



# BOSHAN CLASSIC

MAPUSA - GOA

PREMIUM APARTMENTS/SHOPS/SHOWROOMS/OFFICES

A PROJECT BY **boshan**<sup>®</sup>





Actual view from Boshan Classic



Stunning view.

## LIFESTYLE AMENITIES

- Elevators of reputed make with V3F (Variable voltage variable frequency) drive, which ensures starting and stopping of lifts without jerks, maintaining perfect floor level and consuming 15 to 25% less electricity. Separate elevator for residential and commercial areas.
- Backup power for common areas and lifts.
- 24/7 water supply.
- 24/7 security.
- Sewage treatment plant.
- Separate dry and wet garbage collection bins.
- Complex fully equipped with fire fighting system.
- Basement car parking.
- Gymnasium.
- Wide lobbies and common passages.



## EASY ACCESS

- Mapusa bus stand and market: 250 mts.
- Panjim city: 12 kms
- Dabolim Airport: 45 kms.
- Thivim Railway Station: 11 kms.
- Pednem Railway Station : 11 kms
- GMC Hospital: 15 kms.
- North Goa District Hospital: 3.5 Kms.
- Baga Beach: 5 Kms.
- Calangute Beach: 6 Kms.
- Proposed Mopa Airport: 25 Kms.







A good mix of business and leisure is the ideal recipe for life. With Boshan Classic, we present you with the perfect manifestation of this melange that is sure to make your life perfectly balanced. True, you may not own residential as well as commercial space in the same complex, but their well-appointed juxtaposition profits owners of both. As a resident, the avenues and amenities of the commercial spaces will certainly accentuate the quality of your life. And as an owner of commercial space, the residents are sure

to become loyal patrons of such ideally located facilities. The location of Boshan Classic barely a stone's throw away from Mapusa market also offers a plethora of opportunities for convenience as well as commerce. Make a smart choice with Boshan Classic.

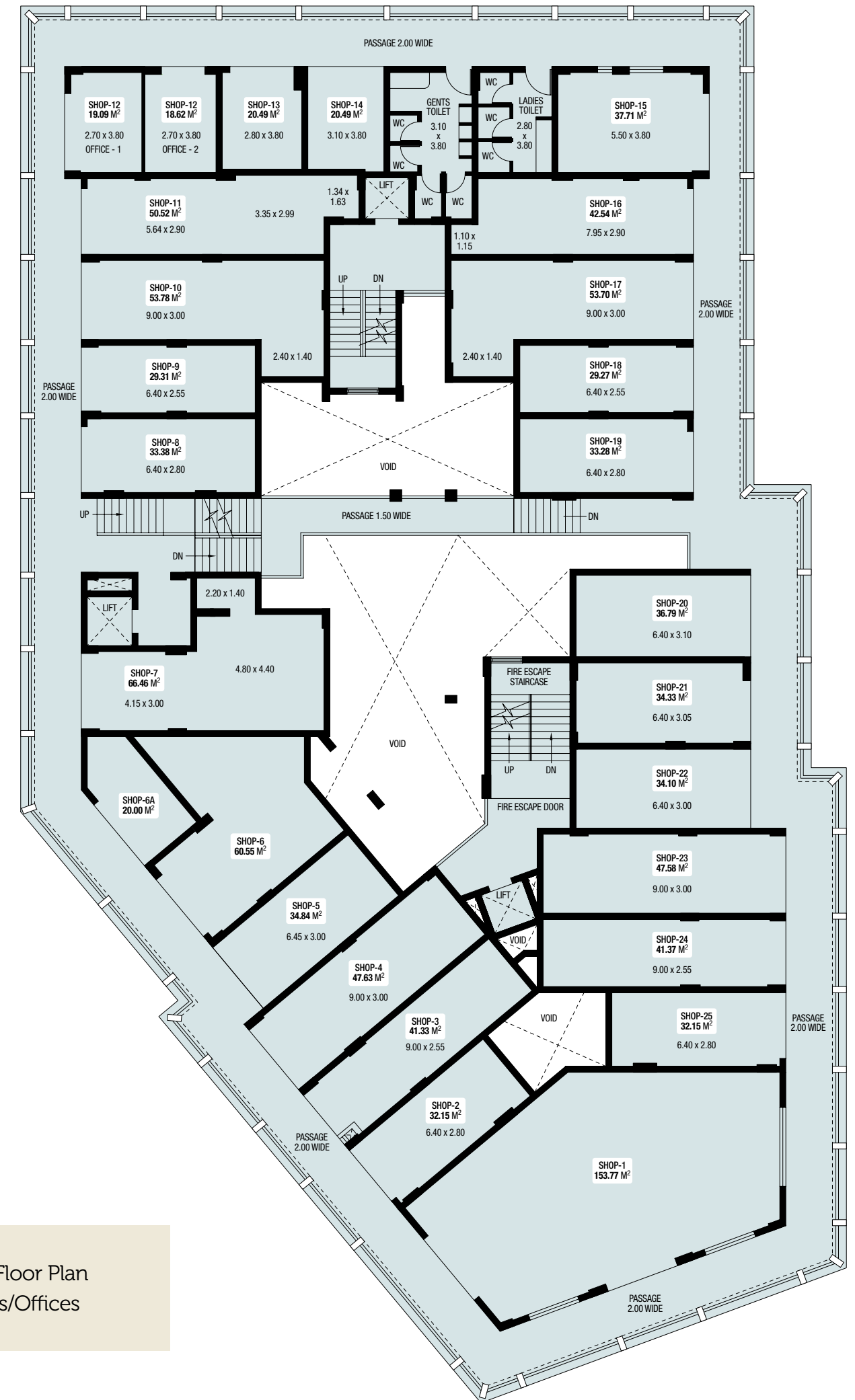
## The right recipe for smart living

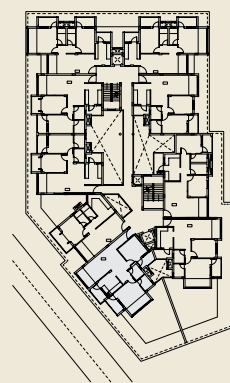
In cities, serenity is at a premium. But living in villages robs you of the amenities of city life. Boshan Classic serves you the best of both worlds, with an enviable location only 200 metres away from the many facilities available in the city of Mapusa, but also overlooking a luscious swathe of vegetation and greenery. Situated in a quiet neighbourhood just off the main road of Mapusa-Pilerne-Calangute, Boshan Classic is within short distance of well-stocked supermarkets, restaurants serving global cuisine, and other premium services. Commercial spaces constitute the ground and first floors, turning the lower section of the complex into a thriving mini mall. The complex is made of high quality materials, and includes a gymnasium. For convenience, residents also have elevators, which are powered by a generator for back up, as are all other common amenities. Beautiful views add a magical touch to Boshan Classic, with apartments on the upper floors opening out to a pleasant view of the fields stretching into the distance.

## Offering city living in a serene locale





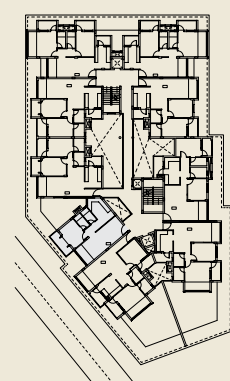




### 2 Bedroom Apartment Type 1

Apartment No.  
201, 301, 401,  
501 & 601

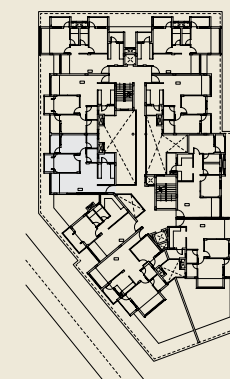
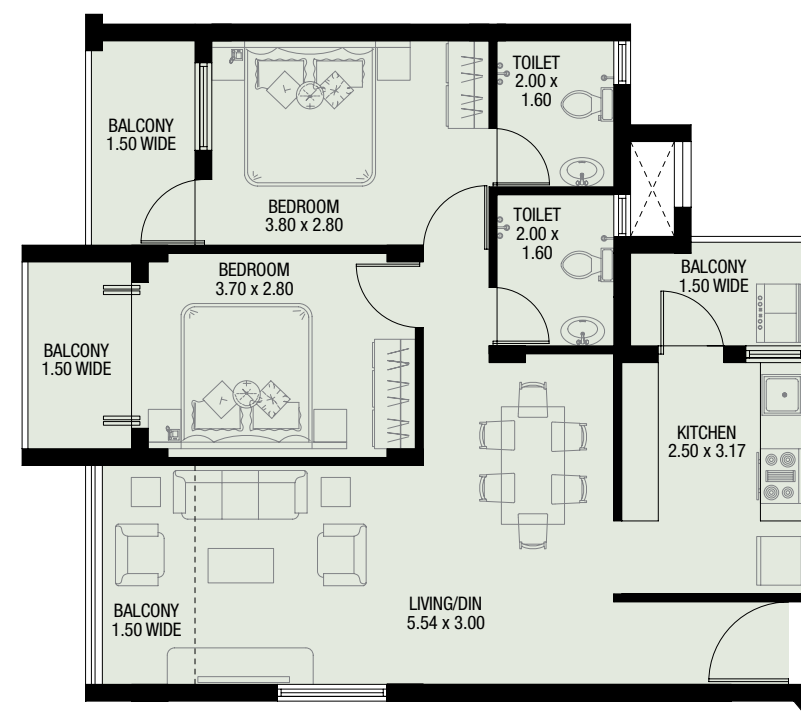
Saleable area :  
114.61 m<sup>2</sup>



### 1 Bedroom Apartment

Apartment No.  
202, 302, 402,  
502 & 602

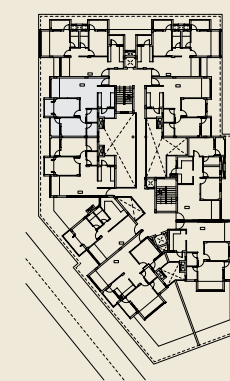
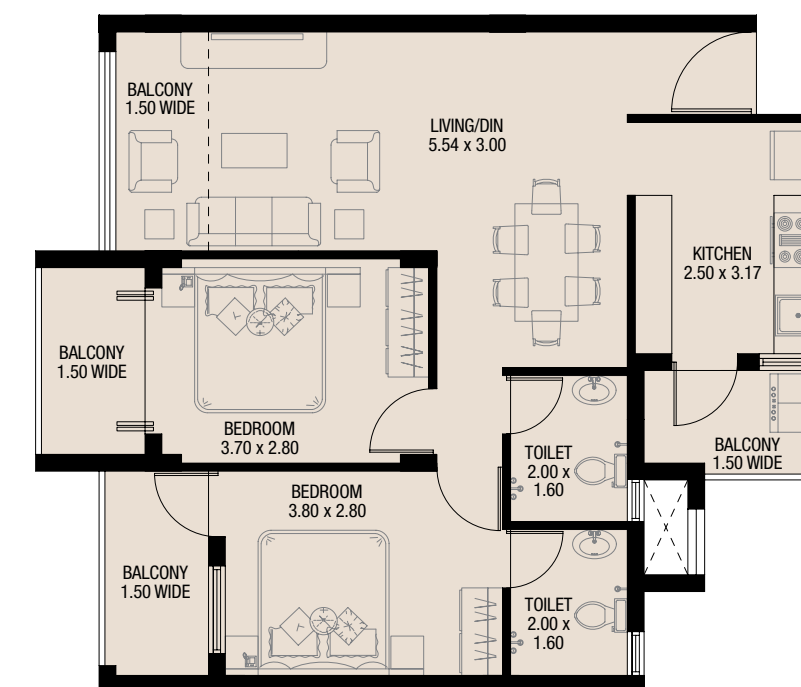
Saleable area :  
80.15 m<sup>2</sup>



### 2 Bedroom Apartment Type 2

Apartment No.  
203, 303, 403,  
503 & 603

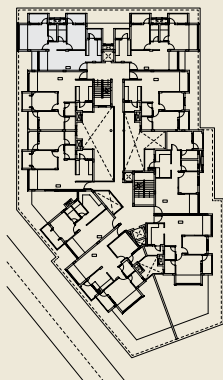
Saleable area :  
102.78 m<sup>2</sup>



### 2 Bedroom Apartment Type 3

Apartment No.  
204, 304, 404,  
504 & 604

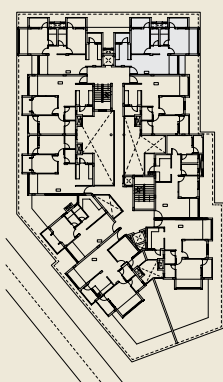
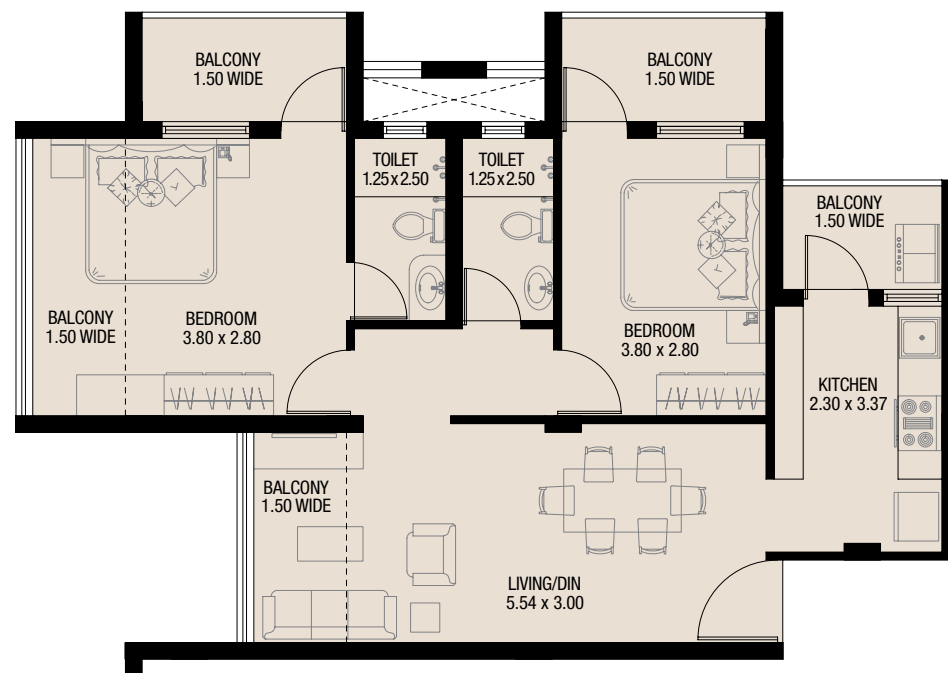
Saleable area :  
100.79 m<sup>2</sup>



### 2 Bedroom Apartment Type 4

Apartment No.  
205, 305, 405,  
505 & 605

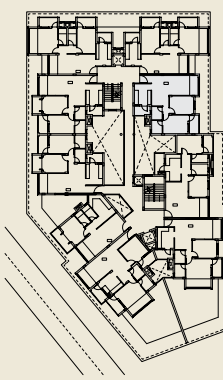
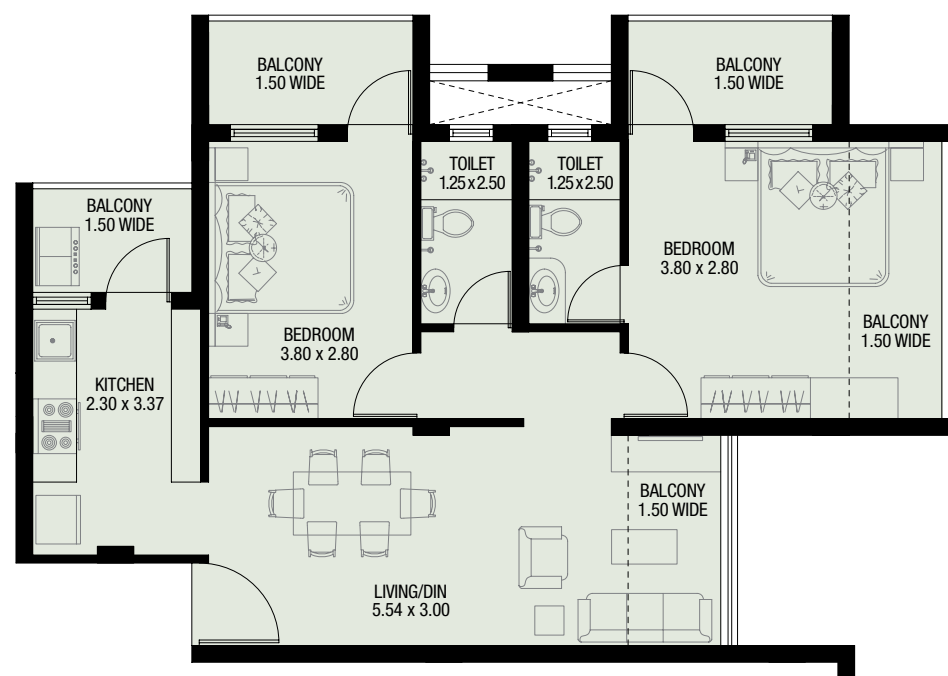
Saleable area :  
105.56 m<sup>2</sup>



### 2 Bedroom Apartment Type 5

Apartment No.  
206, 306, 406,  
506 & 606

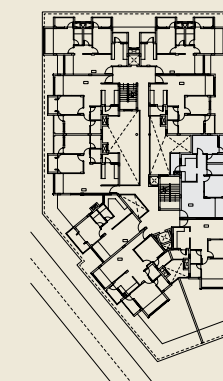
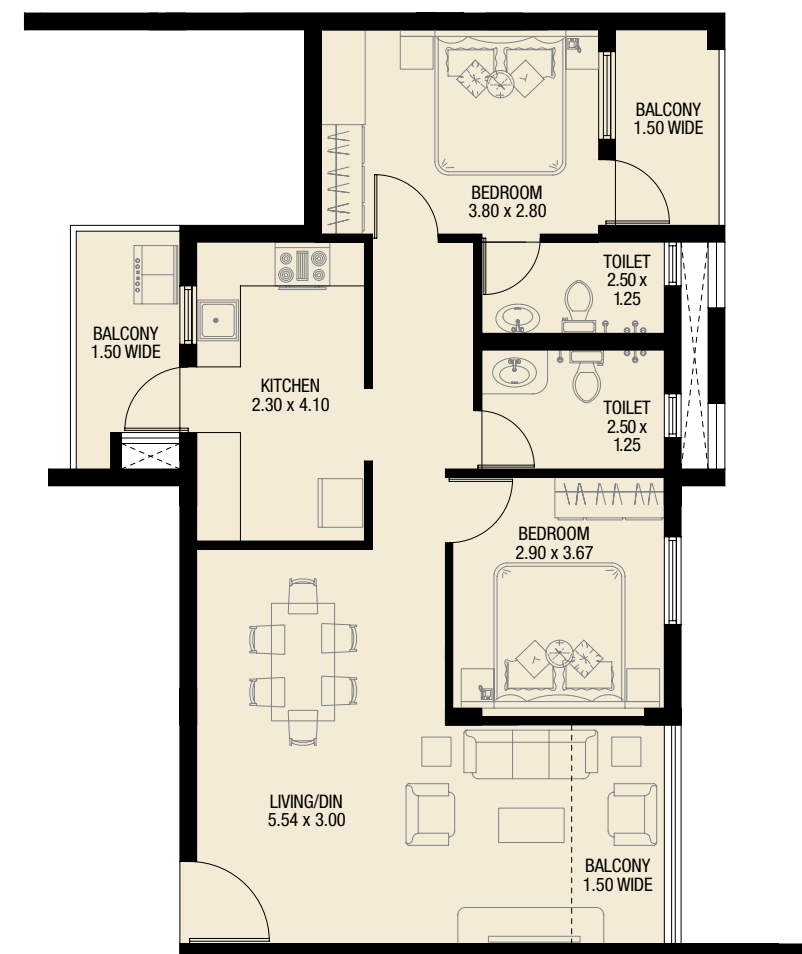
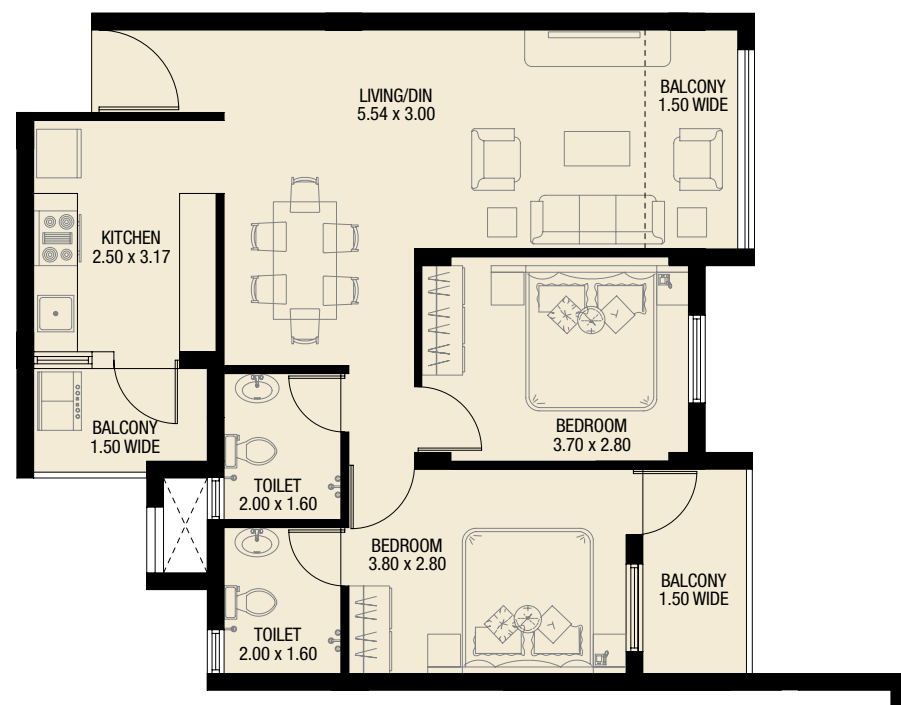
Saleable area :  
105.56 m<sup>2</sup>



### 2 Bedroom Apartment Type 6

Apartment No.  
207, 307, 407,  
507 & 607

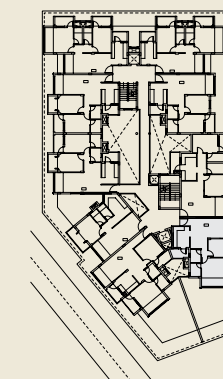
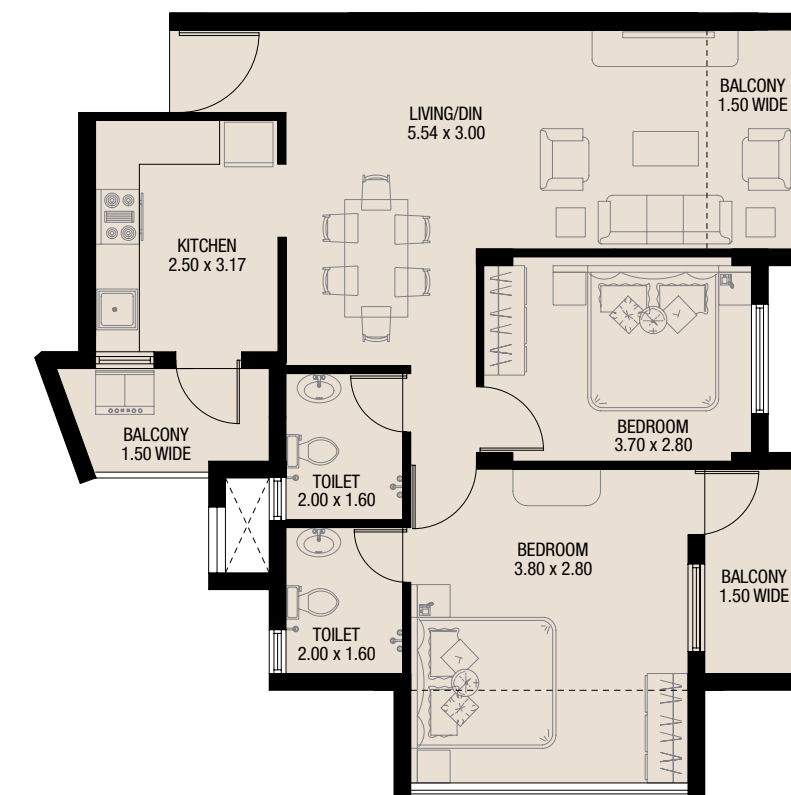
Saleable area :  
96.44 m<sup>2</sup>



### 2 Bedroom Apartment Type 7

Apartment No.  
208, 308, 408,  
508 & 608

Saleable area :  
106.35 m<sup>2</sup>



### 2 Bedroom Apartment Type 8

Apartment No.  
209, 309, 409,  
509 & 609

Saleable area :  
104.51 m<sup>2</sup>



## SPECIFICATIONS

- R.C.C. framed structure with raft foundation.
- Premium quality steel and cement.
- 230mm external and 120mm internal masonry walls.
- Single coat internal plasters finished with Gypsum/Birla white internal putty and double coat external plaster.
- Rust free plumbing fixtures.
- High-end quality fixtures and sanitary ware from Jaquar/Hindware/Cera.
- 60 cms X 60 cms vitrified flooring for entire apartment, with anti-skid floor for bath and designer wall dado in bathroom and Kitchen.
- Oil bound distemper for interior surfaces.
- Designer teak wood or equivalent main door, Veneer (laminated) finished internal doors and aluminum windows and French doors.
- Kitchen with drain board sink and polished granite top finish platforms.
- Water purifier point.
- Waterproof emulsion for external surfaces.
- Quality electricals using Anchor/ Legrand or equivalent make wiring and fixtures.
- AC point in living room & bedrooms, satellite TV connection in living room & master bedroom.
- Washing machine connection point.
- Inverter provision.
- Telephone point in living room and master bedroom.
- Designer Glass/SS balcony railings.
- Video door phone provision.

## COMPLETED PROJECTS



Boshan Developers Pvt. Ltd. was established in 1996 to provide spacious and quality residential and commercial spaces. We have grown tremendously into an ISO 9001:2008 compliant company, and have created a niche in Mapusa – North Goa's commercial capital – with projects such as Boshan Homes, Dwarkanath Centre, e-Boshan, NaikDalal Residency, Sheetal Residency, and Shiv-Amba Apartments. In 2013, we ventured into hospitality with Boshan Hotels in the heart of Mapusa, right opposite the famous Shree Boddeshwar Temple.

Boshan Developers Pvt. Ltd. is driven by commitment, passion, a sense of responsibility and the highest customer care and service.

With hands-on experience in Goa's real estate industry, a deep insight of consumer demands and profound understanding of market trends, Boshan Developers Pvt. Ltd. welcomes you to the world of quality, reliability and consistency.

### ON-GOING PROJECT AT BORDA, BICHOLIM



#### SHREE SHANTADURGA SANGODKARIN RESIDENCY

**boshan**<sup>®</sup>  
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