

Your Own Private Paradise



PN REAL ESTATE  
DEVELOPERS & BUILDERS

presents

Adhiraj

Imperial Greens

at Verla - Bardez - Goa

Exclusive 3 Bedroom Villas and Twin Villas in the lap of nature

Project approved by  **ICICI Bank**

# Goa... the dream holiday destination!



Goa, popularly known as "the Pearl of the east" is a kaleidoscopic blend of Indian and Portuguese cultures, enhanced with sun, sea, sand, seafood and rich heritage.

Famous for its baroque architecture, whitewashed churches, Shimmering stretches of sandy shores fringed with palm groves, a booming and vibrant night life, eclectic music and friendly local festivals and bazaars, its a haven for those who want to steep themselves into a fun loving, rich and vibrant community.



Adhiraj Imperial Greens at Verla, Bardez, Goa is situated in a convenient location bringing you closer to every urban amenity.

Surrounded by lush greenery, the homes offer you wide expanses of field views.

The north Goa beaches, with their sandy shores and their beautiful waters are just a 10 minutes drive away. Be treated to a wide array of delectable restaurants along the sea belt, lively night clubs, the famous saturday night market buzzing with activity and fun fare and the Go Karting track.

Ideally located the homes also have easy access to road networks to major cities like Panjim and Mapusa, hospitals, supermarkets and the NH17 Highway which is just 2 km away.

The ever growing suburb of Porvorim is a short distance away. Porvorim hosts the biggest mall in Goa, Mall De Goa, theaters, restaurants, supermarkets, financial and educational centers.



## LOCATION MAP





SCHEME LAYOUT



Number	Area
Villa 1	211.09 Sqm
Villa 2	211.09 Sqm
Villa 3	211.09 Sqm
Villa 4	211.09 Sqm
Villa 5	211.09 Sqm

Number	Area
Villa 6	211.09 Sqm
Villa 7	211.09 Sqm
Villa 8	211.09 Sqm
Villa 9	211.09 Sqm
Villa 10	211.09 Sqm

Number	Area
Villa 11	214.32 Sqm
Villa 12	211.09 Sqm
Villa 13	211.09 Sqm
Villa 14	214.32 Sqm
Villa 15	214.32 Sqm

Number	Area
Villa 16	214.32 Sqm
Villa 17	211.09 Sqm
Villa 18	211.09 Sqm
Villa 19	214.32 Sqm
Villa 20	214.32 Sqm

Number	Area
Villa 21	211.09 Sqm

## PROJECT SPECIFICATIONS

Structure : RCC framed earthquake resistant structure as per approved design. Laterite Stone masonry.

Flooring : Vitrified flooring in entire villa except bathrooms

Wall finish : External walls with Apex or equivalent. Internal walls ready with plastic emulsion.

Doors & Windows : Main door shall be teak wood, internal doors shall be flush doors. Balcony french doors and windows shall be imported frames with glass fill in, sliding type. Toilet doors shall be FRP make.

Kitchen : Granite topped kitchen platform with stainless steel sink and 2ft height ceramic tiles dado above with necessary electrical and plumbing connections

Bathrooms & Toilets : Bathroom walls shall be fitted with ceramic tiles with dado up to the ceiling and flooring shall be of anti-skid ceramic tiles. Jaguar fittings or equivalent with provision for geyser. All sanitary wares shall be of white color of Cera or equivalent make.

Water supply: Water shall be stored in an underground storage water sump which shall be pumped to an over head tank.

Electricals : 3 phase concealed high quality wiring with premium modular switches. Provision for AC, water purifier, washing machine, Power inverter, cable TV and telephone point in each unit.

## LIFESTYLE AMENITIES

Secured Gated complex

24 hrs Security with CCTV

Gymnasium

Swimming Pool with deck area

Clubhouse

Wooden flooring in Master Bedroom

Common lighting with backup

Society office

Landscaped garden

Glass partition in master bathroom

Modular kitchen

Individual Plunge Pools



Artist's Impression - Furniture and fixtures not provided by the builder



Artist's Impression of Villa

## Designed for Luxury and Privacy

Goa stands out in India for its Portuguese colonial architecture and heritage.

Adhiraj Imperial Greens has been designed keeping this in mind. The homes speak of charming Portuguese details and finishes which enhance your living experience.

THE  
TWIN VILLA

Artist's Impression of Clubhouse and Pool area



Experience Resort Style Living in a Gated Community

Relax and rejuvenate your senses in your Exclusive Clubhouse and Gymnasium



Designed with sheer indulgence in mind

Immerse yourself into quaint Portuguese Colonial Architecture and Heritage



# THE INDEPENDENT VILLA

Artist's Impression of Villa

## REAR POOLSIDE VIEW OF THE TWIN VILLA

Artist's Impression of Villa





# VILLA TYPE 1

Typical Villa No. 1,3,5,7,9,12,16,18,20



## VILLA TYPE 2

Typical Villa No. 2,4,6,8,10,13,17,19,21

Artist's Impression - Furniture and fixtures not provided by the builder