



Estrela II

TONCA, MIRAMAR - GOA



ALCON
ANIL COUNTO
ENTERPRISES

 **Estrela II**

DISCOVER THE FINE ART OF LUXURY LIVING

Own a palatial abode that reaches up to the sky.
Step into a desirable address meant only for the elite.
Bring along friends to behold a Smart Home.
Come home to peace within and space around.
Be among the fortunate few.
Live life a new at the **Estrela II** by Alcon.





SPACES THAT BRING PEOPLE TOGETHER

AMENITIES

SAFETY & SECURITY

- Gated complex with round the clock security services
- CCTV coverage for all common areas
- Intercom facility
- Fire Fighting System as per National Building Code for the entire project
- Senior citizen friendly Block E

RECREATIONAL AMENITIES

- Swimming pool
- Fully equipped Gymnasium
- Multipurpose activity/games hall
- Table Tennis, carom and other facilities

- Dedicated children play areas with CCTV
- Landscaped garden

COMMON AMENITIES

- Dedicated covered parking area for every unit
- High speed elevators stretcher elevator for one block
- DG back up for all common areas and elevators
- Garbage, water and sewage treatment plants
- Solar water pre heating systems
- Drive ways with concrete pavers
- Rain water harvesting
- Solar Power Generation to be used for common lighting
- Provision of piped gas connection
- EV Charging points (optional)

An Equilibrium of Buzz & Calm

STAY CONNECTED TO THE FINEST



Goa International Airport
27.8kms (Dabolim)

Railway Station
14.7kms (Karmali)

Kadamba Bus Terminal
4.0kms (Panaji)

Miramar Beach
1.2kms

Estrela II
TONCA, PANAJI-GOIA

Dona Paula
4.5kms

COMMERCIAL

- Caculo Mall
0.4kms
- Kala Academy
1.6kms
- INOX Goa
2.2kms
- Patto Plaza
3.6kms

MEDICAL FACILITIES

- Campal Clinic
0.8kms
- Neodent (Raghuwanshi)
0.8kms
- Trinity
1.0kms

EDUCATIONAL

- V.M. Salgaocar College of Law
0.8kms
- Dhempe College of Arts & Science
1.0kms
- Sharada Mandir School
1.4kms

RESTAURANTS

- KFC
0.5kms
- McDonald's
1.1kms
- Subway
1.3kms
- Goa Marriott Resort & Spa
1.6kms
- Domino's Pizza
3.2kms

FINANCIAL INSTITUTIONS

- Bank of India
1.0kms
- State Bank of India
1.0kms
- HDFC Bank
1.2kms

INSTITUTIONS

- Goa College of Architecture
2.4kms
- Goa Medical College
7.3kms
- Goa Dental College
7.3kms

TOP OF THE LINE SPECIFICATIONS

Little luxuries that define your alcove.

1 STRUCTURE

- R.C.C. Framed, earthquake resistant structure with primary steel.
- Concrete block masonry / Laterite block masonry

2 WALL FINISH

- Internal finish: Gypsum / Cement Plaster with Premium Acrylic emulsion paint
- External finish: Sand faced double coat cement plaster with Weather proof paint

3 FLOORING

- Vitrified Flooring of premium brand

4 DOORS & WINDOWS

- Teak Wood Panelled Main Door
- Sal Wood Door Frames
- Internal Doors-Flush doors with laminate on both sides
- Maintenance Free Aluminium Sliding/Casement windows
- Granite Windows Sills
- Flymesh for windows (optional)

5 ELECTRICAL

- Inverter Provision for every unit
- Concealed, fire resistant copper wires of premium brand
- 3 phase connection for every unit
- Concealed wiring provisions for telephone, cable T.V and DTH & high speed internet
- Modular switches with universal sockets of premium brand
- Foot Lights for passages.

6 BATHROOM

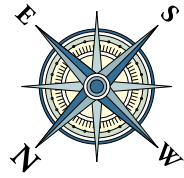
- 600 x 600 mm vitrified anti-skid tile flooring
- Glazed / ceramic wall tiles for full height up to false ceiling
- Geyser and Exhaust fan provision for each bathroom
- Predefined wet & dry areas
- Floor grating with anti pest seal
- All sanitary wares are wall mounted of premium brand white colour
- All brass chromium plated fittings of premium brand
- Ceramic wash basin with Granite counter

- Single lever diverter for shower
- Single lever mixer for wash basin
- Flushing with treated water
- Concealed cistern with dual flush
- Granite door frames

7 KITCHEN AND UTILITY BALCONY

- Granite kitchen platform
- Single bowl with drain board Stainless Steel sink
- Provision of water inlet/outlet and power points for washing machine, dish washer, waterpurifier, fridge, microwave & gas burner and other utilities
- Designer Dado tiles above the kitchen platform upto a height of 60 cms above the platform

Estrela II

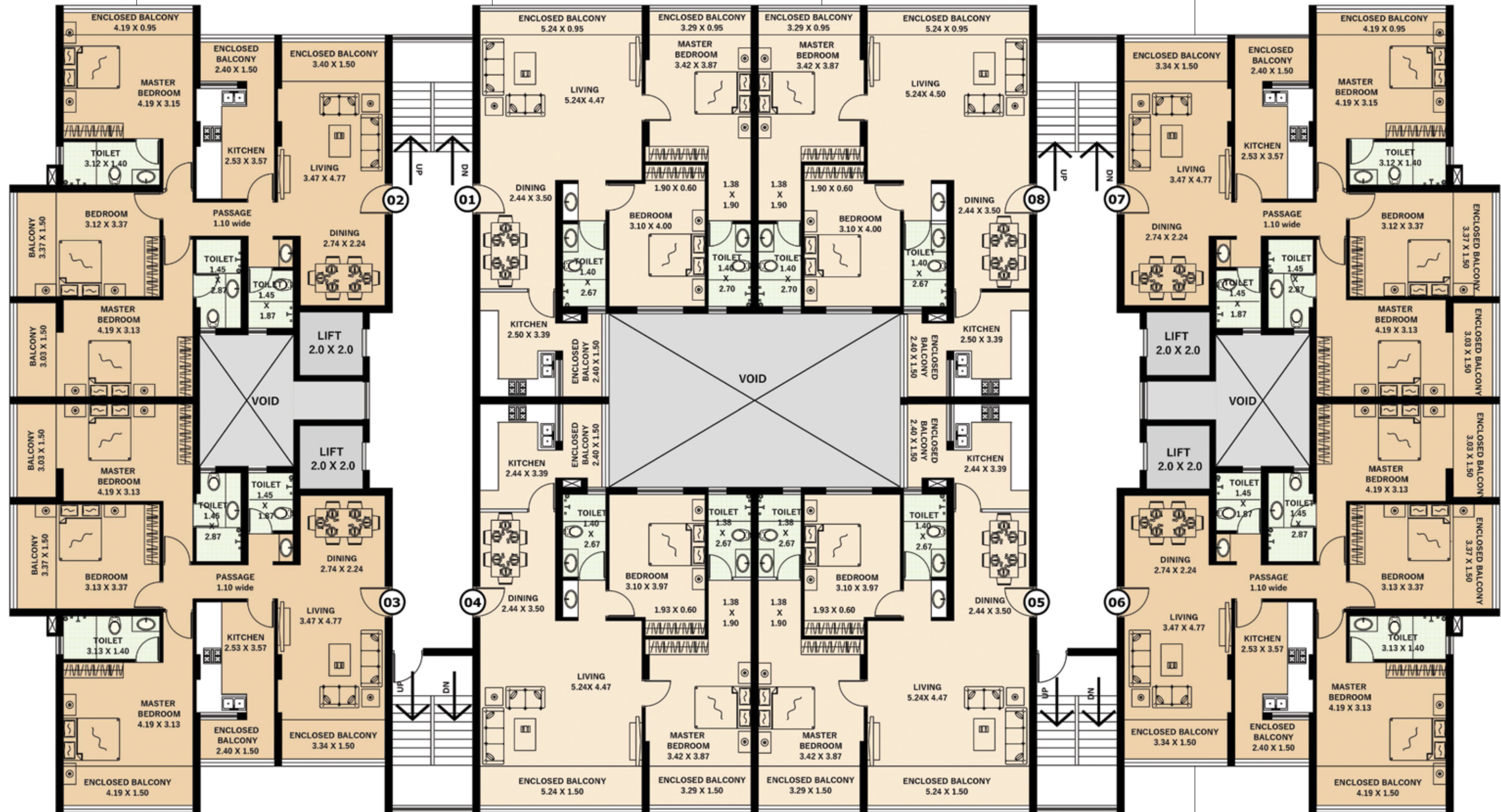


F-102
CARPET AREA : 94.88 m²
BALCONY AREA : 24.38 m²
S.U.B. AREA : 161.00 m²

F-103
CARPET AREA : 82.63 m²
BALCONY AREA : 13.06 m²
S.U.B. AREA : 132.00 m²

G-102
CARPET AREA : 82.63 m²
BALCONY AREA : 13.06 m²
S.U.B. AREA : 132.00 m²

G-103
CARPET AREA : 94.88 m²
BALCONY AREA : 24.38 m²
S.U.B. AREA : 161.00 m²

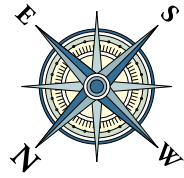


F-101
CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 163.00 m²

F-104
CARPET AREA : 82.63 m²
BALCONY AREA : 17.61 m²
S.U.B. AREA : 136.00 m²

G-101
CARPET AREA : 82.63 m²
BALCONY AREA : 17.61 m²
S.U.B. AREA : 136.00 m²

G-104
CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 163.00 m²



F-2

CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 164.00 m²

F-3

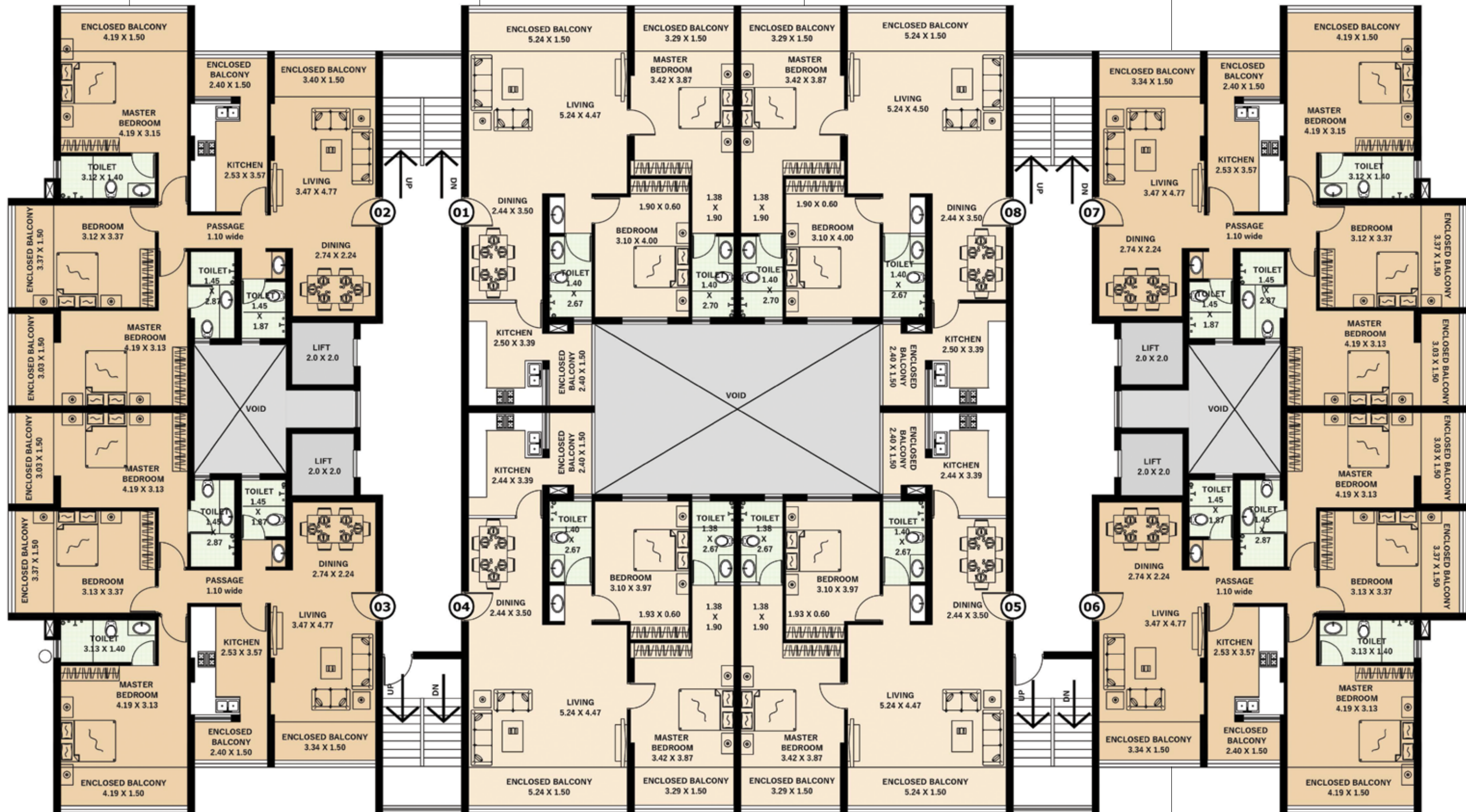
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G-2

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CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 164.00 m²



F-1

CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 164.00 m²

F-4

CARPET AREA : 82.63 m²
BALCONY AREA : 17.61 m²
S.U.B. AREA : 136.00 m²

G-1

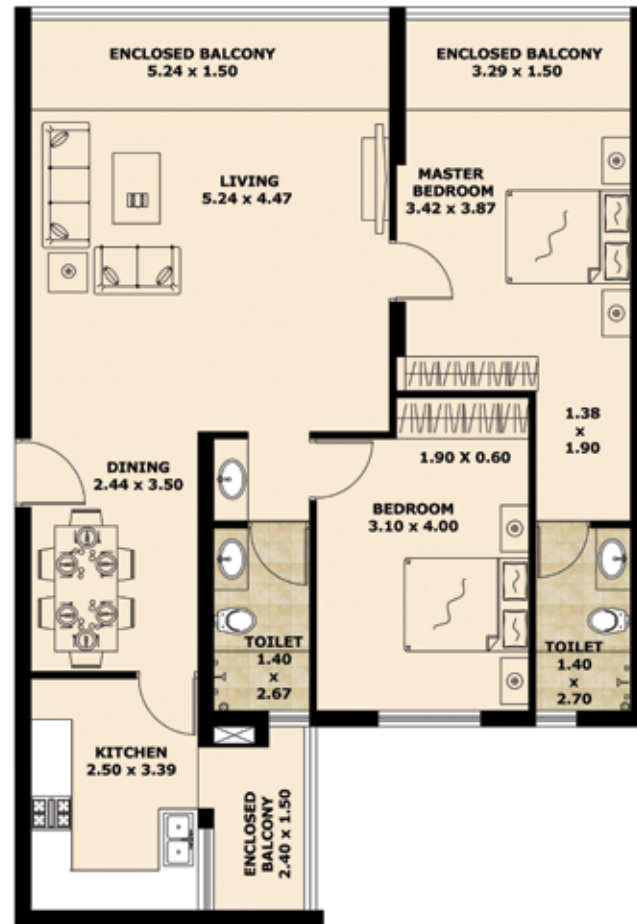
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S.U.B. AREA : 136.00 m²

G-4

CARPET AREA : 94.88 m²
BALCONY AREA : 26.71 m²
S.U.B. AREA : 164.00 m²

BLOCK F & G
TYPICAL 2 BED ROOM
APARTMENT
2ND TO 7TH FLOOR

CARPET AREA : 82.63 m²
 BALCONY AREA : 17.61 m²
 S.U.B. AREA : 136.00 m²



Disclaimer : Furniture and Furniture plans are for visual representation only and are not provided by the builder



CARPET AREA : 94.88 m²
 BALCONY AREA : 26.71 m²
 S.U.B. AREA : 164.00 m²

BLOCK F & G
TYPICAL 3 BED ROOM
APARTMENT
2ND TO 7TH FLOOR



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E-2
CARPET AREA : 75.37 m²
BALCONY AREA : 19.36 m²
S.U.B. AREA : 125.00 m²

E-3
CARPET AREA : 74.27 m²
BALCONY AREA : 15.61 m²
S.U.B. AREA : 120.00 m²

E-4
CARPET AREA : 69.81 m²
BALCONY AREA : 20.43 m²
S.U.B. AREA : 119.00 m²



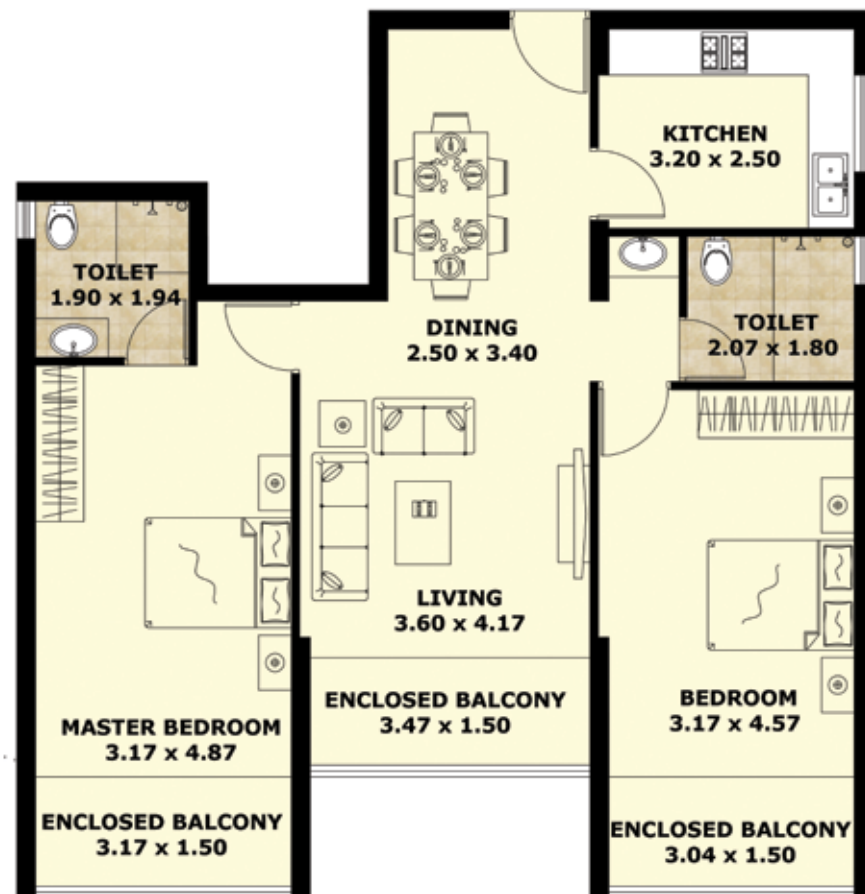
E-1
CARPET AREA : 75.37 m²
BALCONY AREA : 19.36 m²
S.U.B. AREA : 125.00 m²

E-6
CARPET AREA : 75.27 m²
BALCONY AREA : 15.60 m²
S.U.B. AREA : 121.00 m²

E-5
CARPET AREA : 83.37 m²
BALCONY AREA : 24.94 m²
S.U.B. AREA : 141.00 m²

BLOCK E
TYPICAL 2 BED ROOM
APARTMENT - TYPE 1
 1ST TO 7TH FLOOR

CARPET AREA : 74.27 m²
 BALCONY AREA : 15.61 m²
 S.U.B. AREA : 120.00 m²

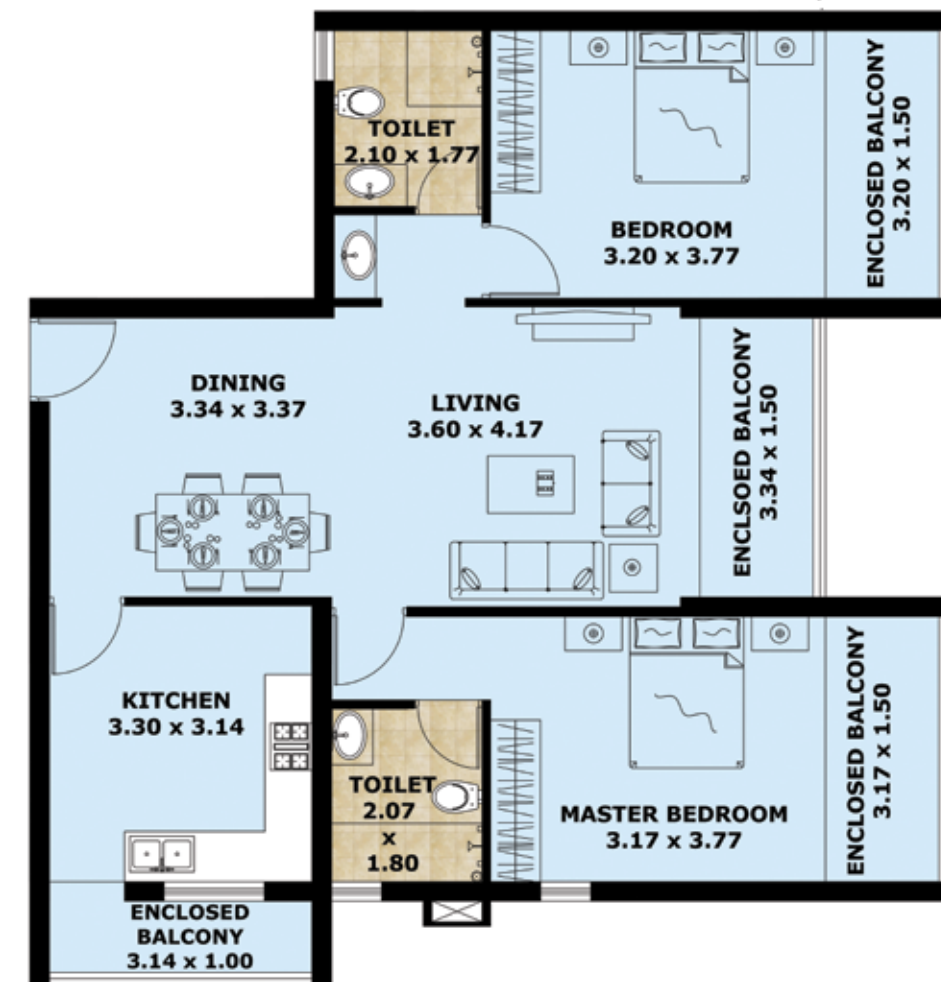


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CARPET AREA : 75.37 m²
 BALCONY AREA : 19.36 m²
 S.U.B. AREA : 125.00 m²

BLOCK E
TYPICAL 2 BED ROOM
APARTMENT - TYPE 2
 1ST TO 7TH FLOOR



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BLOCK E
TYPICAL 2 BED ROOM
APARTMENT - TYPE 3
 1ST TO 7TH FLOOR

CARPET AREA : 75.27 m²
 BALCONY AREA : 15.60 m²
 S.U.B. AREA : 121.00 m²

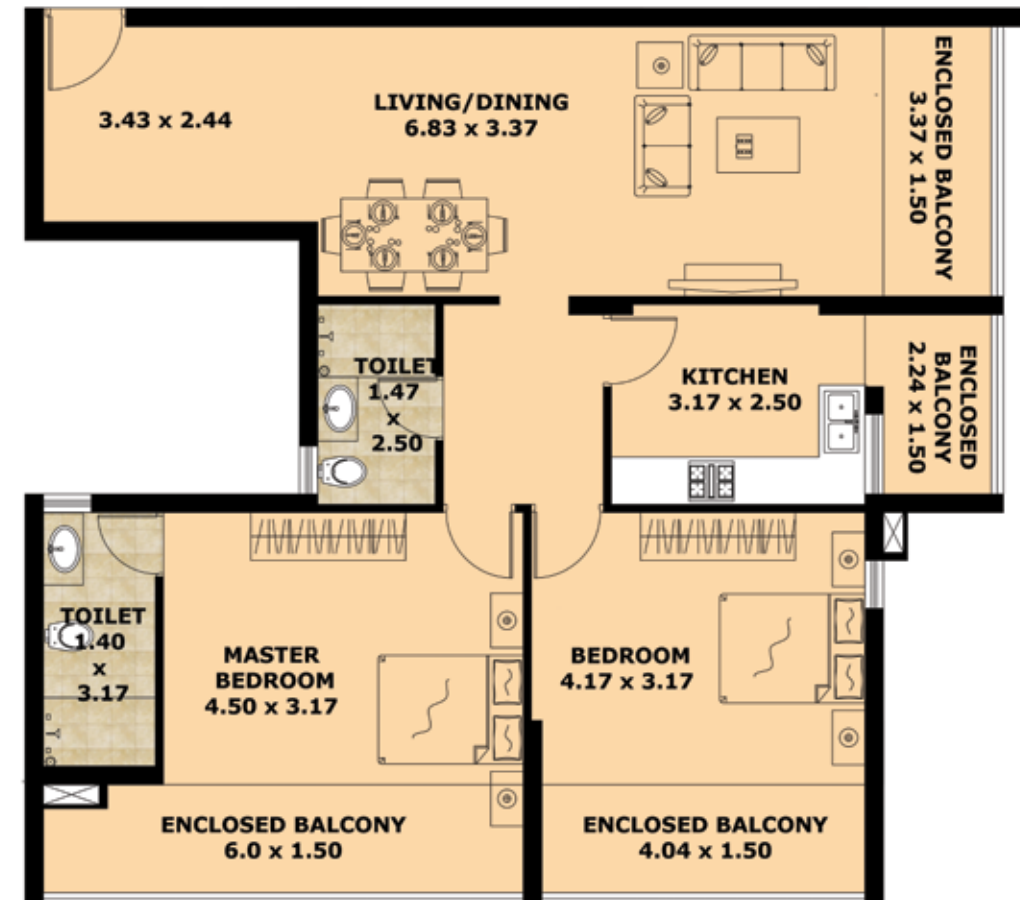


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 BALCONY AREA : 24.94 m²
 S.U.B. AREA : 141.00 m²

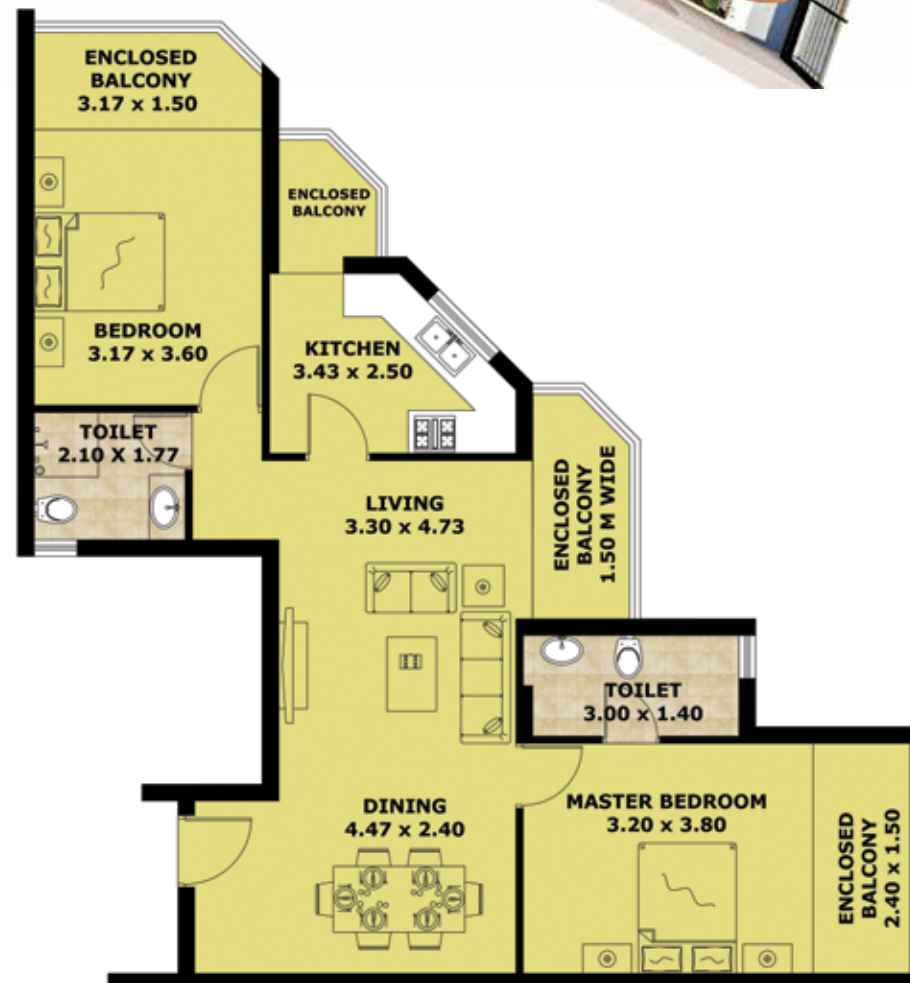
BLOCK E
TYPICAL 2 BED ROOM
APARTMENT - TYPE 4
 1ST TO 7TH FLOOR



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BLOCK E
TYPICAL 2 BED ROOM
APARTMENT - TYPE 5
 1ST TO 7TH FLOOR

CARPET AREA : 69.81 m²
 BALCONY AREA : 20.43 m²
 S.U.B. AREA : 119.00 m²



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Building landmarks with a legacy of excellence & trust

Alcon- Anil Counto Enterprises is a Goa-based group operating since 1971, with business interests in manufacturing, construction and real estate, hospitality and trading with a turnover in excess of Rs. 4,000 million. We are working towards expanding our footprint beyond Goa and continuing to remain one of the fastest growing companies in the state.

Alcon has been a pioneer in the construction business in Goa, successfully completing a large number of projects since its inception.

Ever since our first project, our motto has been "Never build houses, build homes" This philosophy has delivered and today we are involved in large-scale diversification in real estate and construction.

Alcon has become synonymous with developing exclusive and prestigious properties. With us, development follows a well-established process access roads, drainage, electricity, water supply, open areas, landscaped gardens, which are all put in place before construction begins.

Today, we develop properties; construct bungalows, apartments and housing colonies

design and construct hotels, resorts, cinema houses, build ports, bridges and roads. But whatever we construct, we never lose sight of a fundamental point that we build for the people. If our construction does not benefit people at large, we consider it a wasteful exercise.

Across the length and breadth of Goa, you will find Alcon constructions. We have led the construction boom in Goa. Our structures are testimony to our obsession with quality, Because when we build, we build for always.





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