

VISTA ARROZAL

TECHNICAL  
SPECIFICATIONS





A New  
Abode

Holiday homes for  
the tranquil at heart  
set against the Nerul  
river...

*Situated in Candolim, Goa*



ARTISTIC IMPRESSION







- |  |  |                                       |
|--|--|---------------------------------------|
| 1. Candolim Church<br>1 Min (300 mtrs)         | 4. Fort Aguada<br>10 Mins (3.1 kms)        | 7. Thalassa<br>33 Mins (14.1 kms)     |
| 2. Candolim beach<br>4 mins (800 mtrs)         | 5. Izumi Assagao<br>28 mins (12.1 kms)     | 8. Morjim Beach<br>53 mins (21.8 kms) |
| 3. Newtons<br>Supermarket – 5<br>mins (1.6 Km) | 6. Olive Bar & Kitchen<br>34 mins (13 kms) |                                       |

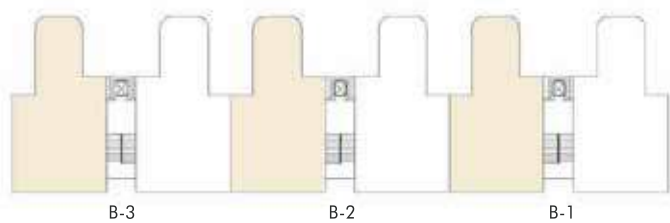
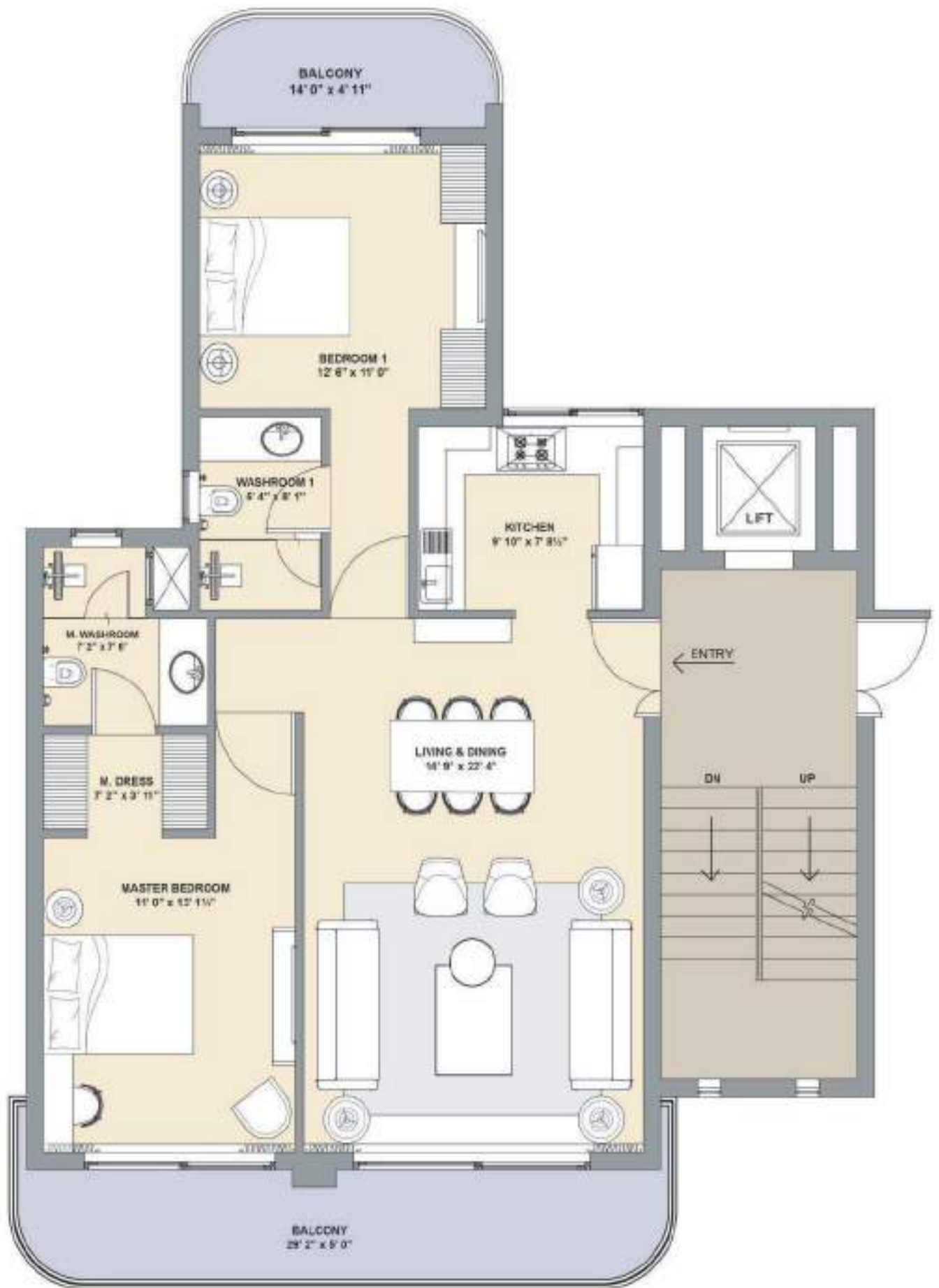
DISCLAIMER: Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. The Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.





# TYPE - 2 BHK

Carpet Area: 925 sq. ft. / 86 sq. mtr.  
Balcony Area: 196.55 sq. ft. / 18.26 sq. mtr.



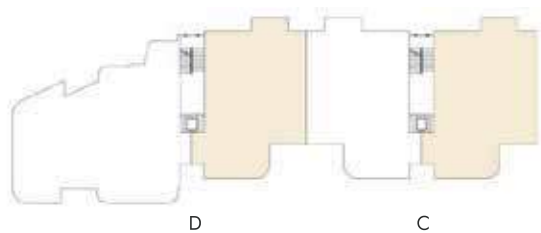
This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, furniture and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided.



# TYPE - 3 BHK

Carpet Area: 1363.26 sq. ft. / 126.65 sq. mtr.

Balcony Area: 242.19 sq. ft. / 22.50 sq. mtr.

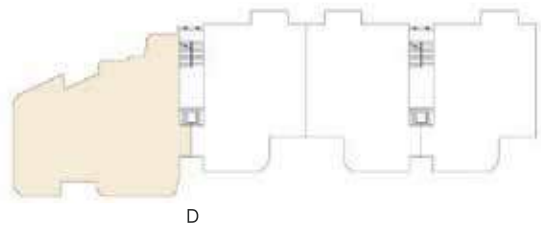
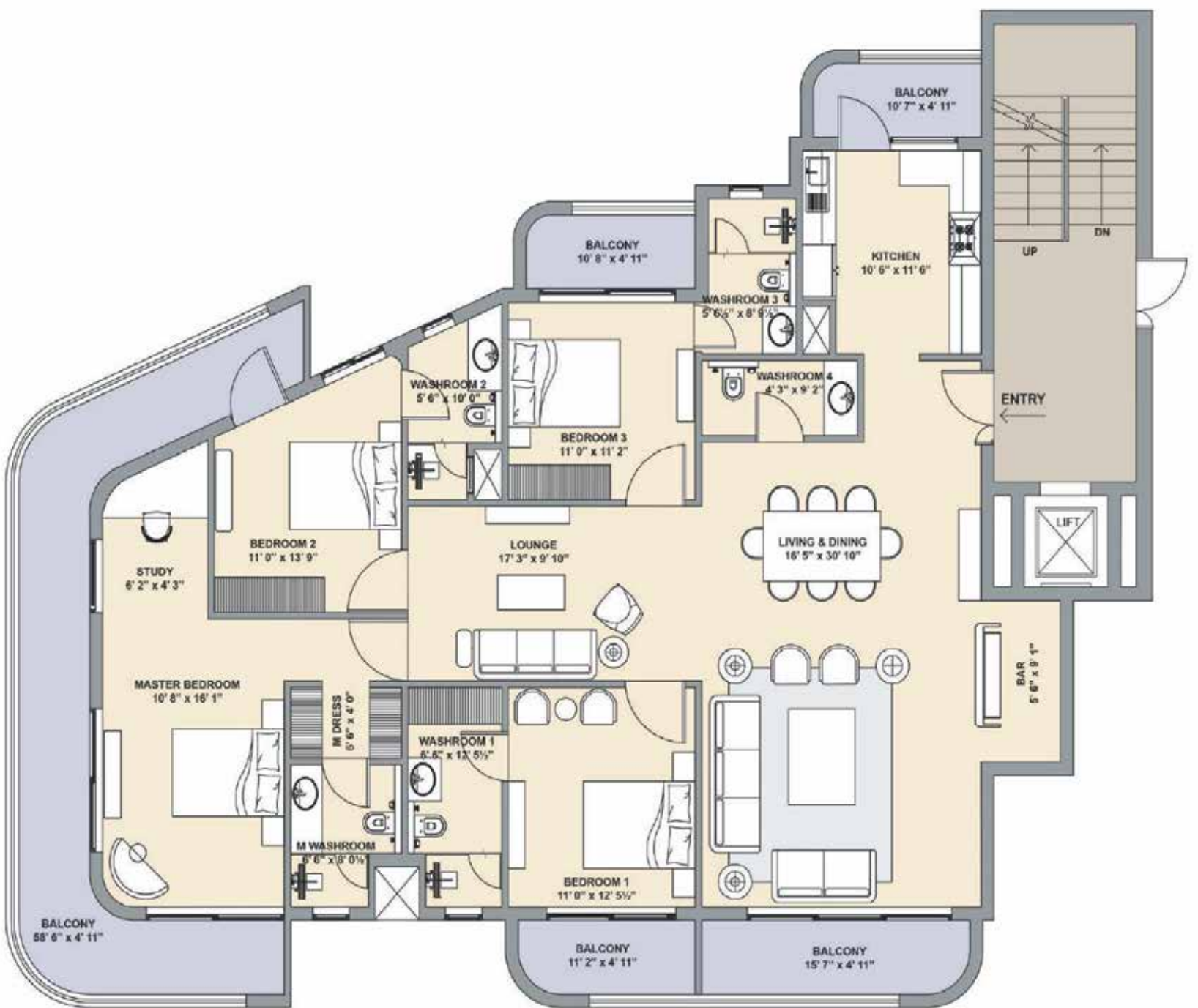


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# TYPE - 4 BHK

Carpet Area: 1848.28 sq. ft. / 171.71 sq. mtr.

Balcony Area: 514.08 sq. ft. / 47.76 sq. mtr.



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<b>LIVING / DINING / FAMILY LOUNGE</b>	
Floor	Premium Quality Tiles
Walls	Plastic Emulsion Paint Finish
Ceiling	Plastic Emulsion Paint Finish
AC	High Wall Units
<b>MASTER BED ROOM / DRESS ROOM / STUDY</b>	
Floor	Premium Quality Tiles
Walls	Plastic Emulsion Paint Finish
Ceiling	Plastic Emulsion Paint Finish
AC	High Wall Units
<b>MASTER TOILET / OTHER TOILETS</b>	
Floor	Premium Quality Tiles
Walls	Premium Quality Tiles or Plastic Emulsion Paint Finish
Ceiling	Plastic Emulsion Paint Finish
Counters	Granite / Large Format Tiles / Synthetic Stone / Marble
Fixtures	Geysers, Mirror, CP Fittings, Sanitary Fittings, Tower Rail, Toilet Paper Holder, Robe Hooks of Standard Make
<b>BEDROOMS</b>	
Floor	Premium Quality Tiles
Walls	Plastic Emulsion Paint Finish
Ceiling	Plastic Emulsion Paint Finish
AC	High Wall Unit
Fixed Mill-work	Wardrobes (as per design)

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<b>DOORS</b>	
Main Doors	Polished Solid Core Moulded Skin Door / Laminated Flush Door
Internal Doors	Laminated Flush Doors
<b>KITCHEN</b>	
Floor	Premium Quality Tiles
Walls / Dado	Premium Quality Tiles 2'-0" Above Counters & Plastic Paint Emulsion Finish
Ceiling	Plastic Emulsion Paint Finish
Counters	Granite / Large Format Tiles / Synthetic Stone
Fixtures	Premium Quality of CP Fittings, Sink with Drain Board, Modular Kitchen with Hob & Chimney
<b>BALCONIES</b>	
Floor	Tiles of Standard Make (Exterior Grade)
Walls	Exterior Grade Paint
Ceiling	Plastic Emulsion Paint Finish (Exterior Grade)
Railing	M.S. / Glass / Cast Iron / S.S.
<b>EXTERNAL GLAZING</b>	
Window/ Sliding Door	UPVC / Aluminium with Clear Glass
<b>COMMON FACILITIES</b>	
Staircase	Walls - Plastic Emulsion Paint Finish, Flooring - Premium Quality Tiles
Railing	M.S. / Glass / Cast Iron / S.S.
Lobby	Flooring - Premium Quality Tiles, Walls - Plastic Emulsion Paint Finish
Lift Car	Flooring - Premium Quality Tiles / Marble / Granite
CCTV	In Common Areas

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A PROJECT BY

**conscient**<sup>7</sup>

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PHASE I RERA NO.  
PRGO01231866

PHASE II RERA NO.  
PRGO01231869

DISCLAIMER: This brochure is conceptual and is not a legal document. All materials, dimensions and drawings are approximate. Images used in the brochure are artistic impressions and do not purport to replicate the exact product.