



# *St. Joseph Residency*

Near St. Joseph Church - Dharmapur - Saclete - Goa

A Project by

*Royal Developers*

*relaxed* A GOOD BOOK *house parties*

LUSH TROPICAL CONVERSATIONS AT THE BAR

Candle Lit Dinners *white* Al Fresco Dining

Long Sumptuous Brunches *tranquil dreams*

HOME *lazy days* *your own private sanctuary*

ELEGANT LIVING

*happily horizontal*

TALL SHADY TREES

*bird sounds* *afternoon naps* *family & friends*

Simple Luxury *rustic meets elegant*

stone floors

*soft colours*

UNIQUE TEXTILES NATURAL LIGHT GARDEN PATHWAYS

*stylish living*

Beautiful Textures

Elegant Furniture

*attention to detail*

*quiet restraint*

OBJECTS & ART BEAUTIFUL PROPORTIONS

*graceful spaces*

*gentle surfaces*

large windows

PATINAS

# Imagine . . . .

*a home of your dreams, one which transports you into a by-gone era, filled with the nostalgia of the past  
Where you step into another world away from the hustle bustle of life into the serene greenery*

*Imagine sitting by the sound of the breeze, where the whispering palms beckon a song!*



# Imagine . . . .

*Waking up to sunlight softly kissing your face, as it wafts through the trees, outside your bedroom window, past the white muslin curtain, half drawn, to dance on your walls and sheets.*

*Imagine a large, white bedroom with high ceilings and big windows, beautiful old wood furniture, and soft fabrics.*



*an unending lunch of grilled seafood doused in lemon and olive oil with fresh local bread, delivered by the village baker tooting on his bicycle each morning.*



*Imagine ....*

## *St. Joseph Residency*

Near St. Joseph Church - Dharmapur - Saclete - Goa

*Royal Developers bring you their latest project, St. Joseph Residency, a quaint scheme of boutique Villas located at Dharmapur - Saclete - Goa*

*Relive the understated luxury of the by-gone era and rediscover the simple joys of life, away from the hustle bustle of the City life and yet in close proximity to all Urban Amenities and conveniences.*

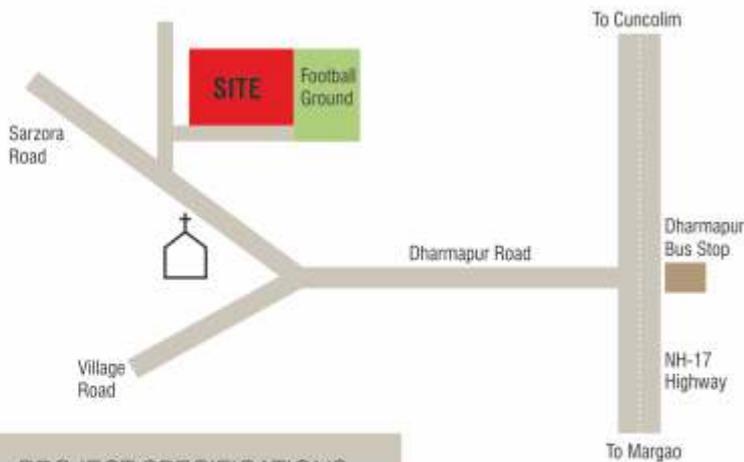
*So come and be a part of 'St. Joseph Residency', the perfect gift for your family and a wise investment for generations to enjoy!*



## Scheme layout



LOCATION MAP (not to scale)



## PROJECT SPECIFICATIONS

- RCC framed structure
- Edge cut Vitrified flooring
- Granite kitchen worktops with stainless steel sink
- Bathroom wall in designer tiles upto full height
- Premium branded hot/ cold water mixer taps
- Built-in power sockets and plumbing for washing machine and dishwasher
- Edge/corner tiles PVC beading in kitchens and bathrooms
- Designer roof cement tiles reinforced - concrete sloping roofs
- Multiplast waterproofing for terraces
- Built-in cabling for telephone and satellite TV
- 3-Phase electricity with premium quality tri-rated double insulated wire



## PROJECT AMENITIES

- Secured Complex
- CCTV surveillance
- Intercom facility
- Landscaped Open spaces
- Garbage disposal systems
- 24 hours water supply
- All sides Compound wall with lights
- Provision for Broadband Internet
- Well-lit internal roads
- Private Parking spaces
- Provision for Inverter, AC
- Provision for Solar water heaters

AREA - 172.10 Sqm / 1851.79 Sqft

# Villa A1, A2, A3



# Villa

AREA - 214 Sqm / 2302.64 Sqft

## A4



FIRST FLOOR PLAN



GROUND FLOOR PLAN

AREA - 175 Sqm / 1888.38 Sqft

Villa  
B1 & B2



FIRST FLOOR PLAN



GROUND FLOOR PLAN

*Villa*  
C1,C2,C3,C4

AREA - 164.97 Sqm / 1775.07 Sqft



FIRST FLOOR PLAN



Balcony  
1.3m wide

Toilet  
1.3 x  
2.3

Open  
Terrace

Balcony  
1.5m wide

Bedroom  
4.00x3.10

Toilet  
2.8 x  
1.5

Balcony  
1.3m wide

Open  
Terrace

Bedroom  
4.50x3.60

Balcony  
1.3m wide

Bedroom  
4.00x3.10

Toilet  
1.3 x  
2.1

Kitchen  
2.20x3.20

Living / Dining  
4.50x5.40

Verandah  
1.3m Wide

Car Porch

GROUND FLOOR PLAN



AREA - 148.93 Sqm / 1602.48 Sqft

# Villa D1 & D2





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stylish living Beautiful Textures Elegant Furniture Long Sumptuous Brunches tranquil dreams  
attention to detail quiet restraint HOME lazy days your own private sanctuary  
OBJECTS & ART BEAUTIFUL PROPORTIONS happily horizontal ELEGANT LIVING  
graceful spaces gentle surfaces PATINAS bird sounds afternoon naps TALL SHADY TREES  
large windows family & friends

For Booking Contact :

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