

The perfect mix of luxury and affordability

SAI Girija

Cunchelim - Mapusa - Goa



A Project Of Shops, Offices, One, Two and Three Bedroom Apartments

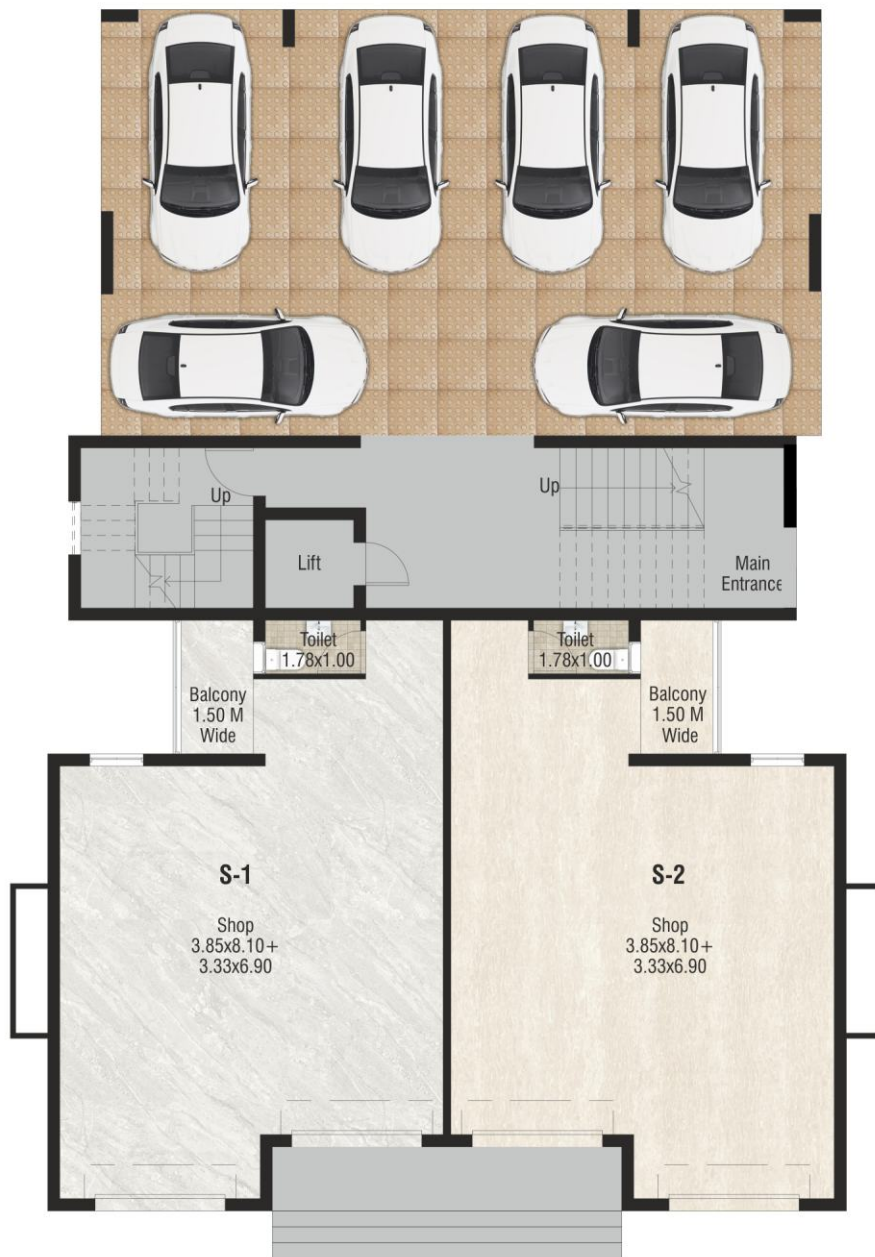
Project RERA Registration Number : PRG012191015



Girija Estates pvt. Ltd., a trusted name in construction bring you their latest project, "Sai Girija" a scheme of Shops, offices and one, two and three bedroom apartments near Sai Baba Mandir, Cucheli-Karaswada road, Cunchelim, Mapusa, Bardez, Goa.

Ideally located, abutting the road on three sides. , the Project is very close to Thivim Industrial Estate & Mapusa city, just 300 mts off from the Goa Mumbai highway (Nh66) and in close proximity of all facilities like Schools, Professional Colleges, Markets, Bus stop, Hospitals, Banks, Mapuca city, everything being at a close distance from the project.

So come and be a part of "Sai Girija" an ideal gift for your family and a wise investment for the future!



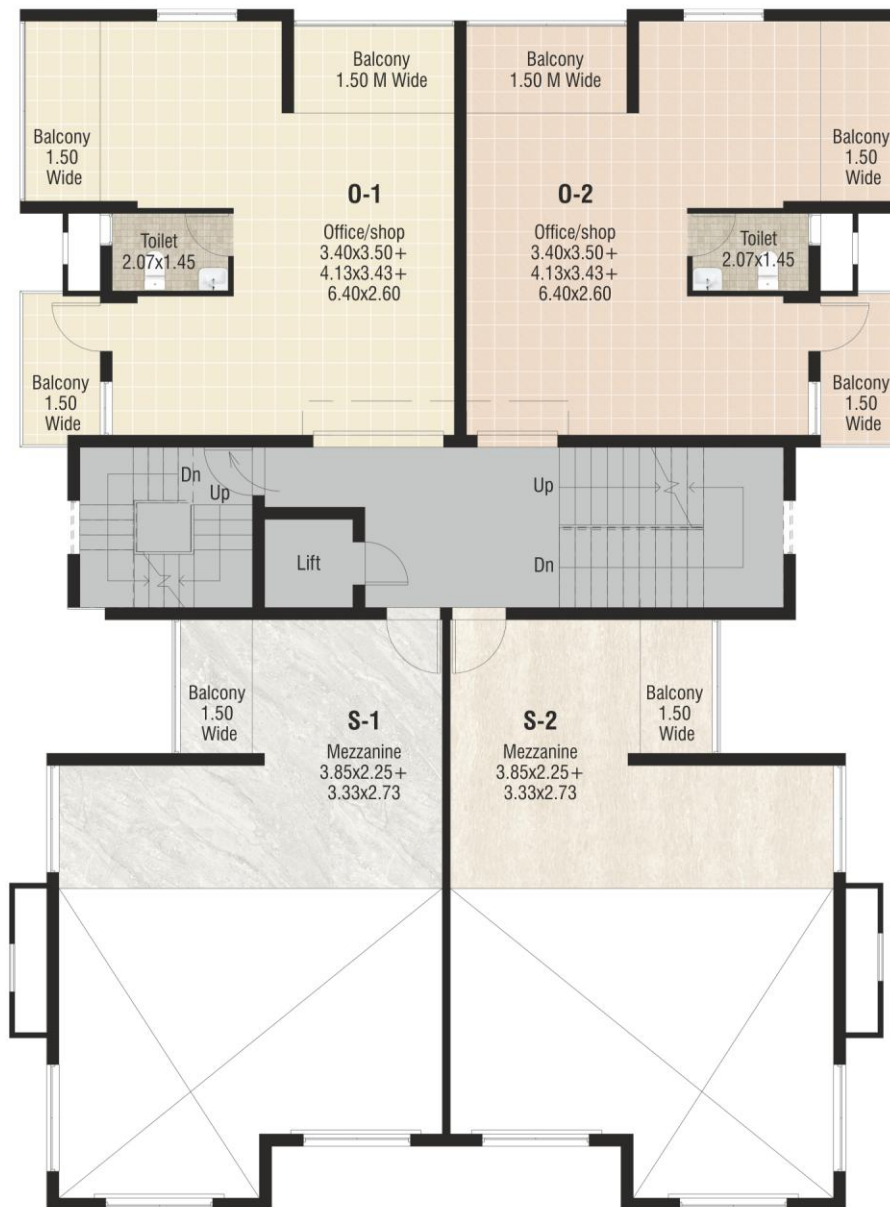
Ground Floor Plan

Project Amenities

- 8 passenger Lift
- Society office
- Solar water heater for hot water supply
- Solar powered lights in common areas like staircases & stilt.
- Internal Paved roads



Road-facing Shops and Offices ensures maximum footfalls and maximum profit



Upper Ground Floor Plan



First & Third Floor Plan



Second & Fourth Floor Plan

Project Specifications

Structure: RCC framed structure as per approved design.

Flooring: Vitrified flooring in flats & shops except for toilets & bathrooms.

Wall finish: External Cement & sand plaster for external walls, Internal Cement & sand plaster or Gypsum plaster or POP finish.

Doors & windows: Main door shall be in Teak wood for residential flats & for shops will have Rolling shutter, Internal door to be of block board. Toilet & Bathroom will be in FRP. Windows & French doors will be in powder-coated aluminium sliding type.

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

Bathroom & Toilets: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and floor shall be in anti-skid ceramic tiles jaquar fittings or equivalent. All sanitary wares shall be of white colour of Cera or equivalent make.

Fire Fighting: Separate Fire escape staircase with fire door at each floor level, with fire hydrant line and other fire fighting equipment as per requirements of Fire department.

Electrical: 3 phase concealed good quality wiring with Switches of Anchor or equivalent. With electrical point provision for AC, water purifiers, washing machine, power inverter in each flat.



Premium Penthouse Layout



Fifth Floor Plan

Approximate distances

- Tivim Industrial Estate.....under 1 km
- Tivim Railway station.....7.5 km
- Mapusa market.....4.5 km
- Panjim bus stand.....16 km
- All world renowned North Goa beaches, calangute, Baga, Anjuna, Vagator, Morjim etc..
.....within 13 km
- Dabolim International Airport.....41 km
- Proposed Greenfield Mopa international Airport.....27 km



For Bookings Contact

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- This property is mortgaged with Karnataka Bank Ltd., Alto Betim, Goa Branch.
- We Provide Noc / Permissions for sale of Flats from our mortgagee Bank Karnataka Bank Ltd., Alto Betim, Goa Branch.

Project RERA Registration Number : PRG012191015

Architect : Ar. S. A. Dhuri | RCC Consultant : Eng. Viraj D. Paraz | Legal Advisor : Adv. Shanker P. Chodankar

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