

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.





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 View:


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:

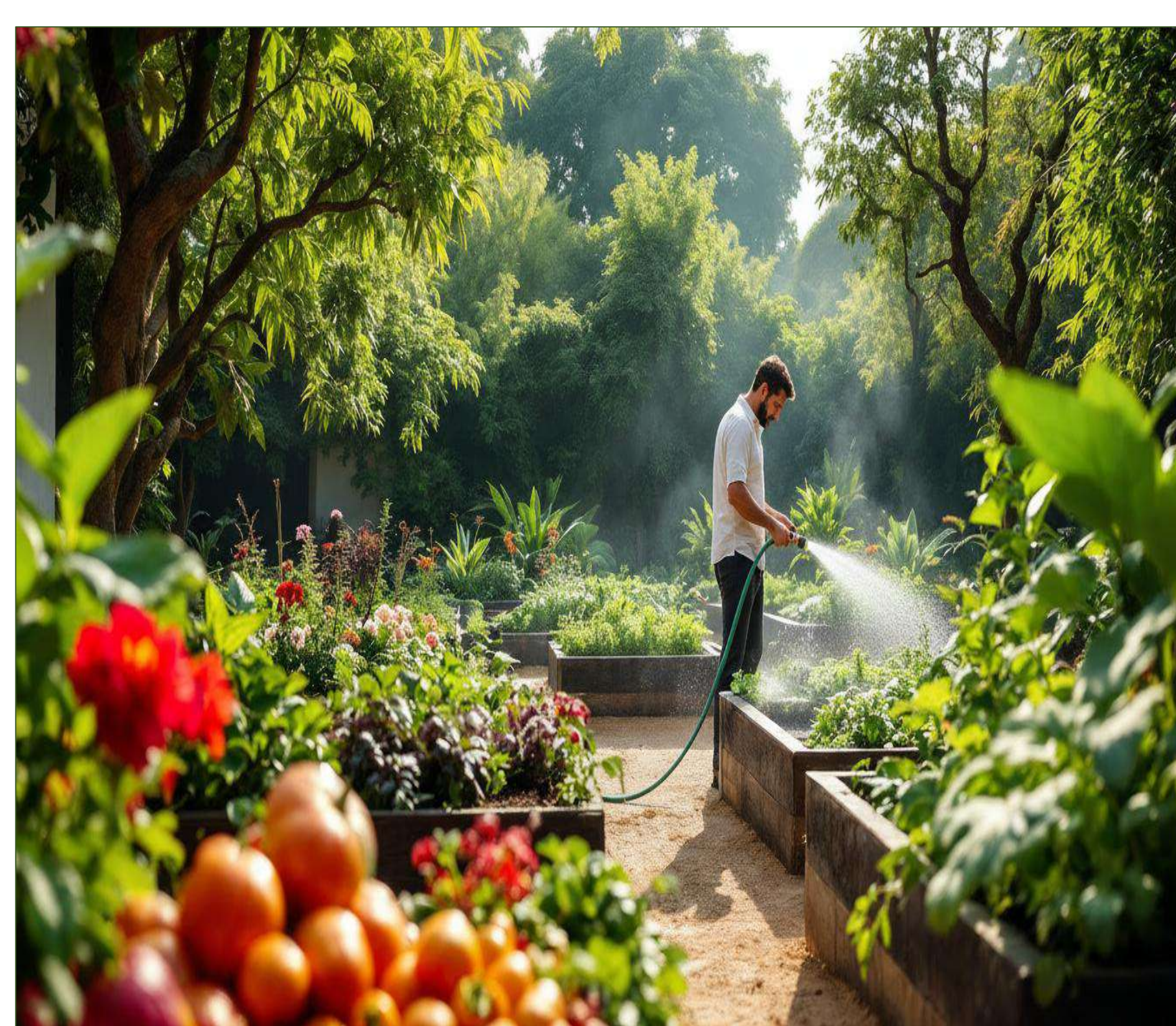
A perimeter of mature, whispering trees, a natural screen that ensures absolute discretion and serenity.



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

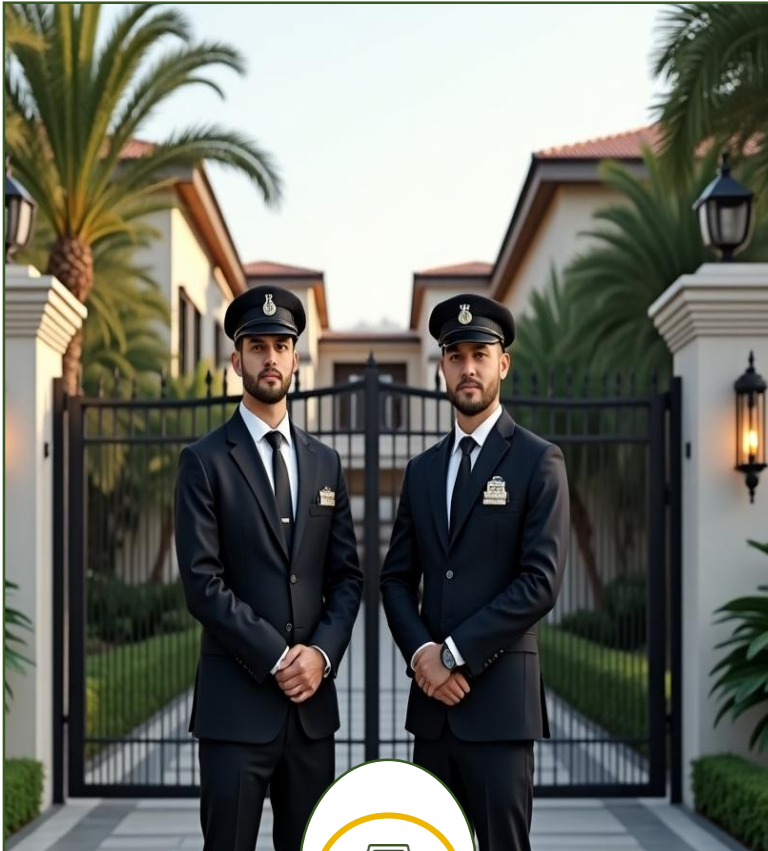


Private Home Theatre:

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

COMMON AMENITIES

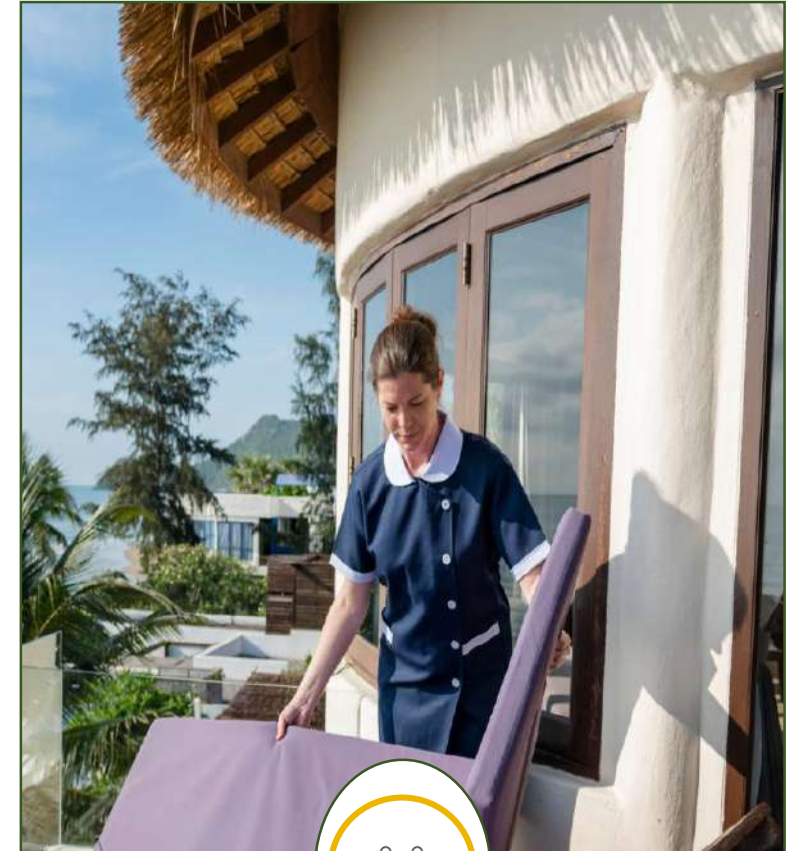
LIVING MADE SEAMLESS



3-tier Security System
With 24X7 Trained Guards



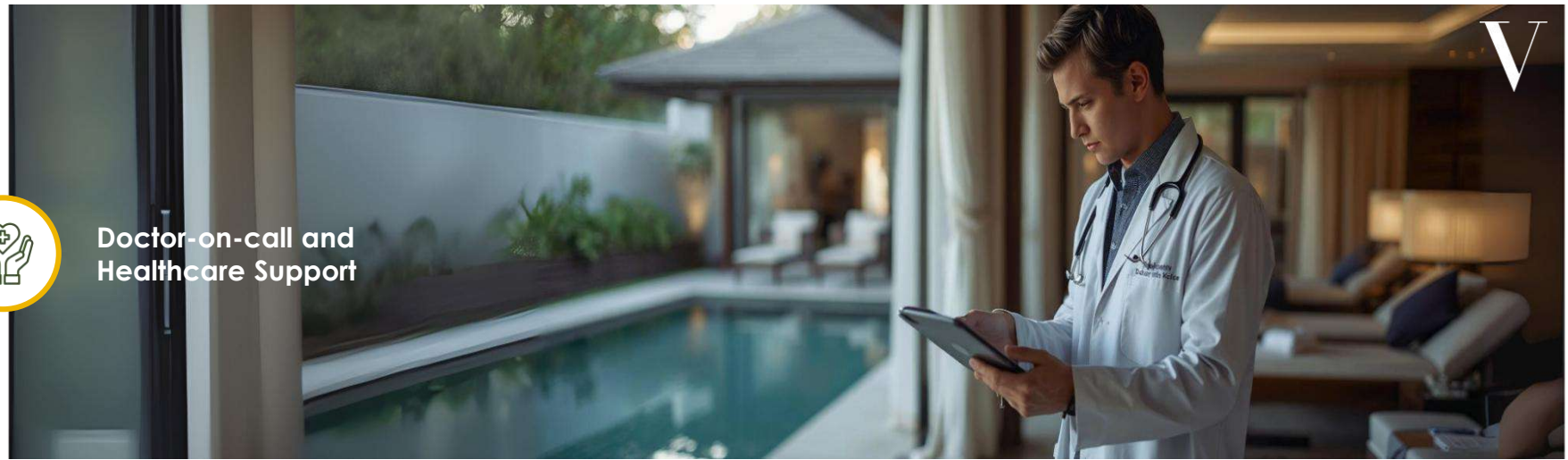
On-call Housekeeping, Laundry
and Maintenance



Dedicated Servant Quarter
for individual villas



Doctor-on-call and
Healthcare Support



COMMON AMENITIES



CLUB HOUSE



5-Star Centralized Kitchen



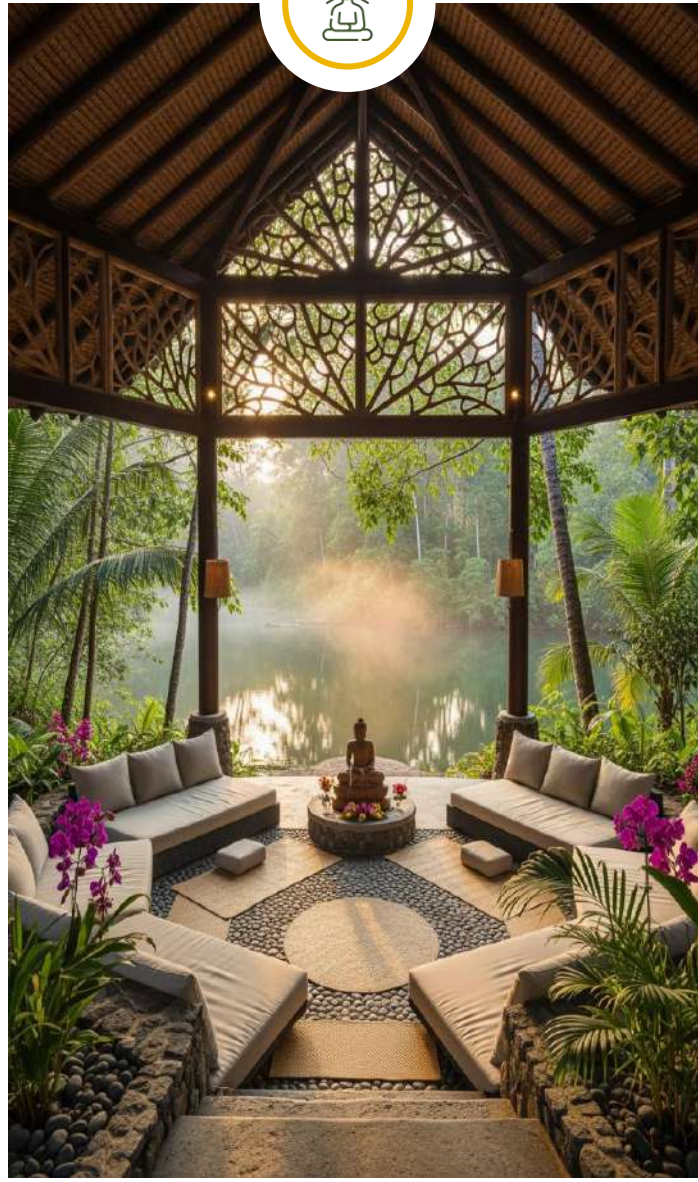
COMMON AMENITIES



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**



Upcoming Casino
Casino : **25 km**



Key Locations

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 God'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.



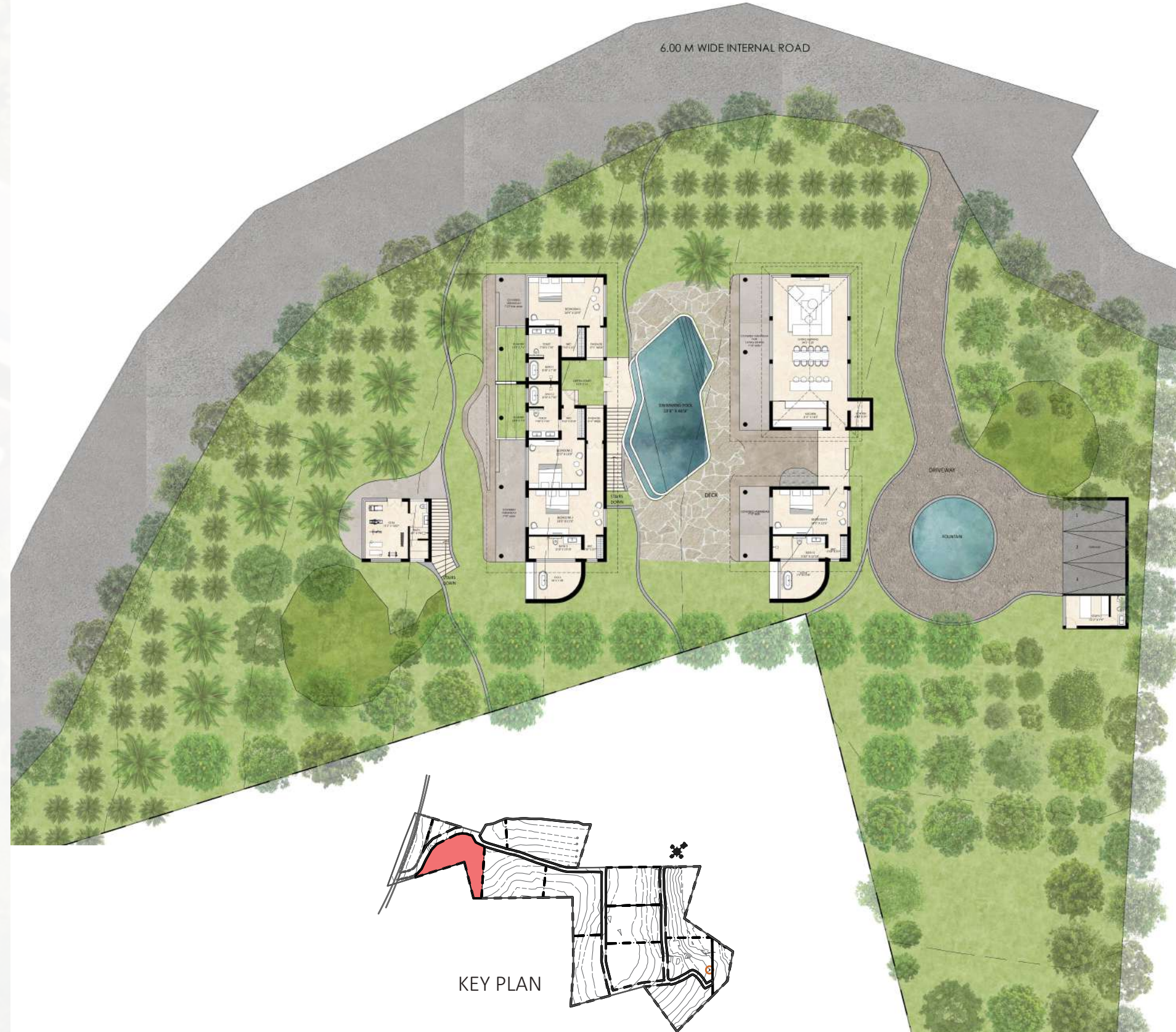
Nature Greets Refinement

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

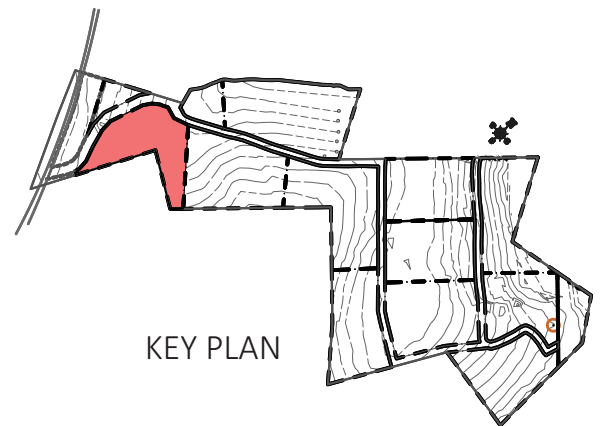
MASTERPLAN



6.00 M WIDE INTERNAL ROAD



VILLA AVALO (A)
PLOT AREA: 4000.00 SQ. M
BUILD UP AREA- 436.46 SQ. M
SBUA-564.07 SQ. M



KEY PLAN

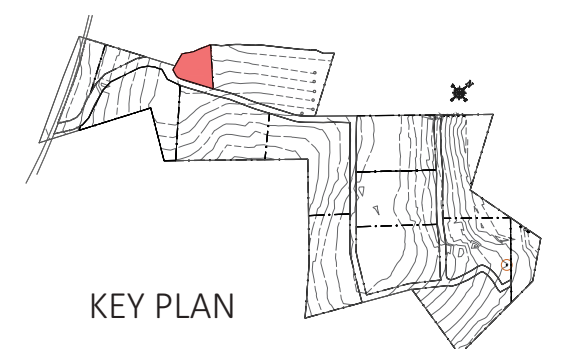
ASOLA CLUBHOUSE (B)
 GROUND FLOOR
 PLOT AREA - 1048.90 SQ.M
 BUILT UP AREA - 306.69 SQ.M
 SBUA - 398.66 SQ.M



GROUND FLOOR



FIRST FLOOR



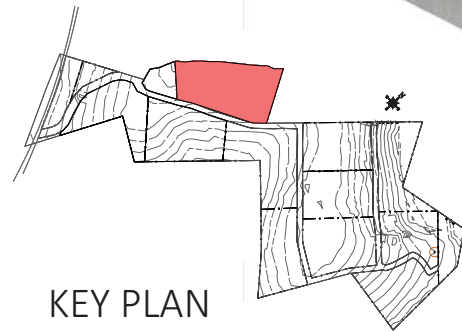
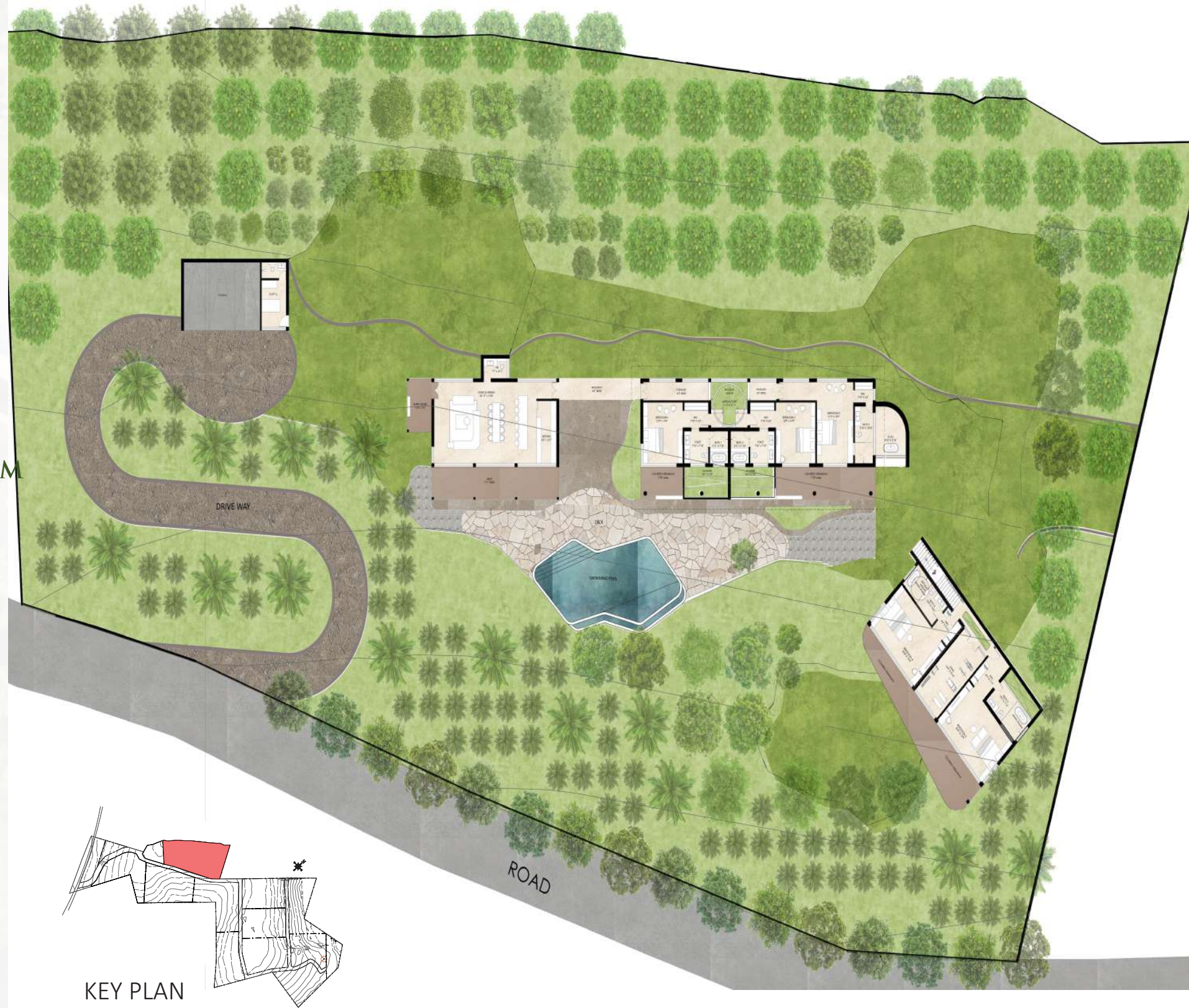
KEY PLAN

VILLA BORA (C)

PLOT AREA: 6003.40 SQ. M

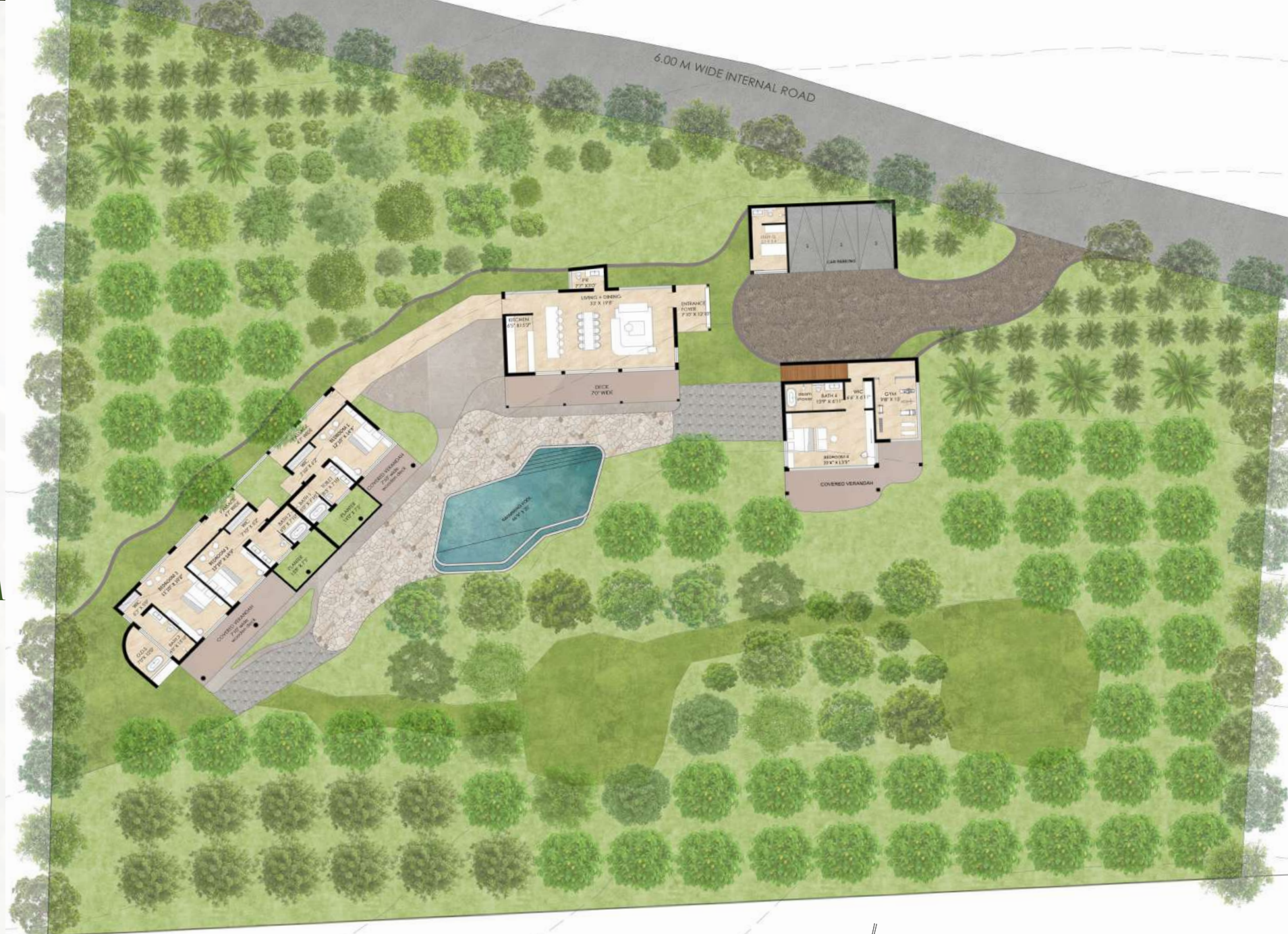
BUILD UP AREA- 478.40 SQ. M

SBUA-599.98 SQ. M

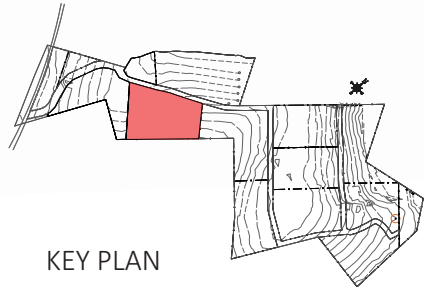


KEY PLAN

VILLA ASHWATHA (D)
 PLOT AREA: 5059.20 SQ. M
 BUILD UP AREA- 487.87 SQ. M
 SBUA-609.45 SQ. M



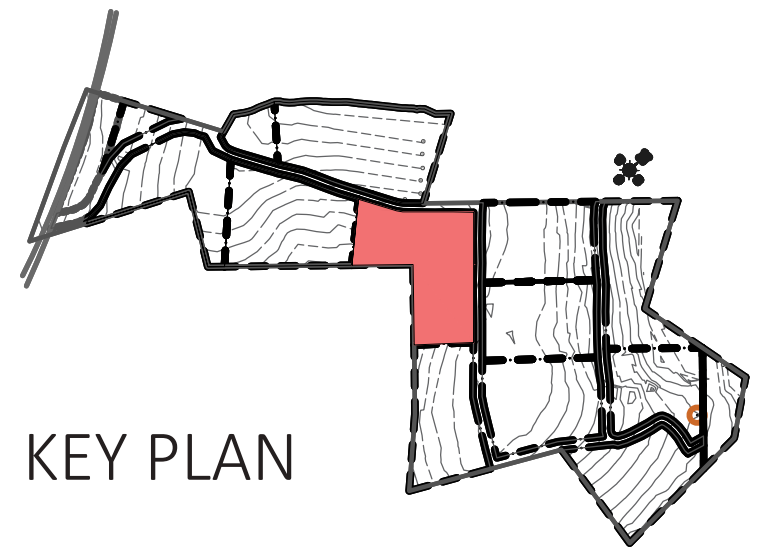
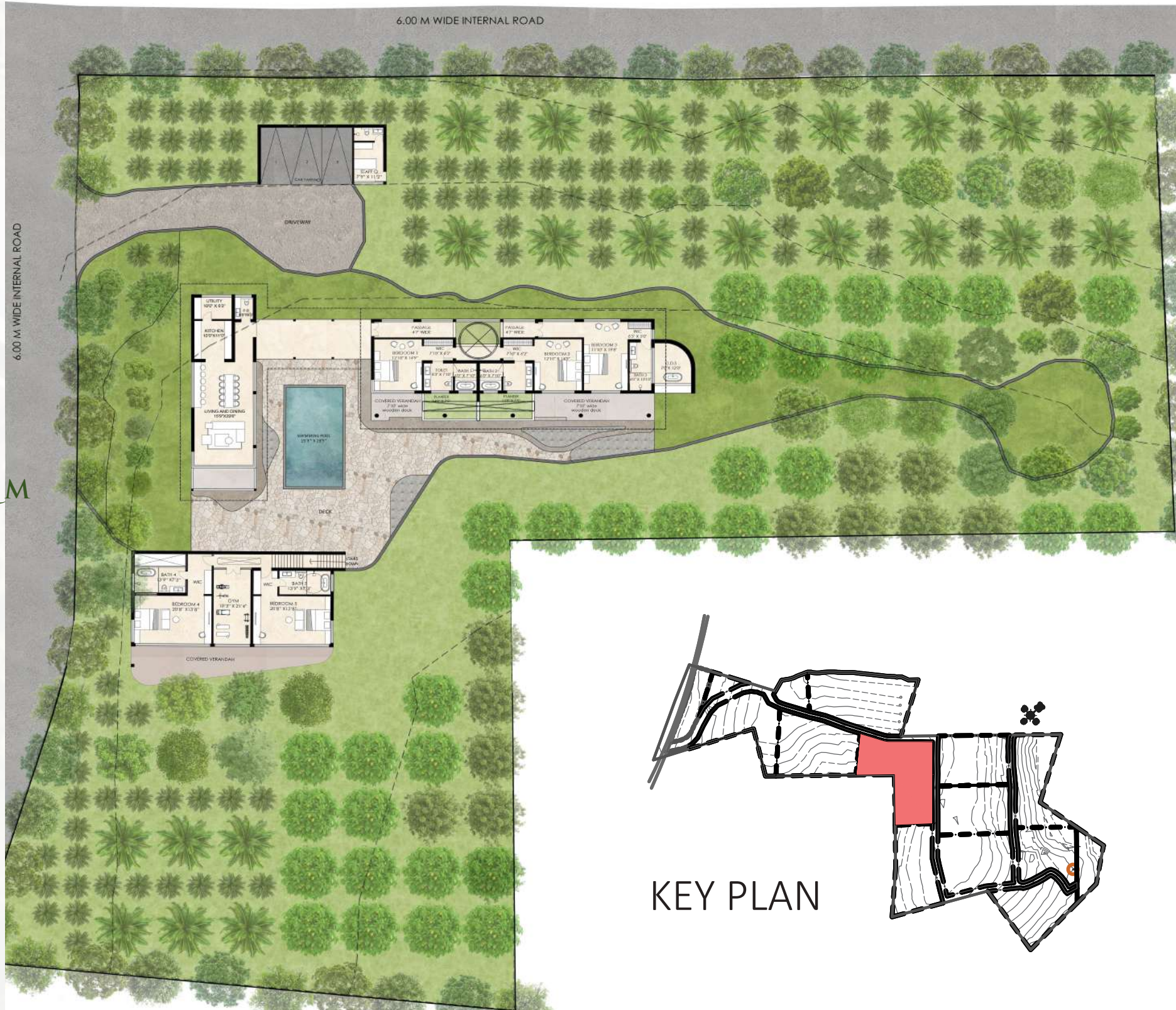
M



KEY PLAN

6.00 M WIDE INTERNAL ROAD

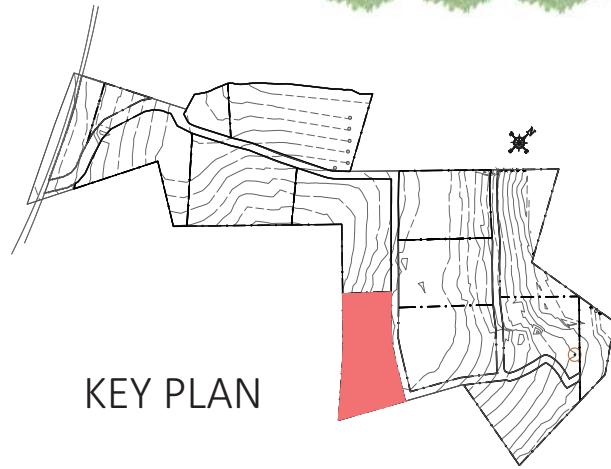
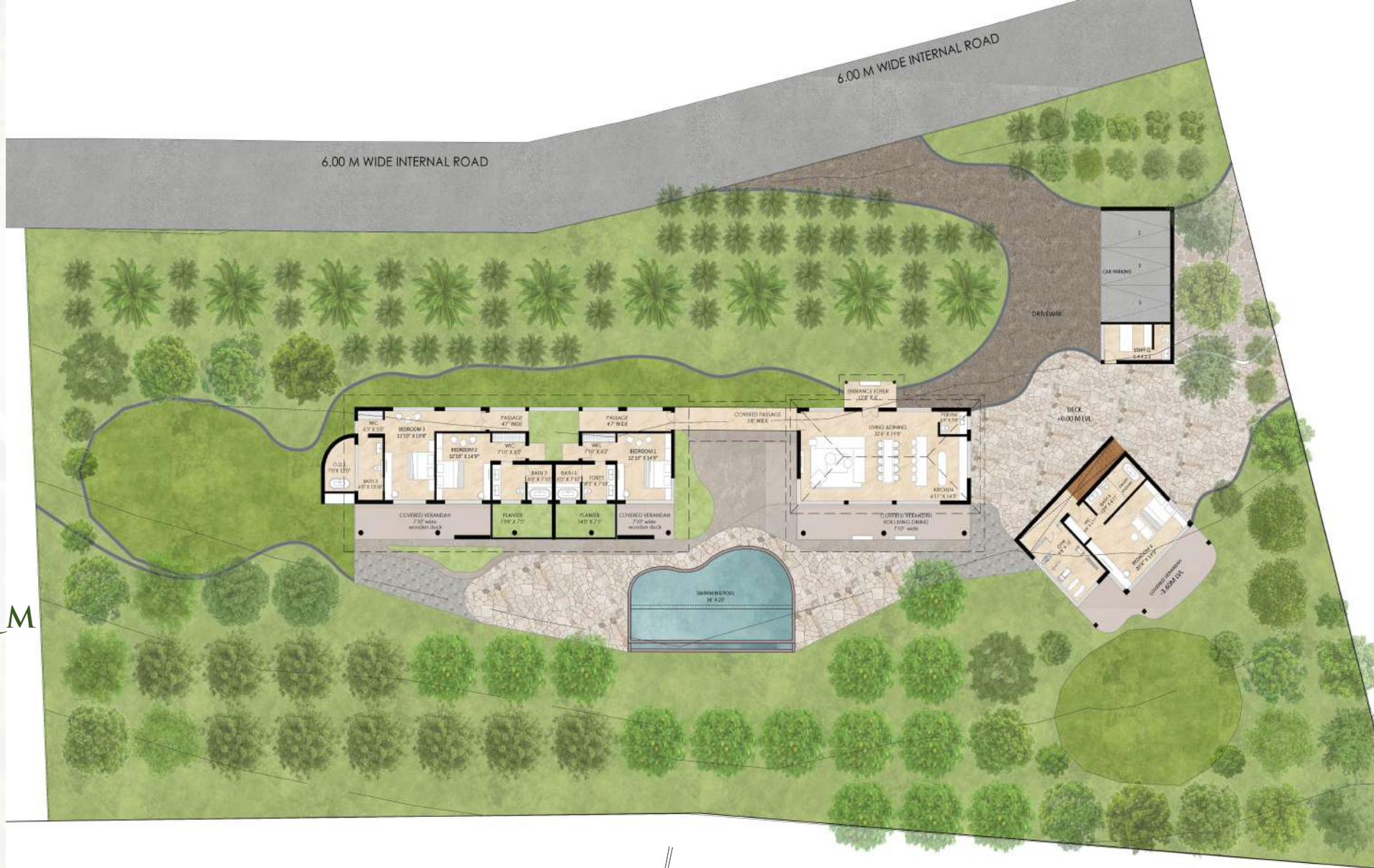
6.00 M WIDE INTERNAL ROAD



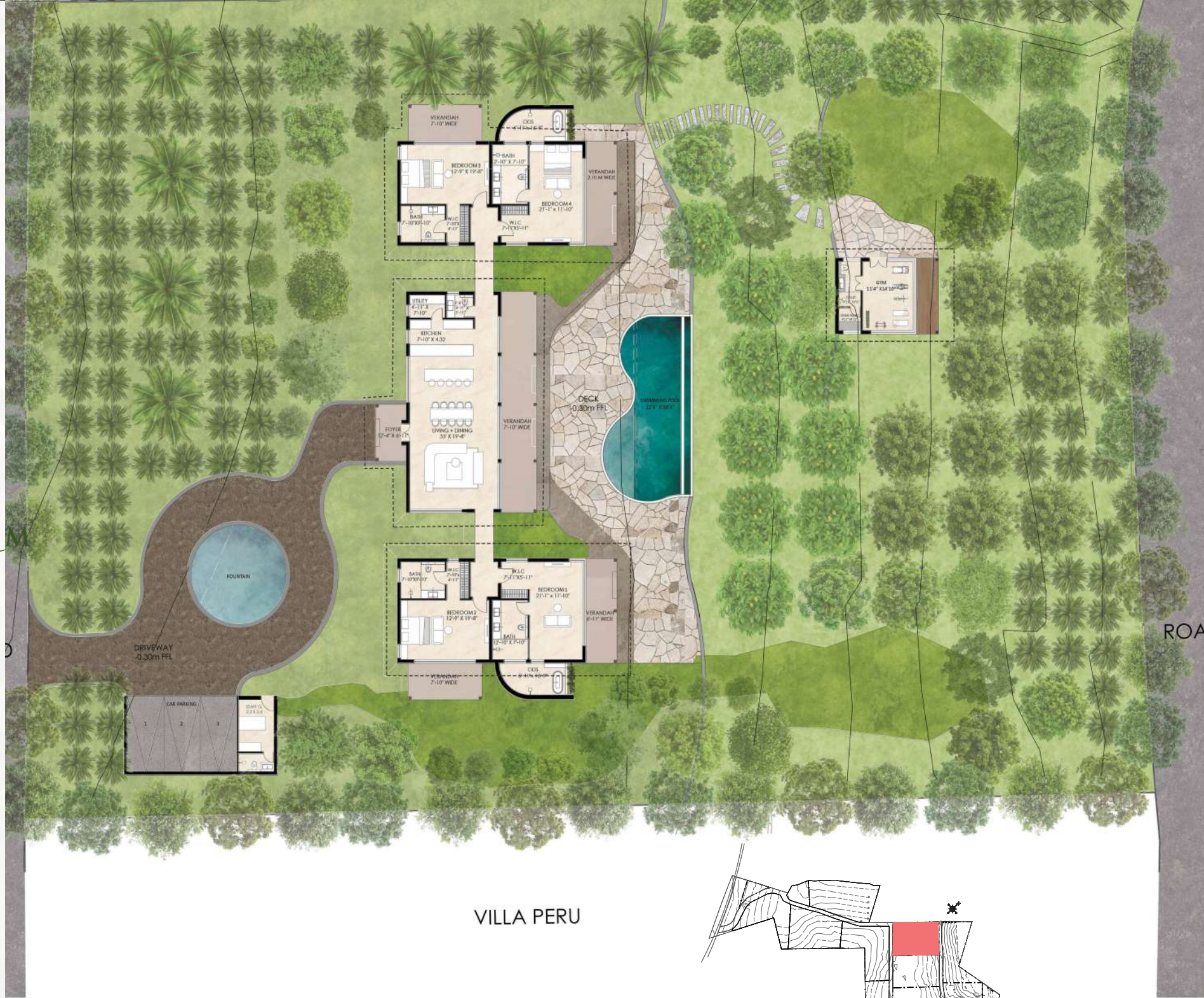
KEY PLAN

VILLA CHINCH (E)
 PLOT AREA: 5064.50SQ. M
 BUILD UP AREA- 461.08 SQ. M
 SBUA-549.32 SQ. M

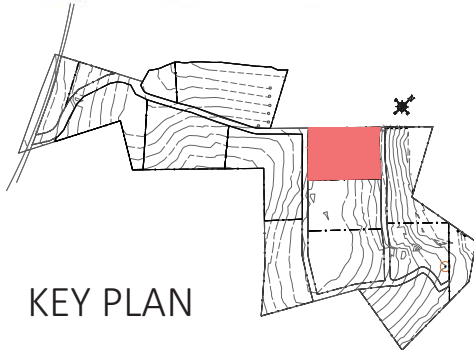
VILLA KUMYO(F)
 PLOT AREA: 4005.10 SQ. M
 BUILD UP AREA- 395.51 SQ. M
 SBUA-523.12 SQ. M



VILLA KANER (G)
 PLOT AREA: 4006.10 SQ. M
 BUILD UP AREA- 394.60 SQ. M
 SBUA-516.18 SQ. M



VILLA PERU



KEY PLAN

VILLA KANER

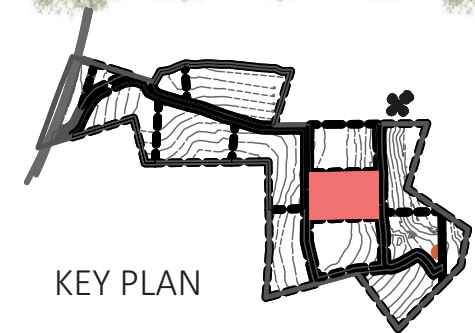


ROAD

ROAD

VILLA PERU(H)
 PLOT AREA: 4003.50 SQ. M
 BUILD UP AREA- 394.60 SQ. M
 SBUA-516.18 SQ. M

VILLA SAVAR



KEY PLAN

VILLA PERU(G)

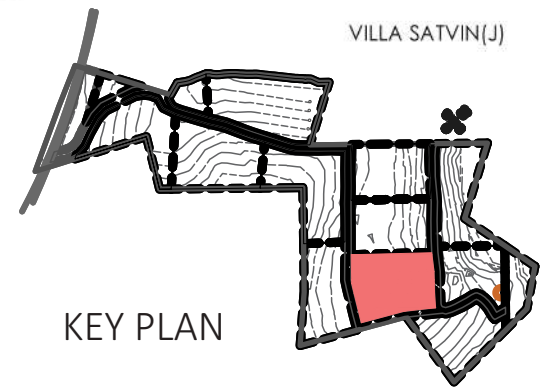


6.00 M-WIDE INTERNAL ROAD

6.00 M-WIDE INTERNAL ROAD

6.00 M-WIDE INTERNAL ROAD

VILLA SATVIN(J)



KEY PLAN

(I)

VILLA SAVAR (I)
 PLOT AREA: 4500.80 SQ. M
 BUILD UP AREA- 394.60 SQ. M
 SBUA-522.21 SQ. M

VILLA SAGUAN (K)

PLOT AREA: 4000.00 SQ. M

BUILD UP AREA- 377.07 SQ. M

SBUA-504.68 SQ. M

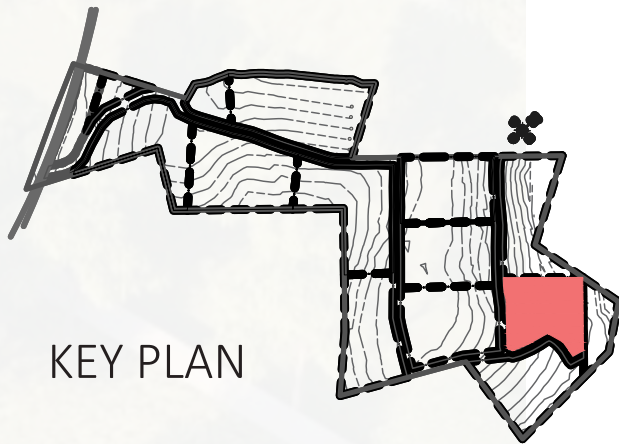
VILLA SAVAR

VILLA TAMAN

WATER BODY

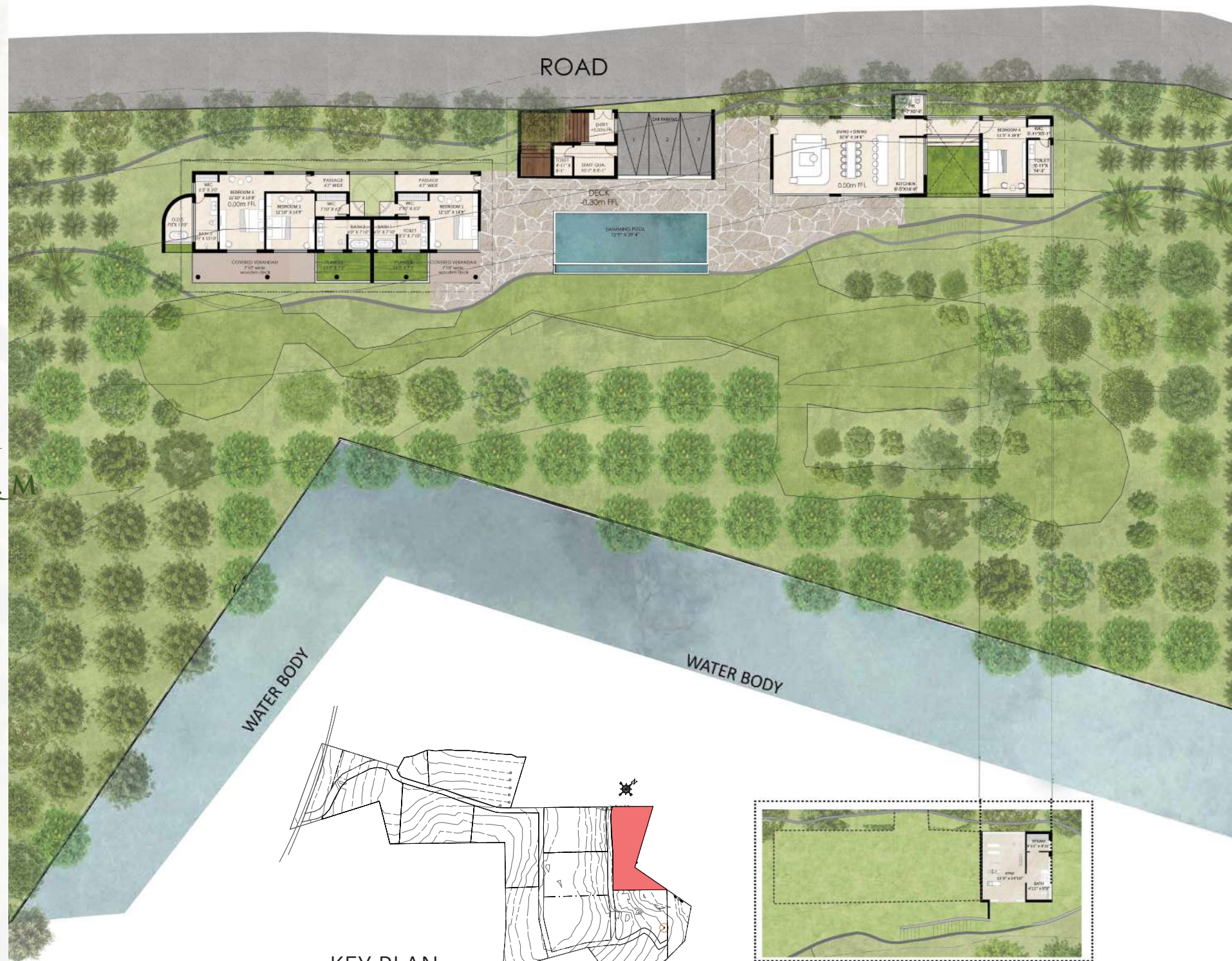
SITOUT
380 SG

SITC

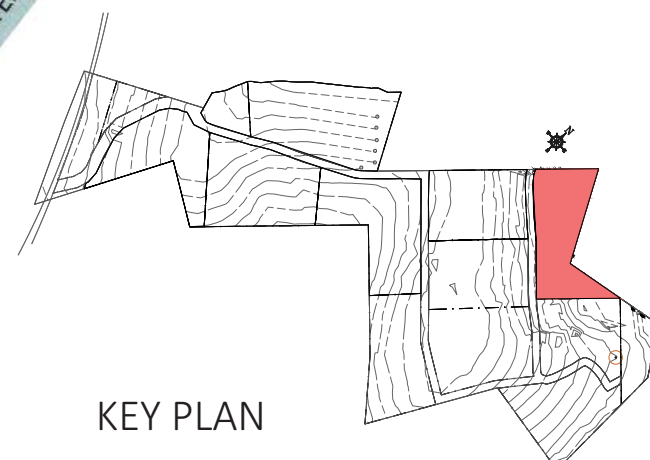


KEY PLAN

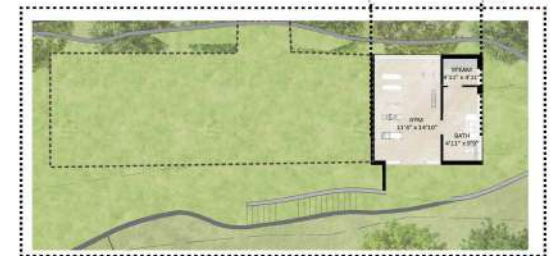




VILLA TAMAN (L)
 PLOT AREA: 4000.00 SQ. M
 BUILD UP AREA- 410.40 SQ. M
 SBUA-559.45 SQ. M



KEY PLAN



GYM BLOCK @ -3.60m FFL

THE XI PRIVADA (An Ultra-Luxury Private Estate)

ARCHITECTURE, STRUCTURE & FINISHES

- RCC framed single-storey luxury estate using M25 concrete and Fe500 TMT steel (Tata Steel / SAIL) with precision- engineered foundations, beams, columns, and slabs
- Advanced AAC block masonry (Siporex / Magicrete) for superior thermal and acoustic comfort
- Smooth internal & external plaster with waterproofing admixtures
- Large-format Italian marble / premium vitrified flooring (Kajaria / Simpolo) across living spaces
- Designer anti-skid bathroom flooring and wall dado finishes (Somany / Kajaria)



GRAND DOORS, WINDOWS & JOINERY

- Statement solid teak wood main entrance door, custom-crafted
- Premium veneer-finished internal doors with architectural detailing
- High-performance uPVC / aluminium windows (Fenesta / Aparna) for insulation and longevity
- Factory-finished modular wardrobes in all bedrooms with optimized storage

SIGNATURE KITCHEN & LUXURY APPLIANCES

- Statement solid teak wood main entrance door, custom-crafted
- Premium veneer-finished internal doors with architectural detailing
- High-performance uPVC / aluminium windows (Fenesta / Aparna) for insulation and longevity
- Factory-finished modular wardrobes in all bedrooms with optimized storage



SPA-INSPIRED BATHROOMS & WELLNESS

- Premium sanitary ware and CP fittings (Jaquar / Grohe)
- Designer shower panels and accessories
- Custom-crafted vanity units with luxury mirrors
- Sophisticated finishes designed for durability, comfort, and refined aesthetics



SMART ELECTRICALS, LIGHTING & AUTOMATION

- Concealed premium wiring (Finolex / Polycab)
- Modular switches & sockets (Legrand / Schneider Electric)
- Architectural lighting fixtures (Philips / Wipro)
- Smart automation for lighting and curtains (Schneider / Legrand)



CURATED INTERIORS, AMENITIES & SUSTAINABILITY

- Fully furnished interiors with designer furniture, premium mattresses, curtains, wall panels & false ceilings
- Iconic sky-gazing glass roof bedroom feature
- Private swimming pool (RCC construction with modern filtration)
- Dedicated private gym, servant quarters & covered car parking
- Integrated solar power system over parking for sustainable luxury living



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)	(C+hSBUA+i+j)
1	Avalo	1	4000.00	436.46	54.61	73.00	564.07
2	Asola (Club House)	2	1048.90	306.69	25.00	66.97	398.66
3	Bora	3	6003.40	478.40	54.61	66.97	599.98
4	Ashwatha	4	5059.20	487.87	54.61	66.97	609.45
5	Chinch	3	5064.50	461.08	54.61	33.63	549.32
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	159.05			159.05
			51883.5	5325.07	657.53	796.1	6778.7

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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