



**GHD GROUP**  
YOUR DREAM... WE DELIVER...

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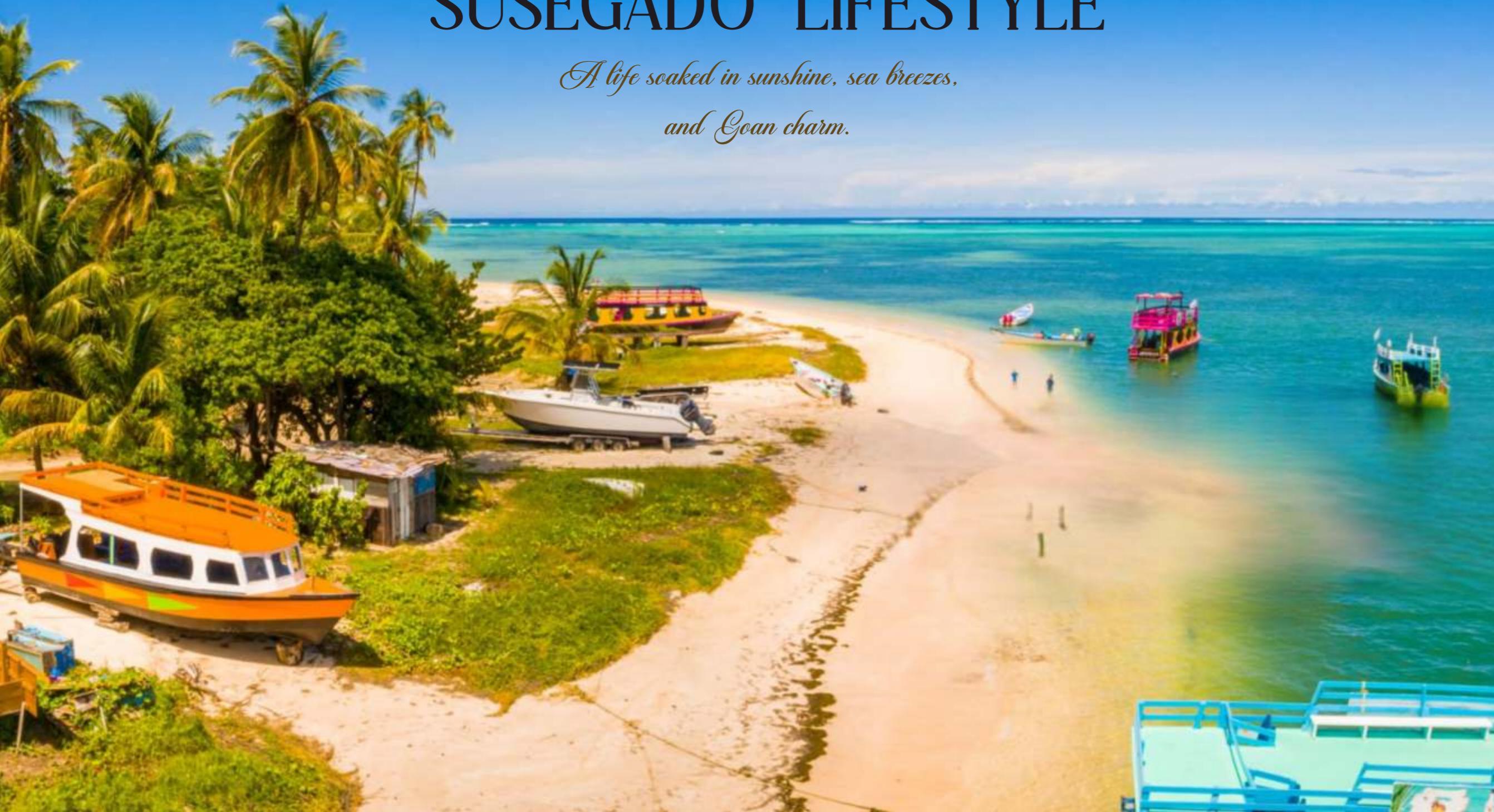
**CRONICA**

*Harmony in Every Villa. Balance in Every Breath.*



# “SUSEGADO” LIFESTYLE

*A life soaked in sunshine, sea breezes,  
and Goan charm.*



*Where Every Arrival Begins a  
New Journey of Timeless Memories*

## Welcome to Goa—

a land where the serene embrace of pristine beaches meets the vibrant rhythm of life. Here, the golden sands whisper tales of relaxation by day and come alive with electrifying nightlife under the stars. Cozy cafes serve up sumptuous delicacies, each dish a story of flavors, while the coastline beckons thrill-seekers to dive into endless water sports adventures. Goa is a symphony of contrasts, where nature's magic wand weaves a calming spell, offering spiritual tranquility amidst lush greenery.

Yet, it's also a stage for pulsating carnivals, casino thrills, and unforgettable celebrations. Steeped in a rich tapestry of heritage, beauty, and endless entertainment, this is a haven where life shifts effortlessly between moments of quiet solace and bursts of excitement. A destination of irresistible charm, Goa never fails to amaze. It's the perfect escape from the monotony of everyday life, a place that captures the heart and lingers in the soul. Quaint houses and charming churches dot the landscape, while the frenzy of North Goa's clubs and beachside shacks offer endless energy.

Goa is the ultimate harmony of chaos and calm—a destination that tops your wishlist, no matter the season, no matter the reason. Here, every corner is a new memory waiting to be made, every visit a story waiting to unfold.



## *From the land of feni, spice, and serenity - Goa's calling.*

Goa, often referred to as the "Pearl of the Orient," is one of the most beloved tourist destinations in India, celebrated for its unique blend of natural beauty, vibrant culture, and historical charm. Here's a detailed look at why Goa stands out as a top destination:

### **1. Breathtaking Beaches**

Goa boasts over 100 kilometers of coastline dotted with stunning beaches, each with its own distinct vibe. From the lively shores of Baga and Calangute to the tranquil sands of Palolem and Agonda, there's a beach for everyone—whether you're looking for water sports, nightlife, or serenity.

### **2. Rich Heritage and Culture**

Goa's history as a Portuguese colony for over 450 years has left a lasting legacy, evident in its architecture, cuisine, and festivals. The UNESCO World Heritage sites like the Basilica of Bom Jesus and Sé Cathedral showcase its spiritual and historical richness. The vibrant Goan Carnival, São João Festival, and Shigmo are colorful spectacles that draw tourists year-round.

### **3. World-Famous Cashew Feni**

Goa's iconic drink, cashew feni, is a must-try. This locally brewed spirit is deeply rooted in Goan culture and is celebrated for its unique aroma and taste. Pair it with the local cuisine for an authentic Goan experience.

### **4. Culinary Paradise**

Goa's food scene is a melting pot of Portuguese and Indian flavors. From spicy vindaloo, Goan fish curry, and prawns balchao to the variety of fresh seafood, Goa is a haven for food enthusiasts. Beach shacks and fine-dining restaurants serve mouthwatering dishes accompanied by scenic views.





#### 5. Vibrant Nightlife

Goa is synonymous with electrifying nightlife. From beach parties in Anjuna to nightclubs in Baga, Goa has something for every party lover. Its music festivals, like Sunburn and Supersonic, are world-renowned.

#### 6. Adventure and Water Sports

Goa is a paradise for thrill-seekers. It offers a plethora of water sports, including parasailing, jet skiing, scuba diving, and windsurfing. The lush Western Ghats also provide opportunities for trekking, spice plantation tours, and wildlife safaris.

#### 7. Shopping and Souvenirs

Markets like Anjuna Flea Market, Mapusa Market, and Arpora Night Market are treasure troves of souvenirs, jewelry, clothing, and handicrafts. Don't forget to pick up some Goan spices, handcrafted artifacts, and cashew nuts!

#### 8. Natural Splendor

Beyond its beaches, Goa is blessed with stunning natural beauty. The Dudhsagar Waterfalls, lush spice plantations, and Salim Ali Bird Sanctuary are perfect for nature lovers. Goa's scenic backwaters and cruises along the Mandovi and Zuari rivers offer a unique way to explore its charm.

#### 9. Safe and Tourist-Friendly

Goa is considered one of the safest tourist destinations in India, with a welcoming and cosmopolitan crowd. This inclusivity and open-mindedness attract travelers from all walks of life.

In conclusion, Goa offers a perfect mix of relaxation, adventure, culture, and entertainment, making it a standout destination in India. Its charm lies in its ability to cater to diverse tastes, ensuring that every traveler leaves with unforgettable memories.

Whether you're a solo adventurer, a family vacationer, or a honeymooner, Goa has something truly magical to offer.



## Discover Our Journey



### Established in 2006, Pioneers in Real Estate Development

Since its inception, our company has been at the forefront of India's dynamic real estate landscape, consistently capturing opportunities in the fast-growing markets across the country.

Guided by a vision to create enduring value through innovation and excellence, we have demonstrated exceptional growth over the years, earning our place as one of the leading real estate developers in the nation. Our journey is marked by an unwavering commitment to quality, trust, and customer satisfaction.

From conceptualizing projects to executing them with precision, we have raised the bar in real estate development, delivering landmark projects that redefine modern living and hospitality.

#### Diversified Portfolio Across Sectors

In our quest to serve varied market demands, we have expanded our operations across diverse sectors, including premium residential projects and world-class hotel and resort developments. Our expertise spans every aspect of real estate, blending luxury, convenience, and architectural brilliance to craft spaces that enrich lives.

#### A Legacy of Premium Developments

With a track record of delivering 2,75,000 square feet of meticulously designed and executed premium architecture, our projects stand as a testament to our dedication to excellence. From luxury residences to iconic hospitality ventures, our developments embody a perfect synergy of functionality, aesthetics, and sustainability.

Our growth story reflects our relentless drive to innovate and lead, positioning us not just as a developer but as a trusted partner in building dreams. As we continue to expand our footprint, we remain steadfast in our mission to shape the future of real estate and hospitality in India.





## *Unveiling Our Project: Armonia*

A Symphony of Goan-Portuguese Elegance Nestled in the scenic beauty of Thivim, North Goa, Armonia emerges as a sanctuary where timeless charm and architectural grandeur converge. This unique development draws its essence from the rich cultural tapestry of Goan-Portuguese heritage, blending traditional aesthetics with modern luxury to create an extraordinary living experience. Armonia is not just a residential project—it is an ode to sophistication, serenity, and an elevated lifestyle.

Spread across an expansive 2700 square meters, the property is a private enclave that offers exclusivity and tranquility amidst lush greenery and the rustic charm of Thivim's countryside. At the heart of Armonia are 9 impeccably designed villas, each reflecting thoughtful craftsmanship and meticulous attention to detail.

The villas are a harmonious blend of heritage-inspired design and contemporary functionality, ensuring a living space that is both stunning and practical. With each villa spanning a generous 3018.50 square feet, residents are welcomed into an environment that prioritizes comfort, space, and grandeur.



{ 9 Luxury  
4 BHK Villas }





## Seamless Connectivity, Unmatched Location

Strategically located, our project ensures seamless connectivity to key destinations, offering the perfect blend of convenience and accessibility. Just minutes away from major highways, airports, and railway stations, the location ensures effortless travel for residents and visitors alike. Proximity to renowned schools, hospitals, shopping centers, and entertainment hubs enhances the ease of daily life. Whether it's a short drive to pristine beaches, vibrant nightlife, or cultural hotspots, the project places you at the heart of all that matters. Live connected, where every journey feels closer.



5 Mins From Thivim Railway Station



30 Mins From Mopa International Airport



10 Mins From Mapusa Market



30 Mins From North Goa Beaches



10 Mins From Schools & Hospitals



30 Mins From Onshore Casinos



## Arabian Sea

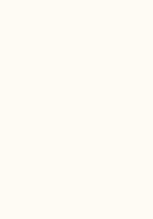
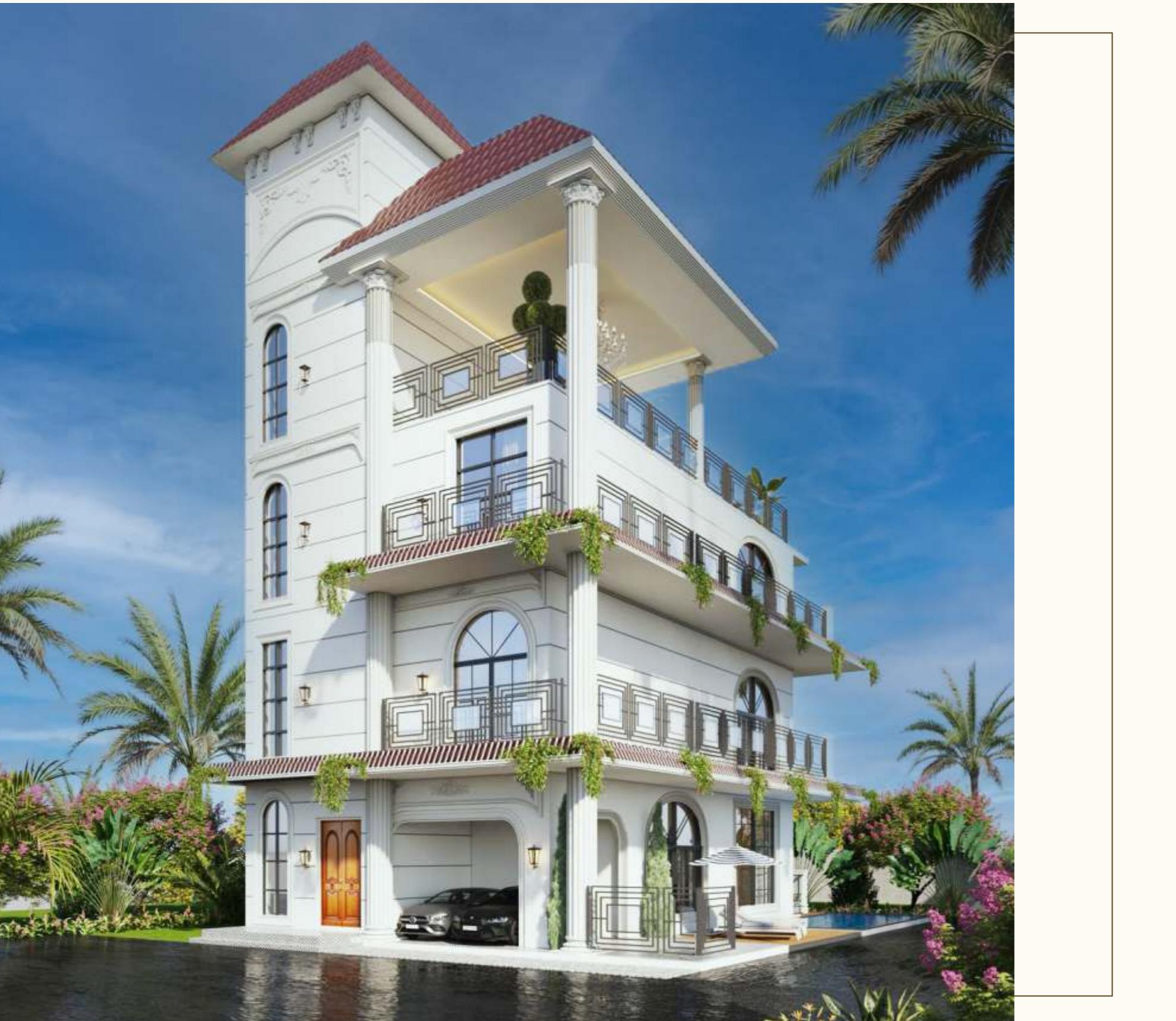


## *Fully Furnished and Ready for Bliss*

Step into a World of Effortless Luxury. Imagine walking into a home where every detail has already been thought of and perfected. Our villas come fully furnished with an impeccable selection of furniture, décor, and finishes, each handpicked to enhance the beauty and sophistication of the architecture. From the moment you enter, you'll be welcomed by plush interiors adorned with tasteful furnishings, seamlessly blending comfort and style.

Each room is a masterpiece of design, boasting luxurious textures, harmonious color palettes, and high-quality materials that exude class and refinement. The living spaces are tailored for indulgence, featuring cozy seating, elegant lighting, and bespoke décor elements that create an inviting ambiance. The bedrooms are private sanctuaries of comfort, complete with premium bedding and thoughtful accents that ensure tranquility.

Even the outdoor spaces reflect meticulous attention to detail, offering a perfect harmony of nature and luxury. Whether it's the intricately designed furniture or the carefully curated artwork, every corner of these villas tells a story of elegance and sophistication. For those who demand the very best, these homes offer not just a residence, but an elevated lifestyle, where ease and opulence blend effortlessly.



*Heritage Reimagined  
For  
Modern Living*





## *A Celebration of Space and Comfort*

Each 4 BHK villa is a harmonious fusion of timeless Goan-Portuguese charm and cutting-edge modernity, crafted with an unwavering attention to detail. The architectural design captures the essence of Goan heritage, exuding warmth and nostalgia while seamlessly integrating contemporary conveniences for a truly luxurious lifestyle.

The high ceilings create a sense of grandeur and airiness, reminiscent of traditional Goan homes, while the intricate balustrades are a nod to the craftsmanship of a bygone era, adding a touch of elegance and authenticity.

Vibrant, hand-crafted tiles, with their rich hues and intricate patterns, bring alive the essence of Goan-Portuguese artistry, infusing spaces with vibrancy and character. The arched windows, not just aesthetic but practical, allow an abundance of natural light to flood in, framing serene views of the lush surroundings and connecting the indoors with the outdoors. Every element, from the choice of materials to the thoughtful spatial layouts, reflects a deep respect for heritage while catering to the demands of modern living.

These villas are more than just homes—they are a celebration of Goan culture and a sanctuary of contemporary comfort, where tradition and modernity coexist in perfect harmony.





## *Blending Tradition & Taste in Every Bite!*

A kitchen where history and modern elegance intertwine, this space is a masterpiece of timeless charm and contemporary functionality. Intricately patterned azulejos (Portuguese ceramic tiles), arched alcoves, and vintage wooden cabinetry infuse warmth and character. Rich teakwood finishes, brass fittings, and handcrafted terracotta or mosaic flooring evoke an era of refined craftsmanship. High ceilings, often adorned with exposed wooden beams, enhance the airy, open ambiance, while vibrant pastel hues and colonial-style window shutters bring a distinct Goan touch. From a cozy breakfast corner by a sunlit window to an inviting kitchen island with baroque-inspired details, every element harmonizes to create the perfect fusion of heritage and modern convenience.





*Your Sanctuary of Peace,  
Inspired by Goa's Rich Heritage*

Step into the serene comfort of a beautifully designed bedroom, where the timeless charm of Indo-Portuguese architecture meets the sophistication of modern luxury. Every detail of the space is a celebration of heritage and elegance, from the rich wooden beams adorning the ceilings to the intricately patterned decorative tiles underfoot. Colonial-style furnishings, carefully chosen for their elegance and authenticity, enhance the room's inviting ambiance, creating a warm and tranquil retreat. Bathed in natural light, the bedroom features expansive windows that frame breathtaking views of the lush greenery enveloping the villa. The gentle play of sunlight during the day and the soft glow of carefully placed lighting fixtures in the evening add to the room's tranquil atmosphere.

The interiors are thoughtfully curated, with intricate details such as traditional motifs and artisanal accents that echo the cultural richness of Goa. Soft, neutral tones blend harmoniously with natural textures, while subtle pops of color in the textiles and upholstery pay homage to the region's vibrant aesthetic.

Whether you're starting your day with the soothing sights of nature or unwinding after a long day, this bedroom offers a peaceful sanctuary where time slows down, inviting you to relax, recharge, and revel in the timeless beauty of your surroundings.



## *A Washroom Steeped in History & Style*

Our Indo-Portuguese-themed washrooms are a masterpiece of timeless elegance. Inspired by the rich colonial charm of Goa, these spaces blend intricate azulejo tiles, vintage brass fixtures, and arched mirrors to create an ambiance of old-world sophistication. The warm terracotta hues, hand-carved wooden vanities, and ambient lighting transport you to a bygone era, while modern comforts ensure a seamless experience. Every detail, from the ornate tile patterns to the delicate floral motifs, reflects the cultural fusion of Portugal and India, offering an exquisite retreat that is both artistic and indulgent.





## Serene, Scenic, and Sensational —your oasis in blue.

Each villa is adorned with a private swimming pool, thoughtfully designed to seamlessly blend with the living space, creating an elegant extension of your home. Enveloped by lush, tropical landscaping, the pool area offers a perfect balance of luxury and tranquility. Whether you're looking to take a refreshing dip on a sunny afternoon, host an intimate poolside gathering, or simply unwind with a book while lounging by the water, this serene oasis caters to every mood. The gentle sound of rippling water and the verdant surroundings enhance the ambiance, making it a personal retreat where relaxation meets sophistication.



# *Master Plan*

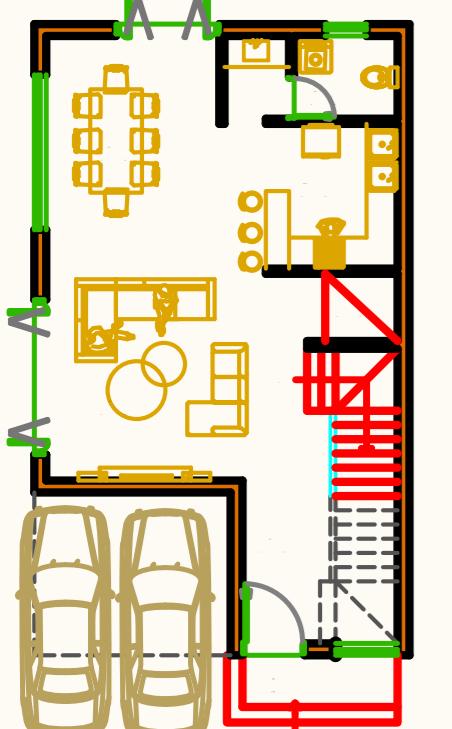


## *Where Every Square Foot Tells a Story of Elegance*

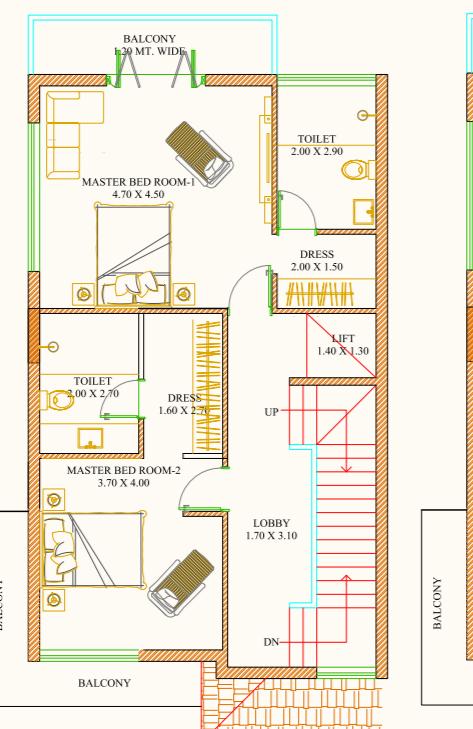
Discover a thoughtfully designed layout crafted for your comfort and lifestyle. Our floor plans optimize every inch of space, seamlessly blending elegance with practicality to give you a home that suits your every need. Open-plan living and dining areas. Balconies or private terraces. Smart storage solutions. Premium finishes in bathrooms and kitchens.

# *Floor Plans*

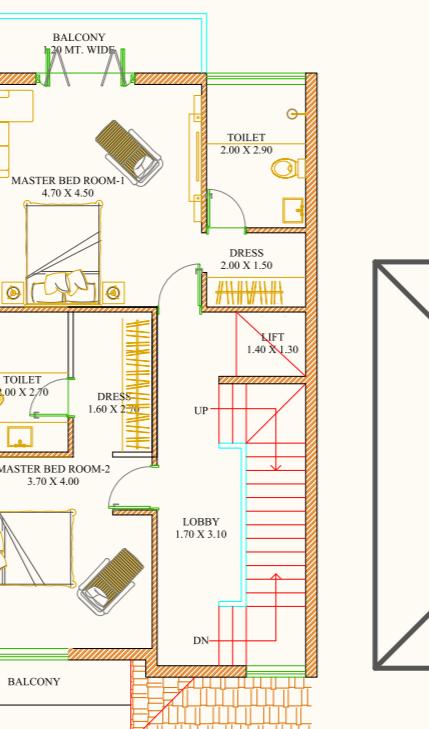
**FLOOR PLANS (VILLA No. 101 to 104)**



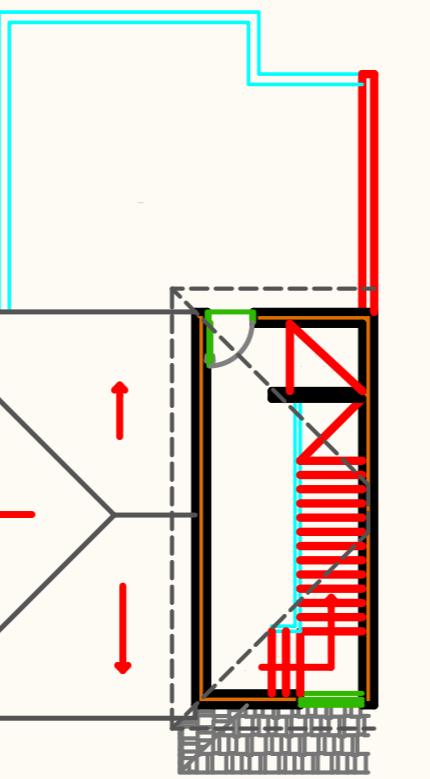
GROUND FLOOR PLAN



FIRST FLOOR PLAN



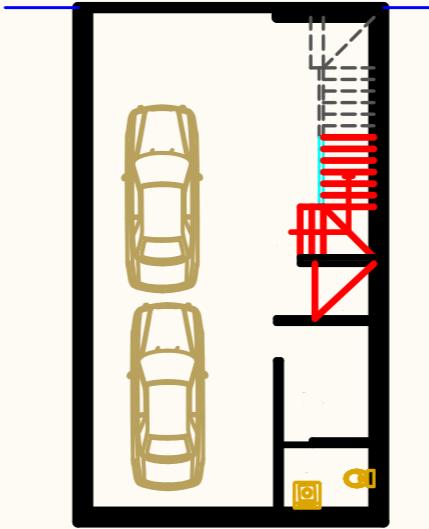
SECOND FLOOR PLAN



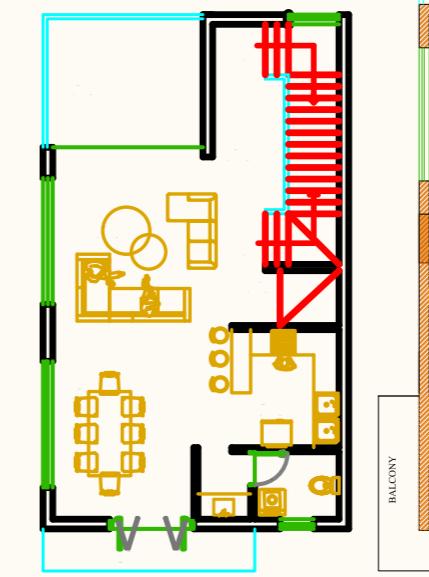
ROOF FLOOR PLAN

**SIZE OF UNIT - 293 Sq. Mtrs. / 3154 Sq. Ft.**

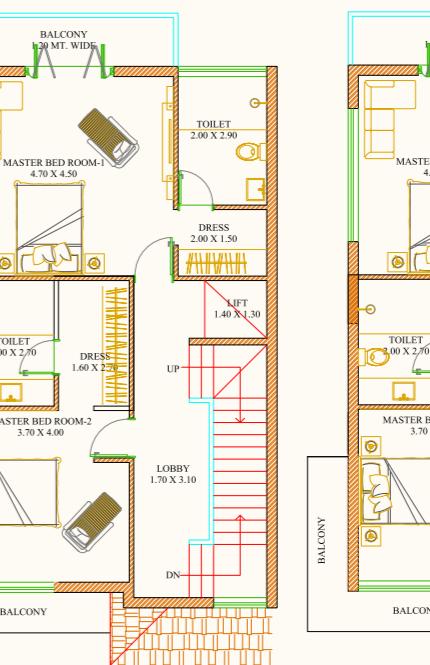
**FLOOR PLANS (VILLA No. 105 to 109)**



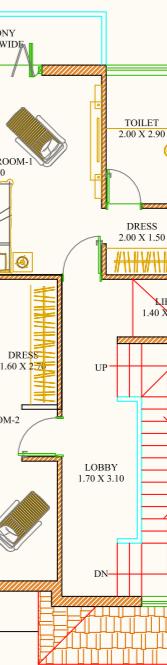
BASEMENT  
FLOOR PLAN



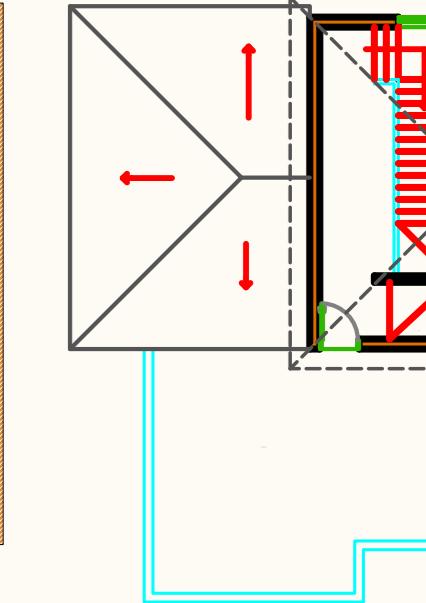
GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN



SECOND  
FLOOR PLAN



ROOF FLOOR PLAN

**SIZE OF UNIT - 381.5 Sq. Mtrs. / 4106.5 Sq. Ft.**

# *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
  - 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 Foor tiles / Italian marble



## **External**

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



## **Swimming Pool**

- Infinity Edge Swimming pool

# *CASA ELITE*

**CASA GRANDE**  
hi-end luxury villas

**ROYAL AVENUE**  
TRUE NATURE HOMES  
THIVIM, NORTH - GOA

**VELVET VISTA**  
Premium service apartments.

**SAMAYA**  
Retreats

**AVENUE**  
TRUE NATURE HOMES

**THE HAVEN**

**SKY PARK**

**The Palm**  
...true luxury Villas

**VANYA**  
Redefining Nature Living...

**ORCHID**  
HOMES