



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.

*Images used are for reference purpose only

 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



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 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

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LUXURY VILLA PLOTS



LUXURY SHOPS






LUXURY OFFICES



 CIDA DE LUXORA

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 (NH66), 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

LUXURY RETAIL COMPLEX

-  **Exclusive Retail Units:** Limited high - end retail outlets, ideal for luxury brands and bespoke boutiques
-  **Prime Location:** 2 minutes from NH-66 , premium high - end luxury retail shops
-  **Business and Leisure Hub:** A vibrant space combining upscale dining, shopping and entertainment facilities



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LUXURY OFFICES

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





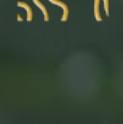
 **Prime Location Advantages:** Located on State highway 180, highway facing, ensuring excellent connectivity, opportunities, business



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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

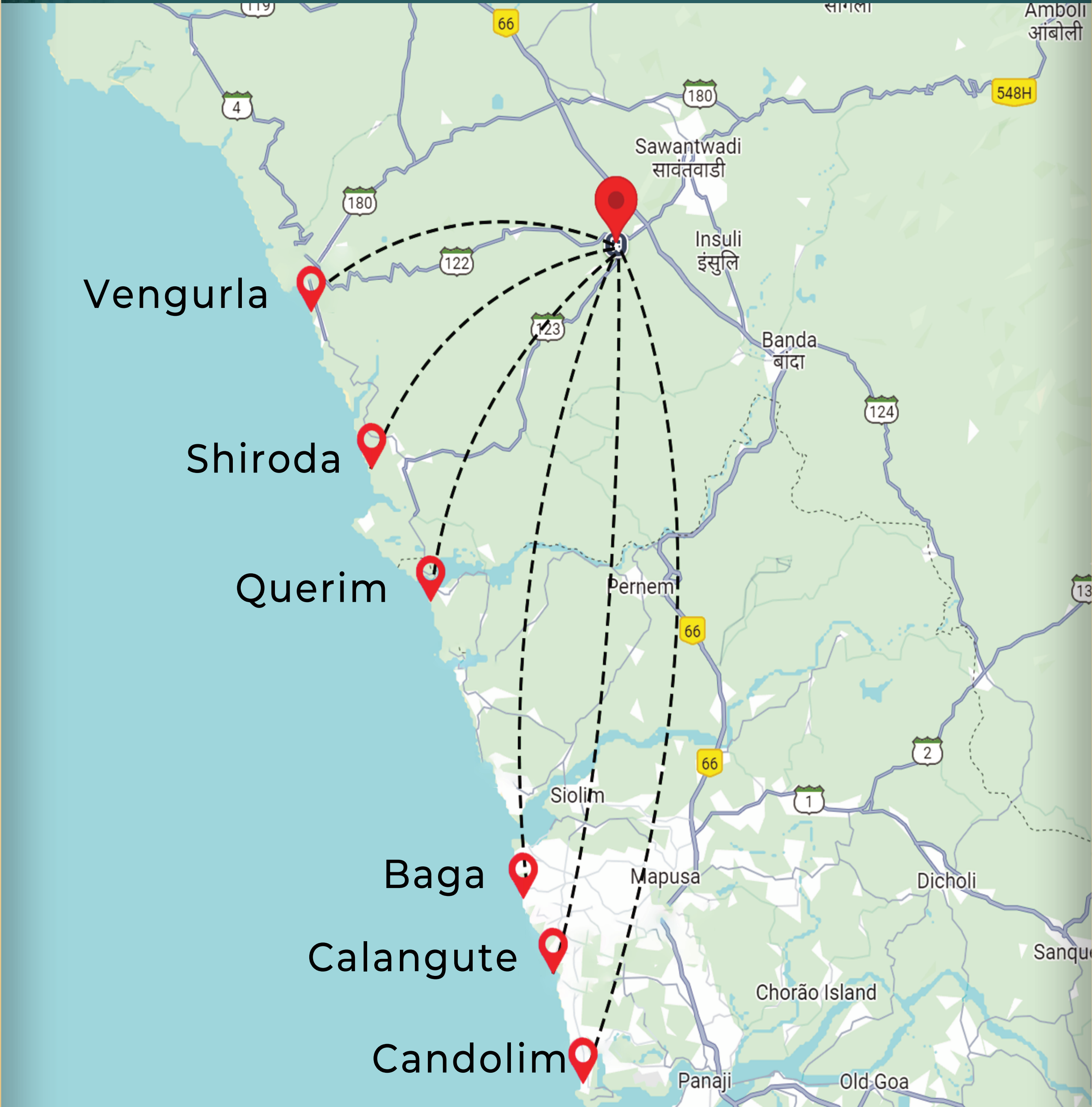
 Blending Luxury with Security

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

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CENTRALLY LOCATED,
CULTURALLY RICH

 CIDA DE LUXORA

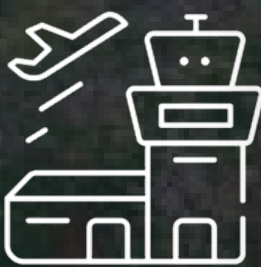


**NEARBY
BEACHES**



45 MIN BAGA	45 MIN CANDOLIM
30 MIN SHIRODA	35 MIN QUERIM
15 MIN VENGURLA	45 MIN CALANGUTE

**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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TOURIST HOTSPOTS NEARBY



SAWANTWADI PALACE
12 MINS (SH123)



MOTI TALAO
12 MINS (SH123)



AMBOLI WATERFALL
12 MINS (SH123)

SOCIAL INFRASTRUCTURE



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)

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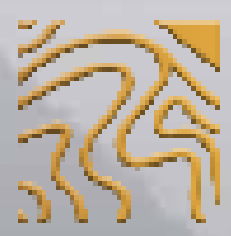
A LEGACY INVESTMENT

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

✓ UPHOLD EXEMPLARY
STANDARDS

✓ EMBRACE
ECO-ELEGANCE

✓ SELECT ONLY THE
FINEST MATERIALS

✓ SCULPT DISTINCTIVE
STYLES

✓ DESIGN SPACES THAT
CELEBRATE YOUR FAMILY

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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

YOUR INVITATION TO EXCELLENCE

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Timeless Exclusivity

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CIDA DE LUXORA

Timeless Exclusivity

Conceptualised & Curated by

NINE DIVINE GROUP

