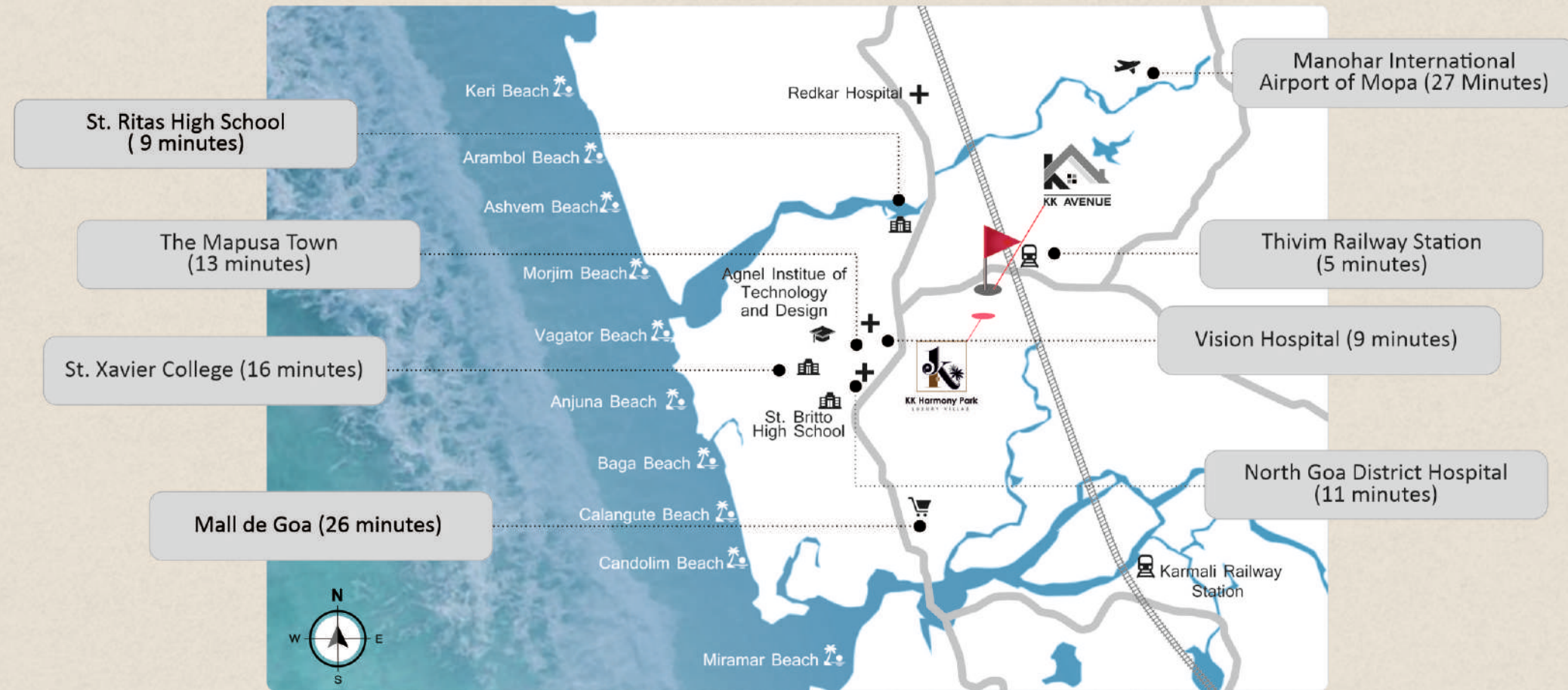




📞 9730698070 / 9730178070 | ✉ sales@kkgroup.in.net



📍 : OFFICE :

Office No. 4, H.no., 5/84/A63,
6th Floor, Mapusa Height,
Near Mapusa Court, District Hospital Road,
Mapusa, Bardez, Goa. 403507

📍 : SITE :

Site Address- S.no. 280/2 & 280/2-A,
Behind Thivim Panchayat ,
Thivim , Bardez,
North-Goa , 403502



RERA NO. PRGO04231958 / PRGO03231940 🌐 www.kkgroup.in.net

DISCLAIMER: The depictions made in this presentation are the artist's impression and are subject to change. Developer reserves the right to make changes to the scheme or any detail for project improvement. The furnishings shown in interior images are not part of the offerings. Changes in government rules and regulations will be bound to all who purchase in the project. This brochure is only for advertisement and shall not be considered as part of a legal document.



KK AVENUE

“Life Just Got Better”

1 BHK & 2 BHK Apartment
Thivim, Goa



"Elevate your living experience with us."

Welcome to our apartment project, where luxury living meets modern convenience. Our apartments are designed to offer you the perfect combination of comfort, style, and functionality. Come experience the ultimate in modern living at our apartment project. With our range of amenities and unbeatable location, you'll find everything you need to live your best life.

Located at serene and green locality, our apartment offers amenities include swimming pool, children's play area, club house, gym and a multi-purpose hall. KK Avenue is well connected to major tourist spots in North Goa by road. Also close to Thivim railway station and Mopa airport which makes this your perfect choice for your dream home in Goa.



Your home, your sanctuary.



"Experience a life of luxury with our world-class amenities!"



Reconnect with nature



Rediscover yourself

PROJECT FEATURES



Swimming Pool



Security



Gym



Lift



Children Play Area



Garden



Club House



Community Hall



Stilt & Open Parking



24 Hours Surveillance



SPECIFICATIONS

Wall treatment:

- Cement plaster for internal walls finished with Washable emulsion.

Flooring:

- Vitrified flooring in entire apartment.
- Anti-skid tiles in balconies and toilets.

Kitchen:

- Granite platform with stainless steel sink.
- Provision for water purifier.
- Utility balcony provided with washing machine outlet.

Doors & windows:

- **Main door** : laminate finished flush doors with Hard wood frame.
- **Internal door** : laminated finished moulded doors With hard wood frame, aluminium sliding doors for balconies.

Toilets:

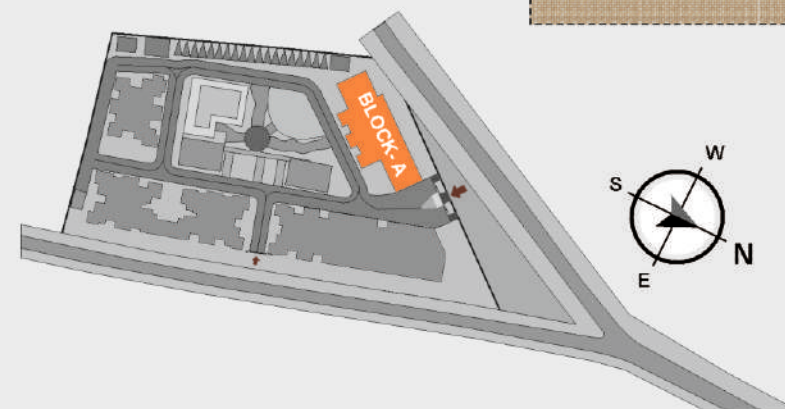
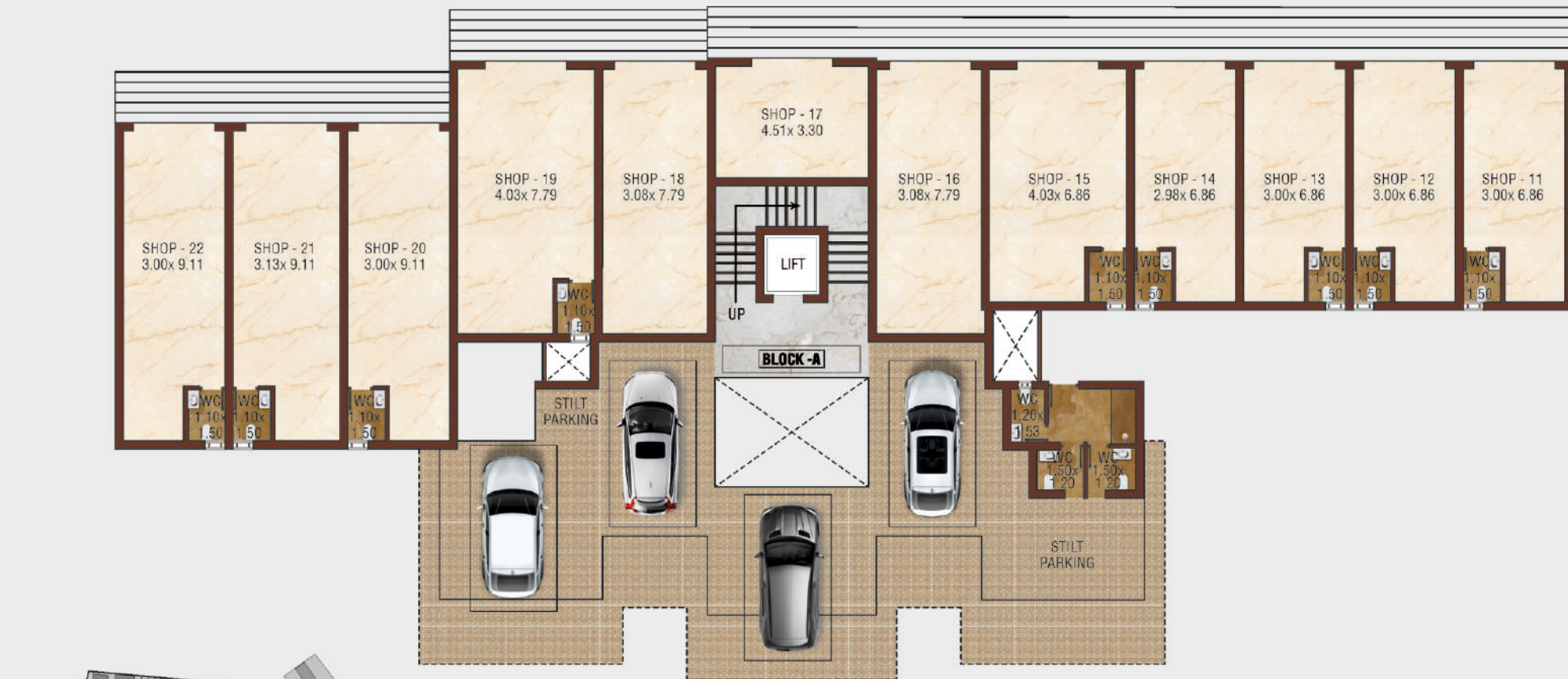
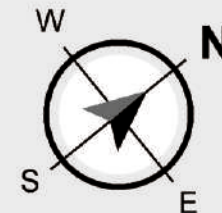
- Concealed plumbing with premium quality.
- C.p. Fitting.
- Single lever bathroom fixtures.
- Wall mounted w.c.
- Geyser point in all bathroom.

Electrification:

- Concealed copper wiring with circuit breakers.
- Cable television and telephone points.
- Air conditioner points in all rooms.



BLOCK - A STILT FLOOR PLAN



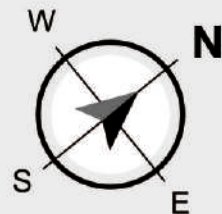
AREA CALCULATION

BLOCK A- STILT FLOOR												
TYPE	SHOP - 11	SHOP - 12	SHOP - 13	SHOP - 14	SHOP - 15	SHOP - 16	SHOP - 17	SHOP - 18	SHOP - 19	SHOP - 20	SHOP - 21	SHOP - 22
CARPET AREA (insq. mts)	20.58	20.58	20.58	20.48	27.65	24.11	14.88	24.03	31.39	27.30	28.54	27.33
Mezzanine Floor	6.84	6.84	6.84	6.81	9.19	8.02	4.96	8.02	10.48	9.09	9.51	9.09
SUBA (insq. mts)	28.81	28.81	28.81	28.67	38.71	33.75	20.83	33.64	43.95	38.22	39.96	38.26

ALL DIMENSIONS ARE IN METERS



BLOCK - A UPPER GROUND FLOOR PLAN



AREA CALCULATION

BLOCK A- UPPER GROUND FLOOR

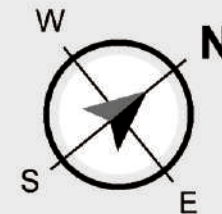
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
A - 001	1 BHK	69.05	77.82	NA
A - 002	1 BHK	69.05	77.82	NA

NA - NOT APPLICABLE

ALL DIMENSIONS ARE IN METERS



BLOCK - A FIRST & SECOND FLOOR PLAN



AREA CALCULATION

BLOCK A- FIRST FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
A - 101	1 BHK	68.62	77.33	NA
A - 102	2 BHK	98.06	110.51	92.55
A - 103	2 BHK	98.06	110.51	74.68
A - 104	1 BHK	68.62	77.33	NA

BLOCK A- SECOND FLOOR

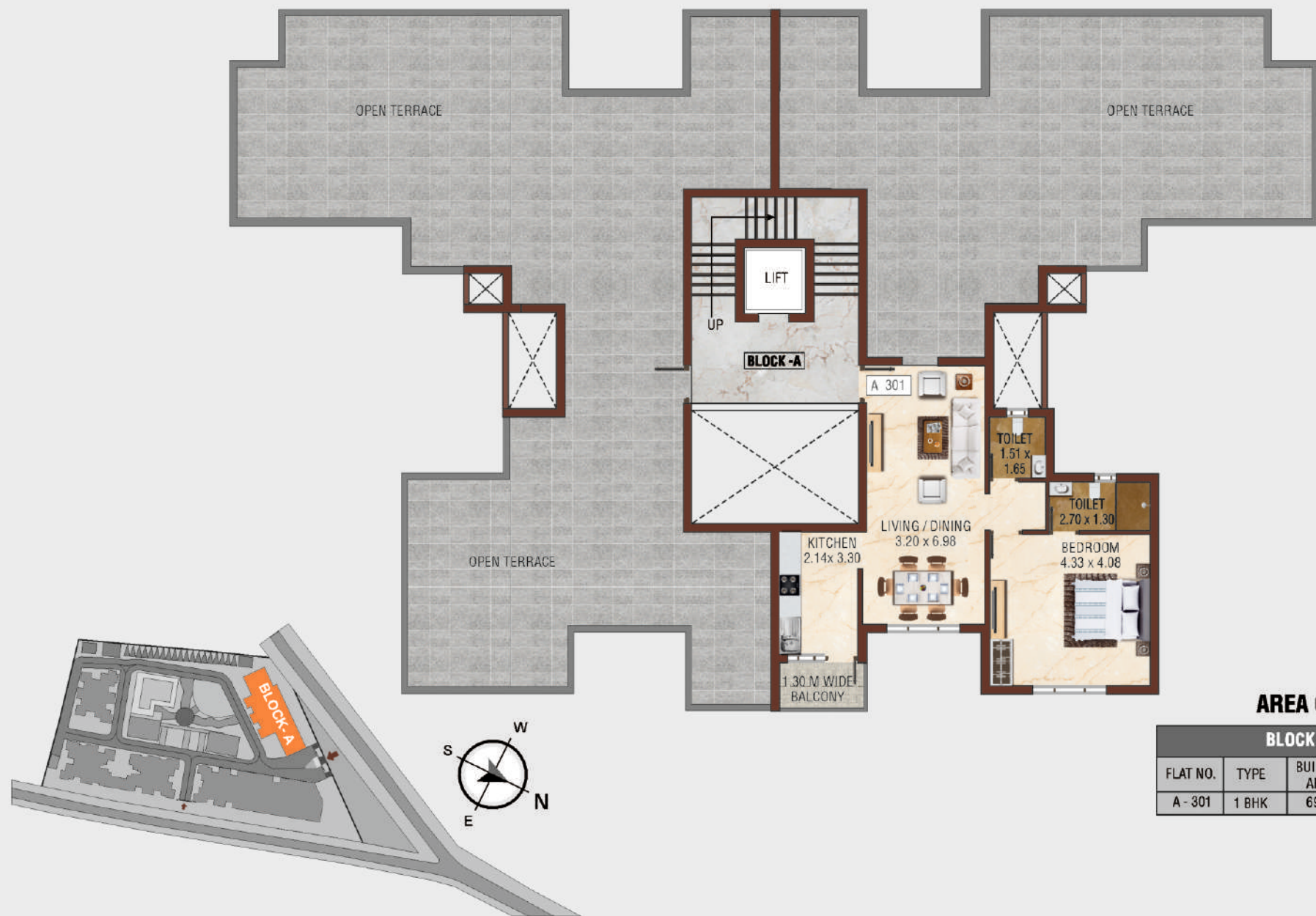
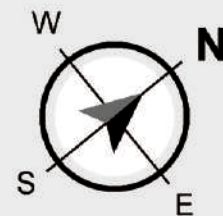
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
A - 201	1 BHK	68.62	77.33	NA
A - 202	2 BHK	98.06	110.51	NA
A - 203	2 BHK	98.06	110.51	NA
A - 204	1 BHK	68.62	77.33	NA

NA - NOT APPLICABLE

ALL DIMENSIONS ARE IN METERS



BLOCK - A THIRD FLOOR PLAN



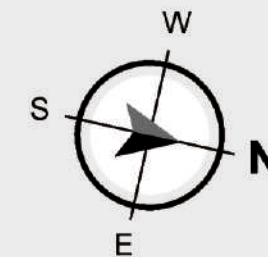
AREA CALCULATION

BLOCK A- THIRD FLOOR				
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
A - 301	1 BHK	69.64	78.48	94.48

ALL DIMENSIONS ARE IN METERS



BLOCK - B & C STILT FLOOR PLAN



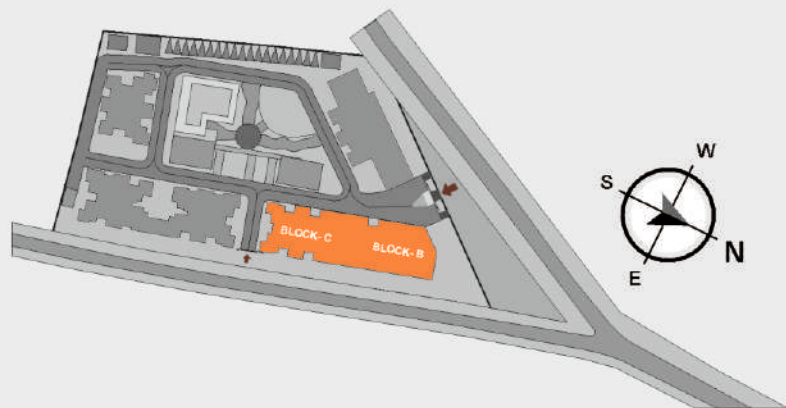
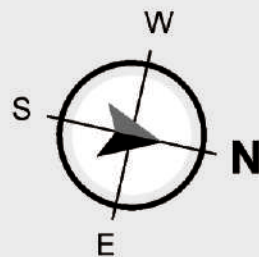
AREA CALCULATION BLOCK B - STILT FLOOR

TYPE	SHOP - 01	SHOP - 02	SHOP - 03	SHOP - 04	SHOP - 05	SHOP - 06	SHOP - 07	SHOP - 08	SHOP - 09	SHOP - 10
CARPET AREA (insq. mts)	22.75	27.70	21.83	18.71	32.49	27.52	25.23	17.97	28.84	29.39
Mezzanine Floor	7.56	9.20	7.25	6.31	10.98	9.72	8.39	5.98	9.44	9.45
SUBA (insq. mts)	31.85	38.78	30.56	26.19	45.49	38.53	35.32	25.16	40.38	41.15

ALL DIMENSIONS ARE IN METERS



BLOCK - B & C UPPER GROUND FLOOR PLAN



AREA CALCULATION

BLOCK C - UPPER GROUND FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
C - 001	2 BHK	86.60	97.60
C - 002	2 BHK	86.60	97.60
C - 003	2 BHK	90.45	101.94
C - 004	2 BHK	90.45	101.94

AREA CALCULATION

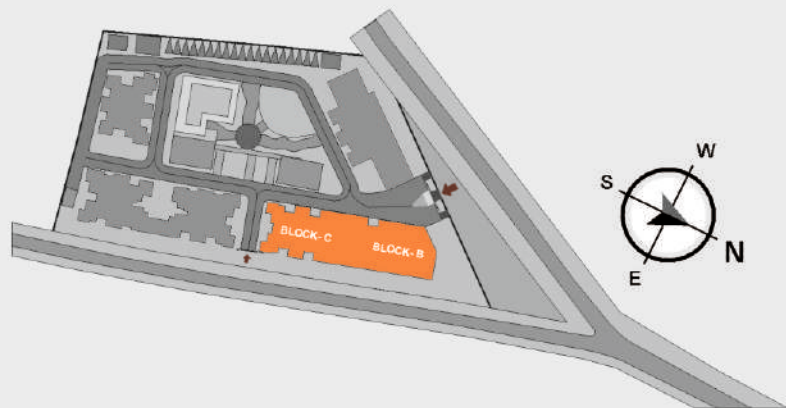
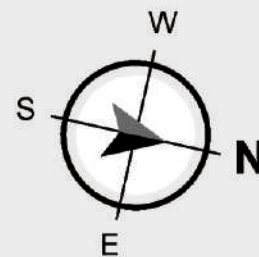
BLOCK B - UPPER GROUND FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
B - 001	2 BHK	91.03	102.59

ALL DIMENSIONS ARE IN METERS



BLOCK - B & C FIRST & SECOND FLOOR PLAN



AREA CALCULATION

BLOCK C - FIRST & SECOND FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
C - 101,201	2 BHK	86.60	97.60
C - 102,202	2 BHK	86.60	97.60
C - 103,203	2 BHK	90.45	101.94
C - 104,204	2 BHK	90.45	101.94

AREA CALCULATION

BLOCK B - FIRST FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
B - 101	2 BHK	90.45	101.94	NA
B - 102	2 BHK	90.45	101.94	NA
B - 103	2 BHK	84.83	95.60	39.75
B - 104	2 BHK	84.83	95.60	50.38

NA - NOT APPLICABLE

AREA CALCULATION

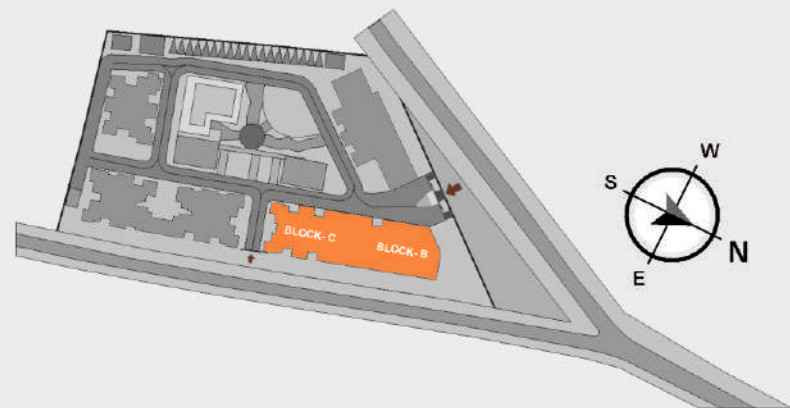
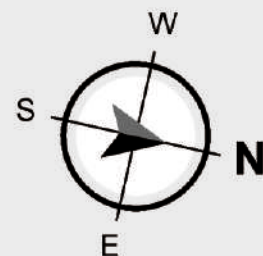
BLOCK B - SECOND FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
B - 201	2 BHK	90.45	101.94
B - 202	2 BHK	90.45	101.94
B - 203	2 BHK	84.83	95.60
B - 204	2 BHK	84.83	95.60

ALL DIMENSIONS ARE IN METERS



BLOCK - B & C THIRD FLOOR PLAN



AREA CALCULATION

BLOCK C- THIRD FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
C - 301	2 BHK	86.60	97.60
C - 302	2 BHK	86.60	97.60
C - 303	2 BHK	90.45	101.94
C - 304	2 BHK	90.45	101.94

AREA CALCULATION

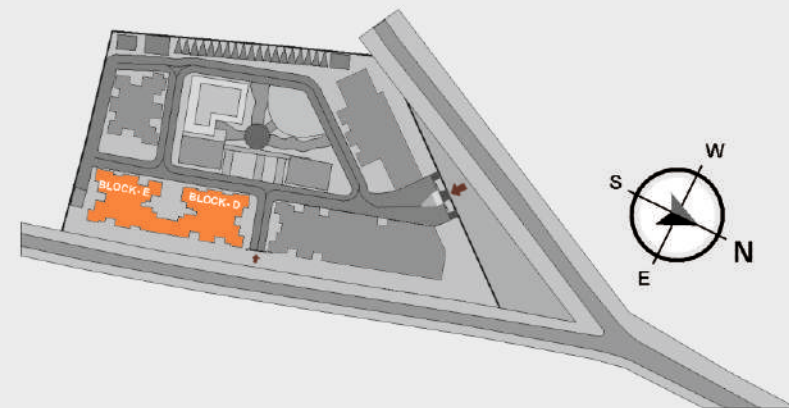
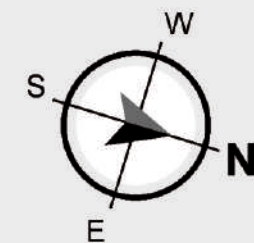
BLOCK B- THIRD FLOOR

FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	OPEN TERRACE AREA
B - 301	2 BHK	91.03	102.59	88.05

ALL DIMENSIONS ARE IN METERS



BLOCK - D & E STILT FLOOR PLAN

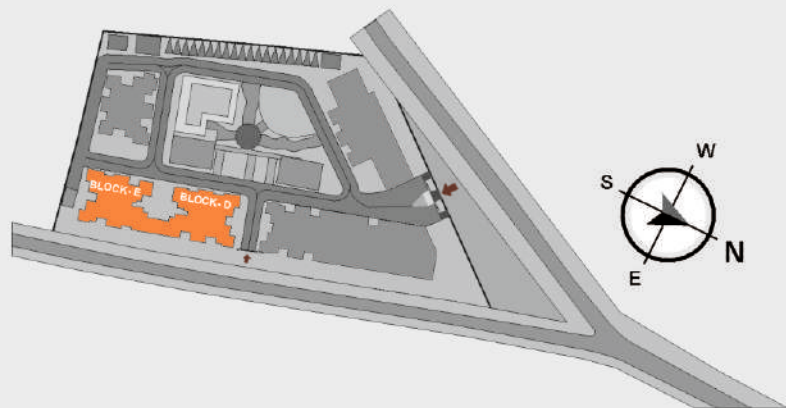
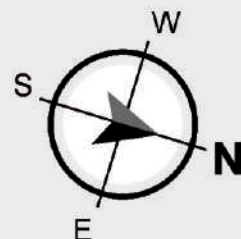


ALL DIMENSIONS ARE IN METERS



BLOCK - D & E

UPPER GROUND, FIRST, SECOND, THIRD FLOOR PLAN



AREA CALCULATION

BLOCK E - UPPER GROUND, FIRST, SECOND, THIRD FLOOR			
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
E - 001,101, 201, 301	2 BHK	85.42	94.39
E - 002,102, 202, 302	2 BHK	85.42	94.39
E - 003,103, 203, 303	1 BHK	64.56	71.34
E - 004,104, 204, 304	2 BHK	90.45	99.95

AREA CALCULATION

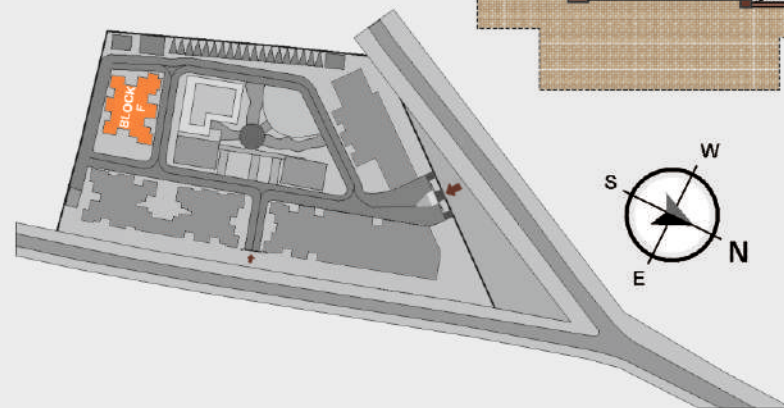
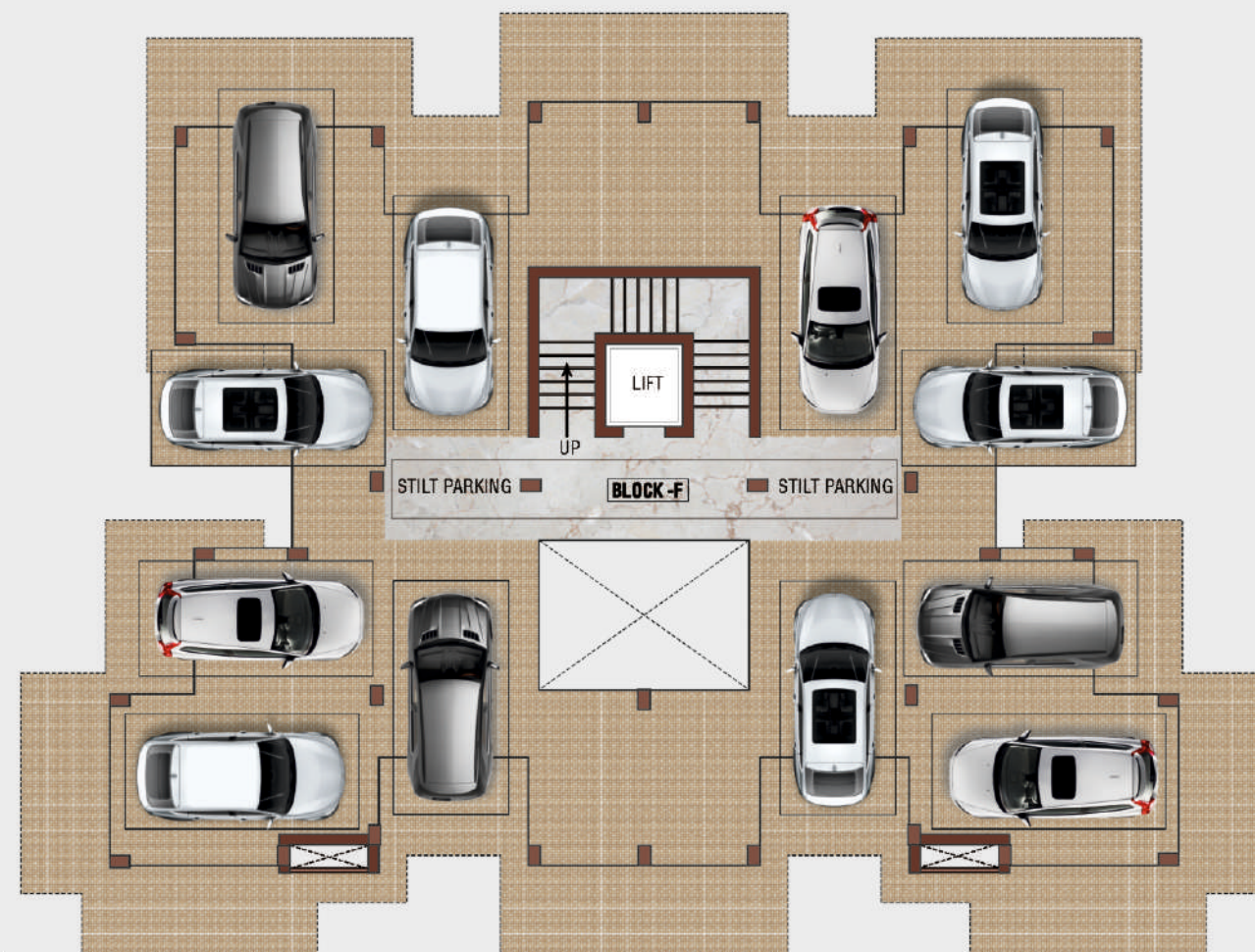
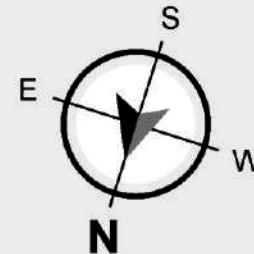
BLOCK D - UPPER GROUND, FIRST, SECOND, THIRD FLOOR			
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA
D - 001,101, 201, 301	2 BHK	90.45	99.95
D - 002,102, 202, 302	1 BHK	64.56	71.34
D - 003,103, 203, 303	2 BHK	85.42	94.39
D - 004,104, 204, 304	2 BHK	85.42	94.39

ALL DIMENSIONS ARE IN METERS



BLOCK - F

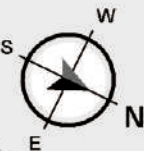
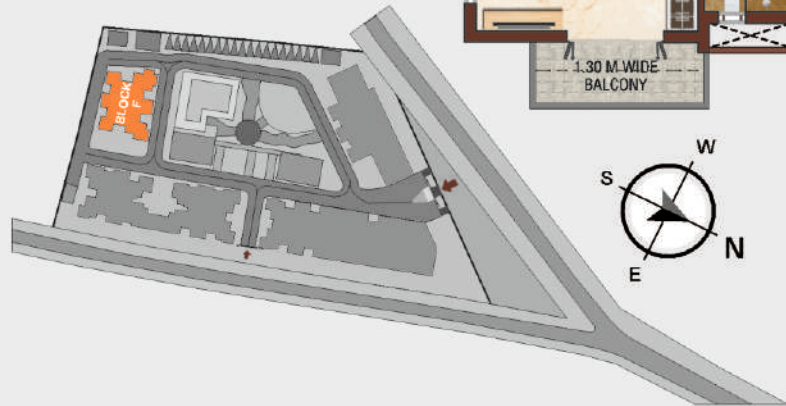
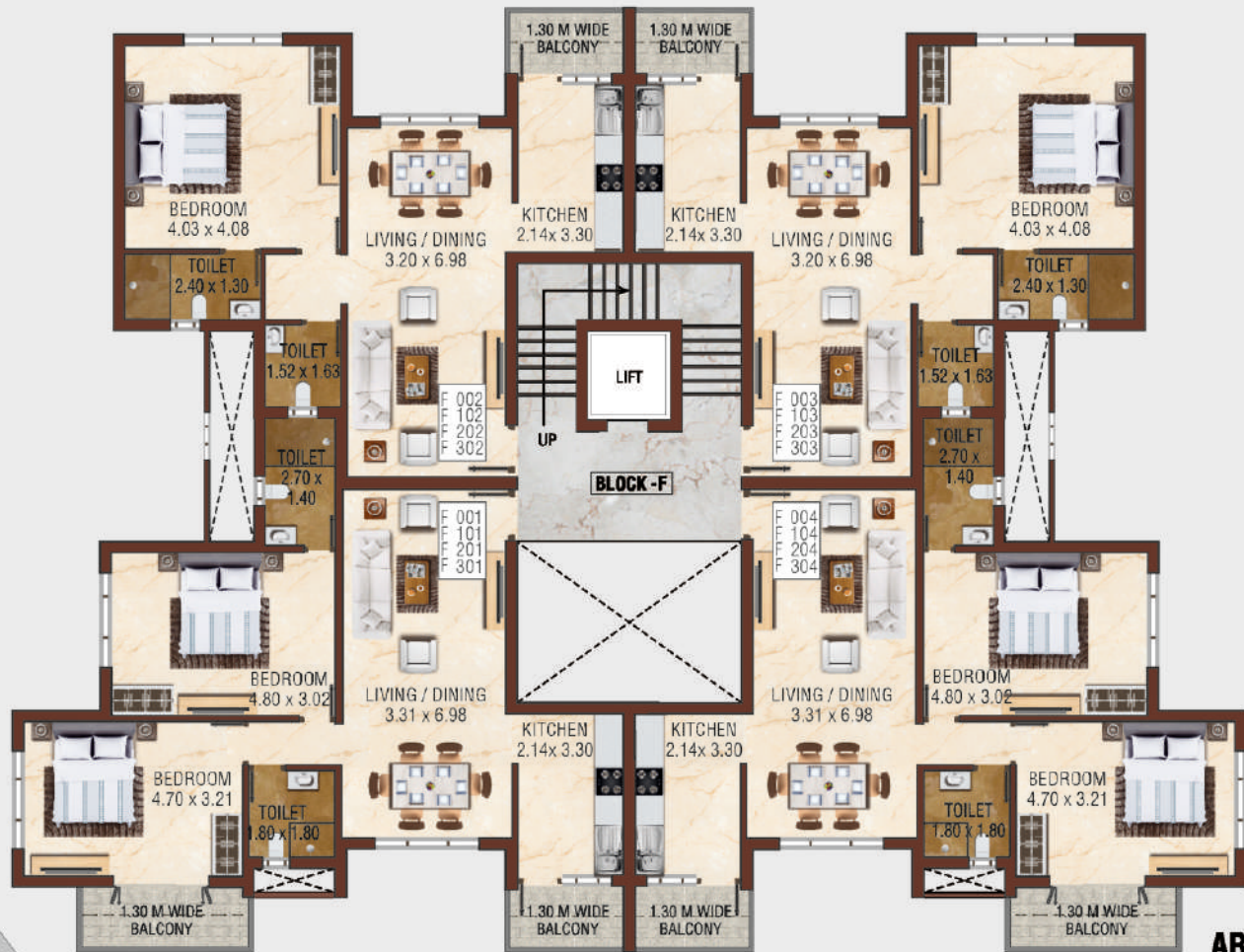
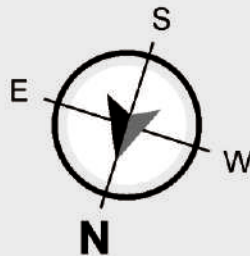
STILT FLOOR PLAN



ALL DIMENSIONS ARE IN METERS



BLOCK - F
UPPER GROUND, FIRST, SECOND & THIRD FLOOR PLAN



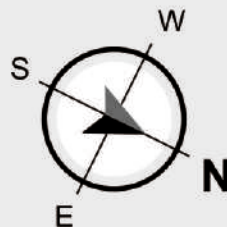
AREA CALCULATION

BLOCK F - UPPER GROUND, FIRST, SECOND, THIRD FLOOR				
FLAT NO.	TYPE	BUILT UP AREA	SUPER BUILT UP AREA	
F - 001,101, 201, 301	2 BHK	88.56	97.86	
F - 002,102, 202,302	1 BHK	66.48	73.46	
F - 003,103, 203,303	1 BHK	66.48	73.46	
F - 004,104, 204, 304	2 BHK	88.56	97.86	

ALL DIMENSIONS ARE IN METERS



SITE PLAN



ALL DIMENSIONS ARE IN METERS