

Project By



UNIT BY:
KANJANI-TAKHTANI-RAICHANDANI



Harbour Heights
Calangute, Goa

Unified Brilliance

Ktr Embodies The Finest Blend Of
The Kanjanis, The Takhtanis, & The Raichandanis.
With Over 40 Years Of Collective Experience, Our
Collaborative Credibility Stands Strong As A Trinity
Of Partnered Excellence.



Million Sq.ft
Construction



Decades



Projects



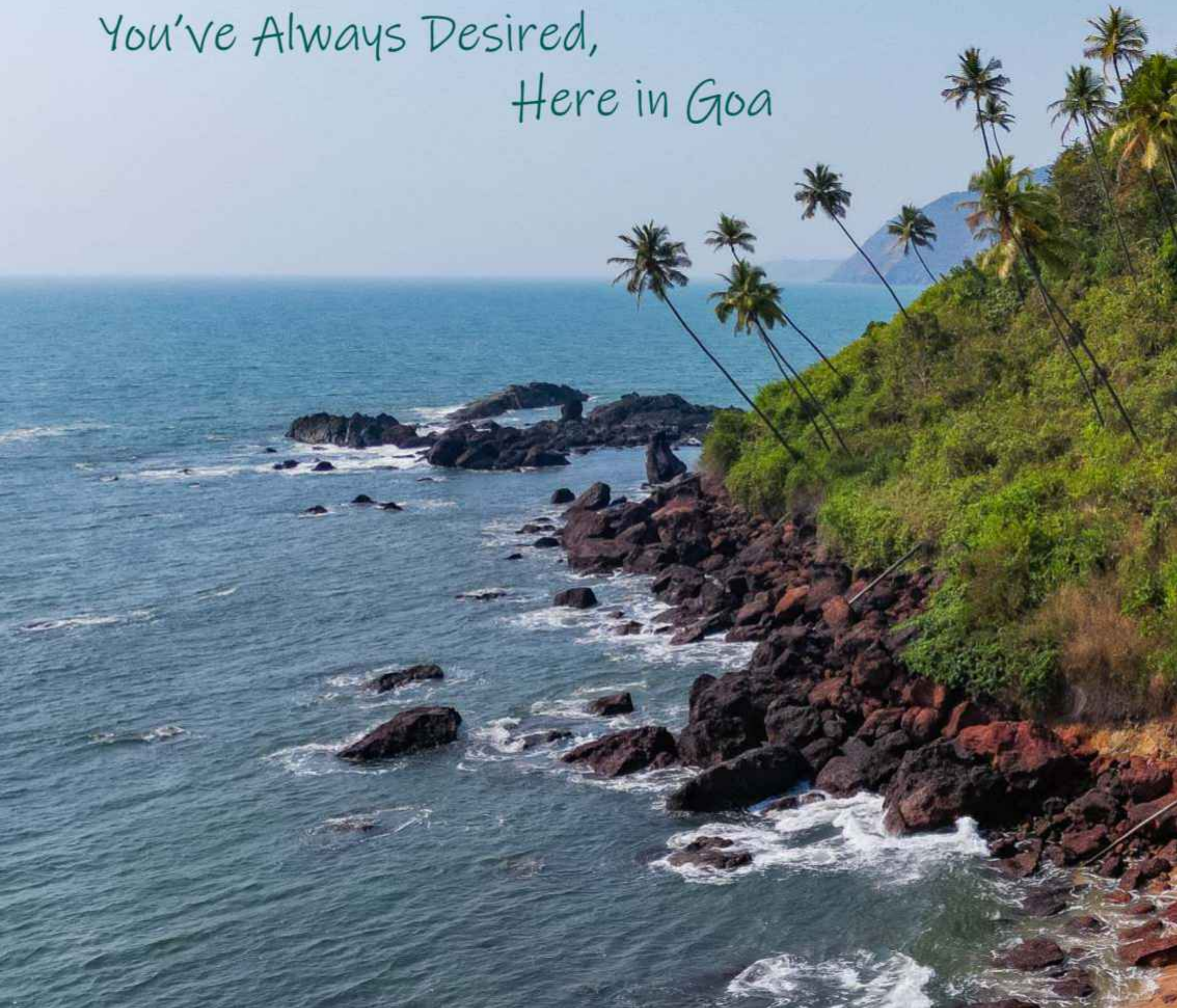
Cities



Million Sq.ft
Upcoming

Distinguished Clientele, Including Multinational Corporations.

Step Into the Life
You've Always Desired,
Here in Goa



Advantage Goa



Pure Air,
Pristine Views.



carefree and
joyful lifestyle.



Sunshine State of
Mind, Year-Round.



convenient access to domestic
and international destinations.



Savor the flavors of
the local cuisine.



Friendly Faces,
Warm Hearts.



culinary paradise.



Artistic Impression



A Place
For Fresh Air
And Breathtaking Views

Bask in the tranquility of a breathtaking bird's-eye view, where the natural beauty of Goa unfolds before your eyes. Surrounded by lush landscapes, sparkling beaches, and vibrant surroundings, this vantage point offers the perfect blend of fresh air and stunning vistas. It's not just a view; it's a daily reminder of the serene lifestyle that awaits you.



A *Space* for
Tranquility and
Unmatched Vistas

Experience ultimate peace as you take in sweeping views of Goa's stunning landscapes. Surrounded by nature's beauty, this space offers the perfect blend of calm and captivating vistas, making every moment a chance to relax and rejuvenate.



Artistic Impression



A Place
to rejuvenate

Dive into serenity with a refreshing swim in a pool that invites relaxation and revitalization. Surrounded by lush greenery and soothing views, this tranquil oasis offers the perfect setting to unwind and recharge, making every moment feel like a retreat.



Artistic Impression



A Retreat for the senses

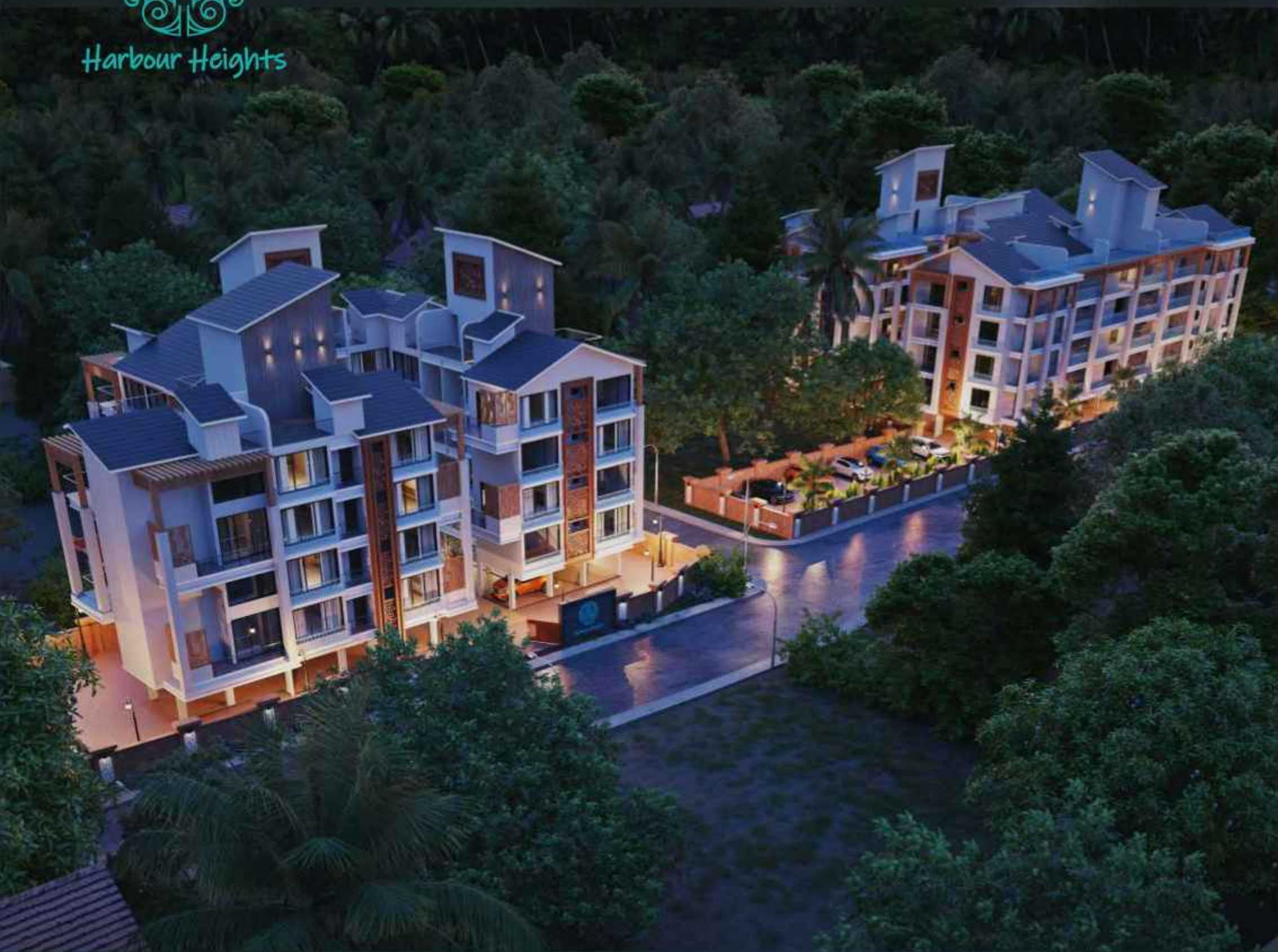
Step into a serene sanctuary where the gentle ripple of the water and the tranquil surroundings create the perfect escape. Whether you're enjoying a peaceful swim or simply lounging by the pool, this is your personal haven to relax, refresh, and recharge.



A Place
for many features
and luxuries



Harbour Heights



Artistic Impression

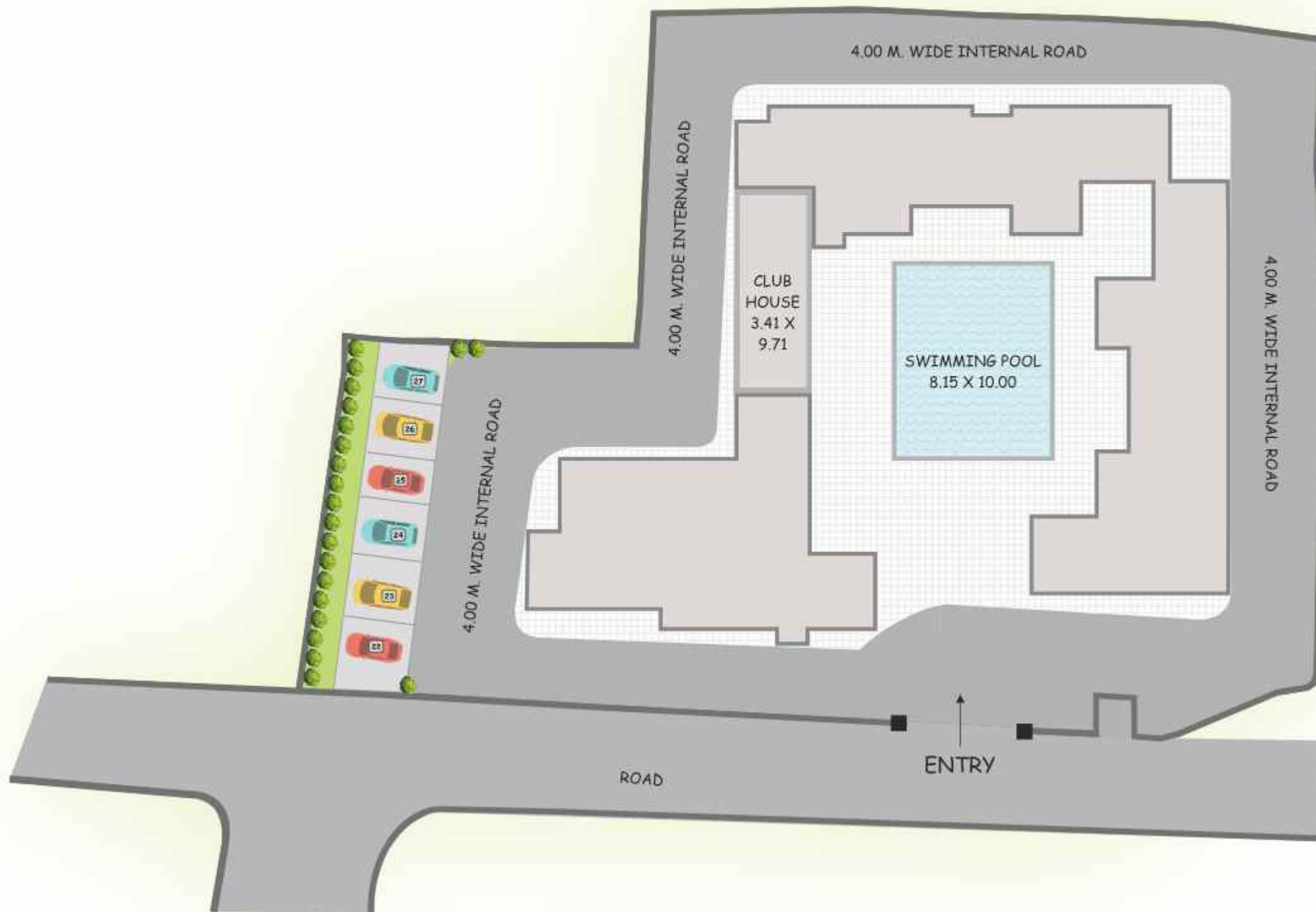
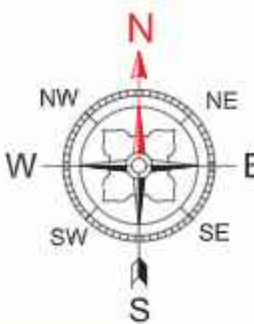
Experience the perfect blend of form and function.
Discover thoughtfully designed spaces that cater to your lifestyle.
Step into a world of comfort and luxury.

Live the art
of exclusivity

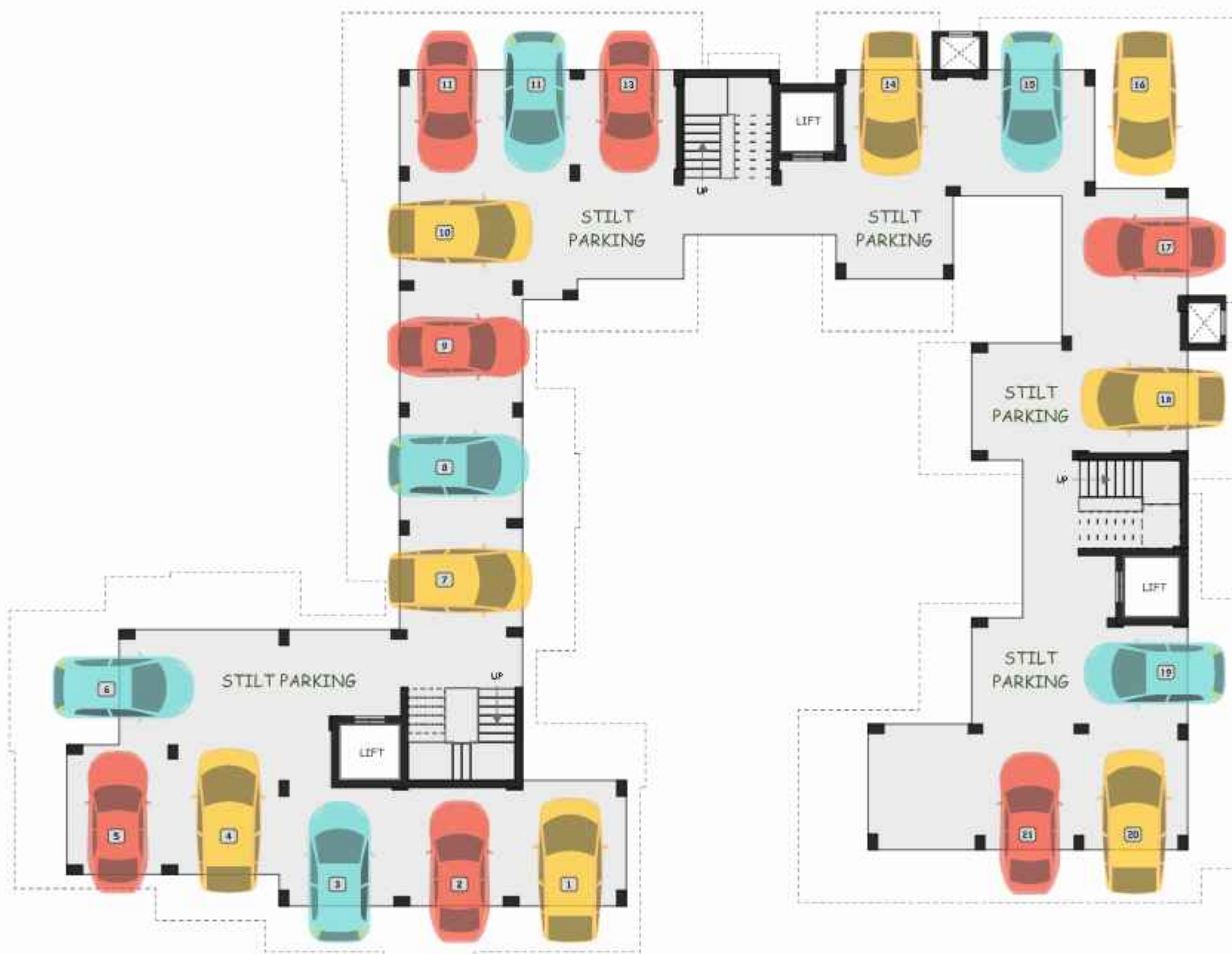
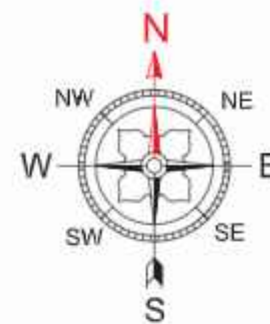


SITE PLAN

PHASE- 1

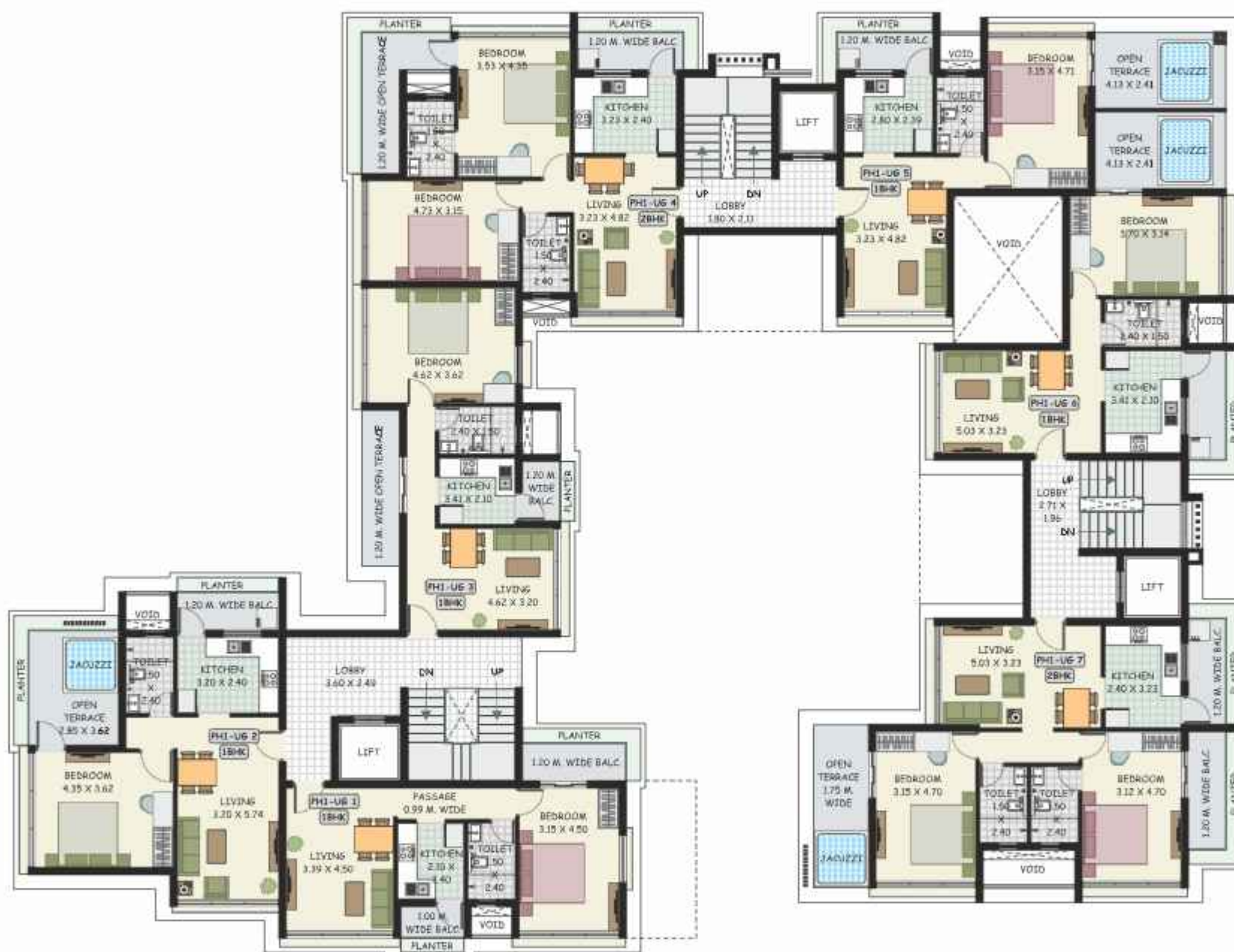
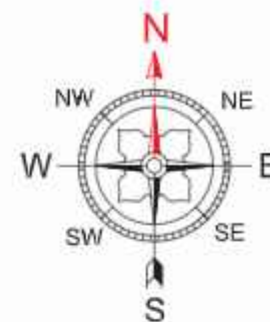


STILT PARKING PLAN PHASE-1





UPPER GROUND FLOOR PLAN PHASE-1

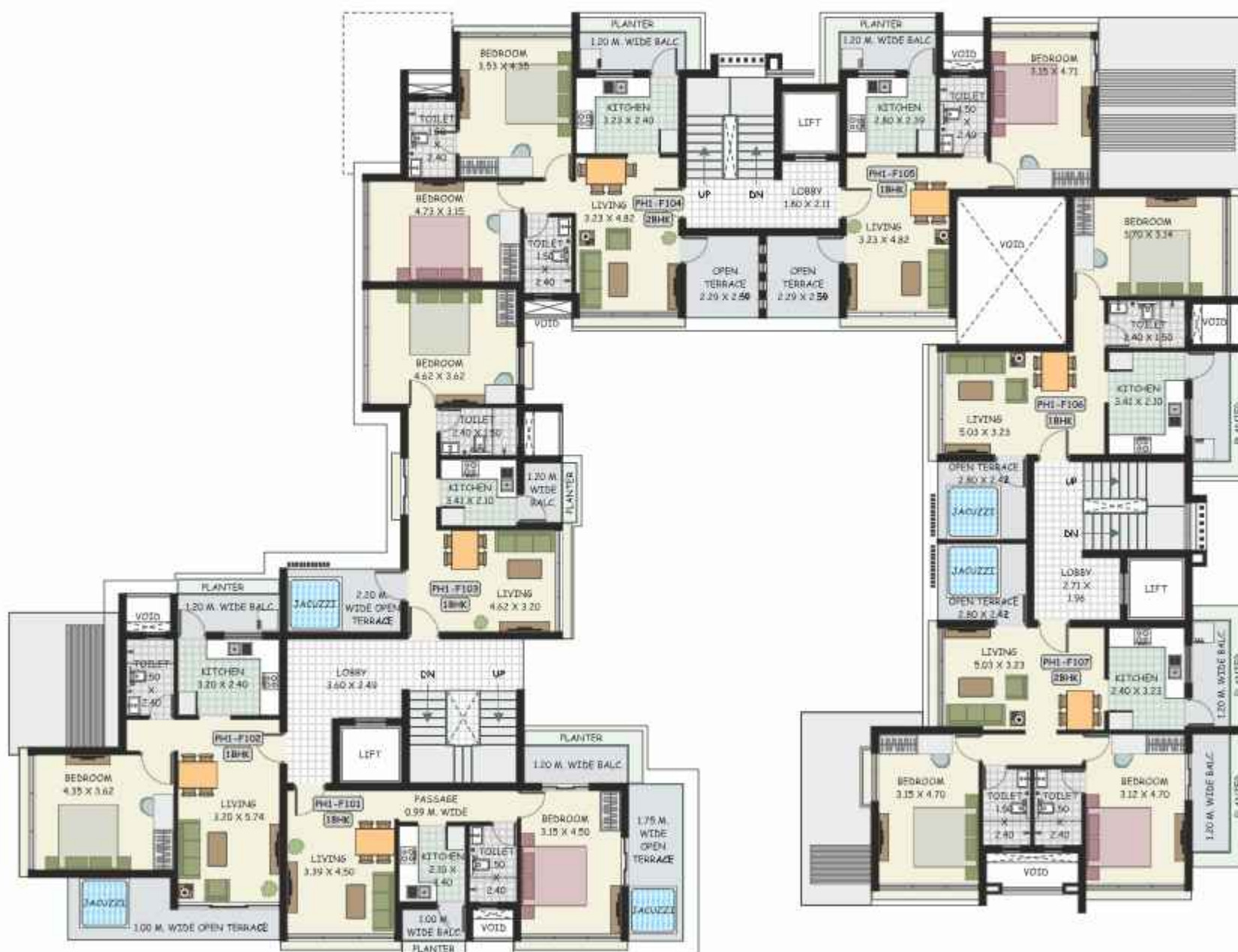
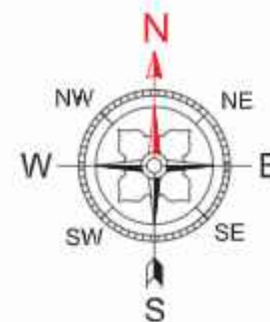


AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA	APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH1-UG 1	76.37	1BHK	PH1-UG 5	87.36
1BHK	PH1-UG 2	94.84	1BHK	PH1-UG 6	91.06
1BHK	PH1-UG 3	81.55	2BHK	PH1-UG 7	125.36
2BHK	PH1-UG 4	113.14			

ALL DIMENSIONS ARE IN METER

FIRST FLOOR PLAN PHASE- 1



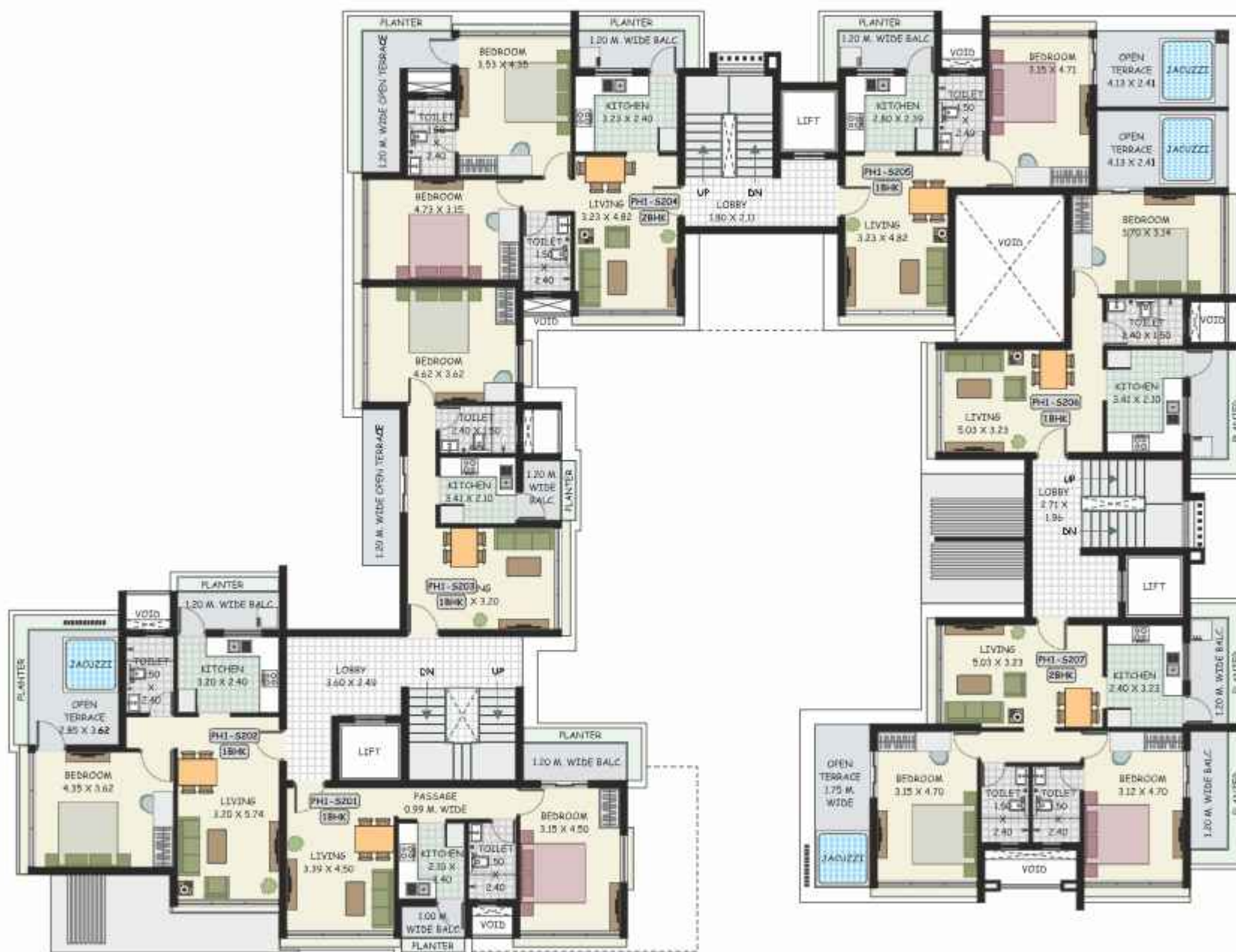
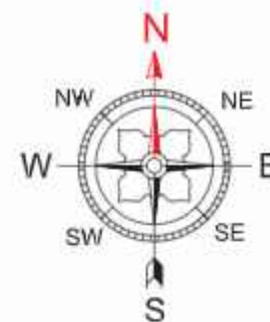
AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA	APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH1-F101	88.43	1BHK	PH1-F105	81.99
1BHK	PH1-F102	94.32	1BHK	PH1-F106	86.56
1BHK	PH1-F103	84.58	2BHK	PH1-F107	122.57
2BHK	PH1-F104	111.74			

ALL DIMENSIONS ARE IN METER



SECOND FLOOR PLAN PHASE- 1

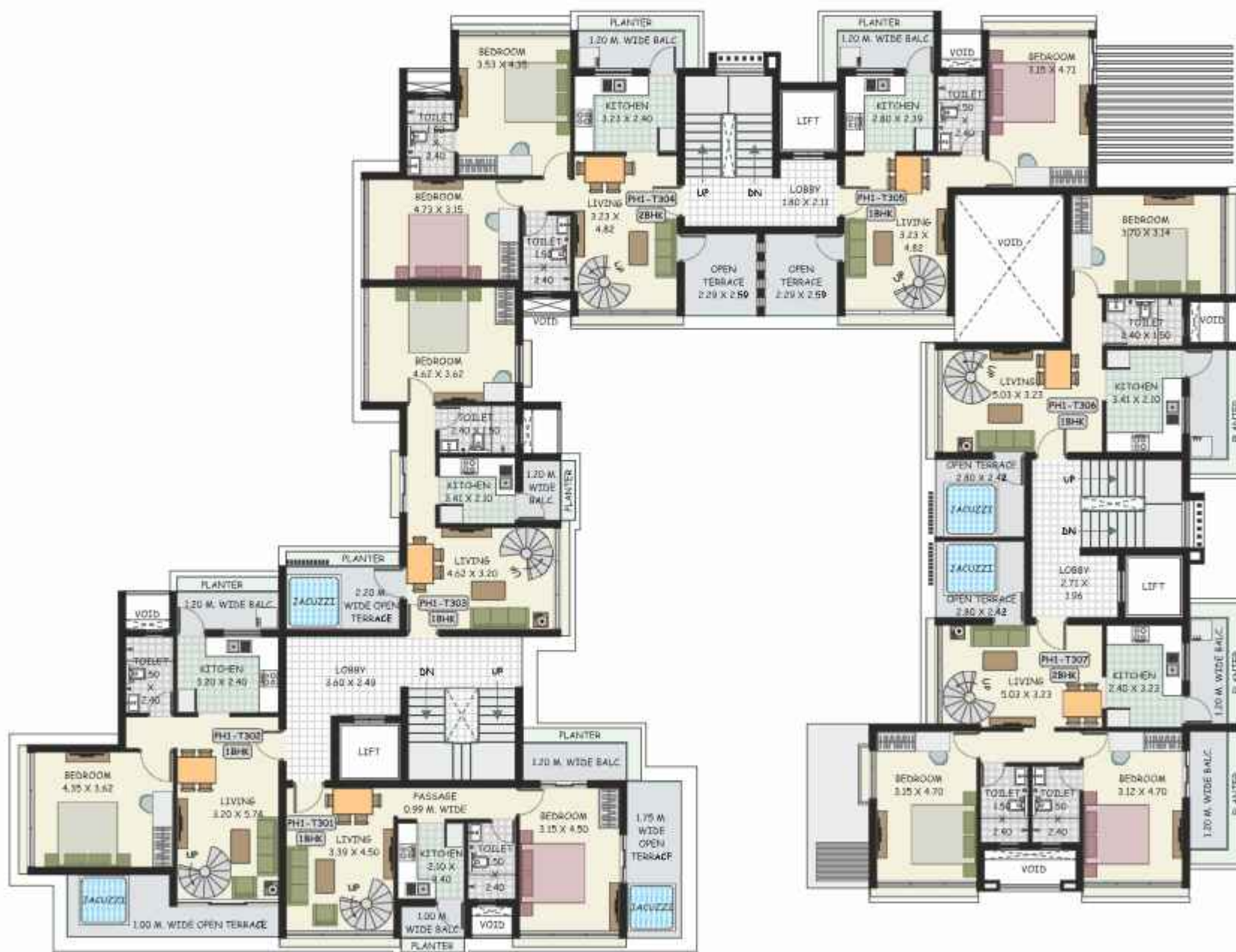
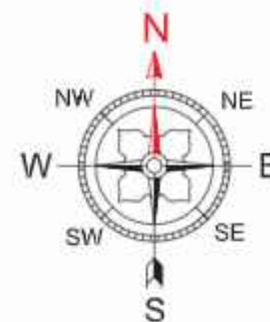


AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA	APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH1-S201	76.37	1BHK	PH1-S205	87.36
1BHK	PH1-S202	94.55	1BHK	PH1-S206	90.98
1BHK	PH1-S203	81.50	2BHK	PH1-S207	125.36
2BHK	PH1-S204	113.14			

ALL DIMENSIONS ARE IN METER

THIRD FLOOR PLAN PHASE-1



AREA CHART
IN SQ.M.

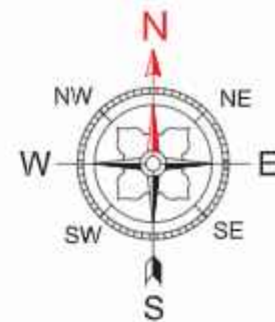
APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH1-T301	94.35
1BHK	PH1-T302	112.37
1BHK	PH1-T303	91.03
2BHK	PH1-T304	123.97

APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH1-F105	93.73
1BHK	PH1-T306	103.56
2BHK	PH1-T307	137.61

ALL DIMENSIONS ARE IN METER



TERRACE FLOOR PLAN PHASE- 1



AREA CHART
IN SQ.M.

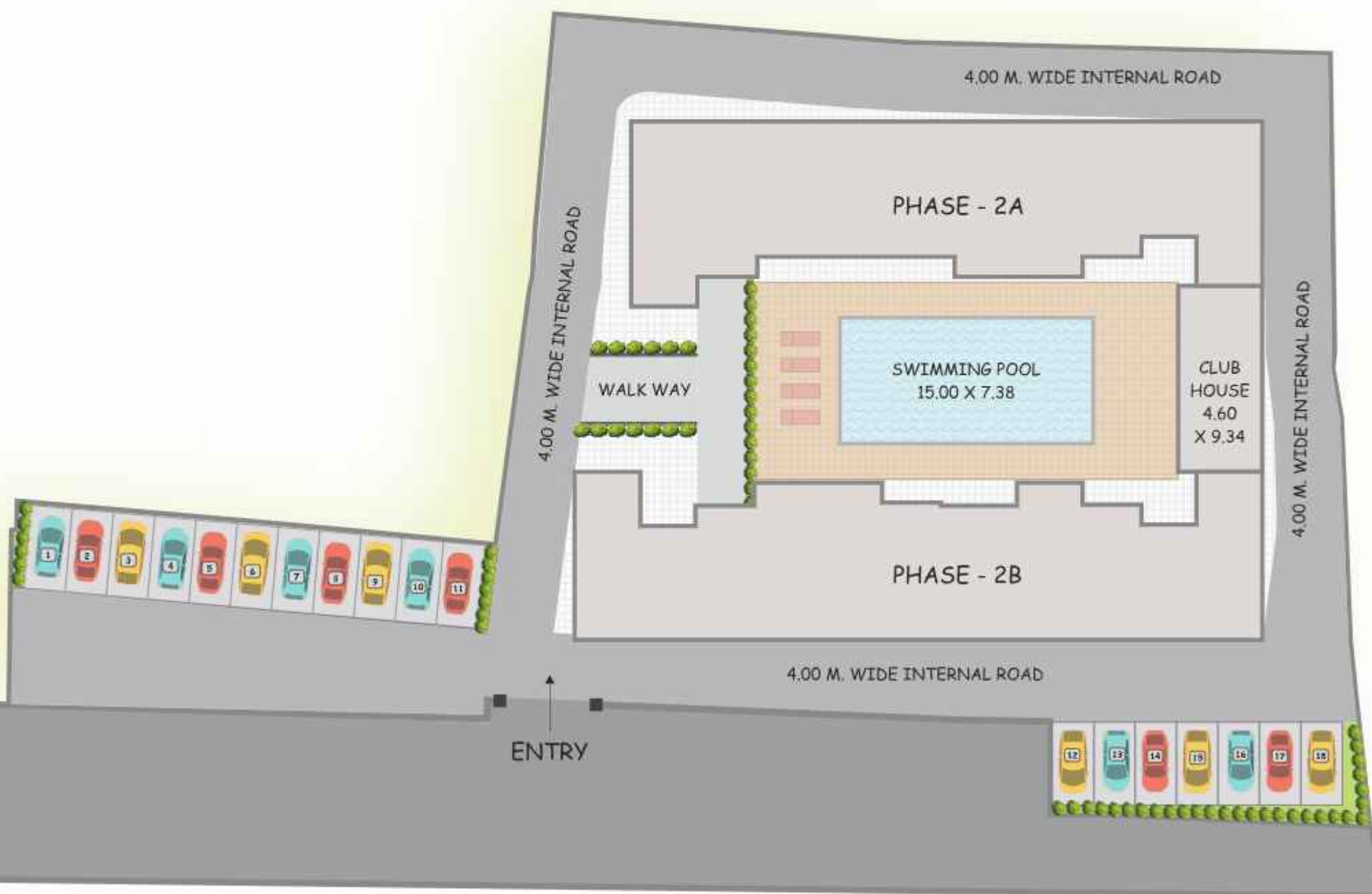
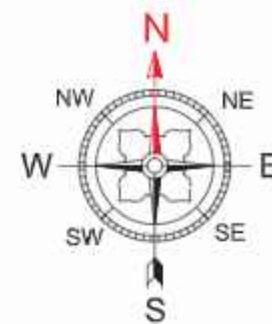
FLAT NO.	SALEABLE AREA (TERRACE)	FLAT NO.	SALEABLE AREA (TERRACE)
PH1-T301	12.39	PH1-T305	23.48
PH1-T302	35.80	PH1-T306	33.78
PH1-T303	12.90	PH1-T307	30.08
PH1-T304	24.46		

ALL DIMENSIONS ARE IN METER



SITE PLAN PLAN

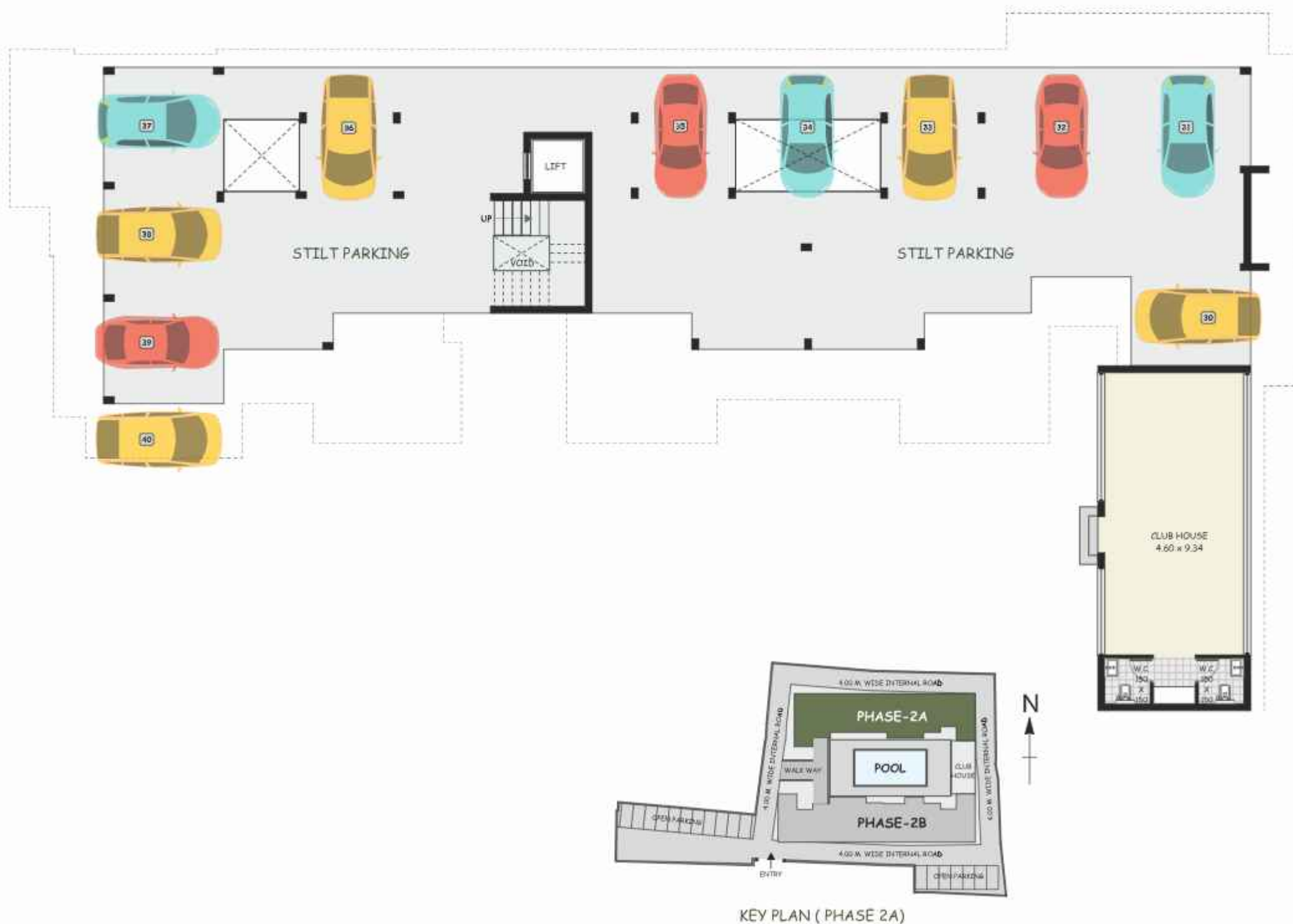
PHASE- 2





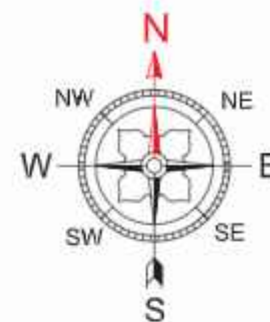
STILT FLOOR PARKING PLAN

PHASE - 2A





UPPER GROUND FLOOR PLAN PHASE - 2A



AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH2A-UG1	88.16
1BHK	PH2A-UG2	82.27
1BHK	PH2A-UG3	82.80
1BHK	PH2A-UG4	82.08
2BHK	PH2A-UG5	133.71

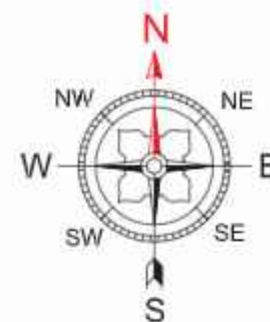


KEY PLAN (PHASE 2A)

ALL DIMENSIONS ARE IN METER



FIRST FLOOR PLAN PHASE - 2A



AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH2A-F101	87.48
1BHK	PH2A-F102	80.12
1BHK	PH2A-F103	80.53
1BHK	PH2A-F104	79.91
2BHK	PH2A-F105	133.84

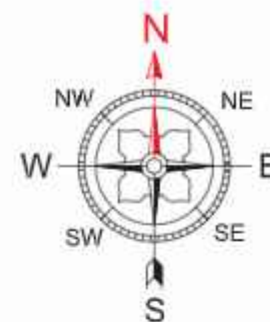


KEY PLAN (PHASE 2A)

ALL DIMENSIONS ARE IN METER



SECOND FLOOR PLAN PHASE - 2A



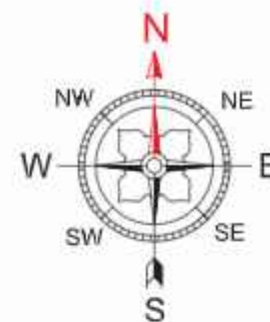
AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA
1BHK	PH2A-S201	88.21
1BHK	PH2A-S202	82.27
1BHK	PH2A-S203	82.80
1BHK	PH2A-S204	81.77
2BHK	PH2A-S205	128.79



KEY PLAN (PHASE 2A)

ALL DIMENSIONS ARE IN METER



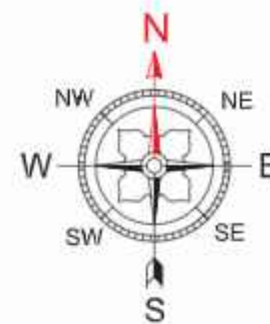
The site plan shows a rectangular development area. At the top is a green rectangular area labeled "PHASE-2A". Below it is a light blue rectangular area labeled "POOL". To the right of the pool is a small rectangular area labeled "CLUB HOUSE". Below the pool and clubhouse is a grey rectangular area labeled "PHASE-2B". To the left of the pool and clubhouse is a narrow strip labeled "WALK WAY". The entire development is surrounded by a grey area labeled "4.00 M. WIDE INTERNAL ROAD". To the left of the development is a hatched area labeled "OPEN PARKING". To the right is another hatched area labeled "OPEN PARKING". A north arrow points upwards, labeled "NUTR".

ALL DIMENSIONS ARE IN METER



TERRACE FLOOR PLAN

PHASE - 2A



AREA CHART
IN SQ.M.

FLAT NO.	SALEABLE AREA (TERRACE)
PH2A-T301	40.22
PH2A-T302	49.59
PH2A-T303	32.16
PH2A-T304	39.86
PH2A-T305	40.31



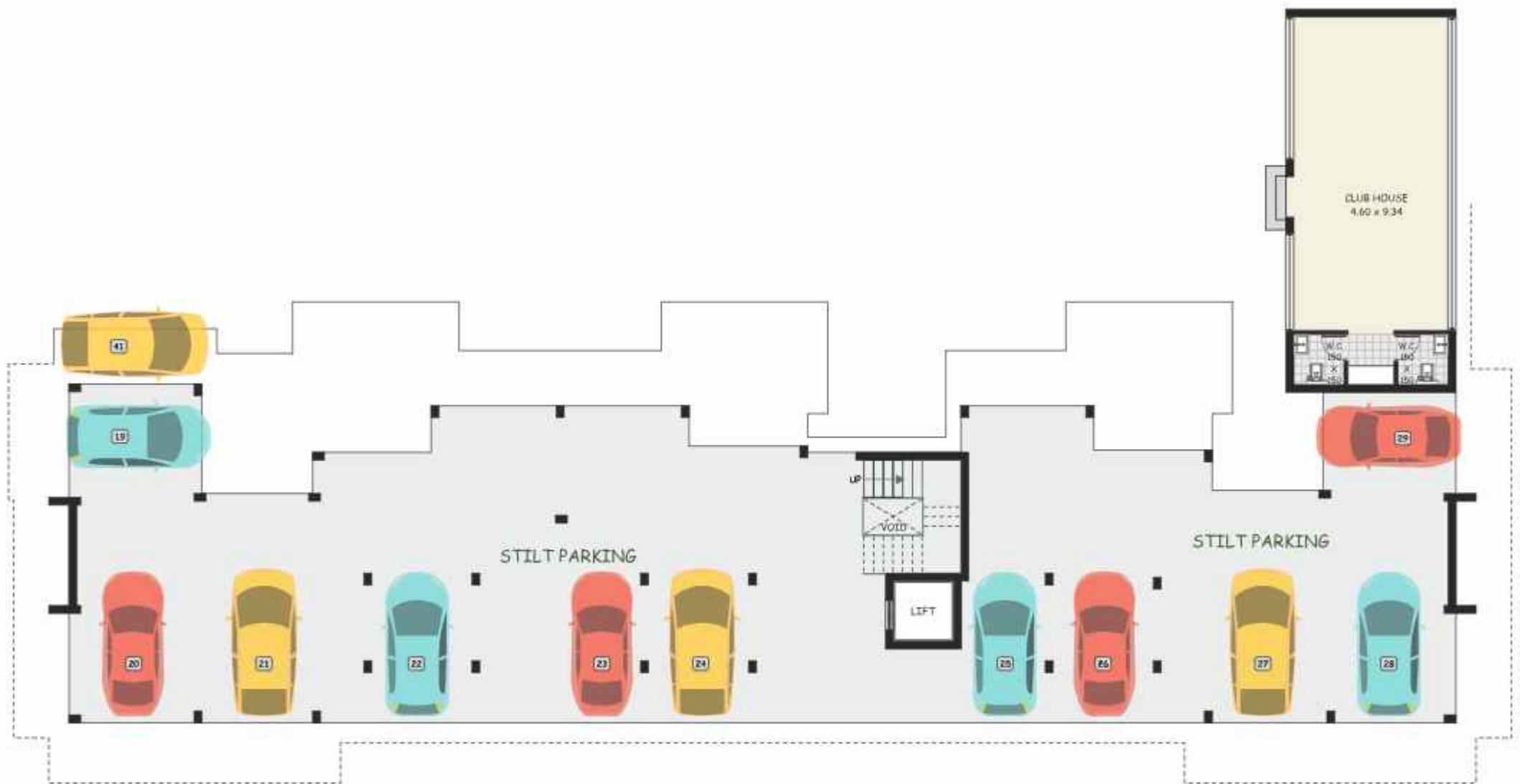
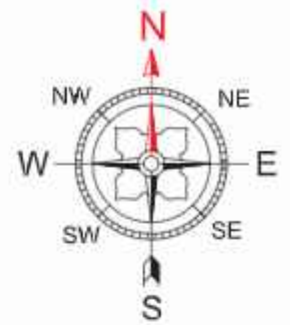
KEY PLAN (PHASE 2A)



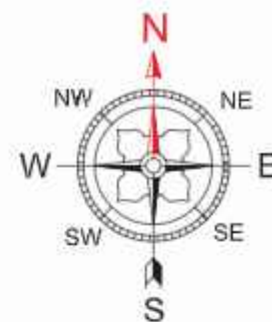
ALL DIMENSIONS ARE IN METER



STILT FLOOR PLAN PHASE - 2B



KEY PLAN (PHASE 2B)



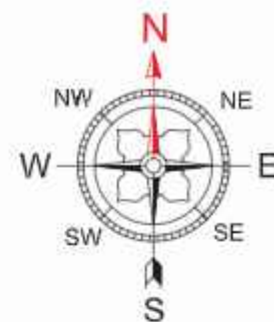
The site plan illustrates the layout of the proposed development. It features a central rectangular area labeled "POOL" surrounded by a "WALK WAY". To the north of the pool is a large rectangular area labeled "PHASE-2A". To the south of the pool is a green-shaded area labeled "PHASE-2B". The entire development is bordered by a "4.00 M. WIDE INTERNAL ROAD" on the top, bottom, and right sides. On the left side, there is an "OPEN PARKING" area with a grid of parking spaces. An "ENTRY" point is marked with an arrow at the bottom center. A "CLOSE ACCESS" point is marked on the right side of the pool area.

KEY PLAN (PHASE 2B)

ALL DIMENSIONS ARE IN METER



FIRST FLOOR PLAN PHASE - 2B



AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA
2BHK	PH2B-F101	121.64
1BHK	PH2B-F102	80.49
1BHK	PH2B-F103	81.09
1BHK	PH2B-F104	82.34
2BHK	PH2B-F105	133.61

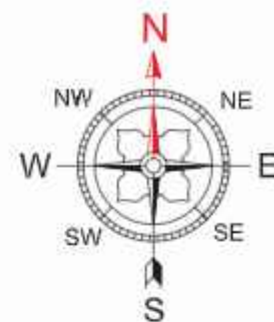


KEY PLAN (PHASE 2B)

ALL DIMENSIONS ARE IN METER



SECOND FLOOR PLAN PHASE - 2B



AREA CHART
IN SQ.M.

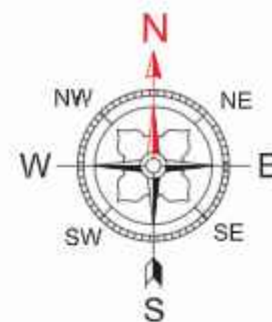
APT. TYPE	FLAT NO.	SALEABLE AREA
2BHK	PH2B-S201	132.79
1BHK	PH2B-S202	82.40
1BHK	PH2B-S203	82.74
1BHK	PH2B-S204	83.58
2BHK	PH2B-S205	129.25



KEY PLAN (PHASE 2B)

ALL DIMENSIONS ARE IN METER

THIRD FLOOR PLAN PHASE - 2B



AREA CHART
IN SQ.M.

APT. TYPE	FLAT NO.	SALEABLE AREA
2BHK	PH2B-T301	138.01
1BHK	PH2B-T302	99.22
1BHK	PH2B-T303	104.81
1BHK	PH2B-T304	100.68
2BHK	PH2B-T305	165.78



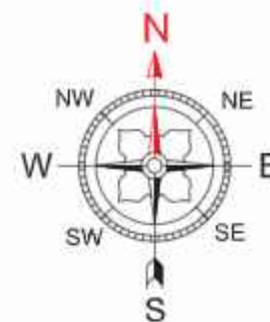
KEY PLAN (PHASE 2B)

ALL DIMENSIONS ARE IN METER



TERRACE FLOOR PLAN

PHASE - 2B



AREA CHART
IN SQ.M.

FLAT NO.	SALEABLE AREA (TERRACE)
PH2B-T301	32.75
PH2B-T302	37.45
PH2B-T303	47.43
PH2B-T304	36.68
PH2B-T305	64.35



KEY PLAN (PHASE 2B)

ALL DIMENSIONS ARE IN METER

Packages For Customisation



Pool and Clubhouse:

- pool with a scenic view
- Club house with:
Game room /Gym /Hall for society functions

Internet

- Wi-Fi internet provision for all apartments

Outdoor

- Well-designed spaces with lush landscaping
- Paved driveway
- Ambient and mood lighting
- Jogging Track

Structure

- Earthquake-resistant RCC framed structure
- Reinforced concrete sloping roof
- Waterproofing for terrace / sun decks and sloped roof
- High plinth level with damp proofing below ground level

Toilets & Bathrooms

- Countertop washbasin
- WC with flushing valves of premium brand
- Provision for geyser in all bathrooms

Flooring

- Wooden ceramic tiles in the master bedroom
- 24 x 24 vitrified tiles in all rooms
- Anti-skid ceramic tiles for toilet floor

Ceiling Finishes

Toilet: Grid ceiling to cover service lines

Wall Finishes

External: Textured/Smooth finish with two coats of exterior emulsion paint of premium make

Internal: Smooth Gypsum finish with two coats of premium acrylic emulsion paint of premium make, over a coat of primer

Railing

Floor ceiling window of aluminum glass panel (exterior)
Glass handrails for balconies and staircase

Elevators

- High-speed elevators

Door

- Wooden frames with laminated flush door shutters for the main and internal door
Granite frame with laminated shutters with reputed hardware for toilet and utility door

Semi Modular Kitchen

- Granite kitchen platform with lower kitchen cabinetes and stainless steel sink

Electrical

- Power outlets for geysers in all bathrooms
- Power plugs for cooking range and appliances (Chimney, refrigerator, microwave oven, washer, washing machine, geyser, and water purifier)
- Exhaust fans in kitchen and toilets
- 3-phase supply with automated circuit breaker
- Copper wiring of the reputed brand makes
- Miniature Circuit Breakers (MCB) of premium brand
- Modular switches of premium make
- Generator backup except for AC
- AC conduit provision

Luxury Living with Unmatched Amenities for Comfort Recreation and Peace of Mind



Swimming
Pool



Club
House



Stilt
Parking



Jacuzzi
on Terrace



24 x 7
Security

Other Projects In Goa



BOTANICA
Candolim



LA MARVEL
Dona Paula



ATLANTIS
Dabolim



CASA SOLITAIRE
Dona Paula

Projects In Other City



EKA ONE
Hyderabad



RAICHANDANI MALL
Hyderabad



RAICHANDANI &
FUTNANI VILLAS
Hyderabad



UNITY ONE
Indore



EKA ONE
Hyderabad



RAICHANDANI MALL
Hyderabad



RAICHANDANI &
FUTNANI VILLAS
Hyderabad



UNITY ONE
Indore

Your Gateway to Goa's Coastal Elegance

Welcome to a residence that captures the spirit of Goa's coastal life, right in the vibrant heart of Calangute. Designed as a sanctuary of tranquillity and charm, this project combines modern luxury with Goa's rich cultural vibe. Just minutes from Calangute's sun-kissed beach and the lively Baga nightlife, you're perfectly positioned to enjoy the best of both worlds. Wake up to the gentle sounds of the waves, unwind in thoughtfully designed spaces, and embrace a lifestyle where every moment is an escape. This is not just a home; it's an invitation to experience the unique blend of relaxation and excitement that defines Goa.

Decathlon Mall: 140 mtr
(1 minutes walk)

Newtons Supermarket : 400 mtr
(1 minutes walk)

Dr. Dukle Hospital : 750 Mtr
(3 minute walk)

Calangute Beach: 0.5 km
(2 minutes by car or 5-minute walk)

Candolim Beach: 2.6 km
(7 minutes by car)

Baga Beach: 4.3 km
(15 minutes by car)

Novotel Goa: 1.9 km
(7 minutes by car)

Calangute Market: 1.6 km
(6 minutes by car)

Tito's Lane : 4 km
(16 minutes by car)

Mapusa City Center: 8.5 km
(21 minutes by car)

Anjuna Beach: 8.9 km
(26 minutes by car)

Mall de Goa: 9.4km
(24 minutes by car)

Casinos: 14 km
(32 minutes by car)

Thivim Railway Station: 14 km
(36 minutes by car)

Mopa Airport: 28 km
(39 minute by car)

Dabolim Airport: 39 km
(47 minute by car)

Prime
Location
Access

Location Map Goa

Mapusa

Anjuna Beach

Fat Fish

Titos lane

Baga Beach

McDonald's

Sweet Margarida

Saligao

Porvorim

Jackson's Beach House

Sangolda

Newtons Supermarket

Calangute Beach

Decathlon
Mall

Harbour Heights
Novotel Goa

Mall De Goa

Candolim Maket

Candolim Beach

Hilton Goa Resort

Lpk Waterfront Club

Casino

Nerul

Reis Magos

Sinquerim Beach

Aguada
fort

Coco Beach

Casinos

Casinos

Panjim

Miramar Beach

A r a b i a n S e a



Location Map



UNIT BY:
KANJANI-TAKHTANI-RAICHANDANI
www.raichandanigroup.com

RERA NO.
PHASE- I : PRG010242331 | PHASE -II : PRG010242342



Marketing Partner

Sales Contact Number:
+91 8432219219 | +91 9930219219

Site Address: Survey no. 122/7, 123/ 1-B, 123/1-C Behind Decathlon Calangute mall,
Calangute Gauravaddo GOA.

Office Address: 3rd Floor, Alvaro Avenue, 435/28, Chogm Rd,
Porvorim, Piler, Goa 403521

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