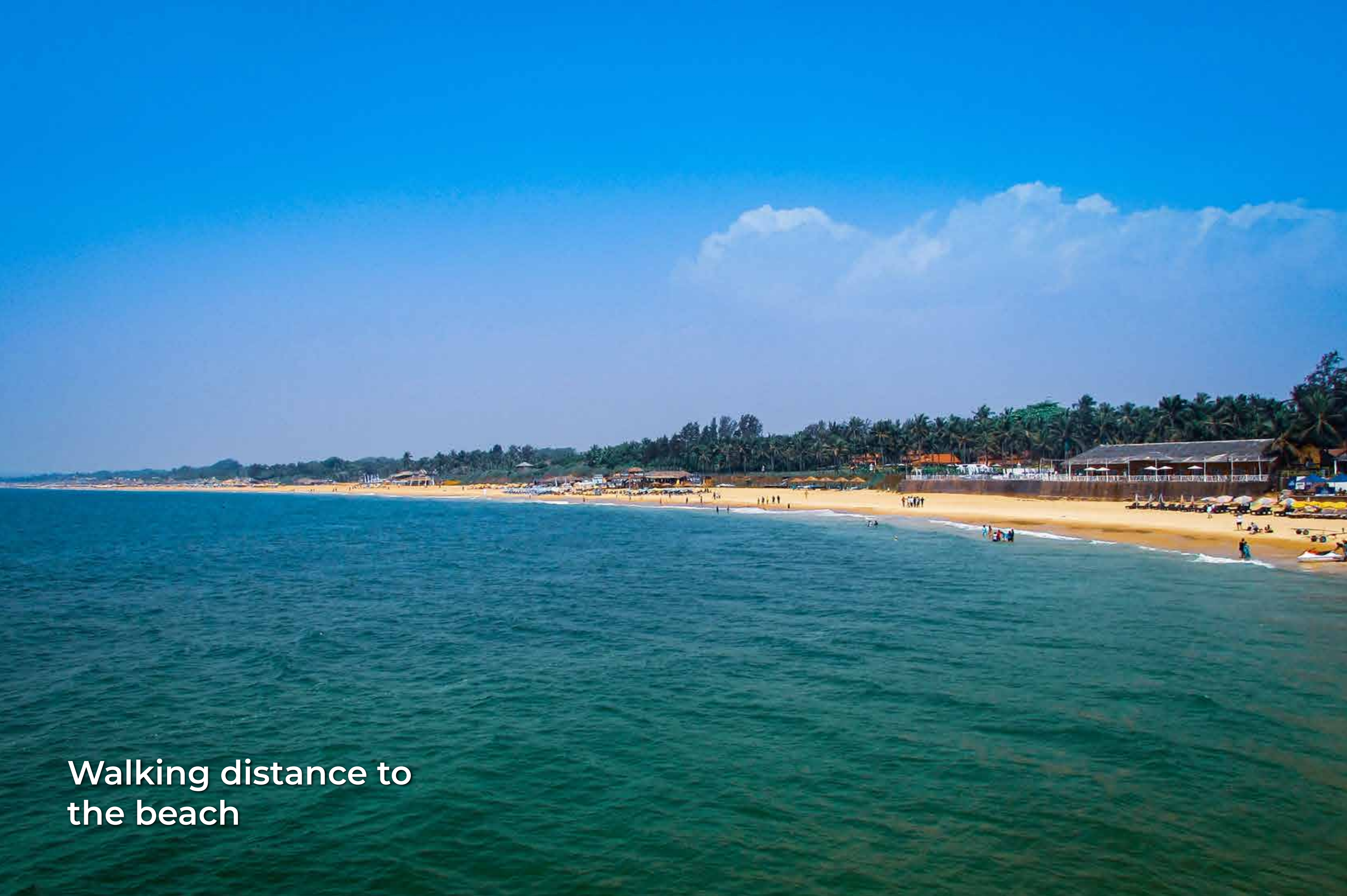




RIO ROYALE

Luxury Living

Candolim, North Goa



Walking distance to
the beach

Location

At the centre of action yet tucked away in a quiet lane at walking distance to the beach.



Rio Royale

What's around?



Candolim Beach



Calamari Bathe and Binge



Sinq Night Club



Taj Holiday Village Resort & Spa



Cohiba Bar & Kitchen



Aguada Fort





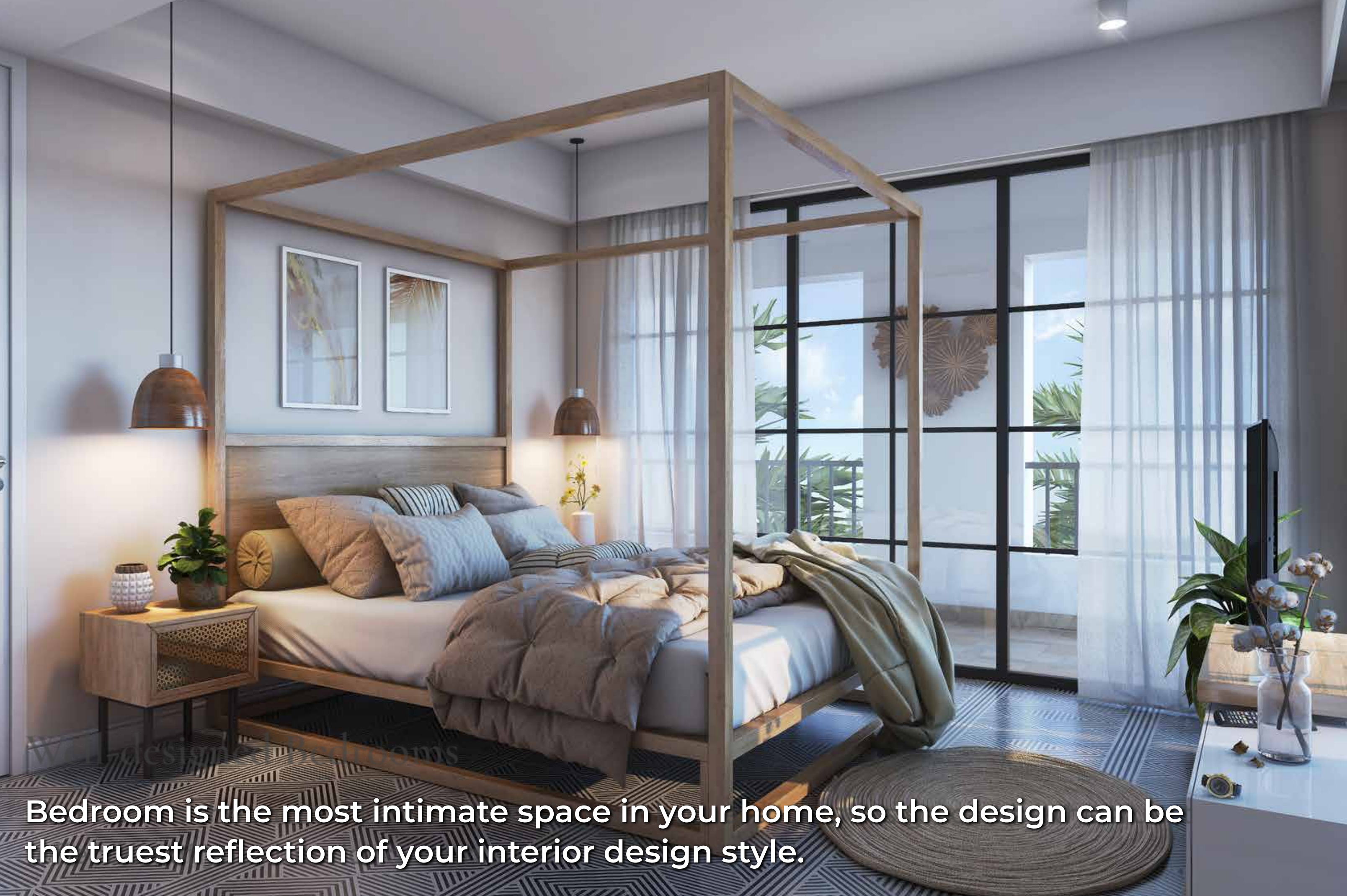
Rio Royale is inspired by Mediterranean revival architecture, offering you resort style Luxury Apartments.



The interiors are designed to an exceptionally high standard of uncompromising quality and customisation. Meticulously selected materials blend seamlessly with finest furniture and fixtures.







Bedroom is the most intimate space in your home, so the design can be the truest reflection of your interior design style.

A modern bathroom with white herringbone wall tiles and a patterned floor. The room features a shower with a black rain showerhead, a vanity with a white sink and a large mirror, and a white toilet. A window with wooden blinds is on the left. The text is overlaid on the right side of the image.

The time we spend in the bathroom is precious. So not only should it function well, it should be designed for optimal comfort and luxury.



The Property has a host of amenities including a wellness spa, fitness centre, outdoor swimming pool, round the clock security, highly sophisticated MRL elevator.

RIO ROYALE



Block A Layout Plan

2BHK Duplex

Apartment Number: A 103 - A 303

Apartment Built-up Area: 131.82 sq.m

/ 1421 sq.ft (includes balconies,
planters)

Total Built-up Area: 161.22 sq.m / 1732
sq.ft (includes loading of core area,
amenities)



Lower Level Plan



Upper Level Plan

Block B Layout Plan

2BHK Simplex

Apartment Number: B 108, B 204, B 308

Apartment Built-up Area: 119.65 sq.m / 1291 sq.ft (includes balconies, planters)

Total Built-up Area: 143.67 sq.m / 1549 sq.ft (includes loading of core area, amenities)

Apartment Number B 404

Apartment Built-up Area: 118.24 sq.m / 1270 sq.ft (includes balconies, planters)

Total Built-up Area: 141.98 sq.m / 1528 sq.ft (includes loading of core area, amenities)



Floor Plan

Block B Layout Plan

2BHK Simplex with Private Pool

Apartment Number: B 505

Apartment Built-up Area: 152.69 sq.m /
1647 sq.ft (includes balconies, planters)

Total Built-up Area: 183.34 sq.m / 1969
sq.ft (includes loading of core area,
amenities)



Floor Plan

Block B Layout Plan

2BHK Duplex

Apartment Number: B 106

Apartment Built-up Area: 114.33 sq.m / 1238 sq.ft (includes balconies, planters)

Total Built-up Area: 137.28 sq.m / 1474 sq.ft (includes loading of core area, amenities)



Lower Level Plan



Upper Level Plan

Block B Layout Plan

3BHK Duplex (Penthouse)

Apartment Number: B 506

Built-up Area: 164.18 sq.m / 1767 sq.ft

(includes balconies, planters)

Total Built-up Area: 197.13 sq.m / 2120

sq.ft (includes loading of core area,

amenities)



Lower Level Plan



Upper Level Plan

Block C Layout Plan

1BHK Apartment

Apartment Number: C 106

Built-up Area: 49.49 sq.m / 538 sq.ft

(includes balconies, planters)

Total Built-up Area: 65.70 sq.m / 710 sq.ft

(includes loading of core area, amenities)



Floor Plan

Project Specifications

Door, Windows and Ventilators

- Main Door, Bedrooms & Bathrooms** : **Painted panelled doors with Dorset/Ozone hardware**
- External Glazing (siding/casement), Windows & Fixed Glazing** : **Black Powder coated aluminium**

Ceiling

- Corridors, Living/Dining Room, Master Bedroom, Other Bedrooms, Kitchen, Master Bathroom, Other Bathroom, Common Area** : **P.O.P Punning with acrylic emulsion paint**

Airconditioning

- Bedroom, Living, Dining** : **Independent Split Air conditioners**

Electrical Works

- PVC insulated copper wires** : **Havells/ Finolex/ Polycab make or equivalent**
- Distribution boards & MCBs** : **ABB/ Havell's or equivalent make**

Project Specifications

Flooring, Skirting & Dado

- Enterance, Corridor & Lift Lobby, Living Room & Dining, Kitchen : Mix of pre cast terrazzo & ceramic/vitrified tiles - custom designed
- Treads, Risers & Skirting (Duplex) : Timber
- Bedrooms and Bathroom floor : Pre cast Terrazzo tiles/Patterned tiles - custom designed
- Bathroom walls : Full height ceramic tile with mirror and composite/quartz counter top
- Balconies & Verandah : Anti skid tiles

Electrical Works

- Conduit pipes : 2mm thick AKG/ Precision make or equivalent
- Switches and sockets : GreatWhite Myrah or equivalent make
- Light Fixtures : Certified Indian brands/Bespoke
- Fans : Havell's/Crompton make or equivalent

Project Specifications

Water Supply & Sanitary Works

- Water supply system** : Submersible constant pressure hydro-pneumatic water supply
- Water Supply pipes** : CPVC Pipes AKG/ Supreme or equivalent
- Soil & Waste pipes** : PVC Pipes AKG/ Supreme or equivalent
- Sanitary fittings and Fixtures** : Grohe/Duravit/Kohler or approved equivalent
- Geyser** : AO Smith geysers to all bathrooms and

FF & E

- Furniture** : Bespoke furniture as/apartment list
- Curtains/Blinds** : Sheers curtains in all rooms with black-outs in bedrooms
- Kitchen** : Modular kitchen with hob, chimney
- Fans** : Havell's/Crompton make or equivalent



RIO LUXURY HOMES PVT. LTD.

Over the past decade Rio has created unique projects across Goa. A strong portfolio allows you to find exactly what you're looking for, and all our properties have a high rental appeal to maximize the return on your investment.



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