



RIVANA

KAI VILLAS
By Rivanaa

PORVORIM, NORTH GOA



www.rivanaa.com

Heart of North Goa!

PENHA DE FRANÇA, PORVORIM

In The Heart Of North Goa, RIVANAA Enjoys
Susegad Experience With Lively Goan Vibes
In The Midst Of Forest,
Residents Can Dive Into Energy And Convenience Of
Rivanaa's Coastal Surroundings.



KAI VILLAS
By Rivanaa

3 BHK BALI STYLE VILLA
WITH SWIMMING POOL



RESTAURENT IN 30MINS

SECOND HOUSE
GRUMPS
PICE GOA
BURGER FACTORY
AZY GOOSE
CALAMARI

RESTAURENT IN 30MINS

AWRI
VOS
FAMIL TABLE
ROOM ONE
CLARA
NOAH
PURPLE MARTINI
OLEN
HALASA
IKI
TC.....

BEACHES 20-30MINS

MORJIM BEACH
VAGATOR BEACH
BAGGA BEACH
CALANGUTE BEACH
CANDOLIM BEACH
GAUDA BEACH
MIRAMAR BEACH
BAMBOLIM BEACH

WHY ALTO PORVORIM

CONNECTIVITY

- 1.DABOLOIM AIRPORT
30MIN
2. MOPA AIRPORT
30MIN
3. HIGHWAY 5MIN

SCHOOLS

- 1.ARDEE SCHOOL
- 2.SHARDHA SCHOOL
3. DEMPO SCHOOL
4. GERA SCHOOL
- 5.DON BOSCO
(ALL IN 10 -15MIN)

HOSPITAL

1. GOA MEDICAL HOSPITAL
2. MANIPAL MEDICAL
HOSPITAL
(BOTH IN 15MINUTES)

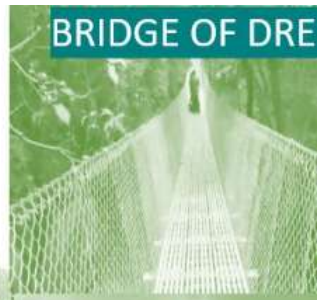
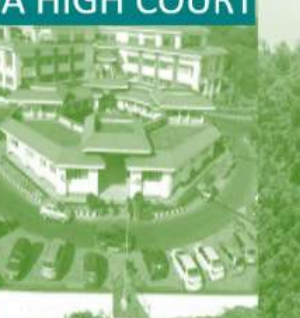
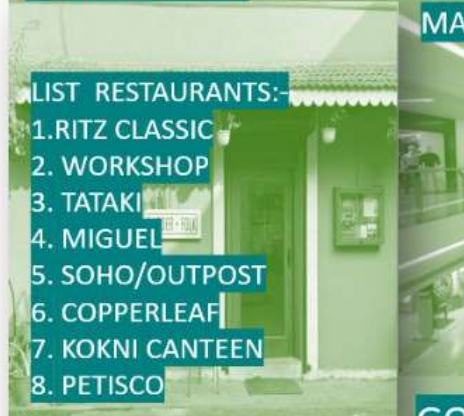
BEACHES NEARBY

- 1.TORDA LAKE 5MIN
2. COCO BEACH
3. MIRAMAR BEACH
4. PANJIM PROMENAD
(WITH IN 10MIN)

HOTELS AND CASINO

1. NOVOTEL PANJIM
2. DELTIN ROYAL
3. BIG DADDY CASINO
(BOTH IN 10MINUTES)

EVERYTHING COMES WITH IN 5-7MINUTES



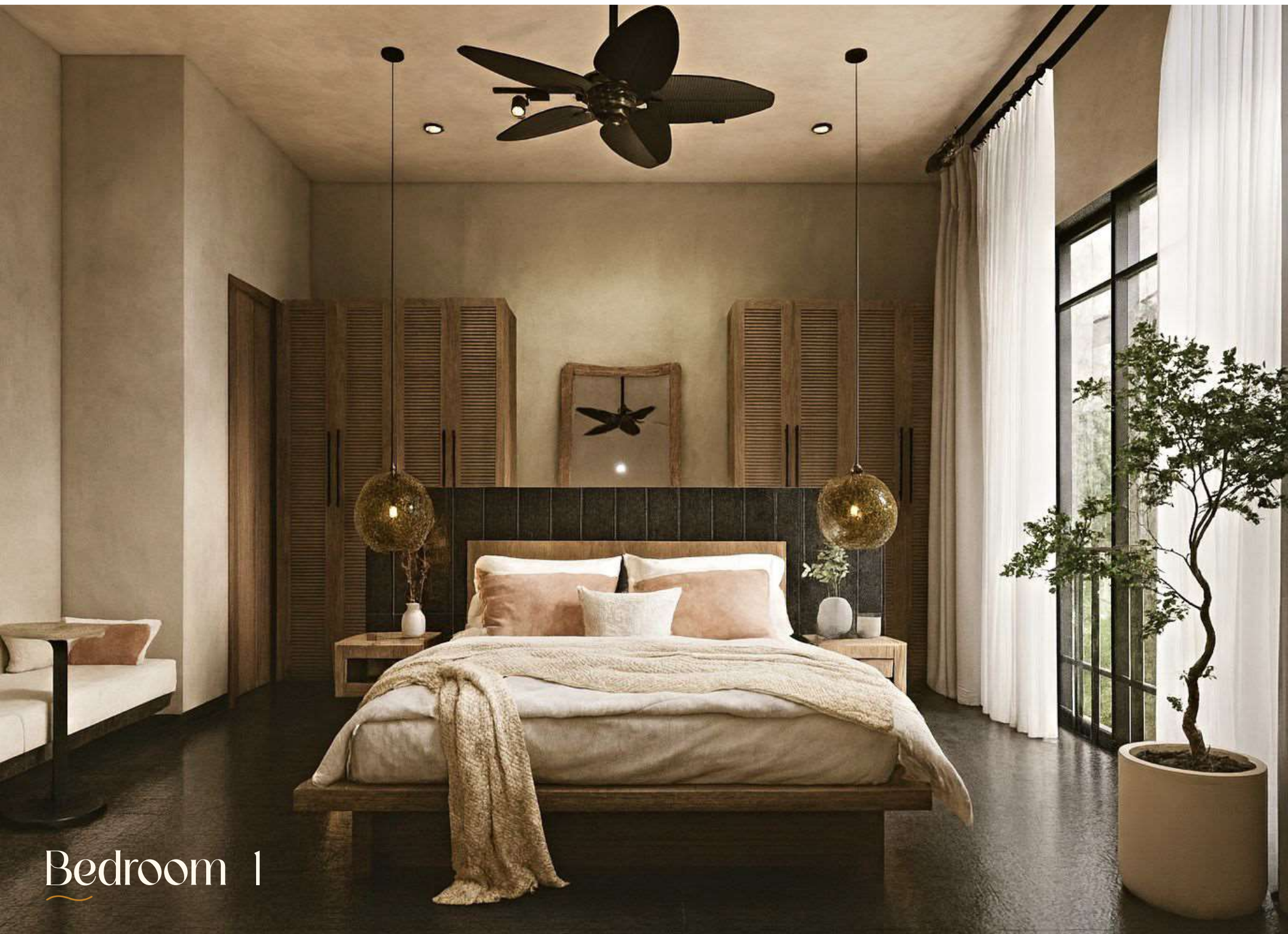
Locations Map



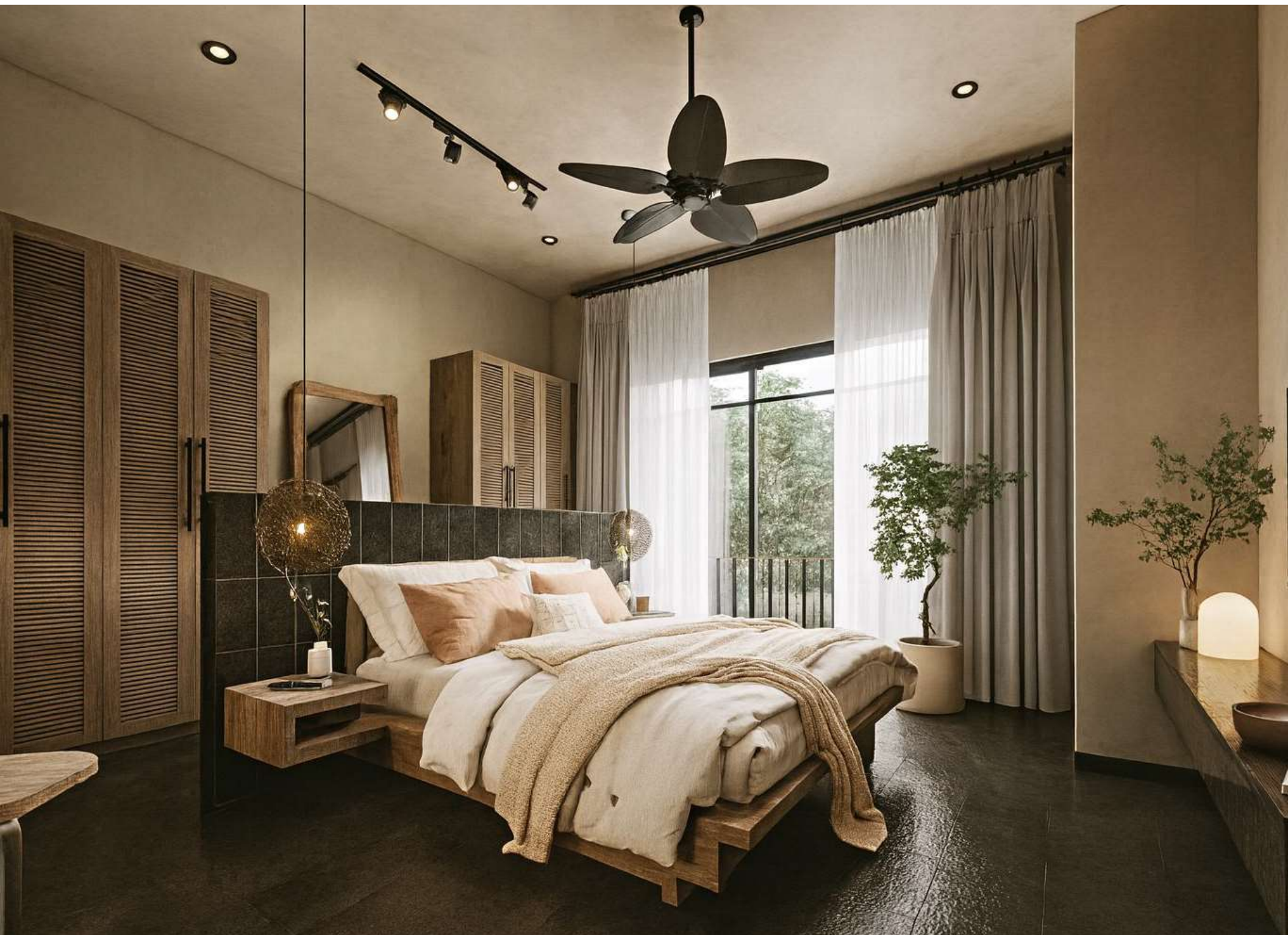


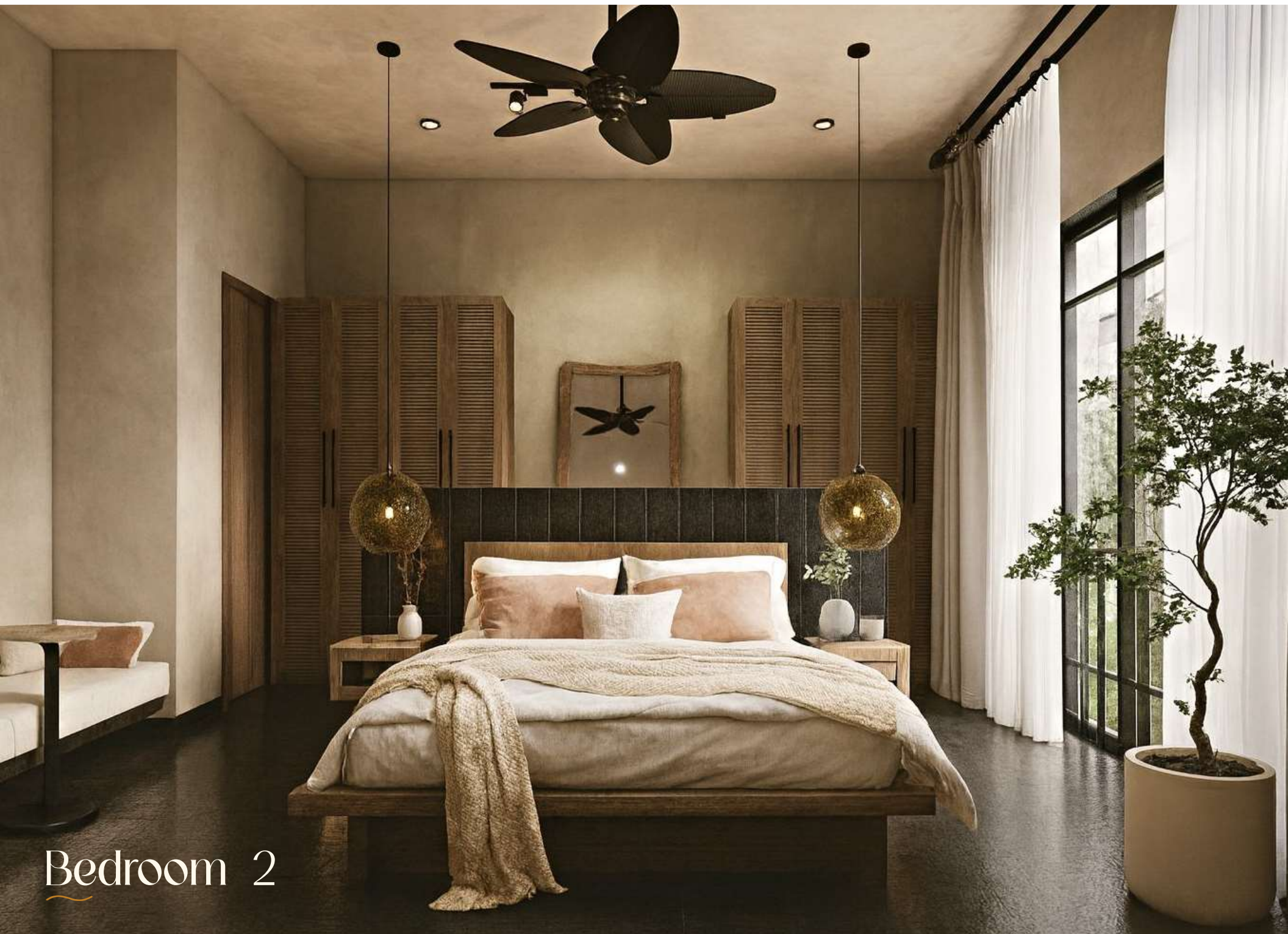


Villa Living Room



Bedroom 1





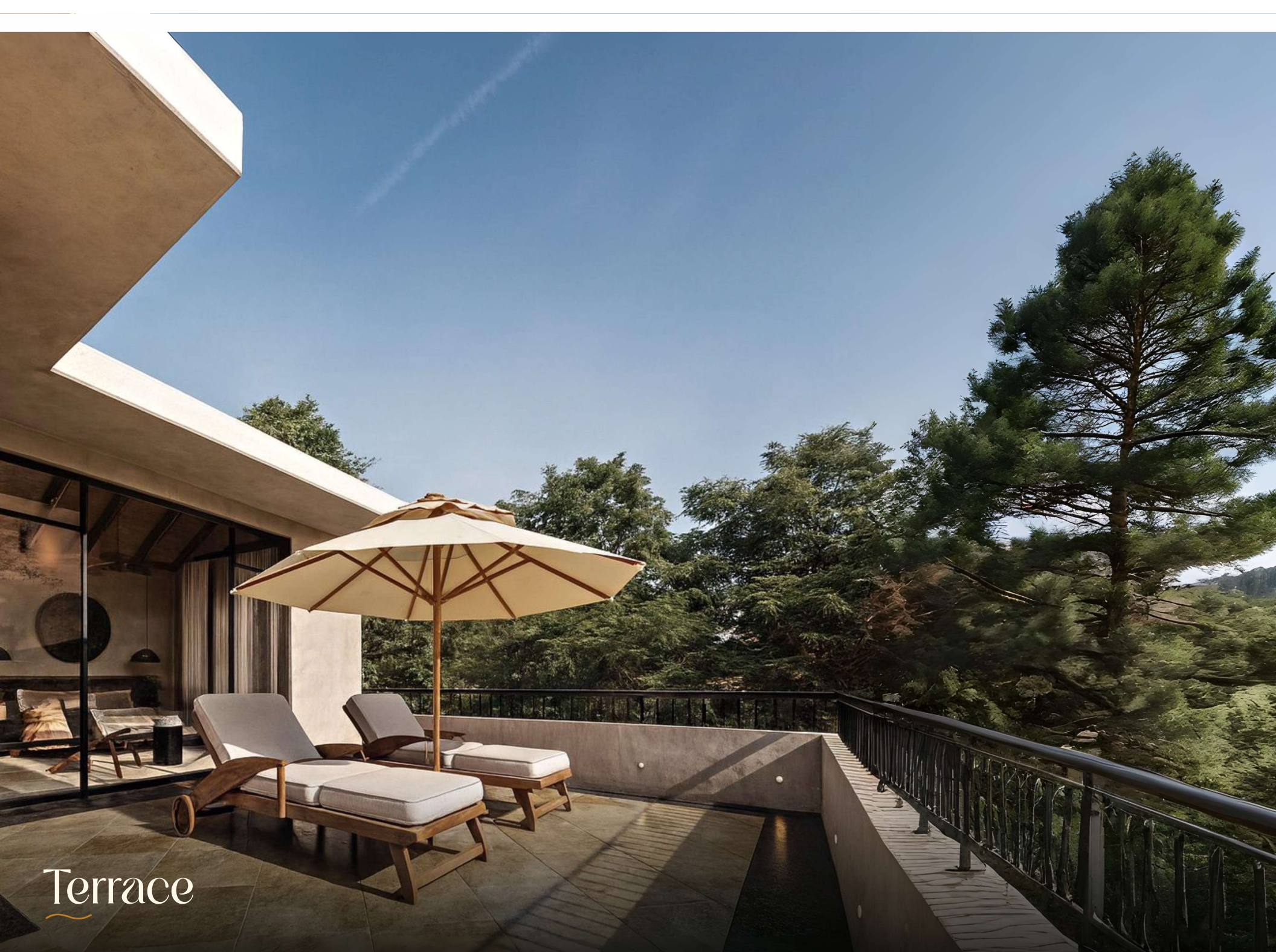
Bedroom 2





Bedroom 3





Terrace



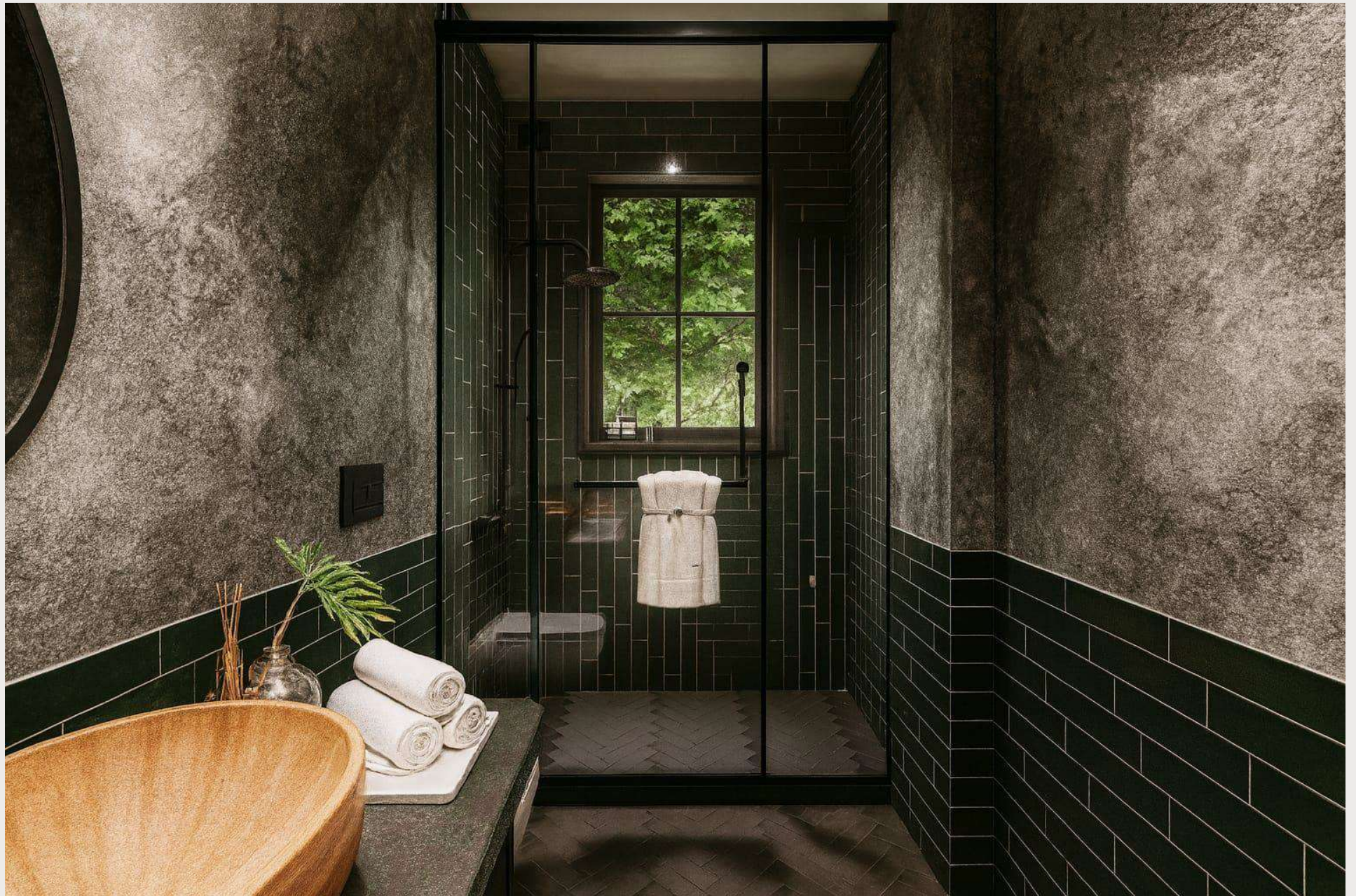
Villa Bathroom



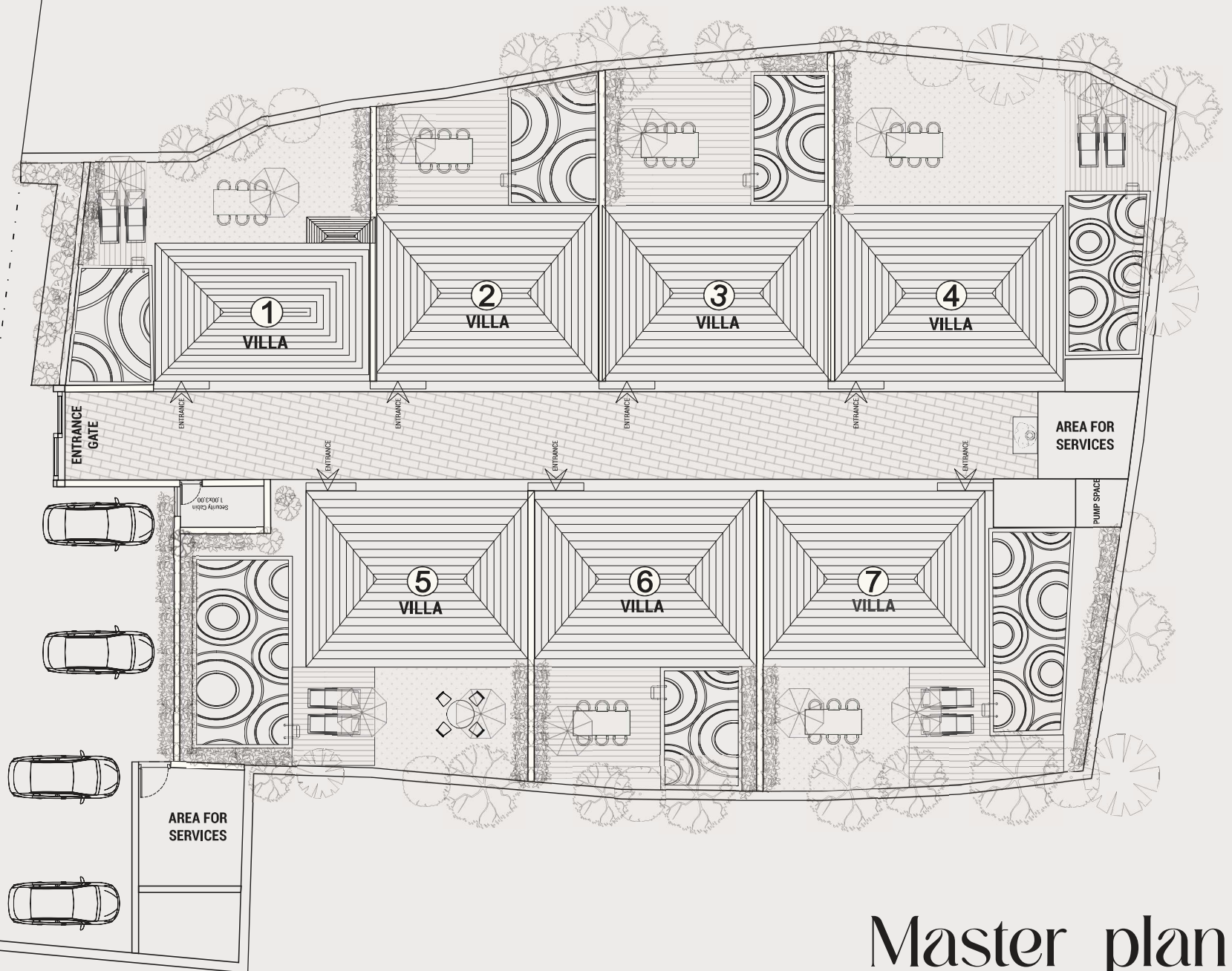


Villa Bathroom





R O A D



Master plan



Villa Entry

Nearby Locations



BEACHES AND ATTRACTION

- Miramar Beach
- Candolim Beach
- Coco Beach
- Charao Island
- Deltin Casino
- Big Daddy Casino
- Reis Mangos Fort
- Yatch Club



FAMOUS RESTAURANTS (30 Min)

- Gunpowder
- Bawri
- Mojigao
- Jamun
- Izumi
- Maai
- Tamil Table
- Tamatoes (SeaFront)
- Calamari (SeaFront)



HOSPITAL, SCHOOLS & LANDMARKS

- The Ardee School
- Vidya Prabodhini High School
- Sanjay School
- Mandovi Hospital
- Chodankar Hospital
- Healthway Hospital
- Goa High Court
- Goa Legislative assembly



RESTAURANTS AND ENTERTAINMENT

- Mall De Goa
- Hilton Pilen
- Vivante Panjim
- Ritz Classic
- Burger Factory
- Fishermen Warf
- Copperleaf
- Thalasa
- Lazy Goose
- Café Bodega

Amenities



Entrance gates
with security cabin



Well-lit common areas



Landscaped gardens



CCTV security system



Wi-Fi internet



100% power backup
for common areas



house Keeping



Private Car Park



Intercom Facility



Property Management

For homeowners looking to leverage their property as an investment, our sister concern company - Rent Homes and Villas - provides comprehensive rental management services.

Specifications



STRUCTURE

- Internal walls in fly ash bricks
- Waterproofing for terraces/sun-decks
- Quake resistant RCC framed structure
- High plinth-levels with damp-proofing below the ground-floor
- External walls in heat insulated and waterproof blocks



BEDROOM

- Light fixtures & fittings provided
- Exposed brick wall
- Gypsum plaster
- Aluminium windows / Wooden Windows
- Terrazzo tiles / wooden flooring



BATHROOM

- Light fixtures & fittings provided
- Glass partitions
- Segregated wet / dry area
- Health faucets & looking mirror
- Electrical water heater



EXTERIOR

- Landscaped garden
- Private pool and deck
- Paved driveway
- Ambient and mood lighting



ELECTRICAL

- Built-in cabling for satellite TV
- Provision for 100% power backup
- High-quality wiring
- Modular switches



KITCHEN / DINING

- Light fixtures & fittings provided
- Modular kitchen
- Stainless steel sink
- Hob & chimney
- Ceramic tiles on kitchen wall and backsplash tiles

Other Projects



AVA
SANGOLDA
(COMPLETED)
(6 BHK VILLA)



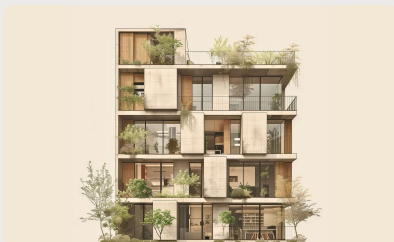
SOCORRO
(UPCOMING PROJECT)



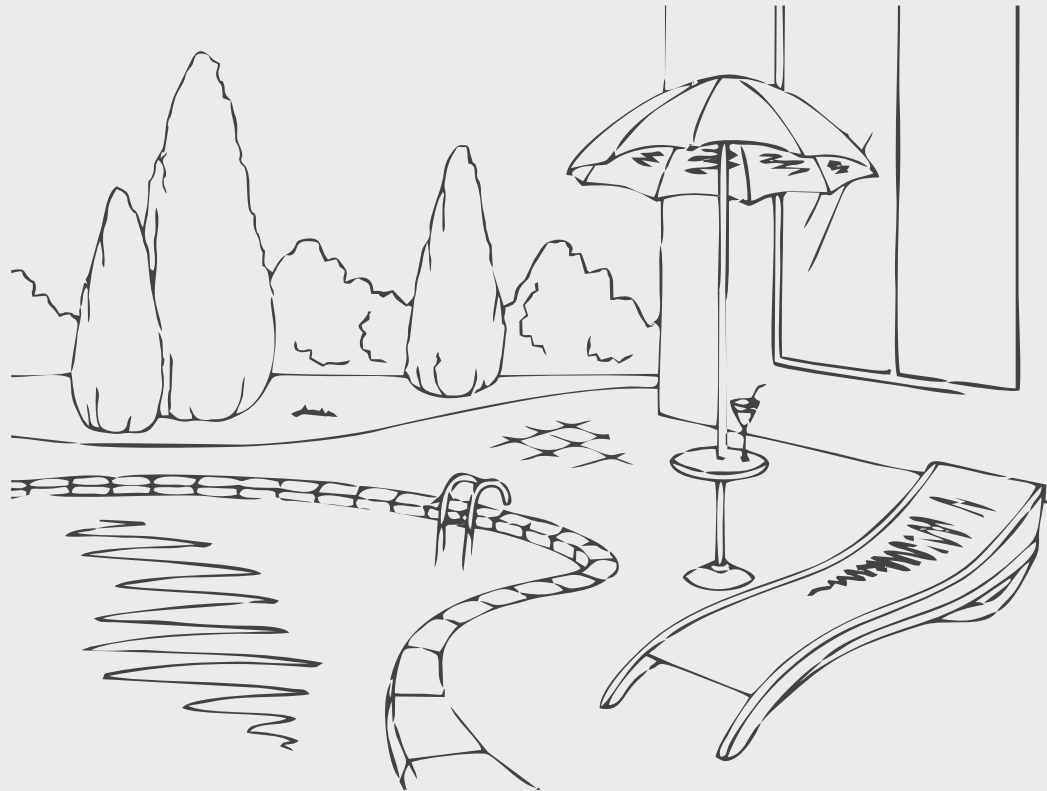
RAYA
PILERNE
(LAUNCHING SOON)
(3 BHK TWIN VILLA)



ANJUNA
(UPCOMING PROJECT)



ARBOUR
(UPCOMING PROJECT)





CONTACT US

Contact us today, and let us start a conversation about your journey to coastal living at Rivanaa.



info@rivanaa.com



[rivanaagoa](https://www.instagram.com/rivanaagoa)



www.rivanaa.com



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98209 56888