

WHO WE ARE

'Home is where the heart is'

At Vaastu Estate Developers, we have been creating homes for hearts since 1995. We specialise in interpreting thousands of years of architectural concepts into designs and sensibilities that work in the contemporary world. Through the years, we have honed our expertise in the industry and insisted on perfection with each project. We are one of the earliest members of CREDAI-Goa, and through quality construction and excellent work ethic, have become one of the most reputed and trusted real estate developing companies in Goa. We build homes and commercial projects that not only look beautiful but also follow time-tested principles that bring your home into perfect harmony with natural forces for prosperity, good thought and sound health.

Mission

To share our value for the environment with prospective clients by showing them how design and nature can come together to create absolute beauty

Vision

We aim to bridge the gap between human desires and nature's needs by offering low-impact housing that awes through eco-friendly measures.

Values

We value our customers' dreams and ensure they are translated into reality in the greenest way possible

WHAT WE DO

We merge modern technology and proven principles to build strong, durable and beautiful constructions. Our recent projects include Vaastu Heritage (Fontainhas,

Panjim), Vaastu Apartments (Santa Barbara, Chimbel) and Vaastu Gardens (Taleigao). Current projects include Vaastu Hanging Gardens and Vaastu Ribandar Foothills.

WHY US

We are a CREDAI-accredited team of reliable, trustworthy professionals who deliver business with a human touch. Our constant commitment to excellence has afforded us distinction and status as the top real estate developers in Goa. Our team is supported by strong technical knowledge and the latest machinery that ensures a quality of construction and design that is the best in the business. By choosing Vaastu Estate Developers, you are ensuring your home is built in exact accordance with your requirements, with a team of dedicated experts controlling and supervising every aspect of the project at every stage with the help of site engineers and site supervisors.

WHAT IS VAASTU

What is Vaastu?

Vaastu literally means home or dwelling in Sanskrit. The principles followed in Vaastu-based design were developed around 3000 BC. The text Vaastu Shastra, followed when designing homes, are part of Vaastu Vidya, a treatise on architecture and design theories from ancient India.

Why choose Vaastu Estate Developers when designing a home?

At Vaastu Estate Developers, we have studied all aspects of design and building construction, from the ancient to the most modern. Using this, we have developed a style that bridges both, moulds itself easily to the Goan context and is most importantly affordable and of excellent quality. We put much thought into our design and constantly innovate to give you the best. With insightful inputs from our consultants and engineering team, we carefully select vendors based on quality and service commitments. Vaastu Estate Developers also takes pleasure in

extending the warranties and guarantees of the products we use in our constructions to you.

VAASTU RIBANDAR FOOTHILLS BLOCK 2

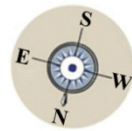
Located in the picturesque town of Ribandar, barely 3.5 kms from Panjim, Ribandar is fast growing as an extension of Panaji without having the trappings of the city life. Vaastu Ribandar Foothills is nestling at the foothills of Ribandar hillock combining the convenience of the city with the serenity of the nature.

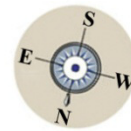
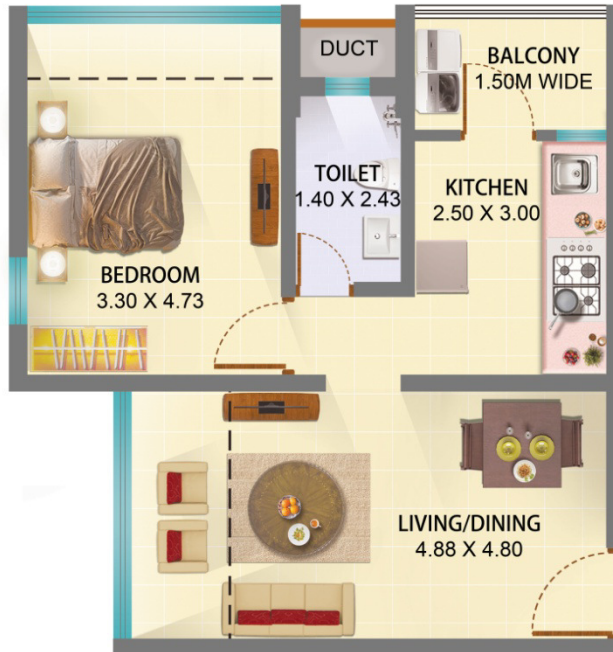
Vaastu Ribandar Foothills is our latest residential project. It consists of one- and two-bedroom apartments, and features all modern amenities.

From the comfort of your home, you will be treated to grand views of what was once thought to be the world's longest bridge - the Ponte Conde de Linhares. Also called Ribandar Causeway, the 3.2 km-long bridge was completed in 1634 and was built using laterite stones to take the weight of horse carriages. However, it continues to handle modern heavy motor vehicles too without a hitch. Running along the floodplains of River Mandovi, the causeway offers a beautiful view of the salt pans and the river. Sunsets overlooking this vista from your home at Vaastu Ribandar Foothills are truly magical.



TYPICAL FLOOR PLAN

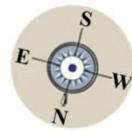
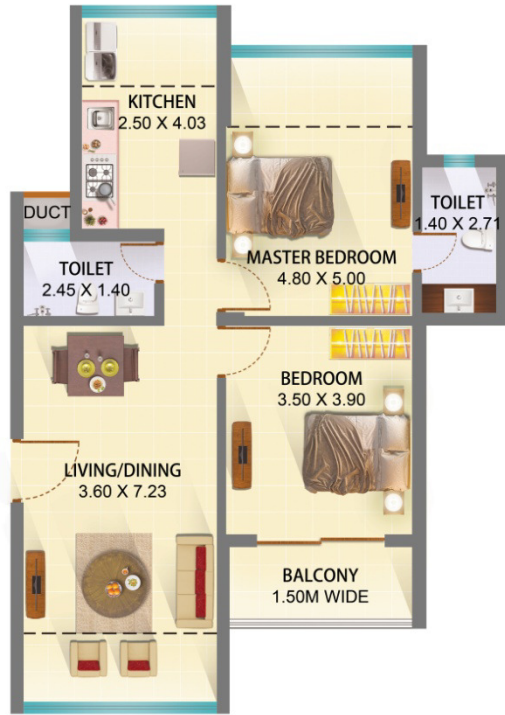




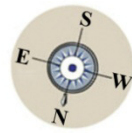
UNIT 01 FLOOR PLAN



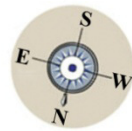
UNIT 02 FLOOR PLAN



UNIT 03 FLOOR PLAN

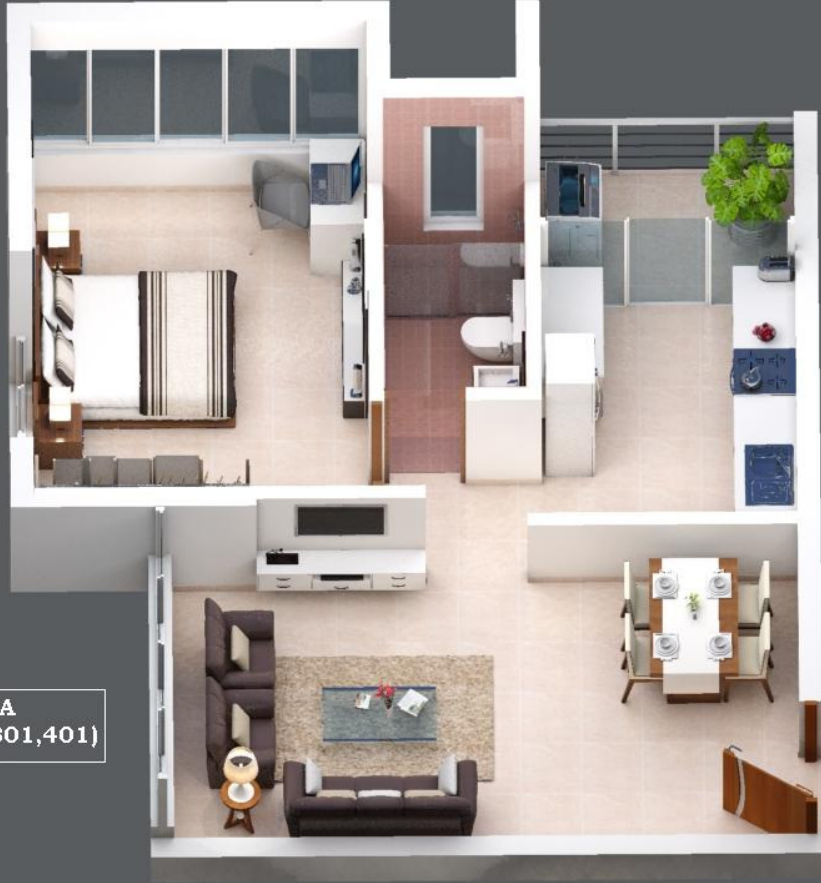


UNIT 04 FLOOR PLAN



UNIT 05 FLOOR PLAN

UNIT-A
B- (101,201,301,401)

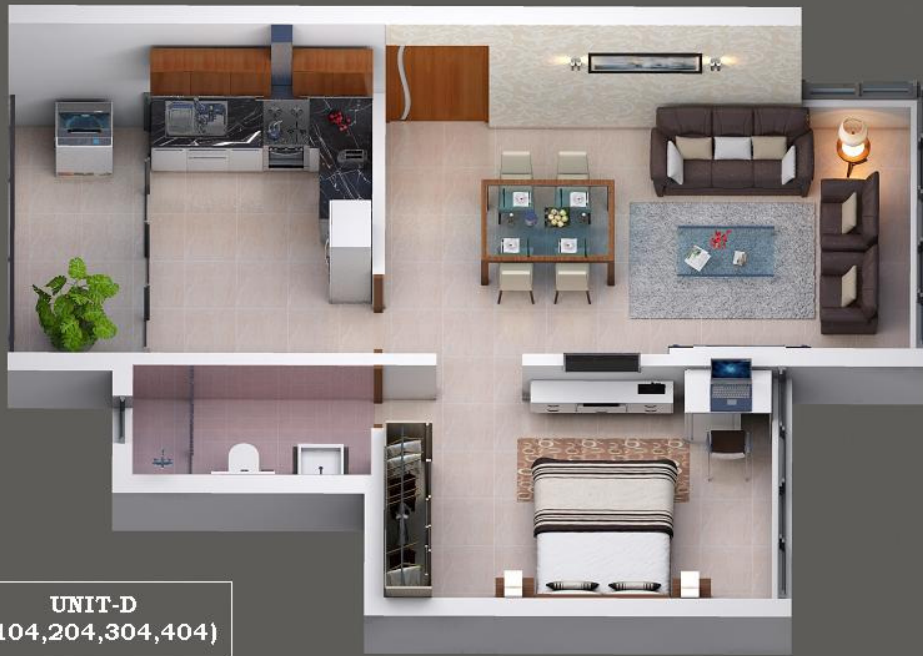




UNIT-B
B-(102,202,302,402)



UNIT -C
B-(103,203,303,403)



UNIT-D
B-(104,204,304,404)



UNIT-E
B-(105,205,305,405)

(Specification & Amenities)

SPECIFICATION

1.-The structure:- It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be of 6” brick masonry and the external walls will be 9” brick/laterite masonry.

2.-Plaster:-

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru.

3.-Flooring:-

The flooring will be Vitrified tiles or equivalent. The average minimum landing cost of tiles of Rs.450/- per square meter. Toilet dado and equivalent. The average landing cost of tiles will be Rs.350/- square metres.

4.-Doors:- The doors will be of wooden frame provided with flush doors and veneer. Toilet shutters will be of fiber FRP doors shutters. Premium quality hardware and handles for all doors.

5.-Windows:- Windows will be of powder coated aluminium sliding with aluminium fittings.

6.-Kitchen:- The Kitchen will have a cooking platform with black granite top and 60 cms. tile lining above the platform. Stainless steel sink with single bowl will be provided.

7.-Internal Décor:- The walls will be painted with acrylic bound distemper and ceiling with white wash. Doors will be painted/ varnished/French polished.

8.-External Décor:- External walls will be painted with cement paint.

9.-Plumbing and Sanitary:- Soil, waste and water pipes will be partially concealed; white glazed European W.C. of Jaquar/ Hindustan make or equivalent quality will be provided with flushing system. Full height wall tiles with non slippery tiles flooring will be provided in bathroom. The sanitary installation will be in accordance with Municipal specification. One shower and one wash basin will be provided in each toilet.

10.-Electrical Installation:- The electrical wiring will be concealed with Finolex/Kabel or equivalent cables. All switches will be of modular switches or equivalent quality with three phase electricity connection. Air Conditioning points in all bed rooms will be provided.

11.-Water Tank:- A underground sump with a electric pump and a overhead tank will be provided.

12. Balcony:- Ms powder coated railings.

AMENITIES

Safe environment of a gated community.

State of the art Swimming Pool and landscaped gardens(common for the Block I & II).

Club House (Located in Block I) & common for Block I and II.

Reserved/ Allotted parking .

Back up power supply for lifts and common areas.

Gymnasium- Located in Block I & common for Block I & II.

CCTV surveillance in common area.

Cable provision for Dish Antenna.

Provision to install Inverters connecting one light point and one fan point in all bed rooms, living room and kitchen.

Electrical points for Washing Machine and Dryer.