

GOOA

PREMIAA

📍 Dodamarg

GREENS



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Premium Residential Plots
With Club House & All Amenities



INTRODUCTION

"Goa Greens" is an exclusive real estate project spread over 1,69,932 Square Meters (18,28,468 Square Feet / 42 acres)of serene land surrounded by lush green meadows and orchards overlooking the 3600 hill views, which is absolutely breathtaking with the mesmerizing view of the Sahyadri Mountain Ranges. Our project will ensure you to live your dreams of owning your own holiday home to unwind and destress from your demanding work life. Our project also ensures the seniors to own their own retirement home and live in the lap of nature.

The natural landscape and abundant serenity will make you so blissful and the beauty of "Goa Greens" can be compared to that of Matheran, Lonavala and Alibaug in Mumbai in terms of the locale.

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Aerial View


NESTOR REALTY



Location MAP



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LOCATION

“Goa Greens” is located near the Dodamarg-Goa border , off NH-66 national Highway and state Highway 35.

It is a 20 minutes drive from the upcoming Mopa Airport, 15mts drive from Thivim Railway Station, you can drive to Panjim via Chorao in 27 Kms, Dodamarg junction and market in 2 Kms, Bicholim in 11 Kms. It is an 30 to 45 minutes drive to any of the exotic landmark beaches in North Goa.



FEATURED LIFESTYLE AMENITIES

- ü Wooded Areas (a La feel of walk in the Woods style)
- ü Spice Gardens
- ü Butterfly Park
- ü Lotus Pond
- ü Well planned Landscaped Gardens by Professionals
- ü Basket Ball Court
- ü Lawn Tennis Court
- ü State of the Art Clubhouse
- ü Jogging Tracks
- ü Walking Tracks
- ü Swimming Pool
- ü Toddler's Pool
- ü Designated Play Area for Children and spacious Children's park.



VALUE ADDING LIFESTYLE FEATURES

- ü Decorative Street Lights
- ü Well-Manicured Road Sideways with Fruit Bearing Trees
- ü CCTV Cam's across the project for Secured Living
- ü Totally Eco Friendly Project
- ü Underground Cabling
- ü Entrance Avenue with 15 mtrs Entry Gate
- ü Extensive Parking spaces for the residents and visitors
- ü LED lighting's in common areas
- ü Storm Drains
- ü Vaastu Compliant with abundant breeze and light

VALUE ADDING LIFESTYLE SPECIFICATIONS

(In case you want to contract us to construct a Villa for you)

- ü Structural Conformity with Seismic Zone
- ü Protection for Windows from Monsoons
- ü Traditional style look of roofing for rustic feel



VALUE ADDING LIFESTYLE FEATURES

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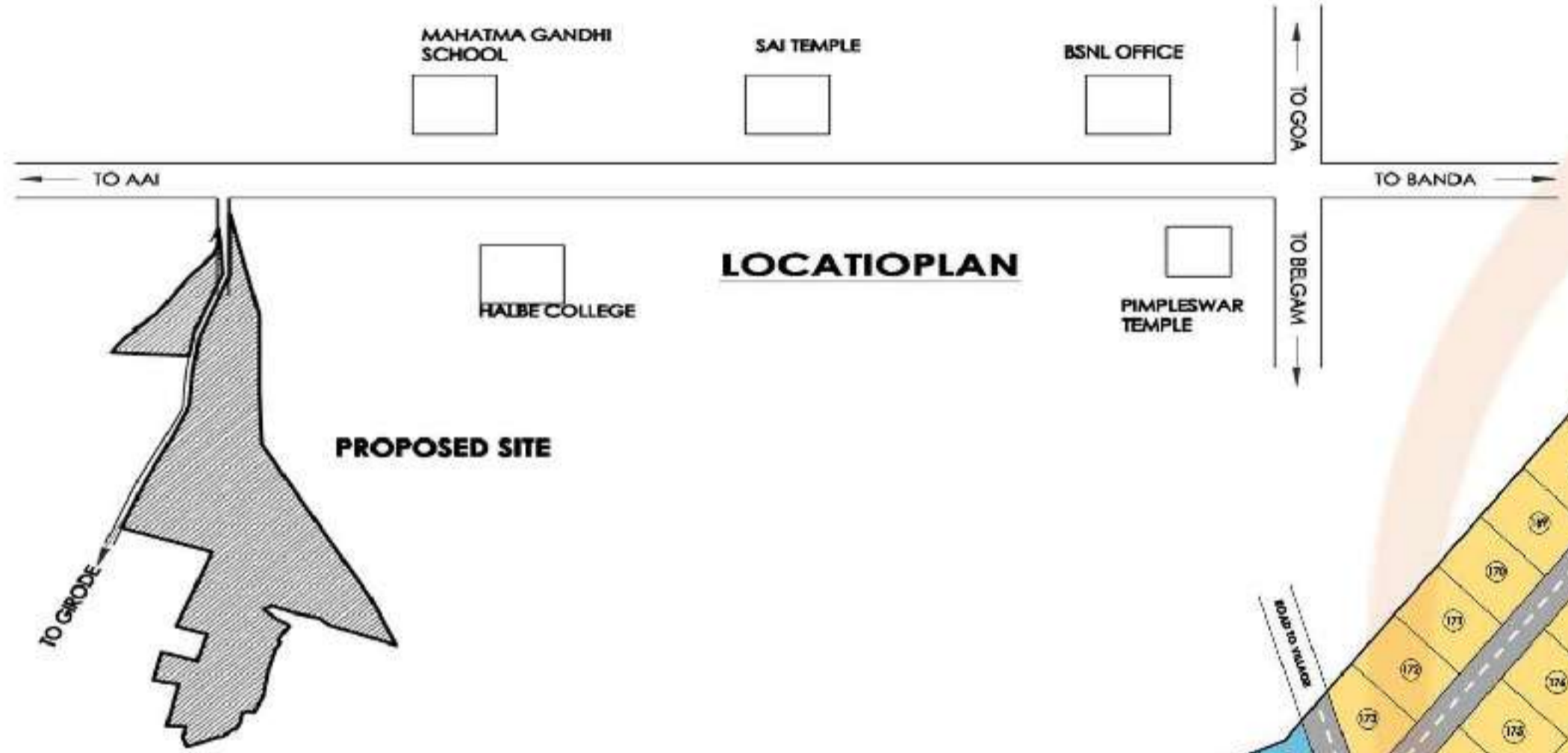
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Layout Plan



- PHASE 1
- PHASE 2
- PHASE 3
- OPEN SPACE
- AMENITY SPACE
- ROAD



PROFORMA I		
A) AREA STATEMENT :-		
1	AREA OF PLOT	1,43,576.00 SQ.MT.
2	DEDUCTIONS FOR	
	a) Road Acquisition Area	16,333.71 SQ.MT.
	b) Proposed Road	-
	c) Any Reservation	-
	TOTAL (a+b+c)	16,333.71 SQ.MT.
3	GROSS AREA OF PLOT (1 - 2)	1,27,242.29 SQ.MT.
4	DEDUCTION FOR	
	a) RECREATIONAL OPEN SPACE AS PER REGULATION NO 13.3	12,726.78 SQ.MT.
	b) INTERNAL ROAD	20,668.96 SQ.MT.
	c) AMENITY SPACE IF ANY	6,362.22 SQ.MT.
	TOTAL (a+b+c)	39,757.96 SQ.MT.
5	NET AREA OF PLOTS (3 - 4)	87,484.33 SQ.MT.
6	NET AREA FOR FSI CALCULATION 90% X (3 - 4c)	1,08,792.63 SQ.MT.
CONTENTS OF SHEETS :-		
layout plan, location plan area calculation		
STAMP OF APPROVAL PLANS :-		



EXCLUSIVELY MARKETED BY -



NESTOR REALTY

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