



# ON THE HORIZON GOA

The  
**Elements**  
in abundance

Escape . Unwind . Belong



OWN  
YOUR  
SLICE OF PARADISE  
IN NATURE'S LAP

*Where dreams find their roots, and nature becomes home*

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UNFOLDING NEW GOA

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SINDHUDURG & SAWANTWADI

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LAYOUT, LIFESTYLE & VIEW



# NEW GOA

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## UNFOLDING NEW GOA

We are excited to bring to you a slice of paradise in New Goa

Welcome to **New Goa**, a future-forward destination where rich multi-cultural heritage meets cutting-edge infrastructure. This emerging hotspot redefines urban living while preserving its breathtaking landscapes and bio-diversity

# Revolutionary changes of New GOA



## Filmcity

**Sai Bollywood Film City in Sindhudurg** – where the beauty of cinema meets the charm of the Konkan region.



## Aerocity

**Mopa Airport's Aerocity** – a thriving urban center for business, leisure, and unparalleled travel amenities.



## Casino City

**New Casino City in Dhargal** – a dazzling escape for those seeking adventure, elegance, and unforgettable memories.



## MOPA International Airport

Goa's second airport enhances global air connectivity and is projected to attract ₹2,700 crore in hospitality investments by 2030.



## Sindhudurg Airport

**Sindhudurg (Chipli) Airport** – bringing you closer to the serene beauty of the Konkan coastline.



## Konkan Railway

**Konkan Railway** – Connecting the vibrant Konkan coastline to the rest of India with speed and comfort.

## ACTIVITIES IN GOA



Water falls



Destination wedding on the beach



Casinos



Vijaydurg Fort



Tiracol Fort



Historical Churches



Mahadeva Temples



Concerts



Water sports



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## SINDHUDURG & SAWANTWADI

Secure your future - Naturally !

## SINDHUDURG & SAWANTWADI

### Sindhudurg

#### India's First Official Tourism District

Sindhudurg Nestled along Maharashtra's pristine coastline, Sindhudurg is a hidden paradise, now recognized as India's first official tourism district. With its untouched beaches, lush greenery, and rich cultural heritage, Sindhudurg is emerging as the "New Goa" with a Global Appeal.

### SAWANTWADI

#### Where the GOA shores begin!

Sawantwadi, a charming town on the Maharashtra-Goa border, is rapidly emerging as the next sought-after destination for nature lovers, tourists, and investors. Known for its lush greenery, serene lakes, and rich cultural heritage, Sawantwadi offers the perfect blend of tranquility and modern conveniences. With its proximity to Goa's beaches and vibrant lifestyle, it provides an ideal alternative for those seeking peace without sacrificing connectivity. The region's untouched natural beauty, including forests, streams, and rolling hills, makes it a paradise for eco-tourism and second-home seekers. Improved infrastructure, excellent road networks, and luxury real estate at very unbeatable price have further fueled interest in the area.



## SINDHUDURG & SAWANTWADI



## ACTIVITIES IN NEW GOA



Shiroda Beach



Parasailing in Vengurla



Scuba diving  
Udhale Khurd



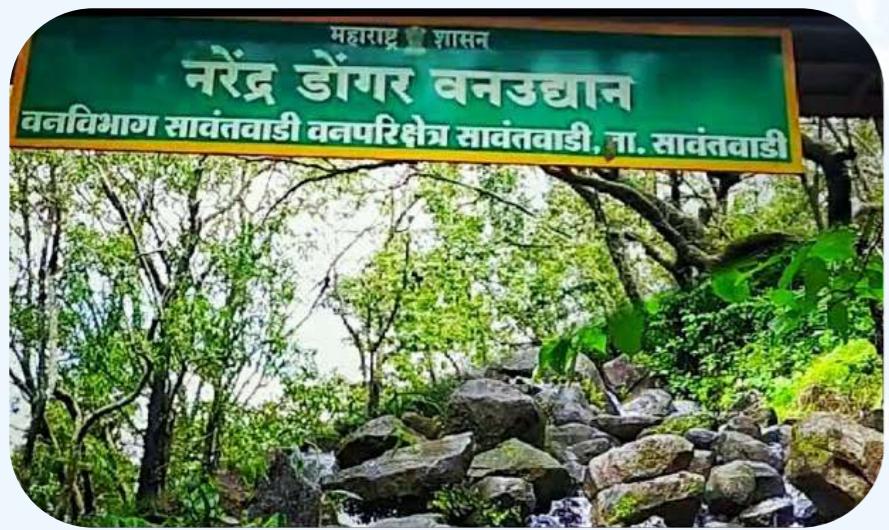
Lighthouse, Malvan



Sangam Devbagh Beach



Sindhudurg Fort  
Konaput



Trek and Biodiversity Park



Amboli Ghat Waterfall



Crocodile Point, Insuli

# INVEST IN NEW GOA



## HEALTH

*Clean air, pure water and super food*



## WEALTH

*Highest rental & capital appreciation*



## LIFE STYLE

*Vibrant culture and luxury living*



## SECOND HOMES

*Accessibility in all seasons*



## AFFORDABLE PRICING

*Global experience at local price*



## DIVERSE FOOD PALETTE

*Variety of cuisines from Konkan Coast*



# 3

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## ABOUT THE ELEMENTS

Visualise Your Dream



# LIVE YOUR BEST MOMENTS

**The Elements** is an exclusive villa plots community inspired by the harmony of nature's core elements. Thoughtfully planned, Elements integrates open green spaces, serene water features, and lush vegetation, creating an environment of tranquility and sustainable living. Each plot is designed to embrace the contours of the land, preserving its natural beauty while offering modern infrastructure. Elements promises a serene, eco-conscious lifestyle where nature flourishes, and life thrives in balance.



## Land

Feel the grounding embrace of 'Land' with its stable foundation of rolling hills, sculpted terrains, and lush landscapes that connect you to the Earth's core energy.



## Water

Immerse in the tranquil flow of 'Water'—flowing streams, cascading features, and reflective surfaces that symbolize renewal, adaptability, and life's endless possibilities. Let the calming essence of 'Water' rejuvenate your soul, embodying life's ever-changing journey..



## Flora

Celebrate the lush beauty of 'Flora' with vibrant gardens, shaded groves, and thriving ecosystems. This element signifies growth and harmony, blending nature seamlessly into your everyday life.



## Fire

Embrace the warmth and passion of 'Fire,' symbolizing energy and life. Outdoor firepits, cozy courtyards, and ambient lighting offer a vibrant atmosphere for gatherings and moments of connection.



## Space

Discover the infinite possibilities of 'Space,' where openness and freedom inspire creativity and tranquility. Expansive layouts, stargazing decks, and uncluttered designs bring balance to your luxurious lifestyle.





# 4

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## LAYOUTS, LIFESTYLE & AMENITIES

Your Gateway to a Better Lifestyle



## PROPERTY AMENITIES

1. Cafeteria, Bar & Restaurant
2. Golf Putting
3. Stream Park
4. Forest Bathing & Park
5. Amphitheatre
6. Walking & Jogging Track
7. Open Gym
8. Leisure Pods
9. Machan Viewing Point
10. Water lagoon with Palm
11. Grove Walk
12. Multipurpose Lawn
13. Herb & Spice Garden
14. Children's Play Park
15. Senior Citizen's Garden
16. Herb & Spice Garden
17. Interactive Feature Walls

\* Proposed layout for valuation purpose only

# ENTER INTO THE LAND OF YOUR COMFORT



Escape to your luxurious property, nestled amidst swaying palm trees and beautifully landscaped gardens. Envisioned as a private haven for the global elite, will make you feel pampered, everyday.



## LIVE YOUR DREAM LIFE

Live lavishly in the large king size master villas which features customised design options of your choice with customised open areas provided into a quiet, relaxing hobby room, a library at the club house where you can build up your much-envied book collection or even an open gym if its fitness that appeals to you.

Whatever the occasion, there's a perfect place to celebrate. Your guests will always be content as the exclusive guest room is made available to them. Large sundecks and balconies offer you a chance to take in the last rays of the setting sun and enjoy the evening. So no matter where you work from, when you come to your second home, at your opulent villa, you will forget about the world outside.

# STREAM SIDE PARK & RESTAURANT



## CAFETERIA, BAR & RESTAURANT



The luxurious villas spread across 12 Acres, truly capture the essence of fine international living.

Be it the convenience of a world class clubhouse for you to stay active in, round the clock security, or the ease of living in a modern home that's carefully designed to be environmentally sensitive and conserve resources, we welcome you to a life of elegance and exclusivity.

## CHILDREN'S PLAY AND GOLF FINAL STROKE



Bees & Butterfly (Feature Walls)  
Golf Putting  
Water Feature & Well  
Golf Hole, Canopy Seating  
Entry & Street Greens  
Central Plaza  
Stepped-water & Herbal  
Garden Children's Play Area  
Senior Citizen's Area  
Open Gym



- Experience the Grandeur of Central Plaza
- Splash some water & Smell the herbs in Herbal Garden
- Try your hand on the Golf
- Workout in the Open Gym

## MACHAN AND CLUB HOUSE





At the heart of Elements lies a magnificent pocket of greenery, all for the exclusive use of its residents. One of the estate's many highlights, a wide expanse of well-manicured central green space will make morning walks more refreshing and evening strolls with your loved ones more relaxing.

Your kids can enjoy all the green goodness of the outdoors without you worrying about their safety, as the high external wall provides all the security and privacy you need. So go ahead and take that moonlit walk, or picnic amidst the swaying palm trees.

## STREAM AND FOREST PARK ZONE



Feature Wall With Waterfall  
Shack Cafeteria  
Kitchen  
Toilet  
Stream  
Kid's Play Area  
Seating / Event Spaces  
Stream Park  
Existing Tree Grove  
Fountain At Existing Well  
Butterfly Garden  
Trail / Pathway Along Stream

## STREAM PARK



With the conservation of water at the forefront of it all, the landscape design includes LID (low-intensity development) streets that support the endeavour of rainwater harvesting through the use of porous pavers and rain gardens along walkways. The surface run-off is directed towards two stormwater swales that detain, clean, and filter the rainwater before sending it to a pond and rivulet located on the property. These stormwater swales not only act as water channels, but are also a haven for nature-oriented walking trails and bikeways. Coupled with a robust storm system, immaculately planned pathways, and effective electrical and sanitary systems, you can be rest assured that your legacy will thrive for generations to come.

## **THOUGHTFULLY DESIGNED FOR YOUR COMFORT**

Choose from a range of meticulously planned plots designed to suit every need, whether it's for a weekend retreat, a holiday home, or a long-term investment. Each plot ensures :

- Optimum space utilisation.
- Proximity to natural assets.
- Easy access to internal roads and amenities.





## KEY FACILITIES AND OFFERINGS



### Club House

Place to engage in community building



### Swimming Pool

Place to enjoy the luxury of nature



### Security

24/7 one gate system



### Gardens

Recreation for all age groups



### Golf final stroke

Tranquil escape combined with play



### Cafeteria, Bar & Restaurant

Finest Dining Facility



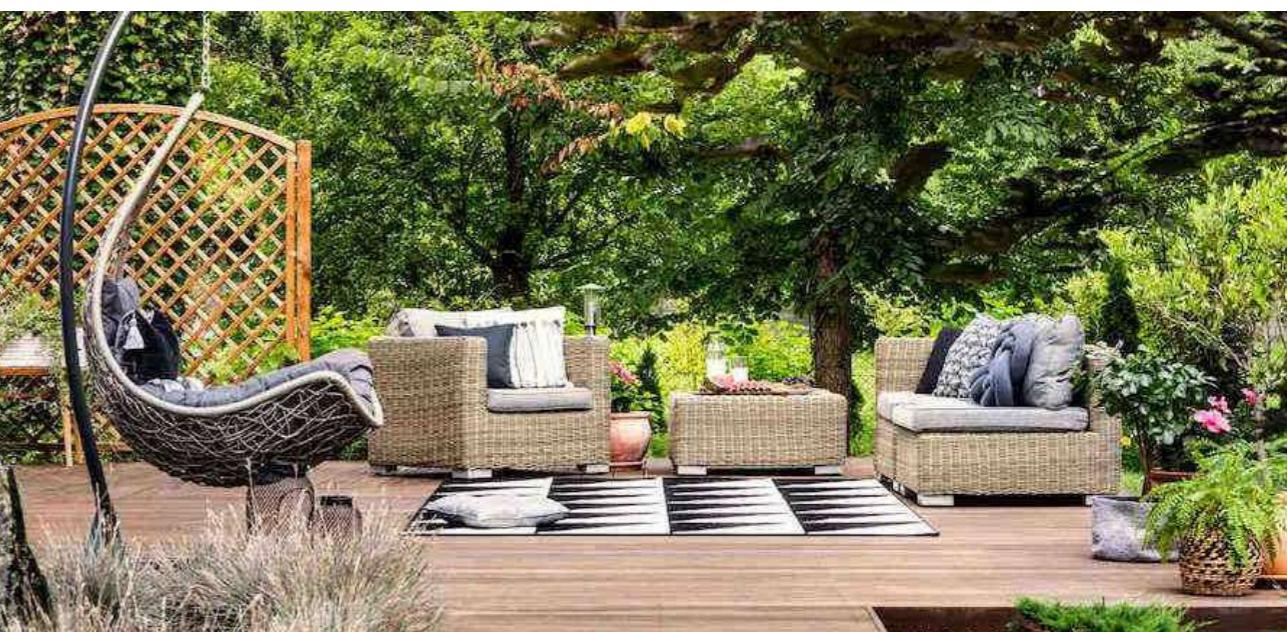
A well-designed children's play area seamlessly blends safety, creativity, and fun with vibrant, durable equipment and soft flooring. It encourages imaginative play, fosters social interaction, and provides a secure space for children to explore and grow.



Designed with abundant greenery and open spaces, these areas not only provide a peaceful retreat for residents but also enhance air quality and support overall biodiversity of the area



Community spaces like restaurants, cafes, and amphitheaters serve as vibrant hubs for social interaction, relaxation, and cultural engagement. They foster a sense of belonging by providing versatile venues for dining, entertainment, and communal activities, enhancing the overall lifestyle of residents.



Enchanted forest trails, a tranquil lagoon, and cozy leisure pods provide residents with serene sanctuaries to relax and commune with nature. When woven together with steadfast safety and security measures, these elements create a harmonious haven for all, fostering a life free from worry.



## LUXURY VILLA

*Look and feel*

What better way to come home than to drive up to your exclusive parking space and walk straight into your home.

Welcome to The elements, where each of the types of modern villas is beautifully designed to provide a perfect blend of utility and lavishness.

Each contemporary villa features high ceilings so that wonderful sense of openness extends to your home, and a view of the stunning landscaped garden will create a peaceful and calming environment. Once you are home, we are sure you won't want to leave.



# VILLA LAYOUTS



Ground Floor Plan



First Floor Plan



# PIONEERING EXCELLENCE IN REAL ESTATE SINCE 2005

## RPS Group's Vision of Sustainable Elegance

Our expertise is Land aggregation, planning, development Economics and private placement with consumers.

Our story started 2 decades back with a burning desire to make a mark in Real Estate; and the beginning was district Faridabad. Participation in development of more than 30 million sq. feet spanning multi city operations, we are all set to expand our footprint. Besides cities of Delhi, Haryana & Rajasthan which encompass the DELHI NCR region, we intend to have a significant presence in Goa / Konkan Maharashtra too.



12th Avenue, Faridabad



RPS Auria, Faridabad



RPS Savana, Faridabad



RPS Palms Faridabad



RPS Green Valley,  
Faridabad



RPS-Rudrom Urbania  
2.0, Sec-10, Palwal



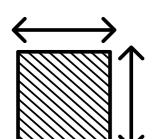
RPS Urbania, Sec-5,  
Palwal



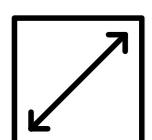
Rudrom The Sainik  
CGHS, Palwal



20+ years of experience



9 million sq.ft. area delivered



2.5 million sq.ft. area upcoming



5,300 satisfied families



Rudrom Propex City,  
Palwal



Commercial Shop,  
Propex City, Palwal



Rudrom CGHS,  
Palwal



RPS Sargam,  
Naugan, Alwar

# Nature Awaits – Are You Ready?



📍 4th Floor Incuspace, Sector 67,  
Golf Course Extension Road,  
Gurugram, Haryana 122101



Scan for Location

Contact US

