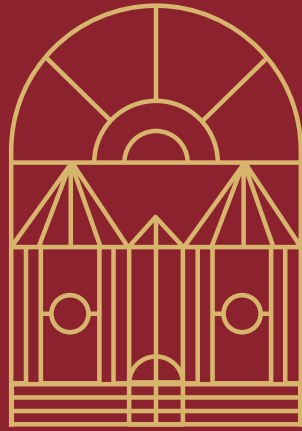


UNPARALLELED  
ELEGANCE



DPAL  
VILLAS  
MORJIM

only for the exclusive

MORJIM-GOA

# Know about Morjim

- **Pristine Beaches**

Morjim is famous for its serene and less crowded beaches, often frequented by nesting Olive Ridley sea turtles, offering a more peaceful coastal experience. Morjim Beach is 5 min drive from a project.

- **Natural Beauty**

Scenic beauty with the confluence of the Chapora River and the Arabian Sea, creating picturesque landscapes and stunning sunsets.

- **Tranquil Environment**

Known for its laid-back atmosphere and less commercialized vibe compared to other Goa beaches, making it a haven for relaxation.

- **Bird Watching**

Morjim is home to diverse avian species, making it a popular spot for birdwatching enthusiasts, especially during migratory seasons.

- **Cultural Diversity**

Welcoming a mix of local and international communities, leading to a vibrant cultural blend evident in its cuisine and lifestyle.

- **Relaxed Atmosphere**

A laid-back ambiance, making it an ideal destination for relaxation, yoga retreats, and wellness tourism.

- **Water Activities**

Offers water sports like kite surfing, jet skiing, and paddle boarding for adventure enthusiasts, albeit in a more serene setting compared to busier beaches.

## Villa Sizes

### Villa 1 : 322.64 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 170.10

### Villa 2 : 294.13 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 141.69

### Villa 3 : 302.03 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 149.59

### Villa 4 : 315.10 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 162.87

### Villa 5 : 275.58 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 123.14

### Villa 6 : 262.01 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 109.57

### Villa 7 : 345.58 Sq. Mtrs.

Covered Area - 253.89 | Balcony Area - 25.40  
Pool Area - 22.33 | Open Area - 193.14

*Pls Note: All Sizes mentioned above are in Sq. Mtrs.*





## Distances from Morjim\*

### Major Cities

- Panaji (Goa's Capital) : 30 Kms
- Mapusa : 17 Kms
- Margao : 70 Kms
- Vasco-Da-Gama : 55 Kms

### Airports

- Goa International Airport (Dabolim) : 50 Kms
- Manohar International Airport (Mopa) : 27 Kms

### Railway Stations

- Thivim Railway Station : 20 Kms
- Madgaon Railway Station : 70 Kms

### Bus Stand

- Mapusa Bus Stand : 17 Kms

### Beaches

- Morjim Beach : 01 Km
- Anjuna Beach : 10 Kms
- Vagator Beach : 08 Kms
- Calangute Beach : 15 Kms
- Baga Beach : 14 Kms

\*Approximate

## The Facilities

- **Elevate Your Lifestyle**  
These duplex villas are not just homes; they are an invitation to elevate your lifestyle. Embrace the allure of European-inspired living.
- **Private Oasis**  
Exclusive villas with private pools, offering a serene retreat within your residence.
- **Spacious Interiors**  
Well-designed living spaces featuring modern architecture and stylish interiors for comfort and elegance.
- **Gourmet Kitchens**  
Fully equipped kitchens with high-end appliances, perfect for culinary enthusiasts.
- **En-suite Bedrooms**  
Luxurious bedrooms with attached bathrooms, designed for relaxation and privacy.
- **Outdoor Living**  
Lush landscaped gardens, outdoor seating areas, and verandas for leisure and entertainment.
- **Security Measures**  
Gated communities with security personnel ensuring a safe and secure environment.
- **Scenic Views**  
Some villas offer breathtaking views of the surrounding landscapes.



## Proposed Specification

Embrace the coastal allure of Goa in our fully furnished villas, meticulously designed to offer a blend of luxury and comfort. These villas redefine sophistication, featuring stylish interiors adorned with tasteful decor and modern amenities. Relax in spacious living areas and cozy bedrooms, indulge in the convenience of fully equipped kitchens, and step outside to private balconies or serene gardens. With the backdrop of Goa's breathtaking vistas, these villas provide an exclusive retreat, inviting you to unwind and savor the beauty of this tropical haven.

### DRAWING / DINING

Floor - Italian Marble/Designer Tiles  
Walls & Ceiling - Luxury emulsion (Royale)

### BEDROOM / DRESS

Floor - Vitrified Tiles / Wooden Flooring  
Walls & Ceiling - Plastic emulsion paint

### BALCONY

Floor - Anti-skid Ceramic Tile  
Wall & Ceiling - Exterior Paint /Texture

### KITCHEN- High-end Modular

Wall - Designer Ceramic Tiles  
Floor - Italian Marble/Designer Ceramic Tiles  
Counters- Granite Working Platform (2' Wide)  
Fittings/Fixtures- CP Fittings, Stainless Steel Sink, Microwave, Fridge, Water Purifier, HOB & Chimney Dishwasher, Washing Machine

### TOILET

Walls- Designer Ceramic Tiles Upto 8 Feet  
Floor - Anti-Skid Ceramic Tiles  
Fittings/Fixtures - Jaquar/kohler, Granite/Italian Counter, Geyser

### WINDOWS

UPVC

### DOORS

Entrance Doors- Polished Skin Doors  
Outer Doors - UPVC  
Internal Doors- Flush Doors  
Locks - Dorset / equivalent

### ELECTRICAL

Wires- Finolex/Havell's fireproof or equivalent  
Switches Modular -L&T/Norisys or equivalent

### RAILING & PARAPETS

Designer Staircase Railing in M.S.

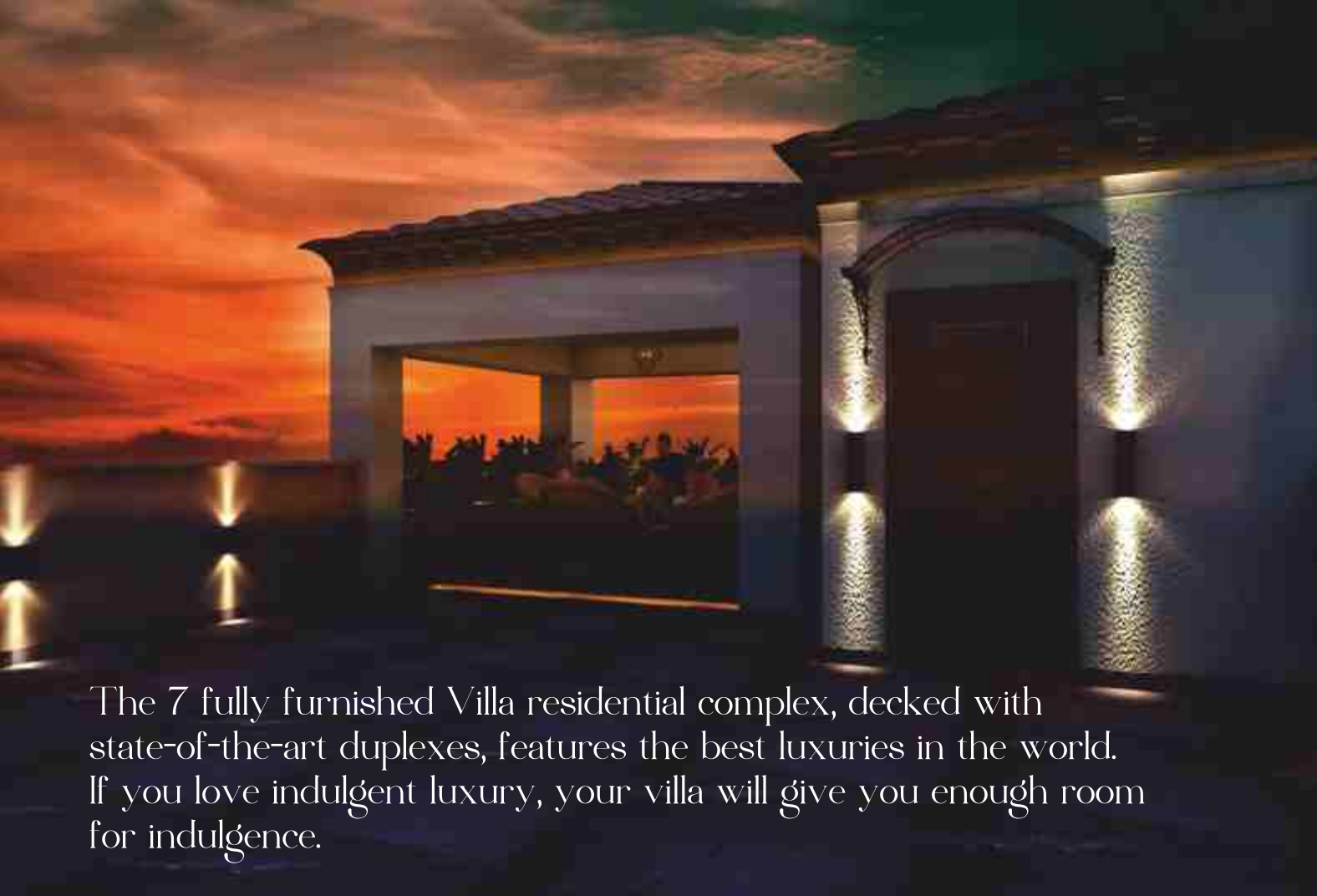
### TERRACE

Pargolla Sitting  
Standard Flooring

The location of D Pal Villas has been thoughtfully chosen. It is strategically located, close to educational institutes, Med-care Units, Commercial Complexes, Government offices and other major attractions of the city. D Pal Villas is a paradise for settling in Goa or looking for an investment destination in Real Estate.



All artistic rendering, image, specification, floor plans and layout plans are tentative and may undergo revision as decided by the company or competent authority during construction of villas, in the best interest of the development.



The 7 fully furnished Villa residential complex, decked with state-of-the-art duplexes, features the best luxuries in the world. If you love indulgent luxury, your villa will give you enough room for indulgence.

- A meticulous and Modern planning for the Villas.
- A main avenue Road, 6mt wide leading to the villas as a grandeur entrance.
- Modern and contemporary landscape spaces,
- European styled elevations as the new concepts.
- Modern planning to have well lit and inter connected spaces.
- The villas would reflect a lifestyle statement
- Adoption of latest construction techniques.



Developed by:

**DPAL Buildcon Private Limited**  
(Developers- Villas, Apartments, Resorts)

Delhi Office:

12/5 Pal Mohan Apartment,  
Club Road,  
Punjabi Bagh (West),  
New Delhi - 110 026

Goa Office:

Shop No. C-8 & 9  
Ground Floor  
Supreme by the Vallet  
Alto Pilerne, Bardez-GOA

Site:

Survey No. 253/24-A-1,  
Village Panchayat of Morjim,  
Pernem Taluka,  
District of North Goa

Scan to visit site



Scan to know more



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**Homes n Loans**  
Rera No. AGG006221007