

The content of the brochure is purely conceptual and hold no legal bindings on the company.
The developers reserve the right to modify or cancel any plan, amenity or open spaces without any prior notice. This brochure is not part of any offer or contract.



Casa De Pátio
your courtyard in the sky



Rasa Realty is a dynamic player in the field of real estate and construction. Dedicated to providing quality and economy and precession to our clients, we have successfully delivered over hundreds of homes in our base-city of Pune. Our ideal of creating user-friendly and eco-conscious buildings is reflected in the incorporation of natural ventilation, authentic use of materials and a dialogue with nature. Our core values doing simple, subtle sustainable, we live upon the value.



The unique concept of our premier project in Goa has been created in collaboration with Navkar, a Pune-based multi-disciplinary studio headed by the renowned architect Girish Doshi. Founded in 1987, Navkar engages with design at various scales, from furniture to campuses, with equal rigour and always guided by an aspiration for the elusive qualities of Beauty, Inspiration and Joy.





At **Casa De Patio**, great care has been given to achieve this fine balance : between traditional wisdom and modern technology, between unrestrained freedom and uncompromising safety, between sober practicality and familiar comfort; resulting in simplicity and beauty.

Grown like a tree rather than carved from stone, your casa is a seed of the larger design, and the qualities of the part are reflected in the whole. Just as the spaces of the casa are arranged around a sky-court, the casas themselves are placed around a central core that is inward looking and widens as it ascends. Contained in the central core are the arrival courts of each individual casa, accesed through an open and airy corridor that serves as a private entrance veranda.

And it's not just private or indoor space that have been planned for maximum comfort: With an adjacent landscaped podium and a decorative entrance lobby cater to a variety of recreational activities for residents of all ages.

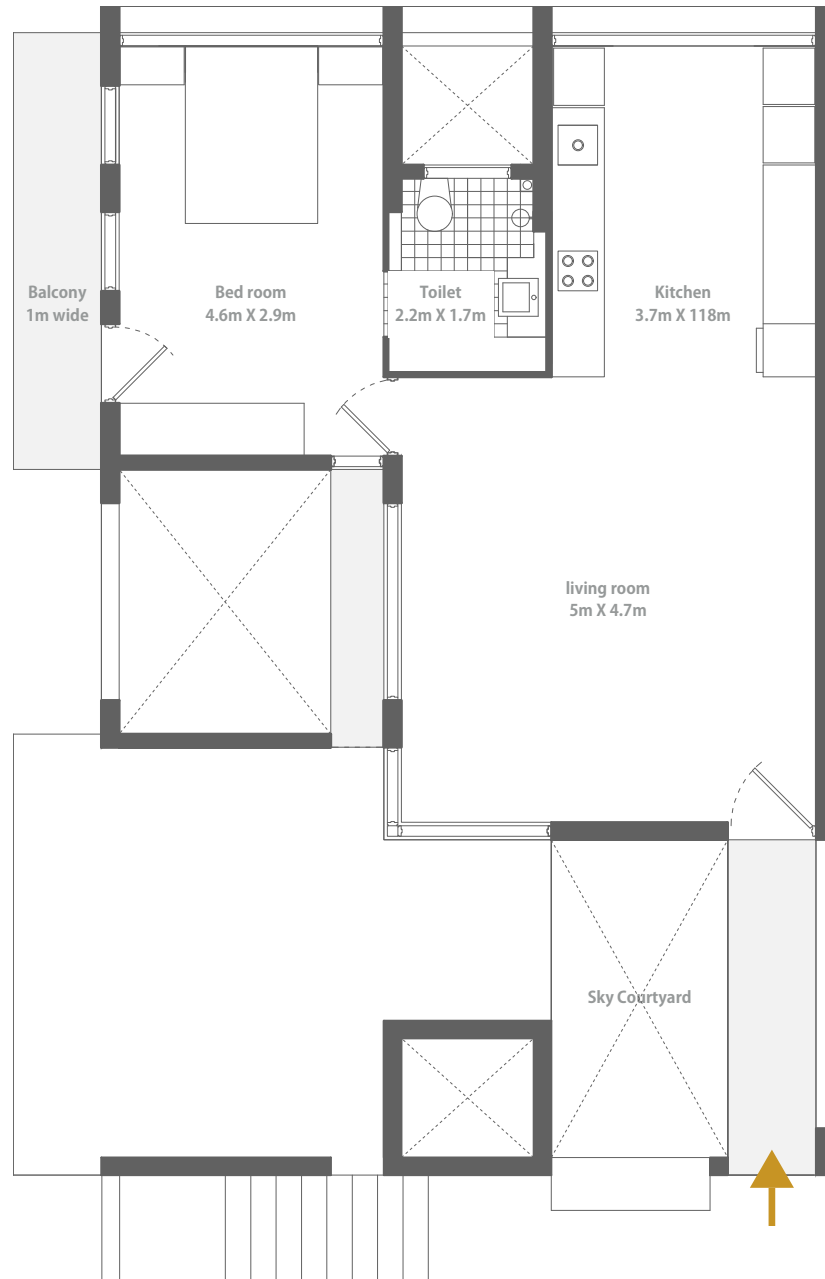




Outdoor Sitting

Built in shoe rack

Sky court



Casa Único

Bedroom

Kitchen

Living room

The economical layout of the one-bedroom casa único is designed to fit your budget without compromising on your spatial requirements. uniquely located on the top floor, each casa único has sloping roofs over most parts, adding to the coziness of these pocket-friendly homes.

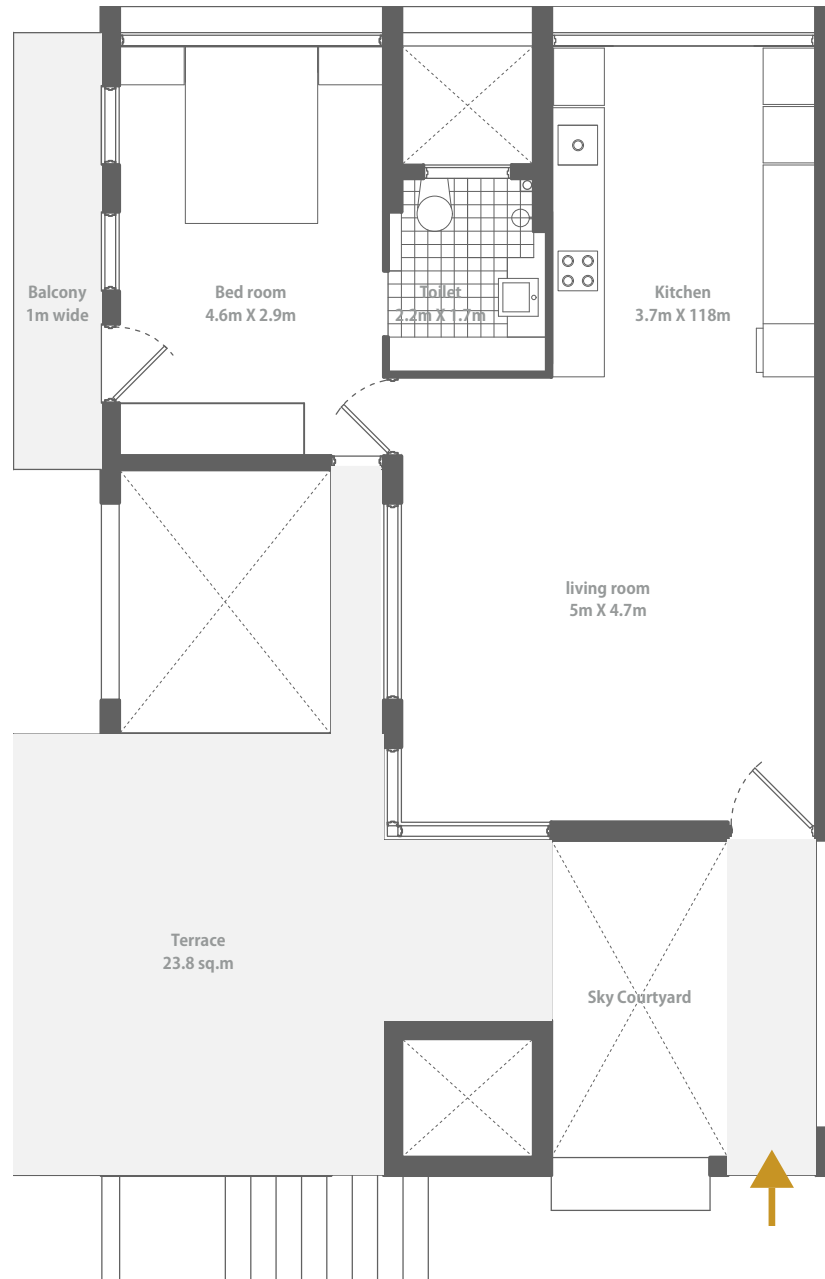
An open-plan for the living, dining and kitchen spaces makes maximum use of its spacious floor plan, while ensuring that this space is well ventilated from three directions and receives abundant daylight.

The hall opens entirely on one side onto a sky-court, by means of a sliding-folding door that converts this space into a large veranda. Bedroom having a well-proportioned balcony equipped with a sliding screen to ensure privacy without enclosure.

Flat no. 401 - 501

Flat no. 402 - 502





Casa Médio

Plot area: 90.7 sq.m

A variation of the compact one-bedroom casa único, casa médio offers the added expanse of private terrace. With provision for a pond and plentiful place for plants, the casa médio is a perfect blend of indoor and outdoor spaces.

An open-plan for the living, dining and kitchen spaces makes maximum use of its spacious floor plan, while ensuring that this space is well ventilated from three directions and receives abundant daylight.

The hall opens entirely on one side onto a sky-court, by means of a sliding-folding door that converts this space into a large veranda. Also opening to three sides is the comfortably sized xxx sft bedroom, one side having a well-proportioned balcony equipped with a sliding screen to ensure privacy without enclosure.

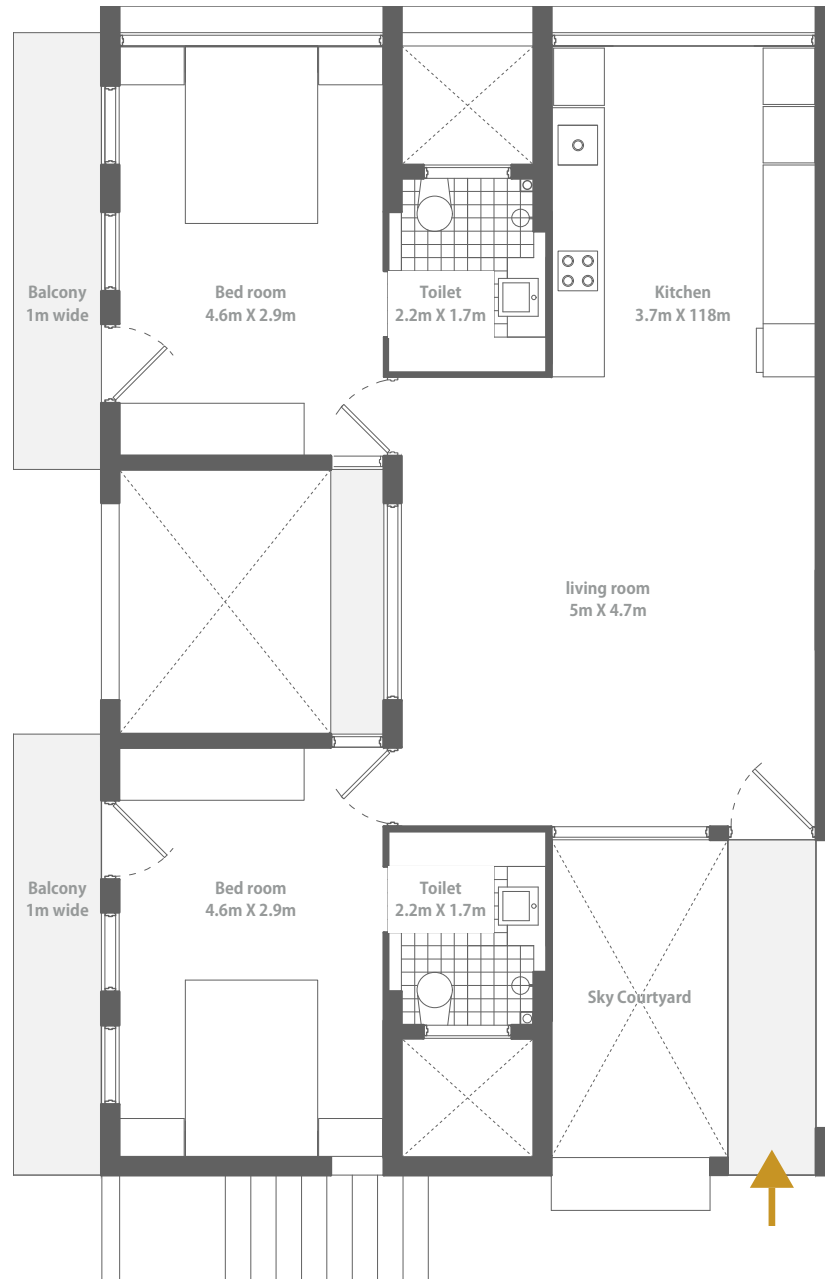
Floor no. 301 - 403
302 - 404





Casa Duplo

Indoor area: 112 sqm



The spacious casa duplo integrates the sensible qualities of the smaller casás with the additional advantage of a second bedroom. A balance of practical and flexible aspects emerges from the simple symmetry of its plan.

An open-plan for the living, dining and kitchen spaces makes maximum use of its spacious floor plan, while ensuring that this space is well ventilated from three directions and receives abundant daylight.

The hall opens entirely on one side onto a sky-court, by means of a sliding-folding door that converts this space into a large veranda. Also opening to three sides are the two comfortably sized xxx sft bedrooms, both having a well-proportioned balcony equipped with a sliding screen to ensure privacy without enclosure.

Floor: 001 - 002 - 003

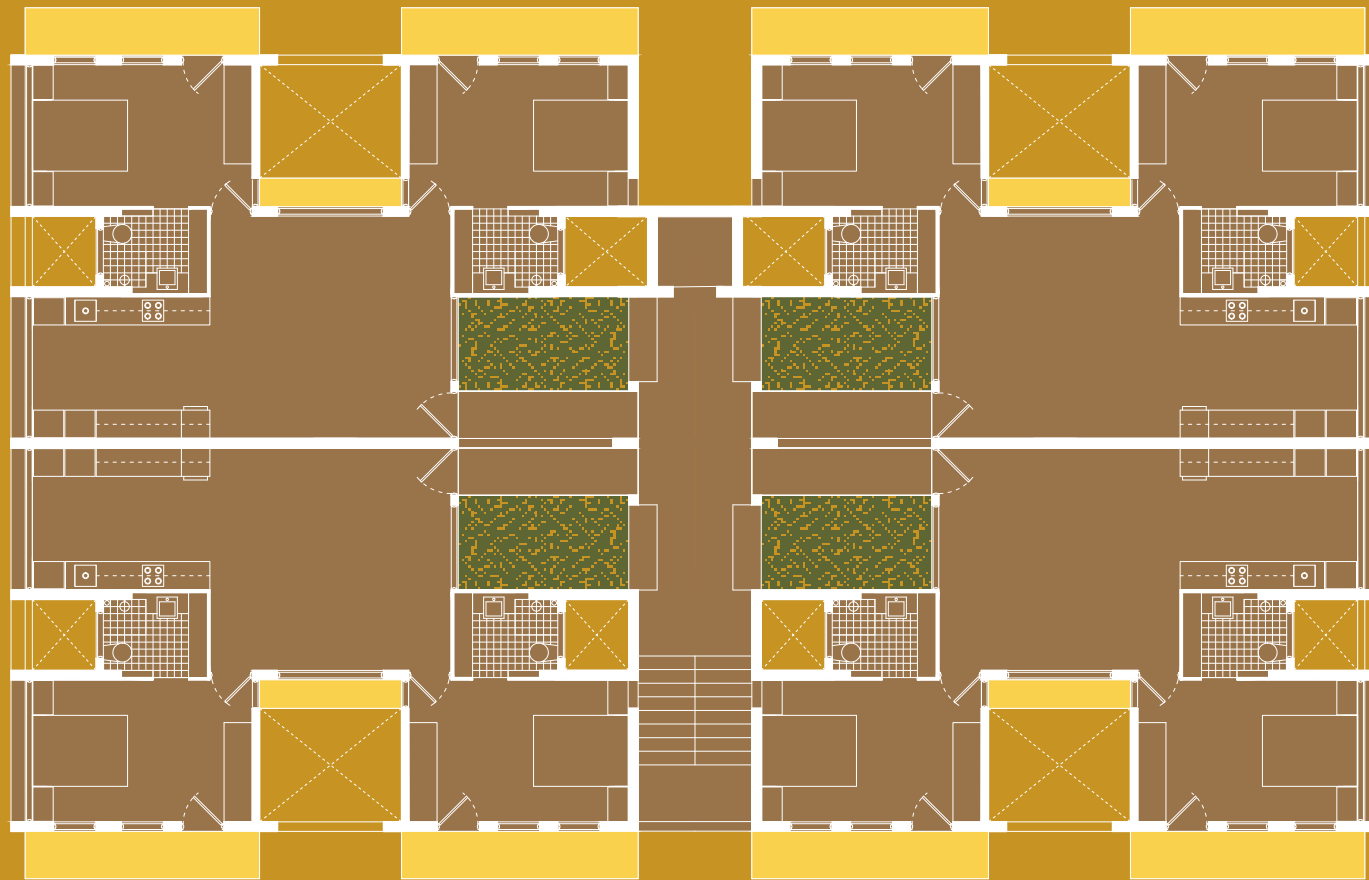
001 - 002 - 003







Key Plan



Gate



Gate



Proposed 15M wide road



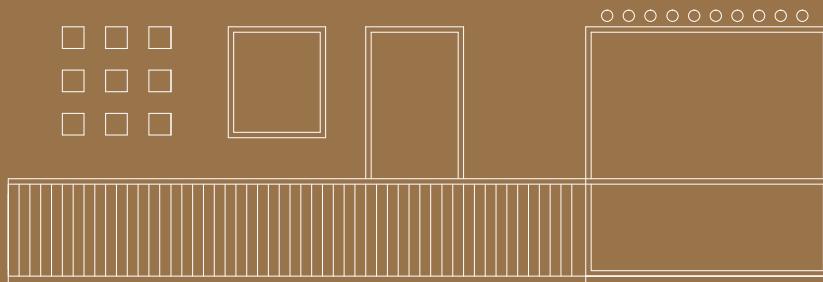
Amenities



- Semi automatic elevator
- Round-the-clock security
- Centralised solar water heating system

Features

- Three side access of every room for maximum daylight and ventilation
- Sliding screen for privacy in the balcony
- Main door with Double locking and video door phone for security
- Built-in overhead storage in the bedroom, kitchen dry balcony
- Built-in shoe rack
- Concealed ducting for plumbing
- Acrylic emulsion paint for internal wall
- Hanging kitchen platform



Materials

- Earthquake resistant rcc frame structure
- 8” thick external walls
- Clay tile external cladding/textur paint for weather protection
- High density flush door
- Hardwood/aluminium sliding windows
- Vitrified flooring
- Granite kitchen platform
- Pop finish on all internal surfaces
- Natural stone framing for bathrooms
- Jaguar/similar reputed made bath faucets