

SHOPS ■ APARTMENTS ■ PENTHOUSES

# ANTOO ENCLAVE

BHATLEM - PORTAES, GOA



**MAFCON BUILDERS & DEVELOPERS**

WHERE NATURE'S BEAUTY ABOUNDS



ANTOO ENCLAVE  
BHATLEM - PORTAES, GOA



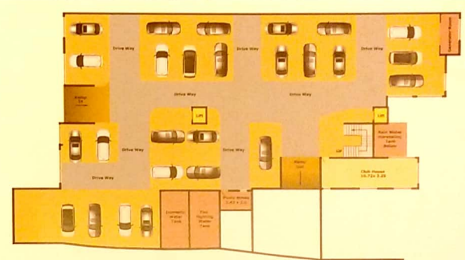
### Enviabile LOCATION

Imagine a home in the perfect location...  
nestled in nature and verdant greenery with all the conveniences of urban living.  
Antoo Enclave offers you Shops, Apartments and Penthouses  
in this ideal location.  
On the outskirts of Panaji city, at Bhatlem - Portaes  
you can have the conveniences of progressive educational establishments,  
access to first-class medical facilities, shopping centers and  
many more modern amenities a capital city has to offer,  
all while living amidst green, lush surroundings  
and the clear backwaters of this area.



**AMENITIES:**

- Swimming Pool along with a Baby Pool
- Elevators
- Two Levels of Stilted Car Park
- Play Area for Children
- Fully-equipped Gym
- Community Hall with Indoor Games like Table Tennis and Carrom
- Separate Society Office
- DTH Connection for Each Apartment
- Generator Backup for Elevators and the Common Area
- Generator Backup for 01 no. Light Point and 01 no. Fan Point in Each Room



**BASEMENT PLAN**

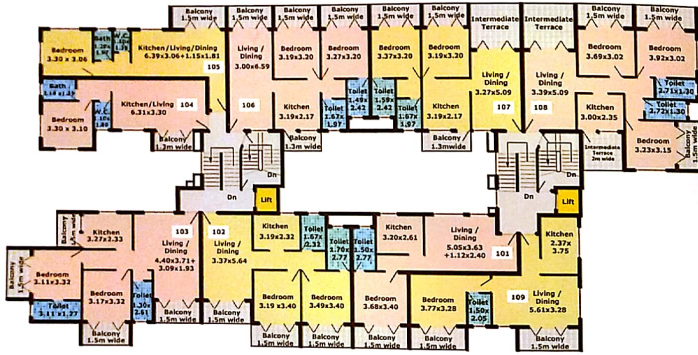
*Floor*  
**PLANS**

**SPECIFICATIONS:**

- STRUCTURE:**
- RCC framed structure with Laterite/Cement Block
  - Masonry for external walls and single Brick Masonry for internal walls.
- FLOORING:**
- Living/Dining/Bedrooms/Kitchen with Reputed (24" x 24") Vitrified tiles.
  - Bathrooms floors with ceramic Anti-skid tiles (12" x 12")
  - Bathroom Dado with full height glazed tiles (12" x 18")
  - Cooking platform (otta) - black granite stone upto 3 mtrs. long, Single bowl sink (stainless steel), Dado upto 60 cms. with glazed tiles (12" x 18")
- DOORS & WINDOWS:**
- Main Door frame to be in Teakwood of size 6" x 2.5"
  - Other Door frames in Matti/Sal wood of size 4" x 2.5"
- PLUMBING:**
- Plumbing accessories like taps and hot/cold water mixer to be of Hindware/Cera/equivalent make.
  - European / Indian pan of white colour - Hindware/Cera.
- PAINTING:**
- All Internal walls with Oil bound distemper paint.
  - External with weather-proof emulsion paint.
- ROOFING:**
- R.C.C. flat slab with water-proofing and R.C.C. sloping slab with water-proofing covered with Mangalore tiles
- ELECTRICAL:**
- Wiring: good quality copper multi-strand cables, concealed in walls and slabs, Modular Switches, T.V., Telephone point in living room and bedrooms.
  - A.C. point to be provided in all the bedrooms.



# Floor PLANS

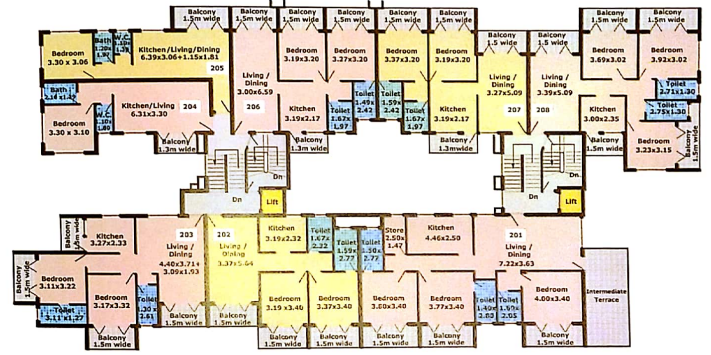


FIRST FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
101	1 BHK	55.12 sq.mtrs	68.17 sq.mtrs
102	2 BHK	75.02 sq.mtrs	91.24 sq.mtrs
103	2 BHK	77.61 sq.mtrs	96.14 sq.mtrs
104	1 BHK	43.57 sq.mtrs	55.18 sq.mtrs
105	1 BHK	43.67 sq.mtrs	55.22 sq.mtrs
106	2 BHK	78.36 sq.mtrs	96.12 sq.mtrs

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
107	2 BHK	81.82 sq.mtrs	99.88 sq.mtrs
108	3 BHK	104.07 sq.mtrs	129.29 sq.mtrs
109	1 BHK	59.61 sq.mtrs	75.33 sq.mtrs

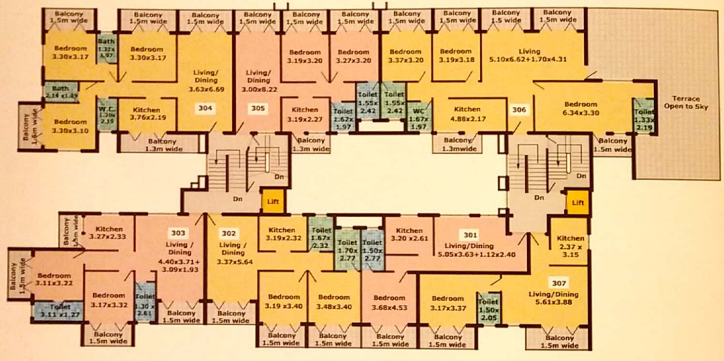
# Floor PLANS



SECOND FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
201	3 BHK	140.43 sq.mtrs	168.01 sq.mtrs
202	2 BHK	79.32 sq.mtrs	96.05 sq.mtrs
203	2 BHK	81.88 sq.mtrs	101.27 sq.mtrs
204	1 BHK	43.57 sq.mtrs	54.82 sq.mtrs
205	1 BHK	43.67 sq.mtrs	54.86 sq.mtrs
206	2 BHK	78.36 sq.mtrs	95.49 sq.mtrs
207	2 BHK	76.71 sq.mtrs	93.69 sq.mtrs
208	3 BHK	98.62 sq.mtrs	121.35 sq.mtrs

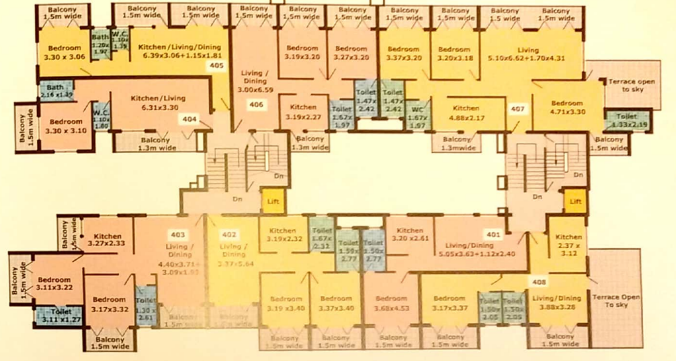
Floor PLANS



THIRD FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
301	1 BHK	55.12 sq.mtrs	68.43 sq.mtrs
302	2 BHK	80.24 sq.mtrs	97.04 sq.mtrs
303	2 BHK	81.88 sq.mtrs	102.31 sq.mtrs
304	3 BHK	110.22 sq.mtrs	136.12 sq.mtrs

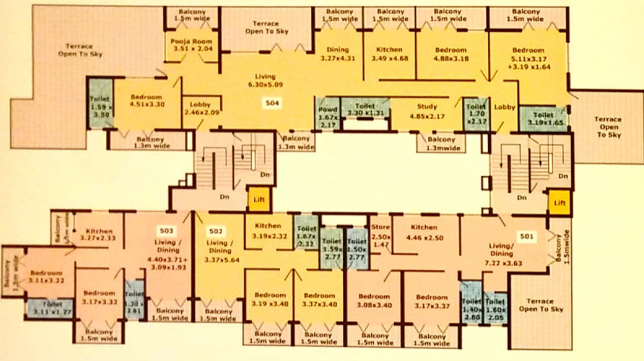
Floor PLANS



FOURTH FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
401	1 BHK	55.12 sq.mtrs	68.57 sq.mtrs
402	2 BHK	75.32 sq.mtrs	97.24 sq.mtrs
403	2 BHK	81.88 sq.mtrs	102.52 sq.mtrs
404	1 BHK	47.74 sq.mtrs	64.72 sq.mtrs

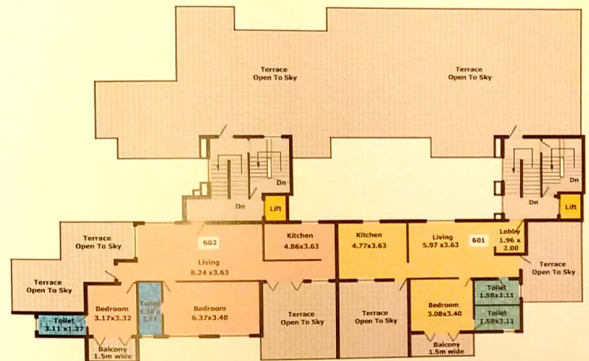
Floor PLANS



FIFTH FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
501	2 BHK	101.54 sq.mtrs.	137.88 sq.mtrs.
502	2 BHK	79.32 sq.mtrs.	98.20 sq.mtrs.
503	2 BHK	81.88 sq.mtrs.	103.53 sq.mtrs.
504	3 BHK	227.88 sq.mtrs.	333.81 sq.mtrs.

Floor PLANS



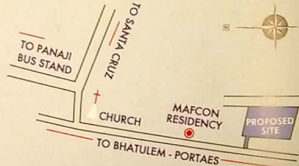
SIXTH FLOOR PLAN

APT. No.	TYPE	TOTAL CARPET AREA	SUPER BUILT UP AREA
601	1 BHK	79.18 sq.mtrs.	141.88 sq.mtrs.
602	2 BHK	96.64 sq.mtrs.	175.05 sq.mtrs.



**Architects & Engineers:**  
NEEVH CONSULTANTS  
Panaji - Goa

- Site MAP*
- 45 mins. from the Airport
  - 20 mins. from Karmali Railway Station
  - 5 mins. from Panaji Bus Stand
  - 7 mins. from Goa Medical College Hospital
  - 7 mins. from Miramar Beach
  - 12 mins. from Dona Paula Jetty
  - 5 mins. from Educational Institutions
  - 5 mins. from Main Market & Shopping Areas



A LUA, Verna



ARSEKAR RESIDENCY, Verna



MAFCON RESIDENCY, Panjim

## *of* Building a Legacy Trust

Since its inception in 2007, Mafcon Builders & Developers started by two professionals with a vast amount of experience in the field of engineering has aimed to build a legacy of trust with its customers.

### *Our Philosophy*

Building not just concrete structures but relationships while driving progress has been a steadfast goal for us at Mafcon Builders & Developers. Our vision of growth for the future drives our commitment for quality construction practices and customer satisfaction.

#### PROJECTS: COMPLETED

- ARSEKAR RESIDENCY, Verna - 43 Apartments / 2 Villas / 16 Shops
- MAFCON RESIDENCY, Panjim - 9 Apartments / 3 Shops

— A LUA, Verna - Construction Project





## **MAFCON BUILDERS & DEVELOPERS**

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