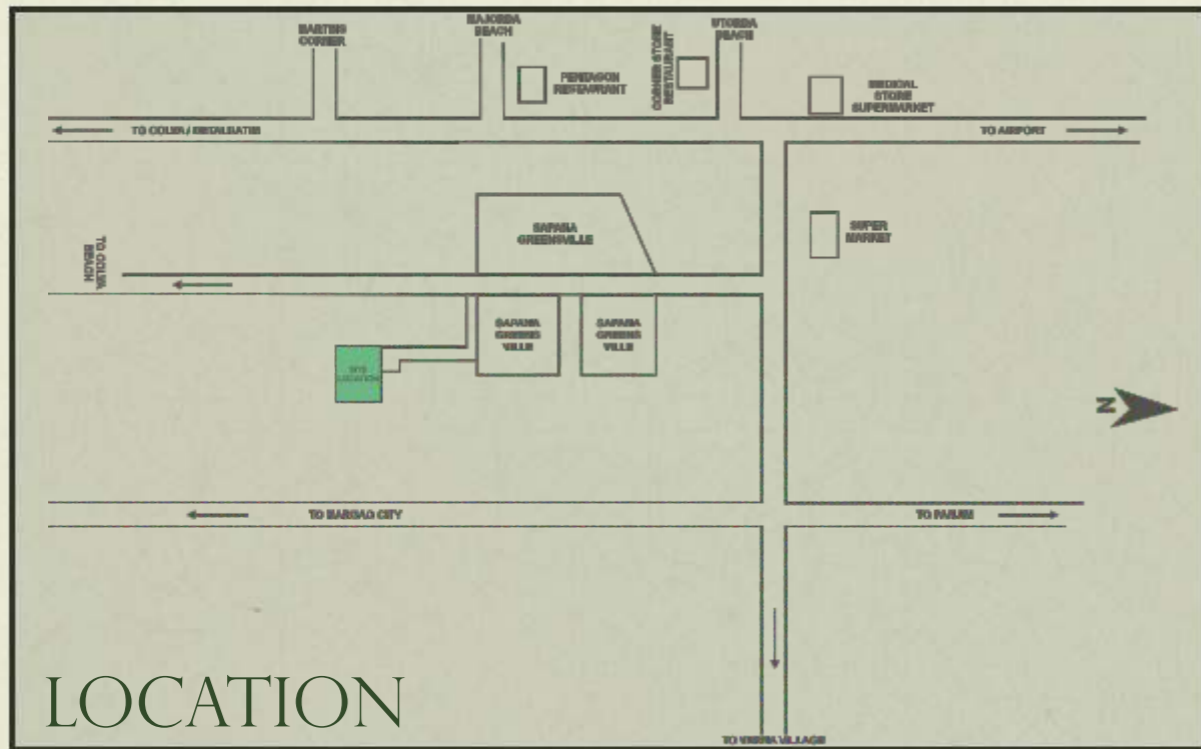


## HOTSPOTS

Dabolim Airport: 15km(23min)  
Mopa Goa Intl. Airport: 57km(1hr 11min)  
Panjim Capital City: 27km(39min)  
Margao City: 11.4km(21min)  
Margao Rly Station: 11.6km(24min)  
Hospital (Apollo Victor): 14km(26min)  
Schools/Colleges: 11.4km(21min)  
Kings School = 15.1km(26min)  
Nearest Market/Medical Store: 1.2km(4min)  
Nearest Doctors Clinic: 1.1 km(3min)

## BEACHES

Utorda Beach: 1.7km(5min)  
Majorda Beach: 2.9km(7min)  
Betalbatim Sunset Beach: 4.1km(9min)  
Colva Beach: 6.1km(12min)  
Benaulim Beach: 8.5km(17min)  
Agonda Butterfly Beach: 43km(1hr 2min)  
Palolem Beach: 46km(1hr 6min)



### Get in touch with us



Address: Margao-Goa.  
Contact no: +91 7066321111 / 9767622777  
Website: [www.stanorhomes.com](http://www.stanorhomes.com)  
Email Id: [stanorhomes@gmail.com](mailto:stanorhomes@gmail.com)

Architect : Ar. Reena Lotlikar  
Visualisation : Valour Creations

RCC Consultant : Eng. Suvarna Nambiar  
Legal Advisor : Adv. Utkarsh Verenkar

Disclaimer: This brochure is conceptual and is not a legal document. All materials, dimensions & drawings are approximate. Information subject to changes without prior notice. Drawings not to scale. The developer reserves the rights to make revisions

# stANOR Bella Vista

Majorda - Goa

A Project By:





## "What's not to love about Goa"

A former Portuguese colony, Goa is also fondly known as the 'Rome of the East'. Lined by the ocean and beautiful vistas, it is a land of infinite wonders, embraced by the Konkan coast and the forest range of choralaghat. Goa is home to beautiful beaches and water falls promising a great escapade for you and your loved ones.





*"Home is where the Heart is..."*

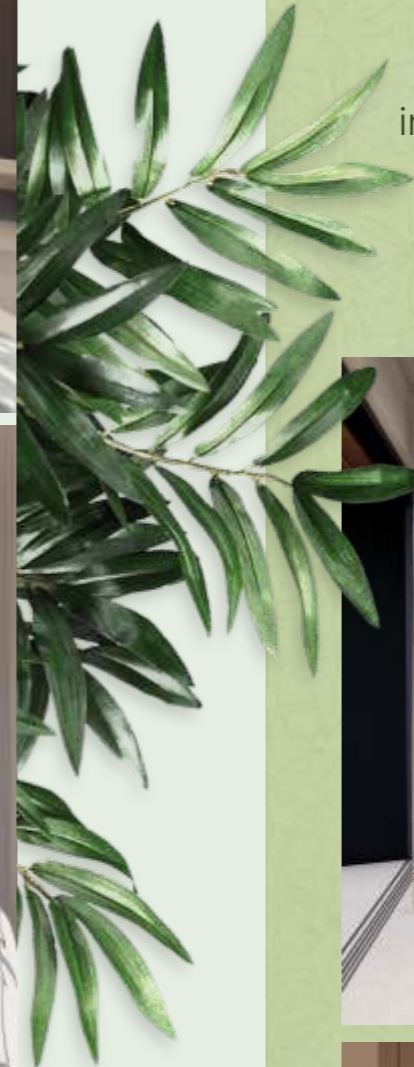
Filling every day with moments of joy, Bella Vista lays great emphasis on creating a vibrant and joyous lifestyle. Ensuring refreshing greenery and aesthetic surroundings to lift your spirit, we bring to you the finest things in life. Your constant quest to live in a perfect home, in a lifestyle that makes each day a memorable one, comes to you in Bella Vista.





"Enjoy an atmosphere that ignites a sense of Calm & Joy..."

Nature is consecrated with every designed element, infusing landscape into architecture, interiors and lifestyle. Our outdoor and indoor activities give you an engaging environment where the mind and body can unravel life's mysteries.



Disclaimer: This brochure is conceptual and is not a legal document. All materials, dimensions & drawings are approximate. Information subject to changes without prior notice. Drawings not to scale. The developer reserves the rights to make revisions

# SITE PLAN / OPEN TERRACE FLOOR PLAN



**GROUND FLOOR PLAN**

# ACTUAL VIEW



**FIRST FLOOR PLAN**

Disclaimer: This brochure is conceptual and is not a legal document. All materials, dimensions & drawings are approximate. Information subject to changes without prior notice. Drawings not to scale. The developer reserves the rights to make revisions

# SPECIFICATIONS

Superior finishes to live up to luxurious tastes

PACKAGE  
*Silver*

## Structure

- RCC frame structure.
- Solid concrete block / Laterite / Brick masonry.

## Plastering

- All internal walls are smoothly plastered along with external plastering.

## Painting

- Interior: Superior Quality Interior Plastic Emulsion Paint.
- Exterior: Weather Proof Exterior Emulsion or other equivalent solution as per elevation features.

## Flooring

- Marble finish vitrified flooring for living, dining and family areas.
- Master bedroom - Vitrified flooring or equivalent in master bedrooms.
- Other bedroom - Vitrified flooring or equivalent.
- Kitchen - Vitrified or equivalent flooring.
- Utility and Balcony - Antiskid ceramic / vitrified flooring and wall dadoing.
- Master bedroom toilet - Combination of vitrified tiles and Antiskid vitrified or equivalent for flooring and dadoing.
- Other bedroom toilets - Combination of vitrified tiles and Antiskid vitrified or equivalent for flooring and dadoing.

## Toilets

- All Sanitary wares shall be from Jaguar or of equivalent make. (As per availability)
- MBR toilet -
  - o Single lever concealed diverter, rain shower of appropriate size, telephonic hand shower and bucket spout.
  - o Single lever basin mixer.
  - o Wash basin with counter.
  - o EWC with accessories.
  - o Stand-alone Bath tub in MBR.
- Other Toilets -
  - o Single lever concealed diverter with overhead shower & bucket spout.
  - o Single lever Basin Mixer.
  - o Wash basin with counter.
  - o EWC with accessories
- Powder room -
  - o Pedestal wash basin with single lever basin mixer,
  - o EWC with accessories.
- Mirror in all toilets.
- Plumbing & Electrical Provision for geyser in toilets.
- Exhaust Fans Provision in all toilets.

## Plumbing

- All water supply lines of CPVC or equivalent.
- Individual over head water storage tank of Shakti make or equivalent (as per availability) for the villa with underground sump tank & transfer pump.
- Plumbing piping with provision for Geyser / Solar Water Heater for all toilets and kitchen.
- PVC sewer lines.

## Doors and Windows

- Main door -
  - o Solid teak wood door frame.
  - o Teak wood door shutter.
  - o Good quality chrome finish hardware.
- Other room doors -
  - o Matti wood door frame.
  - o Flush door shutter with laminate/veneer on both sides for bedrooms.
  - o Good quality chrome finish hardware.
- Toilet Doors -
  - o Granite door frame.
  - o Teak wood door shutter frame with frosted / stained glass for toilets.
  - o PU polish.
  - o Good quality chrome finish hardware.

## Balcony Doors

- Living room and bedrooms will be provided with Aluminium powder coated sliding doors with clear glass.

## Windows & Ventilators

- All windows will be provided with Aluminium powder coated sliding windows with clear glass.

## Kitchen / Utility

- Provision for electrical & plumbing points.
- Granite platform with stainless steel sink of reputed make.
- Cladding up to 2 ft above cooking platform in kitchen with vetrified tiles
- Provision for water purifier and instant geyser in kitchen.
- Provision for washing machine, dryer and dishwasher in utility.

## Electrical

- One TV point in the living room and in all bedrooms.
- Fire resistant electrical wires of Finolex / Anchor / Polycab make or equivalent.
- Branded modular switches.
- Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each villa.
- Provision for Intercom points in all bedrooms, living room and family room.
- Provision for WIFI installation.
- Provision in each room for inverter backup for one light point and one fan point.
- Provision for CCTV Cameras for external surveillance.

## AC Provisions

- Provision for split AC in living room & all bedrooms.

## Backup Power Provisions

- Provision for Inverter / D.G set from 5KW to 20KW depending upon the size of the villa.

## Swimming Pool

- Swimming Pool fitted with Filtration Plant along with Decking around pool.
- Provision for pool heater.

## Landscaped Garden

Landscaped Garden with Compound Wall and Garden Lighting.

If you're looking for an upgrade to above specifications, contact our sales team to know more about our Gold & Diamond Packages.

