

VEROM

ELEGANCE IN EVERY SQUARE FOOT

INITIATIVE BY AM REALTY SOLUTIONS

THE XI PRIVADA

AN INVITATION TO THE
EXTRAORDINARY



THE ART OF RARITY

*The art of rarity is
our guiding
principle.*

The XI Privada is not simply a property, but a curated collection of eleven farm plots. A sanctuary designed for those who value heritage over assets and seek an escape into unparalleled elegance.



A GEOGRAPHY OF DREAMS

Goa's Hidden Jewel.

Nestled in Dodamarg - the last remaining enclave of untouched serenity near North Goa.



A Strategic Point of Tranquility.

Ultimate peace while remaining just minutes from Goa's vibrant heart.



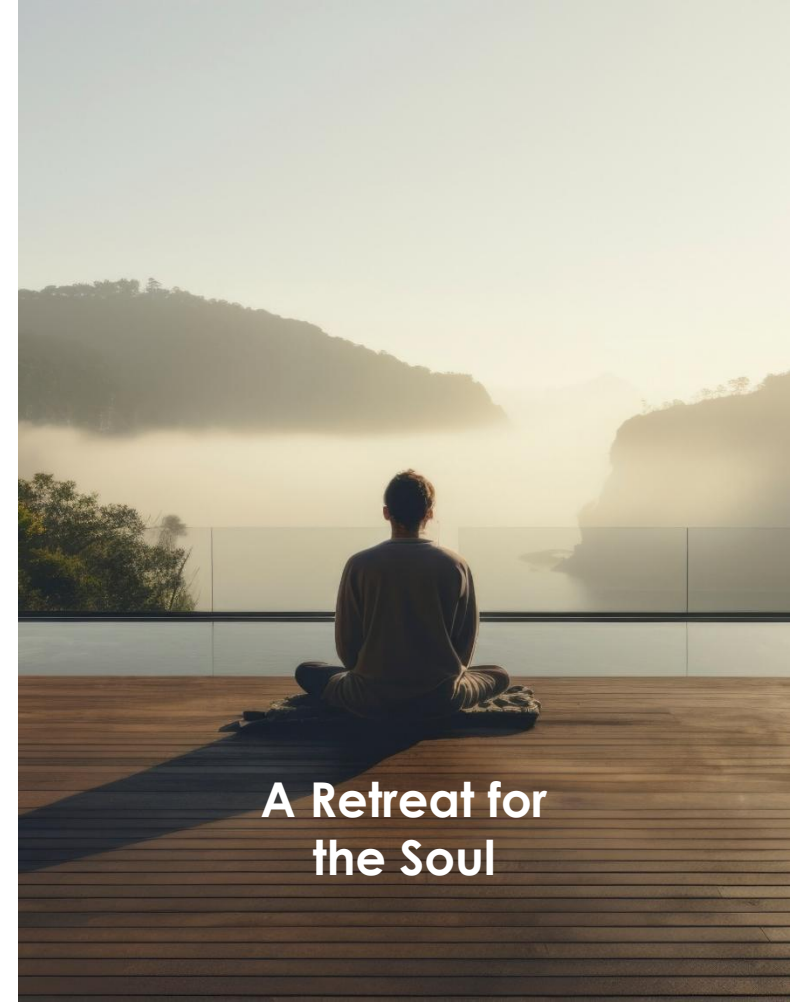
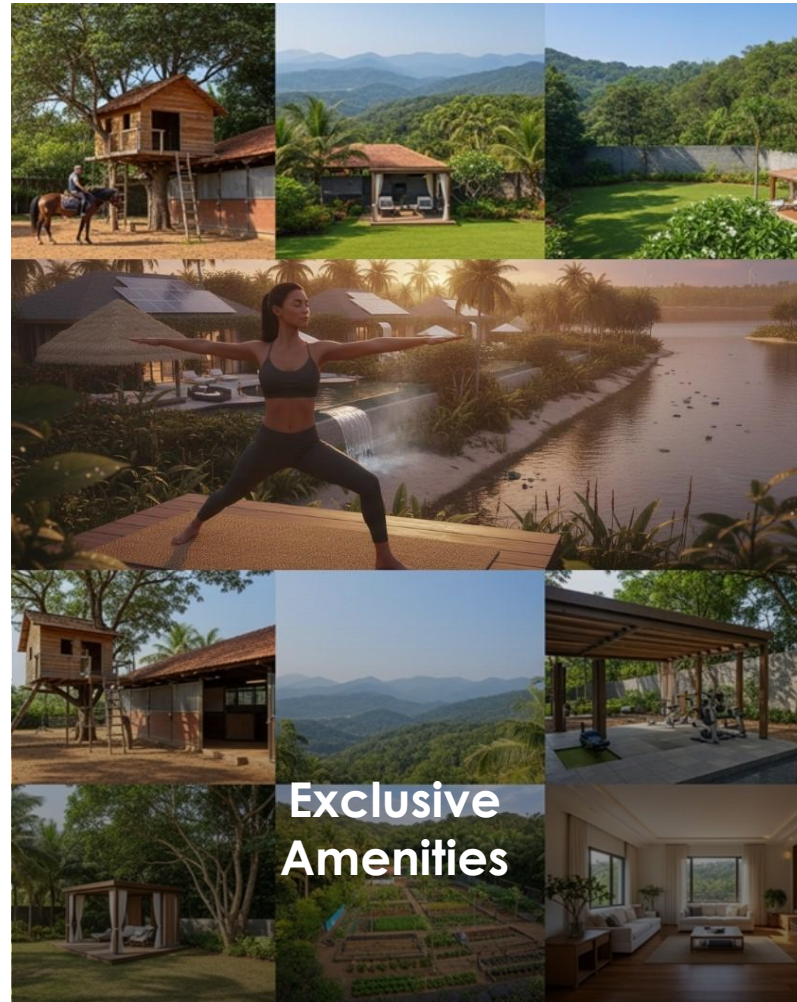
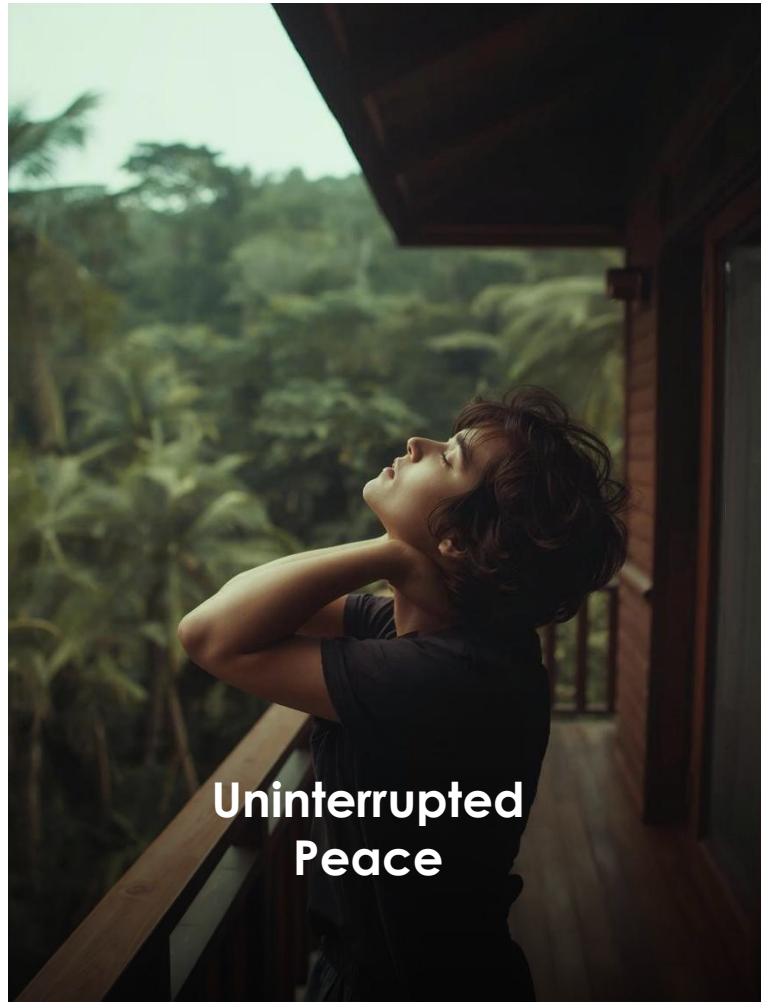
A Future Built on Peace.

Your legacy founded on tranquility and natural beauty.

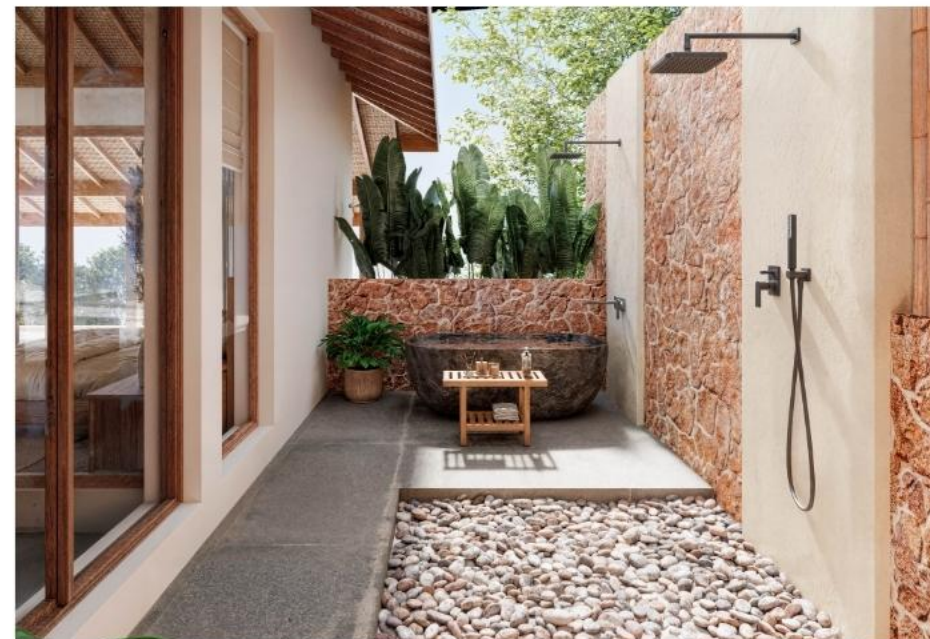


THE XI PRIVADA:

THE ULTIMATE LUXURY FARMHOUSE PROJECT



EXCLUSIVE INTERIOR



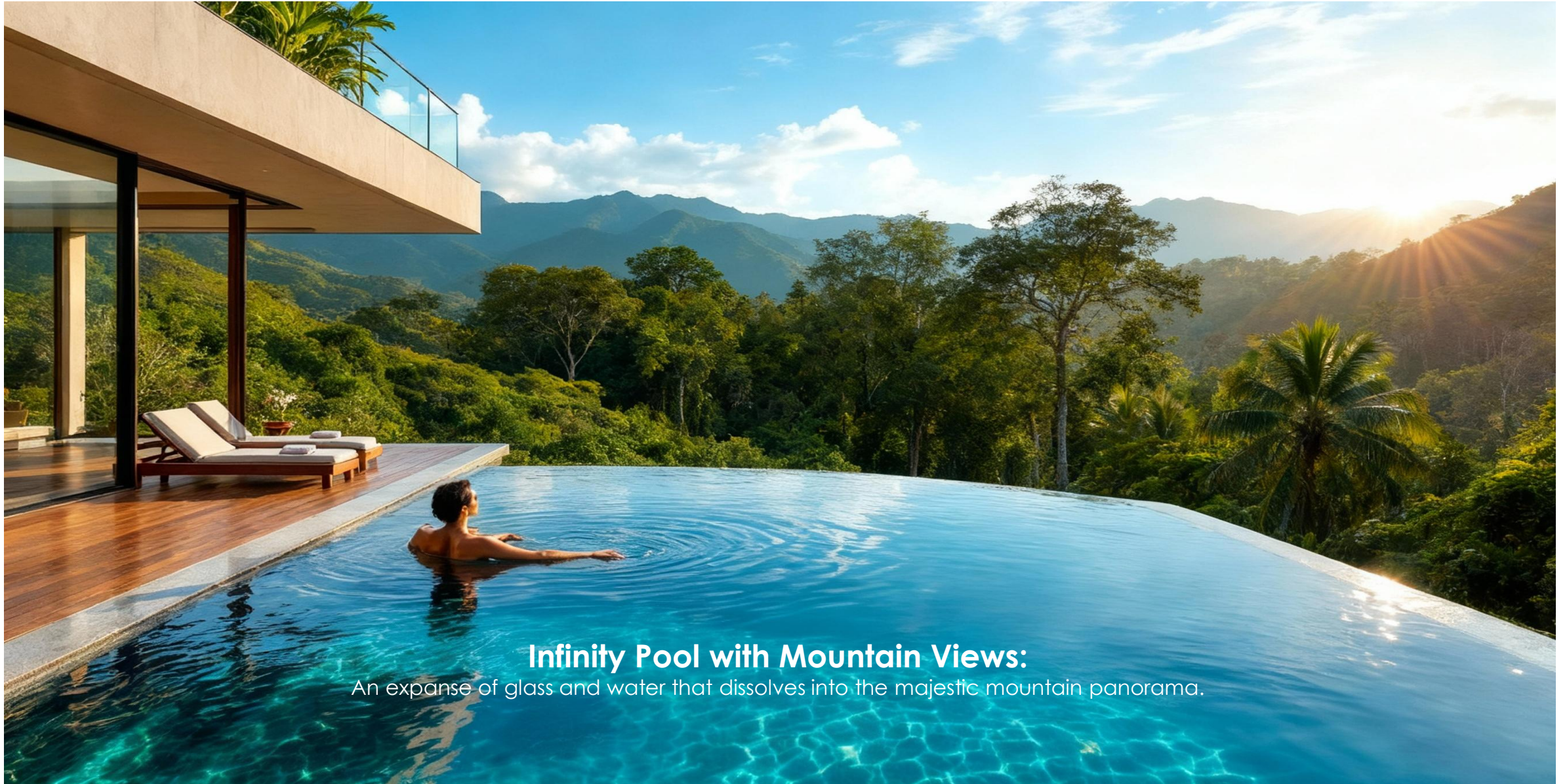
LUXURY
JUST FOR YOU!

EXCLUSIVE
AMENITIES

1-Acre Lush Landscape:

Your personal domain. A full acre, meticulously sculpted to be a verdant, private sanctuary.

EXCLUSIVE AMENITIES



Infinity Pool with Mountain Views:

An expanse of glass and water that dissolves into the majestic mountain panorama.



EXCLUSIVE AMENITIES

Double Height Living Room:

The living room soars, a magnificent volume of space that captures and commands natural light.



EXCLUSIVE AMENITIES

Expansive Private Garden:

A vast, intimate landscape that unfolds with every step, inviting quiet repose and engagement.





EXCLUSIVE AMENITIES

Forest & River View Deck:

Large, private deck that opens up your view and consciousness to nature.



EXCLUSIVE AMENITIES



Tree-Lined Boundary Wall:

A perimeter of mature, whispering trees, a natural screen that ensures absolute discretion and serenity.





EXCLUSIVE AMENITIES

Organic Backyard Farm:

A personal atelier of the earth. The organic backyard farm is where you cultivate not just produce, but a profound connection to the land.

EXCLUSIVE AMENITIES



Kids' Treehouse:

A world of their own, inspiring play and imagination.



EXCLUSIVE AMENITIES

Wooden-Floored Private Gym & Yoga Space:

A dedicated wellness pavilion where the warmth of wood underfoot creates an ambiance for focused rejuvenation.





EXCLUSIVE AMENITIES



Gazebo for Private Gatherings:

A bespoke gazebo, a perfect setting for intimate gatherings, framed by the estate's natural splendor.



EXCLUSIVE AMENITIES



Private Home Theatre:

The cinematic experience, elevated and at your command.
An immersive theatre crafted for the most discerning cinephile.

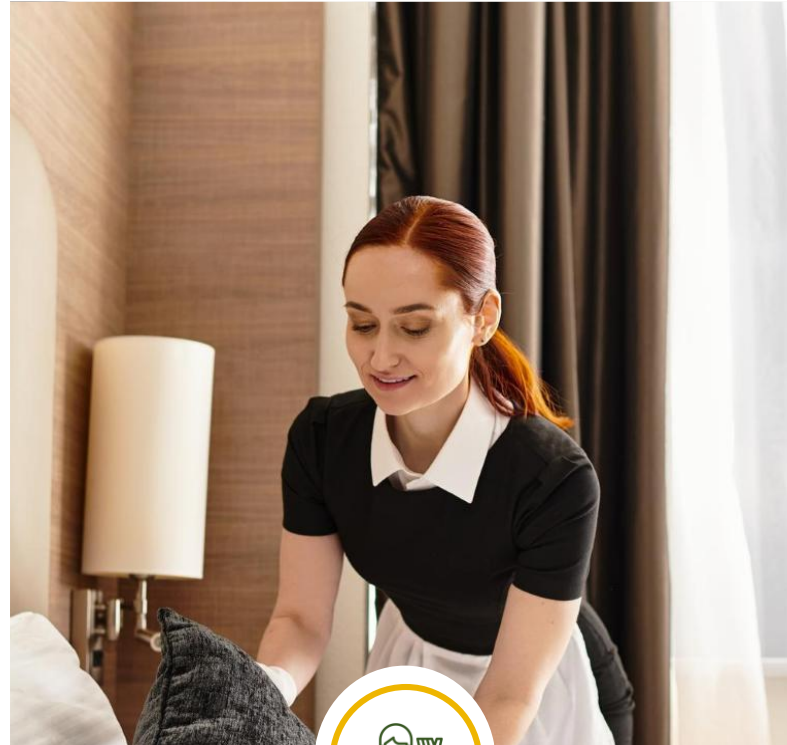


COMMON AMENITIES

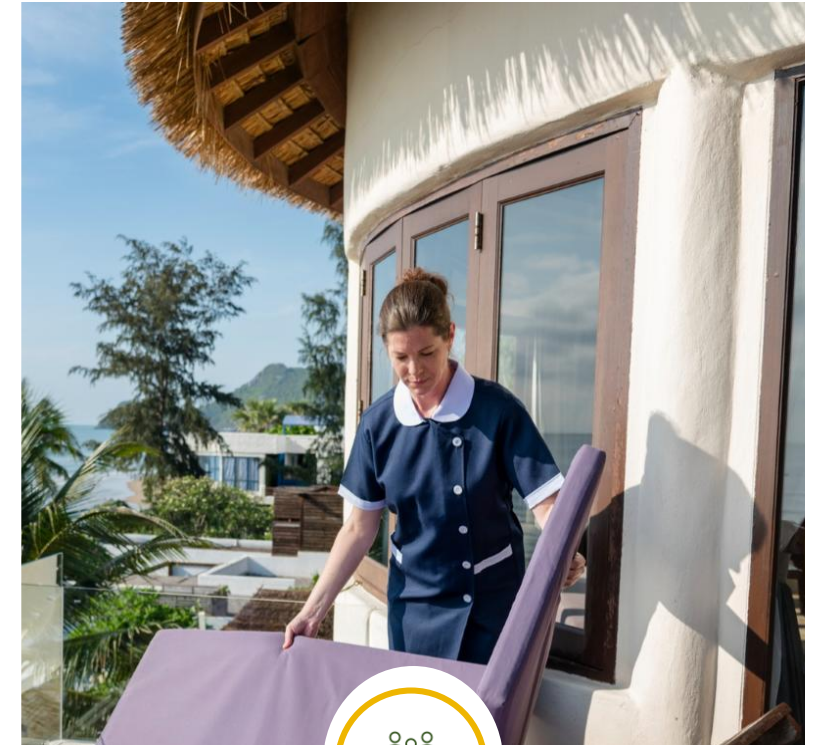
LIVING MADE SEAMLESS



3-tier Security System
With 24X7 Trained Guards



On-call Housekeeping, Laundry
and Maintenance



Dedicated Servant Quarter
for individual villas



Doctor-on-call and
Healthcare Support



COMMON AMENITIES



EV Charging Points



5-Star Centralized Kitchen



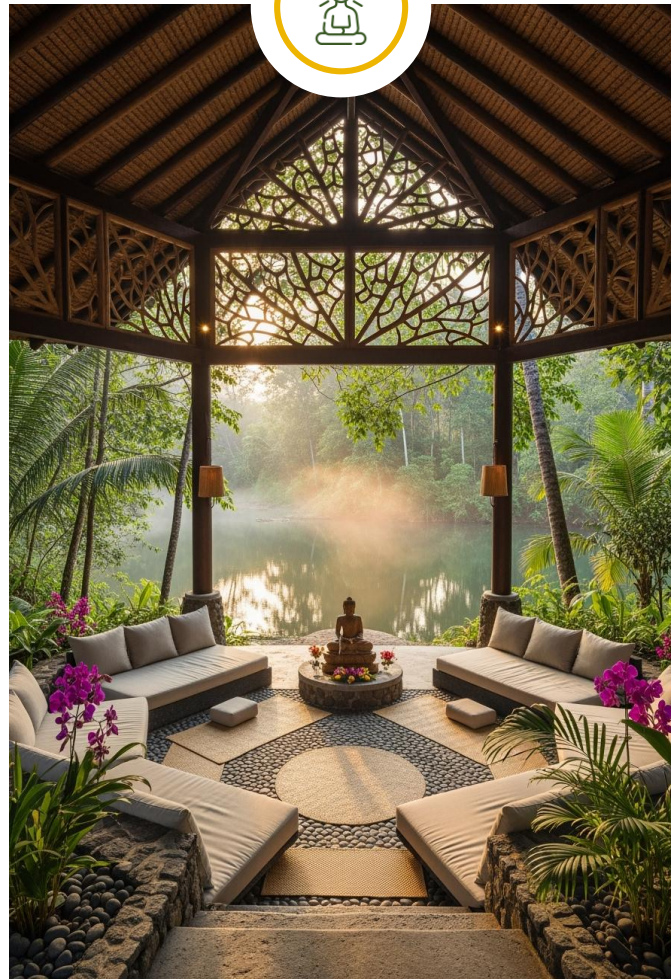


COMMON AMENITIES

Dedicated Trekking Trails
and Cycling Zones



Riverside
Meditation Pavilion



Sustainable Water & Solar
Energy Systems



A TIMELESS INVESTMENT IN RARITY



Strategic Asset Class

A generational investment where unparalleled location, design and exclusivity converge.



Exponential Appreciation

Positioned in the booming Dodamarg real estate market.



Scarcity is the Ultimate Luxury

With a limited number of plots, this is a truly rare offering in an area of unrivalled demand.



A Lifestyle of Returns

Secures both financial growth and a private, luxurious sanctuary near prestigious resorts and golf courses.



GATEWAY ACCESS.

ATTRACTIONS GALORE.

Hassle-free Access:



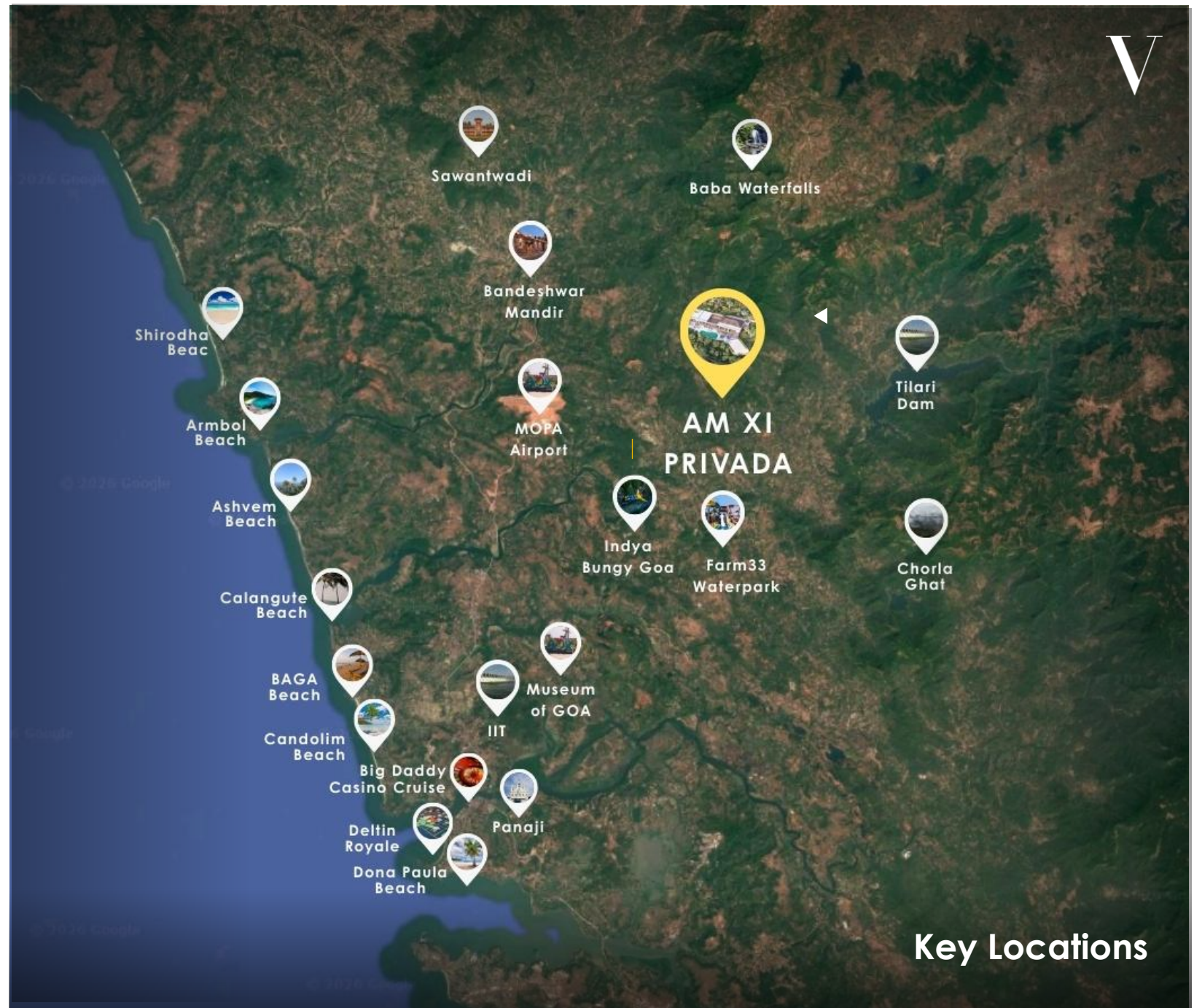
Manohar International Airport
(MOPA): **25 mins**



Mumbai-Goa-Kerala
NH-66 : 25 km



Belgaum-Goa
NH-748 : 30 km



WHAT ARE YOU SEEKING?

? A sanctuary where
nature and luxury blend
seamlessly?

? An uncommon
investment that promises
generational legacy?

? The tranquility of a
private farmhouse near
Goa's vibrant life?

? A **secure, serene
retreat** for you and
your family?

THE XI PRIVADA – Your Answer!

AM REALTY

A LEGACY IN CRAFTSMANSHIP



A Concept Transcending Tastes

We do not simply build; we create. The XI Privada is a testament to the most discerning tastes.



A Partnership of Trust

The name AM Realty Solutions is synonymous with integrity and performance.



Nature Greets Refinement

Here, nature's untamed beauty harmonizes with our finest concepts, establishing an address of true distinction.

VILLA ASHWATHA (C)
PLOT AREA-5059.20 SQM
BUILT UP AREA - 421.19 SQM
SBUA - 542.77 SQM



DODAMARG 28/1, 28/2 & 28/4, SINDHUDURG, MAHARASHTRA



AREA STATEMENT

ALL AREAS SHOWN IN CALCULATIONS BELOW ARE IN SQUARE METRES

S.no.	Villa Name	Type	Plot Area (a)	Built-Up Area (b)	CAR PARK + STAFF AREA (c)	POOL AREA (d)	SBUA (c+h+i+j)
1	Avalo	1	4000.00	436.46	54.61	73.00	564.07
2	Asola	2	1048.90	306.69	25.00	66.97	398.66
3	Bora	3	6003.40	411.54	54.61	66.97	533.12
4	Ashwatha	4	5059.20	421.19	54.61	66.97	542.77
5	Chinch	3	5064.50	394.22	54.61	33.63	482.46
6	Kumyo	3	4005.10	395.51	54.61	73.00	523.12
7	Kaner	4	4006.10	394.60	54.61	66.97	516.18
8	Peru	5	4003.50	394.60	54.61	66.97	516.18
9	Savar	6	4500.80	394.60	54.61	73.00	522.21
10	Satvin	7	4000.00	405.93	54.61	73.00	533.54
11	Saguan	8	4000.00	377.07	54.61	73.00	504.68
12	Taman	9	4000.00	410.40	86.43	62.62	559.45
13	Sit out	11	1500.00	222.81			222.81
14	Security+ Reception		692.00	115.06			115.06
			51883.5	5080.68	657.53	796.1	6534.31

Note: All areas are indicative and subject to change as per final design.

VEROM
ELEGANCE IN EVERY SQUARE FOOT

DO NOT MISS THE ESTEEM.
THERE'S ONLY ELEVEN!

THE XI PRIVADA

Get in touch with us today to know more:



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