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RISE, TOGETHER

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# Palm & Sands

ARPORA, GOA



Palm & Sands  
is not just a destination,  
it's a ***lifestyle***  
by the shore.





# Arpora

Nestled In Serenity, Steps From The Vibrance

*Tucked between the lively shores of Baga and Anjuna, Arpora offers the perfect blend of tranquility and convenience. This charming Goan village retains its old-world allure with swaying coconut palms, lush green fields, and a relaxed pace of life. While the vibrant nightlife and popular tourist spots are just minutes away, Arpora remains a peaceful retreat, allowing you to experience the best of both worlds. There's no better place to call your vacation home in Goa than Arpora where serenity meets excitement.*

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Nestled in the vibrant locality of Arpora, this luxury villa project enjoys a prime location with seamless connectivity to Goa's most sought-after destinations. Just minutes away from the lively Baga Beach and the serene Anjuna Beach, residents can enjoy the best of Goa's coastal charm. The famous Saturday Night Market and Mapusa Market offer a delightful shopping and cultural experience, while top dining and nightlife spots are just around the corner. With easy access to key attractions, premium resorts, and essential conveniences, this location is perfect for those seeking a blend of tranquility and indulgence.

Strategically Located,  
**Connected  
 to Everything**  
 That Matters

**HOTSPOTS**

- Britto's: 3.8 kms (10 mins)
- Thalassa: 8 kms (19 mins)
- Salt Bar and Restaurant (260 mins)
- Lemon Tree- 750 ( mins)
- Birch by Romeo Lane (900 mins)

**NEAREST BEACHES**

- Baga: 3.3 kms (10 mins)
  - Calangute: 3.5 kms (11 mins)
  - Anjuna: 6.8 kms (18 mins)
  - Vagator: 6.3 kms (17 mins)
- 
- Saturday Night Market: 1 km (2 mins)
  - Dabolim Airport: 38 kms (1 hr)
  - Thivim Railway Station: 13 kms (25 mins)
  - Mopa Airport: 28.7 kms (50 mins)
  - Panaji: 16 kms (34 mins)



ARABIAN SEA





The Epitome Of  
*Elegance and Style*

*Welcome to Palm & Sands, where luxury meets tranquility. Nestled amidst serene landscapes and designed with timeless elegance, this exquisite development offers a perfect blend of modern sophistication and coastal charm. Experience unparalleled comfort, world-class amenities, and breathtaking views that redefine upscale living. Discover a lifestyle of refinement at Palm & Sands—your perfect sanctuary.*

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An Architectural Marvel That Reflects  
The *Richness* Of The *Royal Era*

*The majestic façade of Palm & Sands reflects the elegance of a bygone era, where luxury was redefined by intricate craftsmanship and regal charm. Blending classic sophistication with contemporary finesse, every detail is designed to evoke a sense of grandeur. Step into a world where opulence meets serenity, offering you a home that is not just a residence but a statement of timeless luxury.*

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We Are Changing The Way  
Luxury Is *Experienced Forever*

*At Palm & Sands, luxury isn't just about grandeur it's about redefining comfort, style, and exclusivity. Thoughtfully designed spaces, world-class amenities, and unparalleled attention to detail create an experience like no other. Here, every moment is infused with elegance, making luxury a way of life, not just a privilege.*

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# *A Regal Living*

*These are not just villas, these are temples of your dreams which you have brought to life. Be amazed at the quality of life rendered by these beautifully designed villas designed keeping in mind complete safety with earthquake resistant built. Explore a world of regal living at Palm and Sands*

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A Pool of Reflection,  
Where Every Ripple *Tells a Story*

*More than just a place to swim, the pool at Palm & Sands is a sanctuary of peace and renewal. As the water shimmers under the sky, it invites you to pause, breathe, and embrace the serenity within. Here, every ripple carries a whisper of tranquility, making each moment a journey into stillness and luxury.*

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*"Sophisticated Elegance: A Luxury Living Room Designed for Timeless Comfort and Style!"*





Palm & Sands



*Step into a space designed for luxury,  
where every detail reflects sophistication and warmth.*



*Crafted with precision,  
our interiors blend style  
and functionality for  
a truly exquisite  
living experience.*





Palm & Sands



Elegant and cozy  
bedroom with stylish  
interiors for  
perfect relaxation.



Immerse yourself  
in thoughtfully curated  
interiors that inspire  
and elevate  
your lifestyle.





## Project Amenities



Private pool



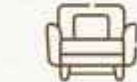
Deck



Servant Room



CCTV



Lounge area



Lift in All Villas



Private parking

## Project Features



### STRUCTURE, PLASTERING & PAINT

- Earthquake-resistant RCC frame structure with Porotherm blocks for external wall and ACC blocks for internal wall
- Putty on internal walls and paint



### FLOORING

- Vitri ed tiles in living room, kitchen, foyer and bedrooms
- Laminate wooden flooring in master bedroom



### KITCHEN

- Granite platform with SS sink
- Ceramic tiles up to 2 ft. height over the platform
- Wash area with tile dado and vitri ed tile flooring



### BATH

- Digital tile for flooring, digital tiles on dado up to lintel level
- Best-in-class plumbing and sanitary wares



### DOORS & WINDOWS

- Flush door with veneer finish for main door only
- UPVC / aluminum sliding shutters for windows



### ELECTRICAL

- Modular switches
- Provision for electrical points at convenient locations
- Concealed wiring

Ground Floor Plan- Villa C



First Floor Plan- Villa C



ALL DIMENSIONS ARE IN METER

## Second Floor Plan- Villa C



## 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.

4+

Million Sq.ft  
Construction

2

Decades

75+

Projects

6

Cities

5+

Million Sq.ft  
Upcoming

Distinguished Clientele, Including Multinational Corporations.

## Other Projects In Goa



**BOTANICA**  
Candolim



**BOHO BLISS**  
Calangute, Goa



**HARBOUR HEIGHTS**  
Calangute, Goa



**ELEMENTS**  
Arpora, Goa

## Projects In Other City



**EKA ONE**  
Hyderabad



**RAICHANDANI MALL**  
Hyderabad



**RAICHANDANI & FUTNANI VILLAS**  
Hyderabad



**UNITY ONE**  
Indore



**SUNMAN APARTMENTS**  
Pune



**RAICHANDANI GATEWAY**  
Pune



**THE SHWET**  
Pune



**KRISHNA ENCLAVE**  
Bhopal

## Raichandani Group: A Legacy of Trust, Spanning Generations

