

MIRGO
Enclave



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PROJECT DEVELOPMENT : Mahesh D. Narvenkar
PROJECT DESIGN & RCC : Dattaprasad Khalap

Note: The information contained in this brochure is indicative of the kind of development that is proposed & it is subjective to the approval of the authorities. The developers reserve the right to make changes or alteration at their sole discretion. All the plans & pictures used are rendered according to the artist's perception.

BROCHURE DESIGN : GUEST 8983287990

ABODE OF DOUBLE HAPPINESS 😊😊

EXPERIENCE
THE CHARM OF LIVING,
TO DOUBLE YOUR HAPPINESS,
AT MIRGO ENCLAVE.

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*I*magine awakening every morning to the sweet sound of birdsong, breathing in the fresh air & being enveloped with a sense of peace and security that nothing can spoil.

With every convenience of modern life, sophisticated & quiet, MIRGO ENCLAVE offers Luxurious home Apartments with an unmatched blend nestled within beautiful, natural surroundings which will undoubtedly double your happiness. Discover the best in comfort & style here at MIRGO ENCLAVE. You'll enjoy every moment spent at your 2 & 3 bedroom home apartments. Whether you are soaking in the incredible skyline & mountain views from your patio or balcony, or making a delicious meal in your executive kitchen you will be completely satisfied with the lifestyle our quality home apartments provide.

Amenity offerings also leave no desire unfulfilled. Enjoy an invigorating dip in the sparkling saltwater swimming pool after a morning jog on close by grounds. Calangute, Baga Beaches & Picnic areas surrounded a little 18 Kilometers away for relaxing & al fresco dining with family or friends.

Children too will enjoy playing in the park or wading in the splash pools on a warm summer day.

At resident - friendly clubhouse you can hosts monthly resident events and is comfortable enough to accommodate your gatherings.

We don't just offer amazing home apartments, but we build communities that you can become a part of.

You will find that our project is designed with you in mind. Located at a short drive of 8 Kilometers from Mapusa City.

We offer you the best of both worlds. To be more precise, MIRGO ENCLAVE at Kansa - Thivim is well connected to THIVIM Railway station about 1 Kms away.

If you are worried about your daily traveling issues to the main city, the local transport comforts you the whole day for your daily traveling needs.

Coupled with the convenience of nearby retail shopping, fine dining & eclectic entertainment, the project lies close to commercial facilities like schools, hospitals & entertainment zones.

It's often said that the home is where the heart is & at MIRGO ENCLAVE you will lose your heart to the sheer splendor of the environment.

MIRGO ENCLAVE is not just another residential project but it offers a way of life. So what are you waiting for ?

Let us help you to make your home Abode of Double Happiness.

SPECIFICATIONS

Our mission -

is to provide Quality construction work for our customers through a collaborative approach in an atmosphere of uncompromising integrity & mutual respect.

STRUCTURE : The skeleton of beams, columns & slabs shall be Reinforced Cement Concrete, which consist of high quality steel rods, cast along with M20 grade of concrete.

WALLS : The external walls are made up of Laterite stone block / concrete blocks / clay / brick blocks coated with a double layer of sand faced cement plaster & rain proof paint. The internal walls are also made up of fly ash bricks or Mud Bricks, coated with a single layer of sand faced plaster & rendered with waterproof putty, primer & paint.

ROOF SLAB : The roof slab shall be water proofed by water proofing compounds & then covered with Mangalore tiles or Sheets.

FLOORING : Vitrified Tiles / VC Series shall be used for flooring.

WASHROOMS : Tiles for walls and flooring. Flooring shall be on non-skid ceramic tiles & Walls will have Glazed tiles up to ceiling height.

DOORS : The Main Door shall be of Teak Wood & Waterproof Doors for Washrooms fitted with Brass Hinges.

WINDOWS : All Windows shall be made of Powder Coated Aluminum. UPVC doors for Balcony.

ELECTRICAL FITTINGS : All wiring will be multi-strand, fire resistant, double insulated & concealed. 3-phase power will be provided along with adequate number of light points, fan points, power points with provision for Inverter. Switches & Sockets of Anchor Brand in each room.

SANITARY FITTINGS : The entire plumbing system will be completely concealed. All sanitary fittings such as cisterns, faucets and washbasins will be of ceramic with White as the base colour. Washroom Showers will be provided with hot & cold mixer taps.

PAINT : Exterior surfaces shall be painted with weatherproof paint & the interior surfaces with acrylic emulsion.

WATER SUPPLY : Water supply through G.I. pipes down taken from an overhead storage tank & ground level suction tank of adequate capacity fed by Government water department. Well water back-up.

SWIMMING POOL : It shall be of Reinforced cement concrete & having high rate filter systems.

GARDENS : Gardens will be landscaped & tended.



* Stamp duty, Registration Fees, other Taxes, Maintenance Expenses & Deposit including Transformer Charges will be borne by the purchaser.
Any additional charges or duties levied by the Government / Local Authorities during or after the completion of the scheme will be borne by the member.

* Additional services such as complete furnishings of the Apartments would be provided with additional cost as per demand by the purchaser.

ROAD SIDE ELEVATION

MIRGO
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AMENITIES

MIRGO
Enclave



For a Quality apartment owner, what constitutes a luxurious lifestyle is based on privacy, convenience & personal preference. We provide essential luxury apartment amenities that your ideal home needs.

Use of High Quality Materials
Aesthetically Designed Spacious Apartments
Gated Complex
Lift for Apartment Blocks

Stilt Car Parking
Swimming Pool
Club House
Play Park Garden

Generator back-up
Garbage Collection & Composing pits
Damp Proof Treatment
Anti Termite Treatment

SWIMMING POOL



Make a Splash !

Our pool will be the perfect place for some wet & wild fun or just lounging in the sun. There's room for everything to chill out & relax. Day or night, it's always a party. Enjoy the summer days & select nights to have a blast.

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CLUB HOUSE



Relax & have Fun

The Clubhouse is a fun & safe environment for children & adults to play, relax & socialize. Fun for all.
A lounge area that can feature comfortable couches & chairs.
Offers a full view of the entire pool area. Organize events, get together & parties to enjoy & have fun.



PLAY PARK

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Children's Corner

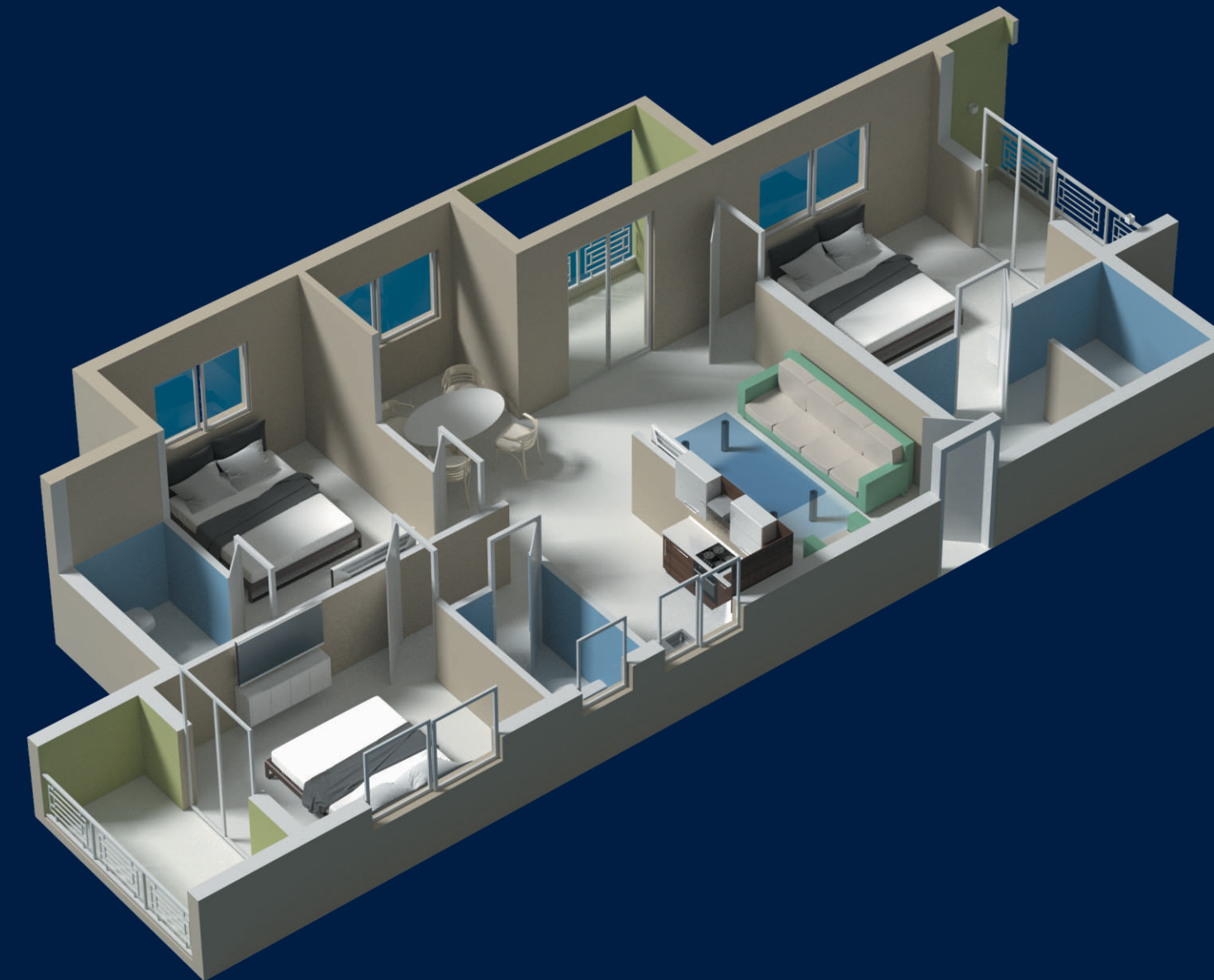
Located just besides Club house it will be a great place to have fun for kids of various ages.

Sit back & enjoy watching your children have a blast from wherever you sit in the play park area.

A place for relaxation & entertainment.

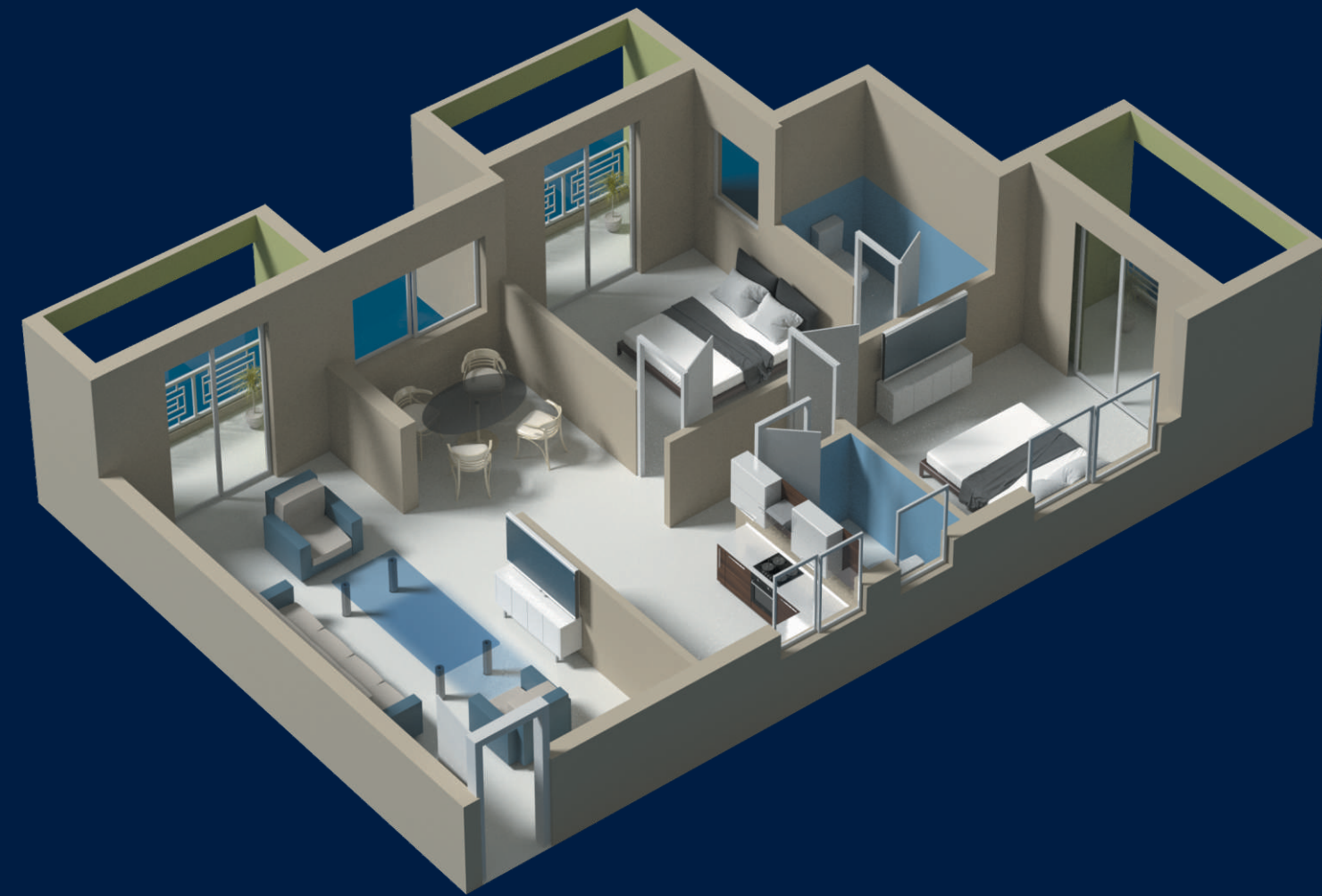
The smallest ones can play around & enjoy the Swings & Slides.

TYPICAL 3 BHK FLOOR PLAN



A WING - SUPER BUILT-UP AREA :
3 BEDROOM FLATS
135.68 Sq. Mtrs. - 1 Flats 131.13 Sq. Mtrs. - 3 Flats
2 BEDROOM FLATS
111.60 Sq. Mtrs. - 3 Flats 107.69 Sq. Mtrs. - 3 Flats
1 BEDROOM FLAT
117.15 Sq. Mtrs. - 1 Flats

TYPICAL 2 BHK FLOOR PLAN



**B WING - SUPER BUILT-UP AREA :
2 BEDROOM FLATS**

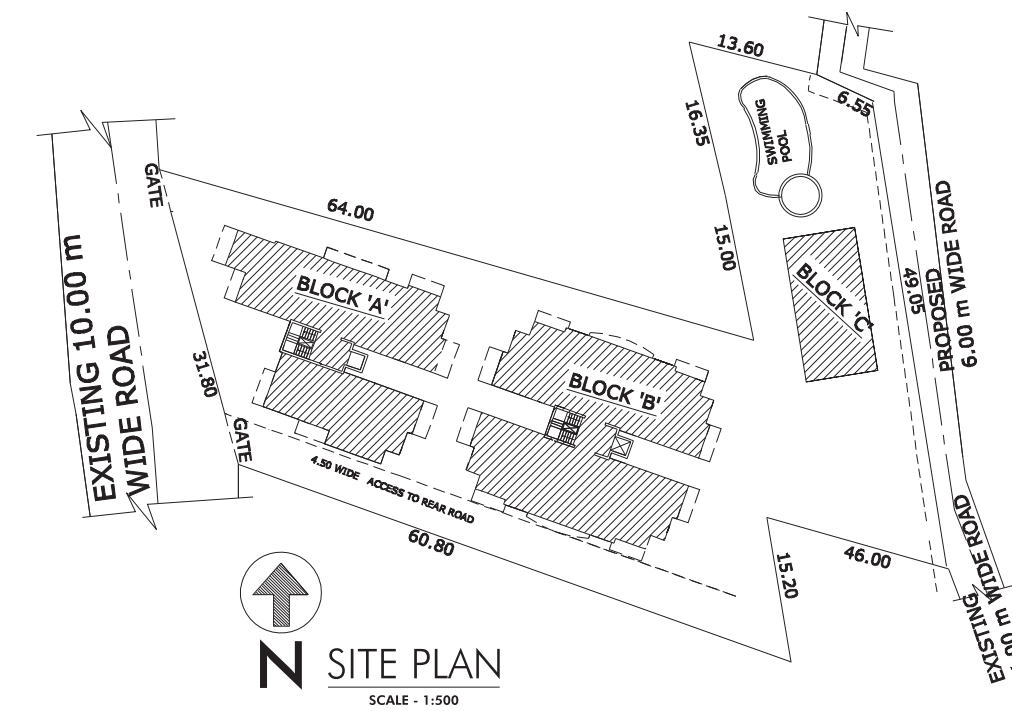
108.95 Sq. Mtrs. - 2 Flats	108.58 Sq. Mtrs. - 2 Flats
107.93 Sq. Mtrs. - 2 Flats	107.64 Sq. Mtrs. - 2 Flats
104.77 Sq. Mtrs. - 2 Flats	104.44 Sq. Mtrs. - 2 Flats
103.96 Sq. Mtrs. - 2 Flats	103.63 Sq. Mtrs. - 2 Flats

Plot & DESTINATION

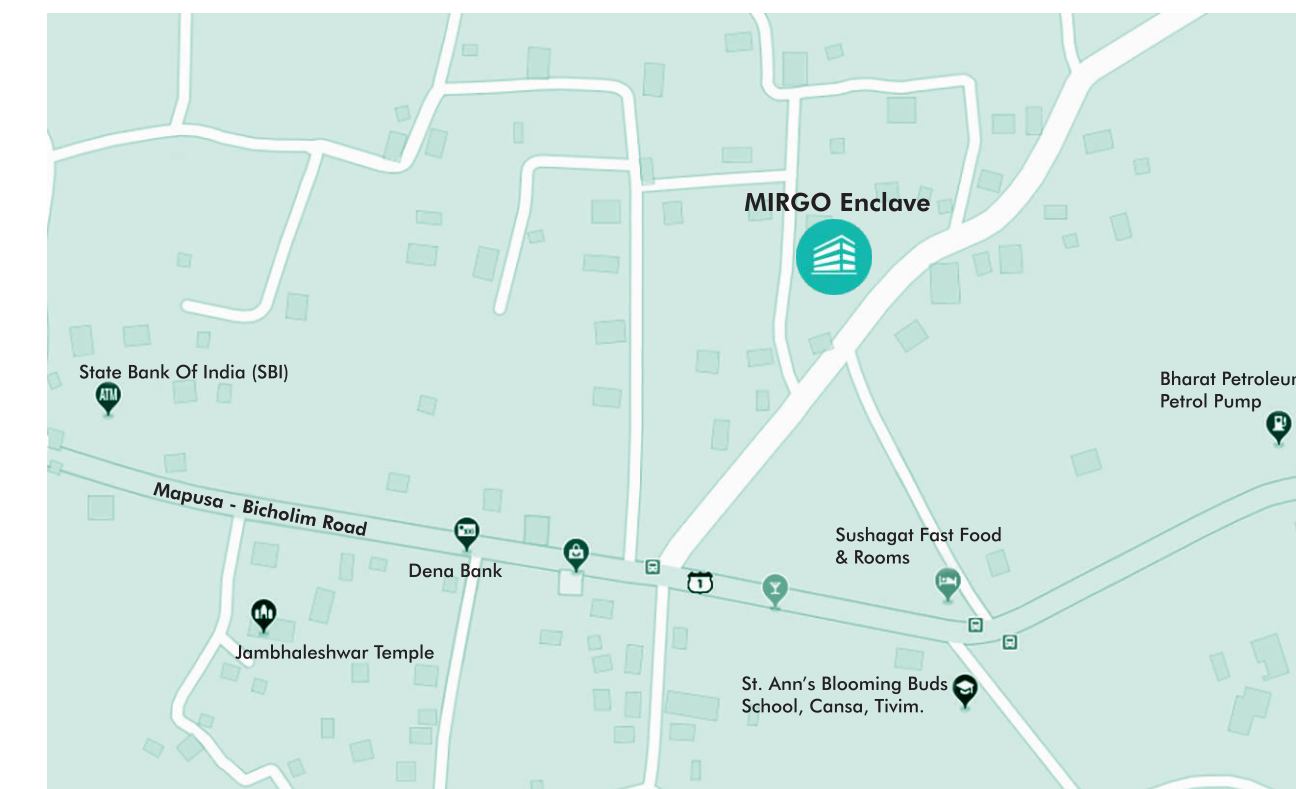


A location-efficient site well-connected to the Mapusa City region, close to Thivim Railway Station & close to necessities such as employment centers, shops, restaurants, schools, hospitals & services.

A site that has good transportation connections to the rest of the region & can provide easier access to residential to be able to reach to their work destinations.



Road Map to reach MIRGO ENCLAVE.



REACH LOCATION WITH EASE : 8.0 Kms from MAPUSA MARKET. 6.5 Kms from DULER PETROL PUMP. 3 Kms from KARASWADA JUNCTION. 1.0 Kms from THIVIM RAILWAY STATION.