



Estrela

TONCA, MIRAMAR - GOA



ALCON
ANIL COUNTO
ENTERPRISES



Making city living a joy.





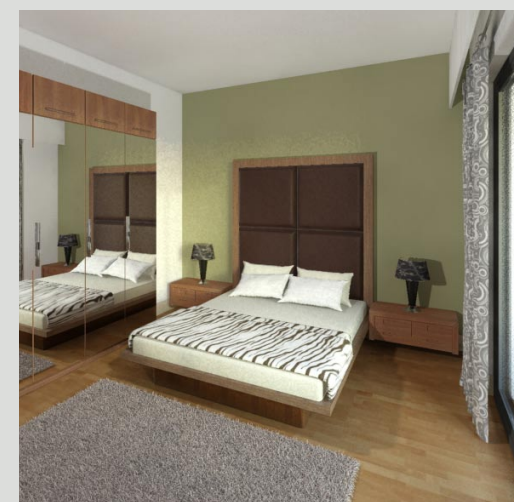
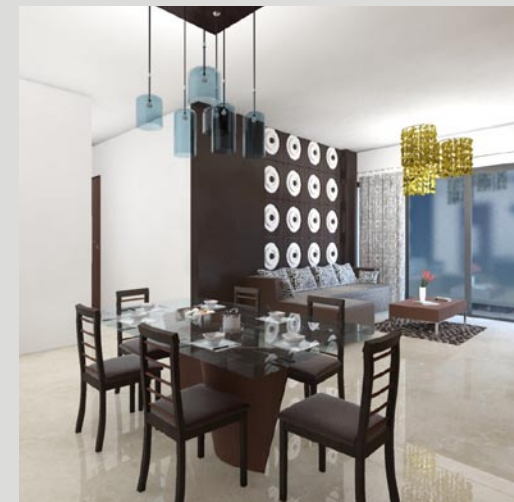
Bringing unparalleled comfort and security to everyday life

When living in a home comes with the comforts of a hotel, you know you've made the right choice. Look no further than Estrela by Alcon, a charming gated complex that envelopes you with its amenities.

Located right in the heart of Panjim, the choice of cosy two-bedroom apartments or plush three-bedroom penthouses is yours for the taking. Trusted security features are inconspicuously incorporated into the design while fully equipped leisure activities encourage a healthy life.

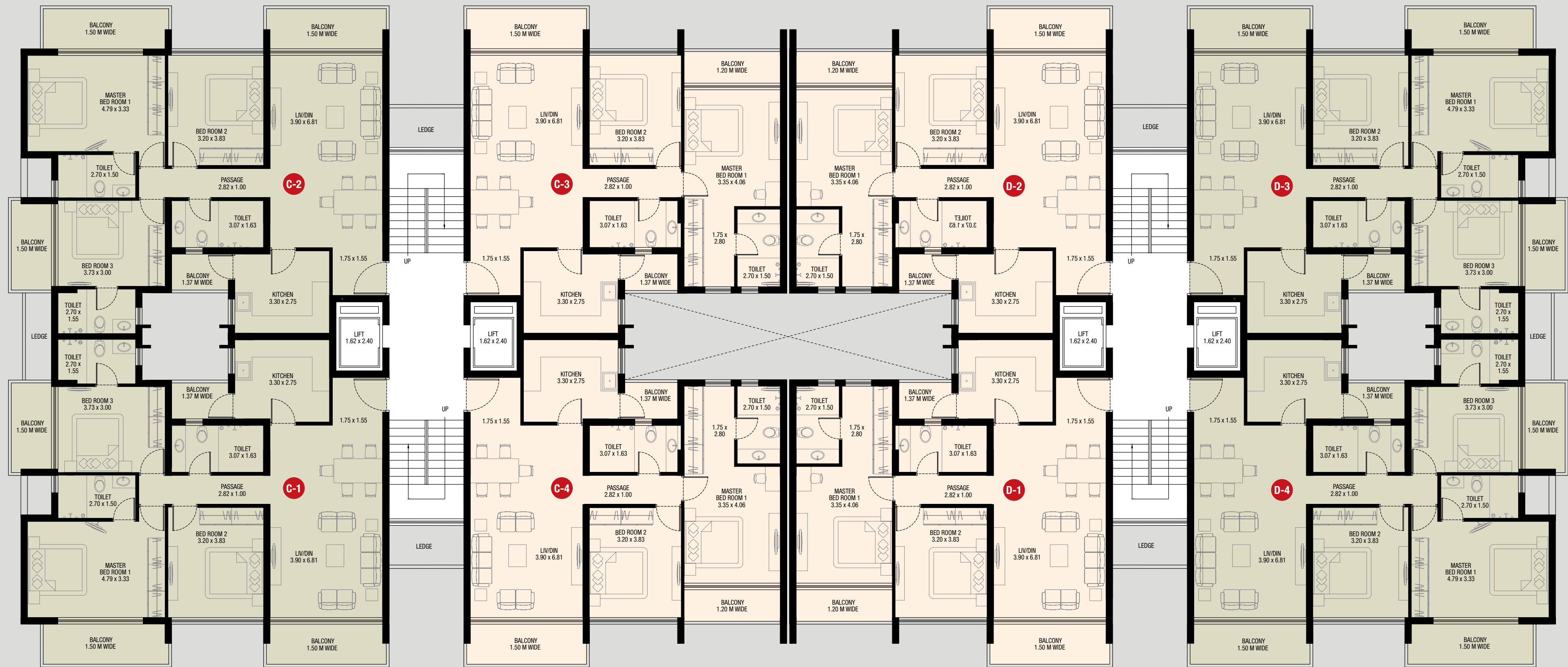
Only a short distance away is the scenic yet quiet Miramar beach, and scattered every few hundred metres or so are amenities and facilities for daily living - from shopping centres to grocery and hardware stores. A range of optional services leaves everyday chores to trusted professionals, giving you more time to actually enjoy life.

Estrela by Alcon leaves no space for doubts. It's the perfect place to call home, set in the most ideal of locations.

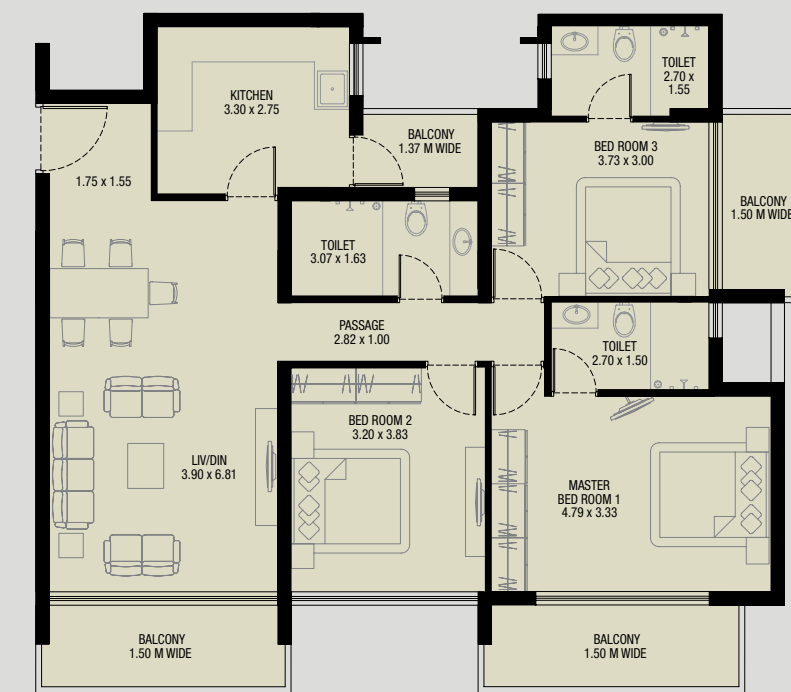
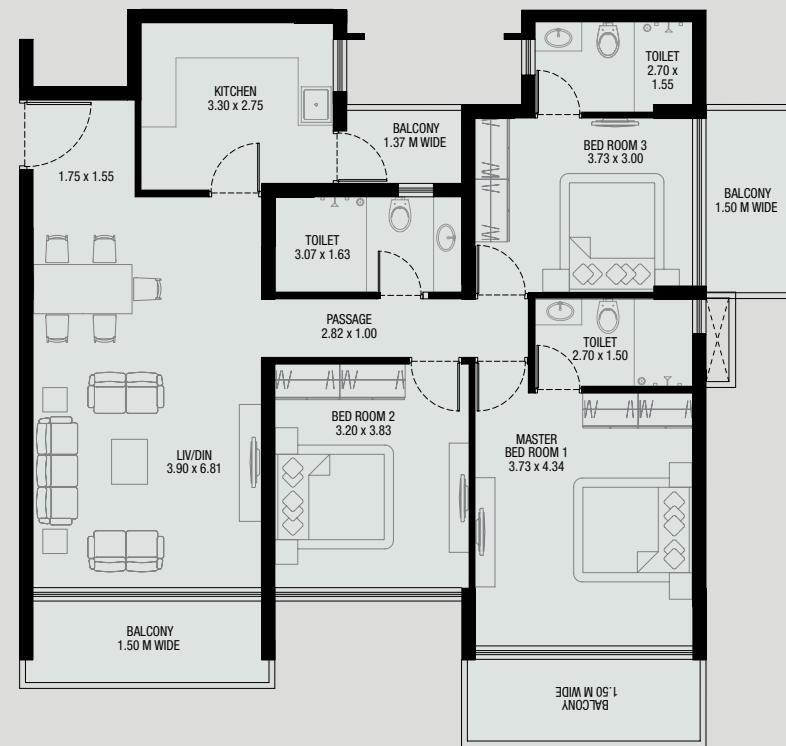




TYPICAL FLOOR PLAN | BUILDING A & B

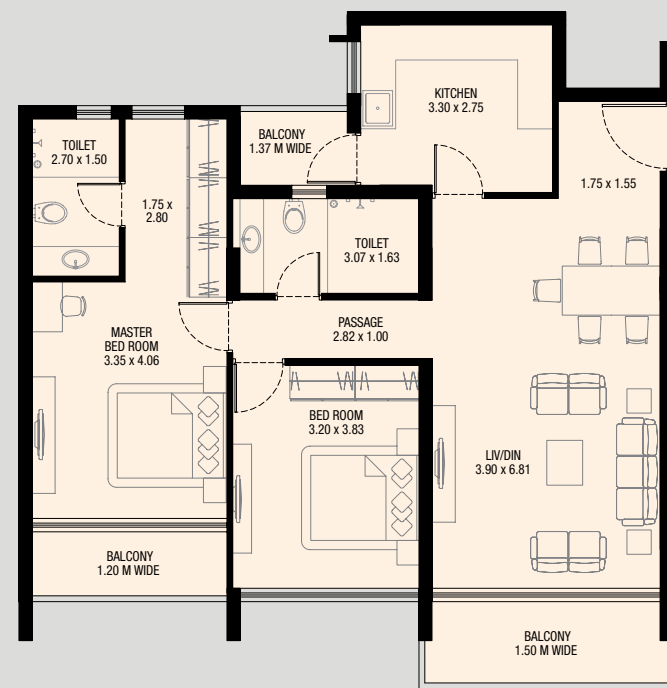


TYPICAL FLOOR PLAN | BUILDING C & D

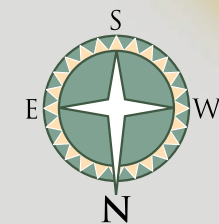
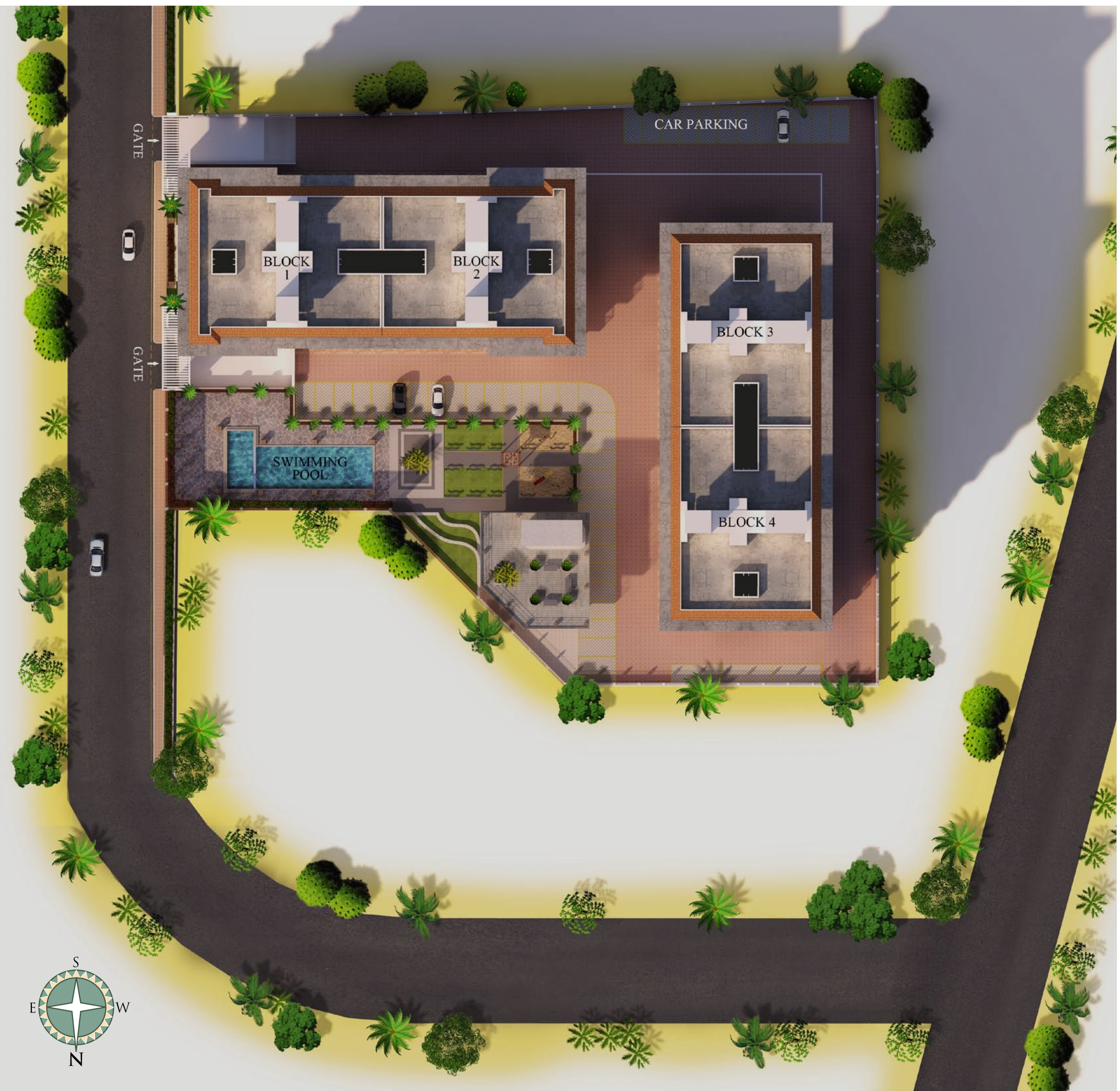


TYPICAL 3 BEDROOM APARTMENT TYPE 1
 AREA : **152.50** SQ. MTS.

TYPICAL 3 BEDROOM APARTMENT TYPE 2
 AREA : **153.00** SQ. MTS.



TYPICAL 2 BEDROOM APARTMENT
 AREA : 124.00 SQ. MTS.





SPECIFICATIONS

1 Structure

- R.C.C. Framed, earthquake resistant structure.
- Light weight foamed concrete block masonry / Laterite Block Masonary

2 Wall Finish

- Internal finish :Gypsum/ Cement Plaster with Premium grade Acrylic emulsion
- External finish :Sand faced double coat cement plaster with Weatherproof paint (Tartaruga or equivalent).

3 Flooring

- Vitrified Flooring of premium brand

4 Doors & Windows

- Full height French doors for with flymesh net provision
- Teak Wood Panelled Main Door
- SalWood Door Frames.
- Internal Doors- Flush doors with laminate on both sides
- Maintenance Free Anodised Aluminium Sliding/Casement windows
- Granite Window Sills

5 Electrical

- Concealed A/c piping and drainage for all rooms including living room
- Invertor Provision for every unit
- Concealed, fire resistant copper wires of premium brand
- 3 phase connection for every unit
- Concealed wiring provisions for telephone, cable TV and DTH.
- Modular switches with universal sockets of premium brand.
- Foot Lights for passages.

6 Bathroom

- 600 x 600 mm vitrified anti-skid tile flooring.
- Glazed / ceramic wall tiles for full heightup to false ceiling.
- Geyser and Exhaust fan provision for each bathroom.
- Predefined wet & dry areas
- Floor grating with anti pest seal
- All sanitary wares are wall mounted of premium brand white colour
- All brass chromium plated fittings of premium brand
- Single piece ceramic wash basin counter
- Single lever diverter for shower
- Single lever mixer for wash basin
- Flushing with treated water
- Concealed cistern with dual flush
- Granite door frames

7 Kitchen and Utility Balcony

- Granite kitchen platform
- Single bowl with drain board Stainless Steel sink
- Provision of water inlet/outlets and power points for washing machine, dish washer, aquaguard, fridge, microwave & gas burner and other utilities
- Designer Dado tiles above the kitchen platform
- All kitchen air extractors to be linked to centralized exhaust system

AMENITIES

Safety & Security

- Gated complex with round the clock Security services
- CCTV coverage for all common areas
- Smart Home security systems with video door phone.
- Intercom facility
- Gas leak detection system
- Fire alarm system
- Fire Fighting Systems as per National Building Code for the entire project

Recreational Amenities

- Swimming pool with children pool
- Fully equipped multilevel club house
- Fully equipped Gymnasium with professional trainers
- Multipurpose activity/games hall
- Table Tennis, carom and other facilities
- Dedicated children play areas with CCTV
- Landscaped garden with jogging track

Common Amenities

- Dedicated covered parking area for every unit
- 2 high speed elevators for every block of 32 apartments
- DG back up for all common areas
- Garbage and water treatment plant
- Solar water pre heating systems
- Drive ways with concrete pavers

ADDITIONAL OPTIONAL SERVICES

- Hospital tie up for all types of health services
- Supermarket Tie up for the supply of all types of commodities
- Laundry service on call
- Facility management and housekeeping services



REGISTERED OFFICE:

Velho Building, First Floor, Panjim - Goa 403 001 INDIA

CORPORATE OFFICE:

Sukerkar Mansion, First Floor, M. G. Road, Panjim - Goa 403 001 INDIA
Phone: +91-832-2224451/2, 2224449. Fax: +91-832-2225616

For details, contact:

+91-7767004637 or **+91-937103625**
property@alcongoa.com

www.alcongoa.com