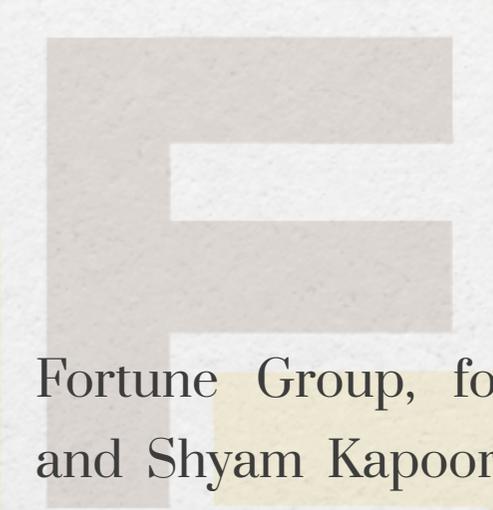


ELYSIUM



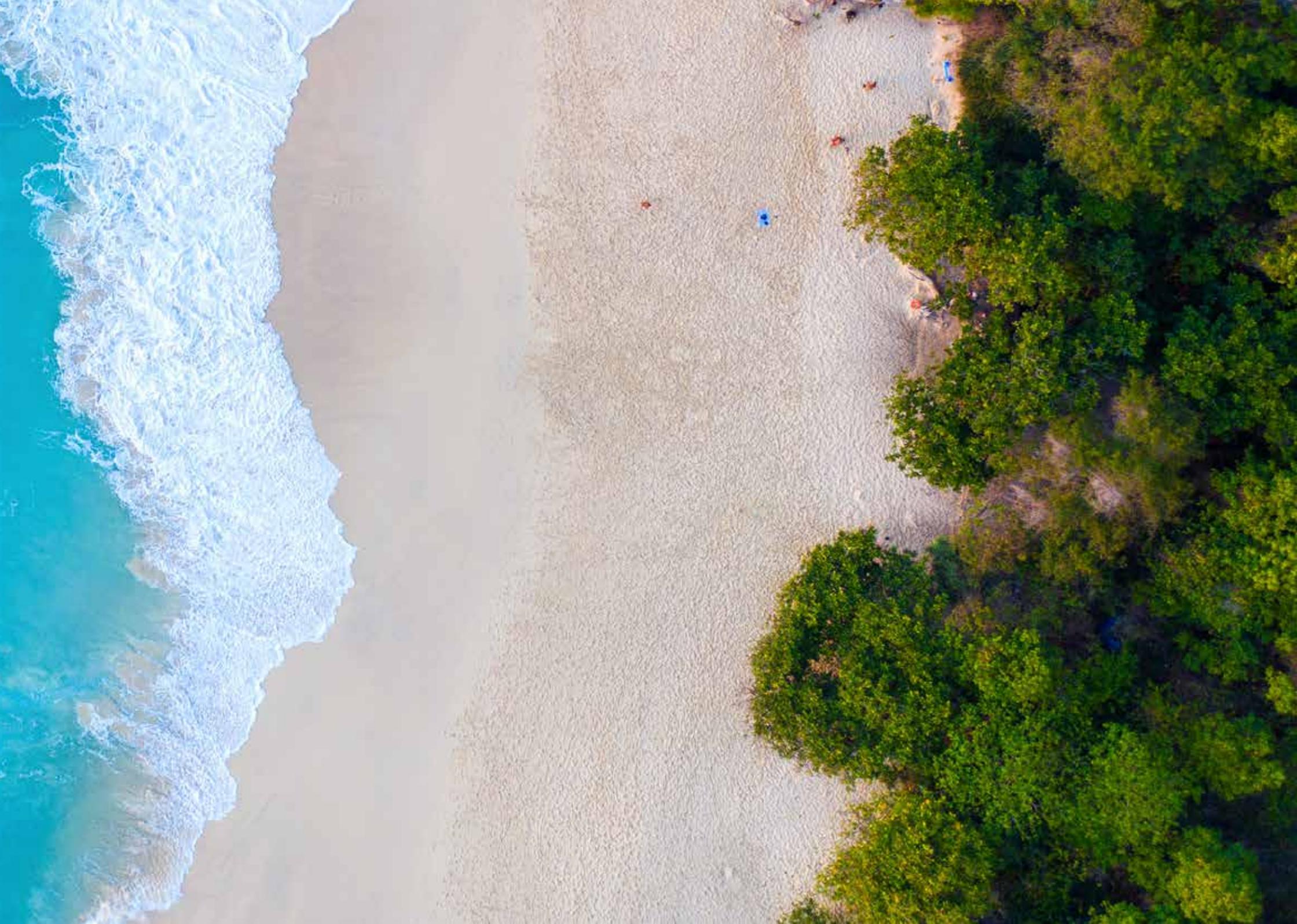
Fortune Group, founded by Vasushri and Shyam Kapoor is a pioneer in the Indian real estate market catering to those who appreciate style and value in their properties. With more than 2 decades experience across India, Fortune Group is recognised for our unflinching commitment to upholding customers' trust by ensuring quality in each detail of every venture.



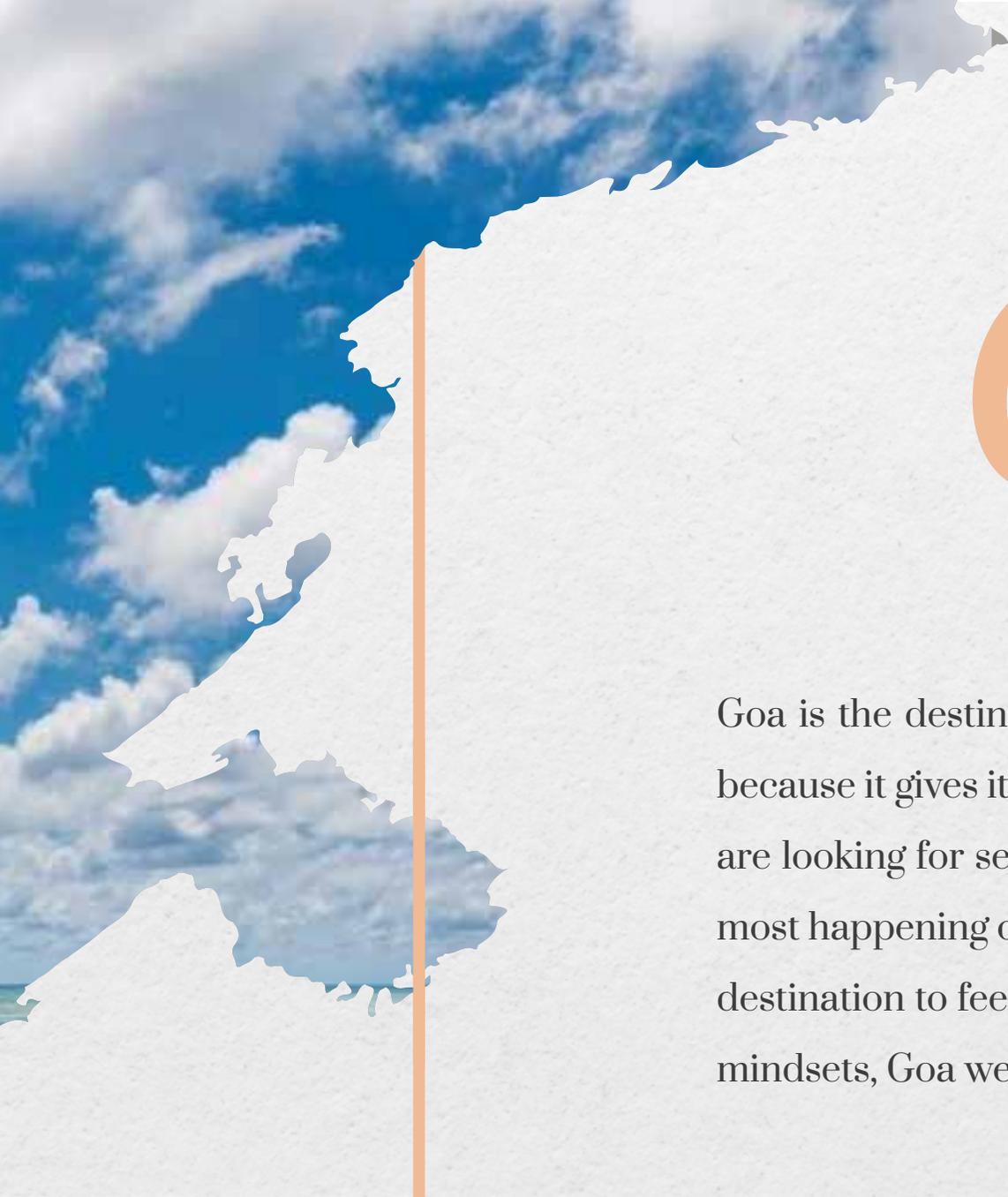


COME HOME TO PARADISE!

India's holiday capital beckons you to a pristine oasis of tranquillity and joy where lifestyle meets luxury seamlessly, and convenience meets style. Why settle for a view of Paradise when you can own it?







GOA

Goa is the destination that has redefined life for many because it gives its guests what they want. Whether they are looking for serenity as nature intended it, or for the most happening corner of the world, Goa is the ultimate destination to feel alive! Across languages, cultures, and mindsets, Goa welcomes all.

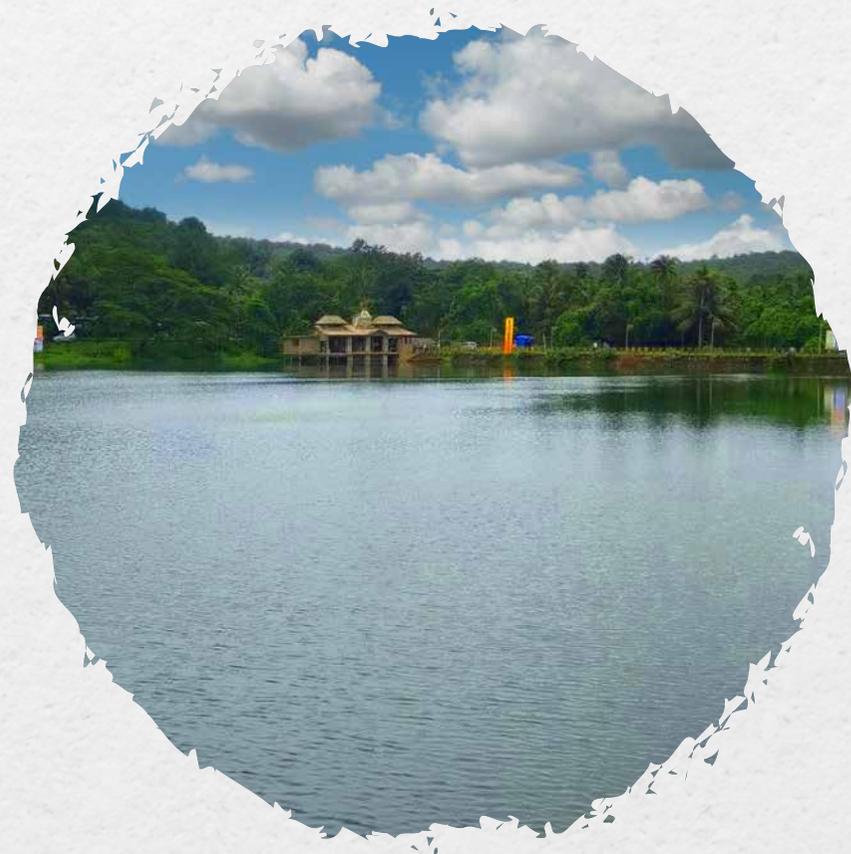
NERUL, GOA

An old-world village where life is lived differently – in tune with nature, the sea, and the greenery, it is home to simple people and beautiful churches. It is located within a short distance to all the many famous beaches and popular tourist spots.

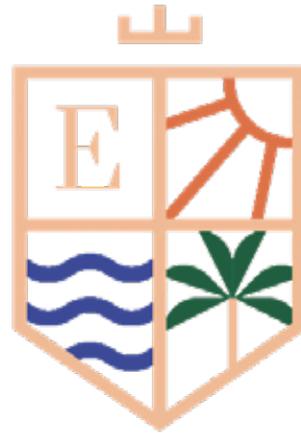




Named after the ubiquitous river flowing through this laid-back hamlet, Nerul is so much more than a village on the coast. The Nerul bridge is a beautiful landmark and is the starting point for most fishing or pleasure trips in Goa.



The beautiful backwaters where you can fish, kayak, or even explore the irresistible local cuisine are simply charming and add to the ambiance of living in close proximity to nature.



ELYSIUM

Warm sunshine, gently rolling waves, and the shade of local flora capture the essence of happiness in this corner of Goa.

Fortune Elysium is a home for those who wish to live in serene environs unpolluted by modern life. This community of your peers is beautifully designed and carefully built so you get to own an elegant, modern, and convenient place that is sure to rejuvenate you and your loved ones with the perfect dose of convenience and charm.





**UNTOUCHED NATURE MEETS
UNMATCHED LUXURY.**



A HOME FOR DREAMS TO COME TRUE!

BEAUTIFUL VILLAS
WHERE YOUR TASTE
FOR PREMIUM LIVING
FINDS THE PERFECT
LOCATION -WITH
GOA'S CHARMING
CULTURE.

Every Fortune project is crafted with our trademark innovation, attention to detail, and on global standards of development and delivery. Our goal is to ensure that you receive the maximum value for your investment at every step of the way to being the proud owners of Fortune property.

At Fortune Elysium, we welcome you to a villa where you receive the convenience of all the modern amenities in the comfort of pristine nature. As one of the fastest growing real estate locations in Goa, Nerul is also a very good opportunity for investment, going by the graph of real estate investments.

The community layout includes a community clubhouse, well-paved internal roads, walking/ jogging tracks, and children's play areas.



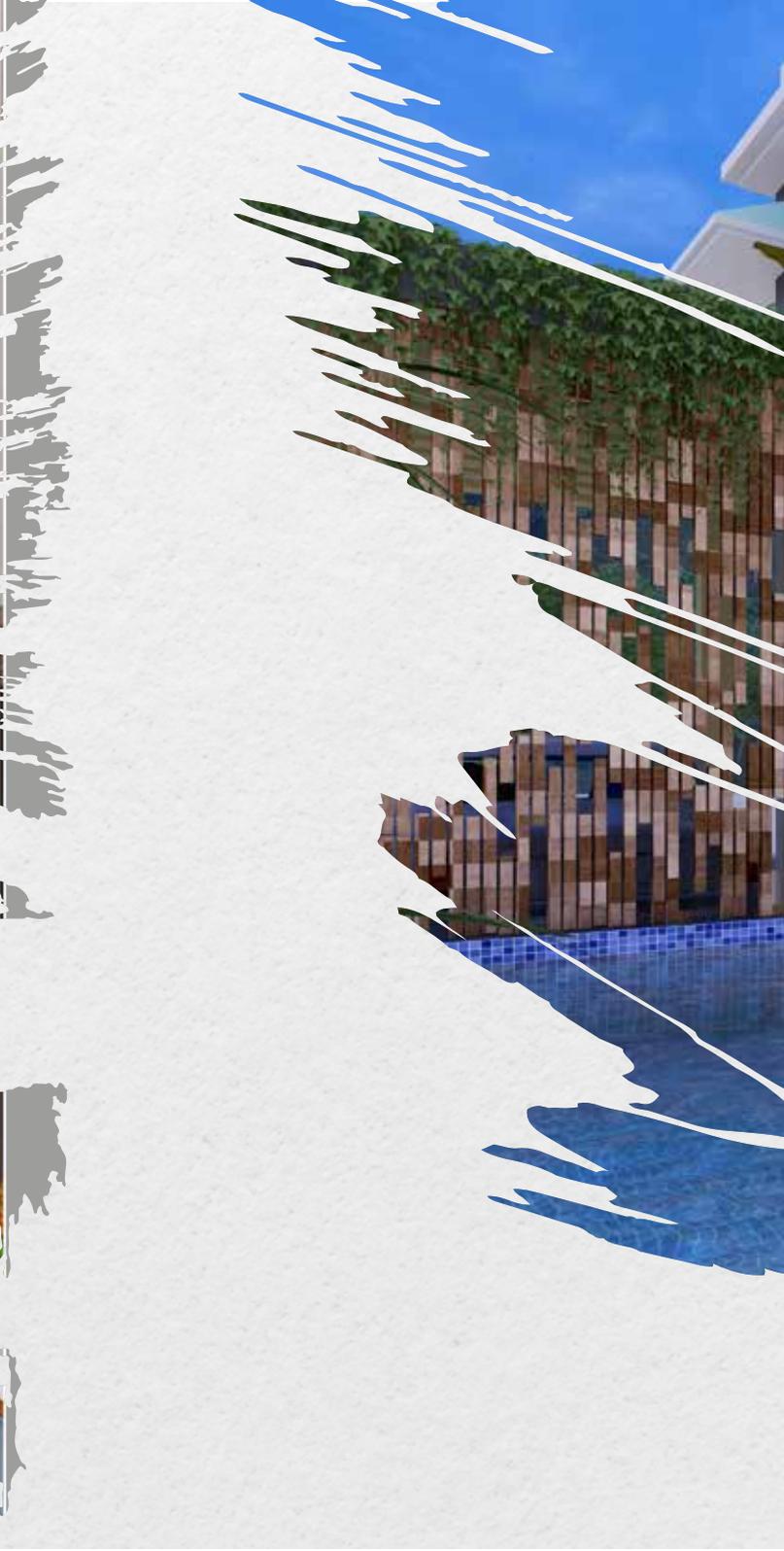














MASTER LAYOUT







VILLA PLANS



VILLA A



VILLA A

1 .VERANDAH	-3.60M X 1.27M
2 .LIVING ROOM	-3.60M X 5.58M
3 .LOBBY	-1.98M X 1.68M
4 .LIFT	-1.50M X 1.69M
5 .BEDROOM	-3.71M X 3.54M
6 .TOILET	-2.52M X 1.50M
7 .STAFF	-2.52M X 1.80M
8 .WC	-1.20M X 1.40M
9 .UTILITY	-1.20M X 1.69M
10 .KITCHEN	-2.58M X 3.20M
11 .DINING	-4.20M X 3.20M
12 .VERANDAH	-1.73M X 3.43M
13 .OPEN TO SKY DECK	-6.16M X 2.40M
14 .POOL	-3.00M X 9.00M
15 .PARKING	-2.90M X 5.33M



VILLA A

1 .LOBBY	-1.75M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.52M X 1.65M
5 .TOILET	-2.52M X 1.80M
6 .BED ROOM	-4.25M X 4.20M
7 .TOILET	-1.86M X 1.97M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10 .LIFT	

PLAN A



FIRST FLOOR

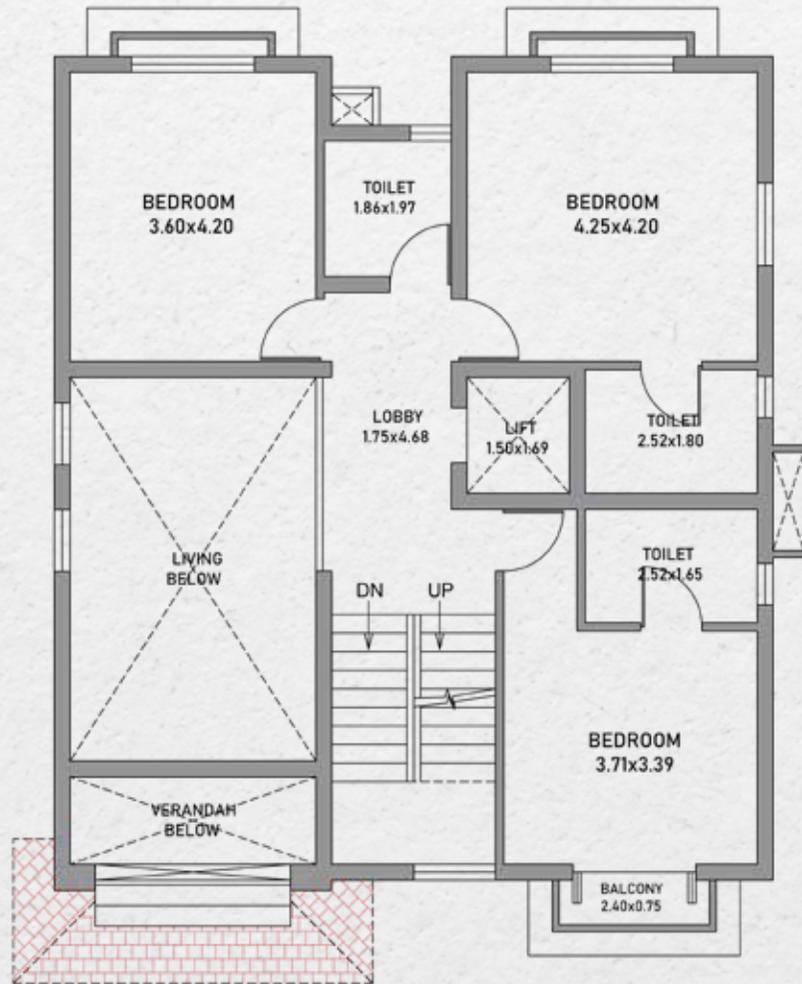


SECOND FLOOR

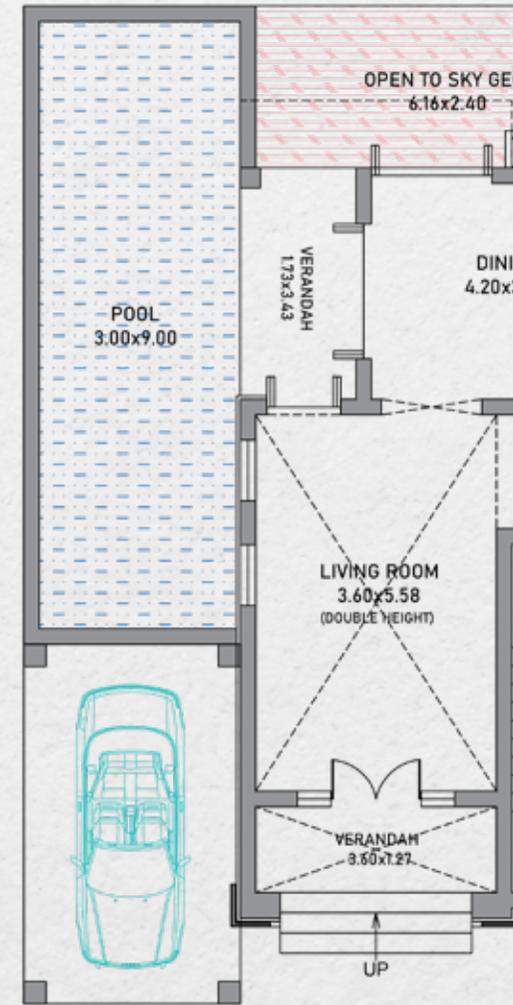
VILLA A

- | | |
|--------------|----------------|
| 1 . LOBBY | -1.75M X 3.45M |
| 2 . BED ROOM | -3.60M X 5.16M |
| 3 . SEATING | -2.52M X 2.95M |
| 4 . TOILET | -3.71M X 2.28M |
| 5 . WIC | -2.40M X 3.20M |
| 6 . BALCONY | |
| 7 . TERRACE | |

DEEPIKA
ARCHITECTS & ENGINEERS
TEL: 9846107106

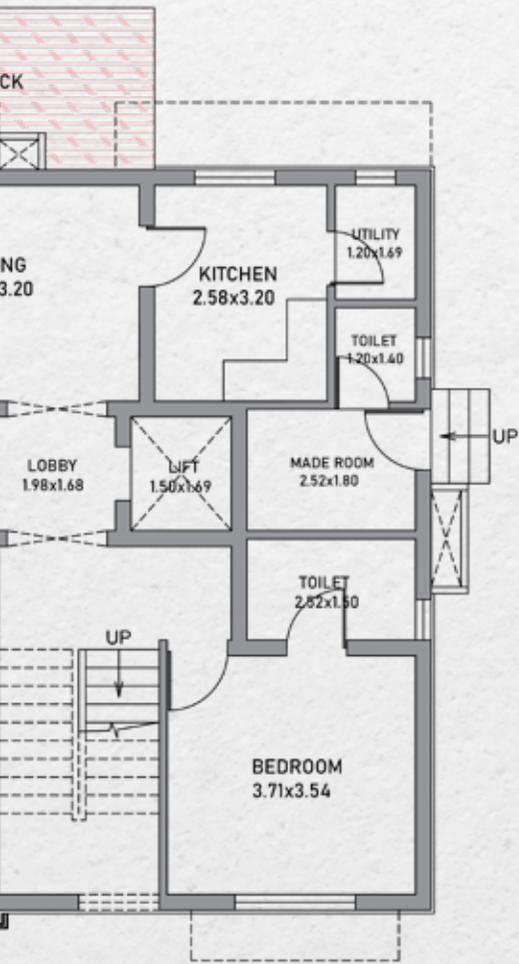


VILLA-A FIRST FLOOR PLAN



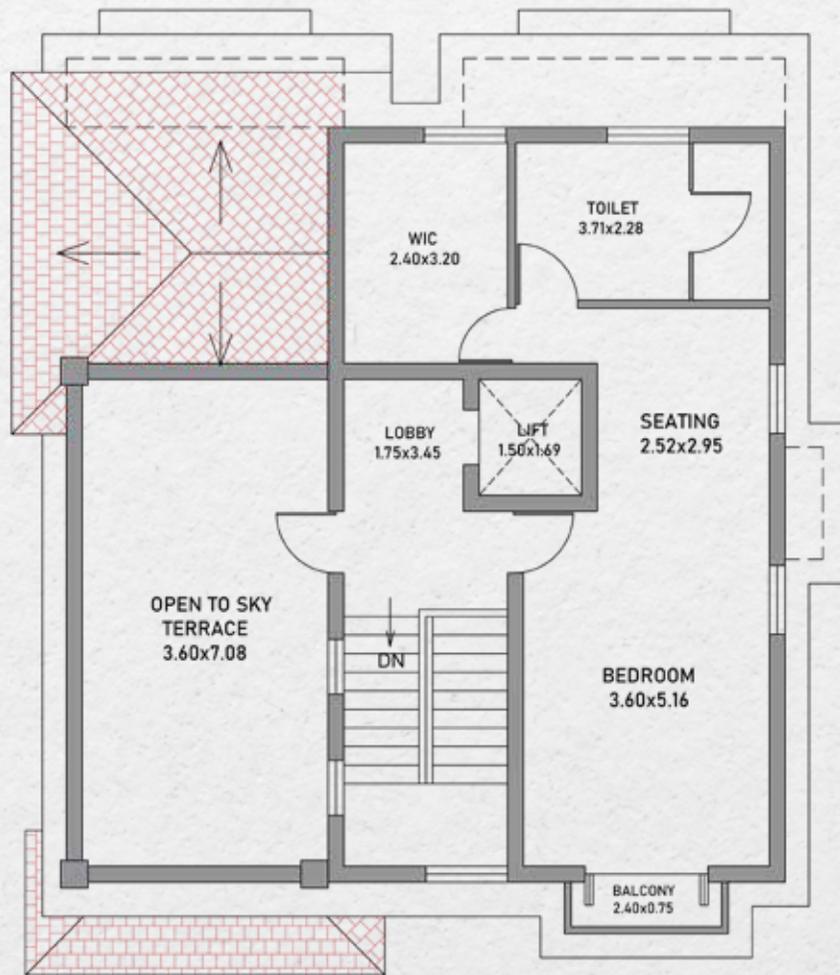
VILLA-A GROUND FLOOR PLAN

VILLA T



FLOOR PLAN

PLAN A



VILLA-A SECOND FLOOR PLAN

VILLA B



VILLA B

1 .VERANDAH	-3.60M X 1.27M
2 .LIVING ROOM	-3.60M X 5.58M
3 .LOBBY	-1.98M X 1.68M
4 .LIFT	-1.50M X 1.69M
5 .BEDROOM	-3.71M X 3.54M
6 .TOILET	-2.52M X 1.50M
7 .STAFF	-2.52M X 1.80M
8 .WC	-1.20M X 1.40M
9 .UTILITY	-1.20M X 1.69M
10 .KITCHEN	-2.58M X 3.20M
11 .DINING	-4.20M X 3.20M
12 .VERANDAH	-1.73M X 3.43M
13 .OPEN TO SKY DECK	-6.16M X 2.40M
14 .POOL	-3.00M X 9.00M
15 .PARKING	-2.90M X 5.33M



VILLA B

1 .LOBBY	-1.75M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.52M X 1.65M
5 .TOILET	-2.52M X 1.80M
6 .BED ROOM	-4.25M X 4.20M
7 .TOILET	-1.86M X 1.97M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10 .LIFT	

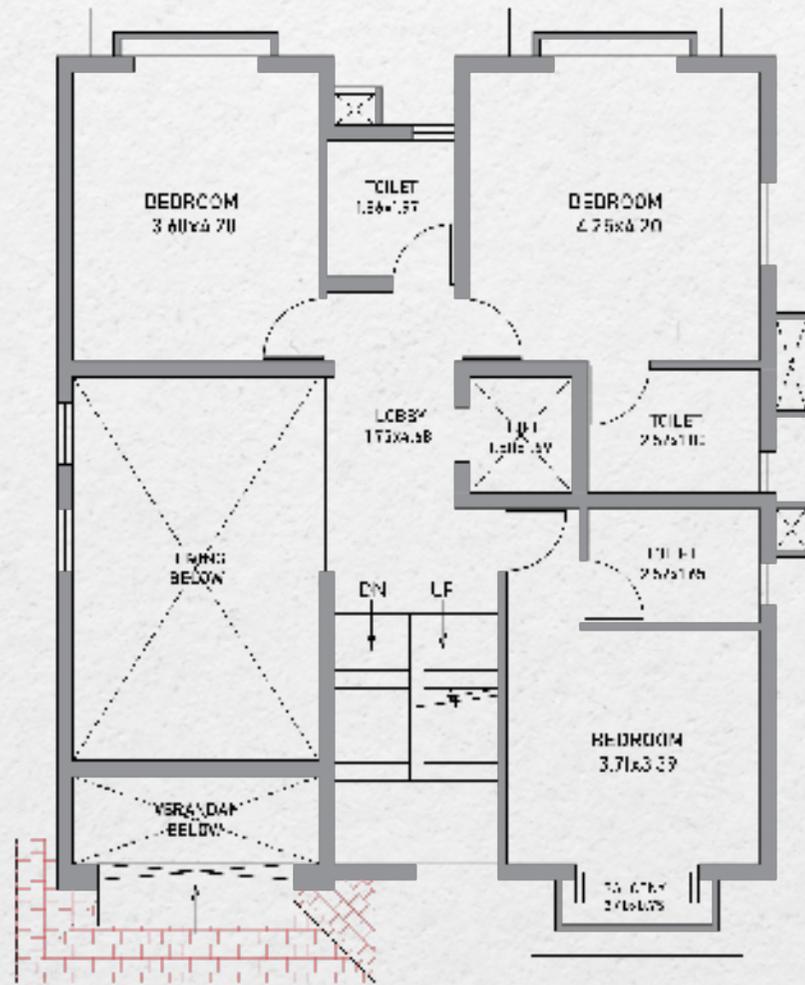
PLAN B



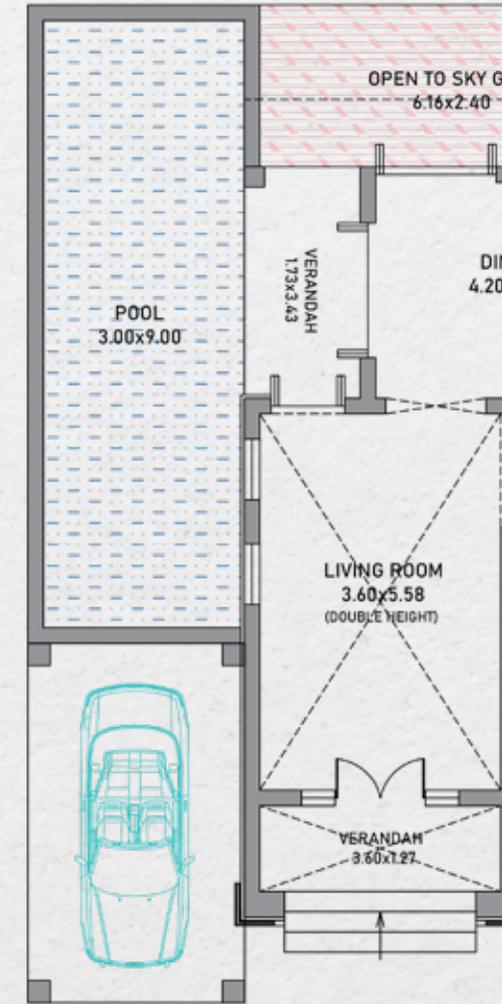
VILLA B

- 1. LOBBY -1.75M X 3.45M
- 2. BED ROOM -3.60M X 5.16M
- 3. SEATING -2.52M X 2.95M
- 4. TOILET -3.71M X 2.26M
- 5. WIC -2.40M X 3.20M
- 6. BALCONY
- 7. TERRACE

DEEPIKA
ARCHITECTS ASSOCIATES
PUNE, INDIA

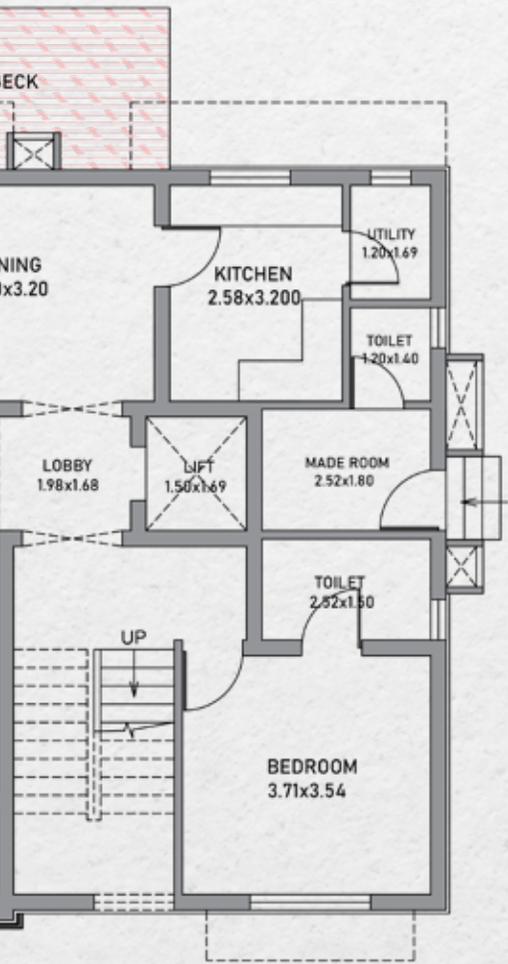


VILLA-B FIRST FLOOR PLAN

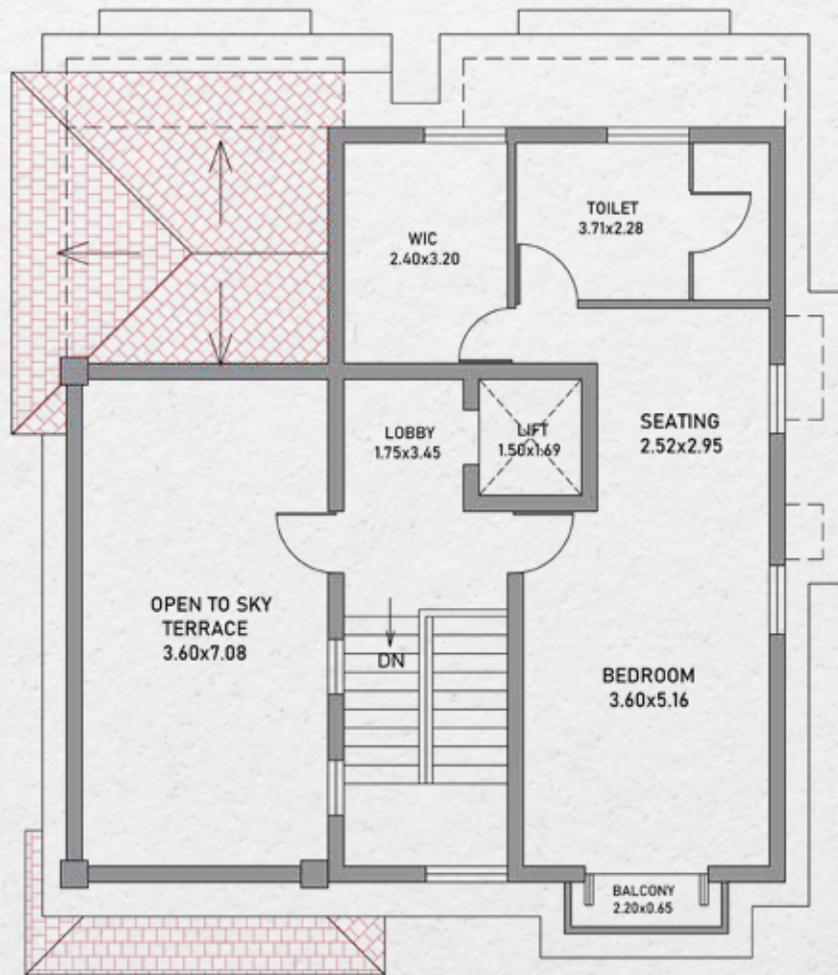


VILLA-B GROUND FLOOR PLAN

VILLA 1



FLOOR PLAN



VILLA-B SECOND FLOOR PLAN

PLAN B

VILLA C



VILLA C

1 .VERANDAH	-3.60M X 1.27M
2 .LIVING ROOM	-3.60M X 5.58M
3 .LOBBY	-1.98M X 1.68M
4 .LIFT	-1.50M X 1.69M
5 .KITCHEN	-2.39M X 3.54M
6 .UTILITY	-1.20M X 1.94M
7 .WC	-1.20M X 1.49M
8 .STAFF	-2.52M X 1.92M
9 .TOILET	-2.52M X 1.50M
10 .BEDROOM	-3.90M X 3.20M
11 .DINING	-4.20M X 3.20M
12 .VERANDAH	-1.73M X 3.43M
13 .OPEN TO SKY DECK	-6.16M X 2.40M
14 .POOL	-3.00M X 9.00M
15 .PARKING	-2.90M X 5.33M



VILLA C

1 .LOBBY	-1.75M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.52M X 1.65M
5 .TOILET	-2.52M X 1.80M
6 .BED ROOM	-4.25M X 4.20M
7 .TOILET	-1.86M X 1.97M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10 .LIFT	

PLAN C



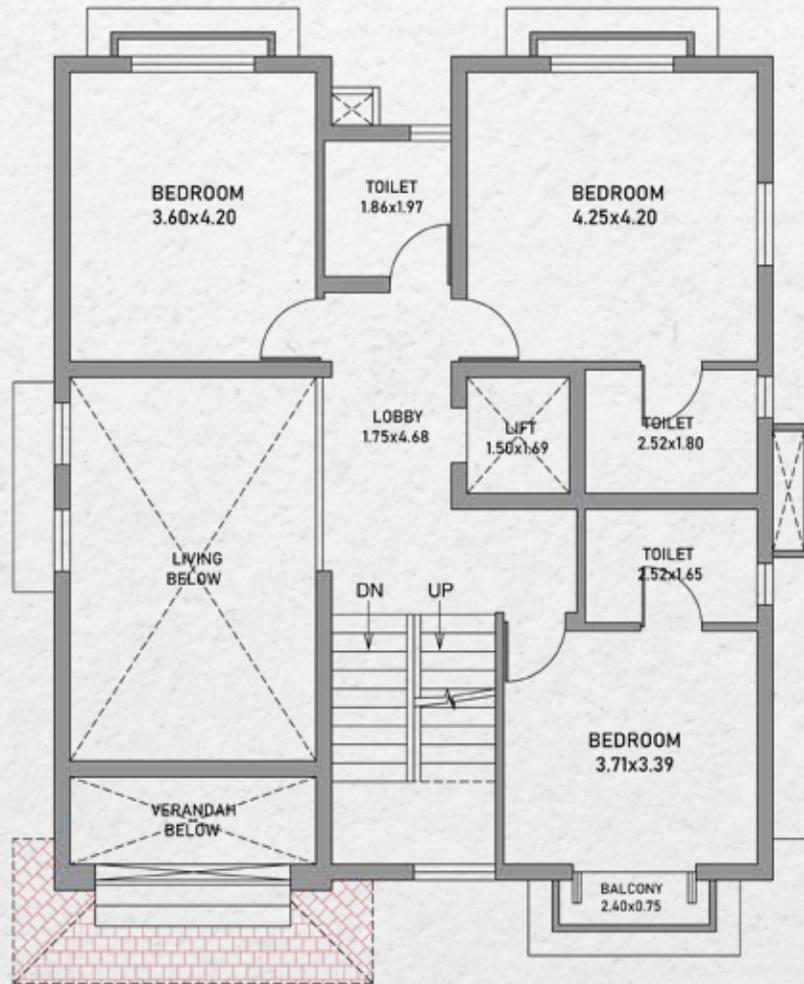
FIRST FLOOR



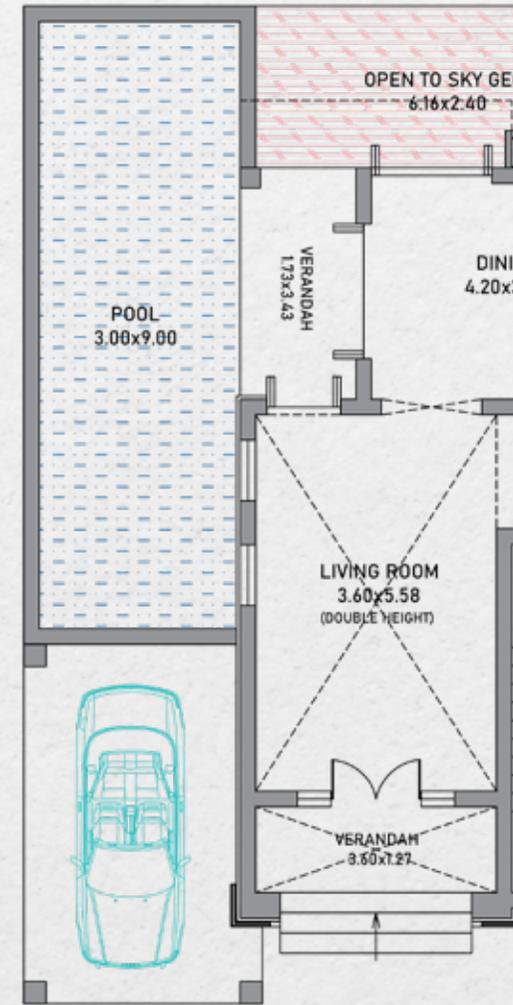
SECOND FLOOR

VILLA C

- | | |
|-------------|----------------|
| 1 .LOBBY | -1.75M X 3.45M |
| 2 .BED ROOM | -3.60M X 5.16M |
| 3 .SEATING | -2.52M X 2.95M |
| 4 .TOILET | -3.71M X 2.28M |
| 5 .WIC | -2.40M X 3.20M |
| 6 .BALCONY | |
| 7 .TERRACE | |

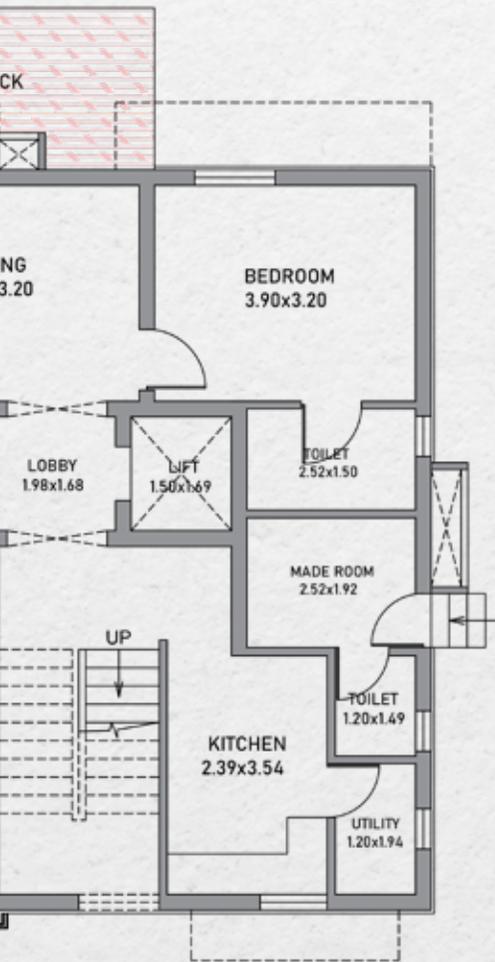


VILLA-C FIRST FLOOR PLAN

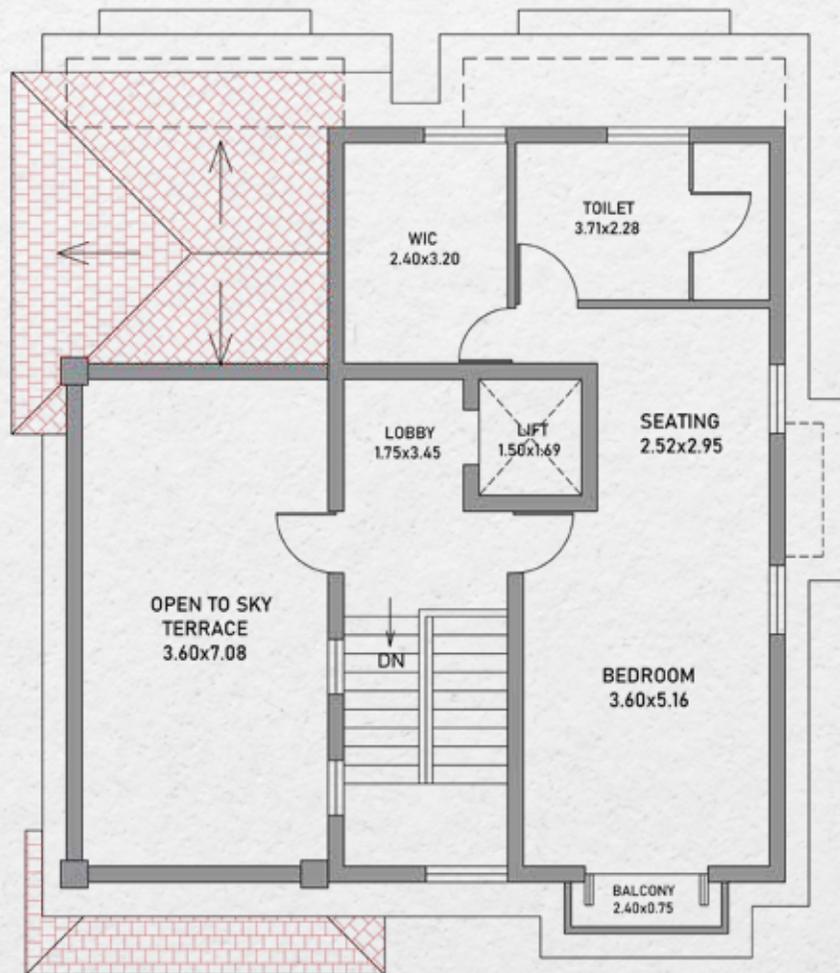


VILLA-C GROUND FLOOR PLAN

VILLA 1



FLOOR PLAN



VILLA-C SECOND FLOOR PLAN

PLAN C

VILLA D



GROUND FLOOR

VILLA D

1 .VERANDAH	-3.60M X 1.27M
2 .LIVING ROOM	-3.60M X 5.58M
3 .LOBBY	-1.98M X 1.68M
4 .LIFT	-1.50M X 1.69M
5 .KITCHEN	-2.39M X 3.54M
6 .UTILITY	-1.20M X 1.94M
7 .WC	-1.20M X 1.49M
8 .STAFF	-2.52M X 1.92M
9 .TOILET	-2.52M X 1.50M
10 .BEDROOM	-3.90M X 3.20M
11 .DINING	-4.20M X 3.20M
12 .VERANDAH	-1.73M X 3.43M
13 .OPEN TO SKY DECK	-9.62M X 2.40M
14 .POOL	-3.00M X 9.00M
15 .PARKING	-2.58M X 5.33M



VILLA D

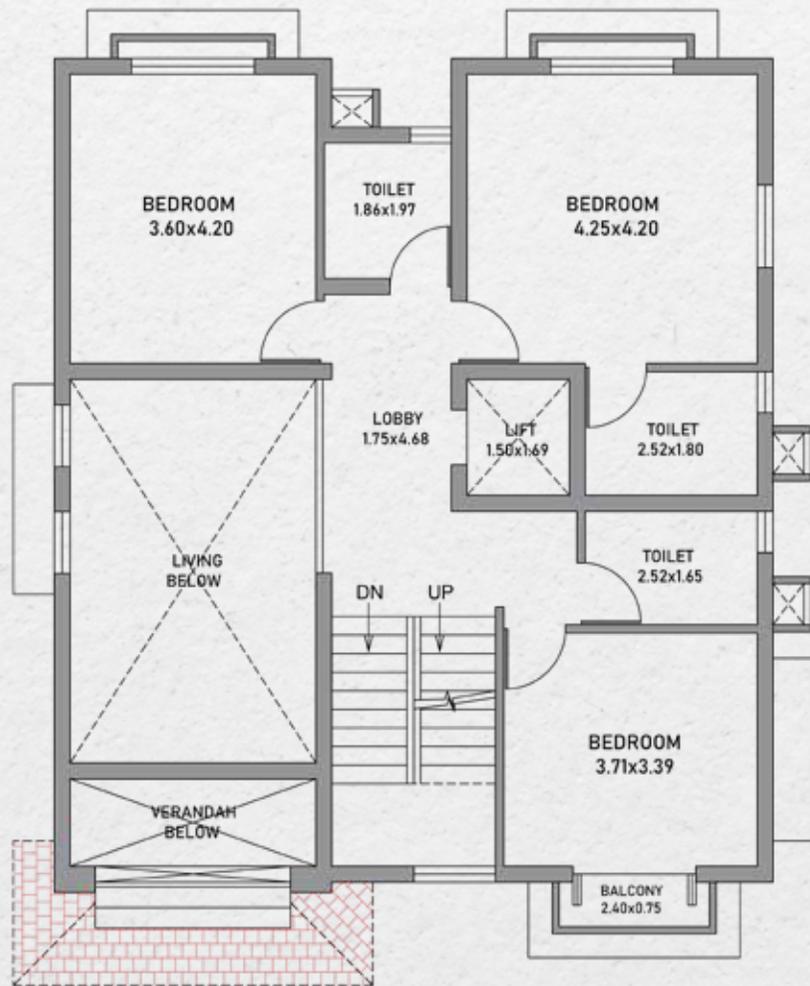
1 .LOBBY	-1.75M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.52M X 1.65M
5 .TOILET	-2.52M X 1.80M
6 .BED ROOM	-4.25M X 4.20M
7 .TOILET	-1.86M X 1.97M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10 .LIFT	

PLAN D

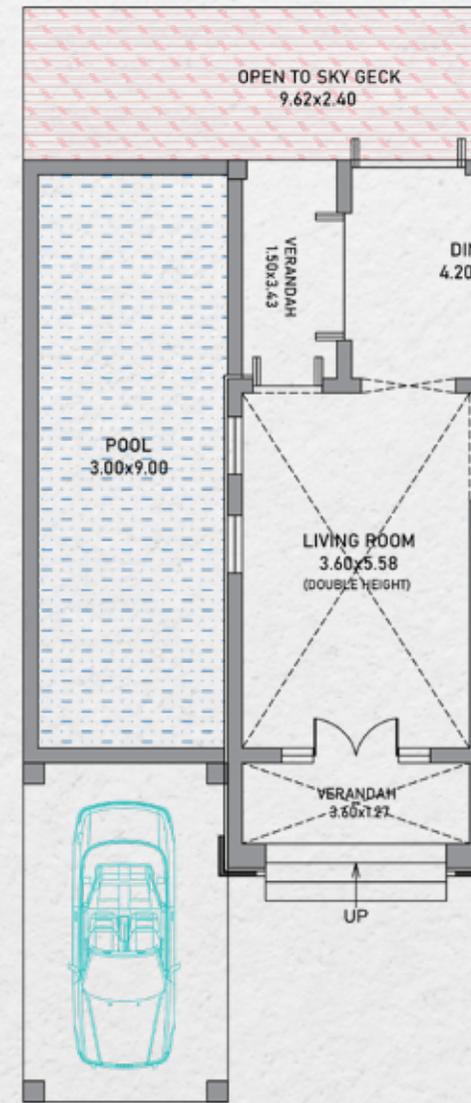


VILLA D

- | | |
|--------------|----------------|
| 1 . LOBBY | -1.75M X 3.45M |
| 2 . BED ROOM | -3.60M X 5.16M |
| 3 . SEATING | -2.52M X 2.95M |
| 4 . TOILET | -3.71M X 2.28M |
| 5 . WIC | -2.40M X 3.20M |
| 6 . BALCONY | |
| 7 . TERRACE | |

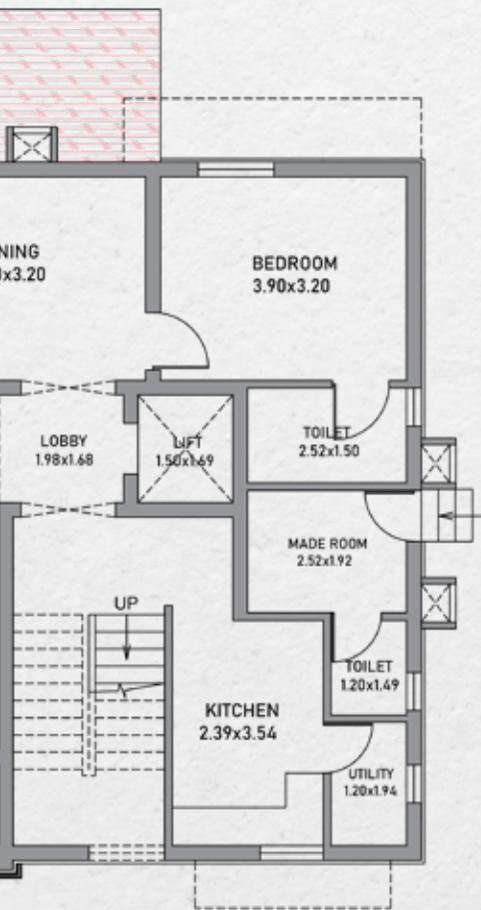


VILLA-D FIRST FLOOR PLAN



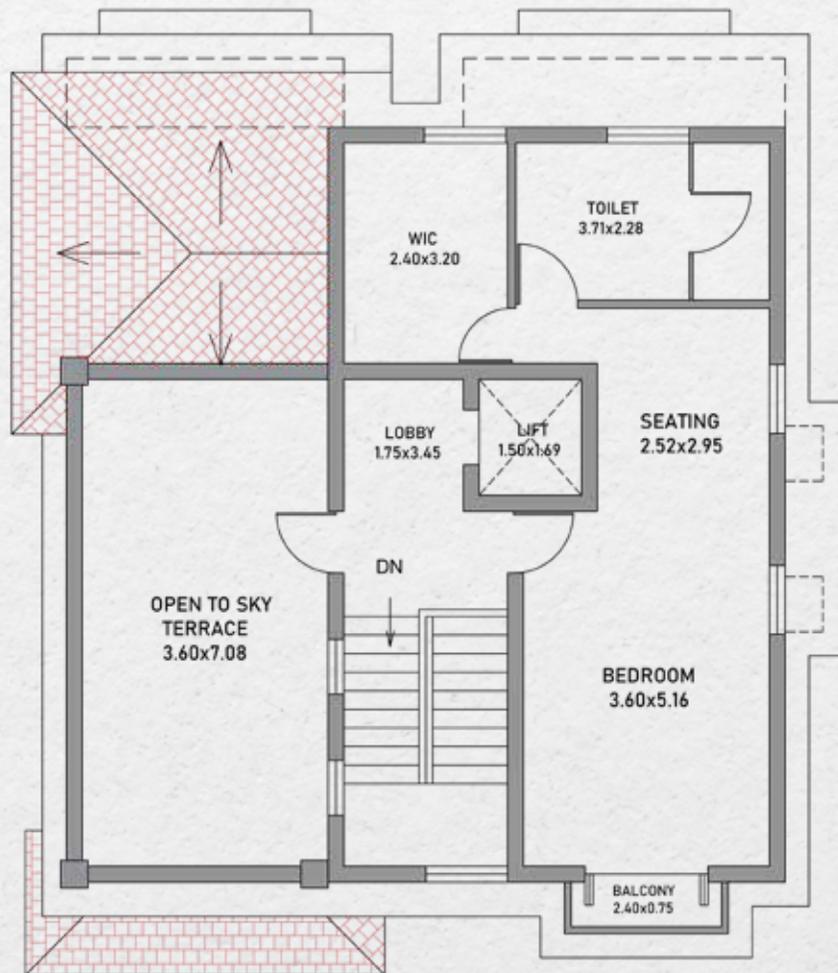
VILLA-D GROUND FLOOR PLAN

VILLA D



FLOOR PLAN

PLAN D



VILLA-D SECOND FLOOR PLAN

VILLA T



GROUND FLOOR

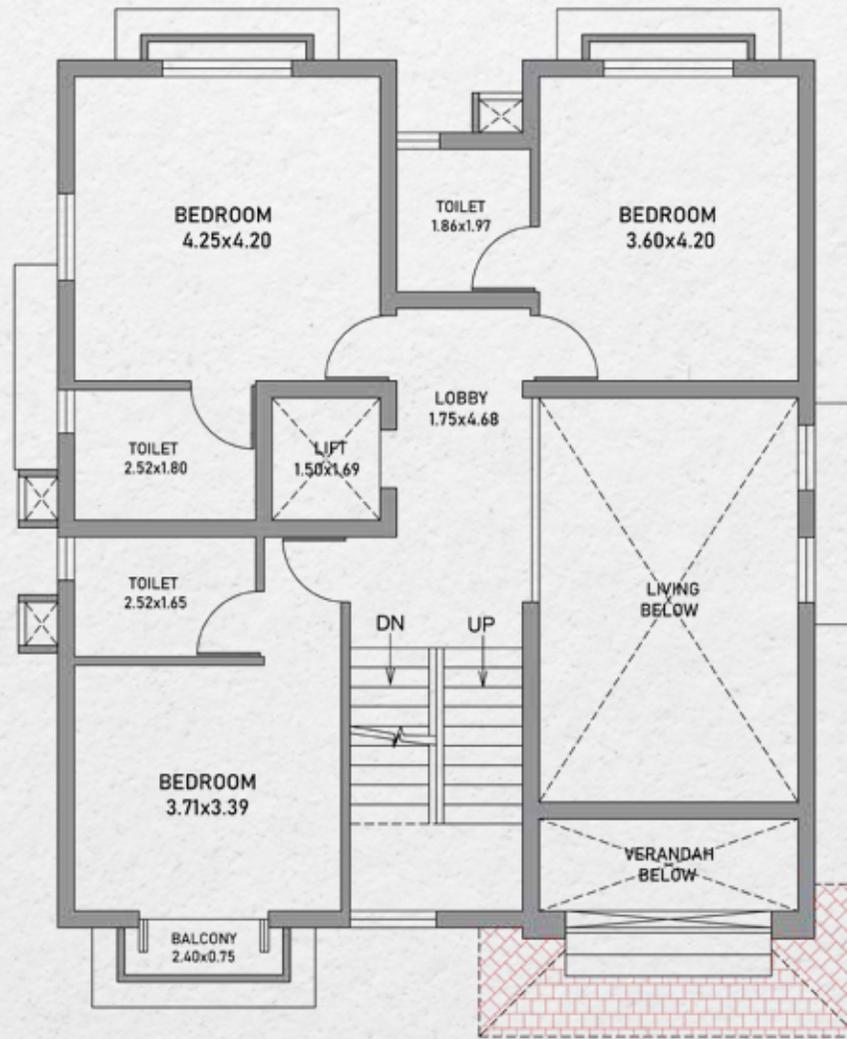
VILLA E

- | | |
|----------------------|----------------|
| 1 .VERANDAH | -3.60M X 1.27M |
| 2 .LIVING ROOM | -3.60M X 5.58M |
| 3 .LOBBY | -1.98M X 1.68M |
| 4 .LIFT | -1.50M X 1.69M |
| 5 .BEDROOM | -3.71M X 3.54M |
| 6 .TOILET | -2.52M X 1.50M |
| 7 .STAFF | -2.52M X 1.80M |
| 8 .WC | -1.20M X 1.40M |
| 9 .UTILITY | -1.20M X 1.69M |
| 10 .KITCHEN | -2.58M X 3.20M |
| 11 .DINING | -4.20M X 3.20M |
| 12 .VERANDAH | -1.73M X 3.43M |
| 13 .OPEN TO SKY DECK | -6.16M X 2.40M |
| 14 .POOL | -3.00M X 9.00M |
| 15 .PARKING | -2.90M X 5.33M |

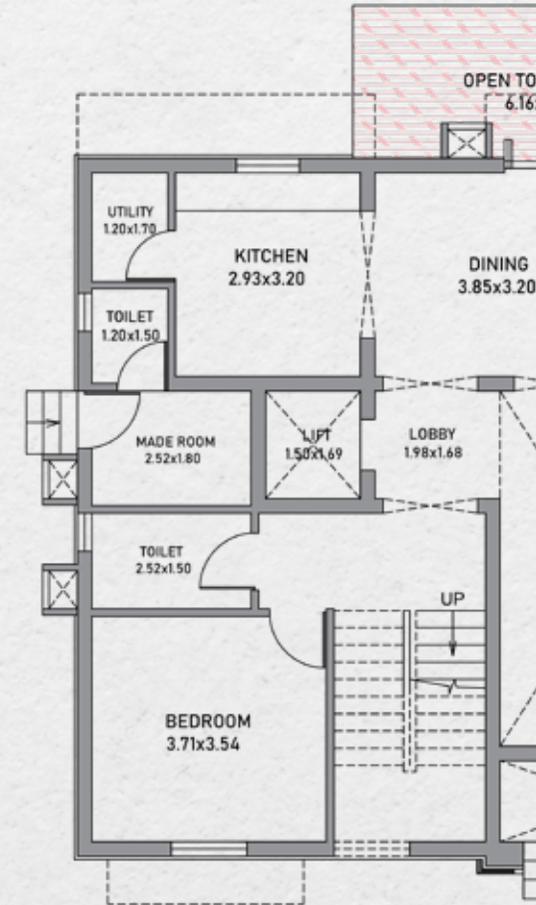


PLAN E



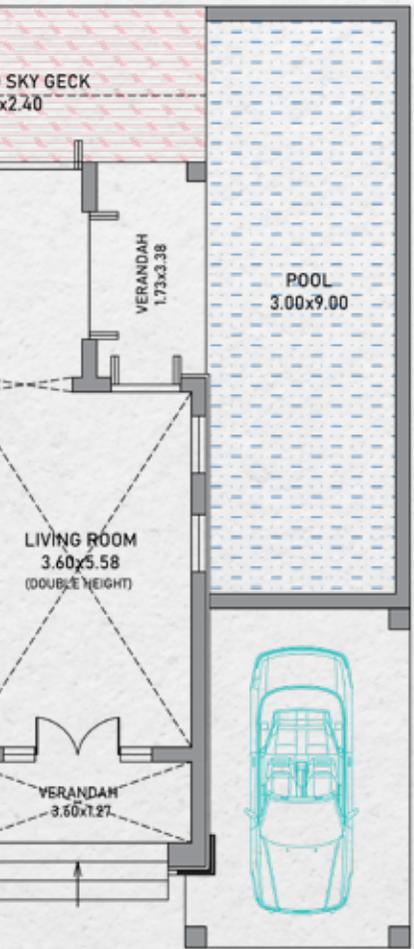


VILLA-E FIRST FLOOR PLAN

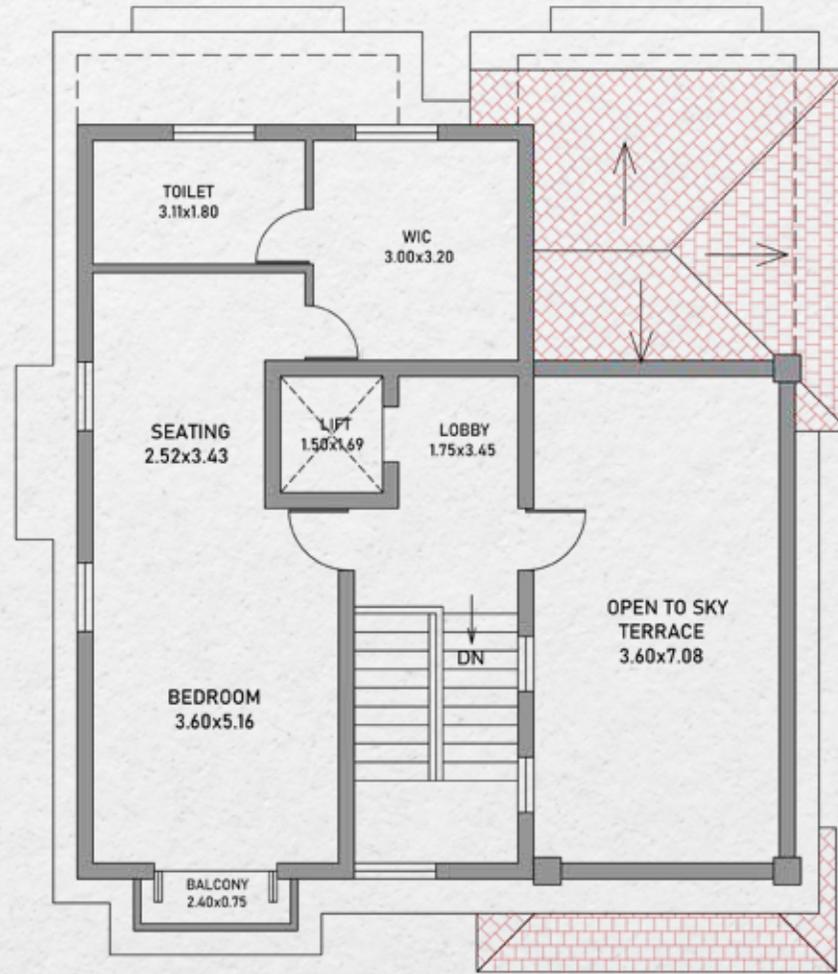


VILLA-E GROUND FLOOR PLAN

VILLA 1



FLOOR PLAN



VILLA-E SECOND FLOOR PLAN

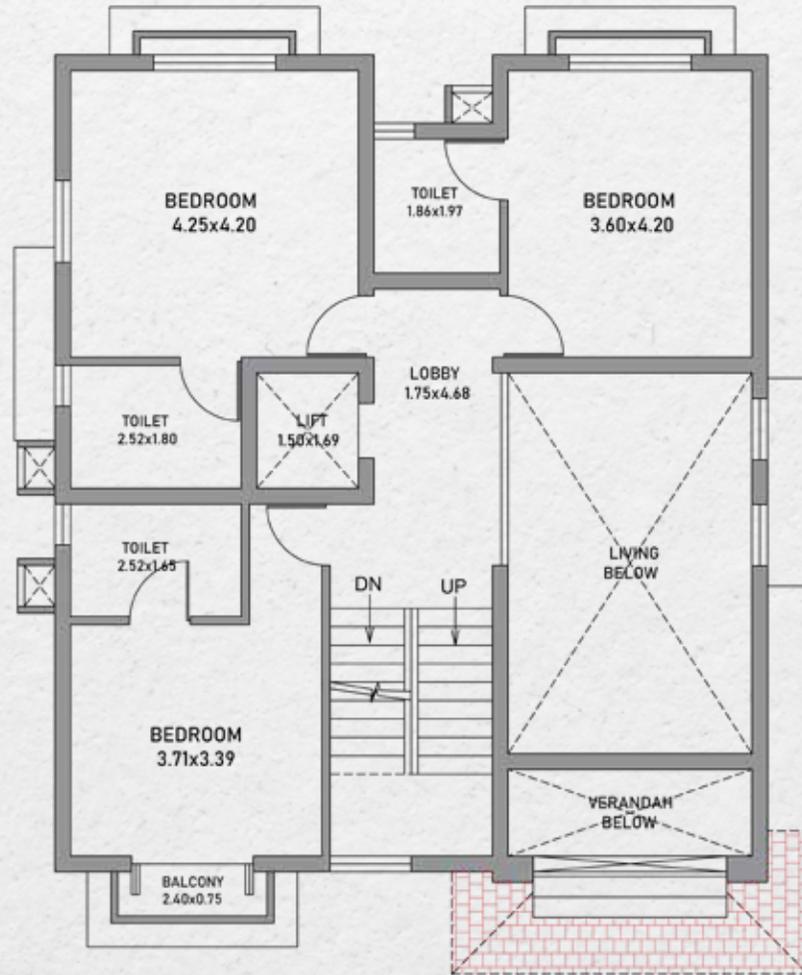
PLAN E

VILLA F

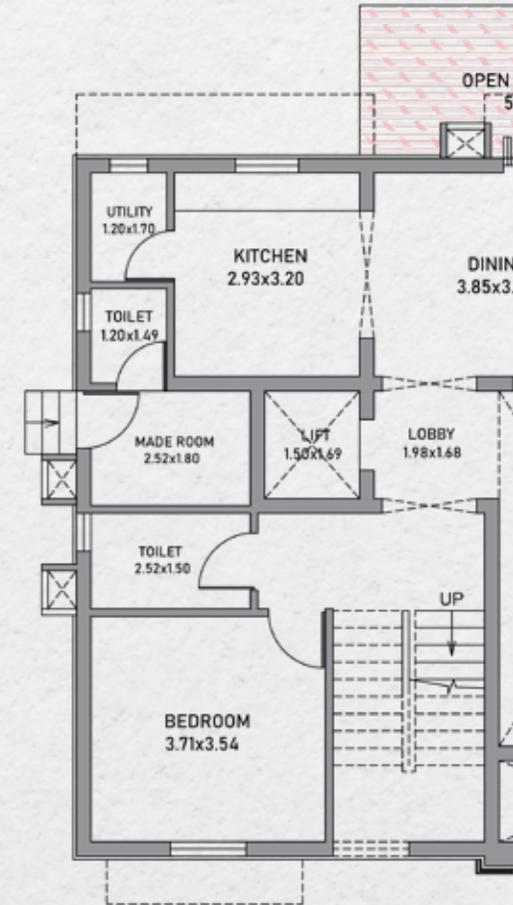


PLAN F



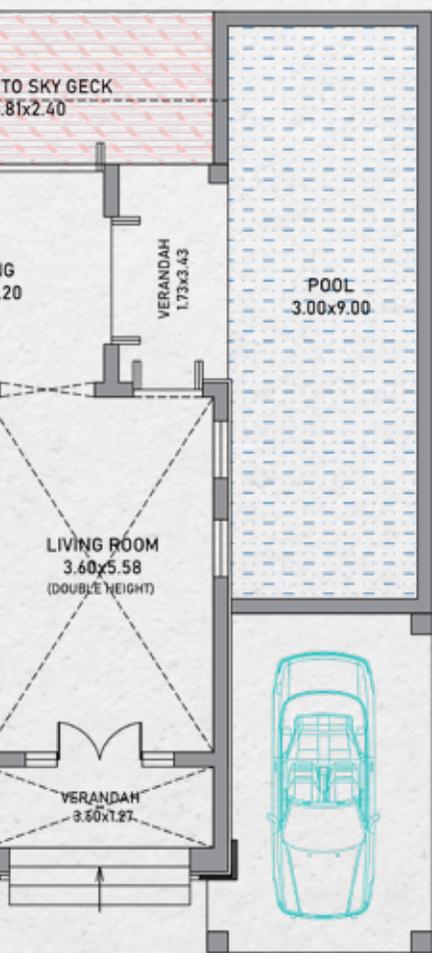


VILLA-F FIRST FLOOR PLAN

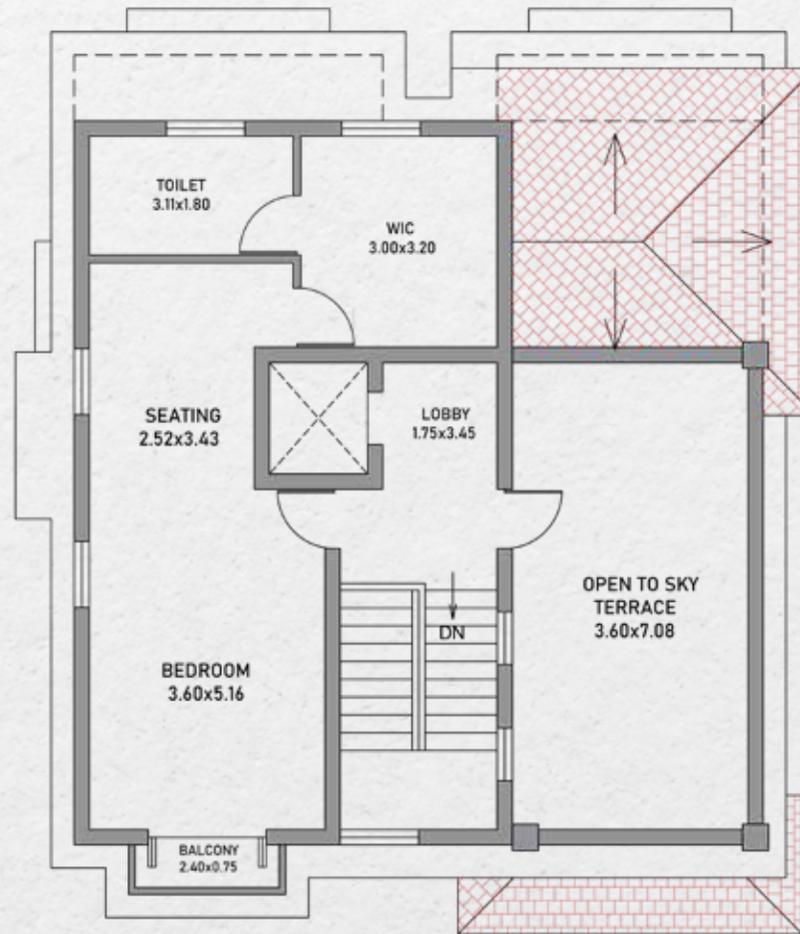


VILLA-F GROUND FLOOR PLAN

VILLA 1



FLOOR PLAN



VILLA-F SECOND FLOOR PLAN

PLAN F

VILLA G



GROUND FLOOR

VILLA G

- | | |
|-----------------------------------|----------------|
| 1 .VERANDAH | -3.60M X 1.27M |
| 2 .LIVING ROOM | -3.60M X 5.58M |
| 3 .LOBBY | -1.98M X 1.68M |
| 4 .LIFT | -1.50M X 1.69M |
| 5 .KITCHEN | -2.40M X 3.54M |
| 6 .UTILITY | -1.20M X 1.93M |
| 7 .WC | -1.20M X 1.49M |
| 8 .STORE | -2.62M X 1.92M |
| 9 .TOILET | -2.62M X 1.50M |
| 10.BEDROOM | -4.25M X 3.20M |
| 11.DINING | -3.85M X 3.20M |
| 12.VERANDAH | -1.73M X 3.43M |
| 13.OPEN TO SKY DECK-6.06M X 2.40M | |
| 14.POOL | -3.00M X 9.00M |
| 15.PARKING | -2.90M X 5.33M |



VILLA G

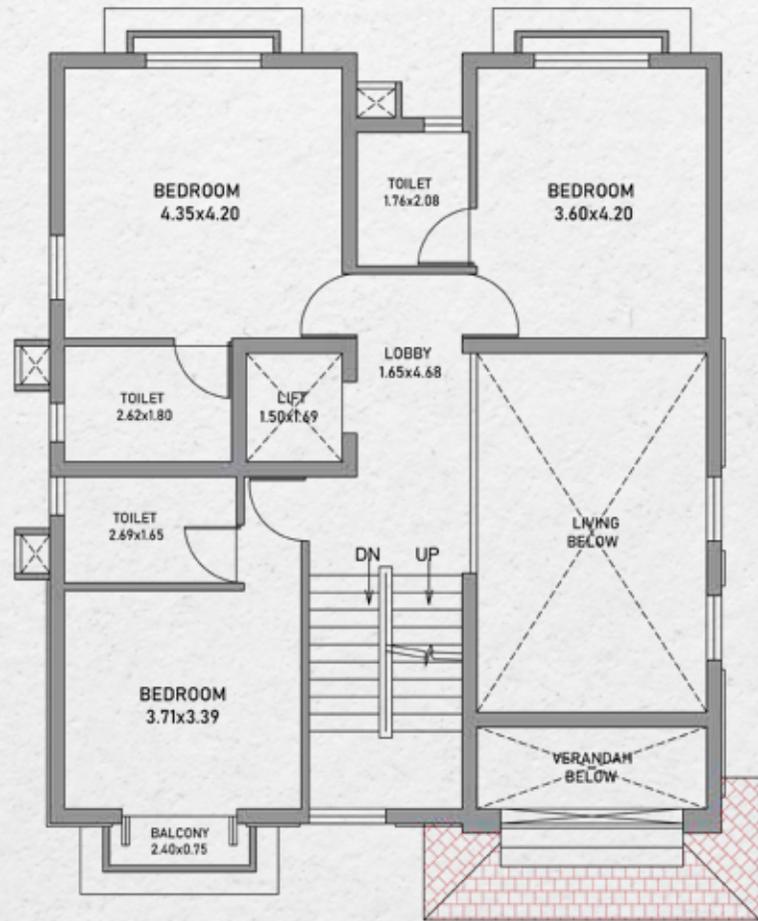
- | | |
|-------------|----------------|
| 1 .LOBBY | -1.65M X 4.68M |
| 2 .BED ROOM | -3.71M X 3.39M |
| 3 .BALCONY | -2.40M X 0.75M |
| 4 .TOILET | -2.69M X 1.65M |
| 5 .TOILET | -2.69M X 1.80M |
| 6 .BED ROOM | -4.35M X 4.20M |
| 7 .TOILET | -1.76M X 2.08M |
| 8 .BED ROOM | -3.60M X 4.20M |
| 9 .VOID | -3.60M X 5.58M |
| 10. LIFT | |

PLAN G

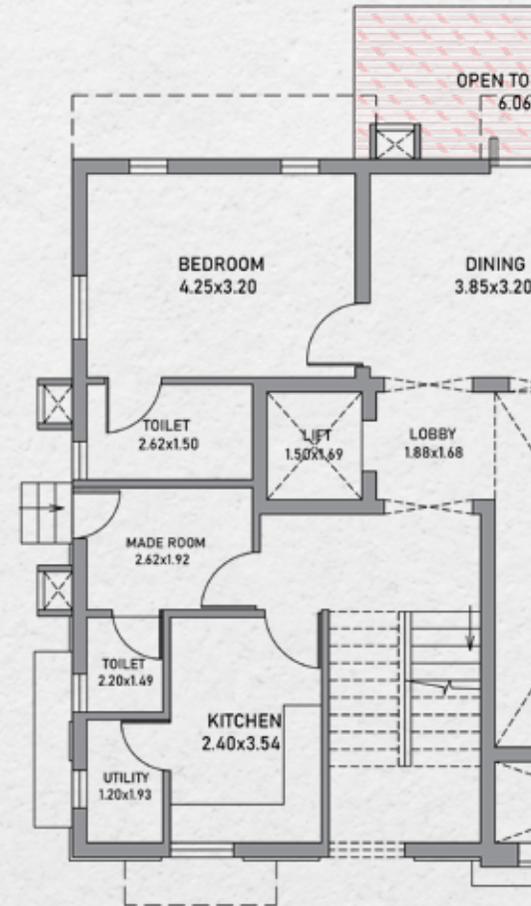


VILLA G

1 .LOBBY	-1.65M X 3.42M
2 .SEATING	-3.60M X 4.04M
3 .BALCONY	-0.75M X 2.40M
4 .PASSAGE	-3.60M X 1.00M
5 .BEDROOM	-7.85M X 3.20M
6 .TOILET	-2.09M X 3.20M
7 .TERRACE	

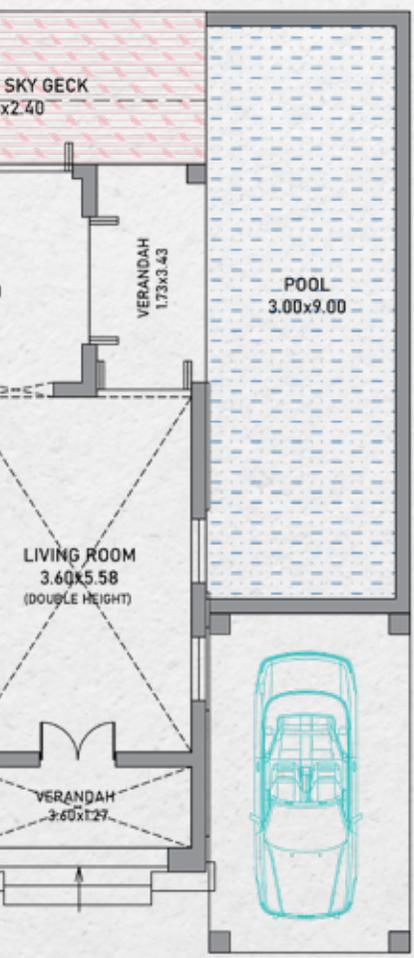


VILLA-G FIRST FLOOR PLAN



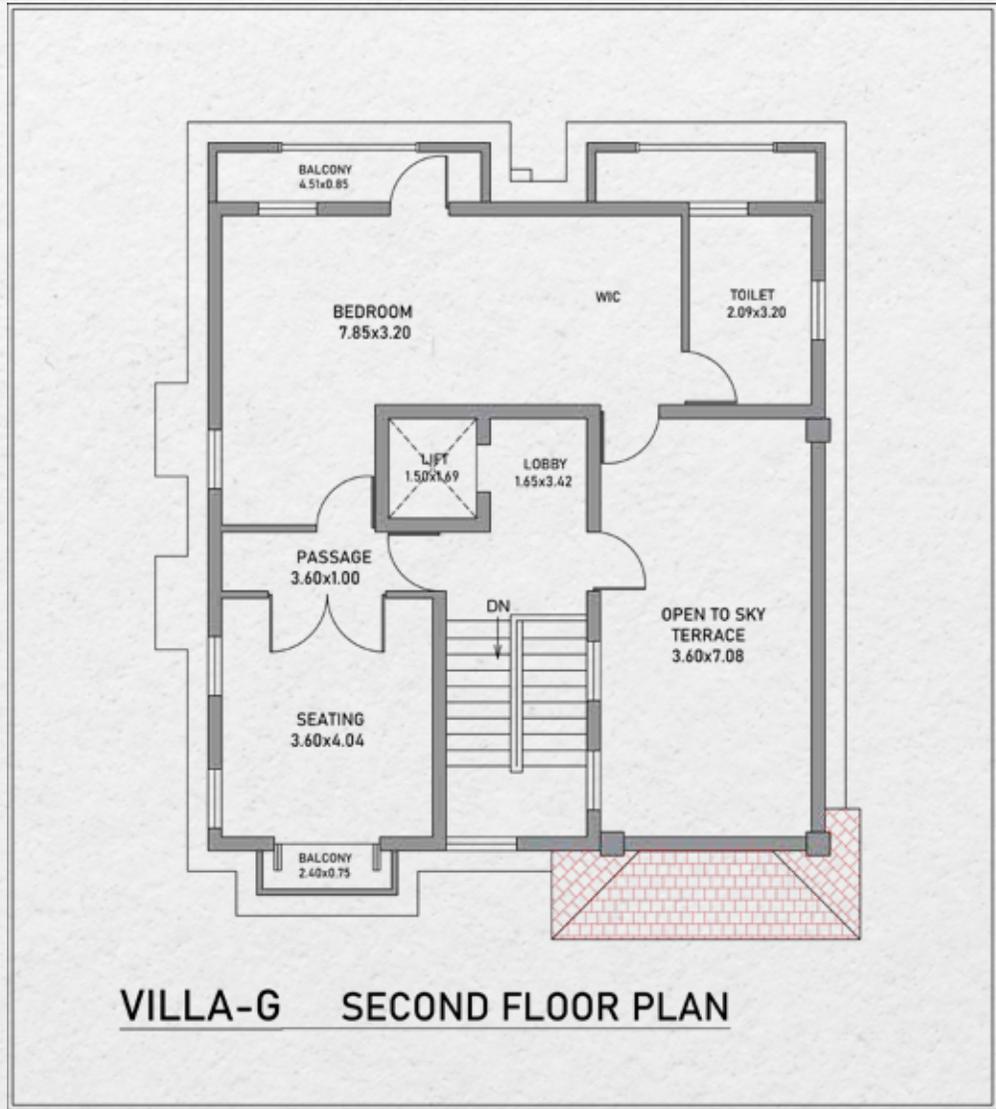
VILLA-G GROUND FLOOR PLAN

VILLA T



FLOOR PLAN

PLAN G



VILLA-G SECOND FLOOR PLAN

VILLA H



GROUND FLOOR

VILLA H

1 .VERANDAH	-3.60M X 1.27M
2 .LIVING ROOM	-3.60M X 5.58M
3 .LOBBY	-1.98M X 1.68M
4 .LIFT	-1.50M X 1.69M
5 .KITCHEN	-2.40M X 3.54M
6 .UTILITY	-1.20M X 1.93M
7 .WC	-1.20M X 1.49M
8 .STORE	-2.62M X 1.92M
9 .TOILET	-2.62M X 1.50M
10 .BEDROOM	-4.25M X 3.20M
11 .DINING	-3.85M X 3.20M
12 .VERANDAH	-1.73M X 3.43M
13 .OPEN TO SKY DECK	-6.06M X 2.40M
14 .POOL	-3.00M X 9.00M
15 .PARKING	-2.90M X 5.33M



VILLA H

1 .LOBBY	-1.65M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.69M X 1.65M
5 .TOILET	-2.69M X 1.80M
6 .BED ROOM	-4.35M X 4.20M
7 .TOILET	-1.76M X 2.08M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10 .LIFT	

PLAN H



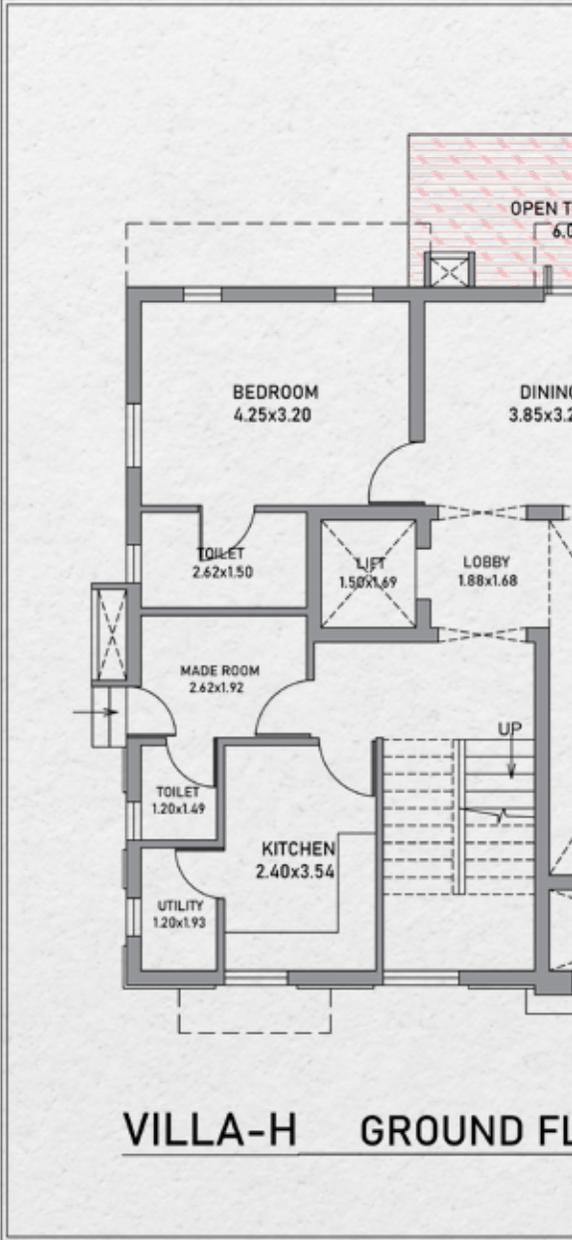
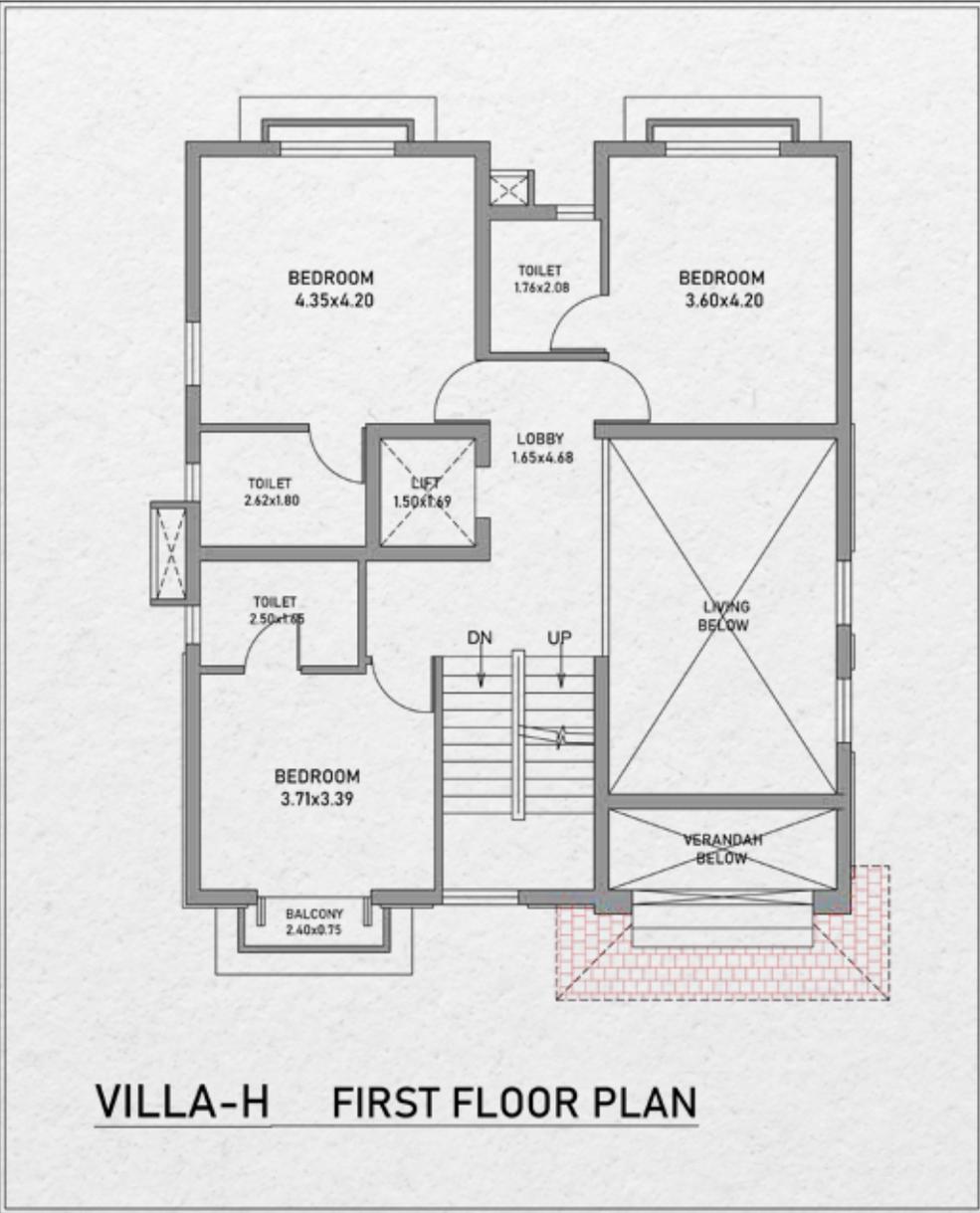
FIRST FLOOR



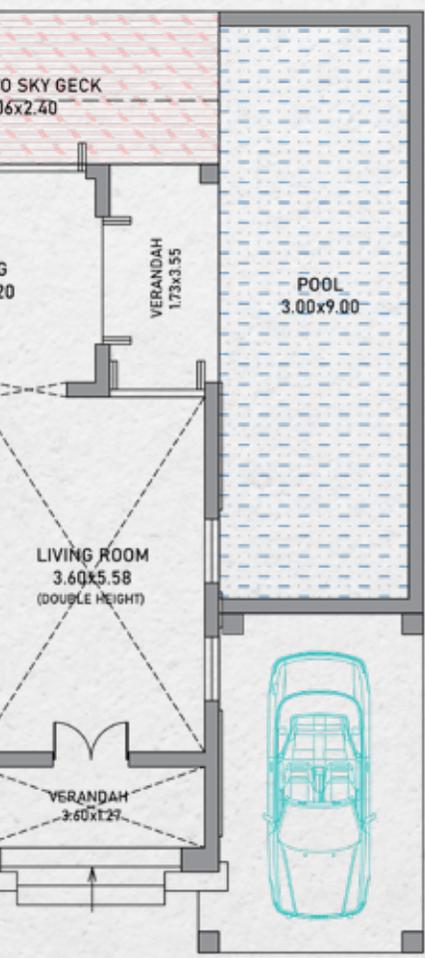
SECOND FLOOR

VILLA H

- | | |
|-------------|----------------|
| 1 . LOBBY | -1.65M X 3.42M |
| 2 . SEATING | -3.60M X 4.04M |
| 3 . BALCONY | -0.75M X 2.40M |
| 4 . PASSAGE | -3.60M X 1.00M |
| 5 . BEDROOM | -7.85M X 3.20M |
| 6 . TOILET | -2.09M X 3.20M |
| 7 . TERRACE | |

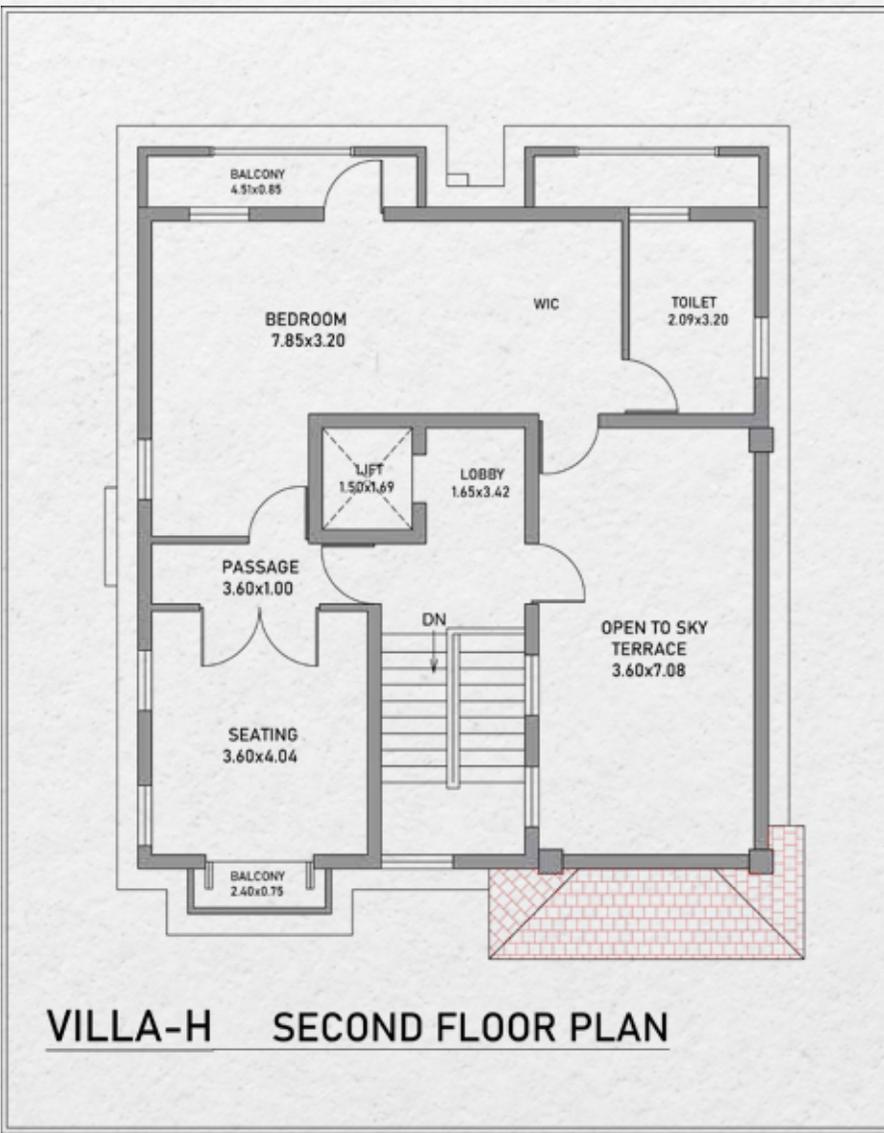


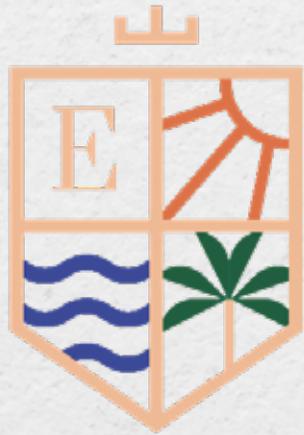
VILLA T



FLOOR PLAN

PLAN H





ELYSIUM



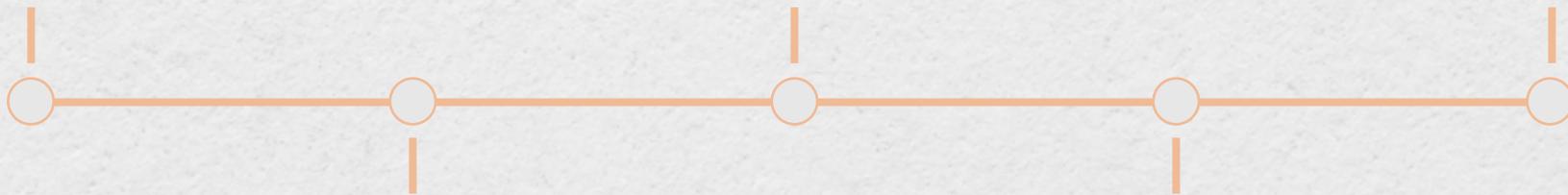


SPECIFICATIONS

Granite/Marble wash basin
counters approved layout

External paint in texture with
Apex Ultima/textured paint

Internal paint in Royale or
equivalent



Main door in solid, first class
Burma teakwood, Internal doors
in Veneer finished with melamine
with good quality hardware

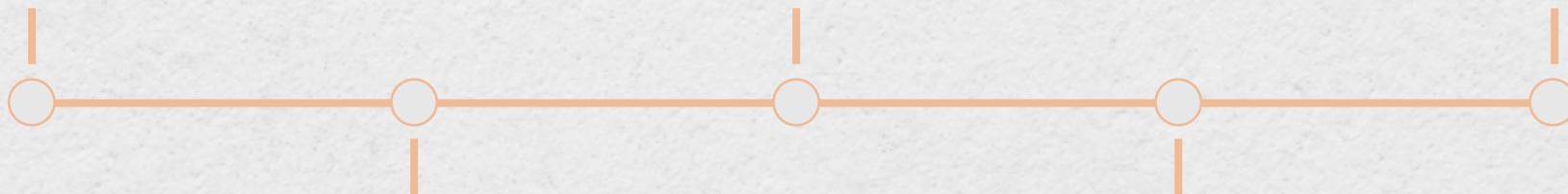
Windows in UPVC/Anodised
aluminium/Teakwood with
good



Drip irrigation system for plants

Cobblestone/ Pavers for driveway

Quality fittings and with mosquitos screen shutters



Landscaping

Complete landscaping around the community





AMENITIES

- 24hrs Security
- Maintenance
- CCTV surveillance
- 24*7 power back up
- Private pool for each Villa
- Rental Management
- Housekeeping services



FOUNDER'S NOTE

We are delighted to welcome you into the Fortune family.

The journey from residential and commercial development to plotting to personalized interiors has been wonderful and fulfilling. We have always been passionate about the potential of real spaces for real people. Which is why, from the beginning, Fortune Group has been focused sincerely on the entire real estate ownership experience, providing a complete solution for our customers. Our talented team of exceptional architects, structural engineers, designers, and contractors are dedicated to ensuring that we bring your vision to life. As the Fortune Group has grown into a national brand today, we are more committed than ever to creating and delivering exceptional spaces that celebrate extraordinary journeys.



FORTUNE GROUP

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