

Triune Villas



TRIUNE
REAL ESTATE DEVELOPERS LLP



A Goan Rhapsody - The Susegad Life

The captivating state of Goa is synonymous to scenic sights and serene experiences. Owing to its lush greenery, warmth of the sea breeze, the passion of its people and its alluring culture, Goa is emerging as the ideal living destination and a place to call home to many folk. Nestled amidst oceanic views adorned with natural beauty, panoramic beaches and extraordinary architectural heritage, it is truly a holistic haven for living and leisure. Come, indulge and immerse yourself in the wholesome, spirited lifestyle of Goa.



Pure solace of being away from the city life



The quintessential choice for an unparalleled way of life

Encounter plush and peaceful living

An innovative blend of palatial and pristine, the villas are adorned with elegant artistry and design and the exclusivity of nature and solitude make it a pleasant place to call home. The elaborate architectural elements assemble a sleek and sophisticated living space that is well matched with serenity as it overlooks lush green fields.

The homes feature modern aesthetics combined with Goan-Portuguese designs, with natural lighting yet are well-equipped with technological advancements that define each villa. Meet leisure with luxury, as the cosy yet contemporary embellishments and warm lighting make for the ultimate place to unwind.



Relentless Wellness, Relentless Living



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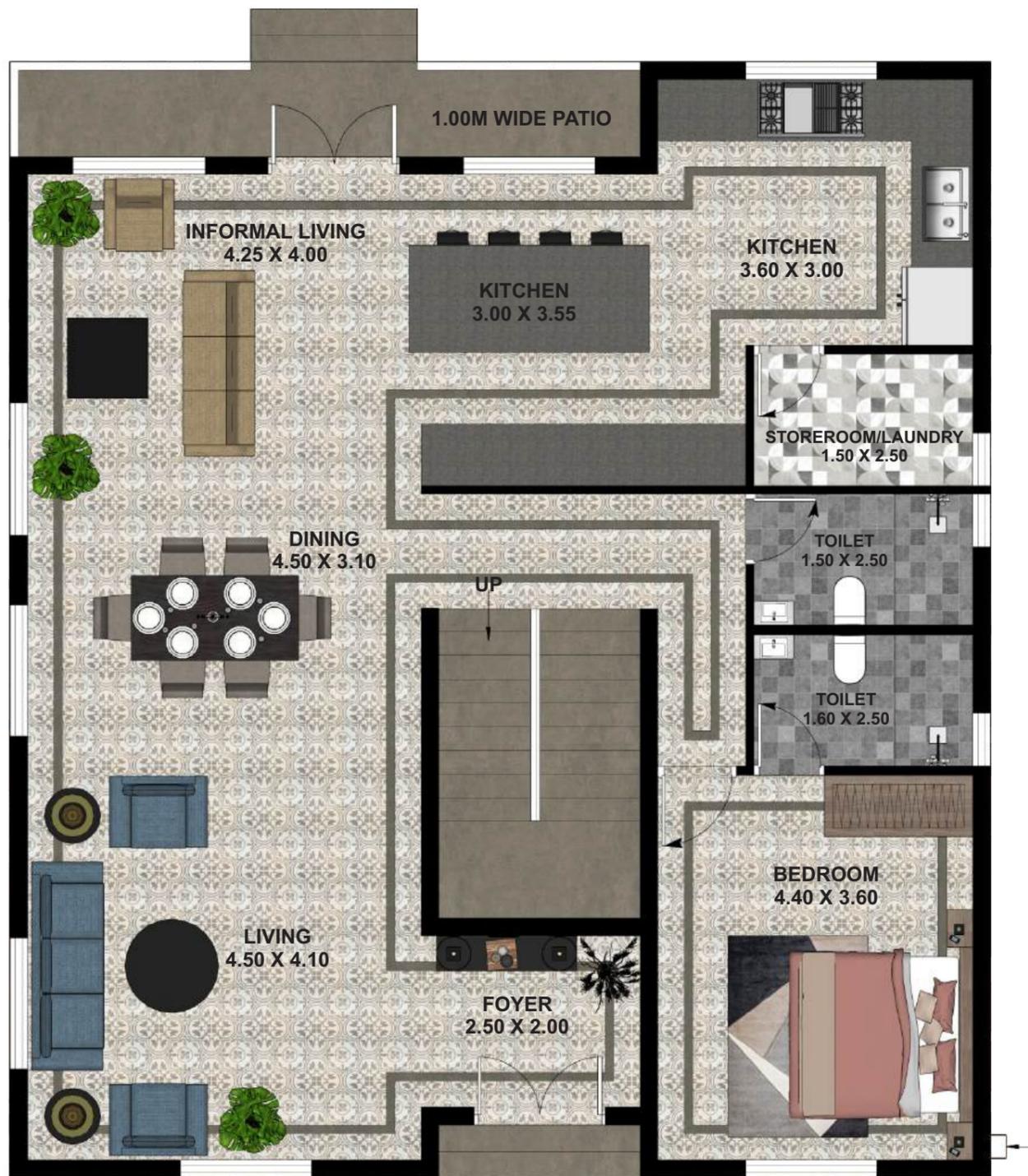
ENTRY/EXIT

4.5M WIDE ROAD

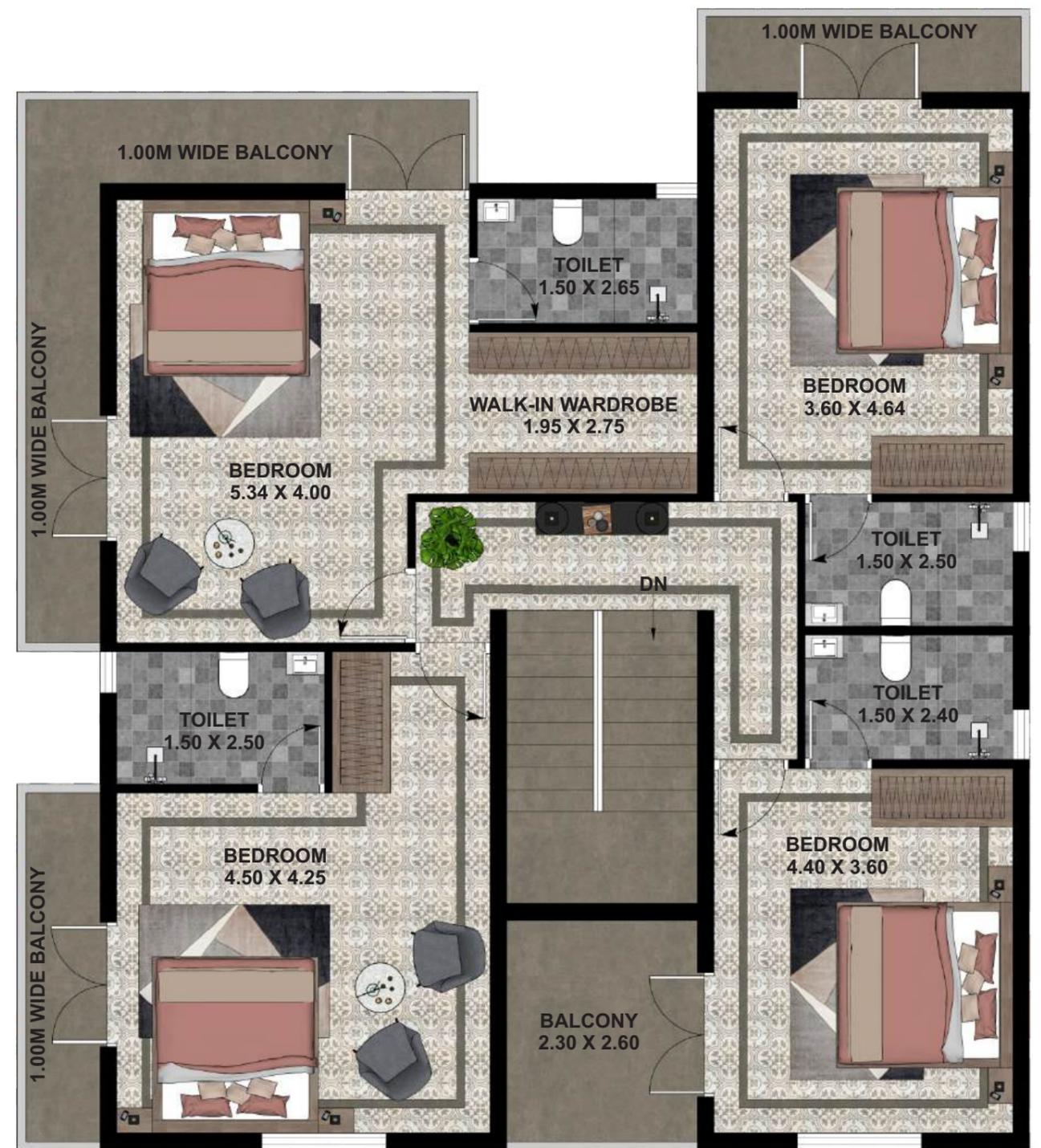
4.5M WIDE ROAD



MASTER PLAN

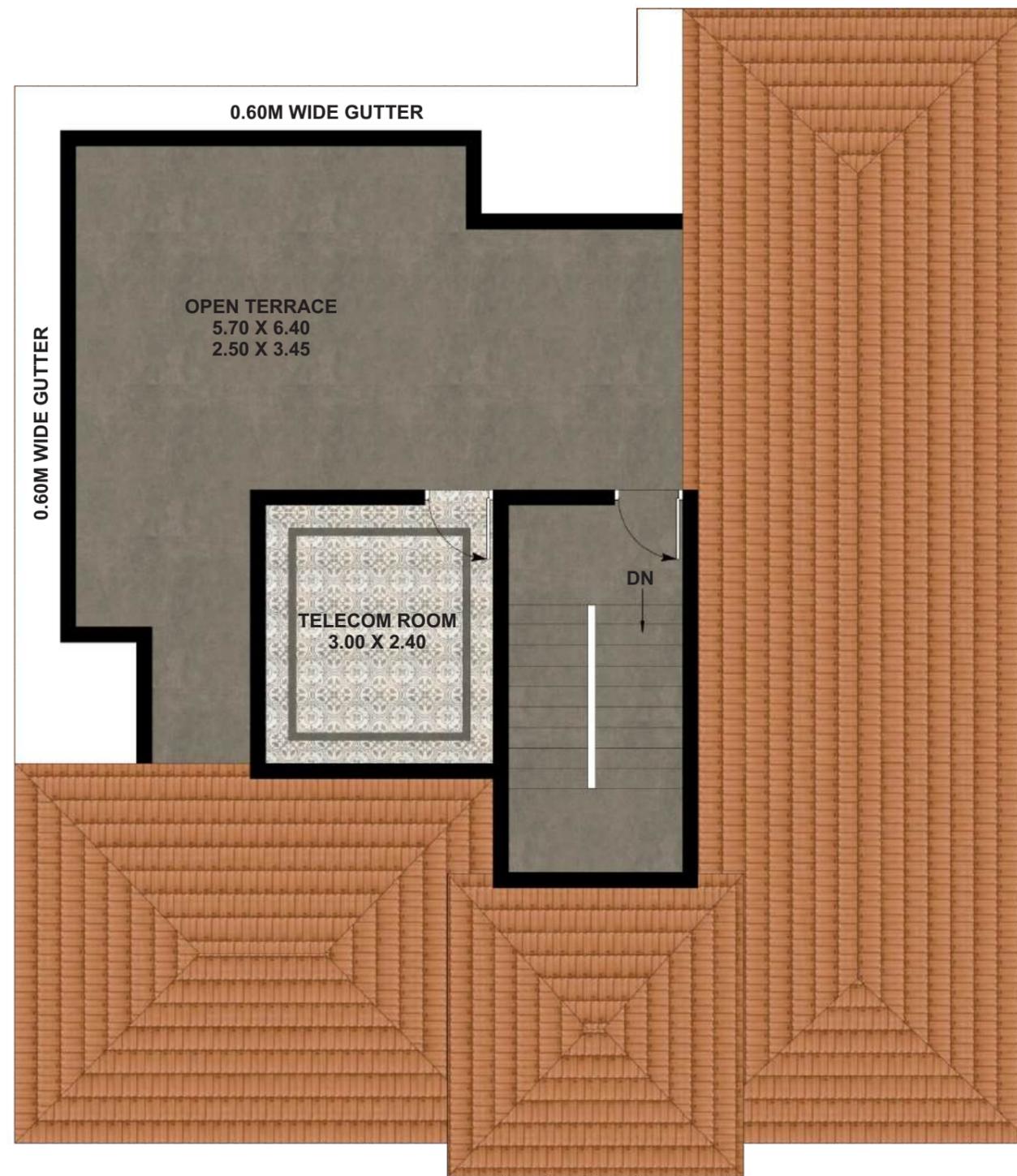


GROUND FLOOR



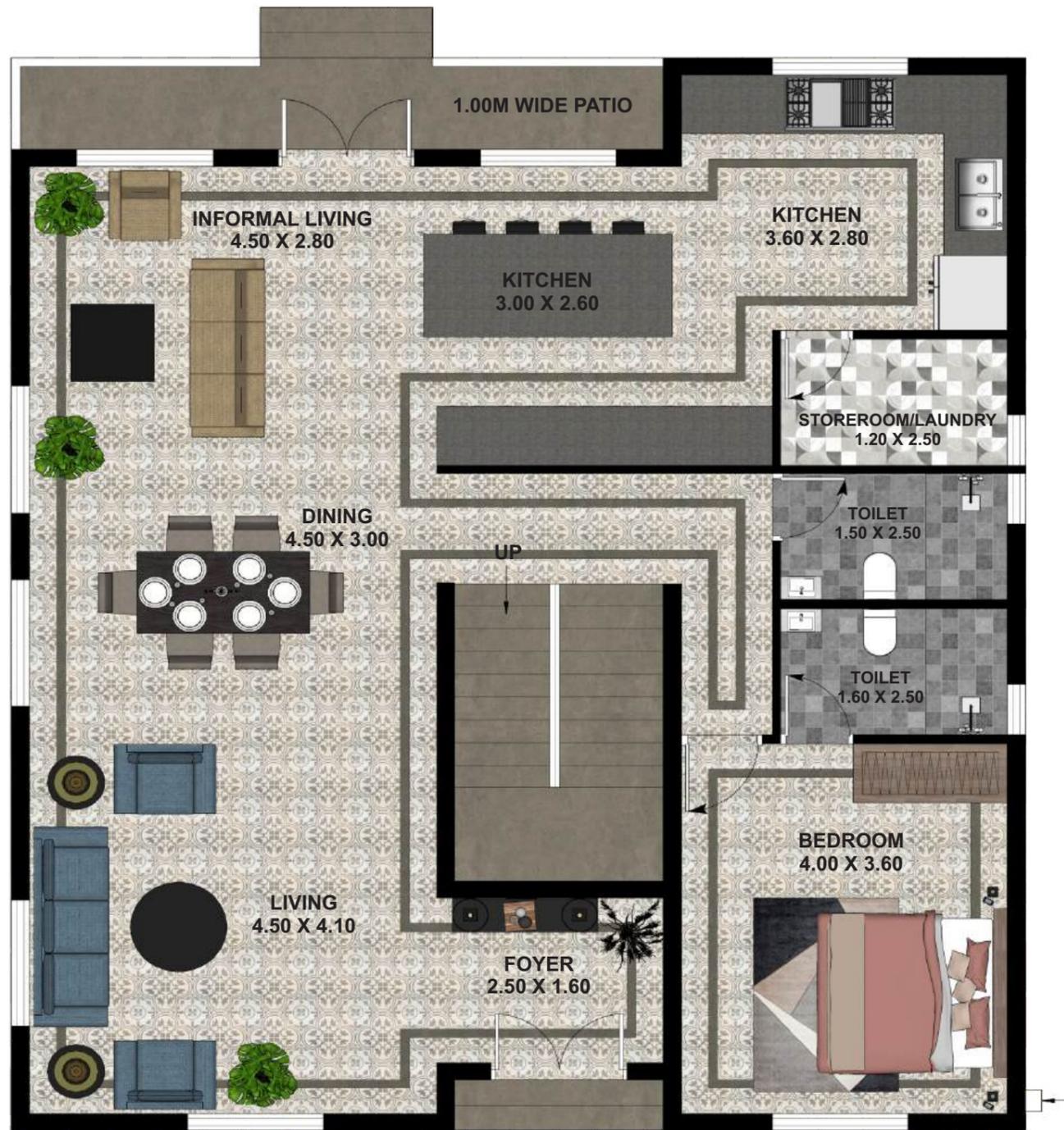
FIRST FLOOR

VILLA - TYPE 3

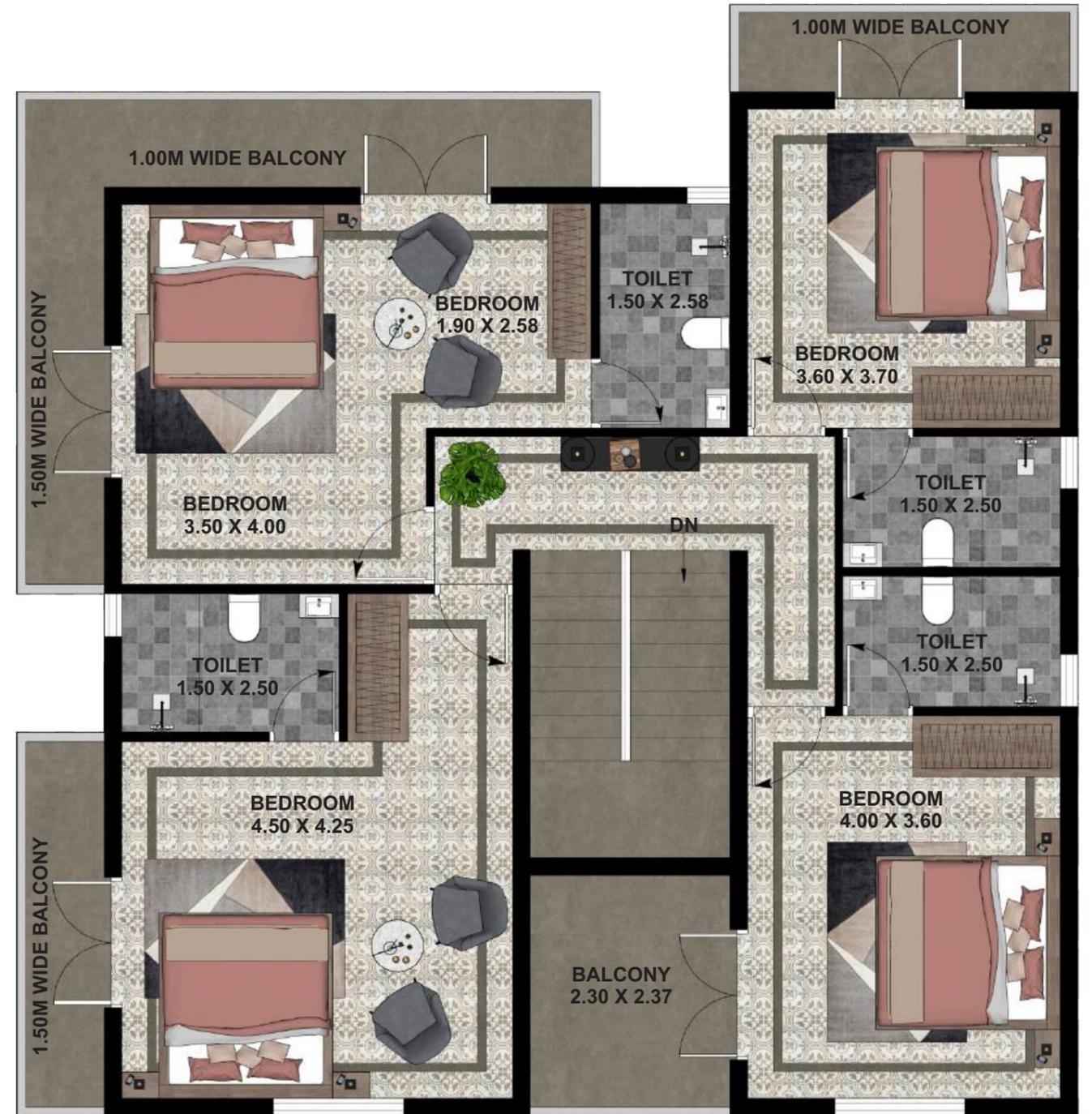


ROOF
VILLA - TYPE 3

	VILLA	Gr. Flr+1st Flr	TERRACE	TOTAL S.B.U.A.
TYPE 3	3A	312.82 SQ. M.	47.18 SQ. M.	360 SQ. M.
	3B	312.82 SQ. M.	47.18 SQ. M.	360 SQ. M.

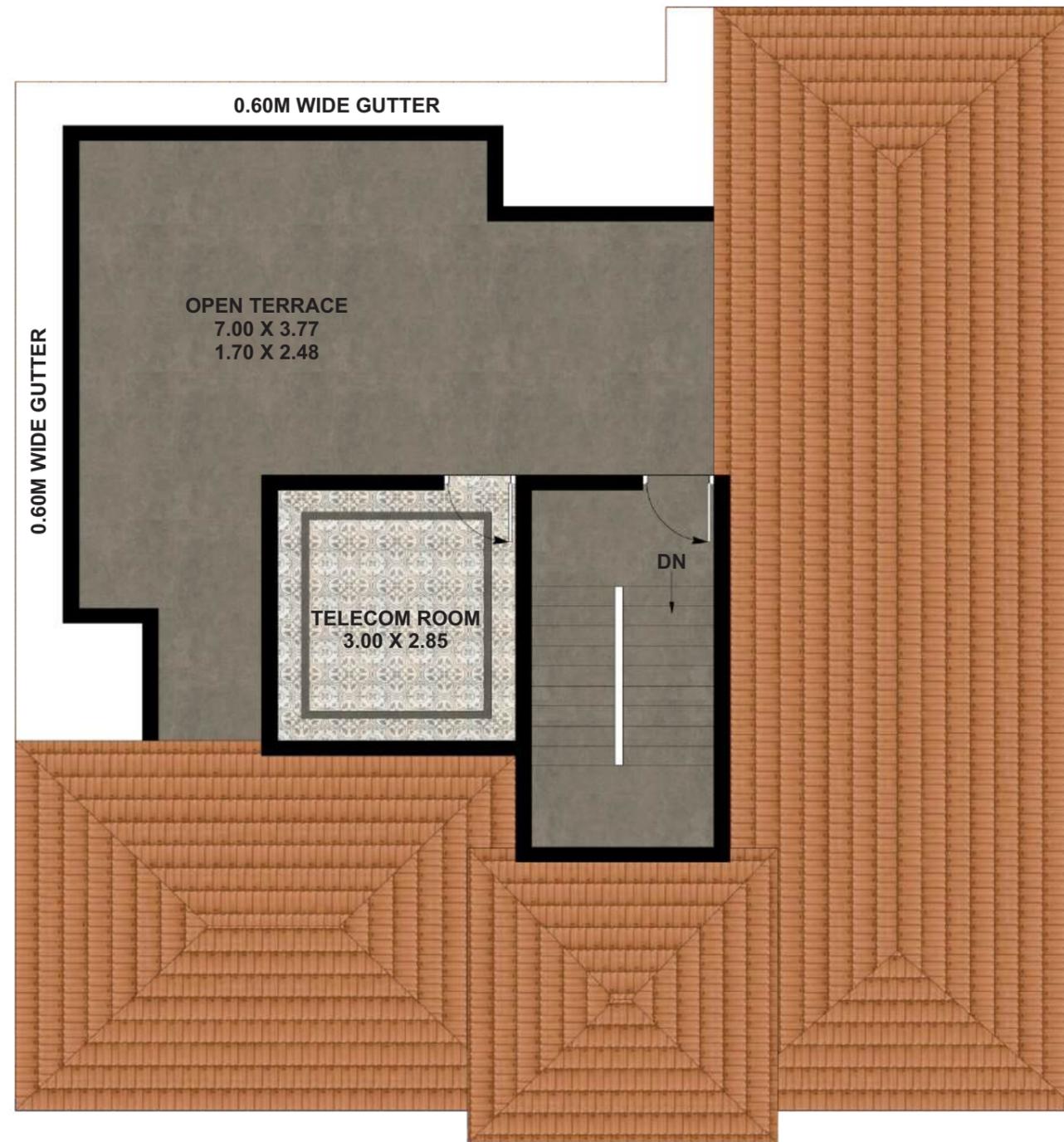


GROUND FLOOR



FIRST FLOOR

VILLA - TYPE 4



ROOF
VILLA - TYPE 4

TYPE 4	VILLA	Gr. Flr+1st Flr	TERRACE	TOTAL S.B.U.A.
	4A	287.17 SQ. M.	39.56 SQ. M.	326.73 SQ. M.



Where sophistication meets serenity



Peaceful living, Everyday.

Amenities

- Swimming Pool
- Reserved Parking Areas
 - Landscaped Areas
 - Regular Water Supply
 - 24 Hours Security
 - Regular Maintenance
- Dry & Wet Garbage Management
 - CCTV Surveillance
- Power Backup for Common Lighting
 - Individual EV Charging Points
 - High Speed Internet Access
 - Video Door Bell Phone

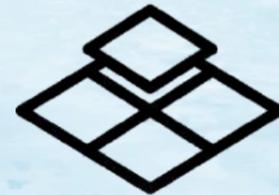
Specifications for Premises

Fixtures, Fittings and Amenities



STRUCTURE

Reinforced cement concrete structure (M25 grade of concrete) as per approved design of competent authority. External wall of 200/230mm thick brick/laterite, stone/concrete masonry & partition walls of 115mm thick brick masonry.



FLOORING & WALL TILING

Entire flooring will be of Ceramic/Vitrified/Porcelain tiles or equivalent.

Ceramic/Vitrified/Porcelain tiles will be provided at the following locations:

1. On the Ground Floor, bathroom walls up to the ceiling. On the First Floor, bathroom walls up to a height of 2.7 Meters.
2. Above the kitchen counter up to a height of 600 mm.
3. Toilet flooring is the non-skid type.



WALL FINISH

Gypsum Plaster with acrylic emulsion paint for internal walls and external walls shall be painted with waterproof Acrylic paint. The colour shall be as per Architect's recommendation.



ELECTRICAL SUPPLY & WIRING

Three-phase concealed high quality FRLS wiring with premium modular switches. Electrical Circuit for inverter back-up power.

Miniature circuit breakers and ELCB for safety from overload and short circuit.

Inverter will be provided. Provision of EV Charging Points. Provision of split AC in all rooms.



KITCHEN COUNTER & SINK

Kitchen counter with quartz top and stainless-steel sink with provision for hot and cold water at the sink. Provision for water purifier above kitchen platform.

Specifications for Premises

Fixtures, Fittings and Amenities



DOORS & WINDOWS

All door frames shall be of Teak Wood. Main door shall be of Teak Wood. Internal Doors shall be of 30mm thick block board painted shutters. Bathroom doors shall be of FRP and frames shall be of WPC.

All swing open type French windows and windows shall be of Teak Wood with glass infill.



WATER SUPPLY

The water shall be stored in a common underground storage sump. Water shall be pumped to an overhead tank. Overhead storage tank shall be of LLDPE.



PLUMBING & SANITARY INSTALLATIONS

Concealed internal plumbing of U-PVC pipes

Water closet & wash basin will be provided as follows:

1. Counter-top Wash basin with hot & cold water
2. Water closet in toilet – European style, tiles of matching colour, Chromium plated fittings of standard premium make –Jaguar.

One hot & cold-water mixer with spout and overhead rain wall shower & telephonic hand-held shower will be provided in all bathrooms.

Provision for Geyser in bathroom. Glass shower cubicle will be provided.

Provision for water purifier above kitchen platform. Washing machine inlet & outlet provision at location as per the architect's recommendation. Mirrors in all bathrooms above wash basin.



SOIL & WASTE WATER LINES

The soil and waste water lines (exposed and concealed) will be of U-PVC. These sewerage effluents will be connected to the septic tank & soak pit.



LOCATION PLAN (N.T.S)



About the location

The peaceful location situated in the relaxing village of Carmona, is one that is enriched with calm and quietness, freshened air and the pure solace of being away from city life. Escape into the blissfully breath-taking surroundings as nature becomes an ally. Enjoy the closeness of the beach and the culture of the locals through this delightful destination.

TRIUNE REAL ESTATE DEVELOPERS LLP

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