

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?



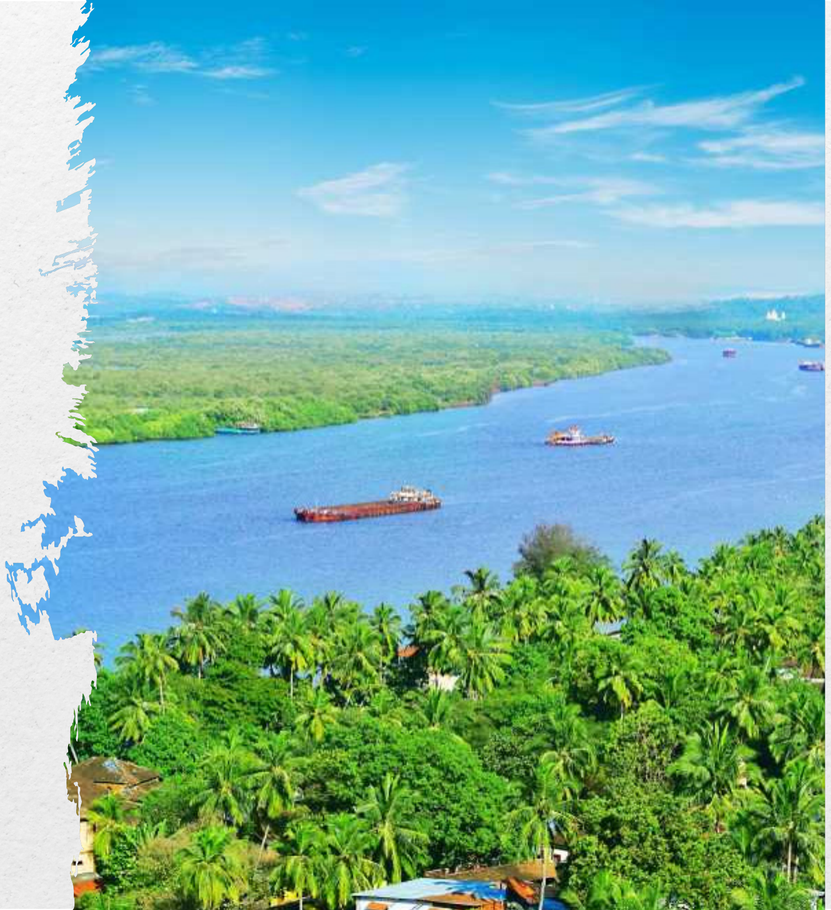


GOA

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.





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.

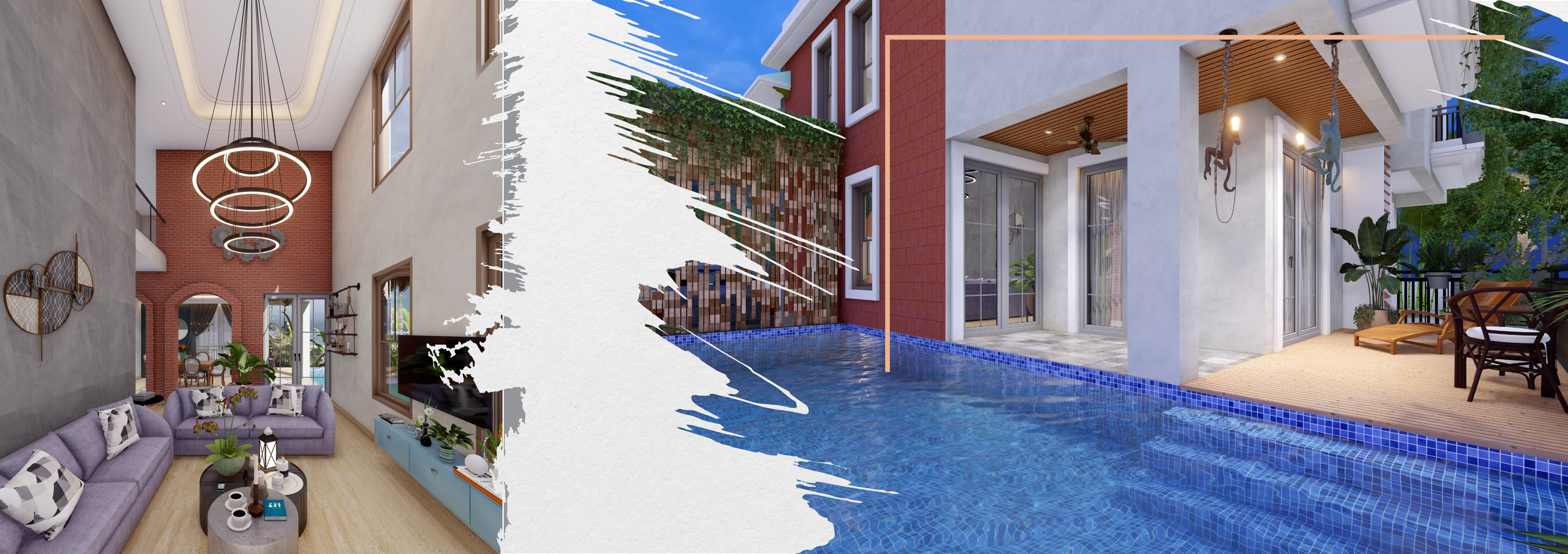

FORTUNE ELYSIUM











MASTER LAYOUT









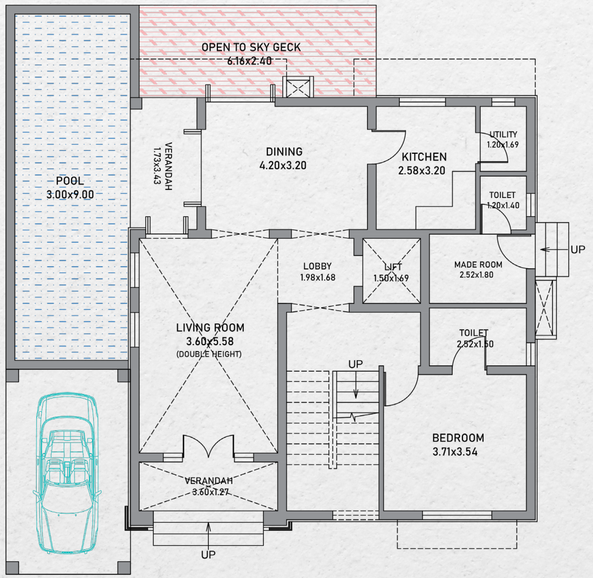
VILLA PLANS

VILLA PLAN A


GROUND FLOOR
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


FIRST FLOOR
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

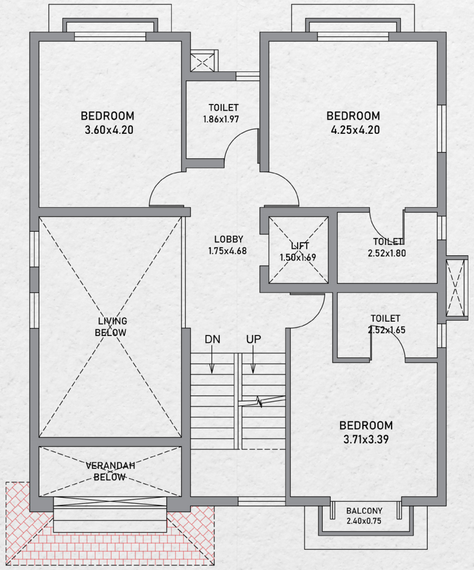

SECOND FLOOR
VILLA A
1 .LOBBY -1.75M X 3.45M
2 .BED ROOM -3.60M X 5.16M
3 .SEATING -2.52M X 2.95M
4 .TOILET -3.71M X 2.28M
5 .WIC -2.40M X 3.20M
6 .BALCONY
7 .TERRACE
DEEPIKA
ARCHITECTS & ENGINEERS
PH: 9446439389



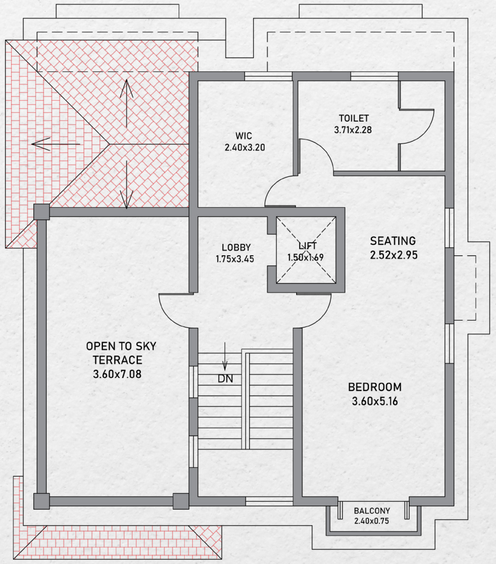
VILLA-A GROUND FLOOR PLAN

SUPER BUILT UP AREA : 385.36 Sqm





VILLA-A FIRST FLOOR PLAN



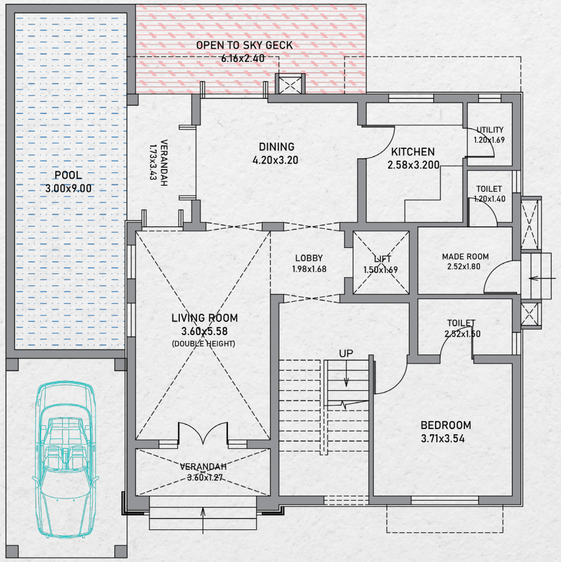
VILLA-A SECOND FLOOR PLAN

VILLA PLAN B


GROUND FLOOR
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


FIRST FLOOR
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

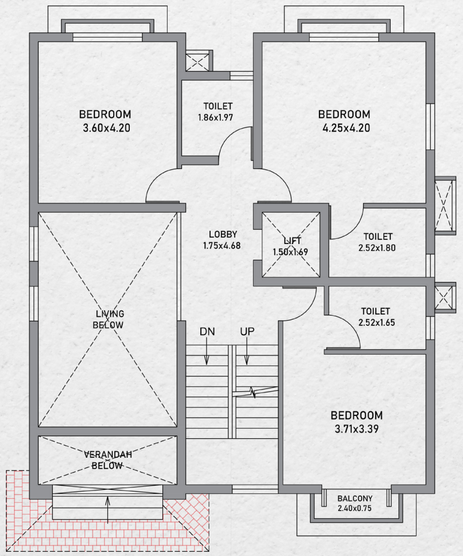

SECOND FLOOR
VILLA B
1 .LOBBY -1.75M X 3.45M
2 .BED ROOM -3.60M X 5.16M
3 .SEATING -2.52M X 2.95M
4 .TOILET -3.71M X 2.28M
5 .WIC -2.40M X 3.20M
6 .BALCONY
7 .TERRACE
DEEPIKA
ARCHITECTS &ENGINEERS
PH: 9446435389



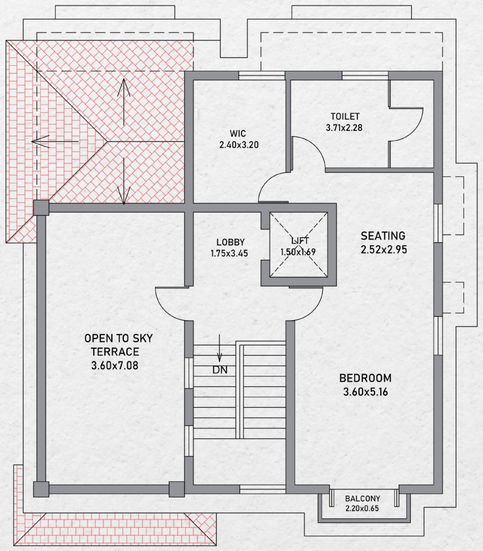
VILLA-B GROUND FLOOR PLAN

SUPER BUILT UP AREA : 385.36 Sqm





VILLA-B FIRST FLOOR PLAN



VILLA-B SECOND FLOOR PLAN

VILLA PLAN 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



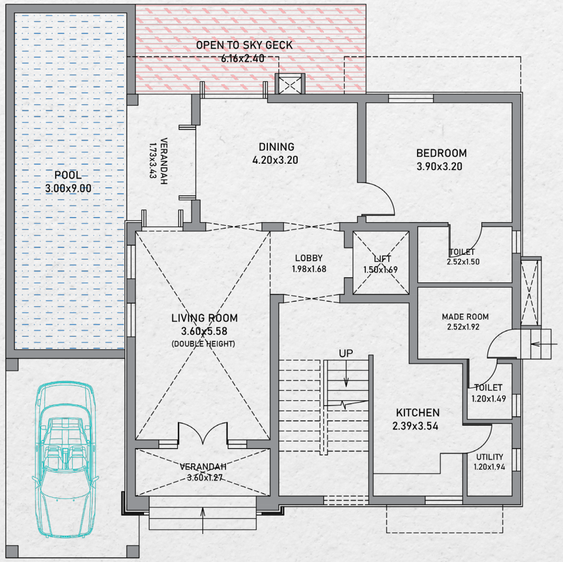
VILLA C

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	



VILLA C

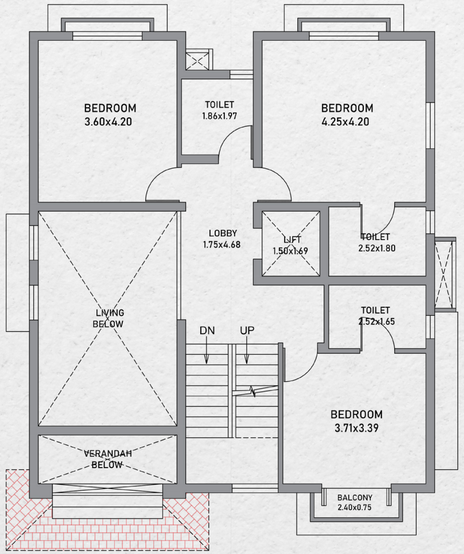
1 .LOBBY	-1.75M X 3.45M
2 .BED ROOM	-3.60M X 5.16M
3 .SEATING	-2.52M X 2.95M
4 .TOILET	-3.71M X 2.28M
5 .WIC	-2.40M X 3.20M
6 .BALCONY	
7 .TERRACE	



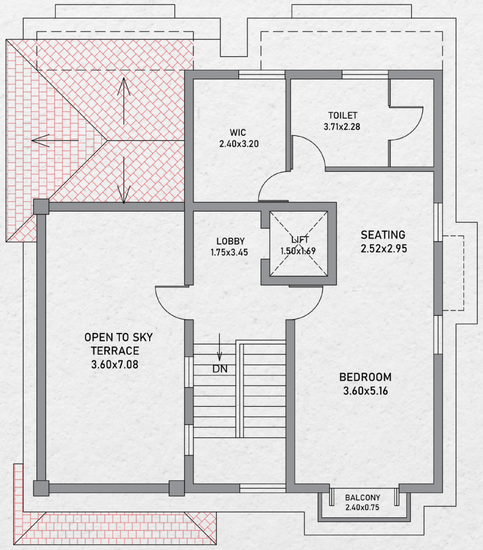
VILLA-C GROUND FLOOR PLAN

SUPER BUILT UP AREA : 385.36 Sqm





VILLA-C FIRST FLOOR PLAN



VILLA-C SECOND FLOOR PLAN

VILLA PLAN D



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



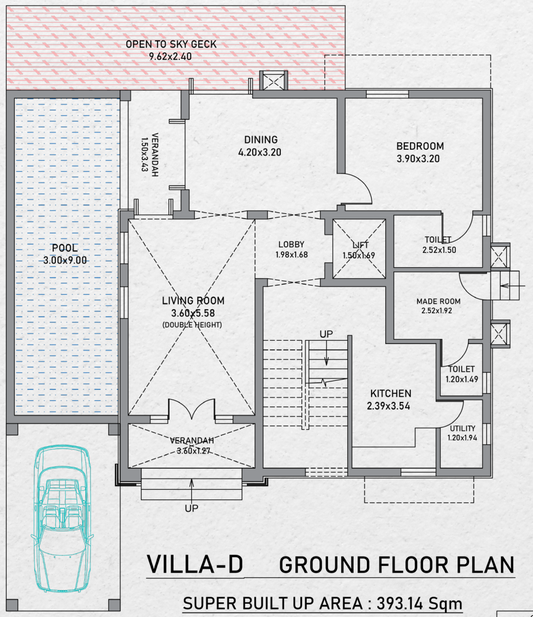
VILLA **D**

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	



VILLA **D**

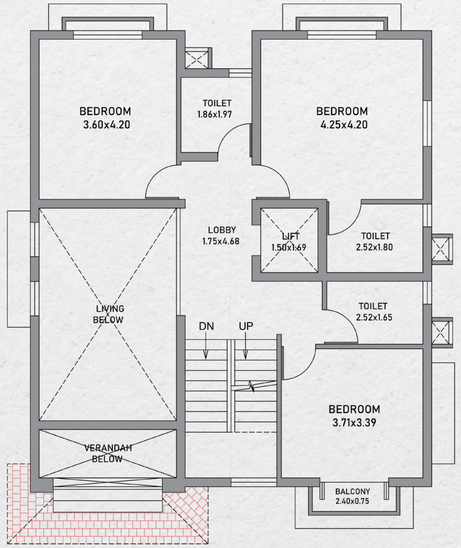
1 .LOBBY	-1.75M X 3.45M
2 .BED ROOM	-3.60M X 5.16M
3 .SEATING	-2.52M X 2.95M
4 .TOILET	-3.71M X 2.28M
5 .WIC	-2.40M X 3.20M
6 .BALCONY	
7 .TERRACE	



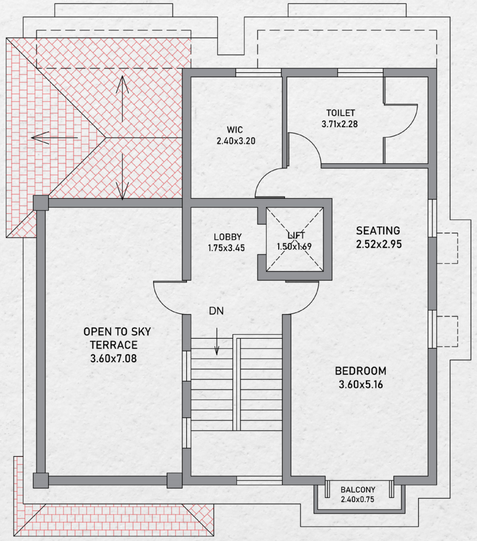
VILLA-D GROUND FLOOR PLAN

SUPER BUILT UP AREA : 393.14 Sqm





VILLA-D FIRST FLOOR PLAN



VILLA-D SECOND FLOOR PLAN

VILLA PLAN E



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



FIRST FLOOR

VILLA **E**

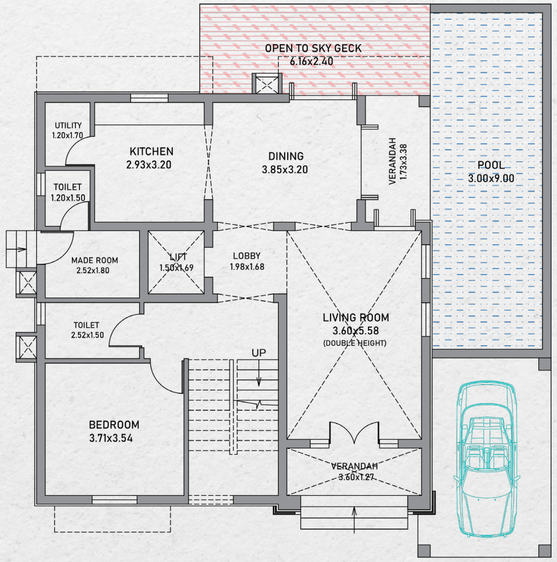
1 .LOBBY	-1.75M X 4.68M
2 .BED ROOM	-3.71M X 3.39M
3 .BALCONY	-2.40M X 0.75M
4 .TOILET	-2.52M X 1.65M
5 .TOILET	-2.52M X 1.80M
6 .BED ROOM	-4.25M X 4.20M
7 .TOILET	-1.86M X 1.97M
8 .BED ROOM	-3.60M X 4.20M
9 .VOID	-3.60M X 5.58M
10. LIFT	



SECOND FLOOR

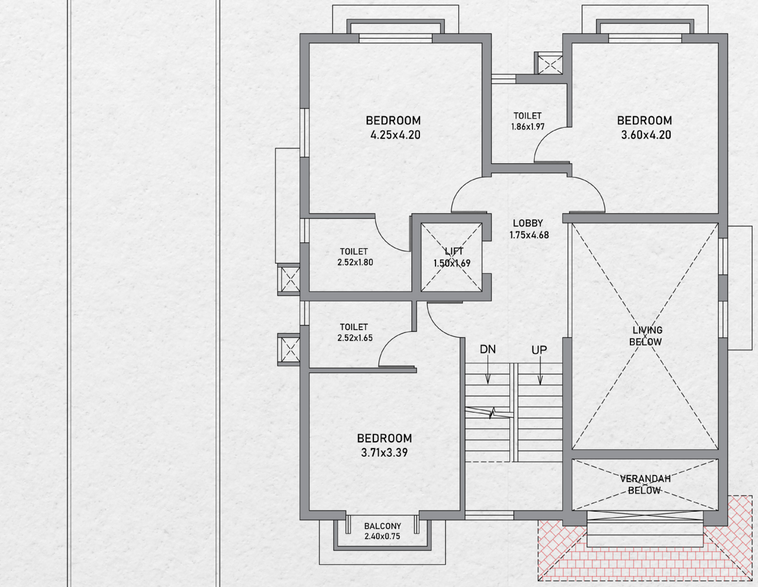
VILLA **E**

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	

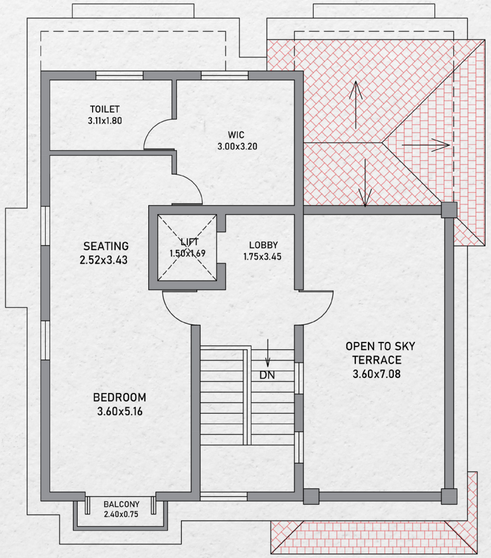


VILLA-E GROUND FLOOR PLAN

SUPER BUILT UP AREA : 384.52 Sqm



VILLA-E FIRST FLOOR PLAN



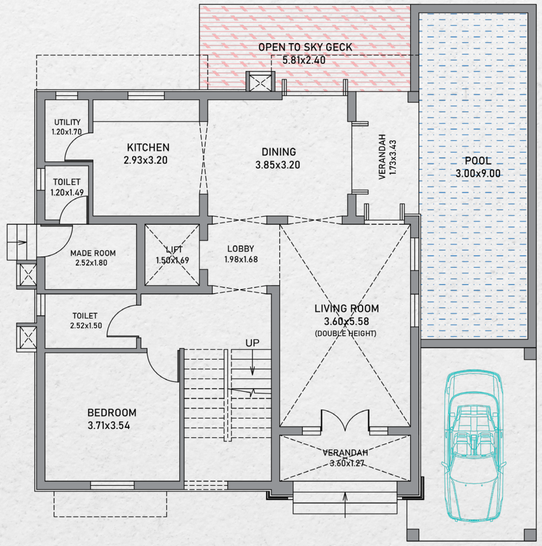
VILLA-E SECOND FLOOR PLAN

VILLA PLAN F


GROUND FLOOR
VILLA F
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


FIRST FLOOR
VILLA F
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

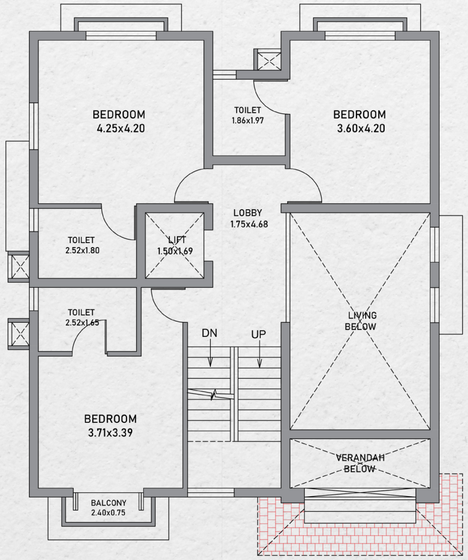

SECOND FLOOR
VILLA F
1 .LOBBY -1.75M X 3.45M
2 .BED ROOM -3.60M X 5.16M
3 .SEATING -2.52M X 2.95M
4 .TOILET -3.71M X 2.28M
5 .WIC -2.40M X 3.20M
6 .BALCONY
7 .TERRACE



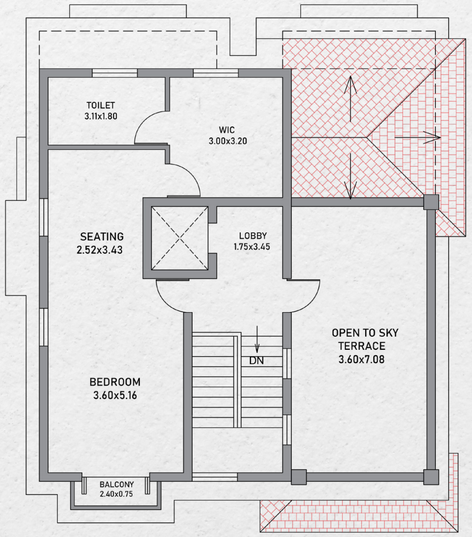
VILLA-F GROUND FLOOR PLAN

SUPER BUILT UP AREA : 384.52 Sqm





VILLA-F FIRST FLOOR PLAN



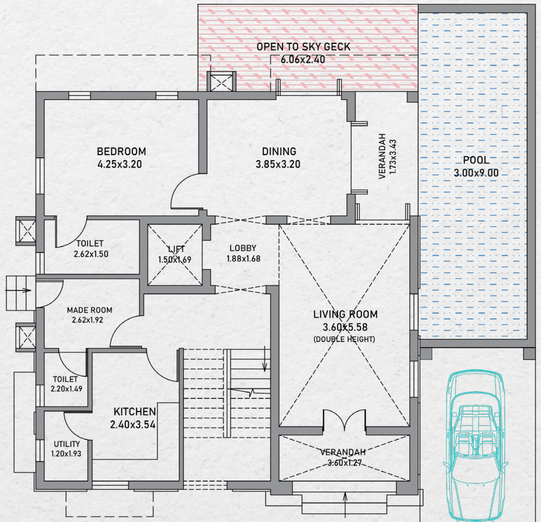
VILLA-F SECOND FLOOR PLAN

VILLA PLAN 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


FIRST FLOOR
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

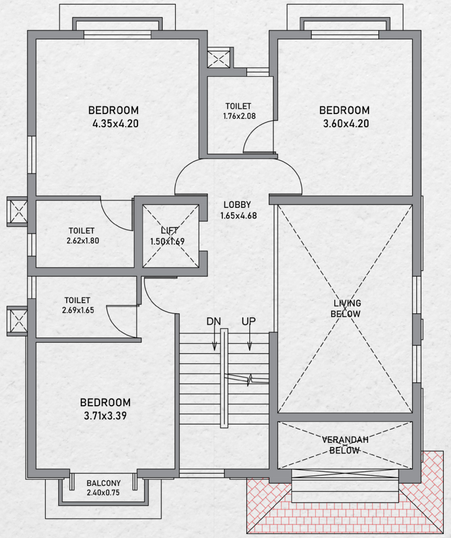

SECOND FLOOR
VILLA G
1 .LOBBY -1.65M X 3.42M
2 .SEATING -3.60M X 4.04M
3 .BALCONY -0.75M X 2.40M
4 .PASSAGE -3.60M X 1.00M
5 .BEDROOM -7.85M X 3.20M
6 .TOILET -2.09M X 3.20M
7 .TERRACE



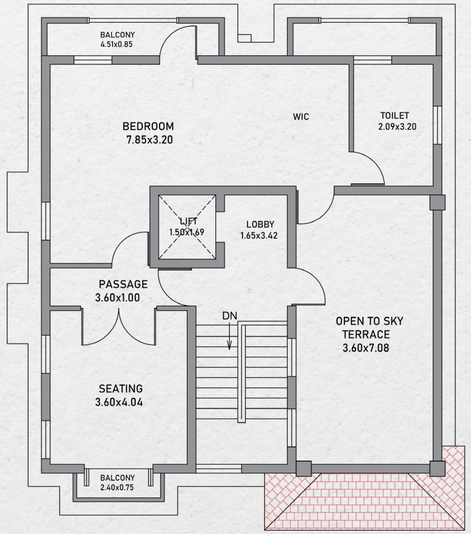
VILLA-G GROUND FLOOR PLAN

SUPER BUILT UP AREA : 398.69 Sqm





VILLA-G FIRST FLOOR PLAN



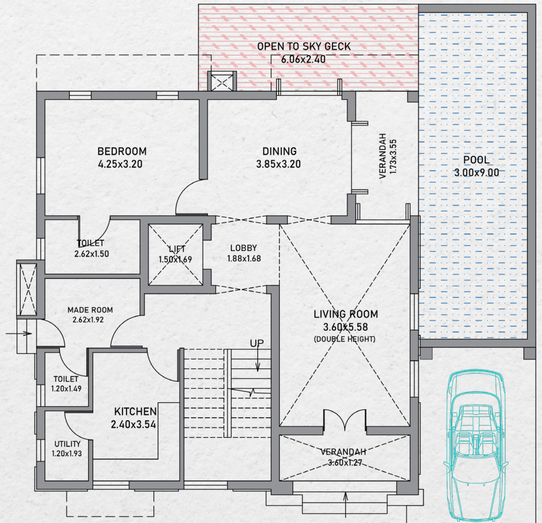
VILLA-G SECOND FLOOR PLAN

VILLA PLAN 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


FIRST FLOOR
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


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



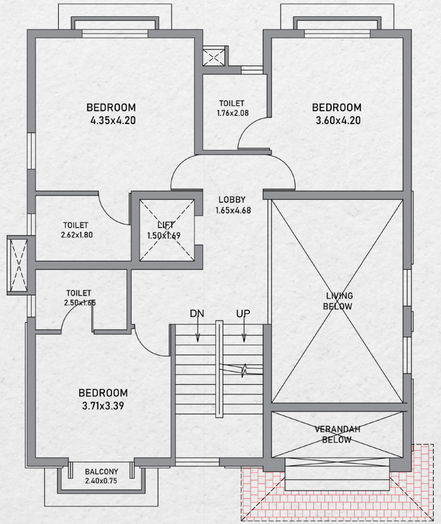
VILLA-H GROUND FLOOR PLAN

SUPER BUILT UP AREA : 398.69 Sqm

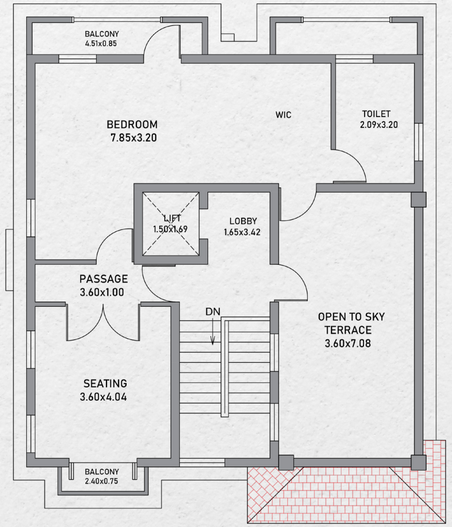
VILLA-H(Villa No.08) : SOUTH FACING

VILLA-H(Villa No.14) : EAST FACING



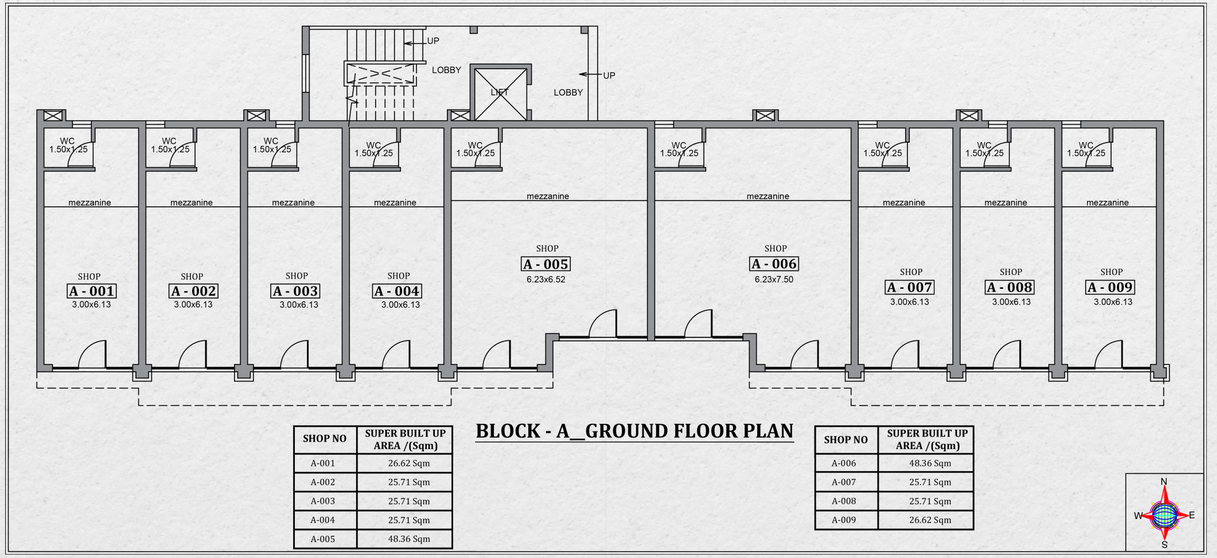


VILLA-H FIRST FLOOR PLAN



VILLA-H SECOND FLOOR PLAN

COMMERCIAL SPACES PLAN - GROUND FLOOR

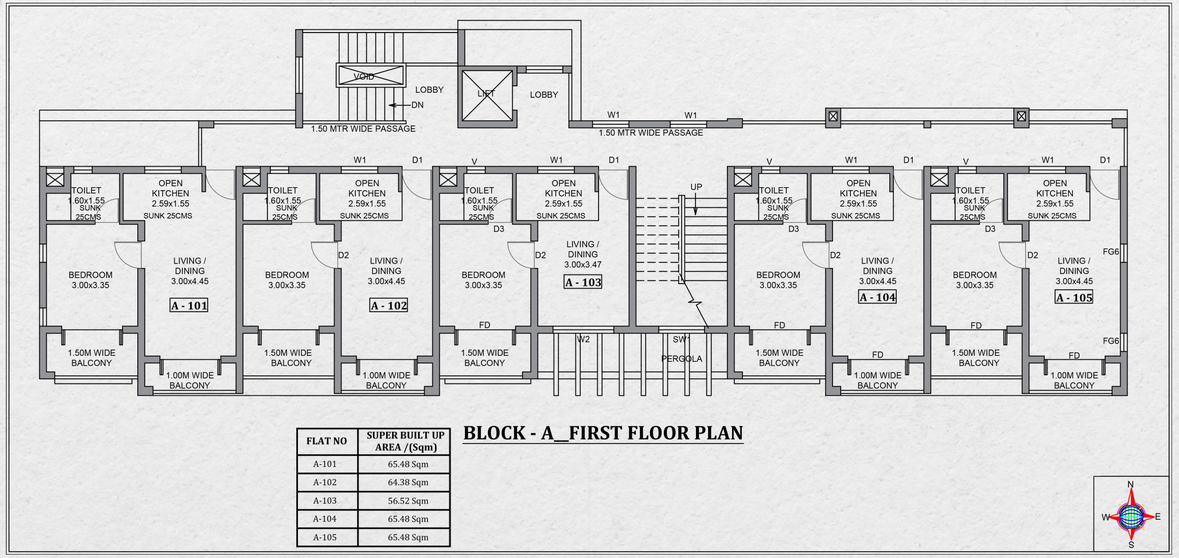


BLOCK - A_GROUND FLOOR PLAN

SHOP NO	SUPER BUILT UP AREA /(Sqm)
A-001	26.62 Sqm
A-002	25.71 Sqm
A-003	25.71 Sqm
A-004	25.71 Sqm
A-005	48.36 Sqm

SHOP NO	SUPER BUILT UP AREA /(Sqm)
A-006	48.36 Sqm
A-007	25.71 Sqm
A-008	25.71 Sqm
A-009	26.62 Sqm

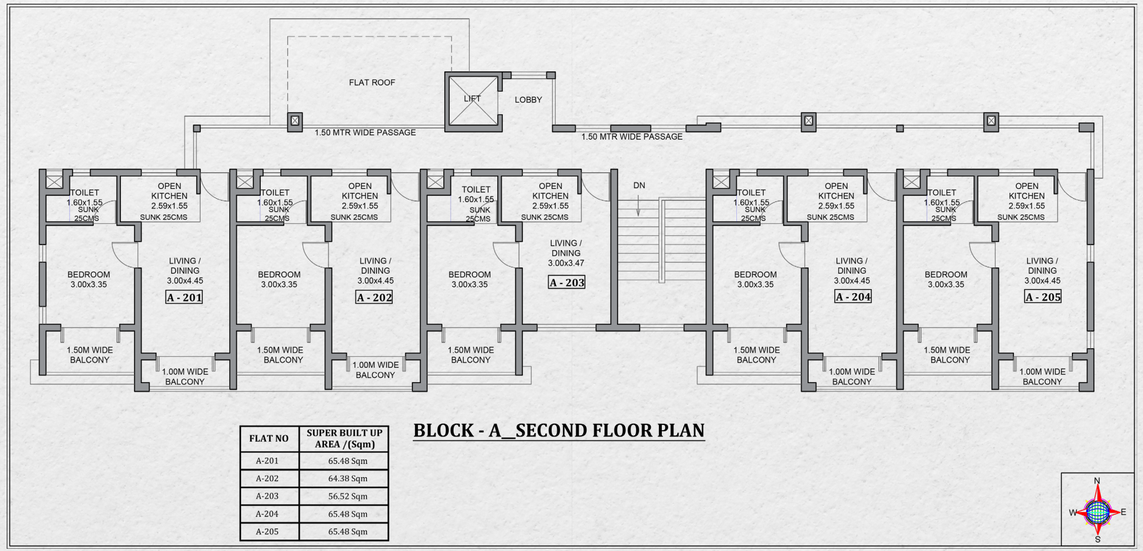
STUDIO APARTMENTS PLAN - FIRST FLOOR



FLAT NO	SUPER BUILT UP AREA /(Sqm)
A-101	65.48 Sqm
A-102	64.38 Sqm
A-103	56.52 Sqm
A-104	65.48 Sqm
A-105	65.48 Sqm

BLOCK - A__FIRST FLOOR PLAN

STUDIO APARTMENTS PLAN - SECOND FLOOR



FLAT NO	SUPER BUILT UP AREA /(Sqm)
A-201	65.48 Sqm
A-202	64.38 Sqm
A-203	56.52 Sqm
A-204	65.48 Sqm
A-205	65.48 Sqm

BLOCK - A_SECOND FLOOR PLAN

ELYSIUM





SPECIFICATIONS

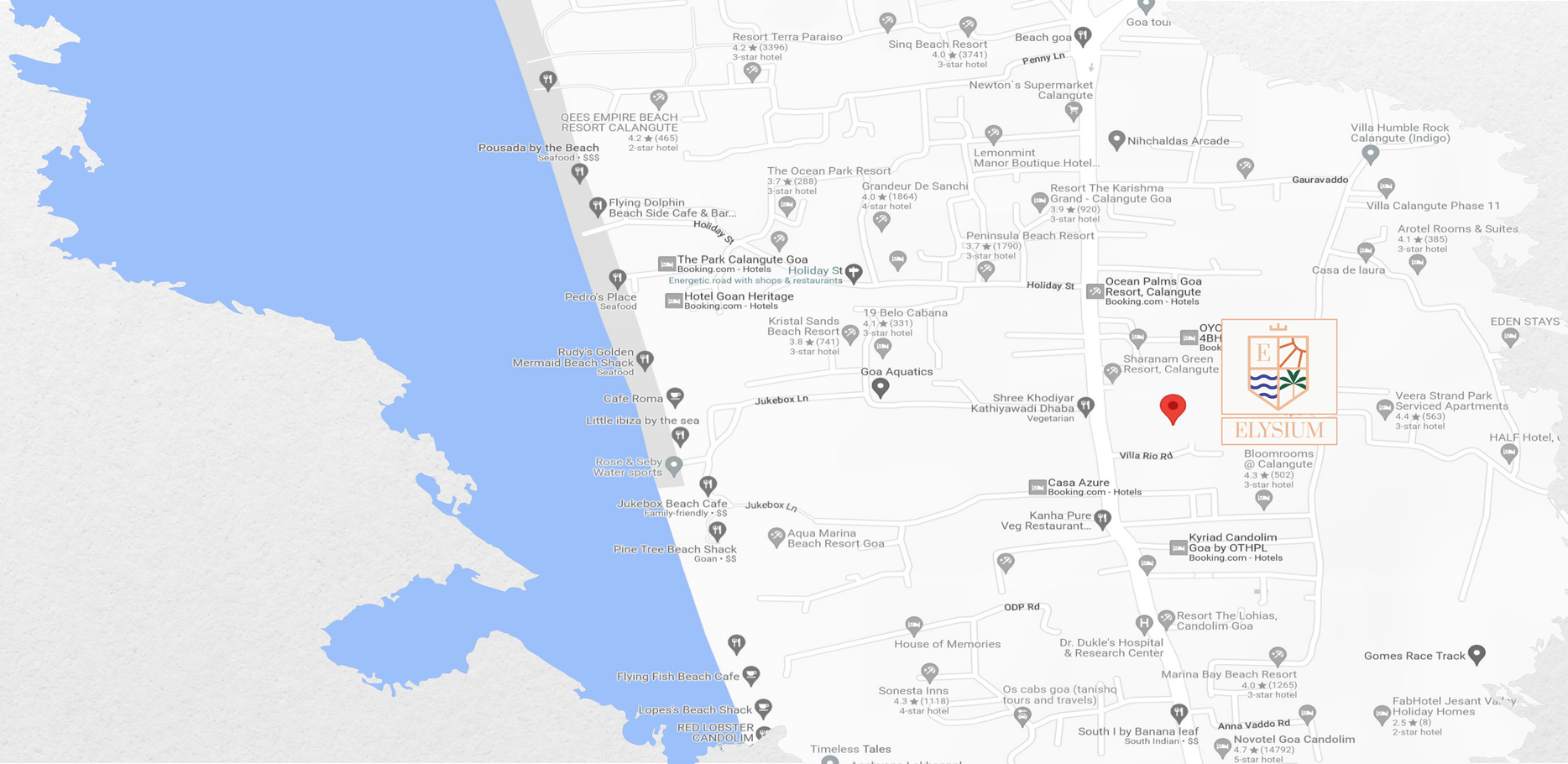
- Granite/Marble wash basin countersapproved layout
- Main door in solid, first class Burma teakwood, Internal doors in Veneer finished with melamine with good quality hardware
- External paint in texture with Apex Ultima/textured paint
- Windows in UPVC/Anodised aluminium/Teakwood with good
- Internal paint in Royale or equivalent
- Drip irrigation system for plants
- Landscaping
- Cobblestone/ Pavers for driveway
- Complete landscaping around the community
- Quality fittings and with mosquitos screen shutters



AMENITIES

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

LOCATION


Resort Terra Paraiso
4.2 ★ (3396)
3-star hotel
Sinq Beach Resort
4.0 ★ (3741)
3-star hotel
Beach goa
Penny Ln
Newton`s Supermarket Calangute
QEES EMPIRE BEACH RESORT CALANGUTE
4.2 ★ (465)
2-star hotel
Pousada by the Beach
Seafood • $$$
Lemonmint Manor Boutique Hotel...
Nihchaldas Arcade
Villa Humble Rock Calangute (Indigo)
The Ocean Park Resort
3.7 ★ (288)
3-star hotel
Grandeur De Sanchi
4.0 ★ (1864)
4-star hotel
Resort The Karishma Grand - Calangute Goa
3.9 ★ (920)
3-star hotel
Gauravaddo
Villa Calangute Phase 11
Flying Dolphin Beach Side Cafe & Bar...
Holiday St
Peninsula Beach Resort
3.7 ★ (1790)
3-star hotel
Arotel Rooms & Suites
4.1 ★ (385)
3-star hotel
Casa de laura
The Park Calangute Goa
Booking.com - Hotels
Holiday St
Energetic road with shops & restaurants
Pedro's Place
Seafood
Hotel Goan Heritage
Booking.com - Hotels
Holiday St
Ocean Palms Goa Resort, Calangute
Booking.com - Hotels
19 Belo Cabana
4.1 ★ (331)
3-star hotel
Kristal Sands Beach Resort
3.8 ★ (741)
3-star hotel
EDEN STAYS
Rudy's Golden Mermaid Beach Shack
Seafood
Goa Aquatics
Sharanam Green Resort, Calangute
Cafe Roma
Jukebox Ln
Shree Khodiyar Kathiyawadi Dhaba
Vegetarian
Little ibiza by the sea
Veera Strand Park Serviced Apartments
4.4 ★ (563)
3-star hotel
ELYSIUM
Rose & Seby Water sports
Villa Rio Rd
Bloomrooms @ Calangute
4.3 ★ (502)
3-star hotel
Casa Azure
Booking.com - Hotels
Jukebox Beach Cafe
Family-friendly • $$
Jukebox Ln
Kanha Pure Veg Restaurant...
Pine Tree Beach Shack
Goan • $$
Aqua Marina Beach Resort Goa
Kyriad Candolim Goa by OTHPL
Booking.com - Hotels
ODP Rd
Resort The Lohias, Candolim Goa
House of Memories
Dr. Dukle's Hospital & Research Center
Gomes Race Track
Flying Fish Beach Cafe
Marina Bay Beach Resort
4.0 ★ (1265)
3-star hotel
Sonesta Inns
4.3 ★ (1118)
4-star hotel
Os cabs goa (tanishq tours and travels)
Lopes's Beach Shack
RED LOBSTER CANDOLIM
Anna Vaddo Rd
South I by Banana leaf
South Indian • $$
Novotel Goa Candolim
4.7 ★ (14792)
5-star hotel
FabHotel Jesant Valley Holiday Homes
2.5 ★ (8)
2-star hotel
Timeless Tales



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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