

The image shows the entrance to a villa. On the left, a white stone pillar supports a sign with a brick-textured background. The sign reads 'AFONSO VILLAS BY TRIUNE' in gold, three-dimensional letters. To the right of the pillar is a tall, ornate black wrought-iron gate. In the background, a white villa with arched windows is visible. The scene is set in a sunny, outdoor environment with some greenery and pink flowers in the foreground.

AFONSO
VILLAS
BY
TRIUNE

*Luxurious
Spacious
Secure*

a project by



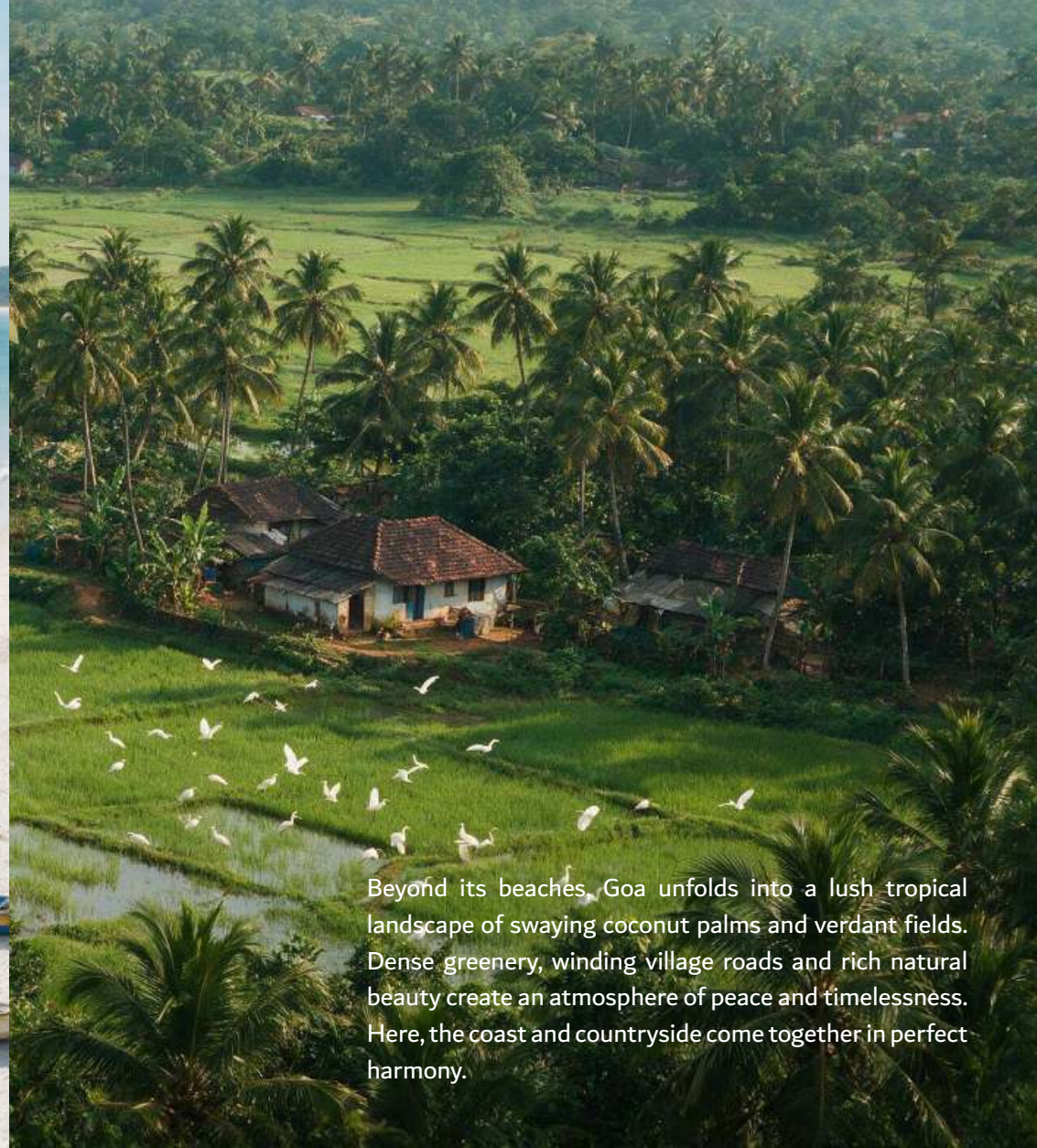
TRIUNE

REAL ESTATE DEVELOPERS LLP

Goa

Goa is a land of sun-kissed shores, gentle sea breezes and the soothing rhythm of the waves. Its beautiful beaches invite you to slow down, unwind and savour life at a more relaxed pace. From tranquil mornings by the sea to glorious sunsets on the horizon, the coast lends every day a holiday-like charm.

AFONSO VILLAS
BY TRIUNE



Beyond its beaches, Goa unfolds into a lush tropical landscape of swaying coconut palms and verdant fields. Dense greenery, winding village roads and rich natural beauty create an atmosphere of peace and timelessness. Here, the coast and countryside come together in perfect harmony.



AFONSO VILLAS
BY TRIUNE



Beachside living is about embracing a slower, more fulfilling rhythm—where mornings begin with the sea breeze and evenings unfold beneath glowing coastal skies. It is a lifestyle shaped by relaxation, freedom and the simple pleasure of having the beach just a leisurely walk away.

Panoramic Field View

AFONSO VILLAS BY TRIUNE

Welcome to Afonso Villas by Triune

an exclusive collection of luxurious five-bedroom villas with servants quarters, in the serene surroundings of Zalor, Goa. Designed as ideal beachside holiday homes for the luxury segment, each villa brings together spacious interiors, timeless architecture, modern comforts and exceptional privacy within a secure gated complex.



AFONSO VILLAS
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Inspired by Goa's enduring architectural heritage, each villa celebrates the timeless elegance of Indo-Portuguese design. Graceful arches, sloping tiled roofs and refined detailing give the homes a distinctive character rooted in tradition yet perfectly suited to contemporary living.

AFONSO VILLAS
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TECHNICAL INFORMATION



SCHEME LAYOUT



AFONSO VILLAS

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AFONSO VILLAS

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VILLA TYPE 3



FIRST FLOOR PLAN



GROUND
FLOOR
PLAN

VILLA - 3A

G. Flr + F. Flr - 312.82 Sqm
Terrace - 47.18 Sqm
Total S.B.U.A. - 360 Sqm

VILLA - 3B

G. Flr + F. Flr - 312.82 Sqm
Terrace - 47.18 Sqm
Total S.B.U.A. - 360 Sqm



TERRACE
FLOOR
PLAN

AFONSO VILLAS

BY TRIUNE



VILLA TYPE 4A



FIRST FLOOR PLAN



GROUND
FLOOR
PLAN



TERRACE
FLOOR
PLAN

VILLA - 4A

G. Flr + F. Flr - 287.17 Sqm
Terrace - 39.56 Sqm
Total S.B.U.A. - 326.73 Sqm



AFONSO VILLAS

BY TRIUNE

PROJECT 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 Phone



PREMIUM PROJECT SPECIFICATIONS

Premium specifications and superior finishes ensure a home of lasting quality and refined elegance.

STRUCTURE

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

On the ground floor, bathroom walls up to the ceiling. On the first floor, bathroom walls up to a height of 2.7 metres.

Above the kitchen counter, up to a height of 600 mm.

Anti-Skid flooring for the Toilets.

WALL FINISH

Internal walls will be finished with cement plaster and acrylic emulsion paint. External walls will be painted with waterproof acrylic paint. Colours shall be as per the architect's recommendation.

ELECTRICAL SUPPLY & WIRING

Three-phase concealed, high-quality FRLS wiring with premium modular switches. Electrical circuits will be provided for inverter backup power.

Miniature circuit breakers (MCBs) and ELCBs will be provided for protection against overload and short circuits.

Provision for EV charging point and split ACs in all rooms will also be provided.

KITCHEN COUNTER & SINK

Kitchen counter with quartz top and stainless-steel sink, with provision for hot and cold water at the sink.

DOORS & WINDOWS

All door frames shall be of teak wood. The main door shall be of teak wood. Internal doors shall have 30 mm thick block board painted shutters. Bathroom doors shall be of FRP with WPC frames.

All swing-open French doors and other windows shall be of teak wood with glass in-fill.

WATER SUPPLY

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

PLUMBING & SANITARY INSTALLATIONS

Concealed internal plumbing with U-PVC pipes.

Water closets and washbasins will be provided as follows:

Countertop washbasins with hot and cold water.

European-style water closets with matching wall tiles and chromium-plated fittings of a standard premium make - Jaquar.

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

Provision for a geyser will be provided in each bathroom. Glass shower cubicles will also be provided.

Provision for a water purifier above the kitchen platform.

Washing machine inlet and outlet provisions will be provided at a location as per the architect's recommendation. Mirrors will be provided above the washbasins in all bathrooms.

SOIL & WASTE WATER LINES

The soil and wastewater lines, both exposed and concealed, will be of U-PVC. The sewage effluent will be connected to the septic tank and soak pit.



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Expansive balconies and open terraces frame panoramic views of the lush tropical greenery surrounding the villas. The verdant landscape creates a refreshing sense of openness, privacy and connection with nature.

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Set in the peaceful surroundings of Zalor, Afonso Villas is just 700 metres from Zalor Beach—bringing the sand, sea and relaxed coastal lifestyle within an easy stroll.

Fatrade
Beach

Arabian Sea



Scan QR code for location

Zalor Beach

Carmona Beach



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FOR BOOKINGS AND ENQUIRIES PLEASE CONTACT



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