



Introducing Akar Suburbia - Row Villas, a fully-equipped residential locale set in a green haven that's located a mere 10 min drive from the bustling hub of Margao. Living at Akar Suburbia is like a dream come true in so many ways. It's a tree-filled paradise bordered on three sides by lush fields and sprawling orchards, with the convenience of having city nearby.



GROUND FLOOR PLAN



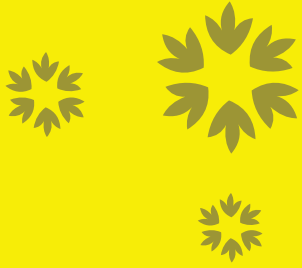
Disclaimer: Floor Plan image shown is an artist impression and the designs, Interiors, dimensions, shades, sizes, colour of the finishing materials and other details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided.



FIRST FLOOR PLAN

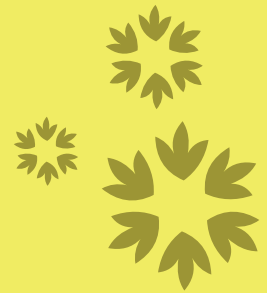


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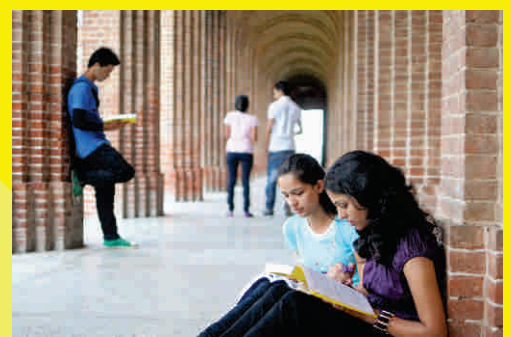


- ✦ Super Specialty Hospital Across the Street
- ✦ Petrol Station Across the Street
- ✦ Cuncoim Bus Depot 2 min drive
- ✦ Cuncoim Market 2 min drive
- ✦ Schools & Colleges 3 min drive
- ✦ Navelim town centre 5 min drive
- ✦ Margao Railway Station 8 min drive
- ✦ Margao City 10 min drive
- ✦ Cavellossim Beach 10 min drive
- ✦ Benaulim Beach 10 min drive
- ✦ Multiplex 12 min drive
- ✦ Goa International Airport 30 min drive

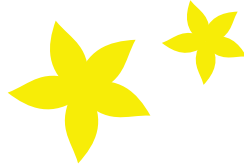
NEIGHBOURHOOD



NATURE'S WAY, WITH
CITY JUST A STONE'S
THROW AWAY



VILLA FEATURES



Akar Suburbia - Row Villas couples the best of traditional Goan homes - airiness, coolness, bright colours and a relaxed ambiance - with a host of modern features.

The villa features include:

* **Structure**

- Earthquake resistant RCC frame structure.
- 20 cms thick external masonry walls.
- 10 cms thick internal masonry walls.

* **Flooring & Tiling**

- Vitrified tiles in living room, dining room, Kitchen and all bedrooms.
- Marble steps on staircase.
- Designer ceramic tiles on all bathroom walls.
- Anti-skid tiles on all bathroom floors.
- Hardy flooring in car porch.

* **Painting**

- Internal walls: Acrylic emulsion paint.
- External walls: Weather shield exterior grade emulsion paint.

* **Doors & Windows**

- High quality flush doors with both side laminates.
- Powder coated aluminium windows.

* **Plumbing**

- Solar water heater.
- Branded sanitary & plumbing fittings.
- ISI marked PVC & CPVC pipes.

* **Kitchen**

- Black granite kitchen counter.
- Stainless Steel Sink.
- Service counter.
- Provision for exhaust chimney.

* **Safety & Security**

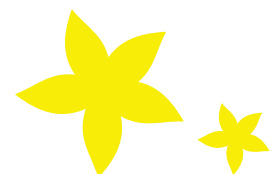
- Safety grills for all windows.
- Intercom facility connected to security office.

* **Electrical**

- Concealed copper wiring.
- Premium branded electrical switches.
- Provision for
 - ~ Telephone in living room & master bedroom.
 - ~ Split ACs in all bedrooms.
 - ~ Exhaust fans in all bathrooms.

* **Other Features**

- Wide access roads.
- Covered storm water drains.
- Ample visitor parking.
- Villa design uses maximum natural light.
- Abundant cross ventilation in villa thereby reducing the need of artificial cooling.



ROW VILLA AREA STATEMENT

Row Villa Number	Built Up Area (m ²)	Carpet Area (m ²)	Balcony Area (m ²)	Open Terrace Area (m ²)	Car Porch Area (m ²)
100	158.80	102.62	24.81	11.70	16.00
101	145.17	102.62	14.36	16.50	16.00
102	145.32	102.62	14.36	16.50	16.00
103	145.58	102.62	14.29	16.80	16.00
104	147.42	104.34	14.48	16.50	16.00
105	145.32	102.62	14.36	16.50	16.00
106	145.32	102.62	14.36	16.50	16.00
107	145.58	102.62	14.29	16.80	16.00
108	147.42	104.34	14.60	16.50	16.00
109	145.32	102.62	14.36	16.50	16.00
110	145.32	102.62	14.36	16.50	16.00
111	157.10	102.62	23.24	12.15	17.00
112	157.10	102.62	23.24	12.15	17.00
113	145.32	102.62	14.36	16.50	16.00
114	145.32	102.62	14.36	16.50	16.00
115	147.42	104.34	14.60	16.50	16.00
116	145.58	102.62	14.29	16.80	16.00
117	145.32	102.62	14.36	16.50	16.00
118	145.32	102.62	14.36	16.50	16.00
119	147.42	104.34	14.48	16.50	16.00
120	145.58	102.62	14.29	16.80	16.00
121	145.32	102.62	14.36	16.50	16.00
122	145.17	102.62	14.36	16.50	16.00
123	158.80	102.62	24.81	11.70	16.00



THE COMPANY

The Borkar family has played a significant role in the business landscape of Goa for over a hundred years now. Starting from a small retail kiosk the family has diversified into various businesses.

Akar Creations was established in 1981 as the real estate arm of the family business. For over three decades now, Akar Creations has worked with unceasing focus and commitment towards creating better, more beautiful, more sustainable spaces for people to live in.

Akar Creations is now Akar Realty - A new avatar of an old, trusted, much loved entity. The journey thus far has been a privilege. The future is bursting with promise. And Akar Realty is prepared. To take on the challenges of a new, dynamic economy, and to deliver on the phenomenal promise of the Borkar DNA!



An ISO 9001 : 2015 certified Real Estate Company
FROM THE HOUSE OF BORKARS

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