



Project By



MARIO FERNANDES & Co.



## SPECIFICATIONS

### Structure

R.C.C. framed earthquake resistant structure of approved design.

### Flooring

Vitrified flooring of premium brand

### Doors & Windows

All doors of good quality local teak or equivalent with Sal wood doorframes. Maintenance free powder coated aluminum sliding /casement open able windows on granite window sills with 10mm MS square bar grill.

### Electricals

Sufficient electrical points with modular switches and universal sockets of premium brand. RCCB provision for shock proof electrical installation. Concealed A/c piping and drainage for hall and bedrooms. Inverter provision for every flat with 3 phases connection. Concealed provision for telephone cable TV and DTH

### Bathrooms

Antiskid flooring. Glazed/ceramic tiles for full height. Geyser and exhaust fan provisions. Toughened glass shower enclosure. Stainless steel anti pest floor gratings. Premium brand sanitary ware in white colour. Brass chromium plated fittings of premium brand.

### Kitchen

Black granite kitchen counter with single bowl stainless steel sink, Water filter provision. Designer dado for wall backing the counter Chimney/ Exhaust provision. Modular kitchen with complete trolleys below the kitchen platform.

### Walls

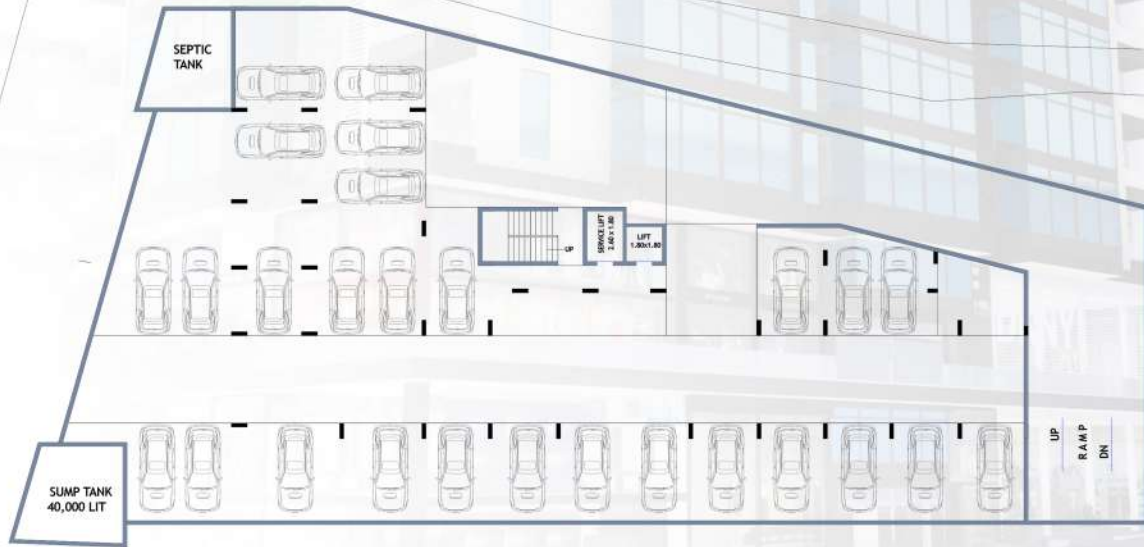
Light weight AAC block masonry /laterite/ block masonry. Wall finish Internal wall finish is gypsum/ cement plaster with premium grade acrylic emulsion. External wall finish is with sand faced double coat plaster with weatherproof paint (Apex or valent)



# Basement Parking



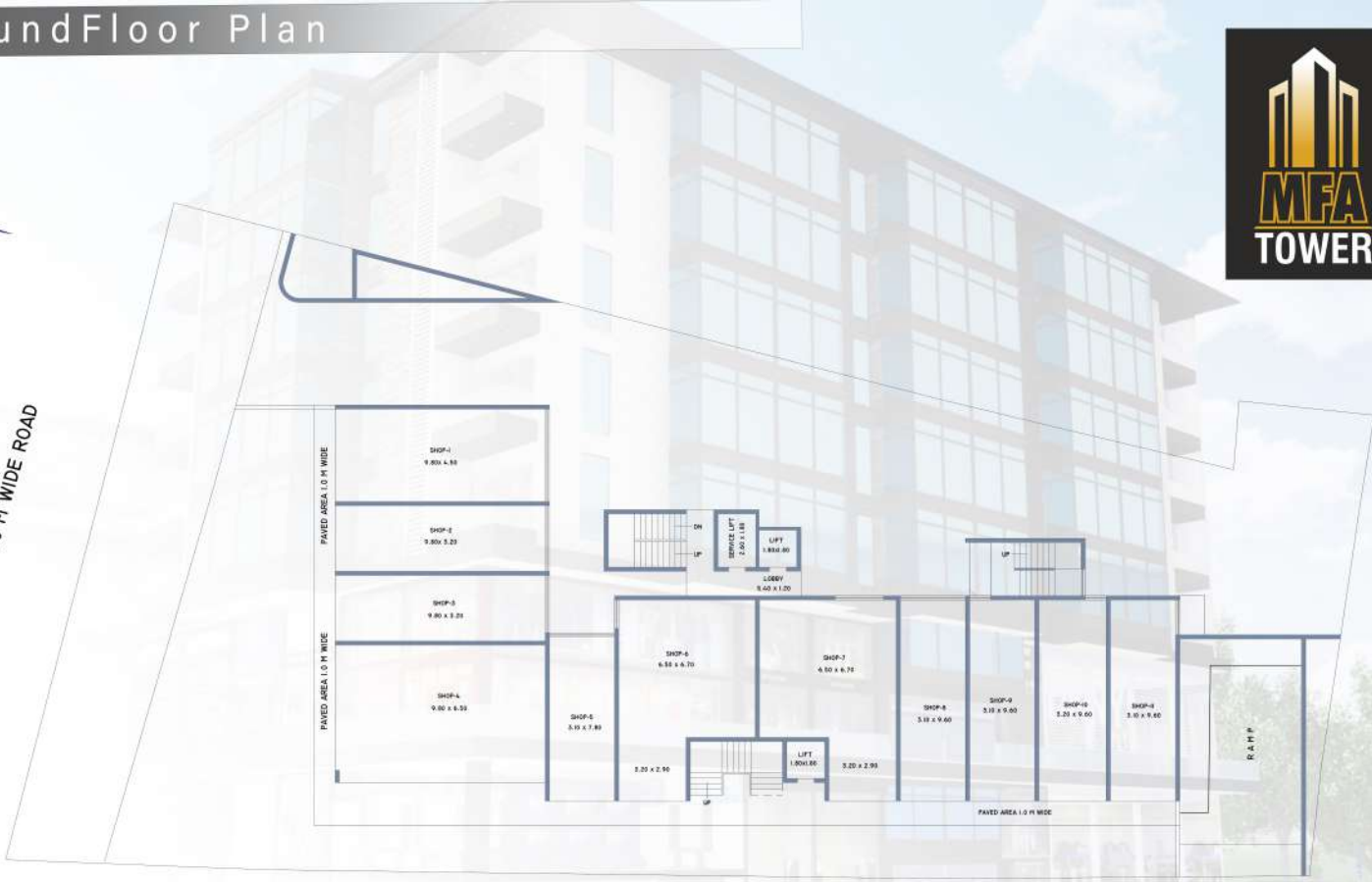
UBASEMENT PARKING = 25 CARS



# Ground Floor Plan

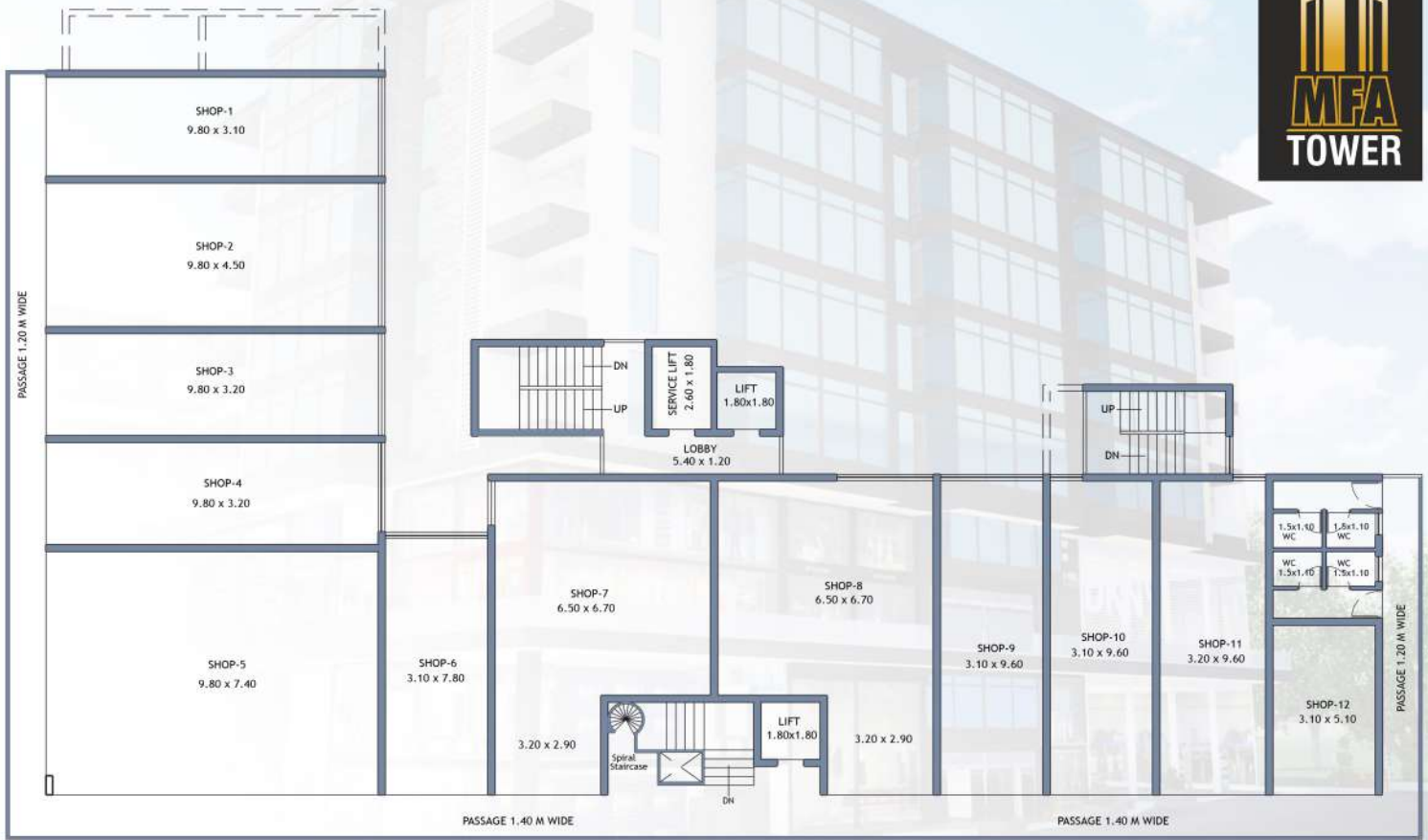


PROPOSED 20.0 M WIDE ROAD

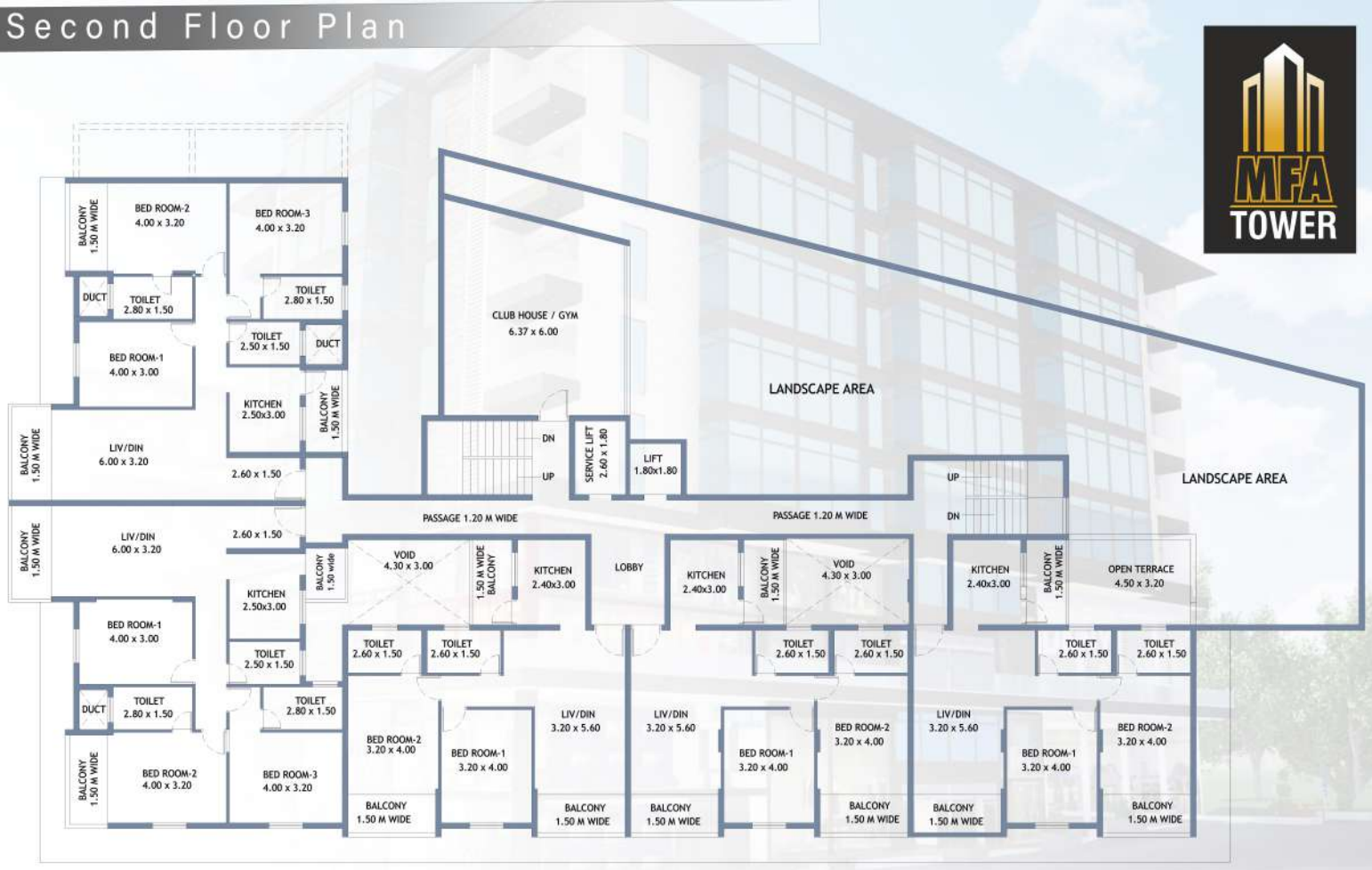


PROPOSED 10.0 M WIDE ROAD

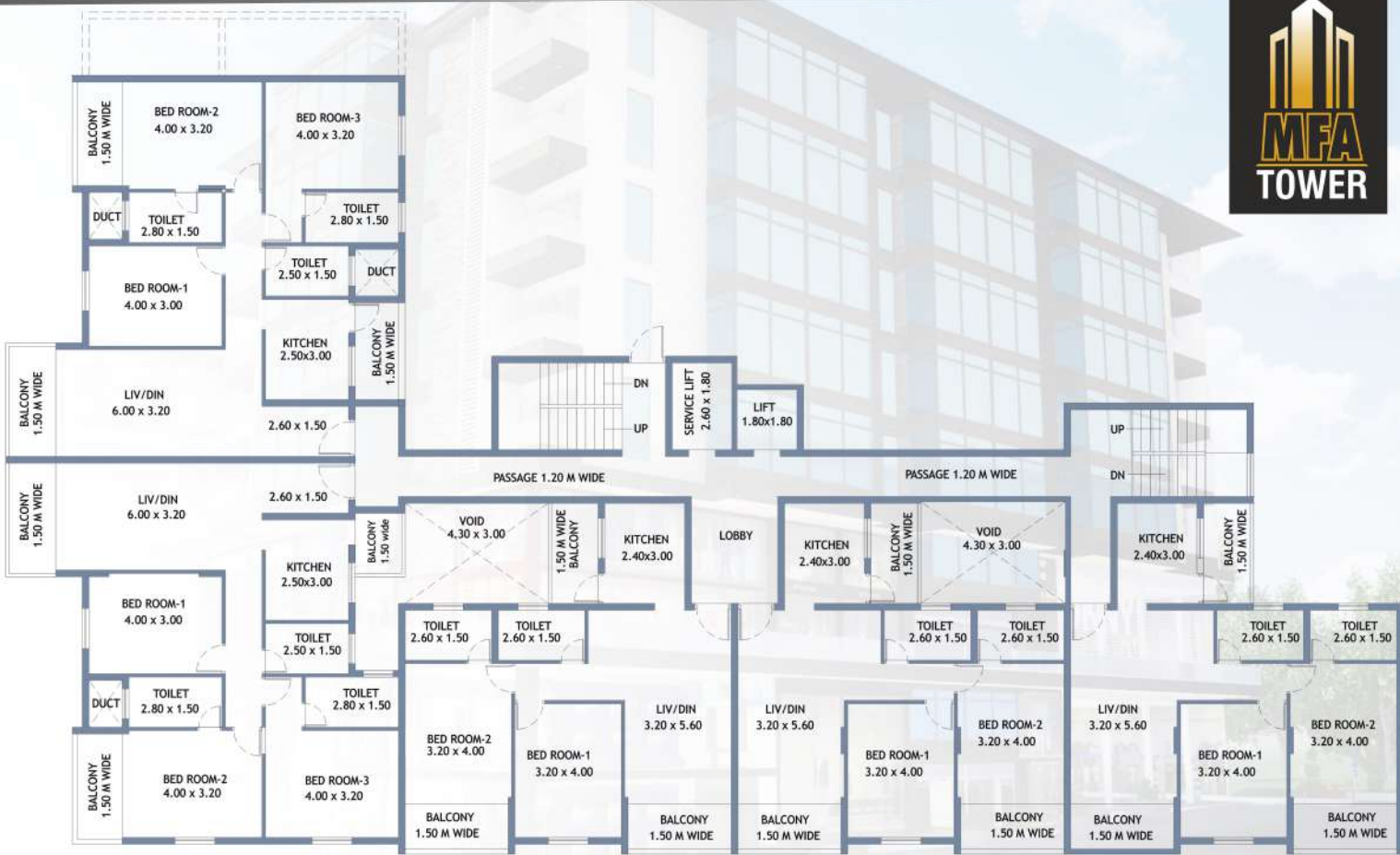
# First Floor Plan



# Second Floor Plan



# Third to sixth Floor Plan



## Amenities and Features

- Landscaped Garden
- Covered parking area
- High speed elevators
- Galvalume sheet roofing for 100% guaranteed leak proofing and heat insulations
- DG back up for all common areas
- Solar Net metering electricity facility with virtual zero common meter billing
- Timer/ photo controlled common lighting for saving electricity
- Motorized / automated gates for hassle free entry/ exit
- Stamp concrete drive ways
- Treated grey water for landscaping
- Security 24 x 7 with round clock surveillance
- Intercom Facility
- Club House with Gym
- CCTV coverage for all areas

## Contact

MARIO FERNANDES & CO  
6 Comunidade Ghor  
2nd Floor, Angod Mapusa  
Goa, India - 403 507  
Phone: 0832 2263964 / 9822124122  
Email: mariofernandes.goa@gmail.com



**MARIO FERNANDES & Co.**  
ARCHITECTS ♦ ENGINEERS ♦ CONSULTANTS ♦ DEVELOPERS