



Distance to

Mapusa – 8 km | Panjim – 19 km Baga beach – 18 km | Airport – 45 km



Royal Rústica

The scenic and quaint village of Aldona is located in North Goa just 8 km east of Mapusa city. It has retained the charm of Goa of yesteryears, and one can see a lot of the Portuguese influence on the homes and architecture in the area.

Sites of interest are the Corjuem Fort,
St. Thomas' Church and Goa's first
cable bridge over the backwaters of
the Mandovi river which meanders
through parts of Aldona.





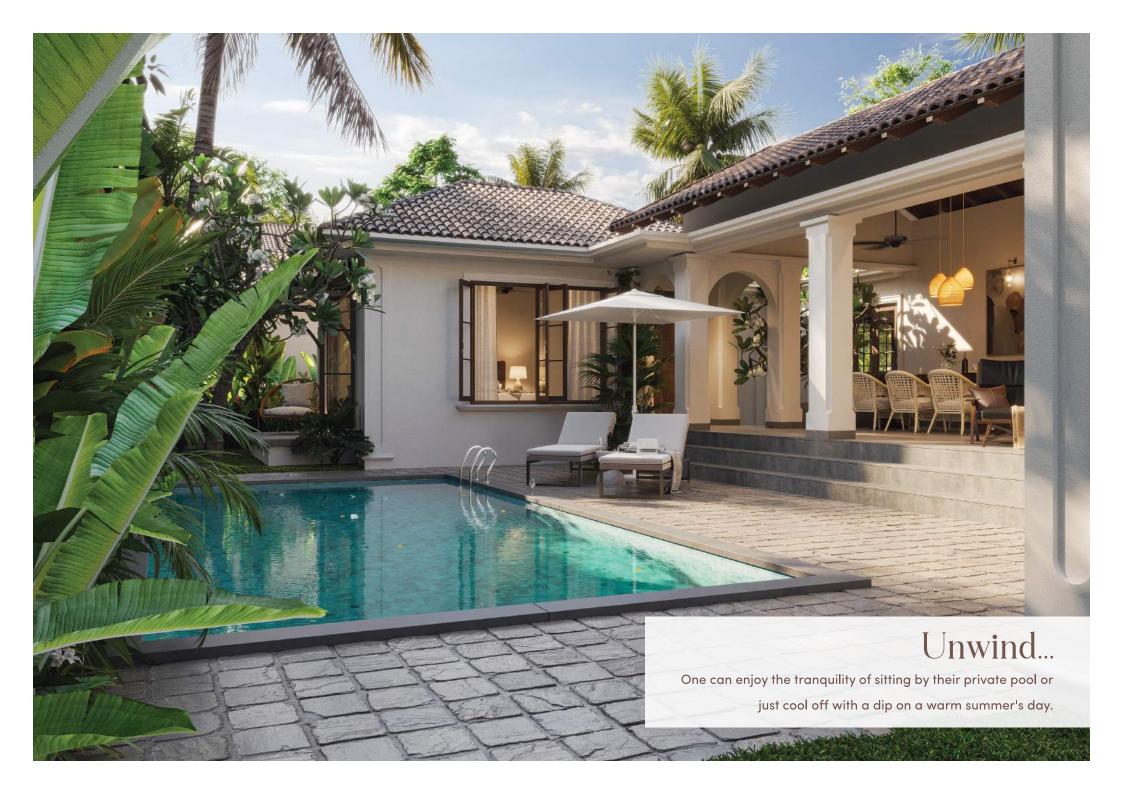


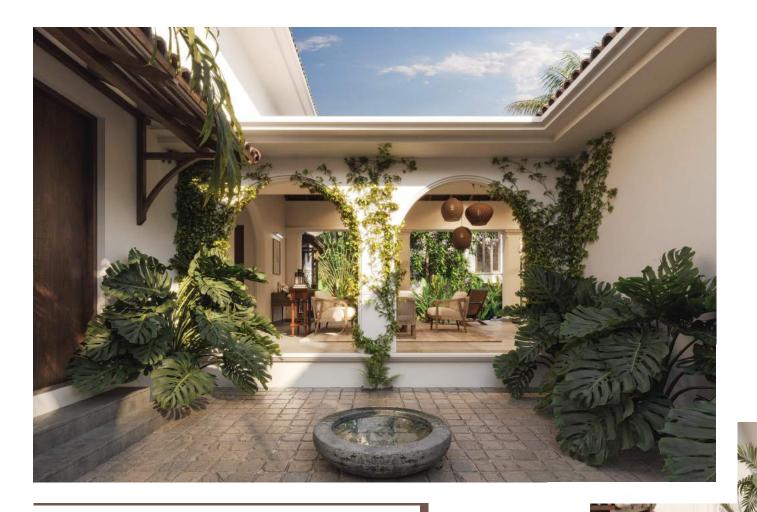
Down Country Roads...

Here in the rustic settings of a village countryside we bring you Royal Rústica, a project of four villas of the highest quality with the pleasing aesthetics of Spanish architecture.



Escape...







The Courtyard

The Villa Entrance





The Master Bedroom

The Dining Area



Site Plan

Plot area of

Unit A: 586 m²

Unit B : 611 m²

Unit C: 657 m²

Unit D: 658 m²

Built-up area of Each unit: 330 m²



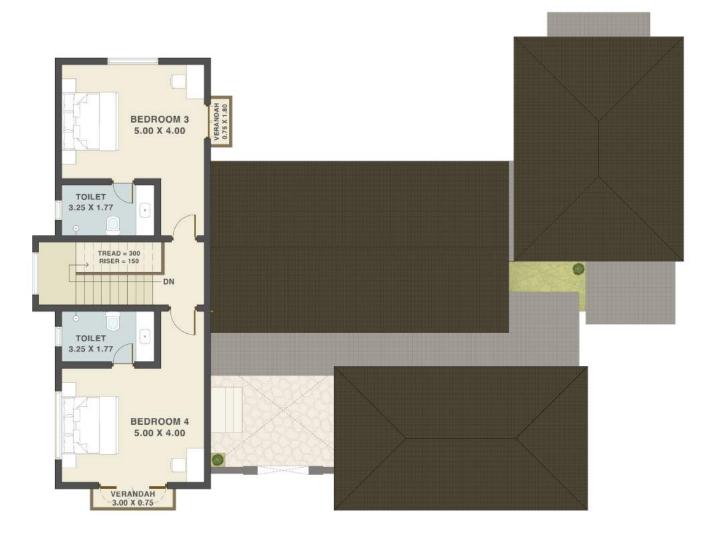
VERANDAH 3.00 X 1.30 POOL 8.00 X 4.00 BEDROOM 1 5.00 X 4.00 BEDROOM 2 4.00 X 4.95 3.25 X 1.77 VERANDAH 9.30 X 4.40 GARDEN TOILET 1.77 X 3.25 TREAD = 300 RISER = 150 000 KITCHEN 5.43 X 2.80 OPEN COURTYARD LIVING ROOM 5.00 X 6.00 SERVANT'S ROOM 2.50 X 3.09 POWDER HOOM STORE TOILET 1.51 X 2.07 1(30 X 2.07 1.27 X 2.07 GATE VERANDAH

Ground Floor Plan



First Floor Plan





Roof Plan



Specifications

STRUCTURE

- RCC framed structure with External walls in laterite masonry and internal walls in brick
- Waterproofing for terraces
- Wooden roofing for Living area
- Mangalore tile roofing

FLOORING

- Living/ dining and passages Natural Stone Leather finish
- Bedrooms Bharat Heritage tiles / Vitrified tiles
- Staircase Stone / Vitrified tiles
- Bathrooms Natural Stone / Vitrified tiles

KITCHEN

- Modular Kitchen with Hob and Water purifier
- Granite Counter
- Nirali Stainless Steel sink with drainboard
- Kitchen cabinets above kitchen platform
- Exhaust fan
- Gas leak detection

BATHROOM FITTINGS

- Wash-basin counter in natural stone
- Kohler / Hindware sanitary ware
- Jaquar fittings
- Wall mounted EWCs
- Storage water heater
- Glass shower fittings
- Hydro pneumatic system

PAINT

- Walls: Acrylic Emulsion Paint
- Ceiling: Plaster Emulsion Paint
- Bathroom: Gypsum False ceilings

ELECTRICAL

- Branded modular switches
- Concealed wiring with copper conduits
- Provision for generator and Inverter plug in
- Air conditioner Daikin
- Built-in cabling for satellite TV

DOORS / WINDOWS

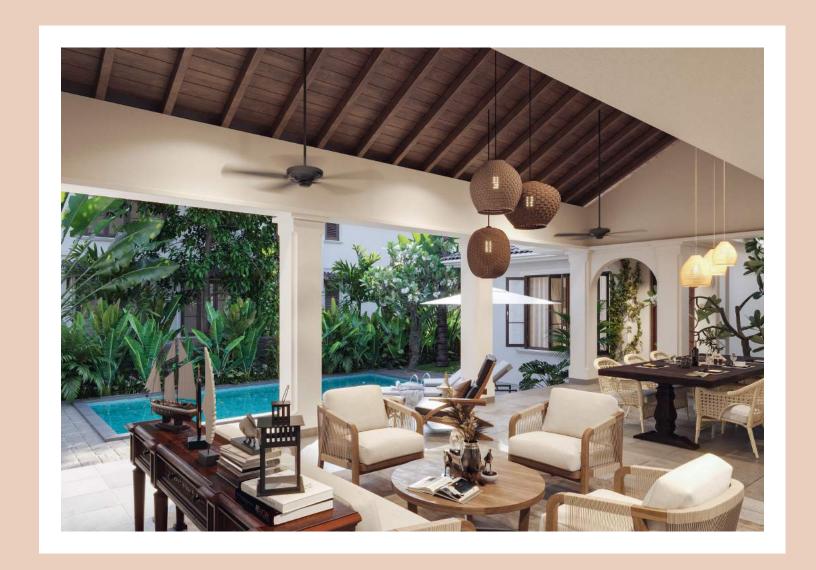
- All frames Teakwood
- All window shutters and French door shutters of Teakwood
- Main door of teakwood
- All other doors are flush doors with Veneer finish
- Duoco coated doors / window shutters and frames
- M.S. Powder coated window shutters / Aluminium sliding shutters for Dining room (optional)
- Antique brass fittings

SECURITY

- Intercom system to main gate
- CCTV at strategic locations

POOL

- Skimmer type filtration system with chlorine dozing
- Pool lights
- Stainless steel ladder
- Piccolo type glazed tile lining
- Pool deck with Natural Stone Flooring



At Royal Rústica,

we bring you luxury for those who understand quality, and have the time to enjoy it.



ROYAL

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