



Bohemian Villas

# CASA MOIRA

BY BENNET AND BERNARD



















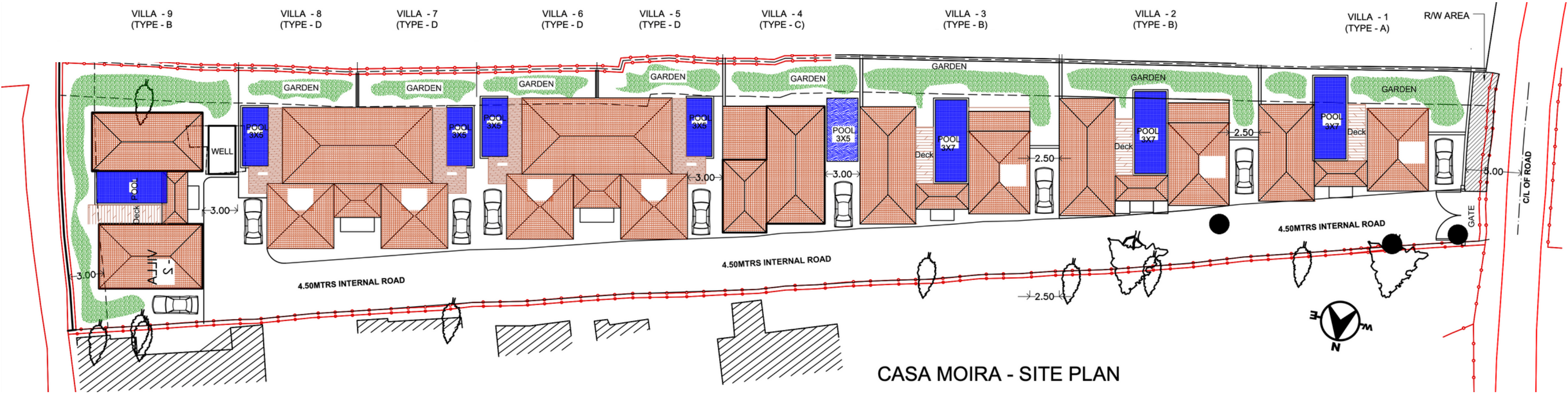








# Site Plan





# Specification list – Semi Furnished

## CONCEPT & FEATURES

- Bohemian Styled villas
- Gated community
- Accessible to North Goa's Best hotspots

## PROJECT FEATURES

- Gated complex
- 24-Hour security with surveillance
- WIFI enabled project
- 100% power backup for common areas
- Video door telephone system
- Manicured landscaped gardens
- Invertor backup for each villa
- Cobbled/paved driveway

## PHILOSOPHY & STRUCTURE

- Traditional and reliable building methods
- UPVC Or Aluminium
- Handcrafted lighting on the external facade
- LED Lighting – Lafit / Phillips /Havells
- Warranted roof waterproofing (mineral membrane) – Technonicol
- Classic Portuguese country tiles Monier/pioneer
- Central pressurized system by Pedrollo/Grundfos
- 3 coat exterior paint (base primer water repellent paint)
- High-grade exterior metal paint with epoxy/zinc primers
- Provision for inverter back-up for individual villas
- Fire retardant wiring
- All brass hardware for doors
- Wrought iron exterior railings
- Damp proofing above the plinth
- Food grade coated sump tank
- Solar water heater

## LIVING, DINING & FAMILY LOUNGE

- Ceramic /vitrified /natural/clay tiles for flooring
- Air conditioning –Lloyd or equivalent
- LED or filament lighting for additional décor where necessary
- Decorative lighting in the Veranda
- The handcrafted teak main door

## BEDROOMS

- Fully air-conditioned –Lloyd or equivalent
- Lighting with LED fixtures – Lafit / Phillips /Havells
- Smart access to power points
- Provision for TV and set-top box

## KITCHEN

- Handcrafted kitchen cabinets with soft close
- Electronic charcoal filtered chimney by Carysil/IFB or equivalent
- Kitchen Hob by IFB/Carysil/ or equivalent
- LED lighting by – – Lafit / Phillips /Havells
- Purified drinking water system by A.O Smith/Kent
- Scratch and rustproof sinks by Carysil
- Handcrafted backsplash tiles
- Provision for dishwasher

## BATHROOMS

- Sanitary ware and Toiletry Fittings – Jaguar or equivalent
- Glass enclosures for wet and dry area
- Countertop Wash Basin
- LED lighting – Lafit / Phillips / Havells
- Exhaust fans in bathrooms

## VALUE-ADDED SERVICES

- Housekeeping Services along with Pool and Garden maintenance
- Concierge and doorstep service
- Rental management





BENNET & BERNARD™  
CUSTOM HOMES PRIVATE LIMITED

1st floor, mathias house, near Francisco Luis Gomes Garden,  
Campal, Panaji, Goa 403001

W: [WWW.BNBCUSTOMHOMES.COM](http://WWW.BNBCUSTOMHOMES.COM)

E: [akash@bennetandbernard.com](mailto:akash@bennetandbernard.com) T: +91-7447799862