

Paradise in GOA

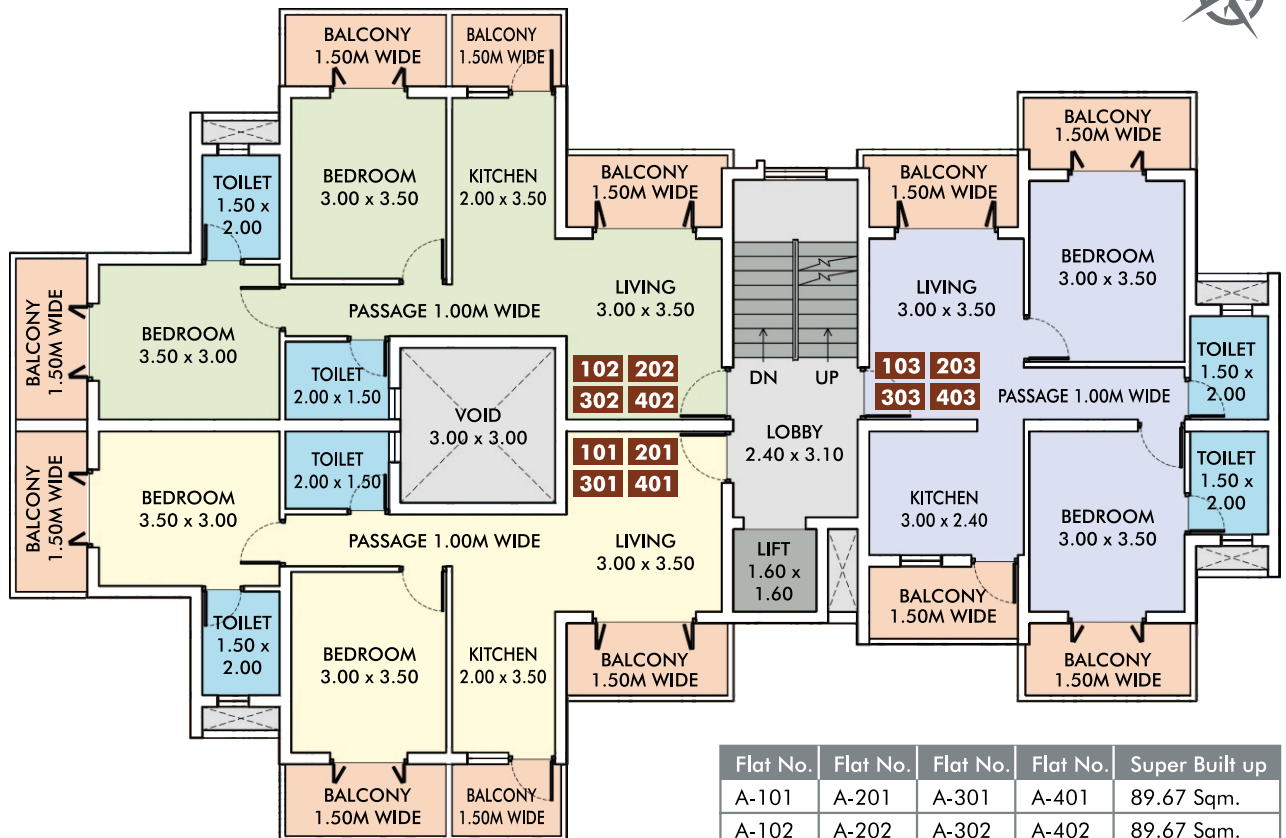


RASTROLI
RESIDENCY

The logo for RASTROLI RESIDENCY features the word "RASTROLI" in a large, bold, orange serif font. Below it, the word "RESIDENCY" is written in a smaller, black, sans-serif font. To the right of the text is a stylized graphic of buildings, palm trees, and a blue wave.



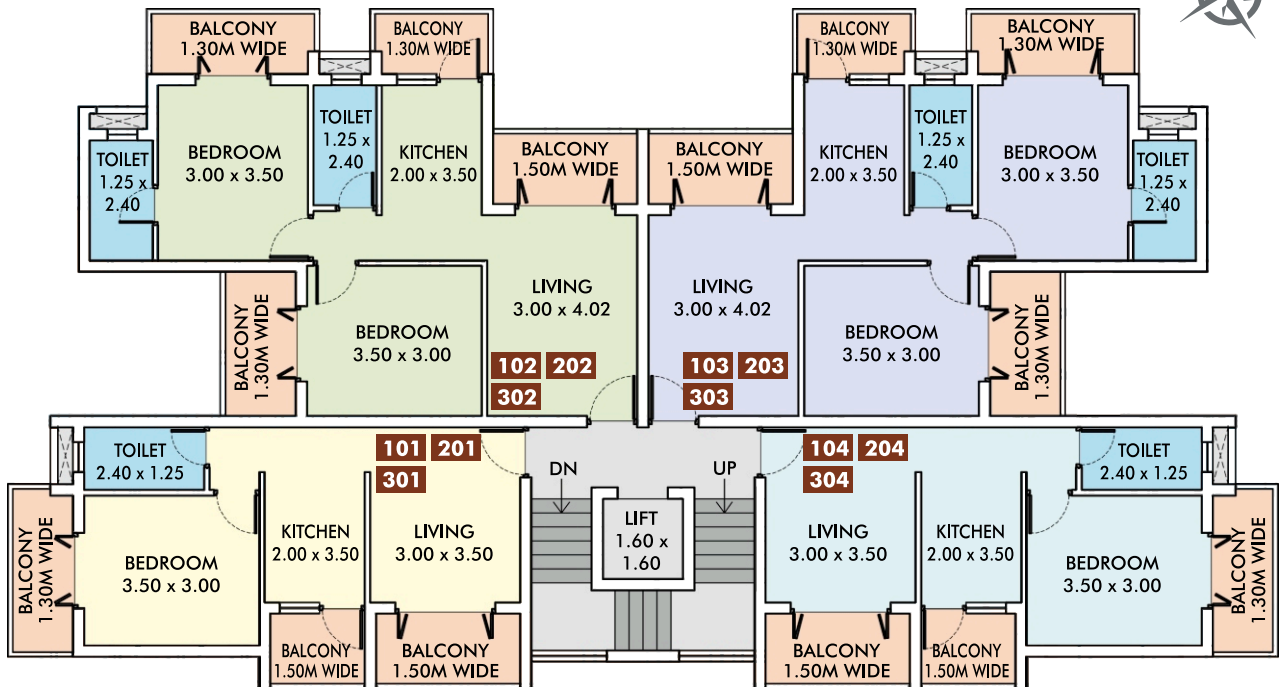
BLOCK-A 1st, 2nd, 3rd & 4th Floor Plan



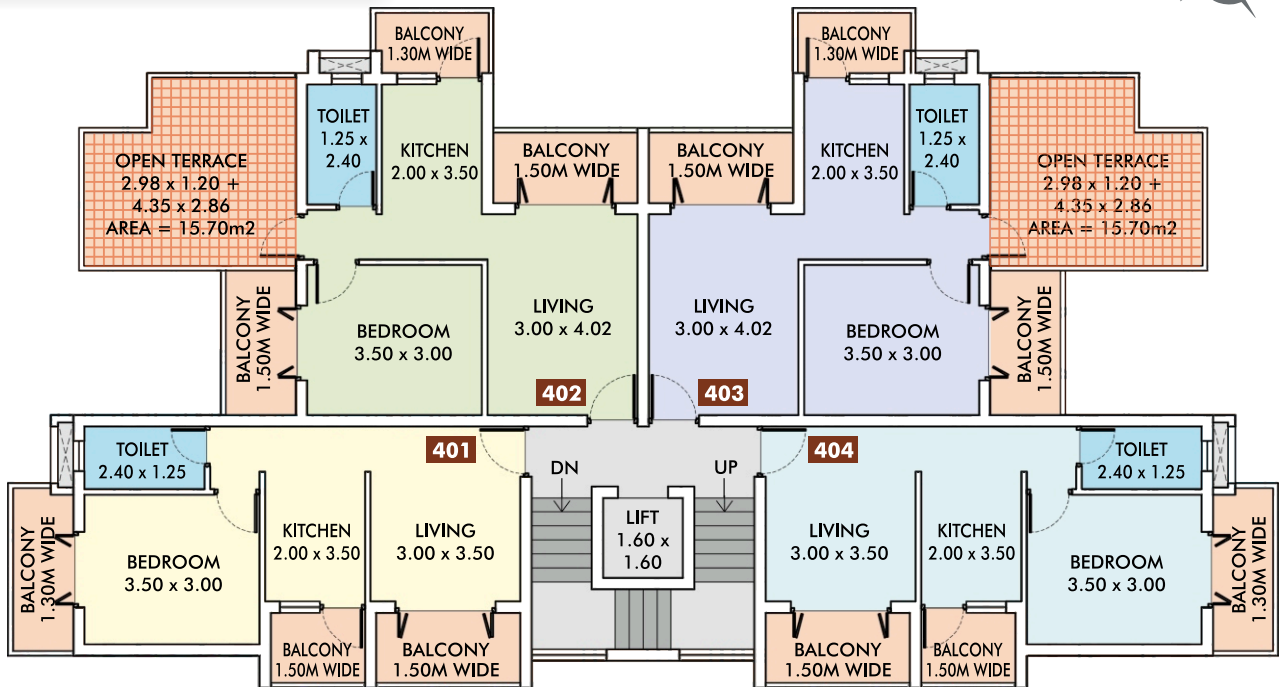
Flat No.	Flat No.	Flat No.	Flat No.	Super Built up
A-101	A-201	A-301	A-401	89.67 Sqm.
A-102	A-202	A-302	A-402	89.67 Sqm.
A-103	A-203	A-303	A-403	88.94 Sqm.



BLOCK-B 1st, 2nd & 3rd Floor Plan



Flat No.	Flat No.	Flat No.	Super Built up
B-101	B-201	B-301	58.61 Sqm.
B-102	B-202	B-302	83.27 Sqm.
B-103	B-203	B-303	83.27 Sqm.
B-104	B-204	B-304	58.61 Sqm.



Flat No.	Super Built up
B-401	58.61 Sqm.
B-402	69.23 Sqm.
B-403	69.23 Sqm.
B-404	58.61 Sqm.

1 BHK FLAT



2 BHK FLAT



The Builders

Rastrol Residency is developed and constructed by AXR Realtors. AXR is a premium quality home provider in Vasai area. Customers appreciate AXR for Good layout, Quality Construction, Super Amenities and Beautiful Elevation.

Rastrol Residency

Rastrol Residency consists of only Twenty Eight homes crafted exclusively for the people who always expect more. We promise you that your expectations will be surpassed here. Spacious living room, dining area, open kitchen design & large bedrooms with attached toilets will give you a feel of independent Bungalow. Specifications of Homes will vouch for this.

Amenities

FLOORING

- Wall to wall 2'X2' Vitrified Ceramic Tile flooring with flush skirting

KITCHEN

- Granite kitchen platform top fitted with Modular Kitchen accessories and Stainless Steel sink ■ Window height glazed tiles Dado

TOILET

- Full height tiling of reputed brand ■ Wall hung Commode with Flush Valve ■ Wash Basin ■ Instant geyser point ■ Jaquar make Hot & Cold Mixer with good quality Overhead Shower

DOORS

- Flush Door with good quality fixtures ■ Matching Safety Door with Powder coated MS Grill ■ Europa Dimple Key Lock for Main Door and Night Latch for Safety Door ■ Granite door frame and FRP shutter door for Toilet

WINDOW

- 3/4" Section Powder coated Aluminum sliding windows with tinted glass and granite window frame ■ 7' high window in Living Room & in other Rooms ■ Adjustable Aluminum Louvers in Granite frame with semitransparent glass in toilet

ELECTRICAL

- Concealed Polycab Brand copper electrical wiring with Modular Switch System ■ MCB for complete protection of electrical installations from overload and short circuit ■ Fan in living and bedroom ■ Exhaust Fan in Toilet ■ Inverter Wiring in all flats ■ Common Cable T.V. Antenna point to all the flats in Living Room ■ AC Point & TV Point in double bedroom

INTERNAL PLASTER

- Plaster of Paris coating with Distemper paint ■ False Ceiling in living and bedroom

EXTERNAL PLASTER

- Double coat plaster with ultramodern acrylic colour scheme

LIFT

- ISI quality Lift with Power Back up

ENTRANCE LOBBY

- Beautifully designed entrance lobby and Staircase

TERRACE

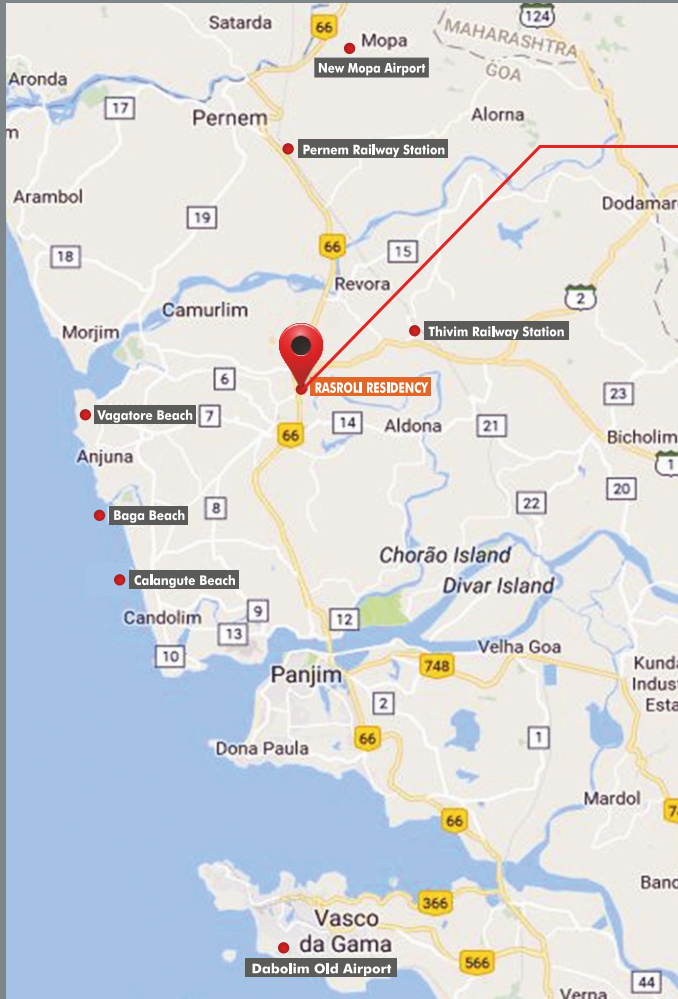
- Brick Bat waterproofing with china mosaic tile

OTHERS

- Municipal Water ■ Well water as backup ■ Majestic Elevation ■ Attractive tree plantation scheme ■ Attractive Paving and illumination in building campus

The Location

Rastroli Residency is located in the heart of Goa at Rastroli Temple Road, Karaswada Junction, Mapusa, Berdez, Goa.



Distance & travel time From Rastroli Residency

Mumbai Goa Highway	0.3 Km	1 min
Thivim Railway Station	7.1 Km	14 min
St. Xaviers Higher Secondary School	3.0 Km	9 min
Saraswat High School & College	4.6 Km	15 min
Multispeciality Hospital	1.0 Km	3 min
Mapusa Masala Market	3.9 Km	11 min
Dabolim Old Airport	39.5 Km	1 hr 1 min
New Mopa Airport	25.5 Km	37 min
Pedem Sports Complex	1.2 Km	3 min
Calangute Beach	13.2 Km	30 min
Vagatore Beach	13.8 Km	32 min
Baga Beach	13.0 Km	31 min

SALES AND SITE OFFICE

Rastroli Residency, Rastroli Temple Road,
Karaswada Junction, Mapusa, Berdez, Goa, 403507.
Cell : +91 98500 76242 / +91 93200 76242
Cell : +91 98901 46581 / +91 77678 75666

CORPORATE OFFICE

AXR REALTORS,
B-001, Om Shree Audumber CHS. Ltd.,
Ramedy, Vasai, 401201.

BUILDERS & DEVELOPERS

AXR REALTORS
NIRMITI, Tiwari Wadi,
Opp. S. T. Depot,
Vasai, Maharashtra,
401201.

ARCHITECTS

ASHWINIKUMAR PRABHU
Studio Arche'type, C-5,
3rd Floor, Trionora Apts.,
Near Municipal Market,
Panaji, Goa.

STRUCTURAL ENGINEER

**RAJESH MAHAMBREY &
ASSOCIATES**
B-102, 1st Floor, Saldanha
Business Towers, at Court Circle,
Altinho, Mapusa, Goa.403507

LEGAL ADVISOR

V. K. HARMALKAR
(Advocate & Notary)
B-102, 1st Floor, Saldanha
Business Towers, at Court Circle,
Altinho, Mapusa, Goa.403507