

- A Project By -

**Ashray**<sup>TM</sup>  
Real Estate Developers

Redefining Luxury & Serenity

Since 1995

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# ABOUT GOA



Located on the southern ghats of the Konkan, Goa has ranked at the top for 'quality of life' and is considered to be a truly great place for a vacation.

The sandy beaches, pleasant atmosphere and cerulean waves of the Arabian Sea make it the most desired locations for those who seek a serene lifestyle.

This is a locale that thrives on tourism and hospitality. The people of Goa are warm-hearted and part of a culture that is sure to make everyone feel absolutely alive.

If there is an idealistic place to have a home on this charming planet - this is it!

An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a lighter green near the shore. The sand is a warm, golden-brown color. Several people are scattered across the beach, some sitting on the sand and others standing. Long, dark shadows of palm trees stretch across the sand from the right side of the frame. The overall scene is bright and sunny, suggesting a clear day.

ΛΟΕ

SURROUNDED BY  
LUSH GREENERY



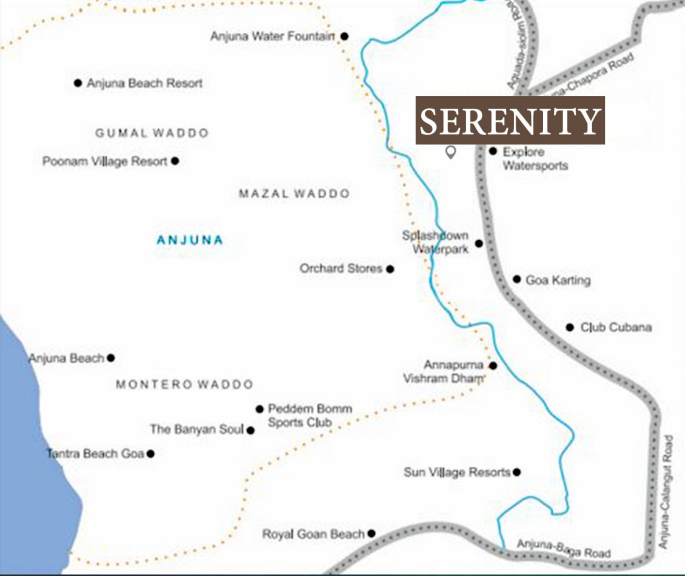
A privileged and prime location

Located on the northern beach belt of Goa, Anjuna beach is fun yet laid-back and also, extremely beautiful. Packed with happening lifestyle spots and stunning restaurants -

Anjuna is the place to be in Goa. Whether you desire to be amidst the tranquility of nature or lively surroundings, you are sure to find it all here.



*Amazing*  
Goa Nightlife



chapura fort ○

○ W Hotel

Vagator Beach ○

Anjuna Beach ○

Britto's ○

Baga Beach ○

Calangute Beach ○

**SERENITY**  
Ashray  
Redefining Luxury & Serenity



○ Frangipanni  
Ashray  
Redefining Luxury & Serenity

○ Splashdown

○ Mayberry  
Ashray  
Redefining Luxury & Serenity

○ Saturday night market

# PEERLESS LOCATION

*Our goal is to create a life that you don't need a vacation from.*

Saturday Night Market - 01 Km.

Baga Beach - 4.6 Km.

Soro - 02 Km.

W Hotel - 3.6 Km.

Anjuna Beach - 3.3 Km.

Thalassa - 5 Km.

Chapura fort - 04 Km.

Ciao Bella - 2.8 Km.

JUST ANOTHER DAY IN PARADISE



*Come home to Ashray,  
to your very own slice of heaven  
in the heart of Anjuna.*

# LIVE THE DREAM



*Nestled in serene settings, each villa comes with fascinating interiors that are simple yet classy and elegant. You can choose to splashdown in your private pool or cozy up in your plush bedrooms or spend the evenings at your neighborhood beaches. You will enjoy the unspoiled pleasures of life here.*

# ACCOMPANIED BY ELEGANCE & FINESSE



*Like an artist with an inexhaustible source of inspiration, relaxed by the silence & moved by beauty, these villas are a reflection of comfort and leisuers curated especially for you and your loved ones.*



# THE LUXURY YOU DESERVE



*Come sink into your ever so comfortable bed, learn to truly unwind & relax in these gorgeous plush bedrooms.*

# SUNSHINE & FRESH AIR



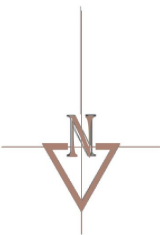
*Enjoy bright sunny mornings and airy ambiances at your homes that are sure to refresh your senses.*

# UNWIND & REJUVENATE



*Cozy up in your lavish bedrooms for restful slumber and revitalize the beginnings of every day. Wake up fresh and anew every morning.*

FRANGIPANNI VILLAS BY ASHRAY DEVELOPERS



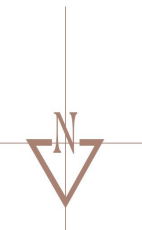
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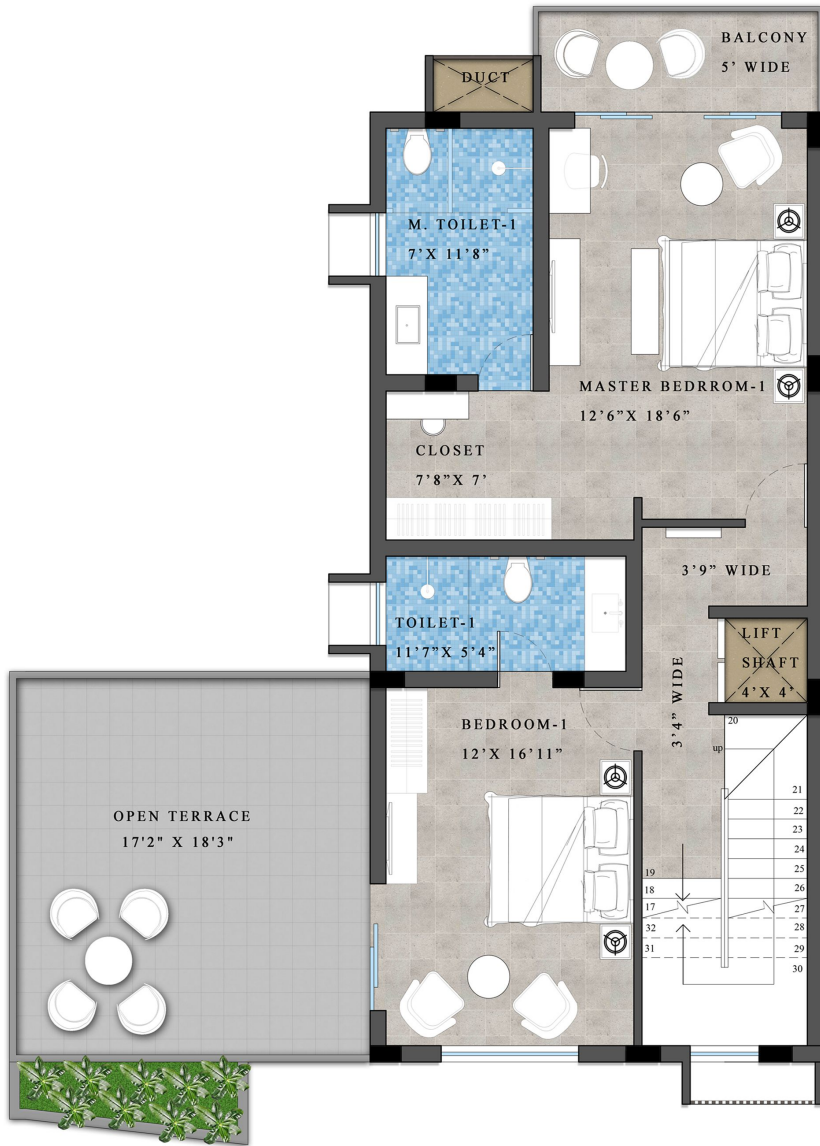
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(VILLA-1)

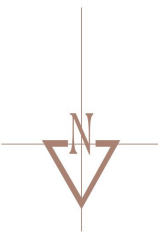




FIRST FLOOR PLAN (TYPE-A , VILLA-1)



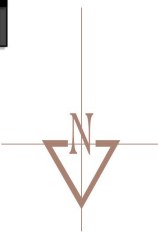
SECOND FLOOR PLAN (TYPE-A , VILLA-1)

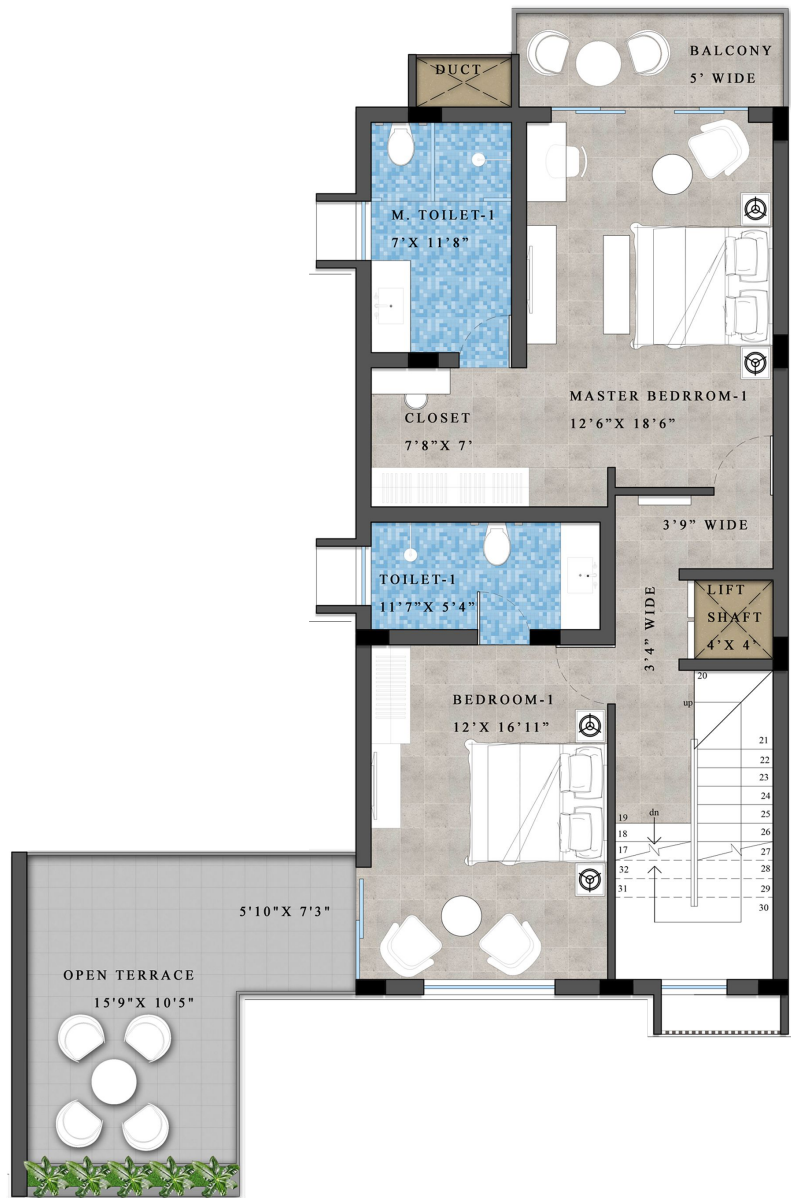


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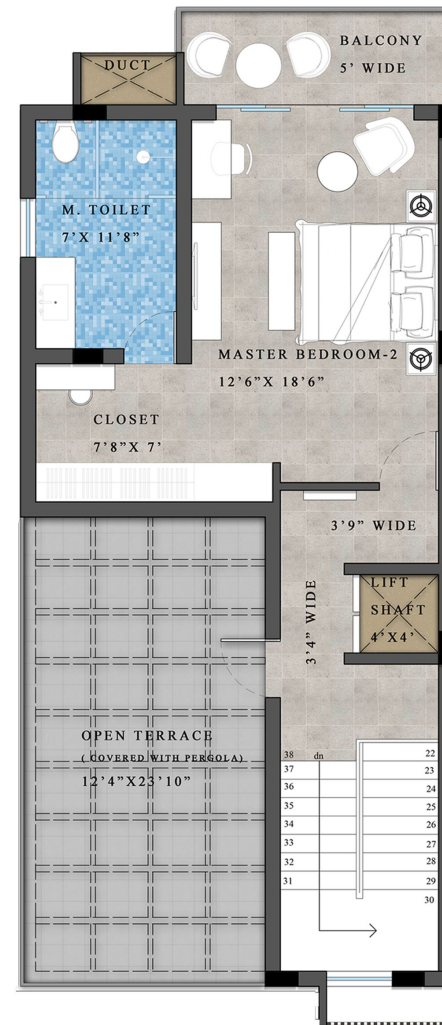


TYPE B  
(VILLA-2,3,4)

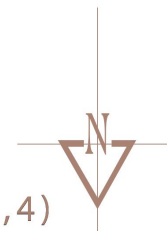




FIRST FLOOR PLAN (TYPE B , VILLA-2,3,4)

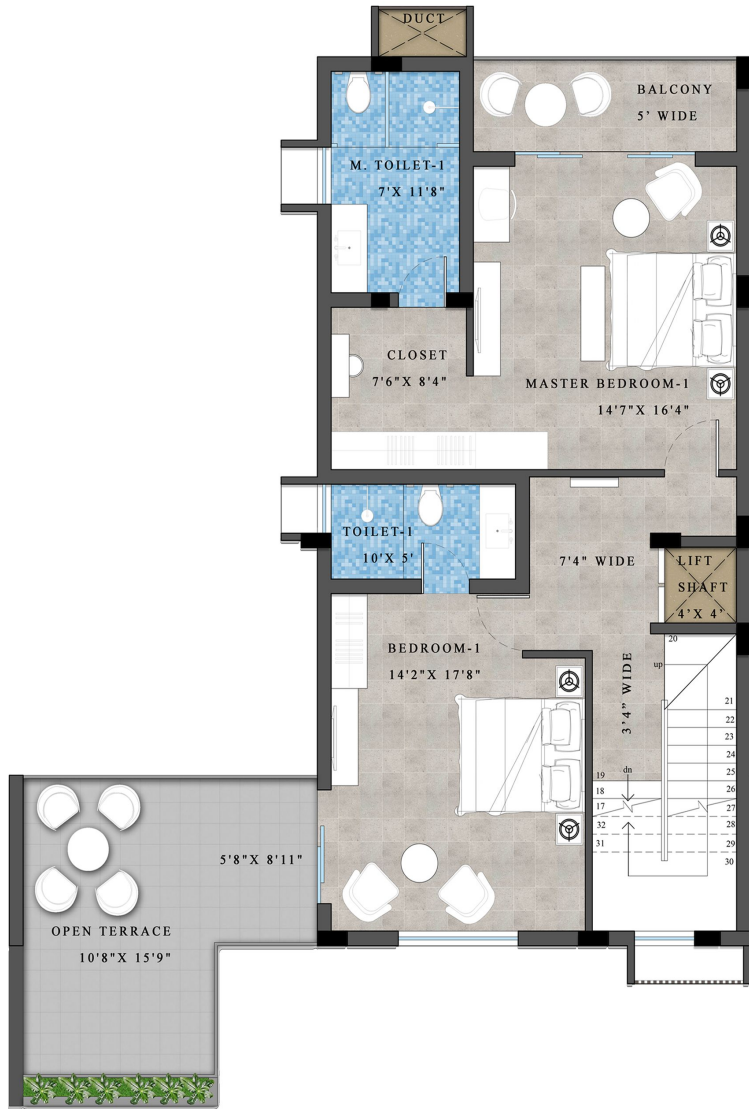


SECOND FLOOR PLAN (TYPE B , VILLA-2,3,4)

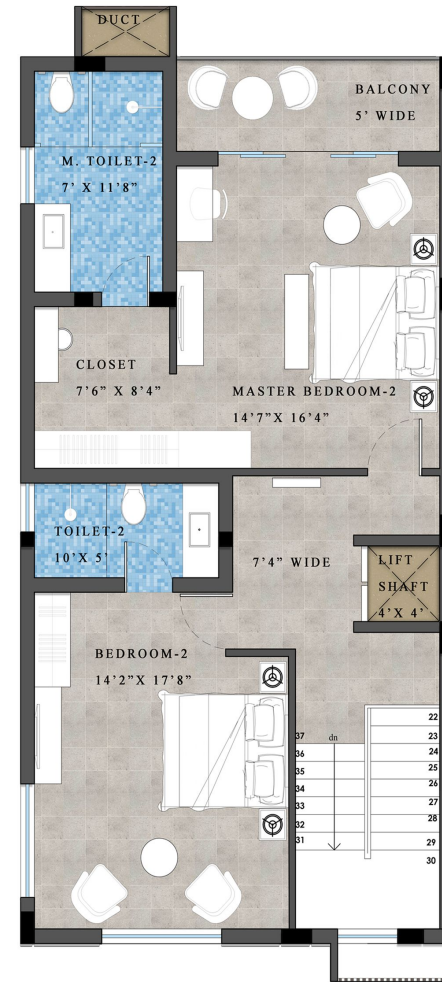




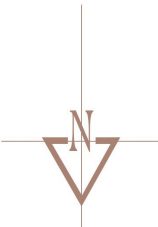




FIRST FLOOR PLAN (TYPE C , VILLA - 5,6,7,8,9)



SECOND FLOOR PLAN (TYPE C , VILLA - 5,6,7,8,9)



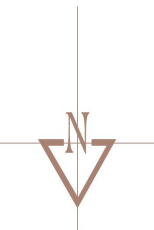
TYPICAL FLOOR PLANS



TYPE D  
(VILLA-10)

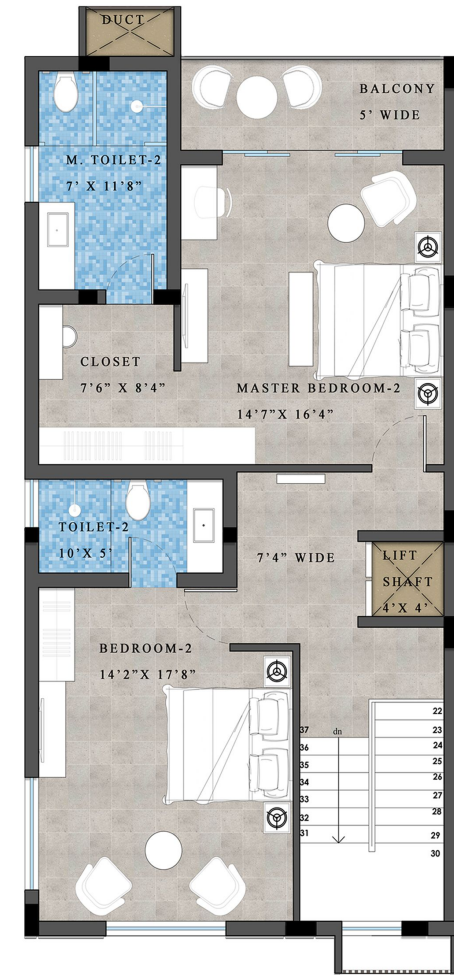


GROUND FLOOR PLAN

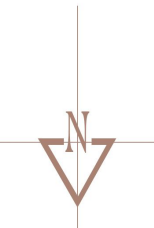




FIRST FLOOR PLAN (TYPE D , VILLA - 10)



SECOND FLOOR PLAN (TYPE D , VILLA - 10)



AREA STATEMENT IN SQ.FT									
VILLA NO.	TYPE		PLOT AREA	TOTAL CARPET AREA	TOTAL BUILT UP AREA	POOL	GAZEBO	PROPORTION OF COMMON AREA	SUPER BUILT UP AREA
VILLA 1	A	3BHK	2355.59	2112.11	3377.64	378.25	67.28	31.22	3854.37
VILLA 2	B	3BHK	2446.66	2112.11	3288.94	378.25	67.28	31.22	3765.68
VILLA 3	B	3BHK	2510.49	2112.11	3289.37	378.25	67.28	31.22	3766.11
VILLA 4	B	3BHK	2562.15	2112.11	3286.36	378.25	67.28	31.22	3763.09
VILLA 5	C	4BHK	2774.10	2611.78	3720.47	357.90	67.28	31.22	4176.86
VILLA 6	C	4BHK	2884.21	2611.78	3721.87	357.90	67.28	31.22	4178.26
VILLA 7	C	4BHK	2916.29	2611.78	3723.70	357.90	67.28	31.22	4180.09
VILLA 8	C	4BHK	2888.73	2611.78	3720.90	357.90	67.28	31.22	4177.29
VILLA 9	C	4BHK	2879.59	2611.78	3718.21	357.90	67.28	31.22	4174.60
VILLA 10	D	4BHK	4240.05	2727.17	3985.05	425.29	67.28	31.22	4507.75

## Specification at Serenity

- . R.C.C framed structure in M25 concrete with branded HYSD bars.
- . External walls in 23cm thick bricks/concrete blocks.
- . Internal walls in 10cm thick bricks/concrete blocks.
- . External plaster in cement mortar in two coats, internal plaster in gypsum/cement mortar.
- . Staircase steps in natural stone/wood.
- . Natural stone for the window ledges.
- . Branded good quality tiles.
- . Toilet, wash basin, w.c, taps of Grohe, Kohler or equivalent fittings.
- . Granite/Marble wash basin counters.
- . External paint in Apex Ultima.
- . Internal paint in Royale/some walls in lime finish.
- . Main door in teakwood internal doors in veneer finished panel doors with good quality hardware.
- . Windows in UPVC/Anodised aluminum/with good quality fittings and with mosquito screen shutters.
- . Modular kitchen cabinets with hob & chimney.
- . Fire resistant of Le-grande or equivalent electrical switches.
- . Multiplug sockets.
- . TV and telephone points in all rooms.
- . Intercom facility and data with video door phone from main security cabin.
- . MS powder coated or glass balcony railing.
- . Standard LED light fixtures inside and outside the SAID VILLA.
- . Havells fans or equivalent in all the rooms and exhaust fan in toilets.
- . Landscaping.
- . Cobblestone/pavers for driveway.
- . AC in living/dining and bedrooms.
- . Covered garage for each Villa.
- . Home lifts in all villas.

## Amenities at Serenity

- 24 hrs Security.
- Private Pool for each villa.
- Maintenance.
- Rental Management.
- CCTV surveillance.
- Housekeeping services.
- 24X7 Full Power Backup.
- Concierge services.