

ROYAL

City of Joy

PILERNE

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A complete development of luxurious villas, penthouses and branded retail outlets... For the discerning buyer with an elegant lifestyle.

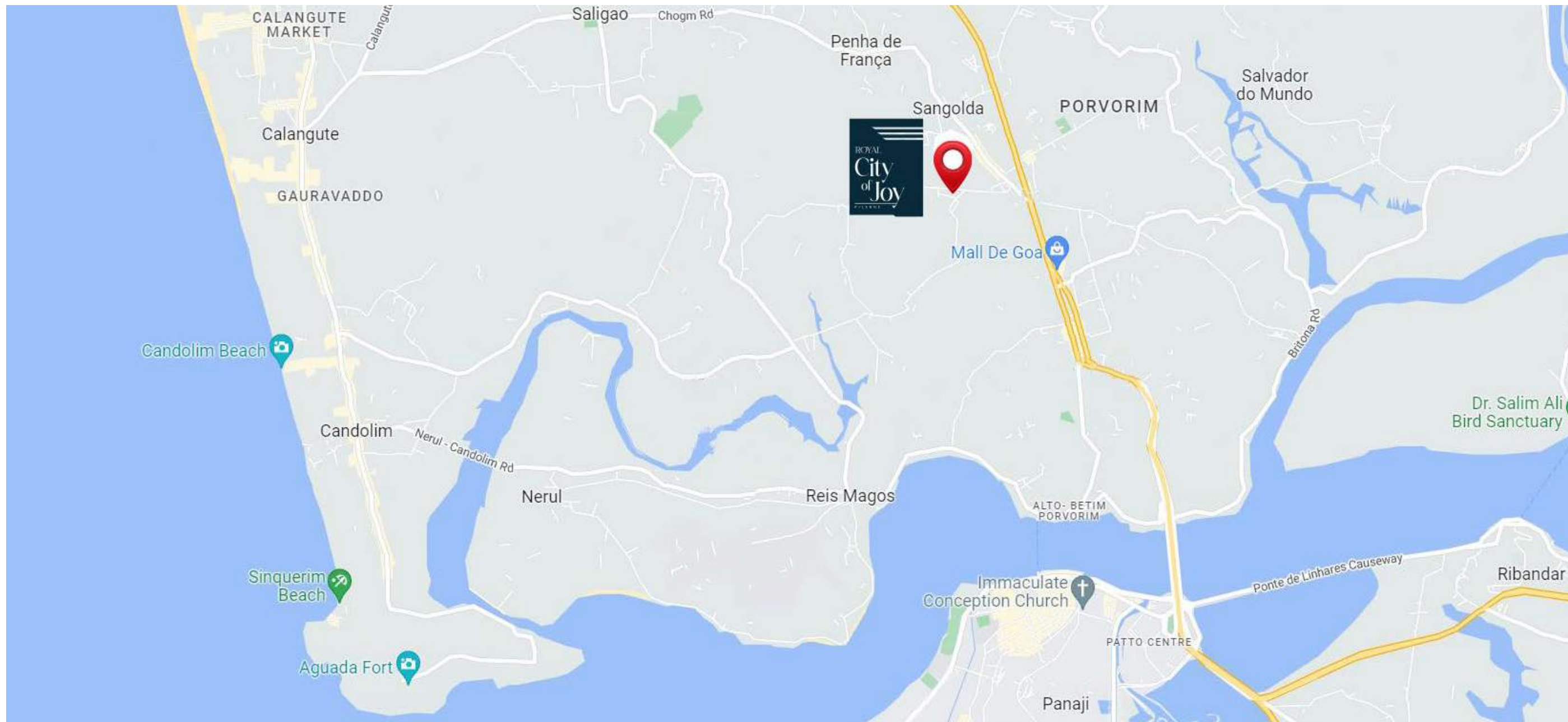
Situated in the picturesque village of Pilerne, this luxurious development is a few minutes drive away from the ever-popular beaches of Calangute and Candolim, but yet close to the fast developing commercial hub of Porvorim. The village of Pilerne has an abundance of green paddy fields and hillocks, as well as the Pilerne lake which is home to a variety of migratory water birds. Its proximity to the highway gives it excellent connectivity, be it to the pretty capital city of Panjim on the Mandovi river or the bustling market town of Mapusa, as well as being ideally placed between the two airports of Dabolim and Mopa.

With modern architectural styling reminiscent of the Mediterranean, Royal City of Joy brings you 3, 4 & 5 bedroom independent villas as well as penthouses within the safety of a gated community. Enjoy the luxuries of a private pool, ample parking and the views of beautiful landscaped gardens from the sitout of your verandah. For large families with staff we have on offer the 5 bhk villas with the convenience of a lift and staff quarters.

The commercial section features shops designed around a spacious central plaza. Perhaps one would prefer a penthouse overlooking the plaza, with a wrap-around terrace garden and a common pool at the first floor terrace level. With no compromise on quality we bring you the best of finishes and fixtures.

Experience the lap of luxury at the prestigious addressThe Royal City of Joy.





Location Map

Distance to

Panjim - 7.5km | Mall de Goa, Porvorim - 1.6km

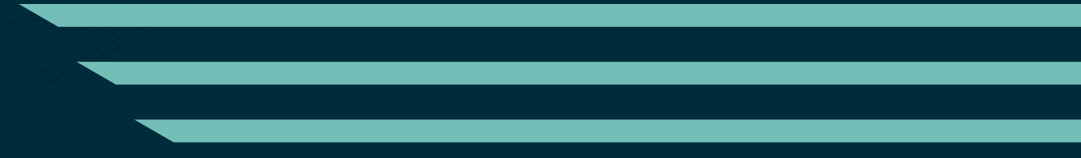
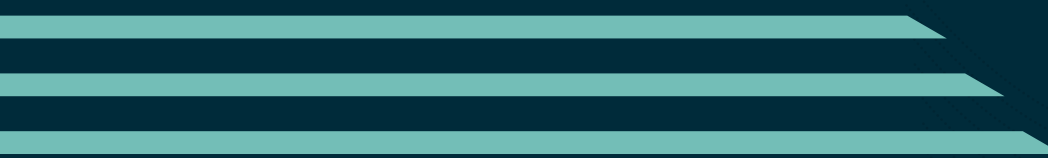
Candolim beach - 8.5km | Mapusa- 8.6km

Mopa Airport - 28km | Dabolim Airport - 33km



Site Plan





Commercial



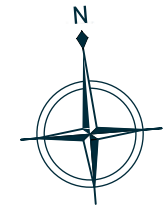


Ground Floor Plan Shops

Shop No.	Int. Dimension (lxb)	Toilet {Incl.} (lxb)	Carpet Area m ²	Built-up Area m ²	Excl. Mezzanine Area m ²
1.	5.41 x 11.58	1.50 x 3.00	66.51	74.12	33.49
2.	5.94 x 11.58	1.50 x 3.00	72.76	80.31	36.76
3.	5.94 x 11.58	1.50 x 3.00	72.76	80.31	36.76
4.	5.41 x 11.58	1.50 x 3.00	66.66	73.76	33.49
5.	5.41 x 11.58	1.50 x 3.00	66.66	73.76	33.49
6.	5.94 x 11.58	1.50 x 3.00	74.33	83.68	44.29
7.	14.28 x 17.35 (avg.)	2.50 x 3.81	129.58	141.5	50.28
8.	14.28 x 17.35 (avg.)	2.50 x 3.81	129.58	141.5	50.28
9.	5.94 x 11.58	1.50 x 3.00	74.33	83.68	44.29
10.	5.41 x 11.58	1.50 x 3.00	66.66	73.76	33.49
11.	5.41 x 11.58	1.50 x 3.00	66.66	73.76	33.49
12.	5.94 x 11.58	1.50 x 3.00	72.76	80.31	36.76
13.	5.94 x 11.58	1.50 x 3.00	72.76	80.31	36.76
14.	5.41 x 11.58	1.50 x 3.00	68.27	76.99	33.49
15.	5.41 x 11.58	1.50 x 3.00	68.27	76.99	33.49
16.	5.94 x 11.58	1.50 x 3.00	72.76	80.31	36.76
17.	5.94 x 11.58	1.50 x 3.00	72.76	80.07	36.76
18.	5.41 x 11.58	1.50 x 3.00	65.33	75.51	33.49
19.	6.50 x 10.23	-	69.34	72.8	-
20.	6.50 x 10.23	-	69.34	72.8	-
21.	6.50 x 10.23	-	68.58	73.69	-

The background features a dark teal color with a subtle, wavy pattern of lighter teal lines that create a sense of movement and depth. In the top-left corner, there are three horizontal teal lines of varying lengths, and in the bottom-right corner, there are three horizontal teal lines of varying lengths. On the left side, there are two vertical white lines of different heights, and on the right side, there are three vertical white lines of different heights.

Residential



First Floor Plan Penthouses

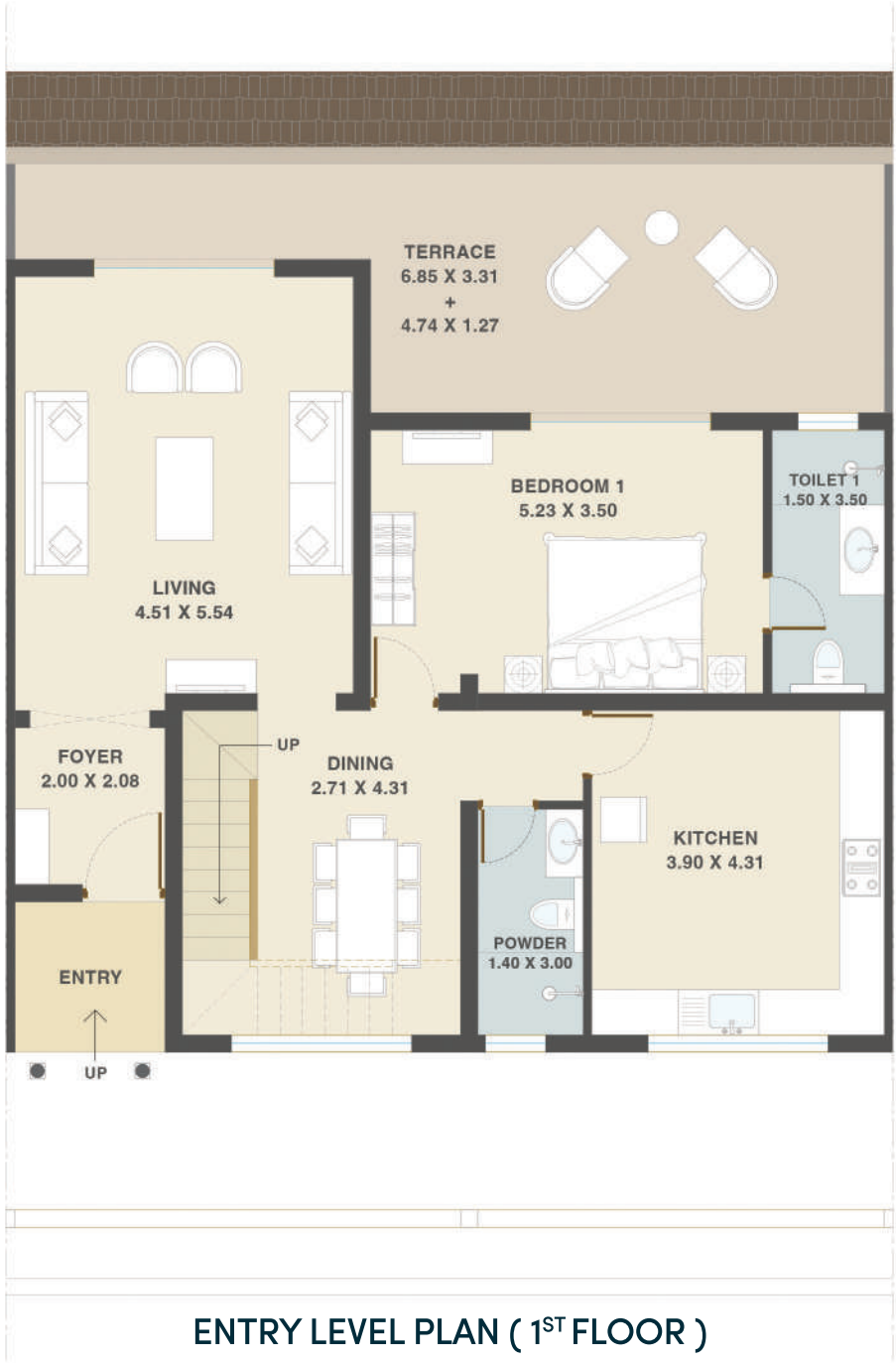
Penthouse No.	Carpet Area m ²	Built-up Area m ²
P-1	163.42	187.43
P-2	164.34	186.44
P-3	165.37	188.76
P-4	202.32	224.19
P-5	202.32	224.19
P-6	165.37	188.76
P-7	164.34	186.44
P-8	166.48	188.93
P-9	166.48	188.93
P-10	162.4	187.93

Penthouses



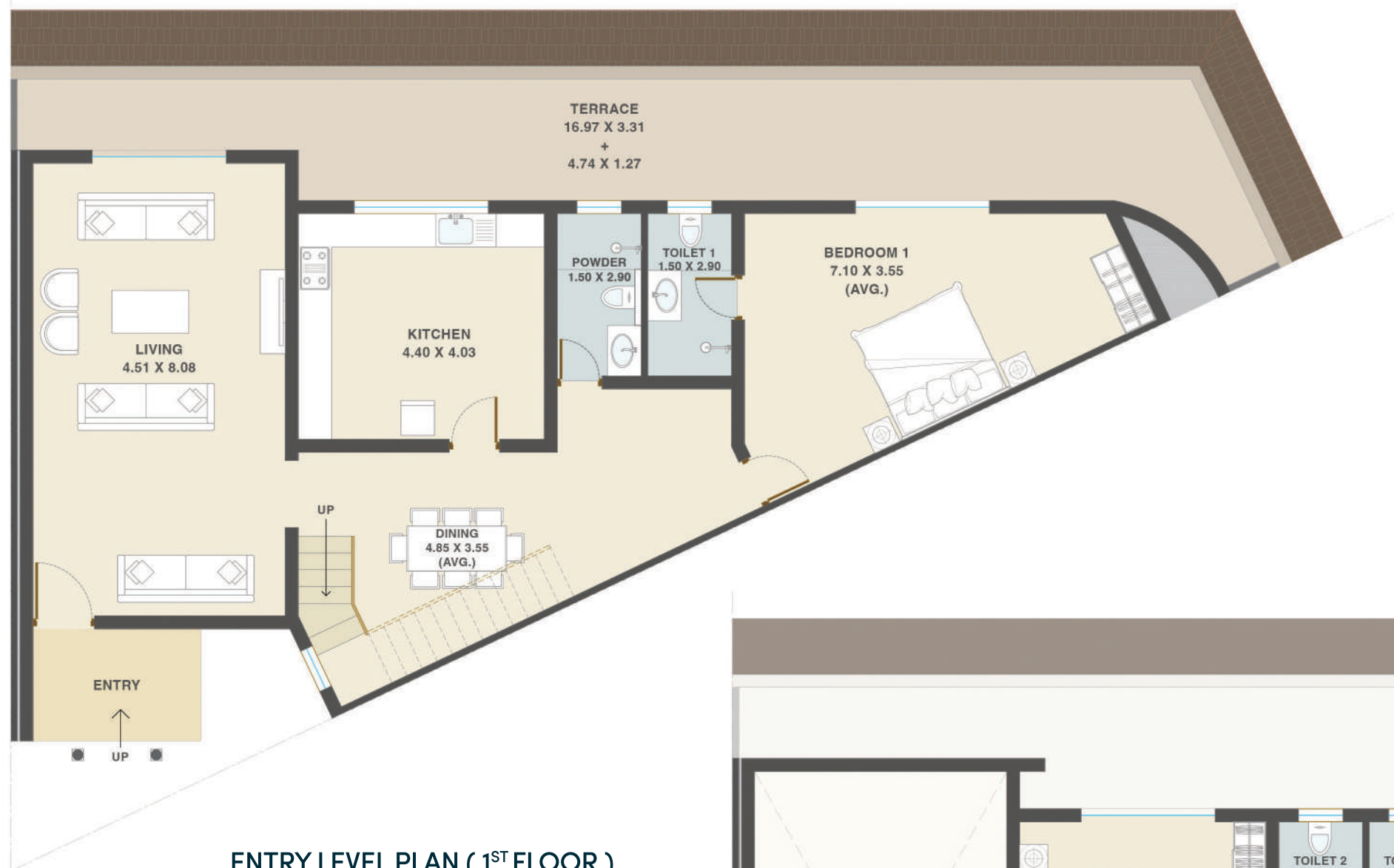
Penthouse Type 1

UNITS P-1, P-2, P-3

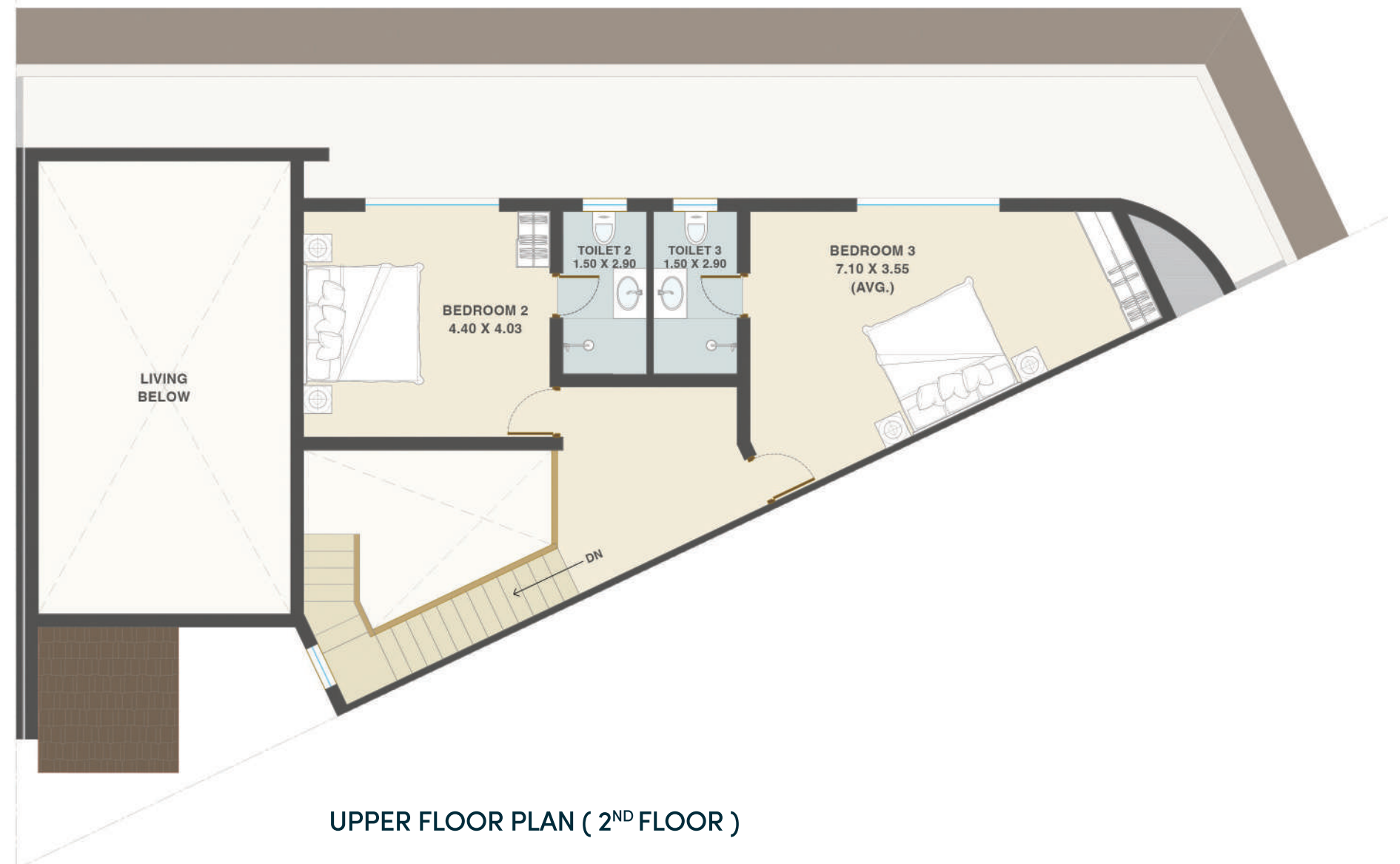


Penthouse Type 2

UNITS P-4, P-5



ENTRY LEVEL PLAN (1ST FLOOR)



UPPER FLOOR PLAN (2ND FLOOR)

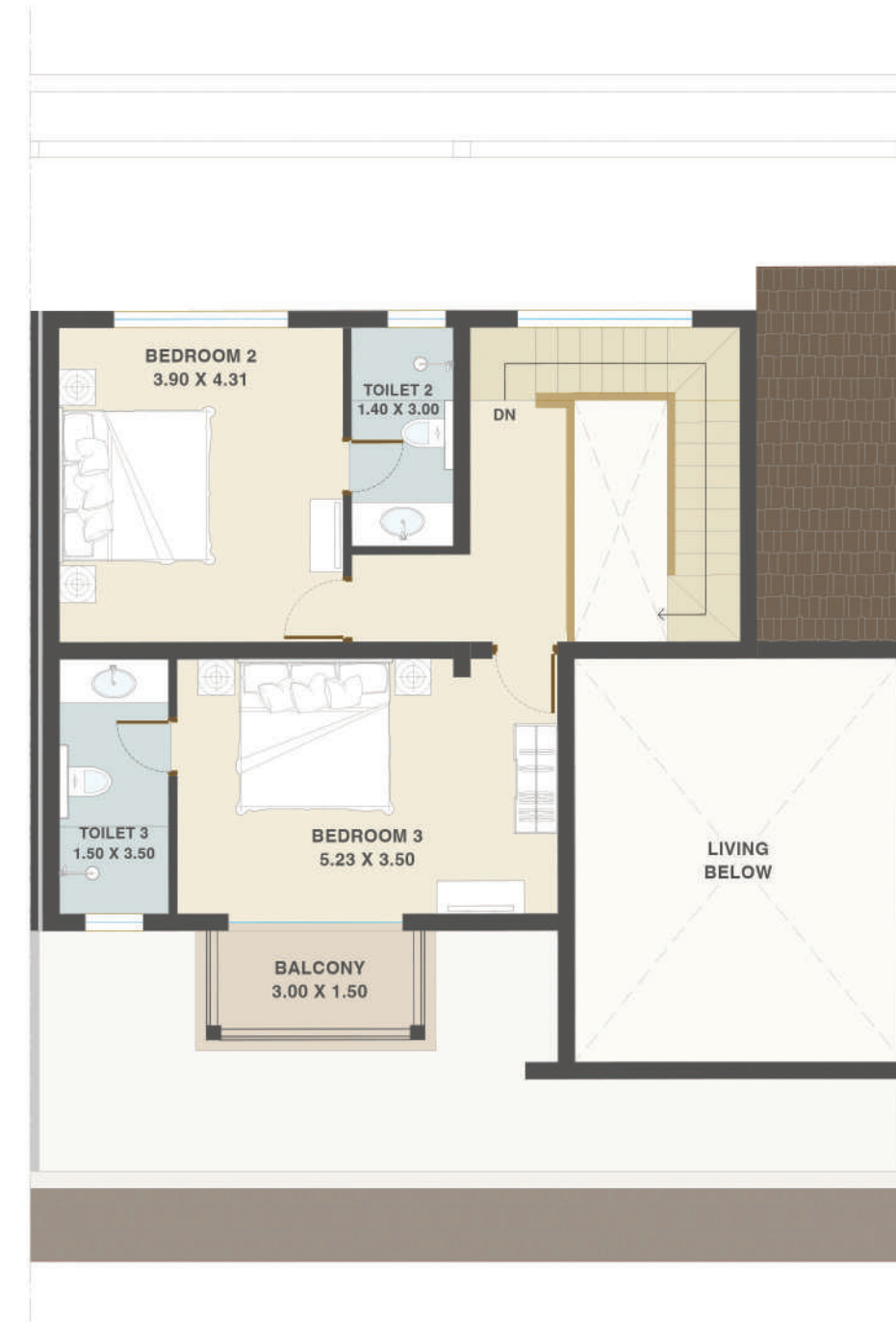
EXAMPLE: PENTHOUSE P-4

Penthouse Type 3

UNITS P-6 TO P-10



ENTRY LEVEL PLAN (1ST FLOOR)



UPPER FLOOR PLAN (2ND FLOOR)

EXAMPLE: PENTHOUSE P-8

Villas



Villa Type A (4 Bedroom)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

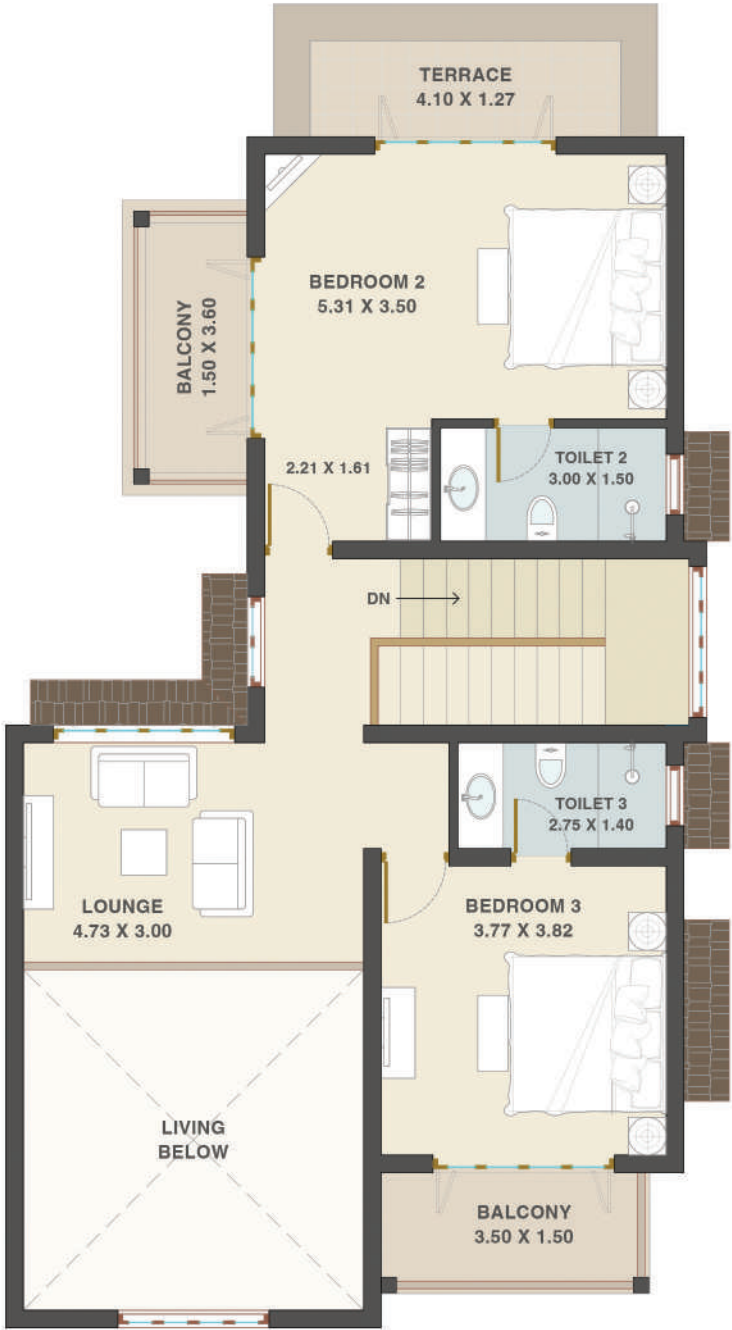
Carpet Area m ²	Built-Up Area m ²
229.03	296.67



Villa Type B (3 Bedroom)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Carpet Area m²

177.92

Built-Up Area m²

220.11



Villa Type C (5 Bedroom)



GROUND FLOOR PLAN



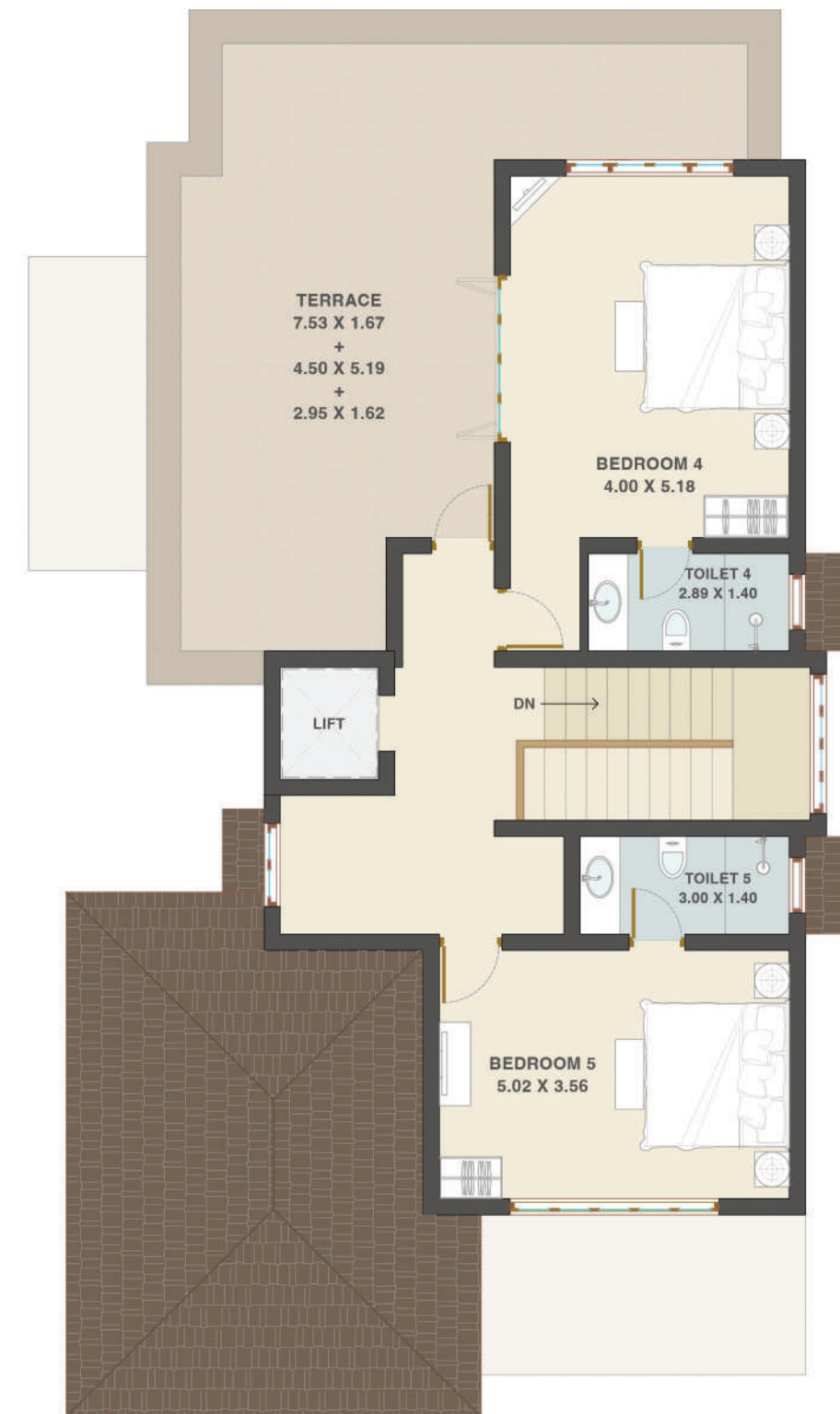
FIRST FLOOR PLAN

Carpet Area m²

329.15

Built-Up Area m²

412.86



SECOND FLOOR PLAN



Villa Type D (5 Bedroom)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Carpet Area m²

307.17

Built-Up Area m²

389.63

Specifications

STRUCTURE

- Earthquake resistant RCC framed structure
- External and internal walls of laterite stone, brick and eco-friendly AAC blocks
- Sloping / flat RCC roof with brick bat coba waterproofing, chemical waterproofing, and Mangalore tiles

PLASTER & PAINT

- External and internal plaster walls with sand faced plaster with 2 coats of Birla white putty
- Wall with Acrylic Emulsion paint/ plastic emulsion

DOORS AND WINDOWS

- Main Door with Teak wood shutters; Flush doors with teak veneer for the rest
- All doors and windows with brass fittings

TILING

- Flooring in Vitrified/ ceramic tiles
- Bathroom floor with anti-skid designer tiles or stone
- Bathroom dado with glazed or natural stone
- Bathroom counter with natural stone or equivalent
- Staircase with natural stone/ anti-skid ceramic tiles
- Swimming pool with Piccolo make tiles with granite rim
- Deck in WPC/ Natural stone

KITCHEN

- Granite counter
- Stainless steel sink and drain board
- Exhaust Fan
- Gas leak detector

BATHROOMS

- Pressure tested concealed piping for the internal and external plumbing
- Kohler/ Hansgrohe/ Aquaviva sanitary ware and fittings
- Wall mounted WC
- High pressure water supply through hydro-pneumatic system
- Exhaust fans

MISCELLANEOUS

- MS Railing and Teakwood handrail for staircase
- Double height ceiling for Living Room

ELECTRICAL

- Concealed wiring with Copper conductors with circuit breaker
- Premium modular branded switches
- Concealed fibre optic cable for internet connection
- Built-in cabling for satellite television
- CCTV at strategic locations
- Alternate inverter provision
- Provision of DG
- Provision/ ducting for air conditioning

AMENITIES

- Gated complex with shops, penthouses, and villas
- Landscaped gardens and landscape lighting
- Terrace pool for the penthouses; Individual pool for each villa
- Individual car parks and visitor parking area
- CCTV Surveillance in common areas and 24 hours security control room

ROYAL

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