



# CIDA DE LUXORA

*Timeless Exclusivity*

## CIDA DE LUXORA

A beacon of unrivaled opulence, where 'Cida' echoes the grandeur of ancient cities, and 'Luxora' evokes the radiance of Roman wealth and splendor.

 CIDA DE LUXORA

# WELCOME TO LUXURIOUS LEGACY

At Cida De Luxora,  
experience the splendour of Rome reimaged  
for the modern era.

Here, every detail is meticulously crafted to  
offer an unparalleled lifestyle of elegance  
and sophistication



\*Images used are for reference purpose only



CIDA DE LUXORA

# MINI ROME, MODERN MAJESTY



Meticulously landscaped 11 acres



Expansive and Spacious Luxury Villa  
Plots starting from **600 sq yards**



Perfectly poised for crafting your  
bespoke residence



Strategic accessibility and sublime  
**privacy**, this enclave is your gateway  
to a refined lifestyle

# LUXURY VILLA PLOTS



# LUXURY SHOPS






# LUXURY OFFICES



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# LUXURY VILLA PLOTS

## 600 sq Yards Onwards

-  **600 sq yards Luxury Villa Plots:** Ample spaces to build your dream villa, offering luxury & freedom in design
-  **Unmatched Location:** 2 mins from Mumbai-Goa Expressway (National Highway-66), bang on State Highway-180 with road leading directly to White Sand beach
-  **Limited Availability:** Only a selected number of plots available, making this is a rare investment opportunity







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# LUXURY SHOPS


(LUXORA FOURM)

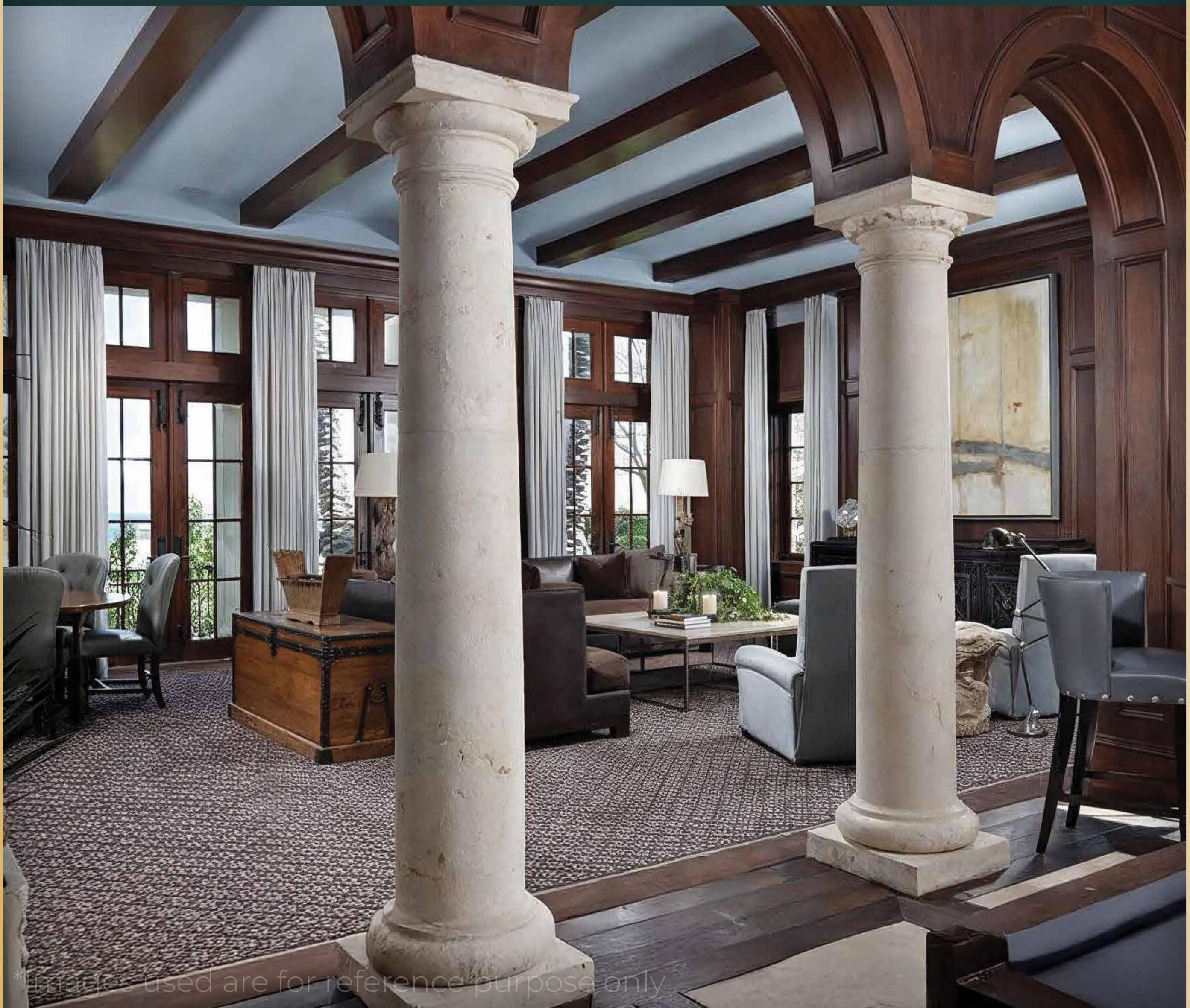
-  **Exclusive Retail Units:** Limited high - end retail outlets, ideal for luxury brands and bespoke boutiques
-  **Prime Location:** 2 minutes from National Highway-66 , premium high - end luxury retail shops
-  **Business and Leisure Hub:** A vibrant space combining upscale dining, shopping and entertainment facilities
-  **Upcoming Commercial Plaza:** A modern destination integrating retail, banking and professional spaces — featuring banks, ATMs, and essential services for a complete business ecosystem.



# LUXURY OFFICES

 **Prestigious Address:** An address that reflects the status of business located within

 **Prime Location Advantages:** Located on State highway 180, highway facing, ensuring excellent connectivity, opportunities, business



 CIDA DE LUXORA

*Introducing*

# LUXORA FORUM

The Roman High Street of Maha Goa



LUXURY. LEISURE. LIVELIHOOD  
All in One Address

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CIDA DE LUXORA

# COMMERCIAL COMPLEX LUXORA FORUM



**Boutique Multiplex & Gaming Arcade:**

The first curated entertainment zone in Maha-Goa.



**Luxury Salons & Wellness Spas:**

Premium grooming and Ayurveda-inspired studios for residents and travellers alike.



**Bank ATMs & Financial Lounges:**


Convenience anchors that ensure daily engagement and consistent footfall.




**Cafés, Dessert Bars & Wine Lounges.**


EVERY DETAIL HAS BEEN CRAFTED TO BLEND SEAMLESSLY  
WITH THE REGAL ATMOSPHERE, ALLOWING YOU  
TO ENJOY SERENE LIVING WITH THE ASSURANCE OF  
UNCOMPROMISED SECURITY

# COMMERCIAL COMPLEX LUXORA FOURM

 **Laundromats & Daily Convenience Stores:**  
Modern-day essentials designed for the villa community's everyday ease.

 **Boutique Offices & Co-Working Suites:**  
Highway-facing, sunlight-optimised workspaces for consultants, founders and creative professionals.

 **Fitness & Yoga Studio:**  
Mind-body wellness spaces that elevate the daily rhythm of the community.





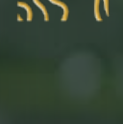
 **Pet Café & EV Charging Bay:**  
Quirky yet future-ready touchpoints that give the forum its modern, youthful pulse.

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CIDA DE LUXORA

# LUXURIATE IN LAVISH AMENITIES

-  24/7 Concierge Services
-  Sustainable Living Features
-  Exclusive Clubhouse
-  Commercial Hub - Luxora Forum
-  High-End Fitness Center & Wellness Spa
-  Landscaped Gardens & Walking Trails
-  Gated Community with 24/7 Security

And Many More.....

EVERY DETAIL AT CIDA DE LUXORA  
ENHANCES YOUR QUALITY OF LIFE



CIDA DE LUXORA

# SECURE AND ADVANCED



24/7 Security Surveillance



Advanced Smart Home Systems



Access Control & Privacy



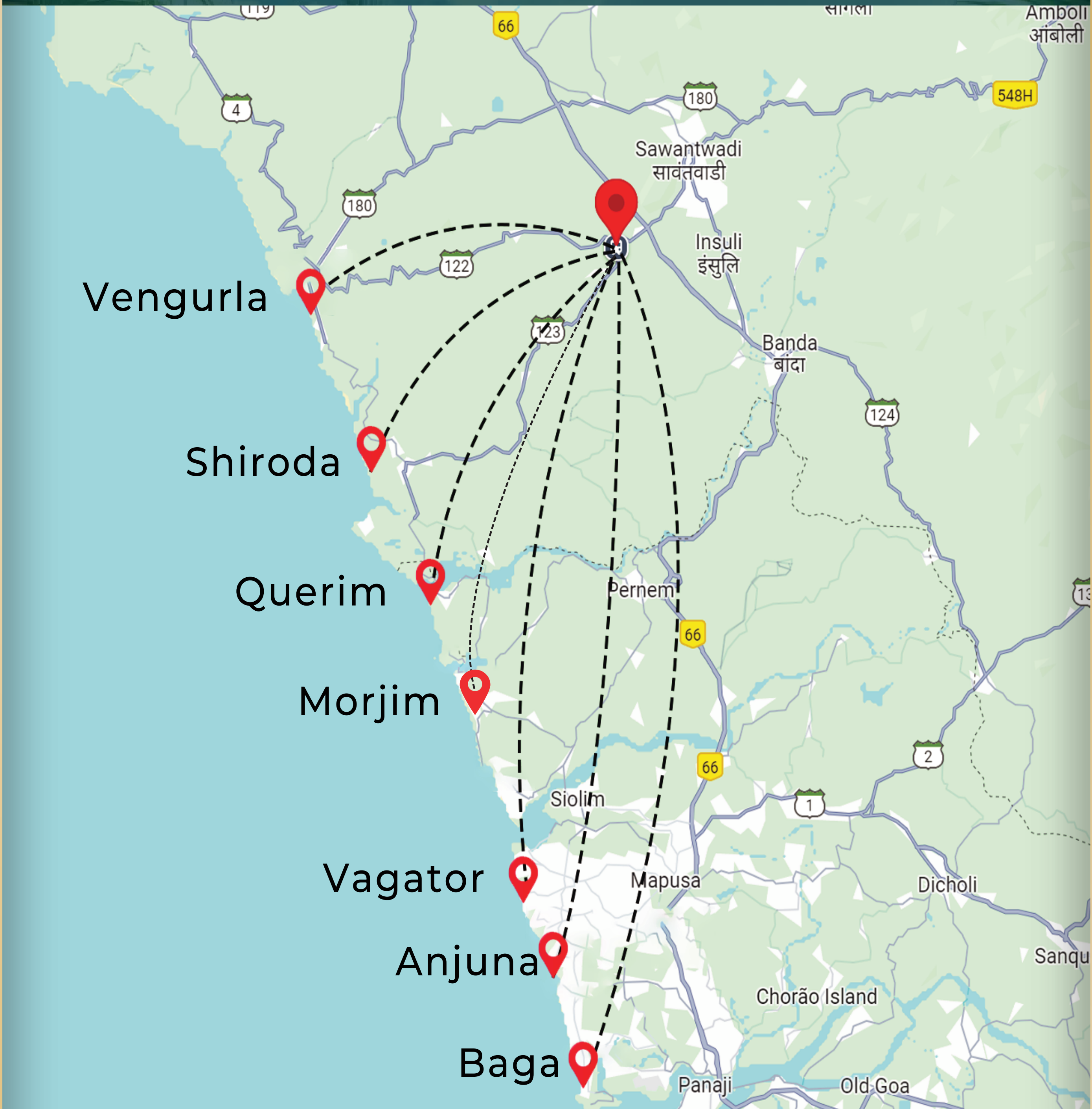
Blending Luxury with Security

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CENTRALLY LOCATED,  
CULTURALLY RICH

 CIDA DE LUXORA



**NEARBY BEACHES**



15MIN  
VENGURLA

20MIN  
SHIRODA

25MIN  
QUERIM

35MIN  
MORJIM

40MIN  
VAGATOR

45MIN  
ANJUNA

50MIN  
BAGA

**NEARBY CONNECTIVITY**



**RAILWAY STATION**  
( sawantwadi )

10 MINS

**INTL. AIRPORT**  
( mopa )

35 MINS

**DOMESTIC AIRPORT**  
( chipi )

40 MINS

**BUS STAND**  
MSRTC ( sawantwadi )

15 MINS

*Because, Address Matters*

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# CIDA DE LUXORA

## TOURIST HOTSPOTS NEARBY

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**SAWANTWADI PALACE**  
12 MINS (SH123)



**MOTI TALAO**  
12 MINS (SH123)



**AMBOLI WATERFALL**  
12 MINS (SH123)

## SOCIAL INFRASTRUCTURE

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**SCHOOL & COLLEGES**

**SINDHUDURG SAINIK SCHOOL & JUNIOR COLLEGE**  
45 MINS (NH 548H)

**KHEMRAJ MEMORIAL ENGLISH SCHOOL**  
12 MINS (NH66)

**KCR INSTITUTE OF HOTEL MANAGEMENT**  
2MINS

**YASHWANTRAO BHONSALE POLYTECHNIC**  
15 MINS (SH123)

**MAI INSTITUTE OF HOTEL MANAGEMENT**  
3 MINS



**HOSPITALS**

**SUB DISTRICT HOSPITAL**  
12 MINS (MH SH 123)

**YASHRAJ HOSPITAL**  
11 MIN (via sH 123)

**SHAHU HOSPITALS**  
6MIN (Via SH 123 and 122)

**GADRE HOSPITAL, SWANNTWADI**  
15 MINS (VIA SH 123, NH 548H)

 CIDA DE LUXORA

# A LEGACY INVESTMENT

INVESTING IN CIDA DE LUXORA MEANS  
SECURING A PIECE OF TIMELESS LUXURY

 Significant Capital Appreciation

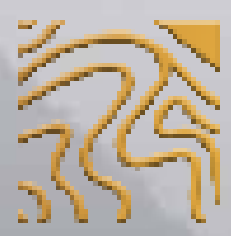
 Strategic Locations

 Limited-Edition Exclusivity

 Long-Term Financial Gain

WITH ITS UNIQUE ROMAN - INSPIRED DESIGN AND  
STRATEGIC LOCATION, YOUR INVESTMENT POISED FOR  
BOTH PERSONAL ENJOYMENT AND FINANCIAL APPERCIATION

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# CIDA DE LUXORA



✓ CUSTOMIZE YOUR  
LEGACY

✓ SELECT ONLY THE  
FINEST MATERIALS

✓ UPHOLD EXEMPLARY  
STANDARDS

✓ SCULPT DISTINCTIVE  
STYLE

✓ EMBRACE  
ECO-ELEGANCE

✓ DESIGN SPACES THAT  
CELEBRATE YOUR FAMILY

# LIMITED AVAILABILITY MAXIMUM TRUST

 **GOVERNMENT - APPROVED PROJECT**

Full compliance with all regulatory standards, ensuring security and transparency

 **BANK LOAN AVAILABILITY**

Financing options available through leading banks, making your investment both convenient and secure

 **STATE-OF-THE-ART CLUBHOUSE**

Featuring world - class, international amenities for wellness, fitness and recreation

 **LIMITED EDITION OPPORTUNITY**

With a very limited number of villa plots, commercial spaces, and office units, this is a rare opportunity to own a piece of Luxury. Register your interest today before prices open and secure your place in this exclusive community!

 **TRUST AND PRESTIGE**

Backed by regulatory approval and financial institution support, Cida De Luxora offers not only luxury but also a safe, secure investment opportunity

 CIDA DE LUXORA  
*Timeless Exclusivity*

Conceptualised & Curated by

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**NINE DIVINE REALTY VENTURES**

 **DIVINE**  
NINE DIVINE DEVELOPERS  
LAND | LUXURY | LEGACY