


·NYASA·

Luxury Villas



— Where heaven meets earth —

A scenic view of a riverbank with a road and lush greenery under a blue sky. The foreground shows the calm, blue-green water of the river. A concrete road with a metal guardrail runs along the bank. The background is filled with dense, vibrant green trees and foliage, including palm trees. The sky is a clear, bright blue with a few wispy clouds. The overall atmosphere is peaceful and natural.

Discover the true meaning of divine.

When it comes to a spiritual experience, nothing is more fulfilling than settling back and enjoying the sights and sounds of nature. Nyassa, a divine architectural marvel, captures the soul of Goa in two distinct luxurious villas on the banks of the Chapora river. Overlooking the Siolim village, you can enjoy the quiet, picturesque views of the lush hills beyond. Now that's something that simply can't be explained, it must only be experienced.

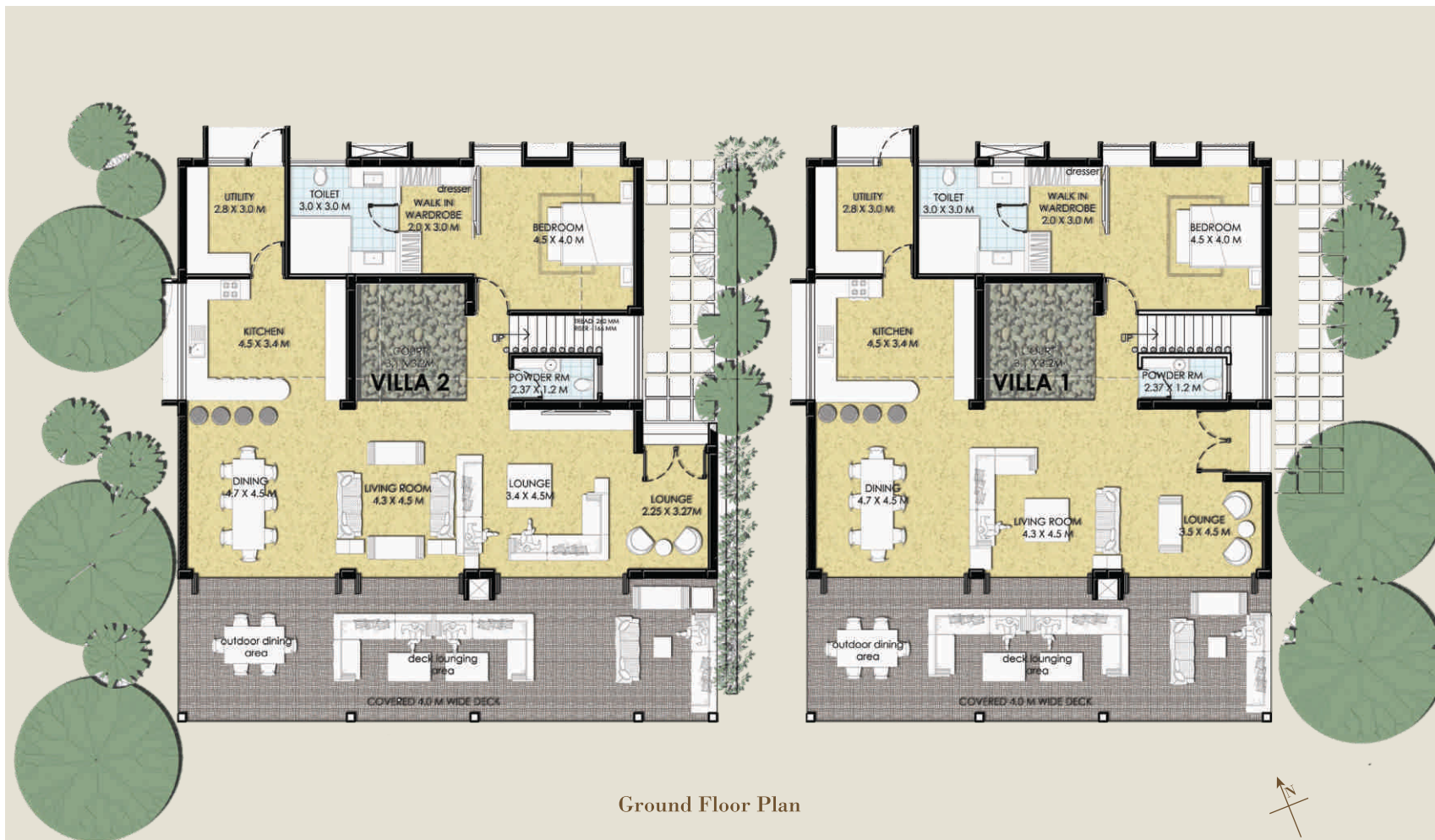


A divine lifestyle. For you.

Through a melding of heavenly charm and earthly character is born Nyassa. Bringing you luxurious sprawling four-bedroom villas, with more than enough space to pamper your ego. Spread across two levels, take the view with you as you move from the living room to the dining room. Or on to your private, outdoor gazebo, amidst lush landscaped gardens. Maybe, you'd prefer to soak in the sun on the rich wooden deck alongside your private swimming pool. Whatever you choose, one thing is certain, this is a life made just for you.

If you ever feel the urge to leave behind your irresistible home in the heart of nature, you'll find the nearest beaches, Morjim and Anjuna, just a few minutes away.





Ground Floor Plan

Features

Individual Swimming Pool

Designer Landscaping

Covered Car Park

Generator Back-up

Bathtub with Jacuzzi in Master Bathroom

Premium Bath Fixtures and Fittings

Servant's Room with Toilet

Remote Controlled Garage Doors

Wardrobes in All Bedrooms

Air Conditioners in All Rooms

Pressure Pumps

Solar Water Heating

Glass Enclosures for Shower Area

Automatic Water Level Controller

Granite Counter Tops for Washbasins



First Floor Plan



Specifications

RCC Structure with M20 Concrete

External Walls 23cm Thick Brick Masonry with 20mm Double Coat Plaster

Internal Walls 10cm Thick Finished with Plaster/Gypsum Plaster/POP

Exposed Laterite Work/Cladding on Certain Walls

APEX Ultima Paint for External Walls

Plastic Emulsion Paint for Internal Walls

Door Frames and Shutters in Solid Teak Wood

Superior Quality Large Tiles in Flooring and Walls

Modular Switches, TV and Telephone Points in All Rooms

Windows in Anodised Aluminium Sections/UPVC

Window Ledges Covered with Natural Stone

Kitchen Cabinets in Marine Ply with Laminate & Stainless Steel Baskets

Independent Sump Tank

Overhead Tank

Septic Tank & Soak Pit for Each Villa

Site Plan



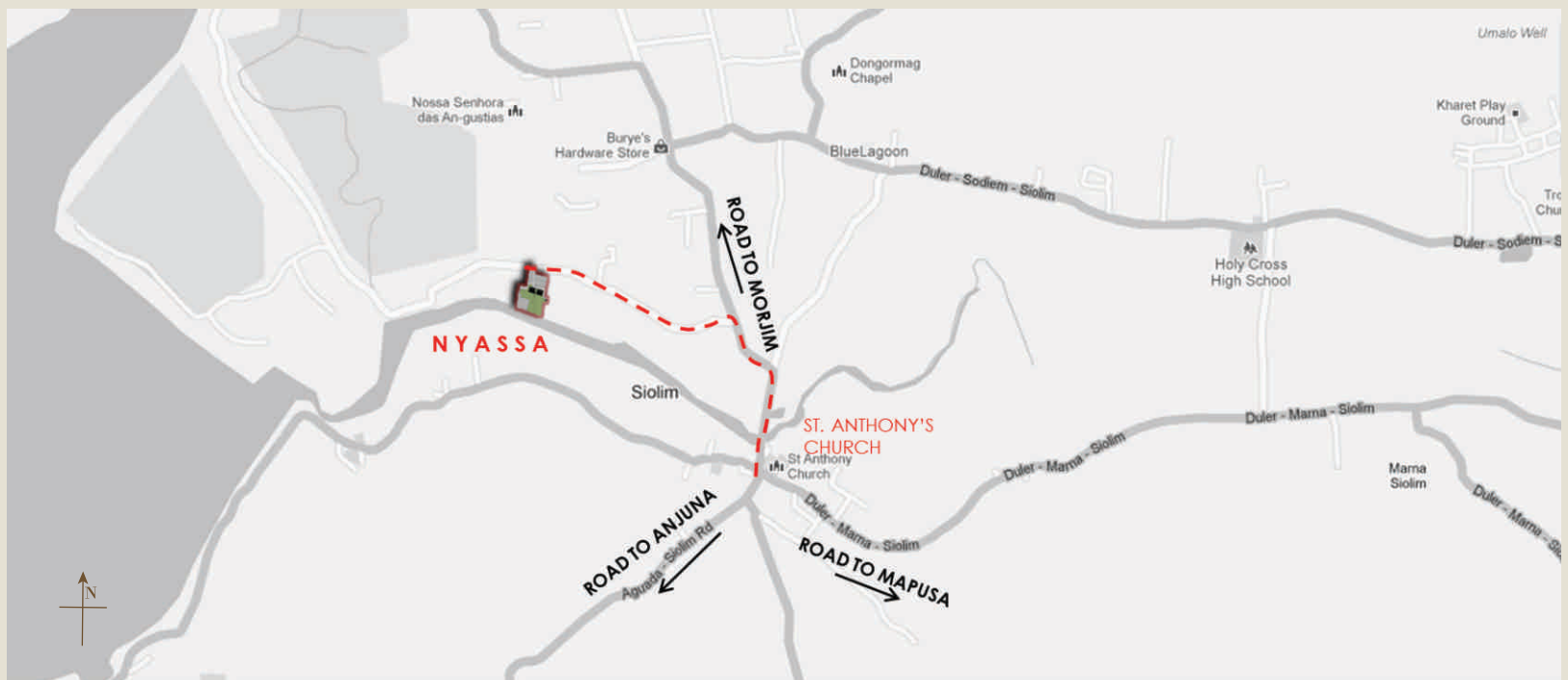
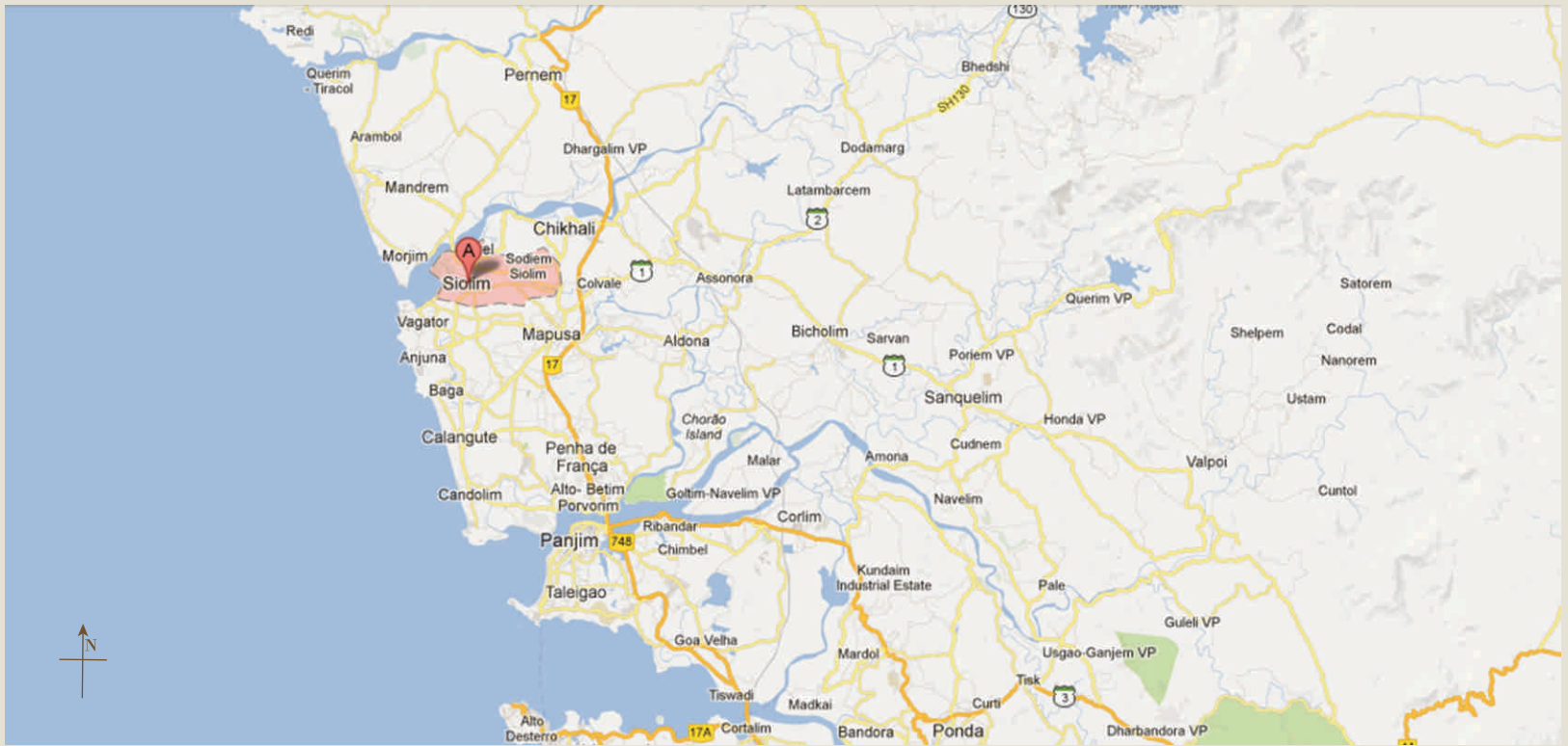
Images & plans shown in the brochure are for illustrative purposes only and may be subject to change.



Redefining luxury lifestyles.

Nyassa is the brainchild of Ashray Real Estate Developers. Established in 1995, Ashray has built a reputation for its long-standing commitment to quality and refinement. Over the years, it has successfully completed several landmark residential and commercial buildings, gaining the trust and loyalty of its customers. Some of our past projects include Aquamarine, Symphony Tranquille & Belvedere among others.







Office No. 2, 2nd Floor, Landscape Shire,
Near Caranzalem Post Office, Goa 403002

T: +91 98221 56569(0832) 329 1987

E: info@ashraydevelopers.com

W: www.ahsraydevelopers.com

Architect: Ashwini Shetty Ragha

Structural Consultant: Chandrashekhar & Associates

Legal Advisors: M/s. Francisco Tavora & Associates