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## *It's always better in Goa*

There is just something about Goa, once you get there you never want to leave. The beaches, the sand, the attitude and warm welcoming vibe are just some of the reasons that make Goa the perfect getaway.

No matter what season it is, when Goa calls you have to answer. Owning your own home makes this getaway so much easier. It makes it so much more than just a holiday, it gives you a sense of warm hospitality, an undisturbed calm, a well-deserved break or even a little party, if that's what your soul desires.

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*Experience Goa  
the 'Aldeia de Goa'  
way...*

It is truly a paradise found. And luckily at 'Aldeia de Goa'  
you never need to leave.

We at Dynamix Group have generations of experience  
and expertise in the development of the dreamiest and  
best appointed dwellings, complete with a plethora  
of exquisite amenities, inspired by the unique culture  
of the land.

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# ALDEIA *de* GOA

SEASIDE. HILLS. THE BAY.



## FRANGIPANI

*signature villas*

## VIDA *de* ALDEIA

APARTMENTS

*Where dreams meet reality*

'Aldeia de Goa' is spread over 145 acres of land. From the secluded seaside to the quiet bay; the lush gardens to the picturesque hillside - our little piece of heaven has it all.

This development is idyllic. A prime sea-side gated community offers an immersive experience like no other. The project is designed by renowned architects and offers fully developed plots, exclusive villas, and apartments cocooned in an undisturbed bay near Bambolim Beach (North Goa).



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*The natural surroundings of our property are our inspiration.*

Sustainability is of paramount importance to us. This gated community is the best example of unparalleled harmony between nature and architecture.

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## DISTANCE FROM ALDEIA DE GOA

- DABOLIM AIRPORT - 20 MINS
- PANJIM CAPITAL CITY - 7 MINS
- GOA MEDICAL COLLEGE & HOSPITAL - 3 MINS
- ST.CRUZ, TALEIGAO, PANJIM - 5 TO 7 MINS
- BAMBOLIM (EDUCATION HUB) - 5 MINS
- MIRAMAR - 7 MINS
- INTERNATIONAL SCHOOLS - GOA VELHA (KADAMBA) - 15 MINS
- DON BOSCO - 5 MINS
- CANDOLIM BEACH - 30 MINS
- BAGA BEACH - 30 MINS
- NEAREST STARRED HOTEL - GRAND HYATT GO (WITHIN THE PROPERTY)
- OFFSHORE CASINOS JETTY AT PANJIM - 7 MINS
- MARGAO - 40 MINS

*Location.  
Location.  
Location.*

'Aldeia de Goa' is located 15 minutes away from Dona Paula, Goa's elite residential area. It integrates the best of both worlds, combining the crisp ambiance and beauty of a hill station with the freshness and excitement of the seaside. It offers you the perfect place to escape and rejuvenate both the body and mind in the lap of nature and luxury.

'Aldeia de Goa' is an opportunity that is both, unique and limited to ensure you get the best of the best always. Grand Hyatt Goa is located on the property, offering residents the privilege of having the services of India's best resort hotel and spa\* at their doorstep.

'Aldeia de Goa' embodies the vibrancy of Goa without the crowds. This amazing property allows you to be private but not anonymous. It's the perfect place to be connected and off the grid at the same time.



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*Welcome to your  
happy place*

The Dynamix Group has over 40 years of experience in creating dream homes. Our Indo-Portuguese inspired villas and apartments are a testament to our keen eye and attention to detail for design and comfort. Inspired by the unique culture of the land and the Indo-Portuguese style of architecture, 'Aldeia de Goa' maintains contemporary tones and air of casual, but luxurious living.

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## *Project Highlights*

Our 1/2/3 BHK premium apartments make the most perfect holiday homes or permanent residences. These are exclusively apartments, finished and fitted with air-conditioning, walk-in wardrobes and a modular kitchen-an all intrinsic part of modern, stress-free living. Living in a beautiful locale like Goa deserves a beautiful home with a fantastic lifestyle.

Our Frangipani Villas have been extremely tastefully designed. Purchasers of these villas buy the constructed villa and also receive exclusive ownership of the plot underneath. These villas are complete with individually landscaped gardens, parking, private swimming pools and Jacuzzis, general infrastructure, and fitted interiors.

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## *Setting new standards*

Go beyond your usual holiday itinerary and rejuvenate your body and mind in the most inspiring setting. Aldeia means village in Portuguese and we at 'Aldeia de Goa' believe in a sense of community. Besides our lush landscaped gardens with jogging tracks we also have a grand community clubhouse (30,000 sq.ft.) where one can mingle with like-minded residents.

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Complete with shopping centers, banquet halls, swimming pools, gyms, saunas, Jacuzzis, Senior Citizen's Area etc\*. 'Aldeia de Goa' boasts something for every age group. Once you are at 'Aldeia de Goa', you have complete connectivity with amazing infrastructure within the property, you can also avail some unique benefits like the Aquasail sailing club managed by Grand Hyatt Goa (India's finest luxury resort hotel<sup>#</sup>, which is part of the larger 'Aldeia de Goa' development) and dining at it's various award-winning restaurants.

Our endeavor is to go above and beyond and cater to your every need in making your holiday home your dream home.

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\* Subject to approval & currently under construction.  
# Awarded by Smart Travel Asia



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## *Live in the best place in Goa*

'Aldeia de Goa' is an extremely vibrant and close-knit community. The residents really enjoy living in this gated development and swear by it. They feel like members of an exclusive club. By providing meeting points like the various clubhouse and many gardens, the residents get an opportunity to mingle with each other and form long lasting relationships.

From residents who live here permanently to those who have made it their holiday home, 'Aldeia de Goa' is the place where life is luxurious and social and with a sense of peace and security.

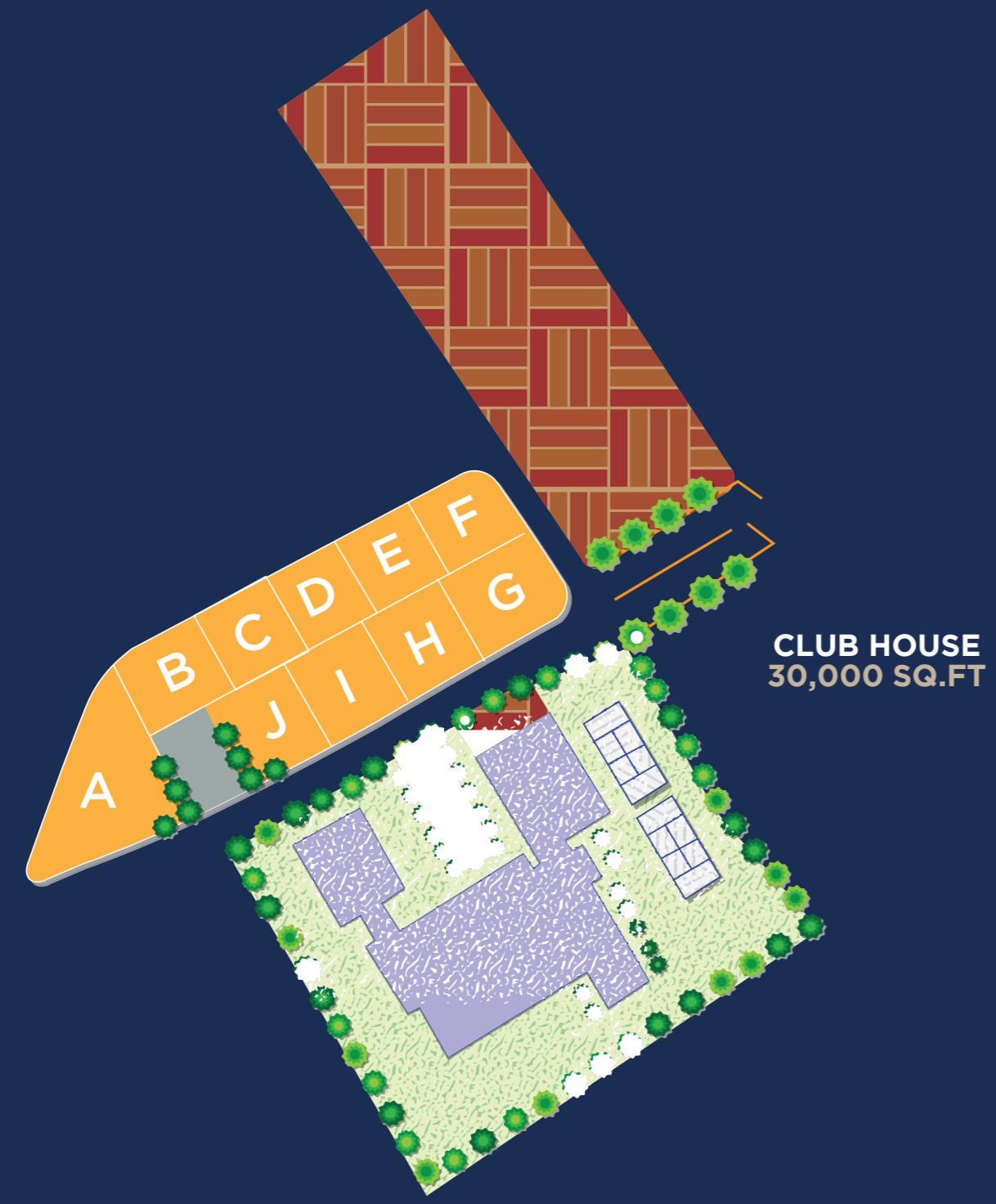
Being a part of this vibrant community will have the pride of place in your heart.

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- A Cassia
- B Jacaranda
- C Acacia
- D Alstonia
- E Allamanda
- F Lalurnum
- G Alpinia
- H Maranta
- I Felecia
- J Russelia



# FRANGIPANI

*signature villas*





*Free to create your lifestyle*  
*One with nature and its surroundings*  
*It's a celebration of individuality*  
*Our labour of love*



**FRANGIPANI**  
*signature villas*





# FRANGIPANI

*signature villas*

We at Dynamix Group have been setting standards and creating dream homes since decades. Set within a secluded coconut grove, 'Aldeia de Goa' is the perfect setting for a dream home.

Frangipani Signature Villas at 'Aldeia de Goa' pay homage to the famed Indo-Portuguese architectural style. Dipped in rich heritage and old-world charm, our signature villas transform the property into a space that feels resort like and homely at the same time.

Each villa is created with respect to the owner's individuality and lifestyle with great emphasis on privacy. Designed to create a homely environment in an opulent setting with carefully thought out details, these villas set new standards in beach side luxury.

There is an overall sense of fluidity with nature and the balance of opulent luxury and homely living. When how the house feels is as important as how the house looks you have the perfect dream home.



RENDERED SHOTS



RENDERED SHOTS





RENDERED SHOTS



RENDERED SHOTS



RENDERED SHOTS



# FRANGIPANI

*signature villas*

Our signature villas are between three to five bedrooms and span from 4858 sq. ft to 5503 sq. ft making them the ideal place for a serene family holiday, or a fun-filled getaway with friends.

With a state-of-the-art kitchen, immaculately furnished rooms, a swimming pool to lounge in, a garden to sip a fresh cup of tea in and of course, the breath taking view. Our Frangipani Signature Villas offer their residents an unparalleled lifestyle.

The residents can enjoy Casa Viva, our main clubhouse, which is spread over 30,000 sq ft. They can also avail of the state-of-the-art facilities such as a half Olympic size swimming pool, restaurant & bar, multi-purpose hall, kids play area, yoga, aerobics, spa, gym, squash court, cards room, snooker, billiards, tennis court etc. It's proximity to Grand Hyatt and other hotels, beaches and restaurants make this property the most coveted in Goa.

It's always better in Goa, and nothing can be better than living in the best place in Goa.





# VIDA *de* ALDEIA

APARTMENTS





*Sounds of the sea  
Sea breeze in your hair  
Escaping to a place that is better  
Escaping to a place that is yours  
There can be nothing better than calling  
this little piece of paradise home*

*Your home by the seaside  
Your home by the bay  
Your home at*



**VIDA de ALDEIA**  
APARTMENTS

SHOT AT SITE





VIDA *de* ALDEIA  
APARTMENTS

Combine the Goan style of architecture and sense of a luxurious village living with state-of-the-art infrastructure and modern amenities and you experience the charm of Vida de Aldeia. A place where the old meets new and dreams meet reality. Owning an apartment in our gated community offers you the best Goa has to offer.

Our 1/2/3 BHK apartments have an air of understated luxury. The architecture shares a truly symbiotic relationship with the gorgeous surroundings, while paying it's respect to Goan culture and heritage.

Enjoy every season in Goa from your airy apartment with the comfort of knowing that everything you require is a short distance away. Besides having super amenities within it's gates 'Aldeia de Goa' is very well located be it from the beach which is a short walk away or to the bustling night life of Goa which is just a short drive away.







**VIDA *de* ALDEIA**  
APARTMENTS

As you walk past the lush green vegetation, our apartments come alive with the exotic fusion of nature, design, and elegance. Situated on the tranquil Bambolim Bay, our apartments are well equipped with spacious walk in wardrobes, modular kitchens, air conditioning. Our many club houses make your stay easy, fun and comfortable.

Our community is truly the perfect place for nature and nurture. With luxurious, modern amenities and fun activities for all ages - come get transported to a place that inherently feels like home.

When your home is an ode to the land it is built on and when architecture and nature come together to create magic, you know you have made the right choice.





**LEGEND - 1BHK**

Total Carpet Area- 38.15 M2 (410.68 Sqft)

		SQM	SFT
1	Lobby	1.05m x 2.45m	2.57 27.69
2	Living Room	3.05m x 5.05m	15.40 165.79
		0.65m x 1.55m	1.01 10.84
3	Kitchen	2.65m x 2.45m	6.49 69.89
4	Bedroom	3.05m x 3.95m	12.05 129.68
5	Toilet	2.50m x 1.40m	3.50 37.67

* Carpet area as per Goa RERA	38.15 M2 (410.68 Sqft)
Deck and Balcony area	6.16 M2 (66.31 Sqft)
Total	44.31 M2( 476.95 Sqft)

Interior Designer's Interpretation of Apartments

Disclaimer: All information is for Guidance only and subject to statutory approvals. Detailed information is available in the sales office.

\*Carpet area mentioned is as per the definition of the term carpet area under section 2(k) of the Real Estate (Regulation and Development) Act, 2016.

This project has been registered under Goa RERA Registration number: Vida de Aldeia (Apartments) - PRGO03180177 | Frangipani Signature (Villas) - PRGO03180182

[www.rera.goa.gov.in/reraApp/ho me](http://www.rera.goa.gov.in/reraApp/ho me)



**LEGEND - 2BHK**

Total Carpet Area- 94.61 M2 (1018.42 Sqft)

	Dimensions	Area	
		SQM	SFT
1	Lobby	1.85m x 1.55m	2.87 30.87
2	Living Room	3.60m x 6.70m	24.12 259.63
3	Kitchen	2.85m x 3.55m	10.12 108.90
4	Toilet	1.6m x 2.6m	4.16 44.78
5	Bedroom - 2	3.35m x 4.45m	14.91 160.46
6	Master Bedroom/ Bed-1	3.45m x 4.30m	14.84 159.68
7	Toilet	2.65m x 1.65m	4.37 47.07

* Carpet area as per Goa RERA	94.61 M2 (1018.38 Sqft)
Deck and Balcony area	15.11 M2 (162.64 Sqft)
Total	109.72 M2( 1181.02 Sqft)



Interior Designer's Interpretation of Apartments

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**LEGEND - 2BHK COMPACT**

Total Carpet Area- 61.78 M2 (665.0 Sqft)

		SQM	SFT
1	Lobby	1.25m x 1.60m	2.00 21.53
2	Living Room	3.40m x 5.40m	18.36 197.63
3	Kitchen	2.95m x 2.45m	7.23 77.80
4	Bed/Study	3.30m x 2.85m	11.55 124.32
5	Toilet	1.70m x 2.75m	4.68 50.32
6	Bed	3.50m x 4.25m	14.88 160.11
7	Toilet	1.40m x 2.60m	3.64 39.18

* Carpet area as per Goa RERA	61.78 M2 (665.0 Sqft)
Deck and Balcony area	8.91 M2 (95.91 Sqft)
<b>Total</b>	<b>70.69 M2( 760.91 Sqft)</b>



**LEGEND - 3BHK**

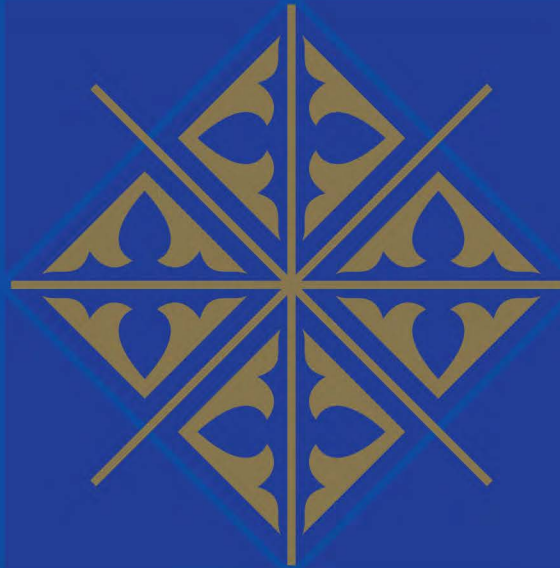
Total Carpet Area- 140.65 M2 (1514.0 Sqft)

		SQM	SFT
1	Lobby	1.90m x 2.05m	3.90 41.93
2	Living Room	4.20m x 6.50m	27.30 293.86
3	Dining	2.55m x 3.20m	8.16 87.83
4	Kitchen	2.75m x 4.15m	11.41 122.84
5	Bedroom -3	3.45m x 4.85m	16.73 180.11
6	Walk-in-Wardrobe	3.10m x 1.80m	5.58 60.06
7	Toilet	1.90m x 2.85m	5.42 58.29
8	Bedroom II	4.10m x 3.55m	14.56 156.67
9	Toilet	3.0m x 1.60m	4.80 51.67
10	Master Bedroom	3.45m x 4.75m	16.39 176.40
11	Master Walk-in-Wardrobe	3.20m x 1.80m	5.76 62.00
12	Master En-Suite	1.9m x 2.85m	5.42 58.29
13	Servant's Room	2.40m x 2.05m	4.92 52.96
14	Servant's Toilet	1.80m x 1.20m	2.16 23.25

* Carpet area as per Goa RERA	140.65 M2 (1514.0 Sqft)
Deck and Balcony area	19.64 M2 (211.40 Sqft)
<b>Total</b>	<b>160.29 M2( 1725.36 Sqft)</b>







[www.aldeiadegoa.co.in](http://www.aldeiadegoa.co.in)

The project has been registered via GoaRERA number: PRG003180177, PRG003180182  
and is available on the website <https://www.rera.goa.gov.in/reraApp/home> under registered projects.