



*Casa De Reis*



GOA RERA. PRGO06180419

# Goa

Goa, popularly known as (the pearl of the east), is famous for its churches, age-old ruins, palm-fringed beaches, coconut groves, ferry rides, and bubbly folk music

Years of the Portuguese rule has added a new dimension by introducing their religion, belief, customs, attire, festivals, education, literature, modes of entertainment, and behaviour and beautiful architecture ... Goan lifestyle reflects a unique blend of East and West. Goans live life in style..

# Old Goa

Old Goa is a UNESCO world heritage site and is famed for its opulent buildings and churches reminiscent of the glory days of «Golden Goa». Goa's former capital was considered the 'Rome of the East'. You can still sense that grandeur as you wander what's left of the city, with its towering churches and cathedrals and majestic convents. Some of the most imposing churches and cathedrals are still in use and are remarkably well preserved, while other historical buildings have become museums or simply ruins. Old Goa is approximately 10 kilometres east of the state capital Panaji.







# Carambolim

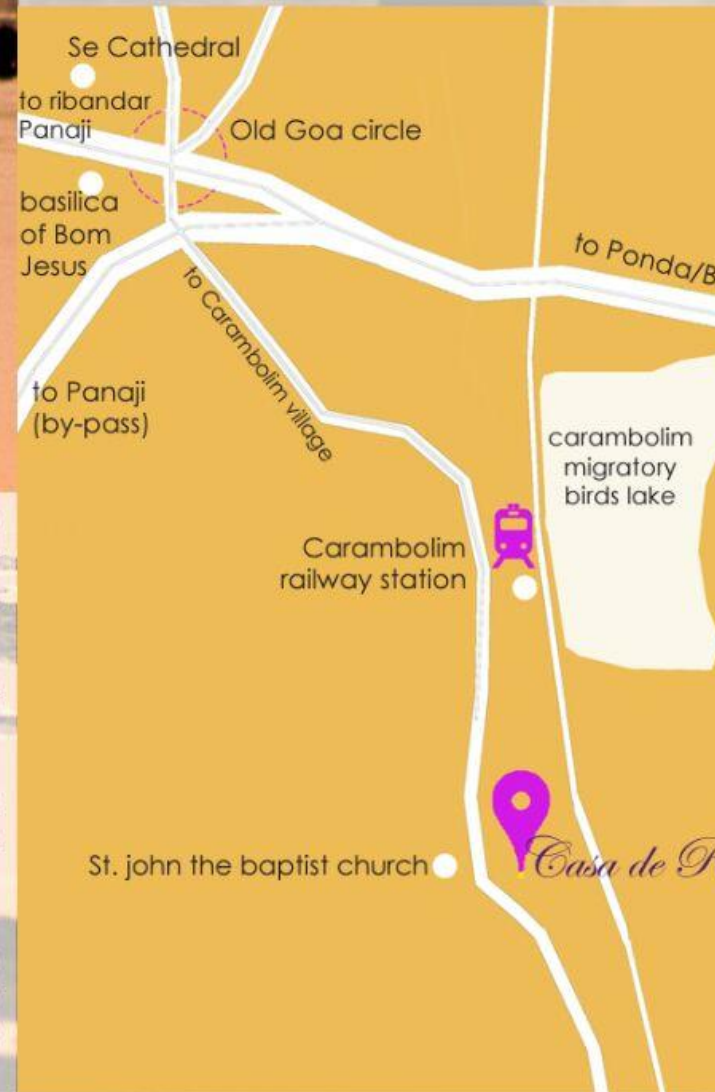
Carambolim also known as Karmali or Kormbolle for the locals is a small village in Goa that is situated at about 12 kms from Panjim in the Tiswadi taluka. It is the first village one comes across on one's way from Velha Goa. It is one of the well known places in Goa due to the Carambolim Lake which is a well known birding site.

There is an old Church in Carambolim that is dedicated to St. John which was built sometime during 1714

Carambolim also has a railway station which is the third important station of the Konkan Railway in Goa. The railway station here is known as the Carambolim Railway Station or the Karmali Train Station.

*Casa De Reis*, which means - House of the Royals, is thus aptly placed in this ecologically, culturally & historically rich, tiny cozy village of Goa. The project is located very close to railway station, 2 km from Old Goa, & around 12 km from Panaji bus stand.

## Location Map





## *Project Specifications*

Structure : R.C.C. framed earthquake resistant structure as per approved design. Laterite stone masonry

Flooring: heritage pattern vitrified flooring in the entire villa except bathrooms

Wall finish: External walls with apex or equivalent. Internal walls ready with plastic emulsion.

Doors & windows : main door shall be teak wood, internal doors shall be flushed doors. balconies with french doors and windows sliding type. Toilet doors shall be FRP made

Kitchen: Granite topped kitchen platform with stainless steel sink and 2ft height ceramic tiles for dado above with necessary electric and plumbing connections.

Bathrooms & Toilets : Bathroom walls shall be fitted with ceramic tiles with dado upto ceiling and flooring of anti-skid ceramic tiles. Jaguar fittings or equivalent with provisions for geyser. All sanitary wares shall be of white colour Cera or equivalent make

Water supply: Water shall be stored in an underground storage water sump which shall be pumped to overhead tank.

Electricals : 3 phase concealed high quality wiring with premium modular switches. Provision for AC, water purifier, washing machine, Power inverter, cable TV & telephone point in each unit

## *Lifestyle Amenities*

**SECURED GATED COMPLEX**

**24 HOURS SECURITY**

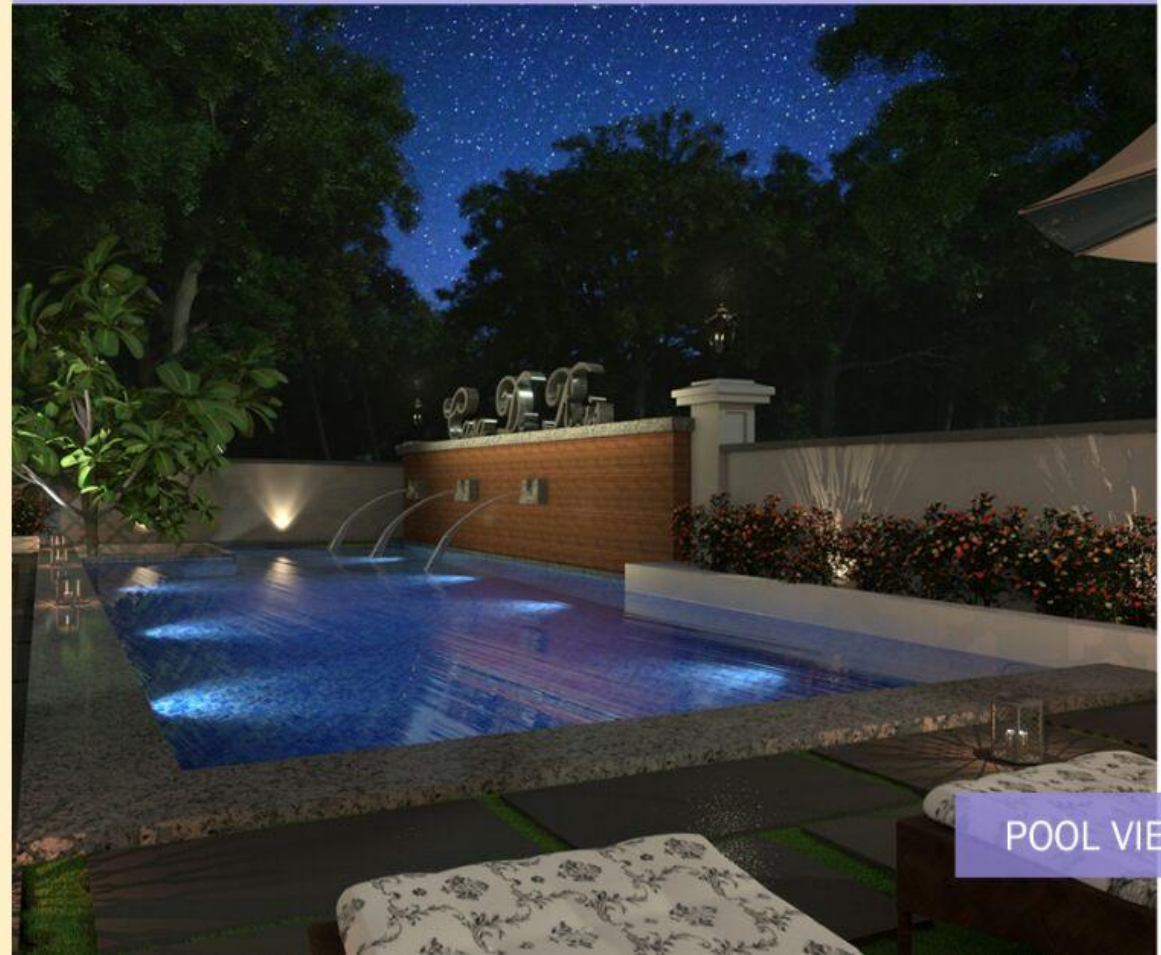
**GYMNASIUM**

**SWIMMING POOL WITH DECK AREA**

**COMMON LIGHTING WITH BACK UP**

**SOCIETY OFFICE**

**LANDSCAPED GARDEN**



**POOL VIEW**















**GROUND FLOOR LAYOUT**





### *Area Specifications*

Carpet Area : 122.35 sqm

Balcony /Terrace : 37.76 sqm

Built up Area : 191.20/ 192.50 sqm

Super Built up : 238.61 / 256.7 sqm

FIRST FLOOR LAYOUT



## *Typical Villa Layout*

	Area
<b>Carpet Area</b>	122.35sqm
<b>Balconies</b>	37.76 sqm
<b>Built up</b>	191.20/192.50 sqm
<b>Super built up</b>	238.61/256.7 sqm





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