

**SAAKET**



**BUILDERS & DEVELOPERS**



Entry & Visitor parking separate for Residential & Commercial areas.



Separate Dining Room provided which is not part of the Living Room.



Flats are spacious 117m<sup>2</sup> to 119m<sup>2</sup> 2 BHKs. Separate service entry door for each flat.



Children's play area, Senior citizens park area

**SAAKET**  
**Nirvana**  
FATORDA-GOIA



*'Saaket Builders & Developers' is a part of the M/s Narcinva Damodar Naik Group of Companies. The N D Naik Group is a leading Industrial Group in Goa with business interests in Automobile, Logistics, Service & Hospitality Industry.*

*The Century old group now has further diversified into real estate development and promotion. The real estate venture 'Saaket Builders and Developers' envisages comfortable living and quality business hubs assuring a value rich capital investment realization and appreciation to its patrons.*

*'Saaket Builders & Developers' are adhering to quality, safety, health and environment management systems*



## The Project

The Project 'Nirvana' delivers heightened sense of safe urban living with environment and health conscious design interventions all focused to provide a tranquil life style to the users.

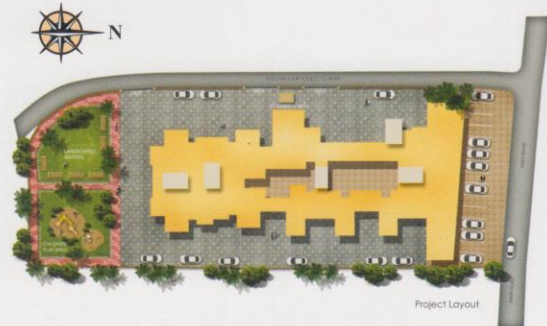
This project consists of **48 Two BHK** and **12 commercial** outlets. The residential & commercial spaces have segregated entry/exit points and are so designed that the commercial activity does not intrude onto the privacy of the residential units. The project is located just off the main Fatorda Margao road and is in close proximity to urban amenities.

## Key features of apartment

- Dining Room area is distinct from Living Room area.
- Separate service entry door, so no disturbance if guests are seating in the Living Room.
- Apartment area A - Block 119.02m<sup>2</sup> and B - Block 117.17m<sup>2</sup> (2BHK) with premium features and amenities.

## Key features of Building

- Separate entry/exit for commercial and residential activities
- Parking for visitors
- Quality branded material utilized for the Project
- Established business house as promoters



## Basic Amenities

- Rain water harvesting.
- Gym, library/ reading room.
- Senior citizens common room.
- Dedicated open space for children with play equipment.
- Building confirms to fire safety norms as per NBC 2005.
- Individual parking for each flats in stilt.
- All floors wheel chair compatible.
- Separate society office.
- Staff toilets(common) at stilt level.
- Inverter back-up for common areas.
- Telephone and TV points in bed rooms and living room.
- Spacious lift having auto rescue device supported by generator back-up.
- Gated community with electronic surveillance & manned security gate with epabx connection to every flat.
- Provision for Inverter and Washing Machine console in every flat.

## Specifications

<b>Flooring</b>	: Vitrified tiles for floors with toilets having non skid ceramic floors.
<b>Kitchen</b>	: Kitchen platforms in black granite and 3ft high dado above it.
<b>Railing</b>	: Stainless steel with glass infill and concrete.
<b>Windows</b>	: Aluminum powder coated.
<b>Main Doors</b>	: Frames and shutter with teak wood in melamine polish finished.
<b>Internal Doors/ Toilet</b>	: 25 mm thick flush door with matt finish laminate for rooms and toilets with FRP shutters, with Salwood frame.
<b>Electrical</b>	: Fire retardant PVC copper wire with premium electrical fittings & inverter wiring, emergency lighting in public areas. TV point in living room and master bedroom. Provision of A/c point in living room and master bedroom. Provision for Washing machine console, inverter console. All specifications to ISI standards.
<b>Plumbing</b>	: Premium branded fittings
<b>Other</b>	: DTH & Cable TV ready.





**Block A**  
Typical Apartment Layout

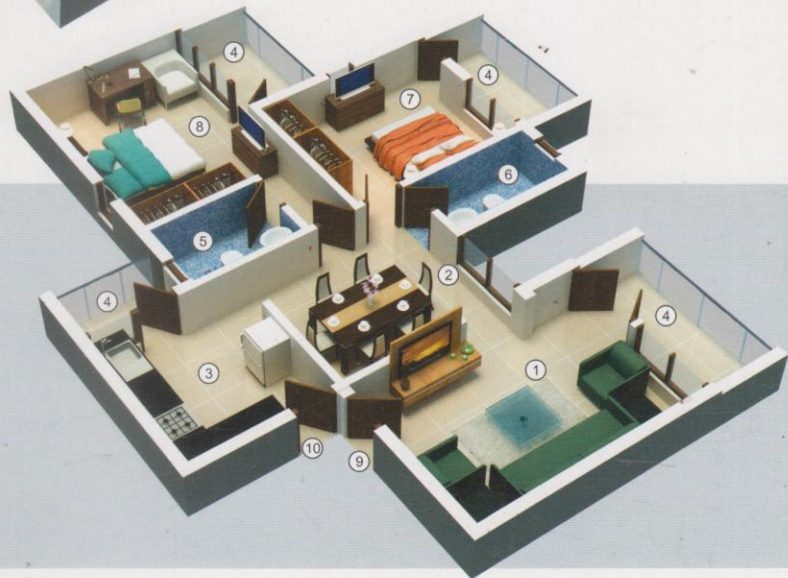
① Living	3.20m	x	4.60m
② Dining	3.10m	x	3.10m
③ Kitchen	3.10m	x	2.75m
④ Balcony	1.50m wide		
⑤ Toilet	1.35m	x	2.25m
⑥ Toilet	1.35m	x	3.06m
⑦ Bedroom	3.62m	x	3.65m
⑧ Bedroom	3.10m	x	4.50m
⑨ Main Entrance			
⑩ Service Entry			

Area 119.02m<sup>2</sup>

**Block B**  
Typical Apartment Layout

① Living	3.20m	x	4.56m
② Dining	3.10m	x	3.35m
③ Kitchen	3.10m	x	2.75m
④ Balcony	1.50m wide		
⑤ Toilet	1.50m	x	2.20m
⑥ Toilet	1.35m	x	2.58m
⑦ Bedroom	3.15m	x	3.63m
⑧ Bedroom	4.50m	x	3.25m
⑨ Main Entrance			
⑩ Service Entry			

Area 117.17m<sup>2</sup>

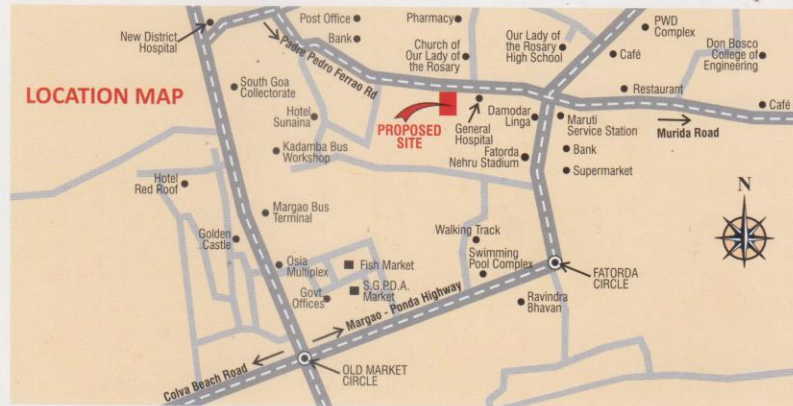


Typical Third & Fourth Floor Plan





Proposed view of residential complex of "Nirvana" project



## SAAKET



BUILDERS & DEVELOPERS

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