

PHASE II

Vian

1 & 2 BHK APARTMENTS



GOA RERA Reg. No. - . For more information visit www.rera.goa.gov.in



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ADDRESS

NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO, GOA

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1 BHK

1 BHK

101, 201, 301, 401



CARPET AREA 40.38
EXCLUSIVE BALCONY AREA 8.28
EXCLUSIVE TERRACE AREA 0
SUPER BUILT UP AREA 59.60

1 BHK

102, 202, 302, 402



CARPET AREA 44.66
EXCLUSIVE BALCONY AREA 13.01
EXCLUSIVE TERRACE AREA 0
SUPER BUILT UP AREA 69.09

2 BHK

2 BHK

103, 203, 303, 403



CARPET AREA 71.42
EXCLUSIVE BALCONY AREA 18.77
EXCLUSIVE TERRACE AREA 3.52
 (Only for Flat No. 103, 303)
SUPER BUILT UP AREA 104.66

2 BHK

104, 204, 304, 404



CARPET AREA 71.30
EXCLUSIVE BALCONY AREA 18.77
EXCLUSIVE TERRACE AREA 3.98
 (Only for Flat No. 104, 304)
SUPER BUILT UP AREA 104.52

TYPICAL FLOOR PLAN



SPECIFICATIONS

STRUCTURE - RCC framed structure using M20 Grade of concrete.

WALLS - External walls shall be 23 cm C.C./laterite stones and internal walls will be single bricks/AAC blocks.

DOORS & WINDOWS - All doors shutters will be provided with good quality Flush doors painted or polished on both sides. All windows shall be aluminium powder coated sliding type. French doors shall be made in Aluminium Sliding Type.

PLASTER & PAINT - External Paint in Ace or equivalent weather shield paint & Internal in tractor emulsion or equivalent.

ROOFING - R.C.C. slab with water proofing, covered with painted GI sheets.

FLOORING - All Internal flooring shall be provided with vitrified tiles. Staircase block will be in Natural Stone.

TOILET BLOCKS - Toilet blocks shall consist of E.W.C., wash basin, shower rose and tap with hot and cold water arrangement. All sanitaryware shall be provided in white colour. All toilets and baths shall be provided with glazed ceramic tiles dado with ceramic tiles flooring.

KITCHEN - Kitchen platform shall be provided with granite slab over khadappa frame with stainless steel sink with dado of glazed ceramic tiles upto the height of 60cm.

ELECTRICAL - 1-phase for 1BHK and 3-phase for 2BHK Electrical connection with concealed wiring, multiple light & fan points, AC point in bedroom, TV point in living room, washing machine, water purifier.

PARKING LAYOUT



PROPOSED BUILDING



PHASE II

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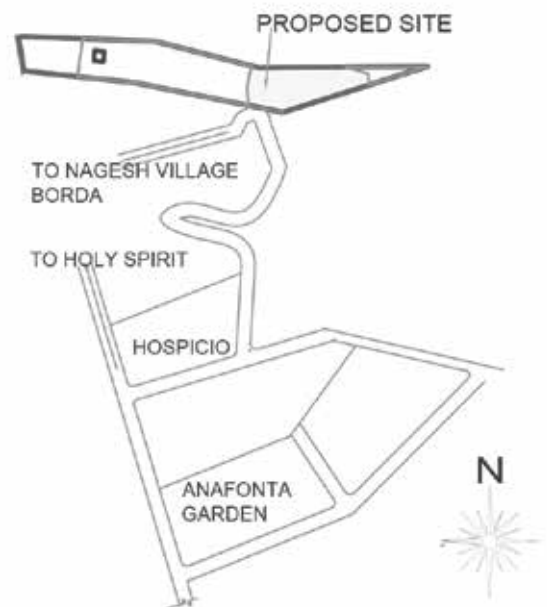
"Residential Apartments
Overlooking the City"

SITE ADDRESS

NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO - GOA

DISTANCE FROM PROJECT VIAN

MARGAO CITY	2.5	KMS
MARGAO BUS STAND	3.3	KMS
MARGAO RAILWAY STATION	3.7	KMS
DABOLIM AIRPORT	25	KMS
COLVA BEACH	7.4	KMS



LOCATION PLAN
NOT TO SCALE

Project Designed by

Arch. Rajeev M. Sukhthanker

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Disclaimer: The images shown in the brochure are pictorial conceptualization. The information contained in this brochure is subject to change as may be required by the authorities or the company and cannot form part of an offer or contract. It is an attempt to replicate the project, however, the actual may differ. Home furnishings, furniture, gadgets and cars are not a part of our offering. The information and contents provided herein are subject to change within the provisions of Act and norms. Specifications shall be as per application form and agreement for sale. The areas shown in the floor plans may vary marginally during construction. Please read and pursue the terms and conditions of Application form/Agreement for sale as well as sanctions, permissions and clearances before tendering your booking.

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