
CULTURALLY RICH

 CIDA DE LUXORA



NEARBY BEACHES



15MIN
VENGURLA

20MIN
SHIRODA

25MIN
QUERIM

35MIN
MORJIM

40MIN
VAGATOR

45MIN
ANJUNA

50MIN
BAGA

NEARBY CONNECTIVITY



RAILWAY STATION
(sawantwadi)

10 MINS

INTL. AIRPORT
(mopa)

35 MINS

DOMESTIC AIRPORT
(chipi)

40 MINS

BUS STAND
MSRTC (sawantwadi)

15 MINS

Because Address Matters

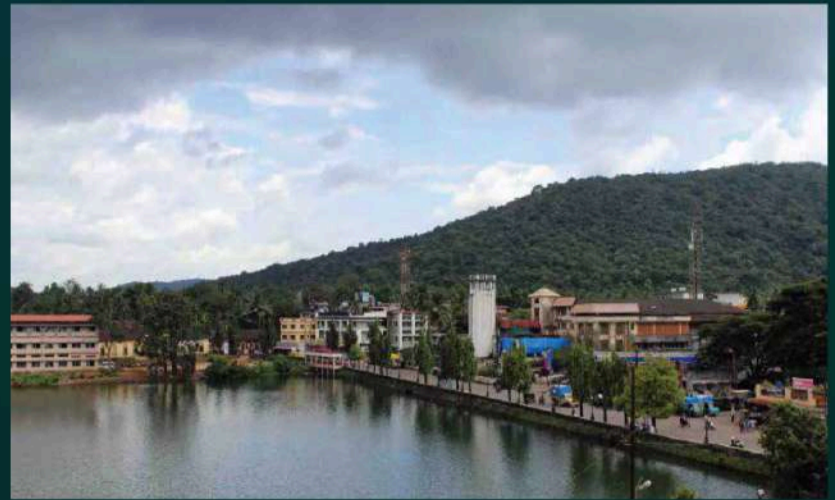
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CIDA DE LUXORA

TOURIST HOTSPOTS NEARBY



SAWANTWADI PALACE
12 MINS (SH123)



MOTI TALAO
12 MINS (SH123)



AMBOLI WATERFALL
12 MINS (SH123)

SOCIAL INFRASTRUCTURE



SCHOOL & COLLEGES

SINDHUDURG SAINIK SCHOOL & JUNIOR COLLEGE
45 MINS (NH 548H)

KHEMRAJ MEMORIAL ENGLISH SCHOOL
12 MINS (NH66)

KCR INSTITUTE OF HOTEL MANAGEMENT
2MINS

YASHWANTRAO BHONSALE POLYTECHNIC
15 MINS (SH123)

MAI INSTITUTE OF HOTEL MANAGEMENT
3 MINS



HOSPITALS

SUB DISTRICT HOSPITAL
12 MINS (MH SH 123)

YASHRAJ HOSPITAL
11 MIN (via sH 123)

SHAHU HOSPITALS
6MIN (Via SH 123 and 122)

GADRE HOSPITAL, SWANNTWADI
15 MINS (VIA SH 123, NH 548H)

A legacy investment

INVESTING INCIDA DE LUXORA MEANS
SECURING A PIECE OF TIMELESS LUXURY

 Significant Capital Appreciation

 Strategic Locations

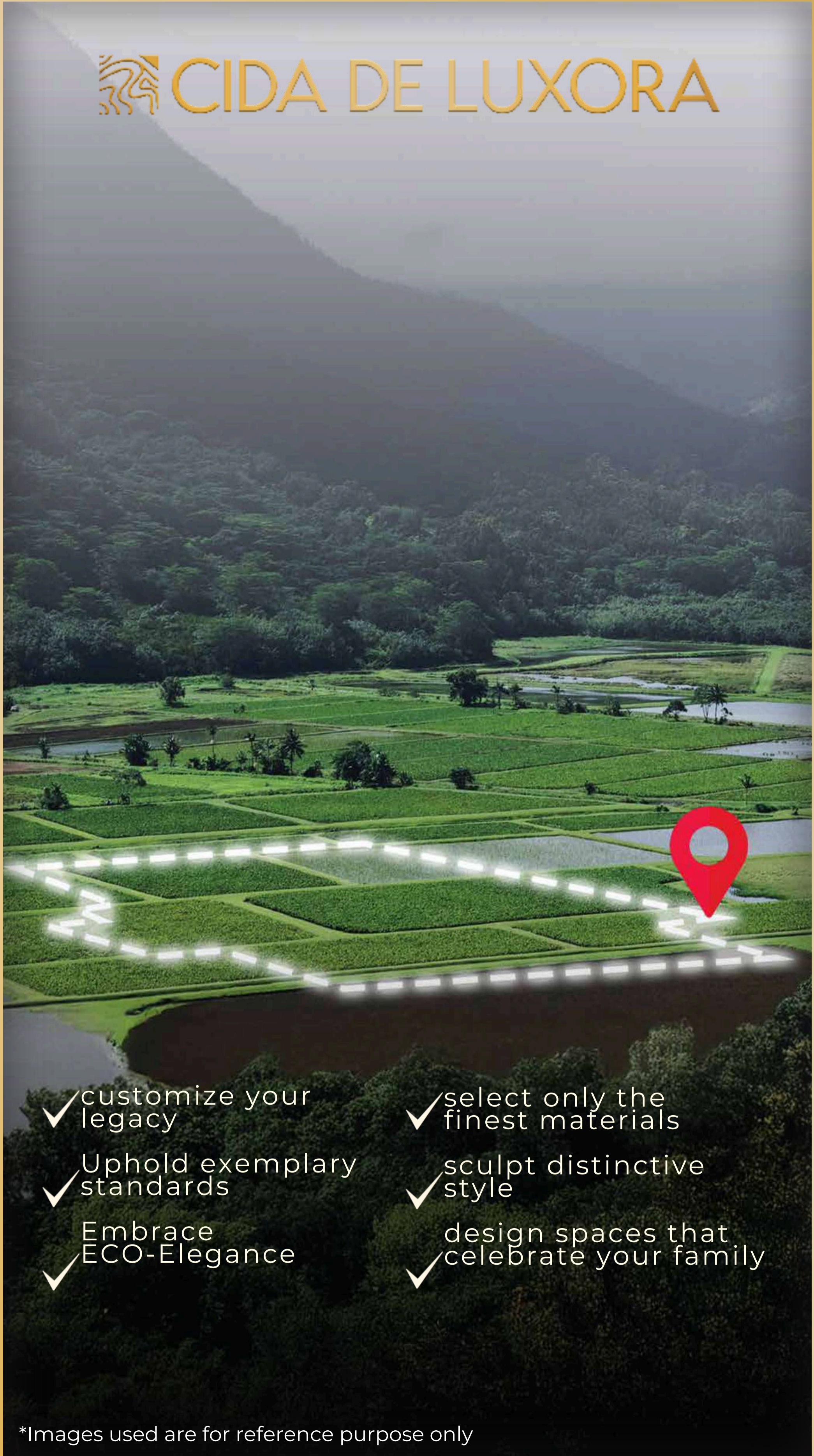
 Limited-Edition Exclusivity

 Long-Term Financial Gain

WITH ITS UNIQUE ROMAN - INSPIRED DESIGN AND
STRATEGIC LOCATION, YOUR INVESTMENT POISED FOR
BOTH PERSONAL ENJOYMENT AND FINANCIAL APPERCIATION



CIDA DE LUXORA



✓ customize your legacy

✓ Uphold exemplary standards

✓ Embrace ECO-Elegance

✓ select only the finest materials

✓ sculpt distinctive style

✓ design spaces that celebrate your family

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Limited availability maximum trust

 **GOVERNMENT - APPROVED PROJECT**

Full compliance with all regulatory standards, ensuring security and transparency

 **BANK LOAN AVAILABILITY**

Financing options available through leading banks, making your investment both convenient and secure

 **STATE-OF-THE-ART CLUBHOUSE**

Featuring world - class, international amenities for wellness, fitness and recreation

 **LIMITED EDITION OPPORTUNITY**

With a very limited number of villa plots, commercial spaces, and office units, this is a rare opportunity to own a piece of luxury. Register your interest today before prices open and secure your place in this exclusive community!

 **TRUST AND PRESTIGE**

Backed by regulatory approval and financial institution support, Cida De Luxora offers not only luxury but also a safe, secure investment opportunity

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