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Tabra Villas



FARIA HOSPITALITY

About Us

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Sons of the soil, the Faria family of Mapusa-Goa are synonymous with all that is truly and quintessentially Goan. With more than 3 decades of managing resorts and boutique hotel properties across the state, the Faria's are now bringing their expertise in luxury living to their **latest** real estate **venture** - Tabra Villas.

Arpora

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Nestled between bustling Baga and Anjuna in North Goa, Arpora enjoys the quietness of village life while still being just a stone's throw away from the tourist hot spots and nightlife. Unlike many other more developed parts Goa, Arpora widely maintains its village charms with age old shady trees, towering Coconut trees, lush expanses of green fields, and an easygoing and relaxed village lifestyle.

Tabra Villas

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A harmony of Contemporary Goan architecture and all the modern day comforts, experience the best of Goan living with 'Tabra Villas'. The Development boasts of 7 luxury villas with independent swimming pools alongside the beautiful backdrop of the Tabra Mansion, a 1889 ancestral Portuguese home. Each villa is architecturally designed to reflect Goa's breathtaking ancestral past while focusing on the needs of the present. Nestled in the quaint green village of Arpora, enjoy luxury living and get pampered, even when on vacation.



Villa Type 1 (B,C,D,E,F)

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Ground Floor



First Floor

Villa Type 2 (A,G)

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Ground Floor

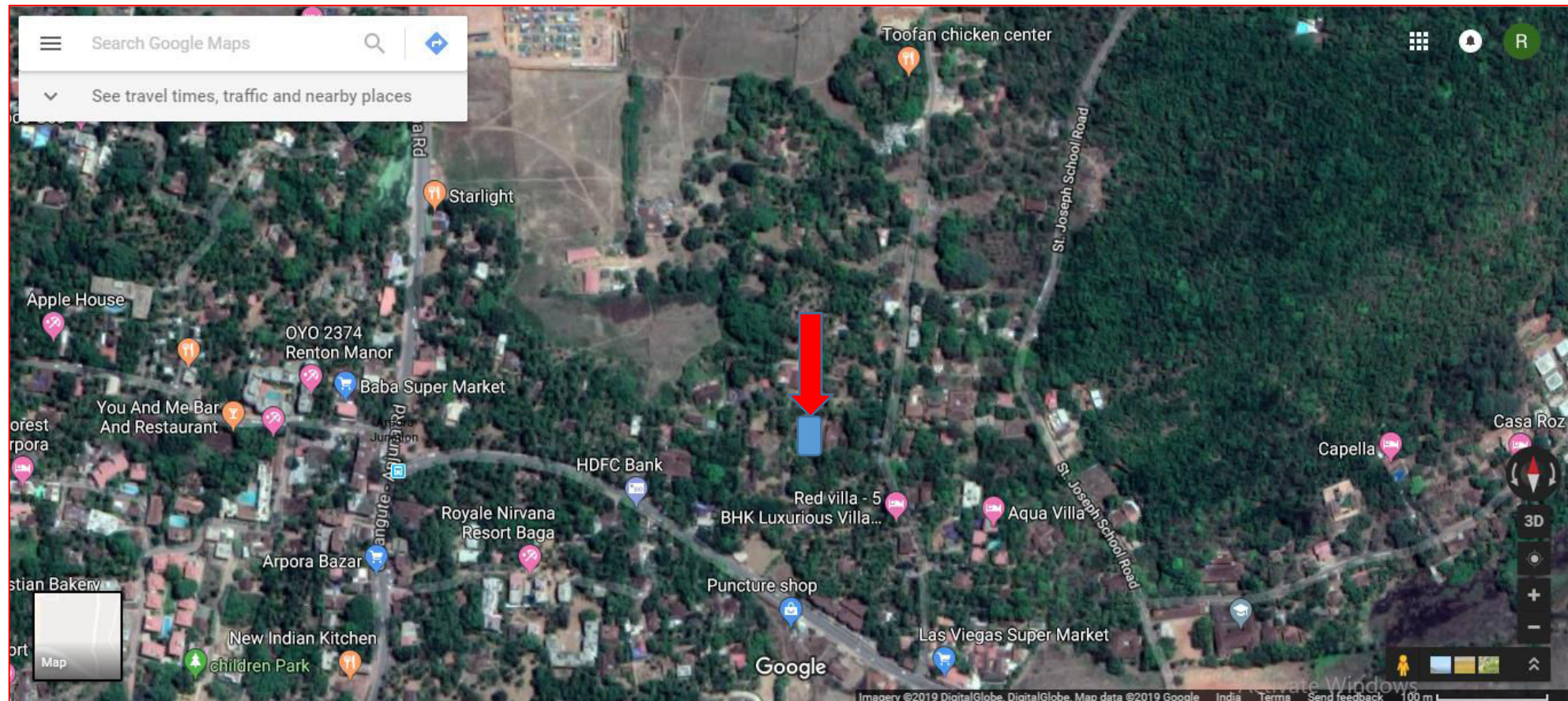


First Floor

Location

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- Tabra Villas is located just 800 meters, off the main Arpora junction.
- Enjoy the peaceful village while the beaches, bars, restaurants and nightlife is just a few minutes away.



Distances

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- Nearest Beach:
- Baga Beach 3.3 km away (10 mins)
- Calangute Beach 3.5 km away (11 mins)
- Anjuna Beach 6.8 km away (18 mins)
- Restaurant and Bars:
- Antares 7.2 km (17 min)
- Thalassa 7.2 km (17 min)*(replace with brittos)
- Purple Martini 6.1 (16 min)
- Saturday Night Market 1 km (2 min)
- Saturday Night Market 1.9 kms
- Airport: 39 km (1 hour)

In A Brief

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- Open plan living area
- Traditional Goan sit outs (sopo)
- Fully fitted bathrooms
- Modular kitchen
- Private pool
- Designated parking area
- Rental facility available



Amenities

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Common Area

- Landscaped garden
- Paved drive way
- Ambient lighting
- Common Sewage Treatment plant
- Entrance gate with security cabin
- Intercom to main gate

Villas

- Private pool and landscaped backyard with pool decks.
- WIFI capable (optional)
- Partial Home automation

Specifications

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1. STRUCTURE

- Quake resistant framed structure
- RCC framed structure of minimum M 25 Grade concrete –Check with civil

2. SUPERSTRUCTURE

- External masonry in min. 23cms laterite stones –Check with civil
- External plaster is of two coats cement plaster of 20mm thickness.
- Internal masonry in single brick / Laterite stone of minimum 10cms thickness.
- Two –coat external cement plaster. Internal plaster with one coat cement (2 coats) and wall ready.
- Plinth-level anti-termite proofing.

3. MOISTURE PROTECTION

- Water proofing over terracing, flat slabs and sloping roofs. Ground floor damp-proofing

4. DOORS AND WINDOWS

- Entrance Door -Polished/painted teak wood -?? frame and shutter
- Internal Door -Polished/painted teak wood /veneer finish on both sides
- Bathroom Door -Polished/painted teak wood and natural veneer finish on one side and laminate finish in other side
– Flush door or teakwood
- External Door & Glazing - Teak wood frame/aluminium UPVC and powder coated with clear glass shutters, polish/paint finish on The inside and paint finish on the outside
- External windows

5. FLOORING

- Living, Dining and - Vitrified / ceramic tiles or other
- Kitchen and Utility - Ceramic tiles with Dado
- All Bathrooms /PDR - Anti-skid floor match ceramic tiles with Dado
- Balcony, Sit-out and - Ceramic/vitrified tiles or other
- Driveway - Pavers/ cobbles
- Internal staircase - Marble / wooden/granite
- Decks - WPC/ Natural stone or other

6. ROOF FINISH

- Sloping roof with Monitor tiles or equivalent

7. KITCHEN

- Modular kitchen with Granite/quartz counter top, stainless steel sink, hob & chimney (IFB or equivalent)

Specifications

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8. BATHROOM

- glass partitions

9. RAILINGS

- MS railings & grills for balconies & staircases(where ever needed)

10. ELECTRICAL

- Concealed PVC insulated copper wiring, modular switches (Legrand or equivalent),
- 3 phase power supply.

11. PLUMBING

- Pressure tested concealed piping for internal and shaft plumbing systems and C.P.V.C. for external piping
- Sewage plumbing lines and rain water piping in UPVC
- Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- Sanitary ware will be of Kohler or equivalent brand and Plumbing fittings will be of Jaquar or equivalent.
- Flush tank to be of Geberit or equivalent.

- High-pressure water supply through hydro-pneumatic water supply system

- Hot water supply through solar panels

- Underground sump and overhead tank will be provided for water storage.

- Maids bathroom to be jaguar or equivalent

12. PAINTING

- Internal walls and ceiling - Interior emulsion (Royale of Asian paints or equivalent)
- External walls - Exterior emulsion (Apex Ultima of Asian paints or equivalent)

13. SECURITY

- Video door phone, CCTV for public areas

14. BACKUP AND GENERATOR

- Provision for Inverter / Emergency backup

15. COMMUNICATIONS

- Provision for Telephone/LAN/TV points in all bedrooms and living room

Disclaimer

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- 2. 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 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.
- 3. 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 offerings. 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.
- 4. 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 non-availability of materials and / or due design decisions made by the designer/architect/ 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.
- 5. All materials are subject to final decisions by architect /developer at the time of finalize and are subject to change.
- 6. This is an upcoming project and will be on the market only after completion. Hand over date scheduled to be September 2020.



Contact Us

Require more details of your dream home? Contact us.

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- Or visit our website at www.fariahholdings.com for more information.