



MVR
HOMES



PALMEIRA
— GROVE —

SPACES FOR LIVING, ROOTS FOR GROWING
TIVIM - NORTH GOA

ABOUT US

Our work reflects a deep understanding of the local landscape, architecture, and lifestyle. Specializing in boutique residential developments, including thoughtfully planned apartment complexes and villas, each project draws inspiration from Indo-Portuguese design while seamlessly integrating contemporary standards of comfort and convenience.

With a strong commitment to transparency, timely delivery, and superior construction quality, the focus remains on creating not just homes, but well-curated living experiences in some of Goa's most sought-after locations.





SERENE LIVING IN TIVIM, NORTH GOA

Located in the serene village of Tivim, North Goa, this setting offers a peaceful retreat surrounded by lush greenery and the timeless charm of traditional Goan landscapes—ideal for a calm, nature-led lifestyle with a strong sense of place.

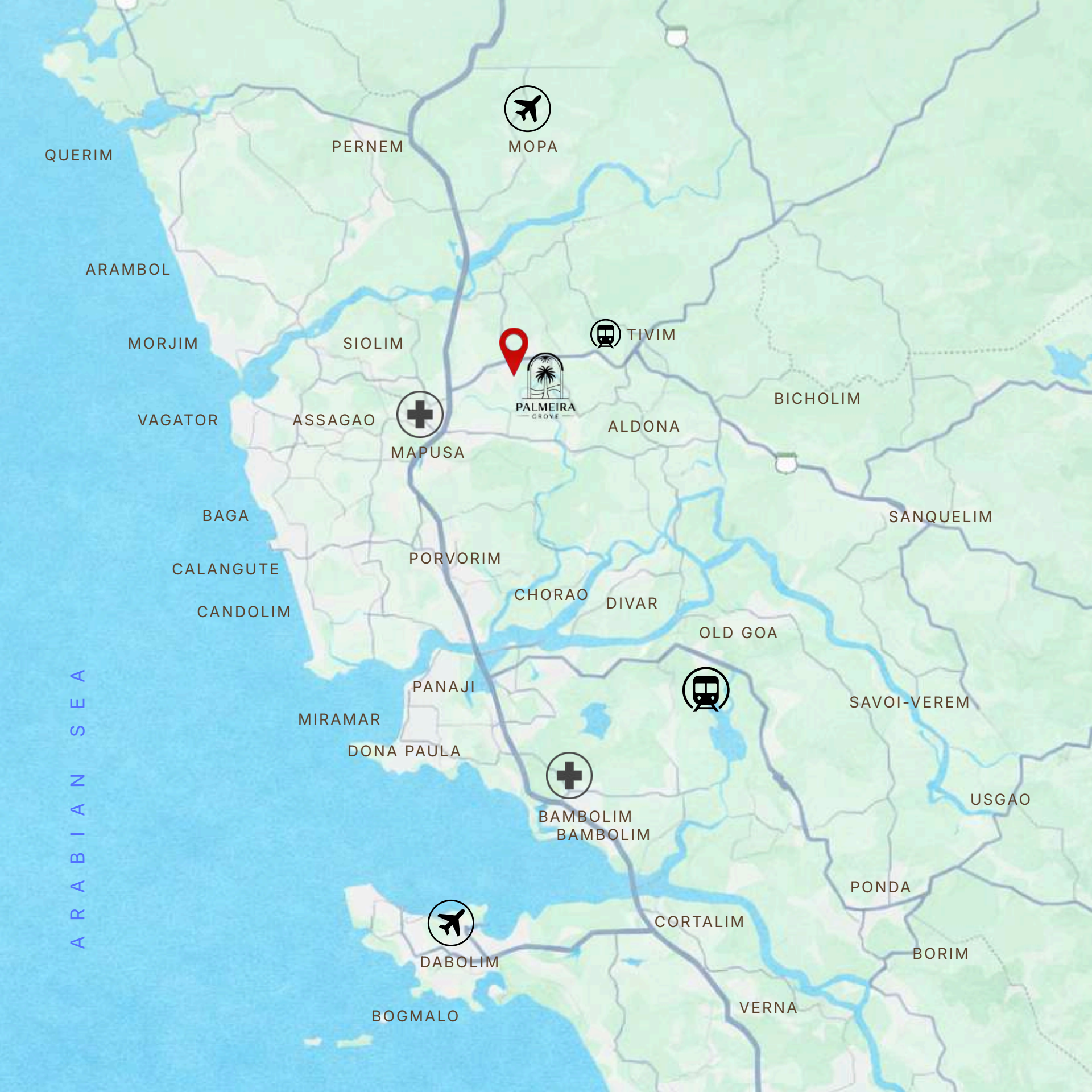
Despite its tranquility, Tivim is well-connected to key destinations, with the railway station and Mopa International Airport nearby. Major markets, beaches, and prominent towns are within easy reach, offering the perfect balance of privacy, convenience, and accessibility.



PROJECT OVERVIEW

Palmeira Grove is a serene residential community located in the peaceful village of Tivim, North Goa. Surrounded by greenery and traditional Goan landscapes, it offers a calm living environment while remaining well connected to major transport and lifestyle hubs.

The project features thoughtfully designed spacious 2 BHK apartments, ideal for comfortable living. Palmeira Grove is perfectly suited for both homebuyers seeking tranquility and investors looking for property in a well-connected and emerging location in North Goa.



PROJECT PROXIMITY

AIRPORTS

- Mopa Int'l Airport (GOX) – 28 km | ~30 mins
- Dabolim Int'l Airport (GOI) – 45 km | ~1 hr mins

RAILWAY STATION

- Tivim Railway Station – 2 km | ~5 mins
- Karmali railway station – 28 km | ~40 mins

MARKETS & TOWNS

- Mapusa Market – 8 km | ~15 mins
- Assagao – 12 km | ~20 mins
- Siolim – 10 km | ~20 mins
- Panjim City – 20 km | ~30 mins

HOSPITALS

- Vision Multispeciality Hospital – 8 km | ~15 mins
- Mapusa District Hospital – 8 km | ~15 mins
- Goa Medical College) – 23 km | ~35 mins

SCHOOL / COLLEGE

- St. Mary's School – 6 km | ~10 mins
- Vidya Prabodini – 15 km | ~24 mins
- St. Xavier's College – 7 km | ~12 mins
- Goa University – 26 km | ~40 mins

BEACHES

- Morjim Beach – 12 km | ~20 mins
- Vagator Beach – 15 km | ~25 mins
- Calangute Beach – 18 km | ~35 mins

RESTAURANTS & CAFÉS

- Spice Goa (Mapusa) – 4 km | ~10 mins
- Thalassa (Siolim) – 10 km | ~18 mins
- Gunpowder (Assagao) – 13 km | ~22 mins
- Bawri (Assagao) – 13 km | ~22 mins
- Burger Factory (Assagao) – 13 km | ~22 mins

NIGHTLIFE

- Tito's Lane (Baga) – 17 km | ~30 mins
- HillTop (Vagator) – 15 km | ~25 mins
- Soro (Assagao) – 13 km | ~22 min

ACTIVITIES

- Mall de Goa – 14 km | ~23 mins
- Museum of Goa – 16 km | ~30 mins
- Backwater tours – 17 km | ~30 mins

Location is indicative and shown for representational purposes only.

IDEAL FOR END USERS

Palmeira Grove offers spacious apartments and thoughtfully planned layouts which make the project well suited for long-term living. Whether for families relocating to Goa, professionals seeking a serene home base, or retirees looking to enjoy a relaxed lifestyle, Palmeira Grove offers a balanced combination of comfort, connectivity, and natural surroundings.

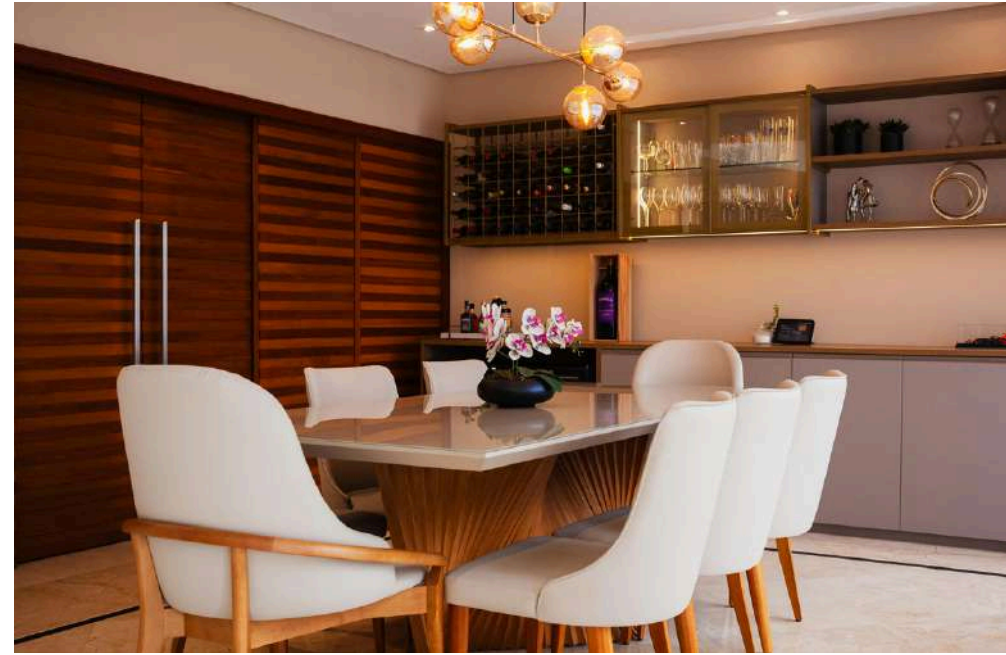




A SMART OPPORTUNITY FOR INVESTORS

North Goa's growing demand for quality homes positions Palmeira Grove as a strong investment opportunity. Located in Tivim, it offers seamless connectivity to the railway station and Mopa International Airport, supporting long-term value.

With rising interest in North Goa for both living and rentals, the project holds strong potential for capital appreciation and steady rental income.



THOUGHTFULLY DESIGNED LIVING SPACES

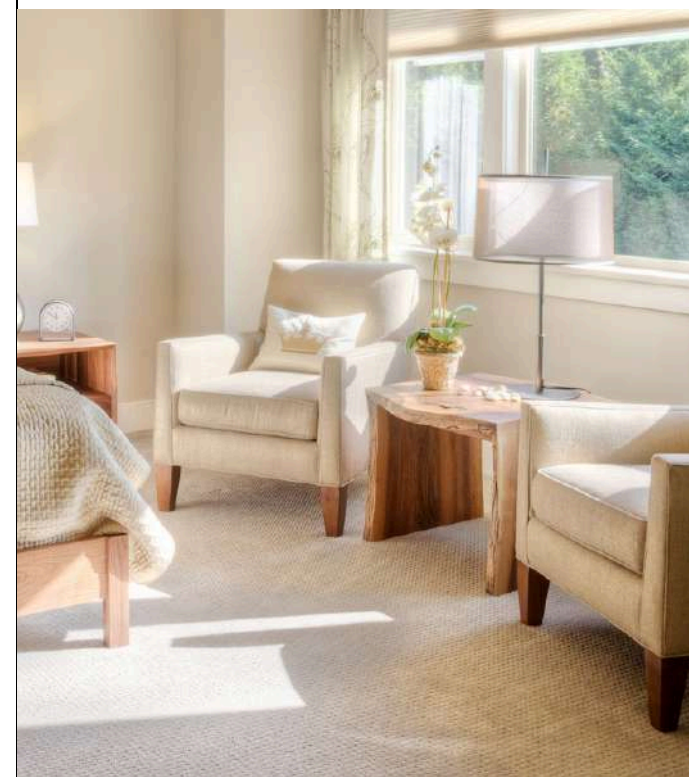
The living room forms the heart of the home, designed with generous proportions for comfortable living and effortless entertaining. Its open layout seamlessly connects the living, dining, and balcony areas, enhancing a sense of space and flow.

Large glass doors and windows invite abundant natural light and greenery views, creating an airy, welcoming ambiance. The layout also offers flexibility for both everyday living and elegant gatherings.

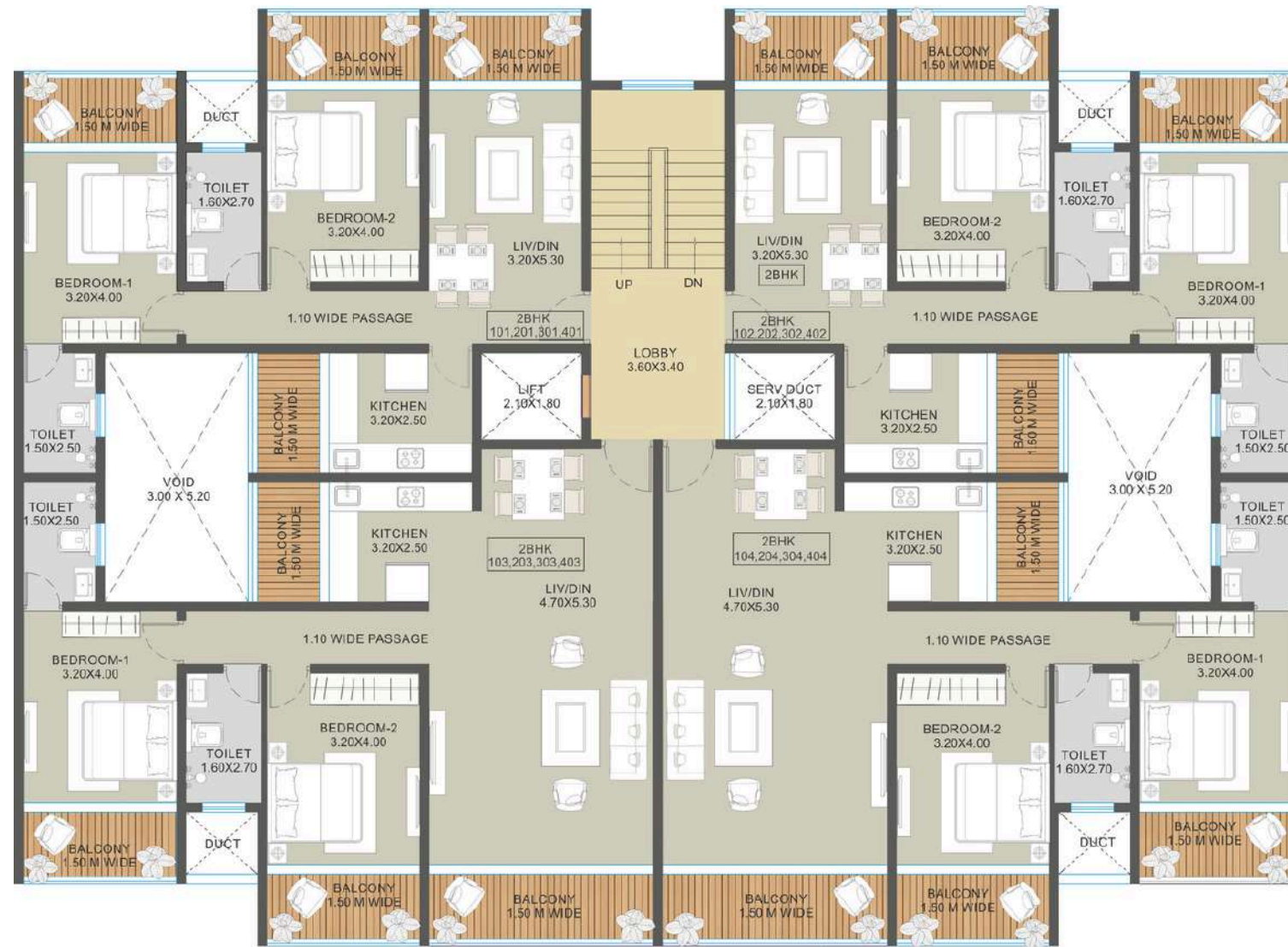
SPACIOUS & SERENE BEDROOMS

The bedrooms are thoughtfully designed to offer a peaceful and comfortable living environment. Large windows and balcony openings allow abundant natural light and fresh air to flow into the space, creating a bright and relaxing atmosphere throughout the day. Each bedroom is planned to provide ample room for wardrobes, bedside units, and personal décor while maintaining a sense of openness and calm.

With carefully planned layouts, the bedrooms offer both privacy and functionality. Soft neutral tones, generous floor space, and direct balcony access make these rooms perfect for unwinding after a long day. Whether used as a master bedroom or guest room, each space is designed to provide comfort, natural ventilation, and a tranquil connection to the surrounding greenery.



PROJECT FLOOR PLAN



1ST TO 4TH FL PLAN

BLOCK A & B

FLAT NO	RERA CARPET AREA (Sq Mt)	BUILT UP AREA (Sq Mt)	SALEABLE AREA (Sq Mt)
101, 201, 301, 401	68	96	104
102, 202, 302, 402	68	96	104
103, 203, 303, 403	89	119	127
104, 204, 304, 404	89	119	127



AMENITIES AND SPECS

Palmeira Grove is thoughtfully designed to offer a comfortable and convenient living experience with well-planned amenities and quality specifications. The project focuses on creating a balanced lifestyle with spaces that promote relaxation, community living, and everyday convenience within a peaceful residential setting.

Every apartment is crafted with practical layouts, quality materials, and modern finishes to ensure durability and comfort. Combined with carefully selected amenities, Palmeira Grove provides residents with a harmonious blend of functionality, lifestyle, and serene living in North Goa.



SWIMMING POOL



GYM



PICKLE BALL COURT



CLUBHOUSE



CCTV WITH SECURITY



PROVISION FOR BATTERY/ INVERTOR



EV CHARGING POINTS



100% BACK UP FOR COMMON AREA



WALKING PATH



SEWAGE TREATMENT PLANT



ORGANIC COMPOSTER





MVR
H O M E S

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