

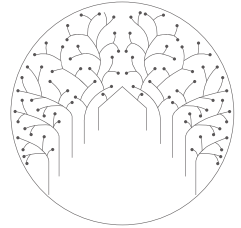


VANA

Villas in Assagao

by

KASU

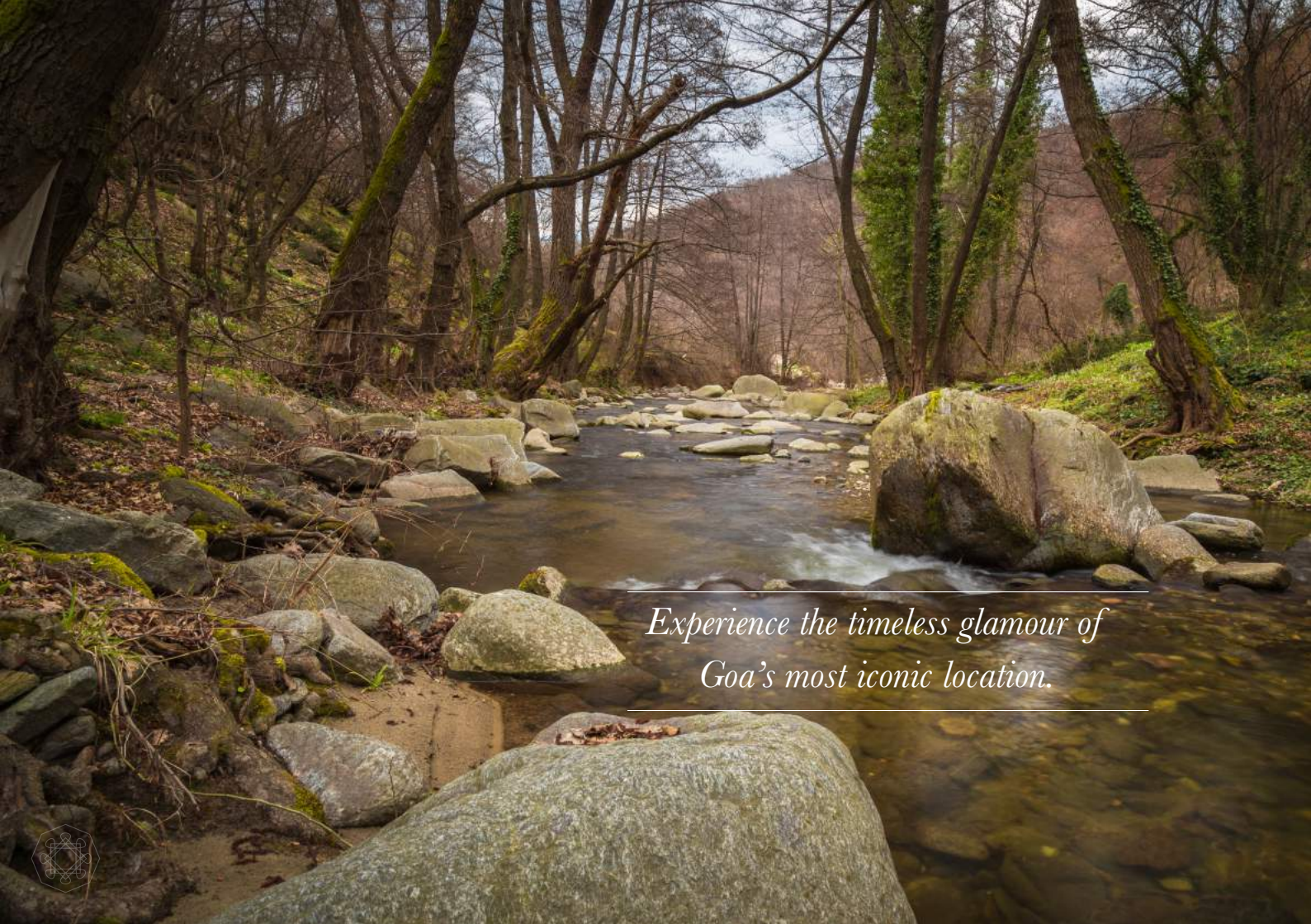


VANA

Limited edition

Villas in Assagao





*Experience the timeless glamour of
Goa's most iconic location.*



LEAVE THE CITY BEHIND

*Revel in the pastoral TRANQUILITY of a unique home- a REFINED
RETREAT with more than a few surprises.*

*Set in the picturesque parkland of Assagao, VANA blends the warmth
and comfort of a traditional family home with an eccentric spirit that is
undeniably GOAN and irrefutably MODERN.*



INDEX

01

ABOUT
US

02

INVEST
IN GOA

03

VANA
VILLAS

04

PLANS

05

LOCATION
MAP

06

VILLA
SPECS





"Architecture is the learned game, correct
and magnificent, of forms assembled
in the light."

Le Corbusier



ABOUT KASU

Each project at Kasu is PASSIONATELY designed and executed like it was our own home.

Quality, transparency, design and customer relationships is what drives us- to set a new market standard in the real estate industry.

OUR VALUES:

"FORM FOLLOWS FUNCTION" : Design is one of the most important aspects of our work. Design to us, is not just aesthetic but is practical. A home must inspire and relax the dweller, not only with its spacial beauty but also must be easy to maintain.

"THINGS OF QUALITY HAVE NO FEAR OF TIME": Quality speaks for itself. This is a value that is we live and work by.

"IF YOU LOVE WHAT YOU DO, YOU'LL NEVER WORK A DAY IN YOUR LIFE" : Each and every one of us is dedicated to achieving the very best in what we do- work is fun and fun is work.

"GOOD SERVICE IS GOOD BUSINESS" : All our effort is to ensure a happy customer. As we said good service and good business go hand in hand.

"HONEST HEARTS PRODUCE HONEST ACTIONS" : Being open and honest is as important to us as it is to you.





4 BEDROOM
VILLAS



PRIVATE
POOL



PRIVATE
GARDEN



FULLY
AIR CONDITIONED



ATTACHED
STAFF ROOM



2 CAR
GARAGE



DOUBLE
HEIGHT CEILING



100%
DG BACKUP





**HOUSE
KEEPING*

4000-4500 SQFT
**SUPERBUILT
SIZE*

OCT
2019
DELIVERY



*CONCIERGE
SERVICE*



**RENTAL
MANAGEMENT*



*PRIME
LOCATION*



*VAASTU
COMPLIANT*



*AWARD WINNING
ARCHITECT*



**Optional services*

WHY GOA? WHY ASSAGAO?

“Vacation or second homes provide ideal rental income opportunities and also becomes a long-term asset as its value increases over time” — *DECCAN HERALD*

Residential rental returns in T1 and T2 cities in India vary between 2-3%- however vacation rental returns in north Goa have been seen to be much higher at 12%.

Assagao is the most fashionable residential area in Goa. Second home to some of the rich and famous in India; Assagao offers a paradise and tranquil haven for those who wish to be part of this sophisticated atmosphere.

The entire state of Goa at present has one airport in Dabolim; however a new airport is under construction at Mopa- scheduled for completion in the financial year 2019-2020; The new airport would be 40 minutes away from Assagao.

“According to *PropTiger.com*, Goa is one of

India's most popular tourist destinations. In 2014-15, the state attracted 3.54 million tourists, of which 0.51 million were foreign tourists. With its tranquil charm and party tag, Goa is seen as a prime destination and it is these very traits which are giving shape to the second home real estate market within Goa.

*“What makes Goa an attractive real estate bet? Since, Goa is a preferred holiday destination among national and international tourists, Goa receives several tourists every year. Most of the foreign tourists who come to Goa stay for longer periods, thus renting a holiday home is an obvious choice for them. Additionally, hotels of Goa at times are unable to accommodate the huge influx the state sees during the peak season. Thereby, holiday homes become the alternative for tourists both for long stay and flexibility which they offer” — **FINANCIAL TIMES***





Eastern Facade



COMFORT, RELAX, BEAUTY, LUXURY.

From the drawing board to the ground; these 5 LIMITED EDITION forest villas in the heritage village of Assagao have been designed and executed with the utmost care. As the name suggests; the villas are built under a canopy of trees- keeping intact the fabric of this old and beautiful village. Each home has its own PRIVATE POOL and is designed to be your ULTIMATE VACATION HOME. The property exudes the perfect landscape for a party or relaxation.

Size: Super built up area of 4000-4500 sqft

Possession: 2019

Services: Conceirge service, Rental Management, Maintenance





Western Facade



Living Room



Dining room

A MEMORABLE CULINARY EXPERIENCE EACH TIME

Each Villa offers an elegant, CONTEMPORARY DINING ROOM along side an OPEN KITCHEN which is conveniently accessible from the deck and swimming pool. Playing host in this uniquely designed home is a luxury that is almost subconscious.



SPACIOUS AND LARGE LIVING ROOM

Designed to complement and preserve the natural beauty of its surroundings, Vana's eco-luxury is an ARCHITECTURAL EXPERIENCE. Partially submerged in the landscape, It enjoys breathtaking views with floor to ceiling windows and large double height roofs, overlooking the pool making for a uniquely sublime swim.





Living Room





Bedroom



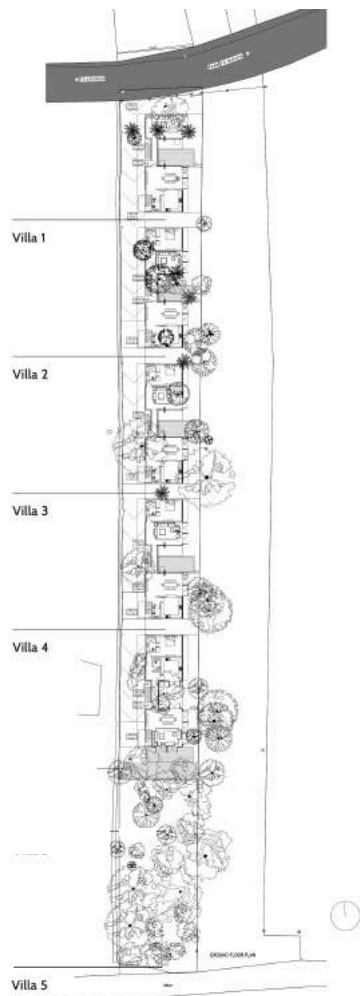
Master Bathroom



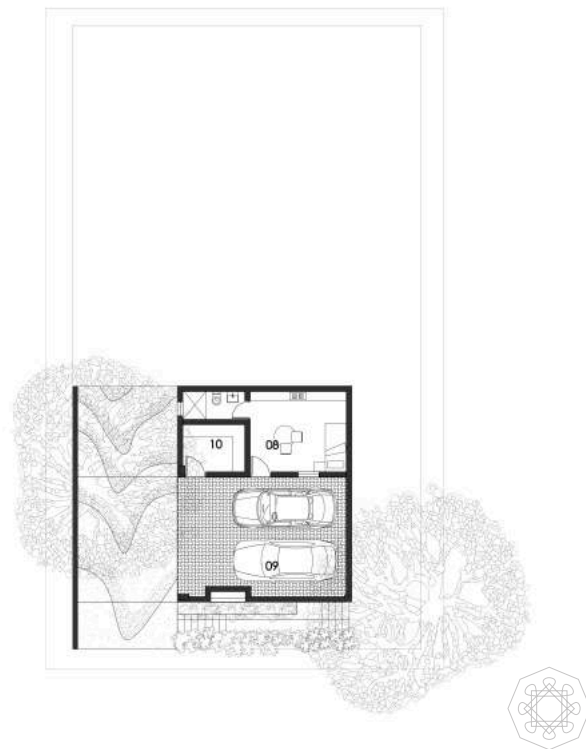
*Where traditional values and exceptional
standards create memories to treasure.*



STILT FLOOR PLAN

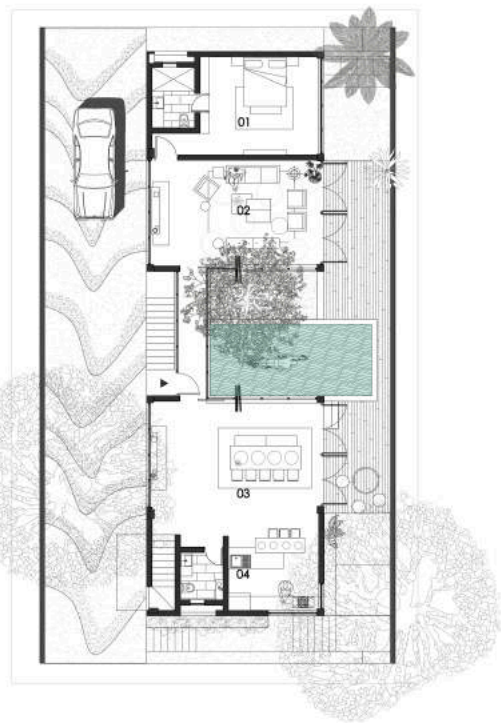
*08 Staff quarters**09 Car Park**10 Laundry/store room*

MASTER PLAN



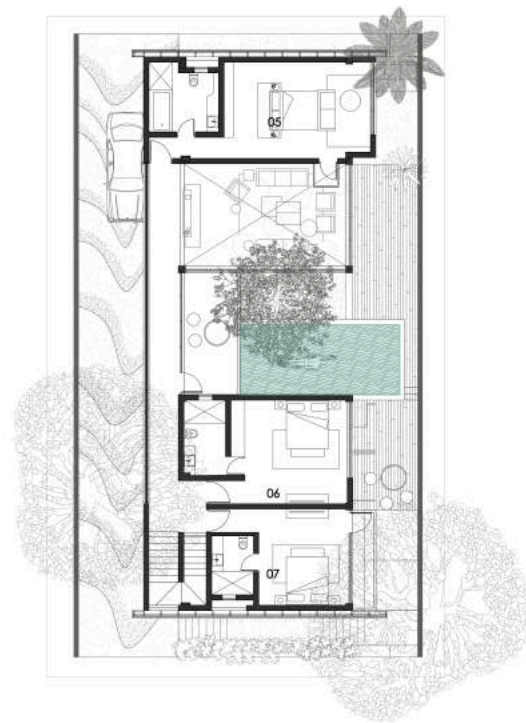
GROUND FLOOR PLAN

- 01 Bedroom
02 Living Room
03 Dining room
04 Kitchen



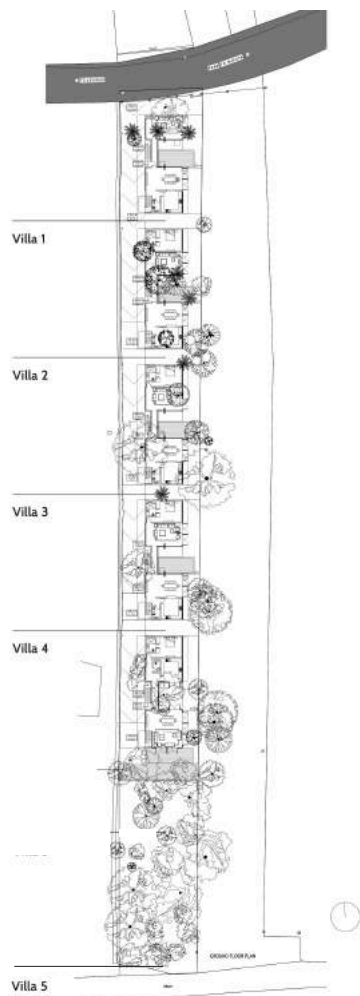
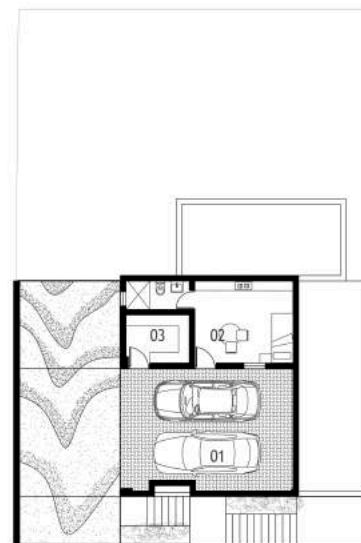
FIRST FLOOR PLAN

- 05 Bedroom
06 Bedroom
07 Bedroom



STILT FLOOR PLAN

- 01 Car Park
02 Staff Quarters
03 Store

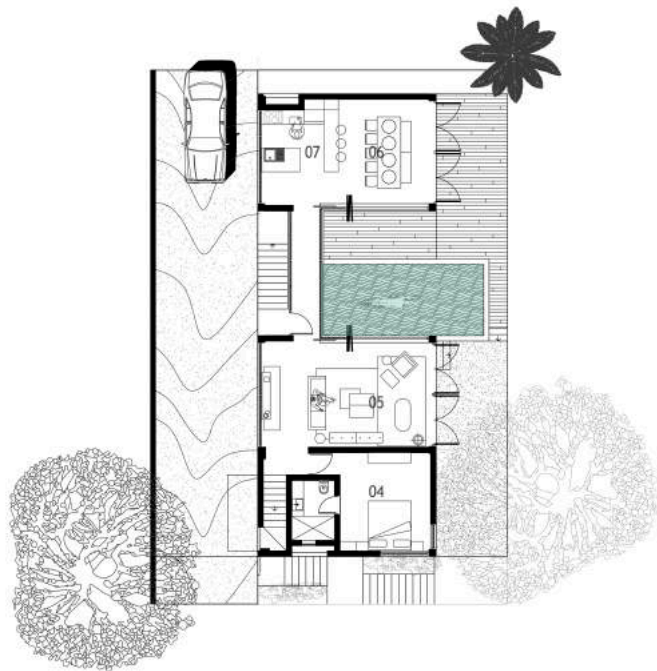


MASTER PLAN



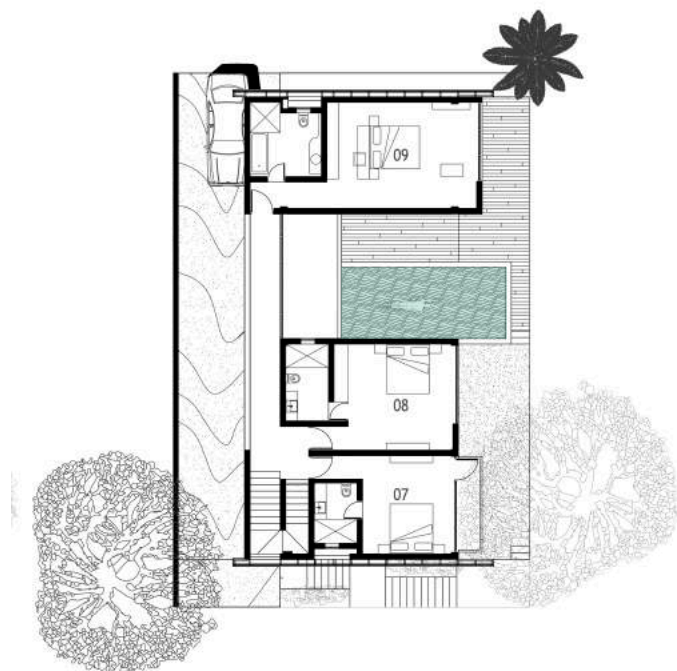
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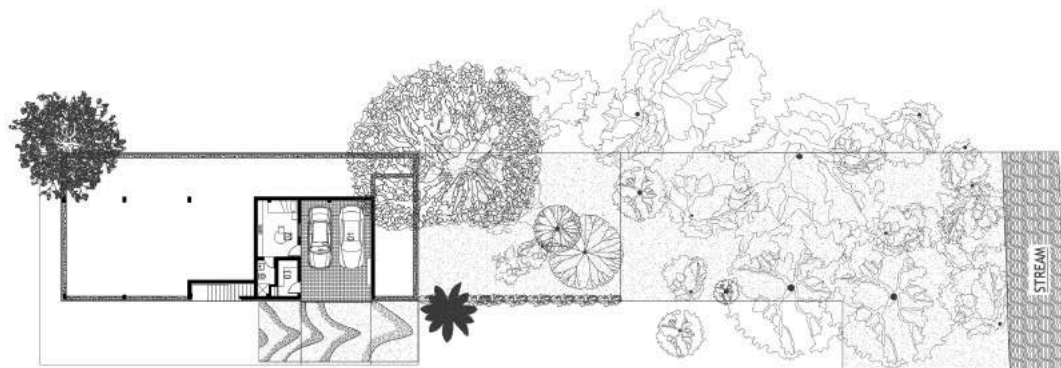
04 Bedroom
05 Living
06 Dining
07 Kitchen



FIRST FLOOR PLAN

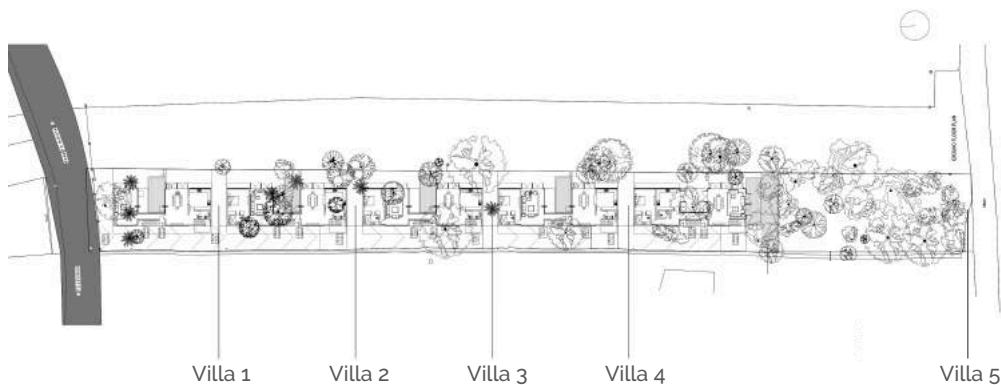
07 Bedroom
08 Bedroom
09 Bedroom





STILT FLOOR PLAN

- 01 Car Park
02 Staff quarters
03 Laundry/store room



MASTER PLAN

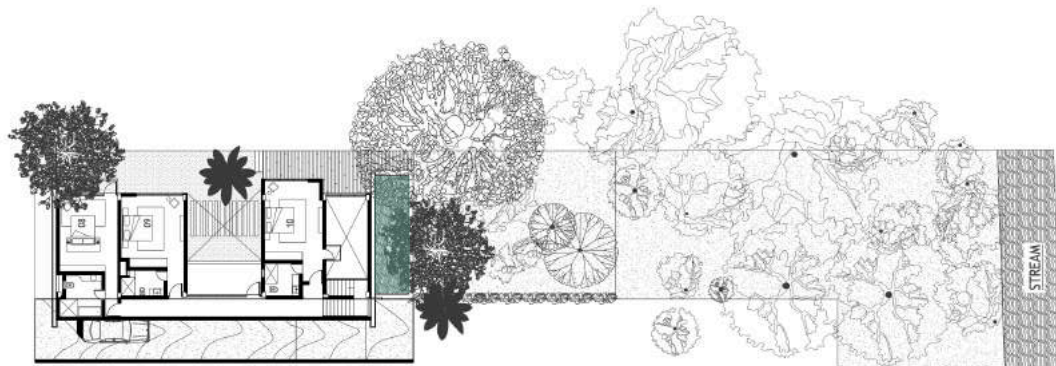
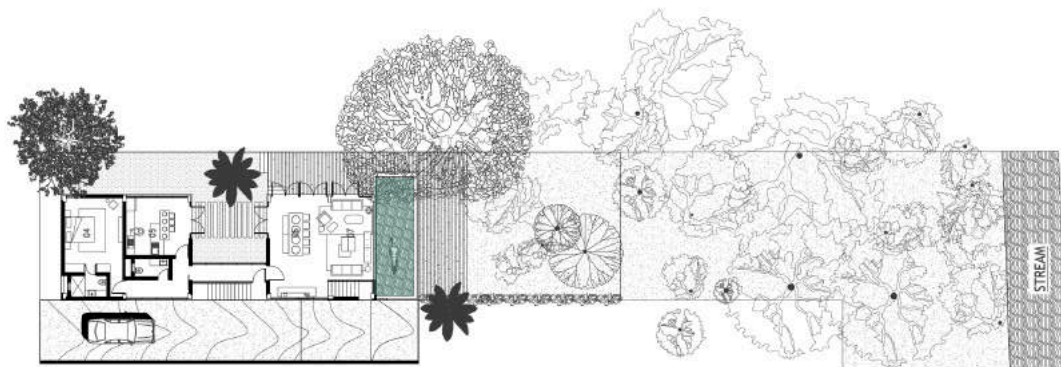


GROUND FLOOR PLAN

- 04 Bedroom
05 Kitchen
06 Dining
07 Living

FIRST FLOOR PLAN

- 08 Bedroom
09 Bedroom
10 Bedroom





Distance from
Mapusa: 4 KMS
Distance from
Anjuna: 5 KMS
Distance from
Chapora river: 4.5
KMS
Distance from
Baga: 8.5 KMS
Distance from
New Mopa
International
Airport: 30 KMS



*The simplest of pleasures with just a
hint of the unexpected*



GENERAL SPECIFICATIONS :

- * RCC framed structure.
- * Internal and external walls in Laterite/ blockwork stone.
- * Each villa has private pool and landscaped courtyard with pool decks.
- * Each villa has basement/stilt parking.
- * Each villa has Staff quarters and store room.
- * Sewage Treatment plant
- * Drip irrigation
- * Walking track
- * 24 X 7 security
- * Entrance gate with security cabin
- * Intercom to main gate
- * WIFI capable (optional)

FLOORING & CLADDING :

- * Natural Stone flooring in living room and dining area
- * Natural Stone/vitrified tiles for kitchen
- * Natural Stone floor or equivalent for all bedrooms

- * Anti skid ceramic tiles flooring for bathrooms.

COMMON AREA :

- * Landscaped garden
- * Paved drive way
- * Ambient lighting

KITCHEN :

- * Modular Kitchen
- * Polished granite slab/or equivalent of 2 ft width for counter 2 ft height ceramic tiles Dado with SS sink
- * Provision for exhaust fan
- * Provision for drinking water purifier

ELECTRICAL :

- * Electrical modular switches of legrand make or equivalent
- * Fire resistant electrical wires of reputed brand
- * One earth leakage circuit breaker for each



villa

- * Sufficient power outlets with concealed wiring, PVC insulated copper wires and modular switches
- * Provision for lighting points and power sockets in kitchen for various appliances
- * Tv points for living room and all bedrooms
- * All Split Air-conditioning units provided.

PLASTERING AND PAINTING :

- * Internal walls with cement plastering / exposed laterite
- * Internal painting with plastic emulsion
- * Exterior walls with natural laterite finish and glass

DOORS AND WINDOWS :

- * All solid doors opening with polished teak wood frame and shutters to be matched interiors scheme.
- * All glass doors will be using UPVC or aluminium frames.

Windows will be clear glass with UPVC or aluminium frame with mosquito mesh.

BATHROOM FITTINGS AND ACCESSORIES :

- * CP fittings and sanitary fixtures of Villeroy and Boch make or equivalent
- * Hot & cold mixer for wash basins of Villeroy and Boch or equivalent
- * Glass partitions in all the bathrooms
- * PVC ventilators for bathrooms with exhaust fan
- * Water heaters for all bathrooms.

GENERATOR BACKUP :

- * 100% power backup provided for all villas and common area



DISCLAIMER

1. The contents/ pictures/ images/ renderings/maps (collectively referred to as "advertisement") are purely indicative in nature and are artist's conception and not actual depiction of buildings/landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project.

2. The Real Estate (Regulation and Development) Act, 2016 ("RERA") has come into force from 1st May, 2017 and has brought many changes to the real estate sector. The Developer is fully committed to the face the changes due to RERA, many compliances are required to be complied within a period of 90 days from 1st May, 2017 on or before 31st July, 2017 like registration of phases, calculation of carpet area etc. The Developer is in the process of complying with the various compliances under RERA however, it will take some time for the said compliance.

3. As per RERA, Developers are not allowed to advertise unregistered future phases of a project after a period of 90 days from 1st May, 2017. However, the advertisements available on the website were created prior to the RERA came into force and thus contains/may contain promotional material related to future phases of the project. The offerings outlined in those advertisements in whatever form may not be a part of the initial phase of the project and may be delivered in later phases or on completion of Project.

4. The common areas and amenities that have been shown in any advertisement, audio visuals and/or any type of communication in any form whatsoever is/are for the entire Project and not specific for any particular building or phase of the Project and that the common areas and amenities

will not be available on completion of the first phase of the Project or later phases. The common areas and amenities shall be available for the entire project and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.

5. We are in process of reviewing and revising all the communications/ advertisements and/or any promotional material in any form whatsoever in view of the provisions of the RERA Act, 2016 and Rules made thereunder. Hence, the contents presently reflecting on the website shall neither be deemed to be any sort of advertisement/marketing/promotional activity etc. in respect of the project and/or Kasu Assets Development Pvt. Ltd nor shall be relied upon, for any information in respect of the project and/or any Kasu Assets Development Pvt. Ltd, to be submitted to the concerned authorities setup under RERA.

6. Goa government has yet to notify the RERA Act, 2016 and is yet to legislate on it. It is expected that they discuss the implications of RERA for Goa and notify it in due course of time. Since there is no clarity in what the Goa government will notify and the provisions thereunder Kasu Assets Development will not be able provide that desired details about RERA, 2016. Any issues arising out of the notification of RERA, 2016 shall be solely at the cost and consequences of the buyer and Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website or brochure while it is in process of being notified.



7. You/Viewers are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project. Any decision regarding booking of the apartment/s in the project by you, until the project is registered under RERA, relying upon the contents of this website or brochure, shall be solely at your costs and consequences. Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website while it is in process of being updated till 31st July, 2017.

8. The Floor plans, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering. The information herein, i.e. specifications, designs, dimensions, areas, illustrations etc. are subject to change without notification, as may be required by the relevant authorities or the Architect and cannot form part of an offer or contract. Whilst every care is being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering.

9. The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily

available alternative will be selected and used. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state and/or as the dictates of good design and construction practice demand, provided that such substitution or change adheres to or preserves to the maximum extent practicable the quality and intent as stated in the Plans and this specification.







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