




# VELVET VISTA

PREMIUM BRANDED RESIDENCES

NORTH GOA'S MOST ELEVATED  
*address.*

 Porvorim, North Goa

RERA Reg: PRGO05252368

# ABOUT GHD GROUP



# VELVET VISTA

PREMIUM BRANDED RESIDENCES



For over a decade, GHD Group has shaped some of Goa's most refined residential destinations, developments that blend modern luxury, thoughtful design, and long-term value. With a strong presence across Goa and Dodamarg, the Group has successfully delivered lifestyle-driven communities known for their quality, transparency, and meticulous planning.

Velvet Vista is a reflection of this commitment. Conceived as a premium, fully serviced and managed residential development, it brings together contemporary architecture, hospitality-driven amenities,

and a rooftop lifestyle never seen before in North Goa. From the rooftop, residents are greeted with a breathtaking panorama, sweeping views of the beautiful Mandovi River, the city skyline, and the serene Goan horizon. It is a rare vantage point that transforms everyday moments into something truly extraordinary, making Velvet Vista not just a home, but an elevated experience above the city.



## ROYAL ORCHID & REGENTA HOTELS ONE OF INDIA'S FASTEST GROWING HOSPITALITY BRANDS



5900+	65+	100+	170+	2+
Luxury rooms	Locations Across India	Hotels & Resorts	Restaurants	International Hotels

Managing a portfolio of over 100+ properties across the country. Founded in 2001 by the industry veteran Mr Chander K Baljee, Royal Orchid and Regenta Hotels is a renowned and trusted brand with a growth plan to reach 150 hotels by 2026.

With Regenta Hotels & Resorts at the helm, your home transforms into a seamlessly run hospitality experience.

Regenta's legacy of premium hospitality ensures that residents enjoy the assurance of trusted management, the warmth of attentive service, and the consistency of global standards. From housekeeping precision to concierge support, every aspect of your lifestyle is curated and professionally supervised.

Living here means living with hotel-grade convenience, effortless maintenance, and the confidence that your property is always in expert hands.

AT THE HEART OF  
NORTH GOA'S  
PRESTIGE DISTRICT

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# VELVET VISTA

PREMIUM BRANDED RESIDENCES



## PRIME PORVORIM ADDRESS

Goa's most sought-after residential hub, blending calm, convenience & cosmopolitan living.

## HIGH-VALUE NEIGHBOURHOOD

Consistent property appreciation driven by strong demand and limited prime land.

## UNMATCHED CONNECTIVITY

Between Panaji & Mapusa; minutes from beaches, casinos, nightlife, shopping & business districts.

## EVERYDAY EASE

Close to top schools, multi-speciality hospitals, malls, supermarkets & gourmet dining.

## LIFESTYLE AT ITS BEST

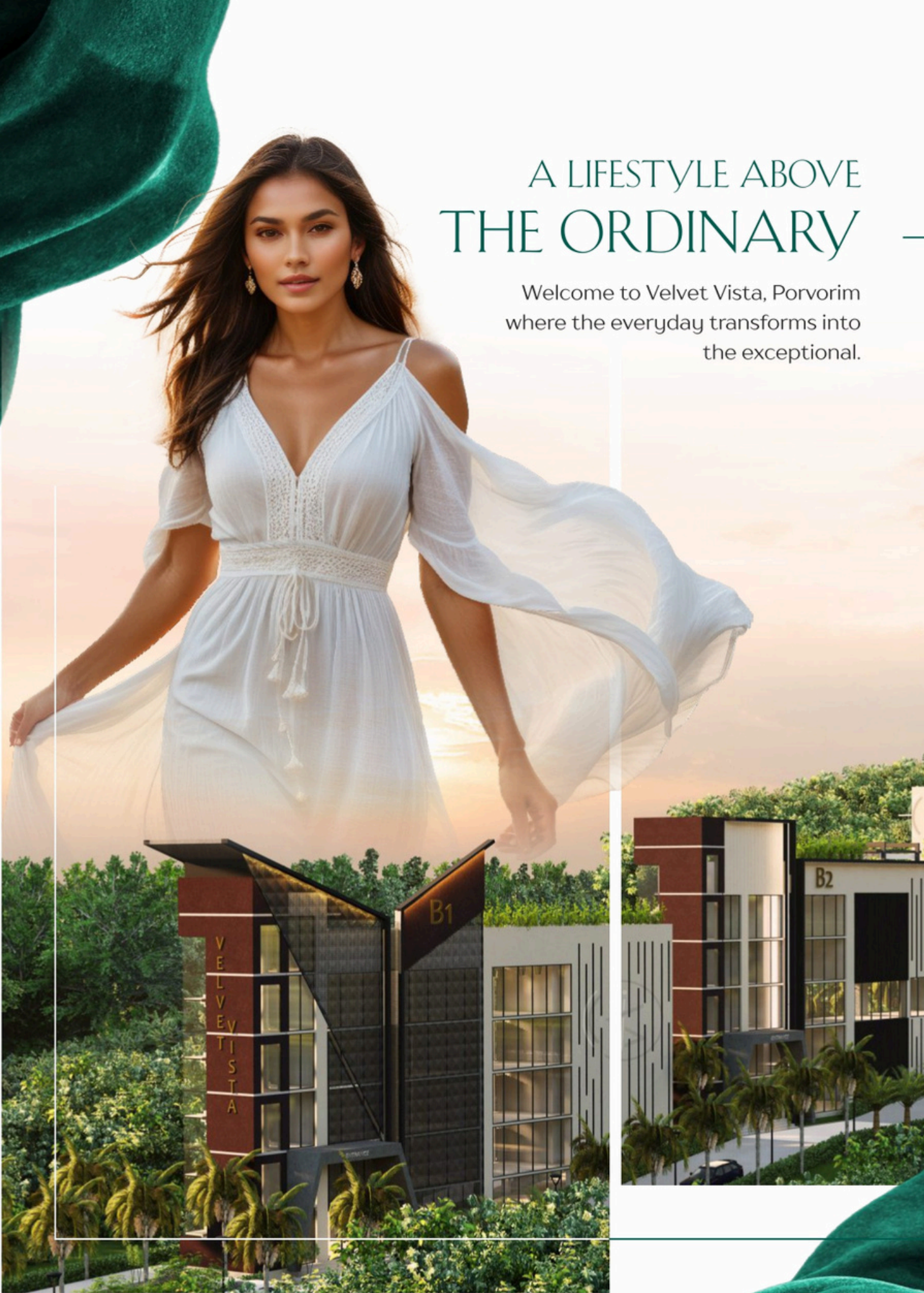
A central location offering Goa's finest experiences, entertainment zones & cultural hotspots.

## STRONG INVESTMENT PICK

Combines lifestyle comfort, strategic placement & long-term appreciation.

# A LIFESTYLE ABOVE THE ORDINARY

Welcome to Velvet Vista, Porvorim  
where the everyday transforms into  
the exceptional.



# VELVET VISTA

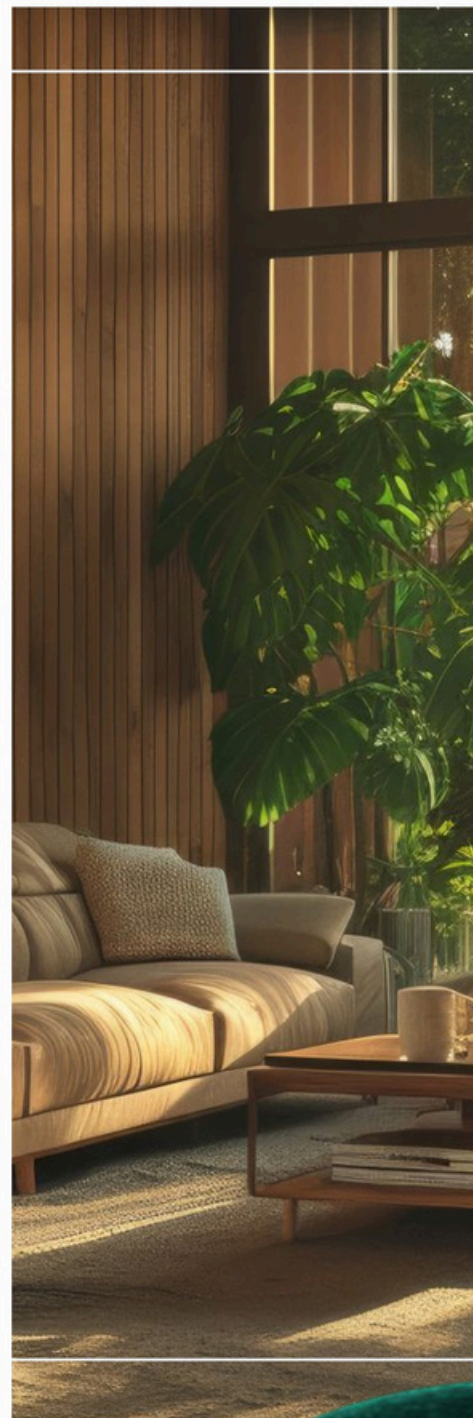
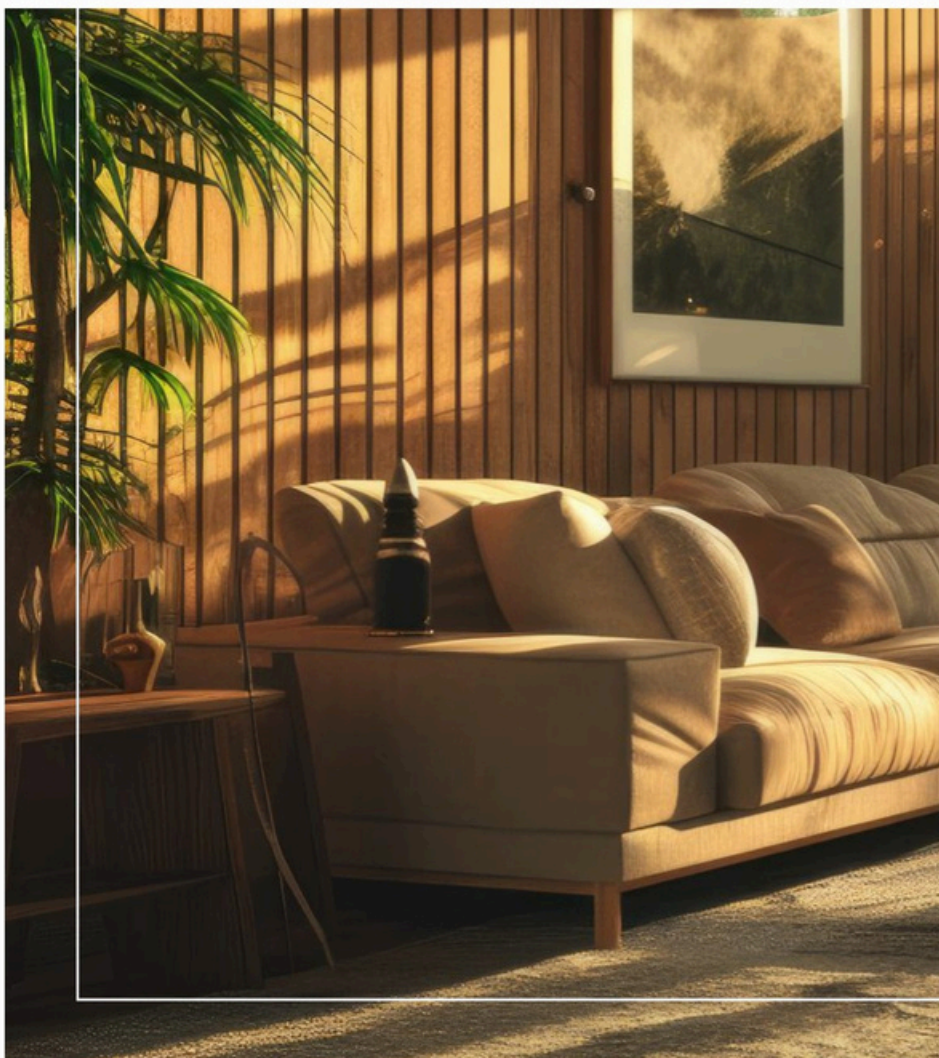
PREMIUM BRANDED RESIDENCES

Velvet Vista isn't just a residence; it's a branded service apartment living crafted for those who expect more from life. Set at a distinguished Porvorim address, the project blends contemporary architecture, refined hospitality, and resort inspired amenities to create an experience that rises far beyond the usual.

Here, luxury is not loud, it's layered into thoughtful details, curated comforts, and spaces designed to enrich every moment. From a rooftop infinity pool that frames the skies of North Goa to fully serviced living that gives you the freedom to enjoy life on your terms, every element is shaped to offer comfort, exclusivity, and enduring value.



THE NEW HEIGHT OF  
NORTH GOA  
LIVING





VELVET VISTA

Premium service apartments..



STUDIO  
1 BHK &  
2 BHK  
APARTMENTS

Curated spaces where  
sophistication, ease of living,  
and smart investment come  
together.



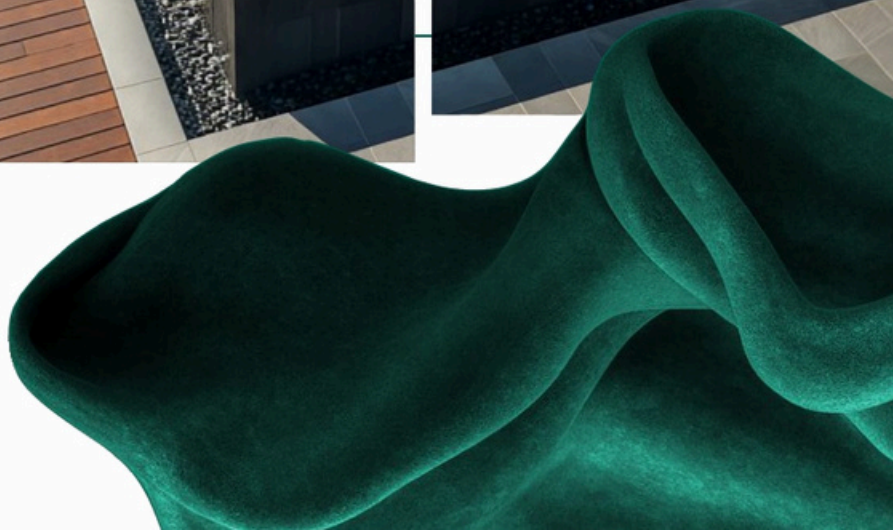
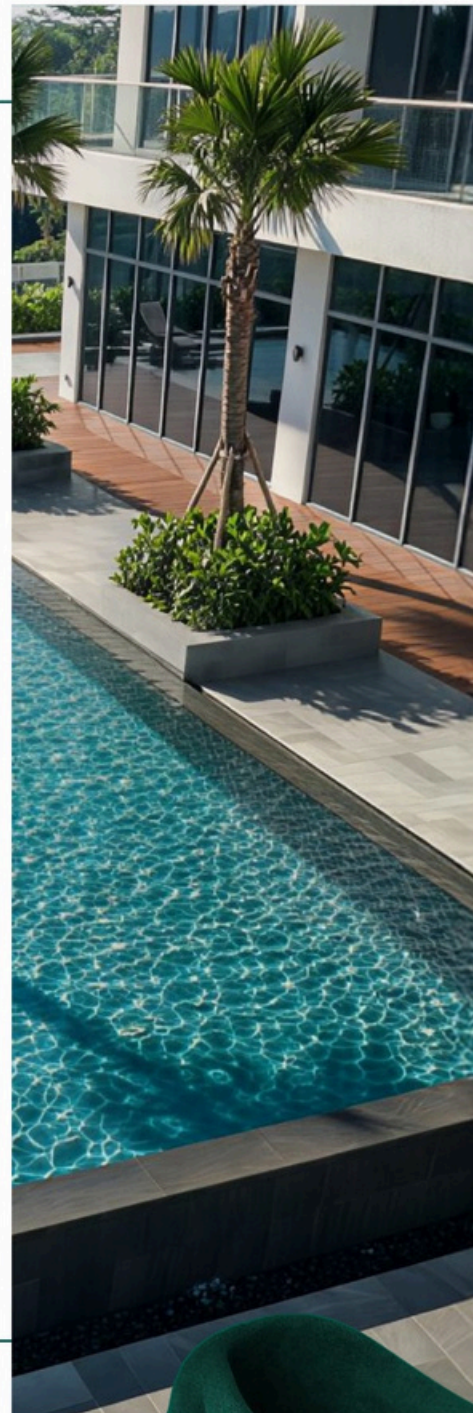
GOA'S FIRST ROOFTOP  
LIFESTYLE  
EXPERIENCE



Indulge in rooftop experiences like an infinity pool, where every sunset feels extraordinary.



ROOFTOP EXPERIENCES  
DESIGNED FOR  
INDULGENCE



# VELVET VISTA

PREMIUM BRANDED RESIDENCES



## INFINITY POOL

A stunning elevated pool offering panoramic views and the perfect setting for relaxed, resort-style living.

## SKY LOUNGE

An exclusive rooftop lounge crafted for elegant evenings, tranquil sunsets, and intimate gatherings.

## LEISURE DECK

A thoughtfully designed open deck where residents can unwind, socialize, or simply soak in the skyline.



## SUNBEDS & SIT-OUTS

Comfortable, stylish seating zones designed for sunbathing, unwinding, and enjoying the serenity above the city.

## ENTERTAINMENT CORNERS

Purpose-built spaces ideal for small celebrations, private events, and leisurely moments with friends and family.

## STRONG INVESTMENT PICK

Combines lifestyle comfort, strategic placement & long-term appreciation.

# ADVANTAGES OF LIVING IN BRANDED SERVICE APARTMENT RESIDENCES





# VELVET VISTA

PREMIUM BRANDED RESIDENCES



## HOTEL-GRADE SERVICES AT HOME

Enjoy 24/7 concierge support, daily housekeeping, and prompt laundry services that keep your home effortlessly well-maintained.

## SEAMLESS, STRESS-FREE LIVING

With valet parking, efficient arrival management, and round-the-clock assistance, every day becomes smoother and worry-free.

## PERSONALIZED COMFORT


Access in-room dining and dedicated butler services that bring hospitality-level indulgence directly to your doorstep.

## CONSISTENT QUALITY & PROFESSIONAL MANAGEMENT

Branded residences maintain high standards in service, maintenance, and security—offering reliability you can trust.

## PRIVACY WITH PREMIUM CONVENIENCE

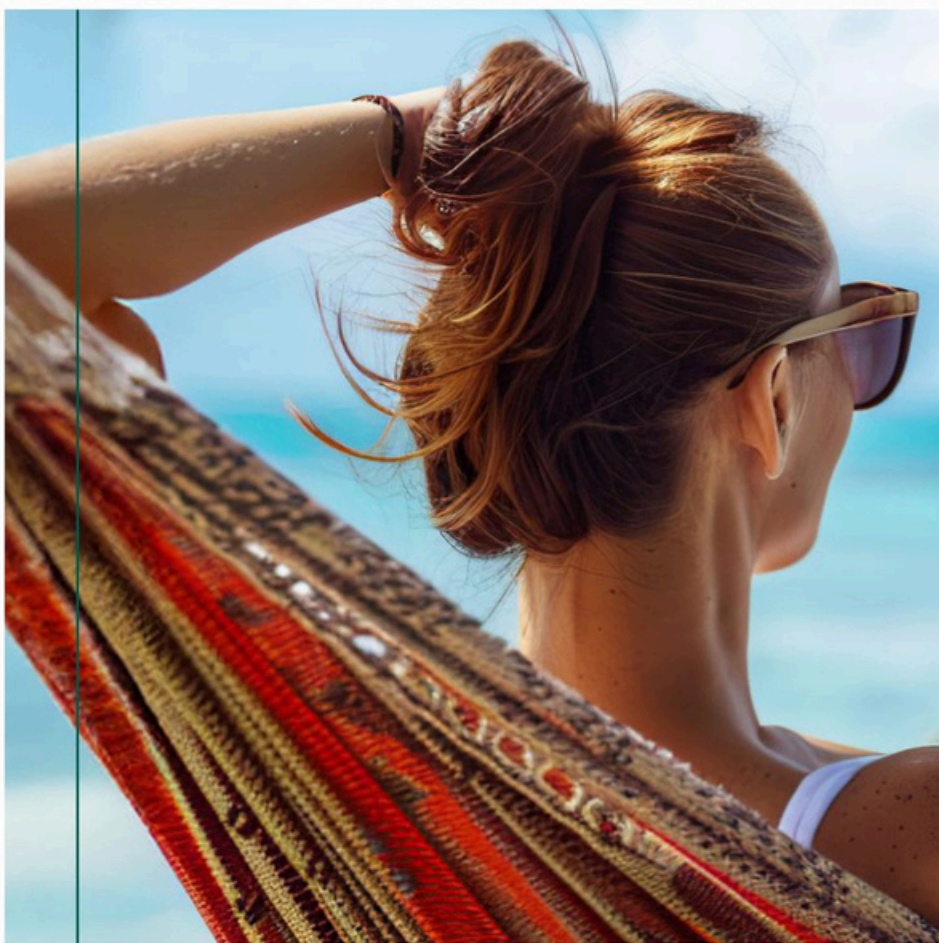
Enjoy the intimacy of a home paired with the perks of a luxury hotel, creating the ideal balance for modern urban living.



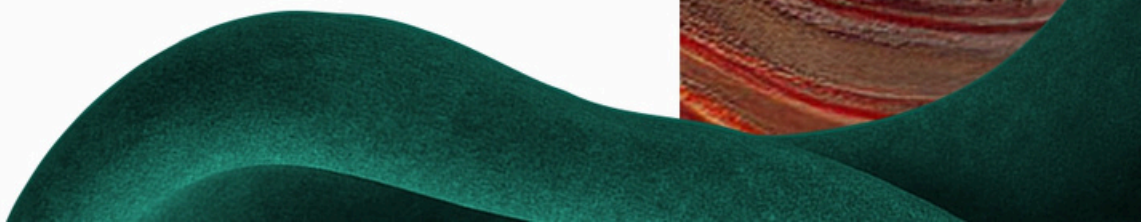
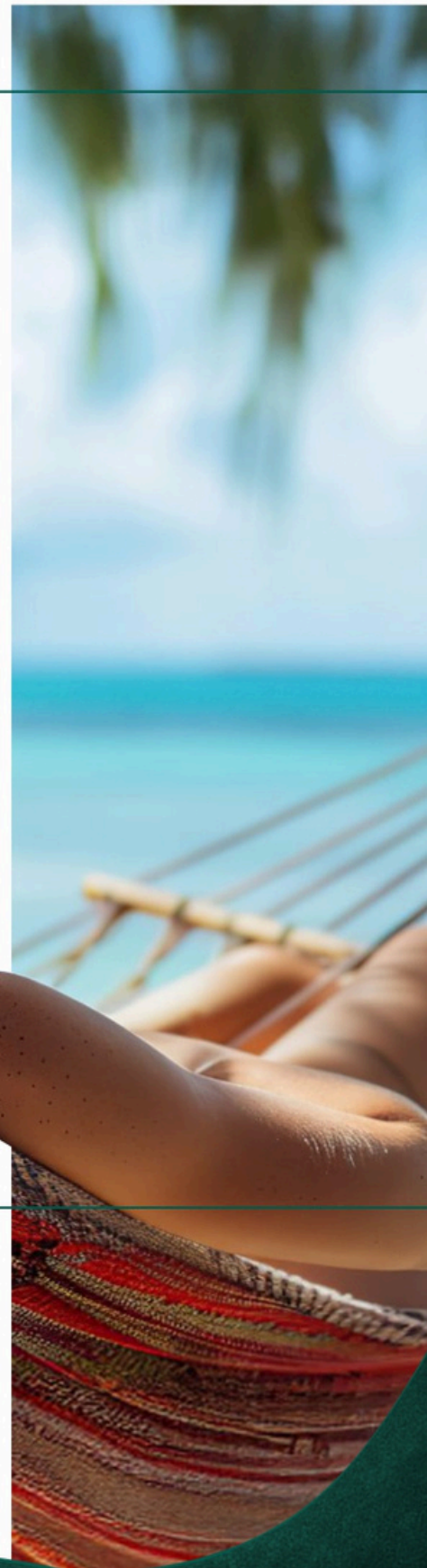


AT THE CENTER OF  
NORTH GOA'S  
FINEST EXPERIENCES

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Velvet Vista enjoys a rare, high-value address in Porvorim, perfectly positioned between Goa's vibrant beach belt and its premier urban conveniences. Every essential and every indulgence is just minutes away, making daily life effortless and weekends endlessly exciting.




A VISIONARY  
URBAN RETREAT



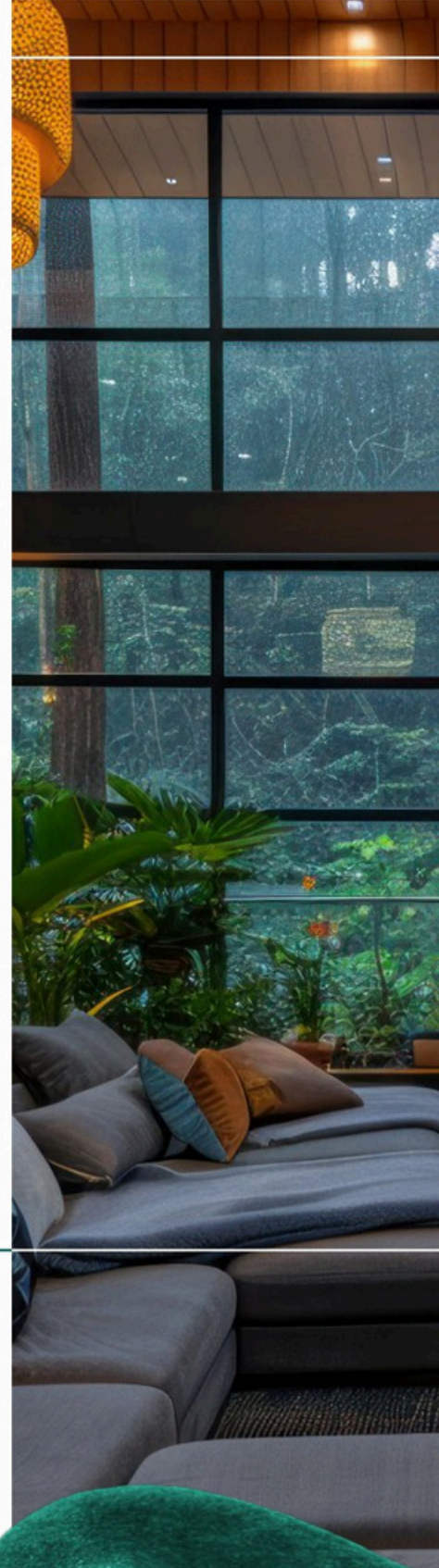
# VELVET VISTA

PREMIUM BRANDED RESIDENCES



Set in the heart of Porvorim, Velvet Vista reimagines modern living with a rare blend of refinement, convenience, and calm. Designed as a contemporary vertical retreat, it brings together high-end serviced residences, panoramic rooftop leisure zones, and a hospitality-backed lifestyle crafted for those who appreciate both elegance and efficiency. Every space, whether a studio or a premium 1 BHK, balances aesthetic finesse with thoughtful functionality, offering a living experience that is as serene as it is sophisticated.

YOUR ELEVATED  
PERSPECTIVE

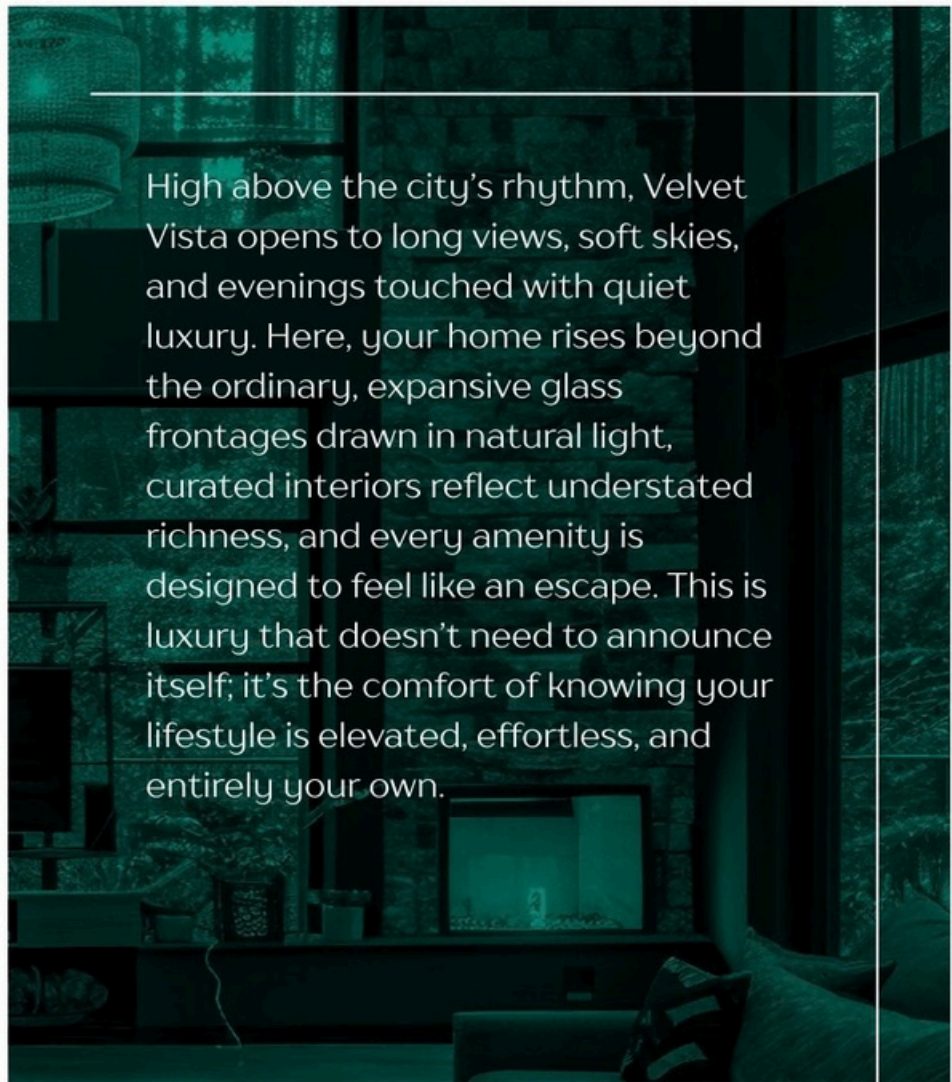


# VELVET VISTA

PREMIUM BRANDED RESIDENCES



High above the city's rhythm, Velvet Vista opens to long views, soft skies, and evenings touched with quiet luxury. Here, your home rises beyond the ordinary, expansive glass frontages drawn in natural light, curated interiors reflect understated richness, and every amenity is designed to feel like an escape. This is luxury that doesn't need to announce itself; it's the comfort of knowing your lifestyle is elevated, effortless, and entirely your own.



# UNPARALLELED AMENITIES



Thoughtfully curated zones for a richer, fuller way of living.

At Velvet Vista, every space is designed to elevate your everyday life.

From grand arrivals to rooftops crafted for leisure, each amenity blends comfort, recreation, and wellness into a seamless living experience.

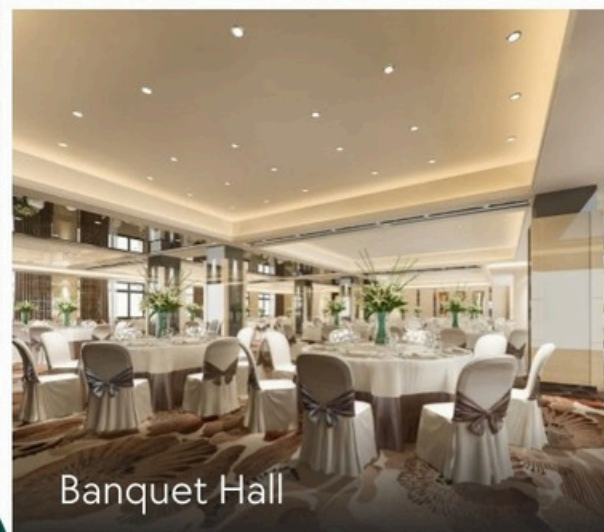
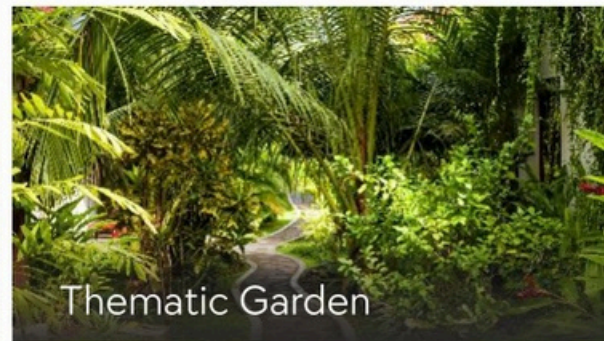


# VELVET VISTA

PREMIUM BRANDED RESIDENCES

## THE ARRIVAL ZONE

Where first impressions feel luxurious.



# VELVET VISTA

PREMIUM BRANDED RESIDENCES

## THE PLAY ZONE

Spaces designed for fun, energy,  
and everyday excitement.



Kids Play Area

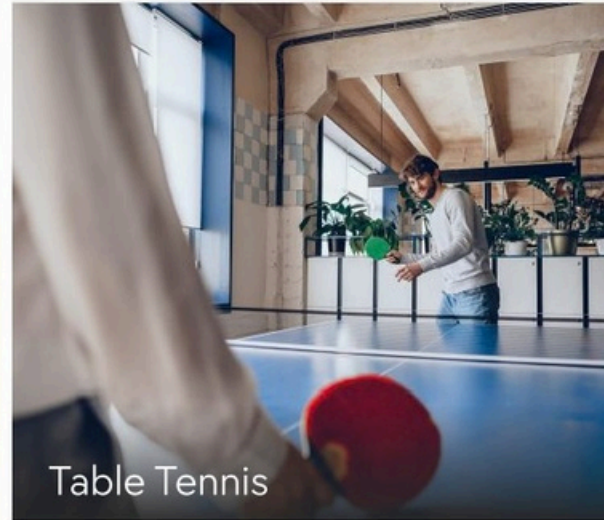


Table Tennis



Tennis Court



Billiards

## THE FITNESS ZONE

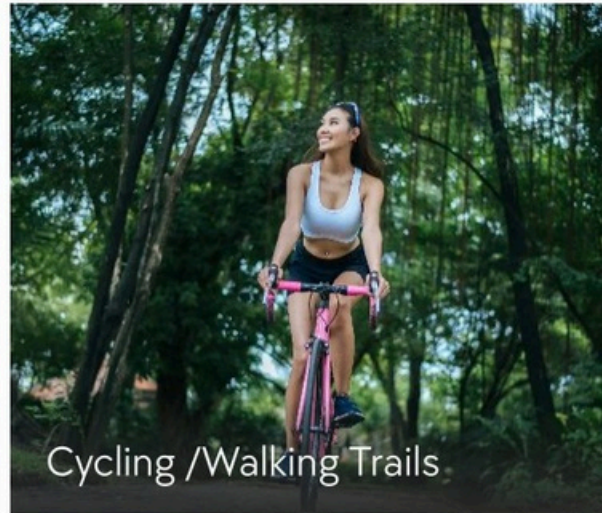
Wellness elevated with modern infrastructure.



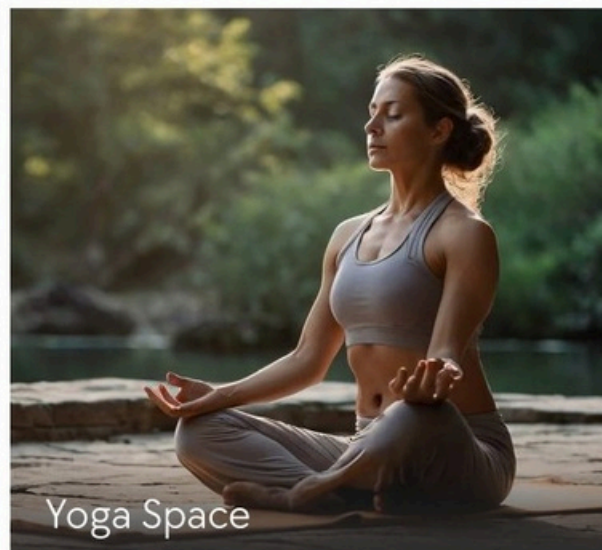
Fully Equipped Gymnasium



Spa & Sauna



Cycling /Walking Trails



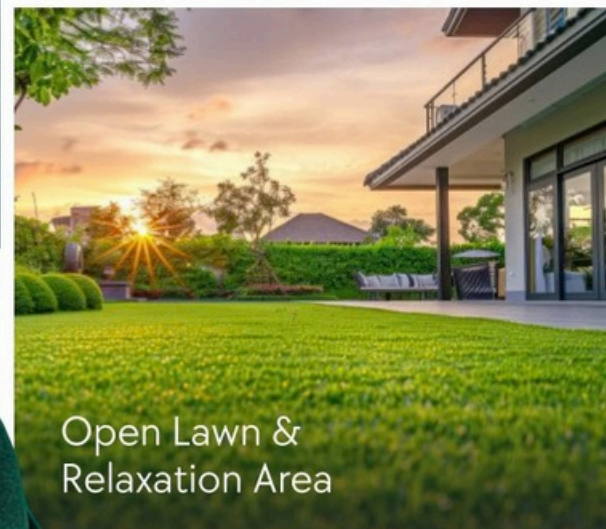
Yoga Space

# VELVET VISTA

PREMIUM BRANDED RESIDENCES

## THE ROOFTOP ZONE

Where leisure meets panoramic North Goa skies.



## FLOOR PLANS

BLOCK A, B, C, D, E, F & G

1<sup>st</sup> Floor & 3<sup>rd</sup> Floor



1BHK - AREA= 882.65 SQ.FEET

2BHK - AREA= 1474.67 SQ.FEET

2<sup>nd</sup> Floor & 4<sup>th</sup> Floor



1BHK - AREA= 882.65 SQ.FEET

2BHK - AREA= 1367.03 SQ.FEET

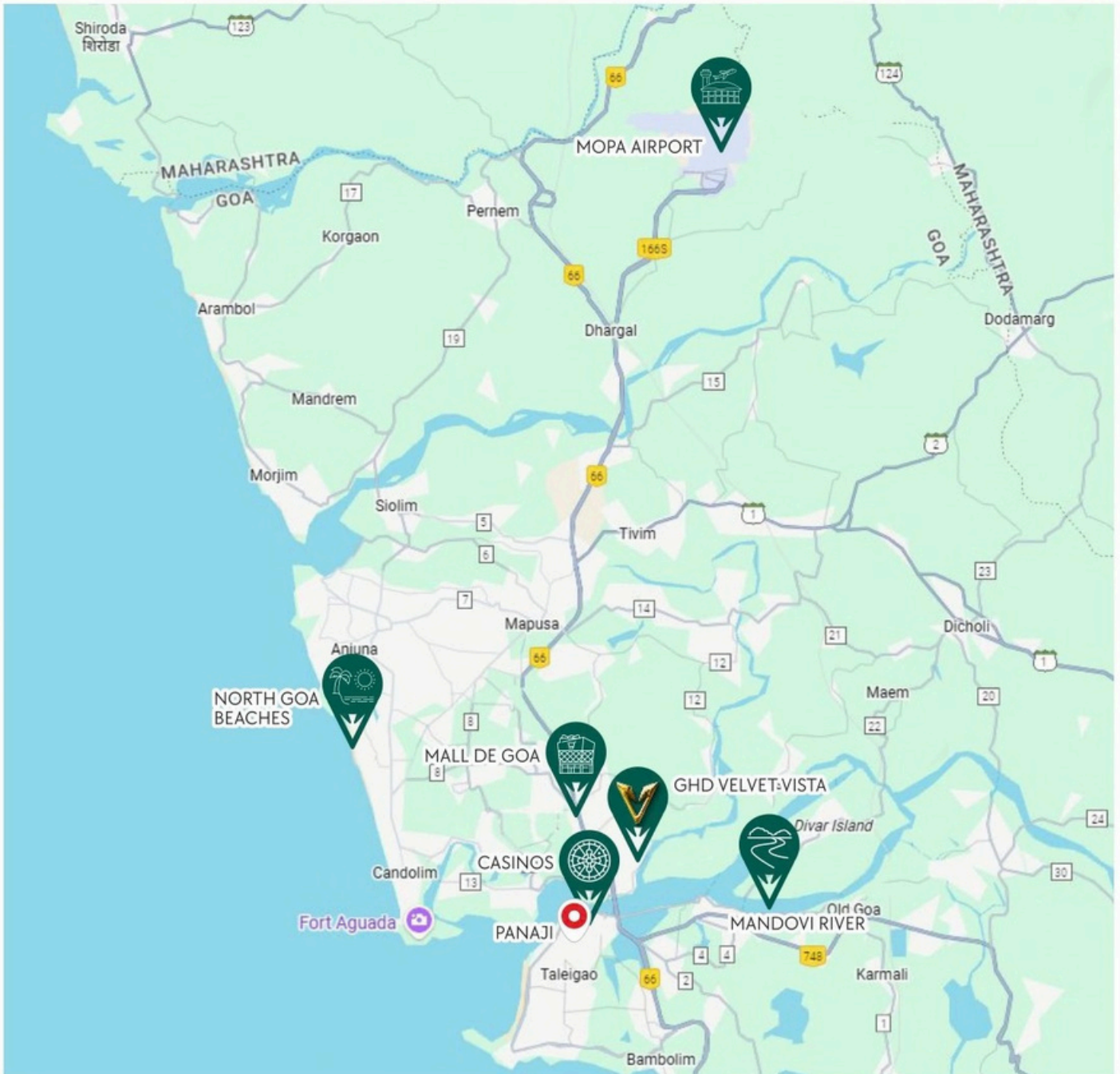
## BLOCK H

1<sup>st</sup> floor to 4<sup>th</sup> Floor



AREA= 60 SQ.MTRS/ 645.84 SQ.FEET

## LOCATION MAP



- 📍 Mall de Goa: 3 kms- 5 mins away
- 📍 Delfino's Mart: 4 Kms- 7 mins away
- 📍 North Goa Beaches: 10 kms- 15 mins away
- 📍 Casinos: 3 kms- 5 mins away
- 📍 MOPA Airport: - 25 kms - 25 mins away
- 📍 Panaji: 10-mins drive- 5 kms away
- 📍 Mandovi Riverfront: 5-mins drive – 3 kms away

Brought to you by GHD Group, one of Goa's most trusted, RERA-registered developers known for premium construction quality, thoughtful planning, and consistent delivery. With a proven track record of creating refined, future-ready addresses, GHD Group stands for reliability, craftsmanship, and a commitment to building homes that genuinely elevate everyday living.

Expected Completion by 31<sup>st</sup> December 2027

LOAN AVAILABLE WITH




RERA Reg: PRGO05252368


DISCLAIMER

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