



M I R A M A R , C A R A N Z A L E M - G O A

FOR THE
'SELF ACTUALIZED'



Introducing

risara
ELEGANTE



Thoughtfully Crafted

Risara Elegante has been tastefully designed to encompass the sense of elevated living. This development plays a gracious host to rare privileges, exclusivity and luxury. For the 'Self Actualized', who dream with a passion for the extraordinary, Risara Elegante is the search stopper.

The project rewards you with sound construction, high amenity value and a quality lifestyle, a legacy common to all developments by Risara Properties. Designed to premium standards and specifications that define the brand, Risara Elegante is architecturally nuanced to take advantage of its location in Caranzalem.



Location

Strategically located just off the main Miramar - Caranzalem road, Risara Elegante is just 500 mts away from Miramar beach and a few minutes away from major utilities like schools, colleges, malls, multiplex, healthcare facilities and much more. It's connectivity and accessibility makes it one of the most preferred locations in the state.



Smart Home Automation

For the 'Self Actualized', Risara Elegante is Caranzalem's first 'Smart Home' project designed to encompass both comfort and convenience.

With its elegant tablet interface and apps for mobile devices, the home automation features provides control of your home - lighting, electronic appliances, security, and entertainment - at your fingertips.

Imagine a world where everything is controlled at the touch of a button. Where you can cool your bedroom, with your cell phone on the way back from work. Where the access controlled lobby opens at the swipe of a card. Where appliances are controlled* and doors locked* with the flick of a remote. With Risara Elegante, Risara Properties delightfully offers the next level of luxury.

*Denotes optional and available under Gold and Platinum category homes.



Exclusive Sky Villas

Risara Elegante presents exclusive luxury Sky Villas for the very upper crust. Spaciously designed to give you an airy feel as natural light spills in from expansive windows. The feel of your sky villa will also let you submerge yourself in a sense of inner ease as the day dials down into night. The luxurious sky villas are available with 4 and 5 bedroom options with the most luxurious finishes in interiors. Private terraces equipped with jacuzzi* only add up to the overall bliss offered.

*Denotes optional and available under Gold and Platinum category homes.



Obsession to Quality

Quality is never an Accident.
It is always the result of high intention,
sincere efforts and skillful execution.

Structure : Earthquake resistant R.C.C. framed structure with all external walls of 23 cm thick laterite stone/ concrete blocks or equivalent. Internal partitions walls will be in burnt clay bricks/ fly ash bricks / concrete blocks or equivalent.

Plaster : External walls will be finished with 2 coats of sand faced cement plaster with suitable waterproofing additives. Internal walls and ceiling will have single coat cement plaster smooth finished with cement based wall putty / plaster of Paris / gypsum.

Paint : Internal walls with smooth finish and ABD paint. External walls with weatherproof paint, Weather Shield max or equivalent.

Floors : Vitrified tiles (800x800) of premium brand and anti-skid tiles of premium brand in the bathrooms.

Door : Elegant teak wood door frame. Veneered door with melamine polish / engineered door. Bathrooms with laminated flush doors.

Windows : UPVC sliding French windows or equivalent.


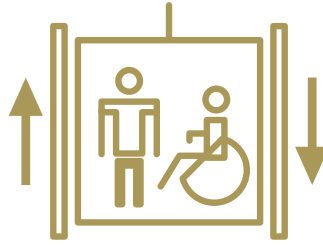
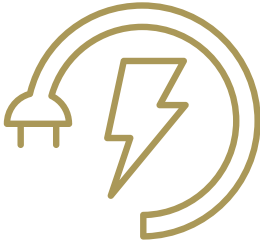
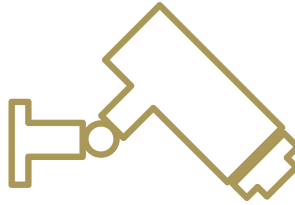



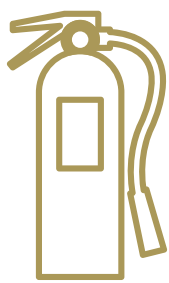
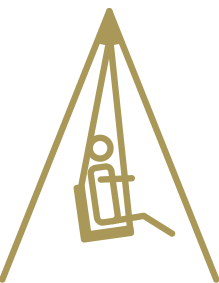
Electrical : Modular switches.

Others : AC provision including AC plumbing* and DTH provision in living room.

Kitchen : Granite platforms, provision for water purifier, microwave, refrigerator, washing machine and exhaust fan, kitchen sink by Franke and tap by Jaquar or equivalent

Bathrooms : Branded sanitary ware & bath fittings, and provision for exhaust fans.

*Denotes optional and available under Gold and Platinum category homes.

 <p>Parking with column guards</p>	 <p>Stretcher elevator</p>	 <p>Back-up generator</p>
 <p>24/7 CCTV monitoring</p>	 <p>Video door phones</p>	 <p>Access controlled lobby</p>
 <p>Gas leak detectors</p>	 <p>Fire fighting provision</p>	 <p>Roof-top kids play area</p>

Convenience Amenities

Providing for convenience is our way of expressing concern to your needs even before you realize your need!

- 24 hour back-up generator for common areas.
- Automatic passenger elevator with V3F technology.
- Stretcher elevator for services and emergencies.
- Basement and stilt parking pre fitted with column guards for vehicle safety.
- Gated community.

Lifestyle Amenities

Come home to delight.
Feel rewarded.

- Elegantly designed entrance lobby.
- Risara styled swimming pool.
- Designer landscaping.
- Secured and well planned rooftop kids play area.

Security Features

Every choice we make towards security is an investment into spending more quality time with our loved ones.

- 24/7 round the clock security service.
- Fully equipped fire fighting provision.
- 24/7 CCTV monitoring in common areas with control room, ensuring safety round the clock.

Smart Security Features

At Risara we believe in letting you experience tomorrow, today!

- Access controlled lobby.
- Apartment to apartment intercom connectivity.
- Video door phones for individual apartments.
- Panic alert button in case of emergencies.
- Gas leak detectors in each apartment.
- Intruder burglar alarm.



Premium Luxury Experience*

NOTHING LIKE ANYTHING EVER BEFORE

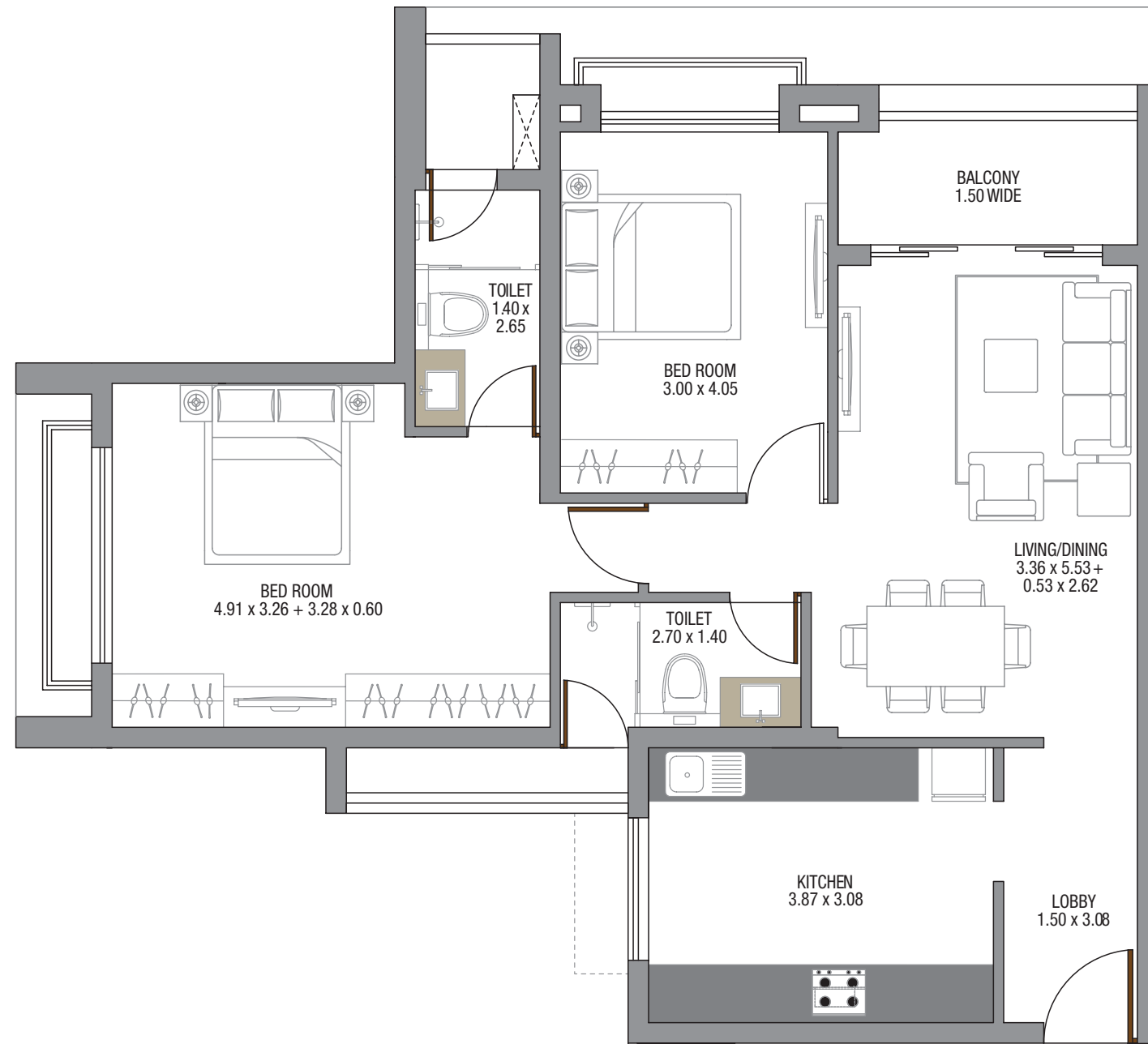
- Italian marble flooring in living & dining*
- Living/dining and master bedroom extending onto private deck for Sky Villas
 - Wooden flooring in master bedrooms*
- Complete smart home automation solutions*
 - Shower cubicles*
 - Bath tub in master bath of Sky Villas*
 - Air conditioned homes*
 - American Kohler* sanitary ware
 - International Grohe* bath fittings
 - Jacuzzi** on terrace of Sky Villas
 - Modular kitchen*



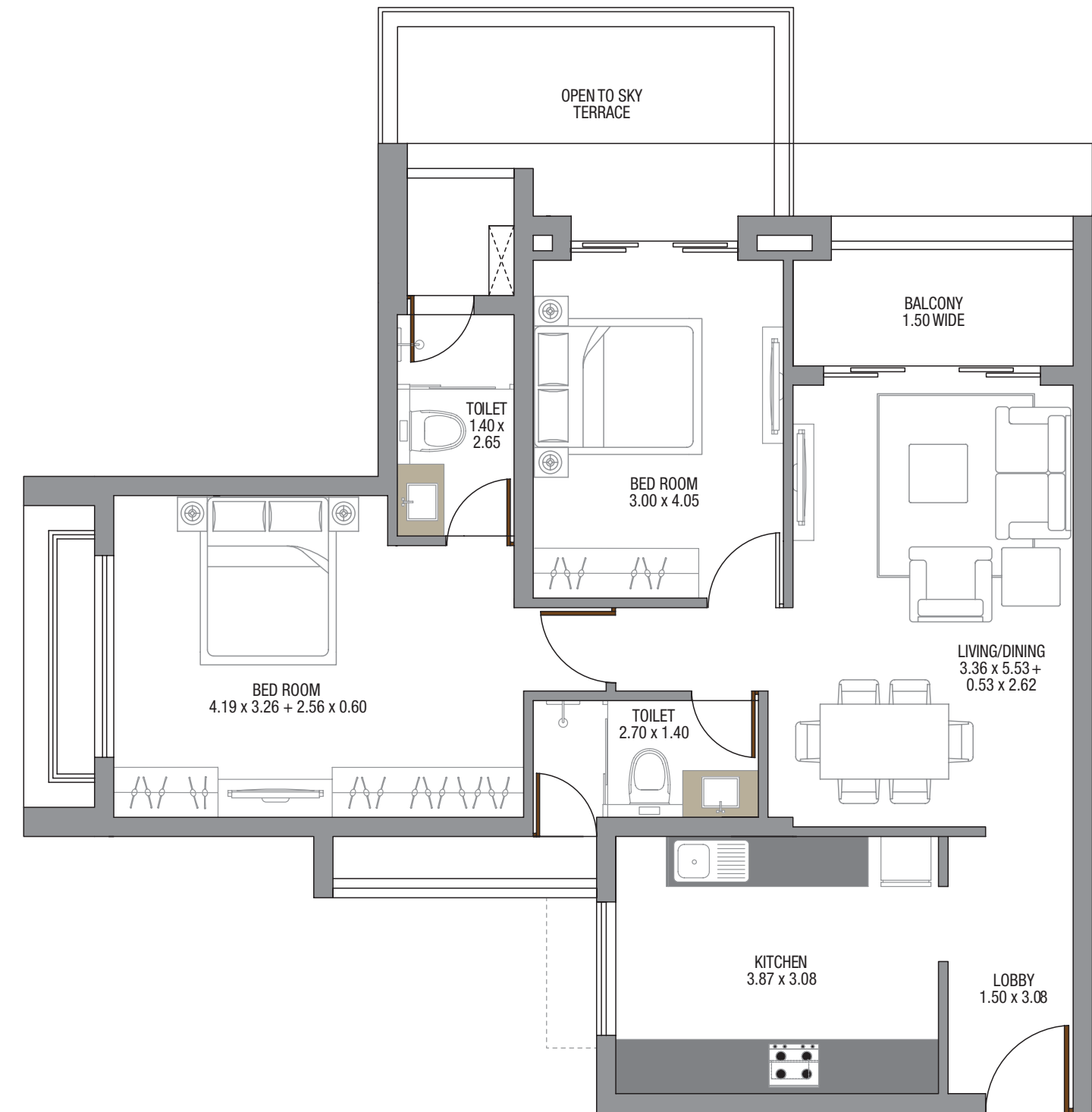
Typical Floor Plan



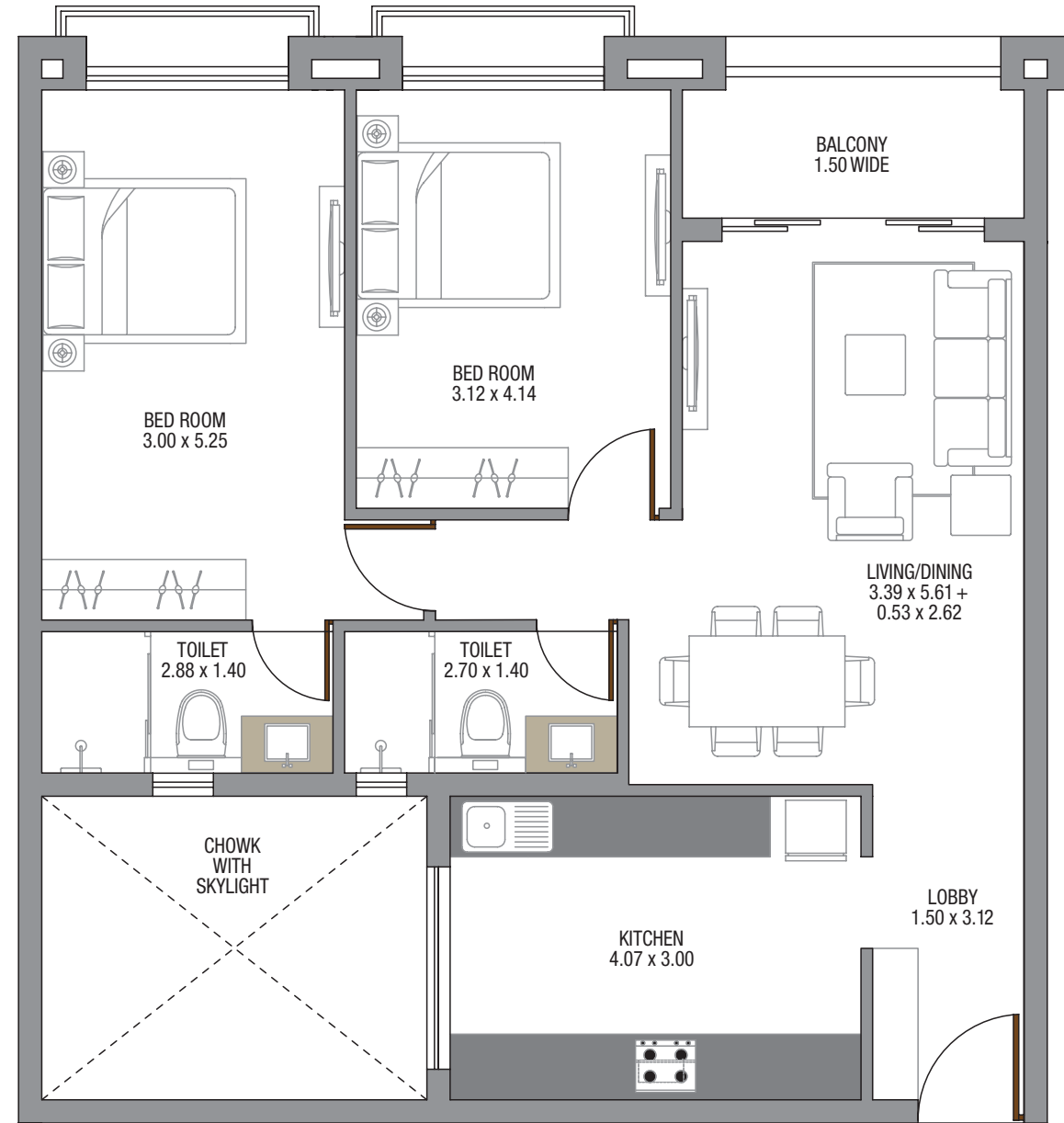
FLOOR PLANS



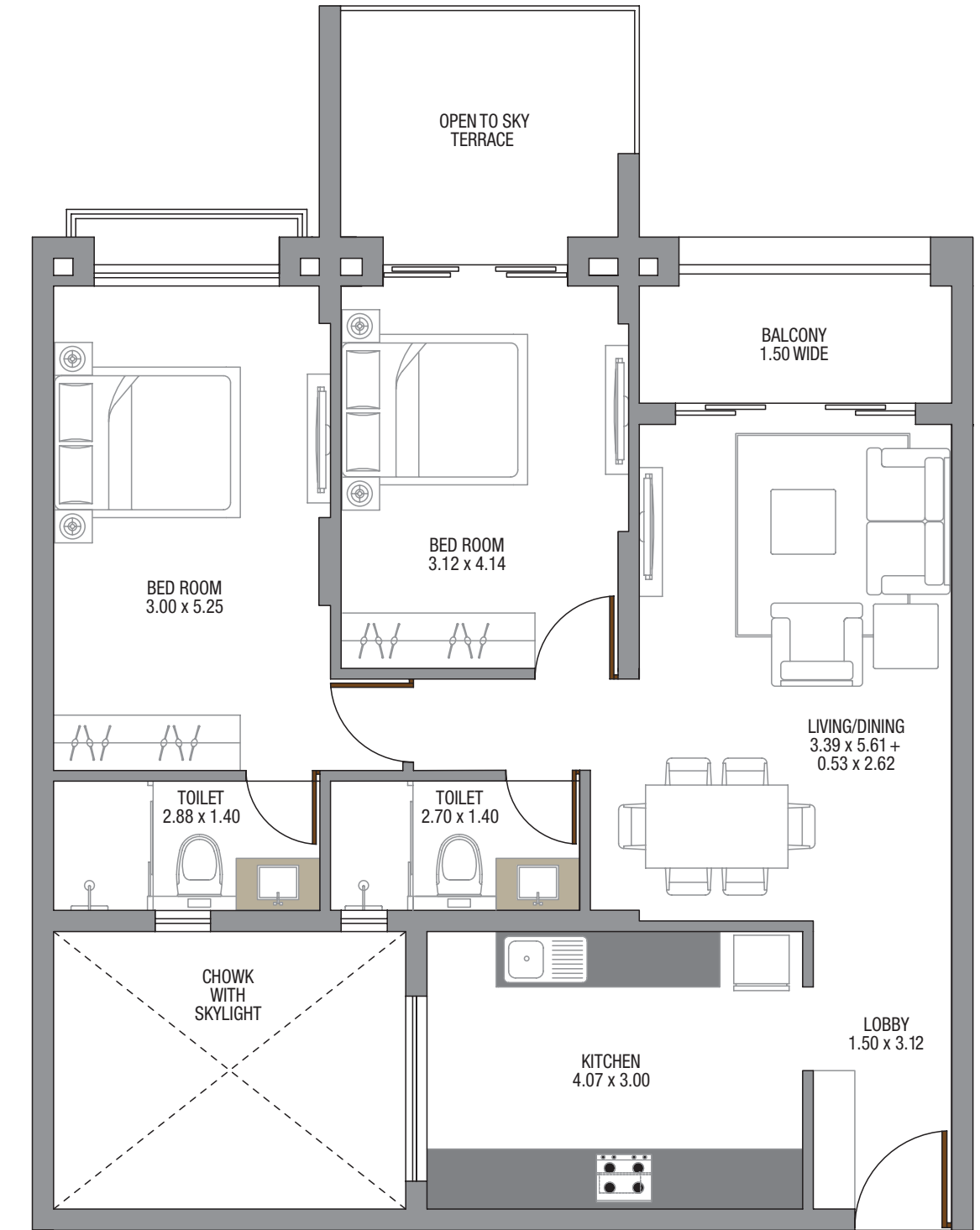
APARTMENT 101/201/301/401 TWO BEDROOM
 CARPET AREA OF APARTMENT : 71.56 SQ. MTS. | CARPET AREA OF BALCONIES : 16.90 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 3.50 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 91.96 SQ. MTS.
 SUPER BUILT-UP AREA : 122.00 SQ. MTS.



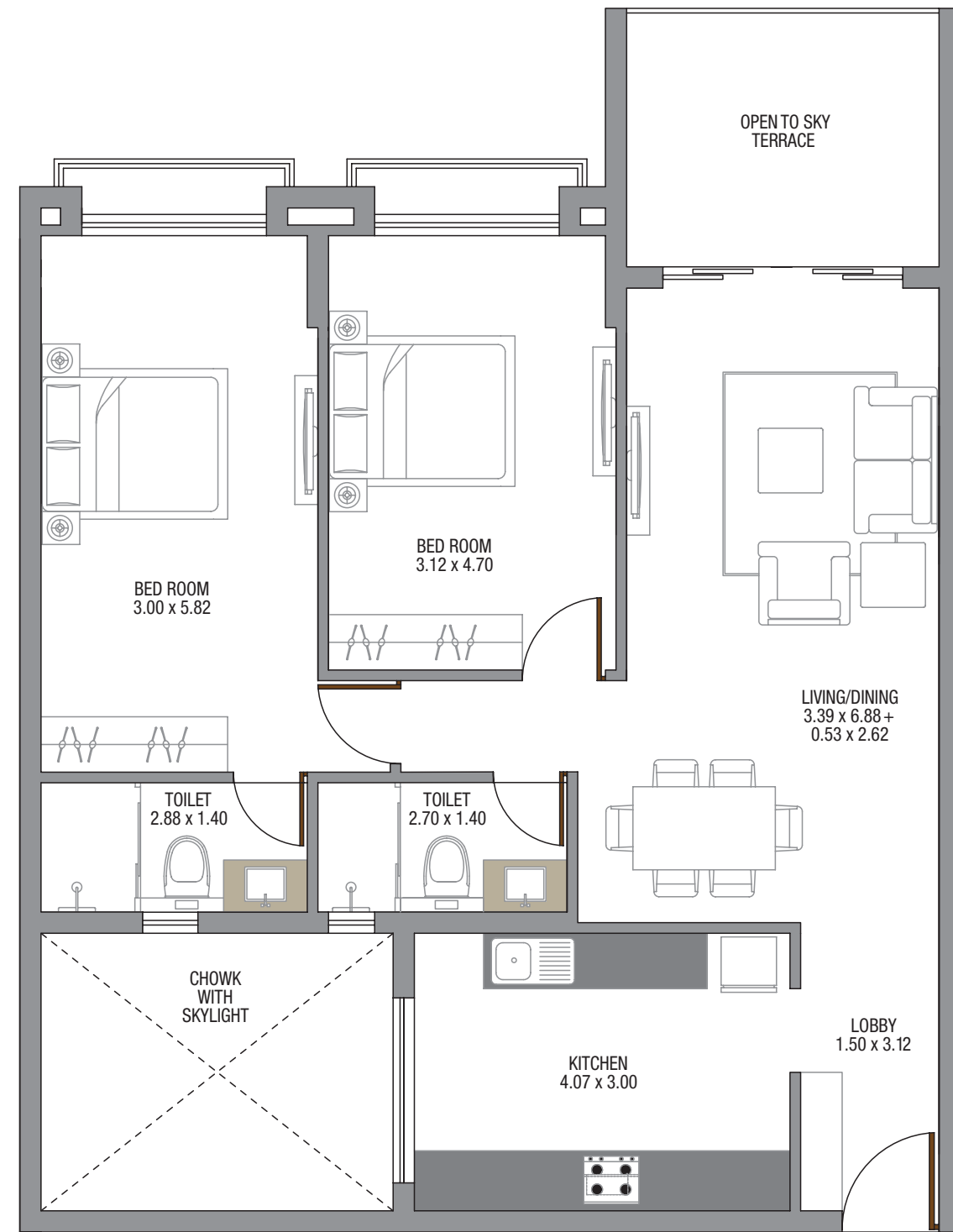
APARTMENT 501 TWO BEDROOM
 CARPET AREA OF APARTMENT : 74.12 SQ. MTS. | CARPET AREA OF BALCONIES : 13.61 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 13.39 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 101.12 SQ. MTS.
 SUPER BUILT-UP AREA : 136.00 SQ. MTS.



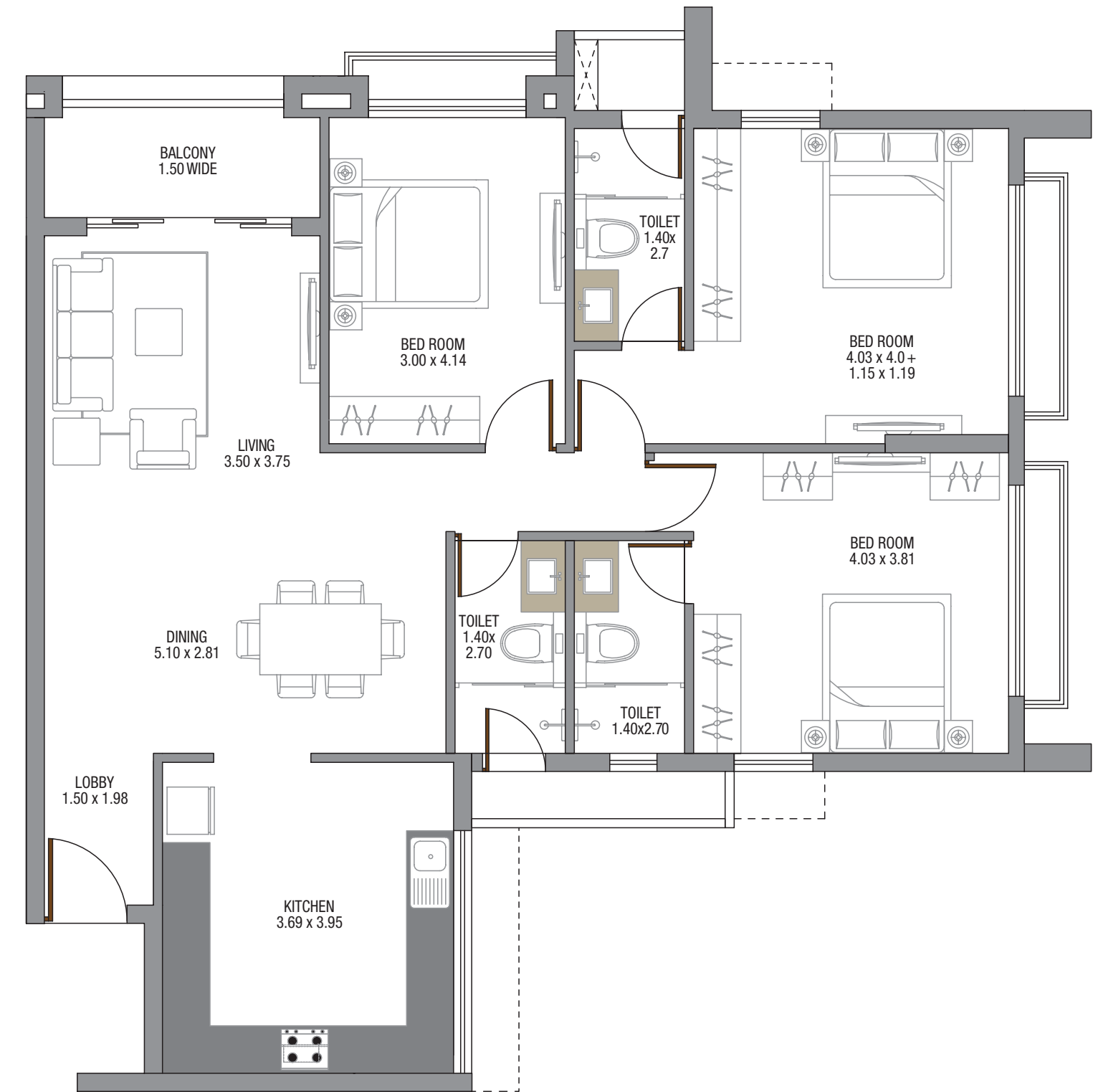
APARTMENT 102/202/302/402 TWO BEDROOM
 CARPET AREA OF APARTMENT : 71.79 SQ. MTS. | CARPET AREA OF BALCONIES : 16.20 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 00.00 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 87.99 SQ. MTS.
 SUPER BUILT-UP AREA : 114.00 SQ. MTS.



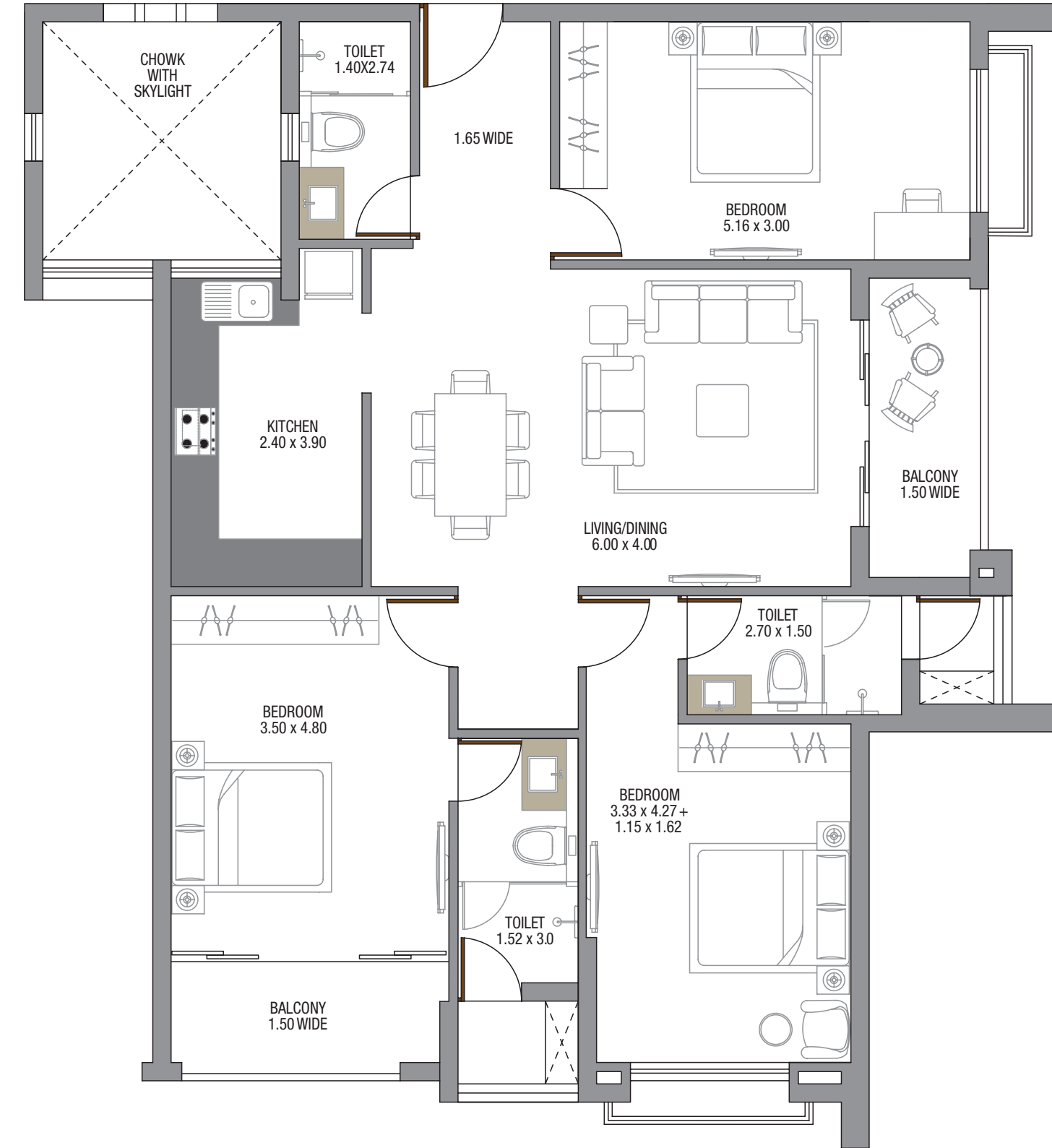
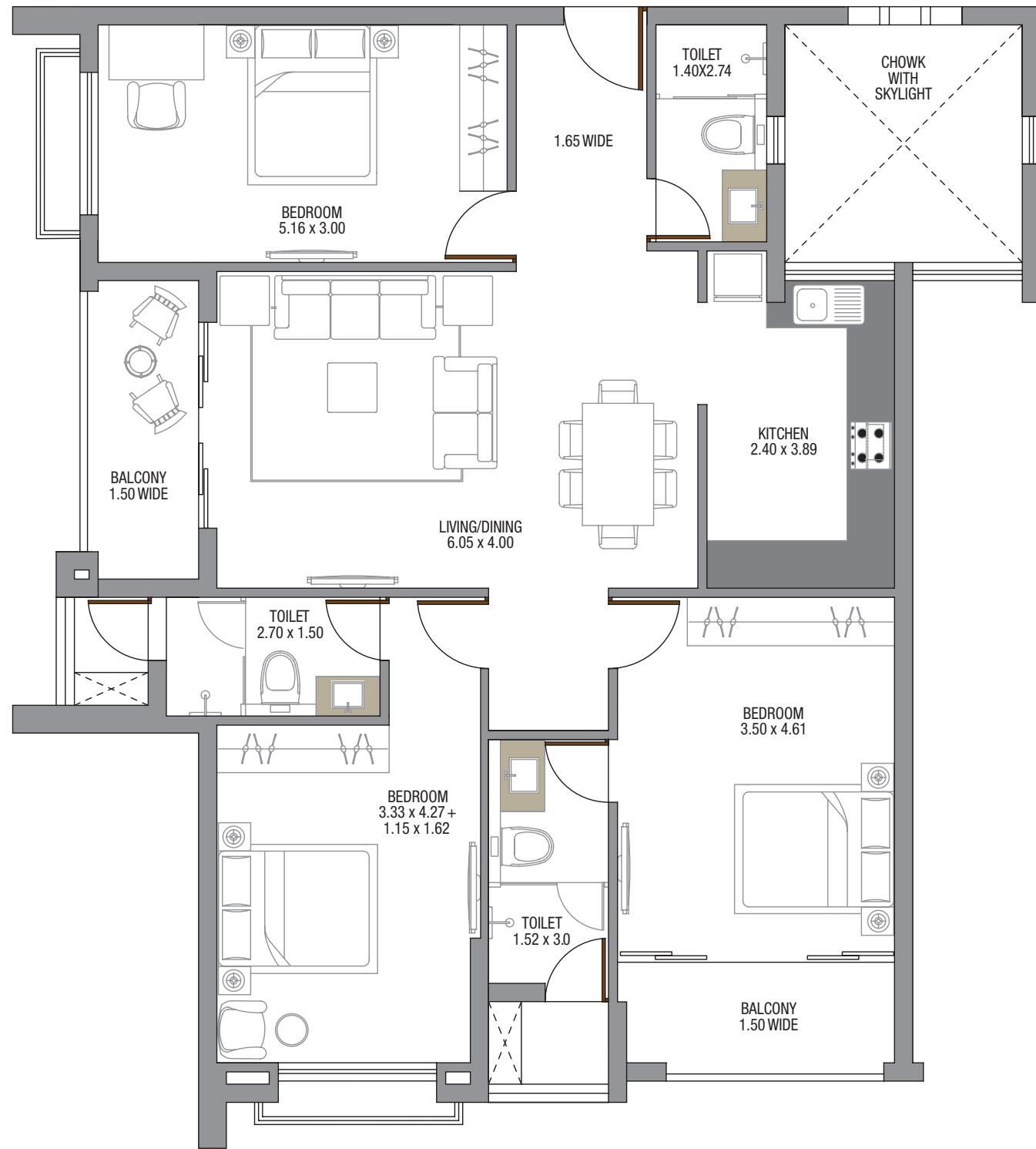
APARTMENT 502 TWO BEDROOM
 CARPET AREA OF APARTMENT : 74.27 SQ. MTS. | CARPET AREA OF BALCONIES : 12.55 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 7.42 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 94.24 SQ. MTS.
 SUPER BUILT-UP AREA : 124.00 SQ. MTS.



APARTMENT 602 TWO BEDROOM
 CARPET AREA OF APARTMENT : 82.53 SQ. MTS. | CARPET AREA OF BALCONIES : 7.68 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 8.71 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 98.92 SQ. MTS.
 SUPER BUILT-UP AREA : 130.00 SQ. MTS.



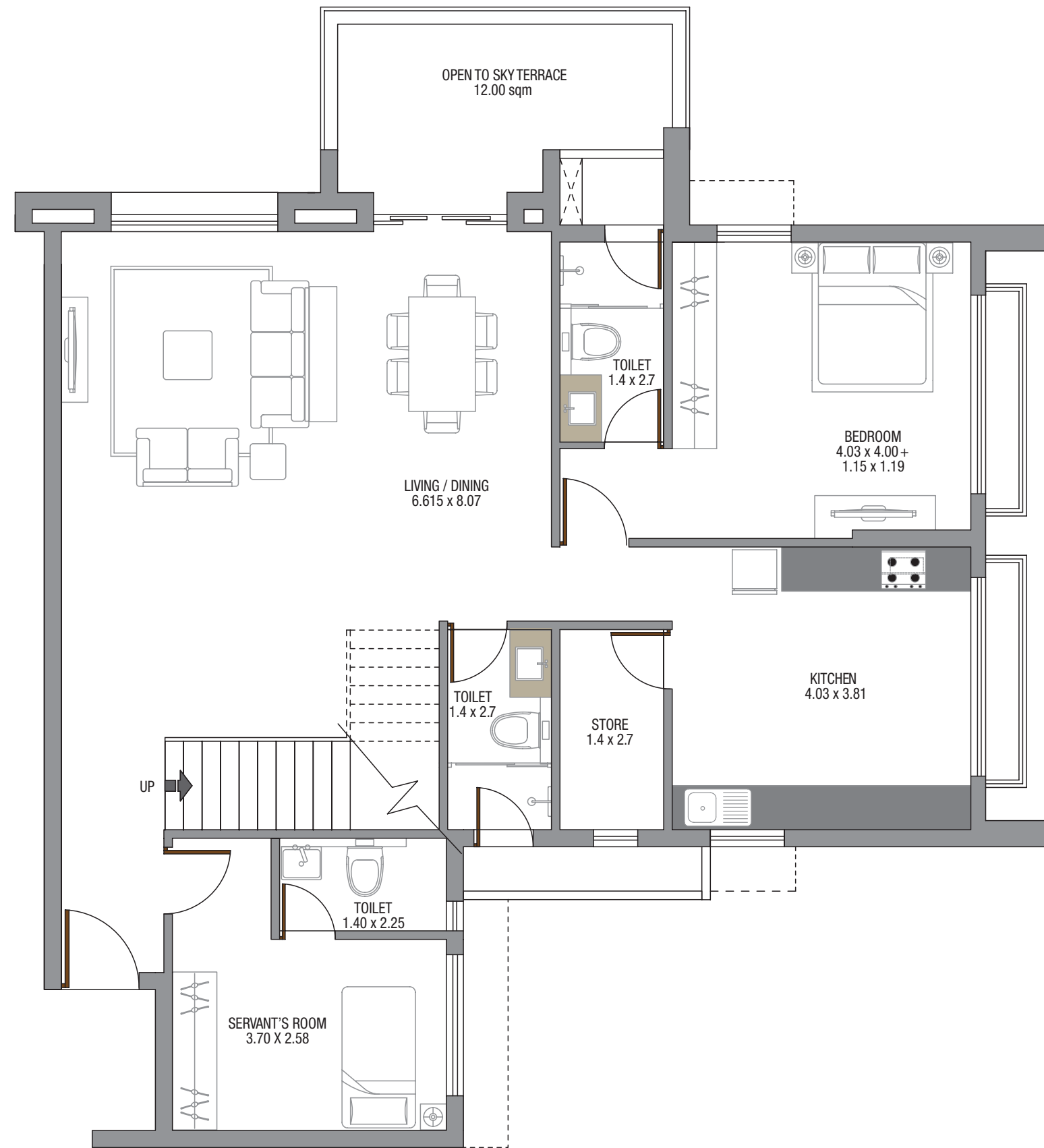
APARTMENT 103/203/303/403 THREE BEDROOM
 CARPET AREA OF APARTMENT : 98.17 SQ. MTS. | CARPET AREA OF BALCONIES : 22.88 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 3.07 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 124.12 SQ. MTS.
 SUPER BUILT-UP AREA : 160.00 SQ. MTS.



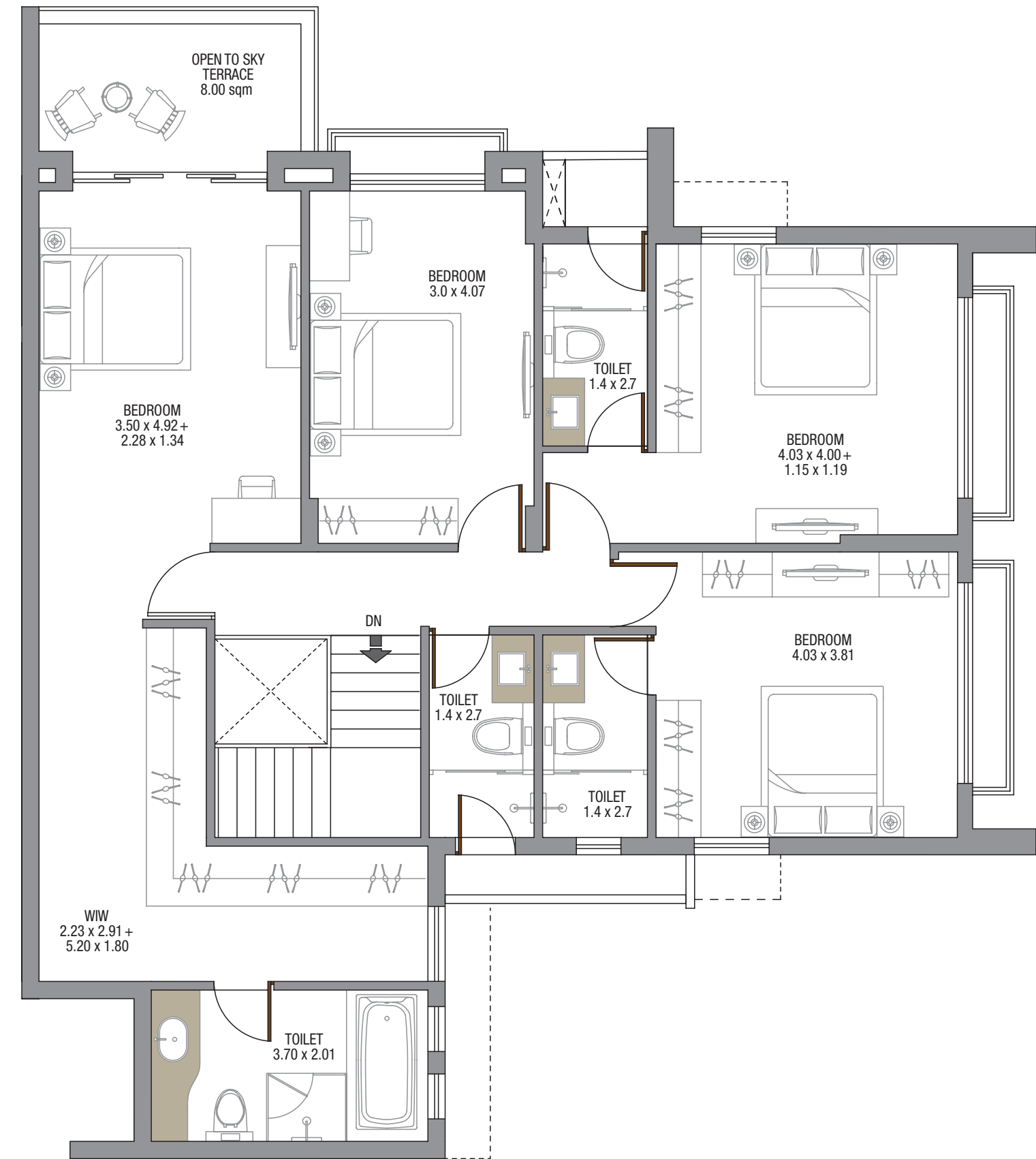
APARTMENT 204/304/404/504/604/704 THREE BEDROOM
 CARPET AREA OF APARTMENT : 103.21 SQ. MTS. | CARPET AREA OF BALCONIES : 17.12 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 3.10 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 123.43 SQ. MTS.
 SUPER BUILT-UP AREA : 161.00 SQ. MTS.



APARTMENT 205/305/405/505/605/705 THREE BEDROOM
 CARPET AREA OF APARTMENT : 103.21 SQ. MTS. | CARPET AREA OF BALCONIES : 17.12 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 3.10 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 123.43 SQ. MTS.
 SUPER BUILT-UP AREA : 161.00 SQ. MTS.

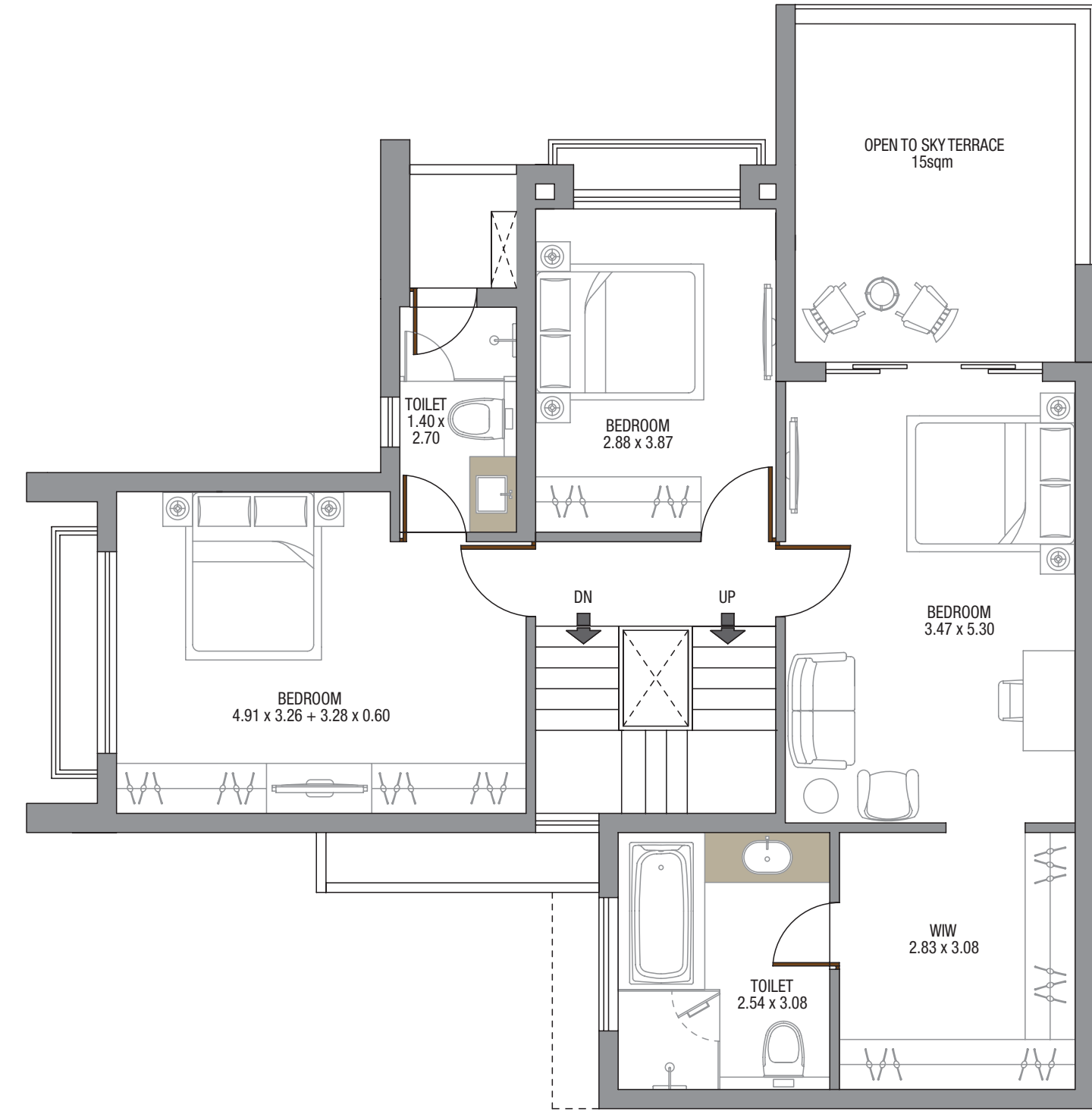
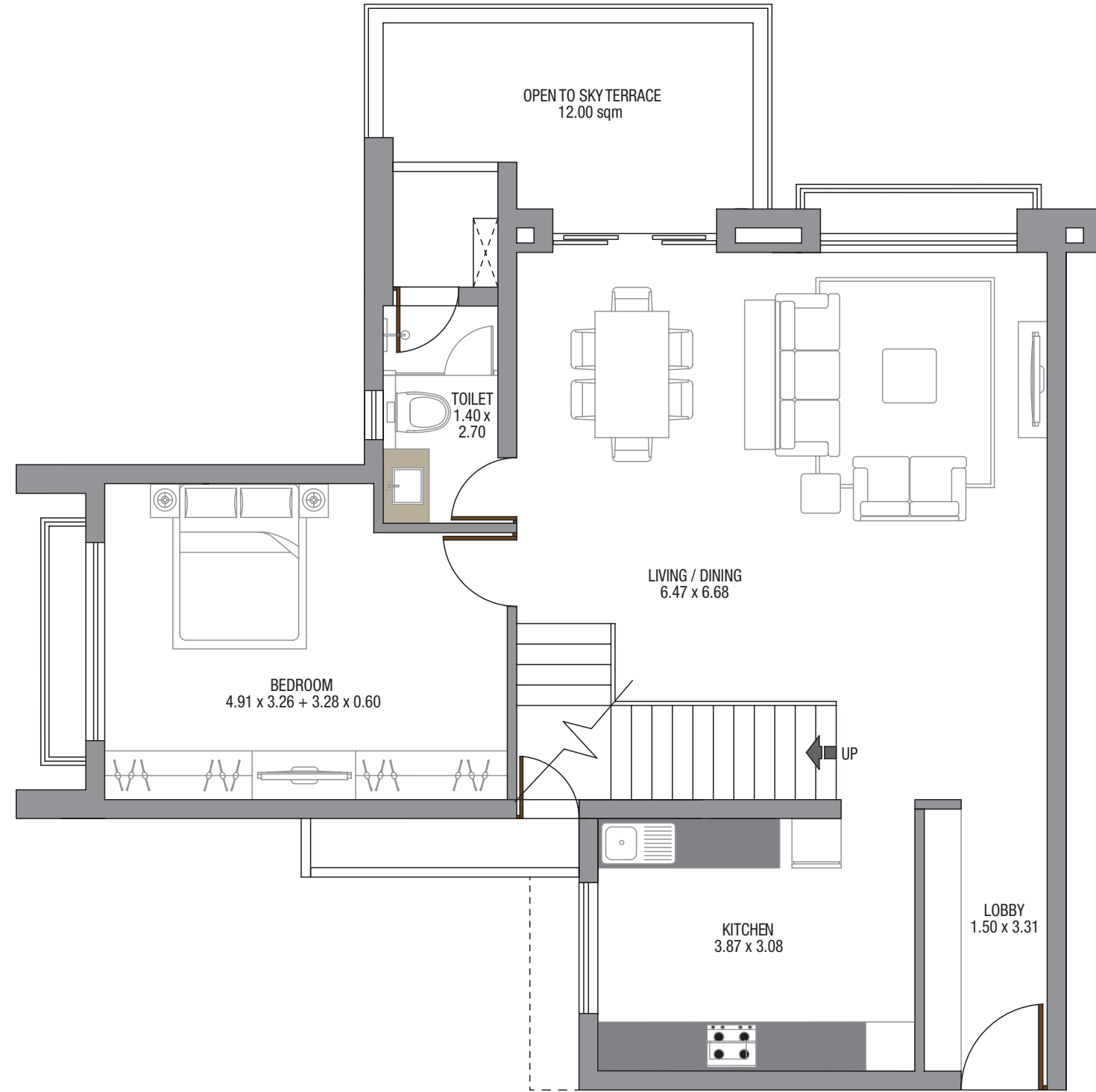


APARTMENT 503 5 BEDROOM WITH TERRACE & SERVANTS QTR - LOWER LEVEL
 CARPET AREA OF APARTMENT : 212.25 SQ. MTS. | CARPET AREA OF BALCONIES : 21.19 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 24.90 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 258.34 SQ. MTS.
 SUPER BUILT-UP AREA : 343.00 SQ. MTS.



APARTMENT 503
 5 BEDROOM WITH TERRACE & SERVANTS QTR - UPPER LEVEL

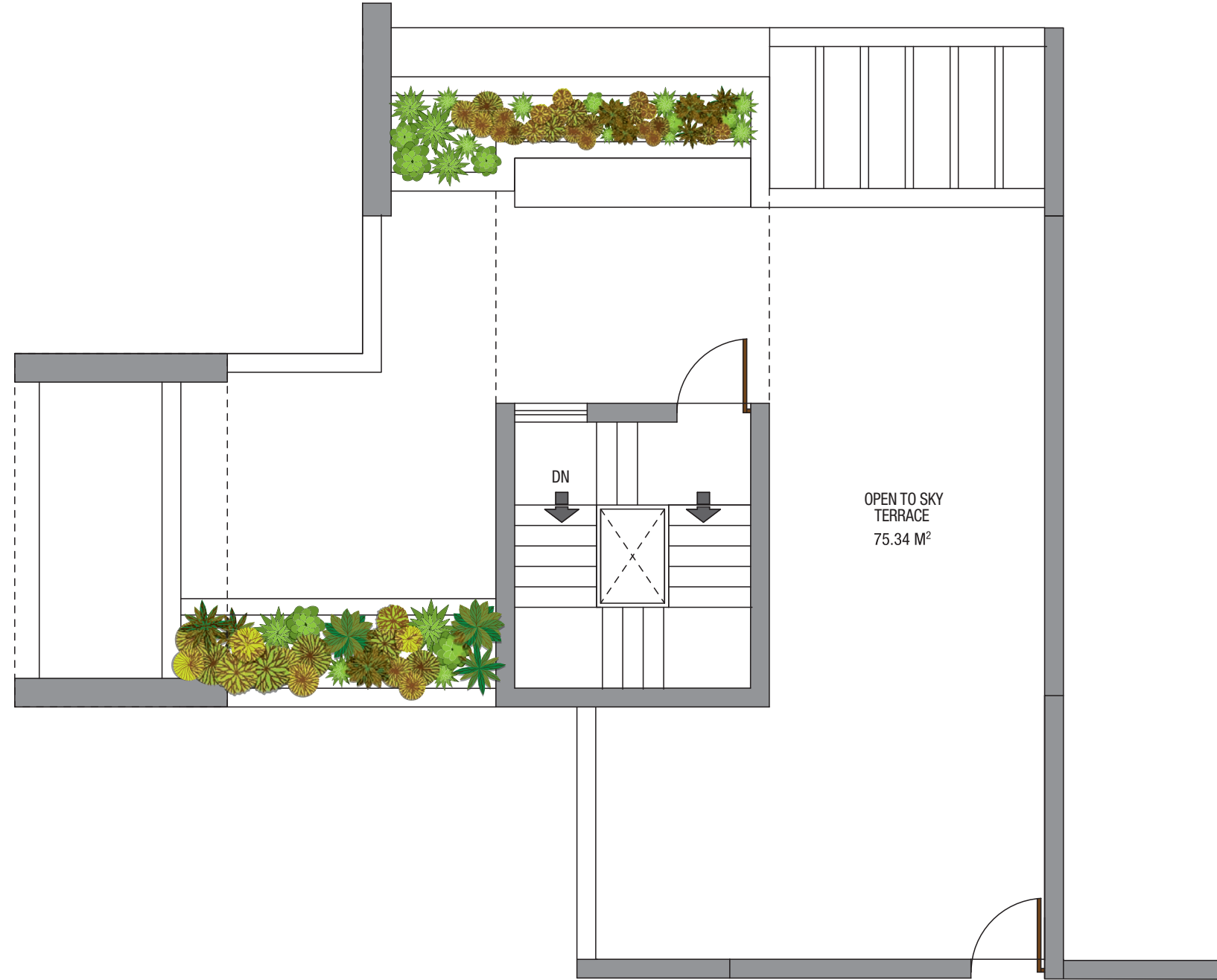




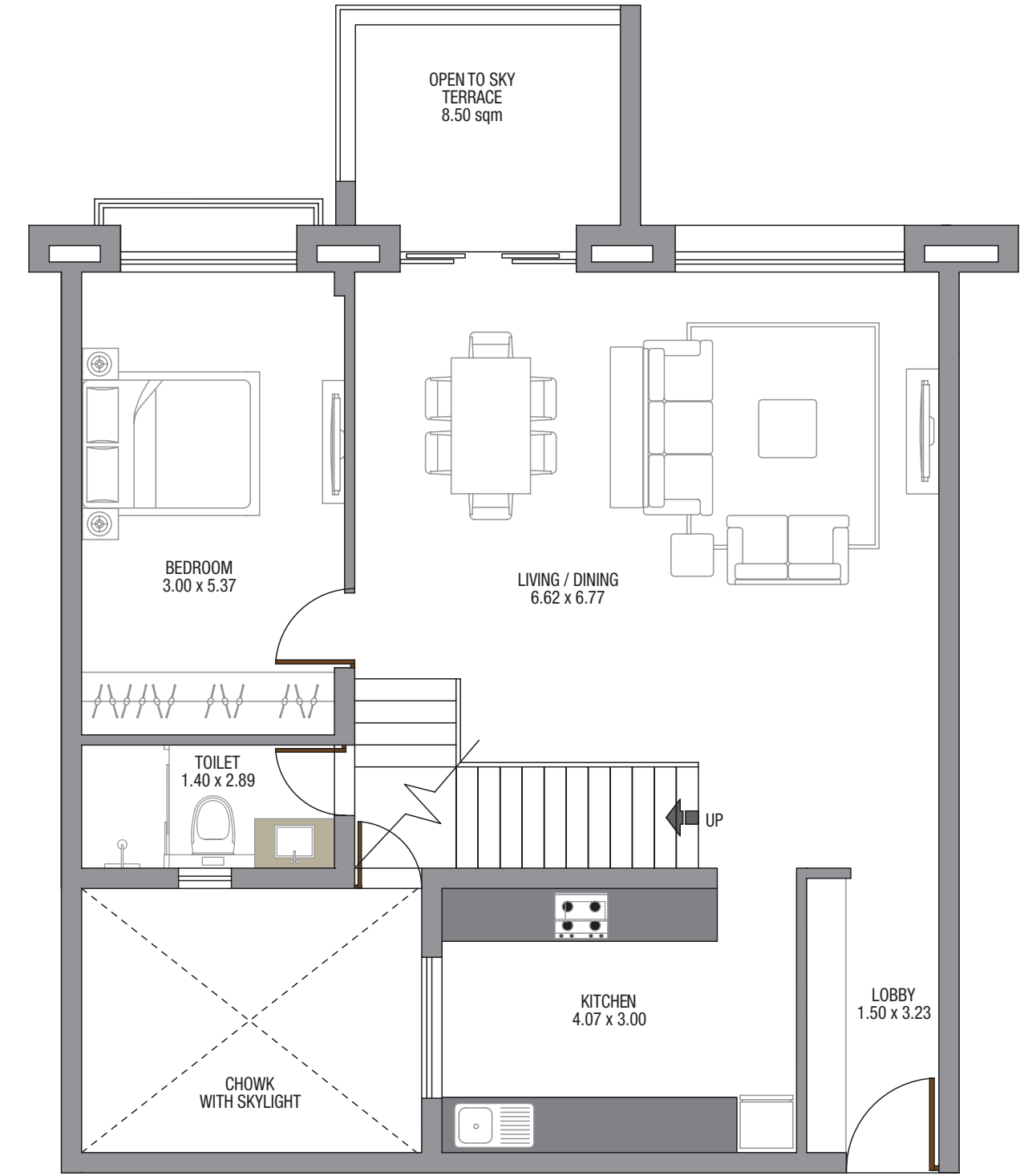
APARTMENT 701 4 BEDROOM WITH TERRACE - LOWER LEVEL
 CARPET AREA OF APARTMENT : 152.53 SQ. MTS. | CARPET AREA OF BALCONIES : 12.40 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 87.12 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 252.05 SQ. MTS.
 SUPER BUILT-UP AREA : 368.00 SQ. MTS.



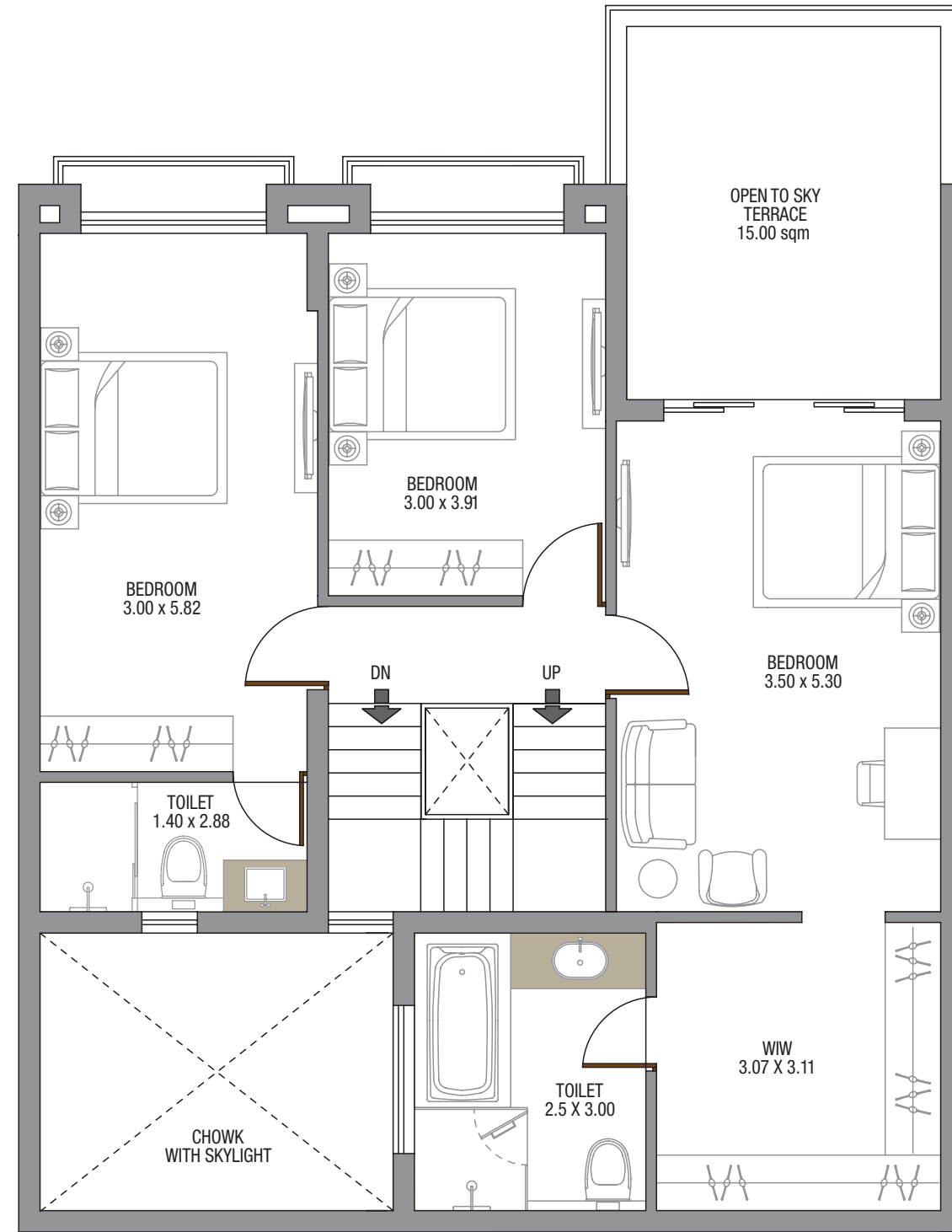
APARTMENT 701
 4 BEDROOM WITH TERRACE - UPPER LEVEL



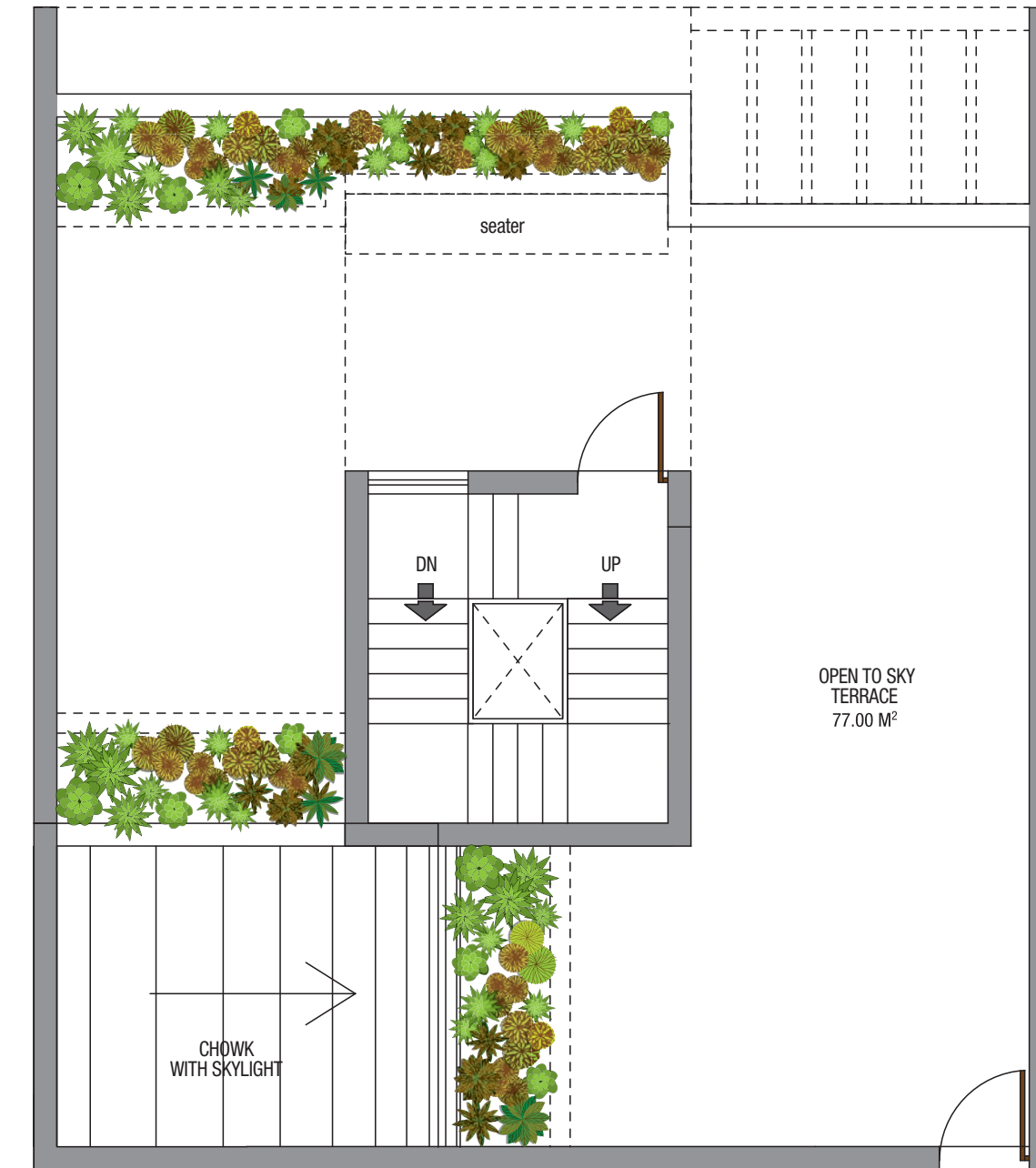
APARTMENT 701
4 BEDROOM WITH TERRACE - TERRACE LEVEL



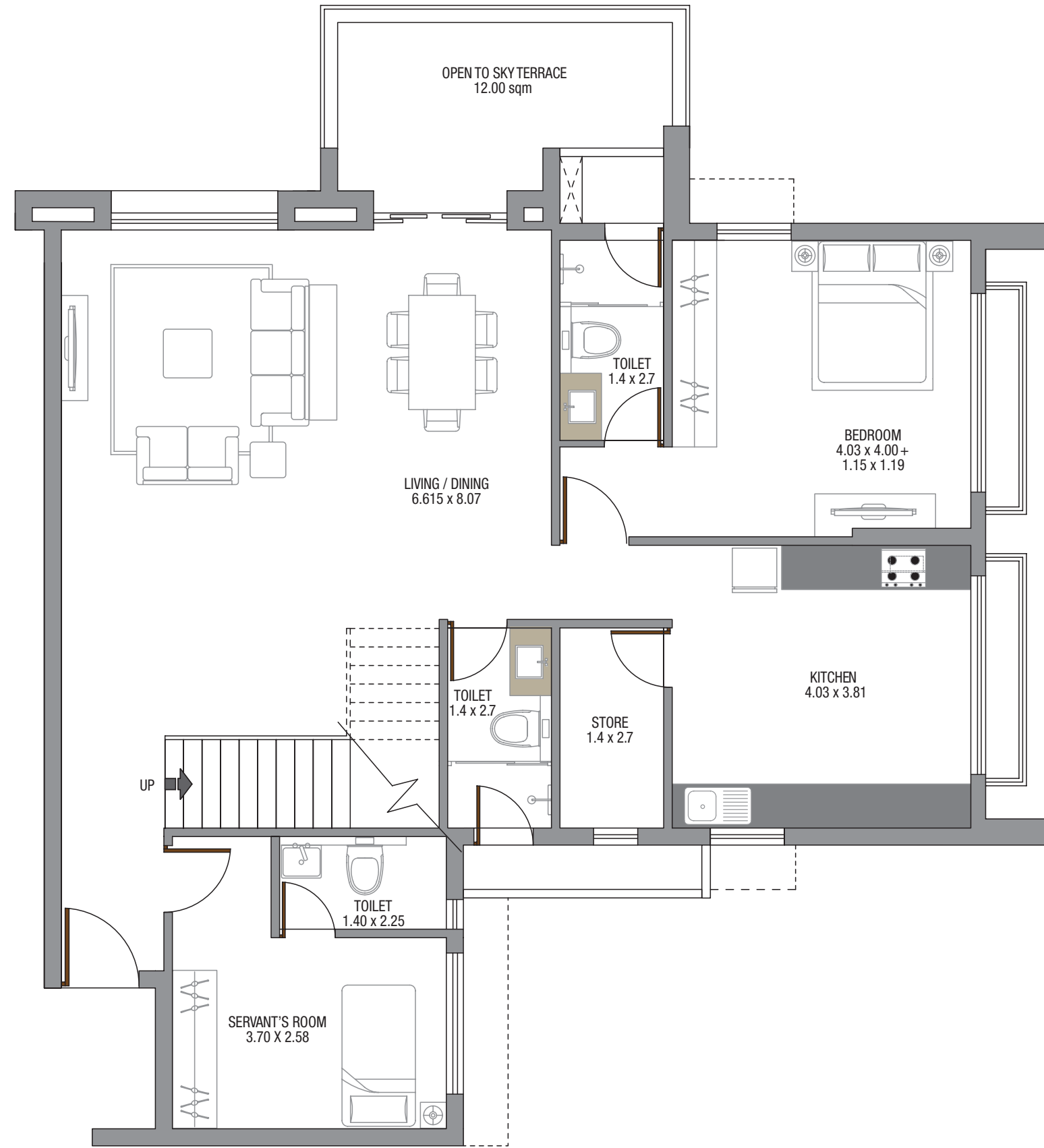
APARTMENT 702 4 BEDROOM WITH TERRACE - LOWER LEVEL
CARPET AREA OF APARTMENT : 154.38 SQ. MTS. | CARPET AREA OF BALCONIES : 4.59 SQ. MTS.
CARPET AREA OF TERRACES / SERVICE AREA : 82.80 SQ. MTS.
TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 241.77 SQ. MTS.
SUPER BUILT-UP AREA : 354.00 SQ. MTS.



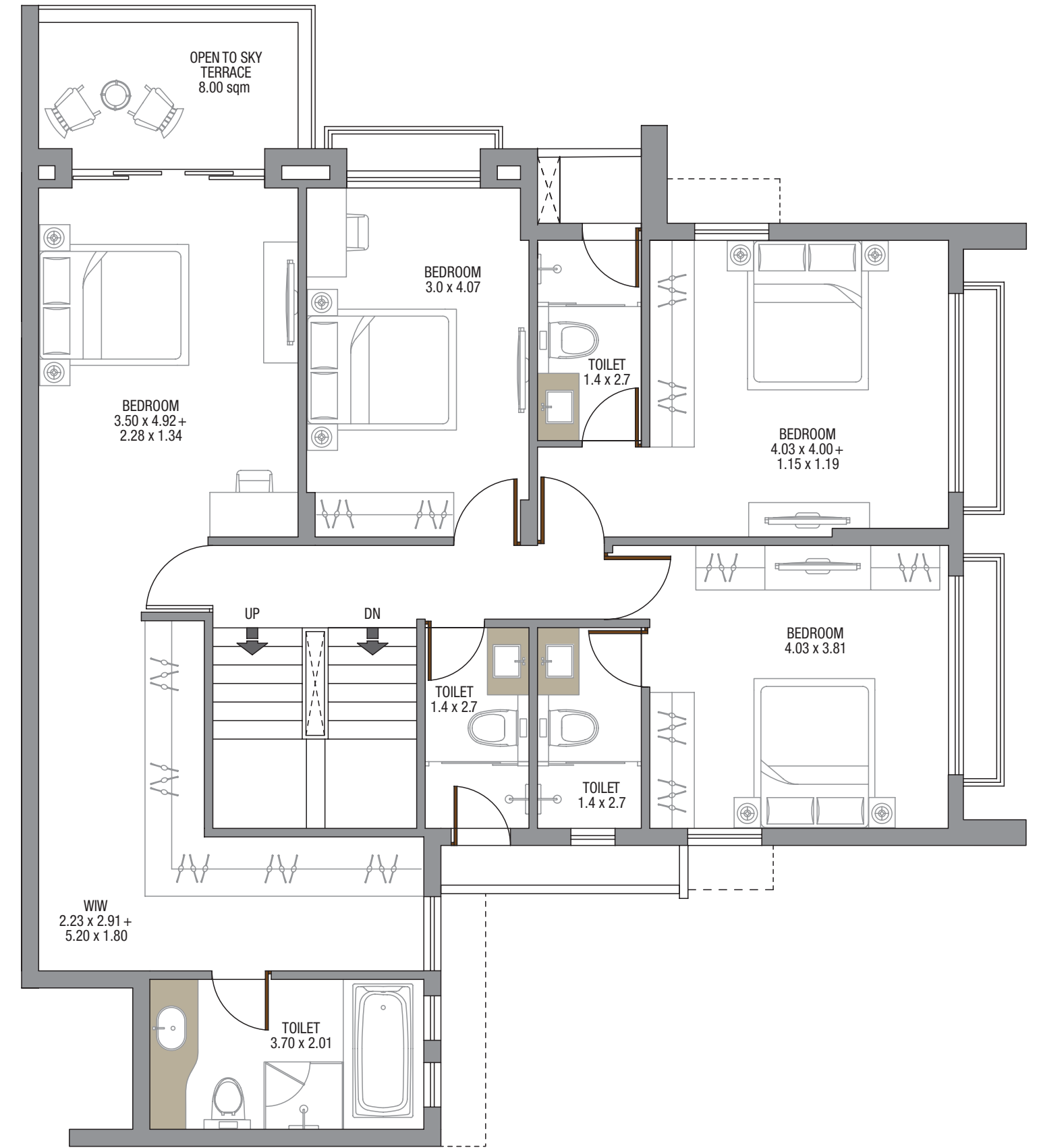
APARTMENT 702
4 BEDROOM WITH TERRACE - UPPER LEVEL



APARTMENT 702
4 BEDROOM WITH TERRACE - TERRACE LEVEL

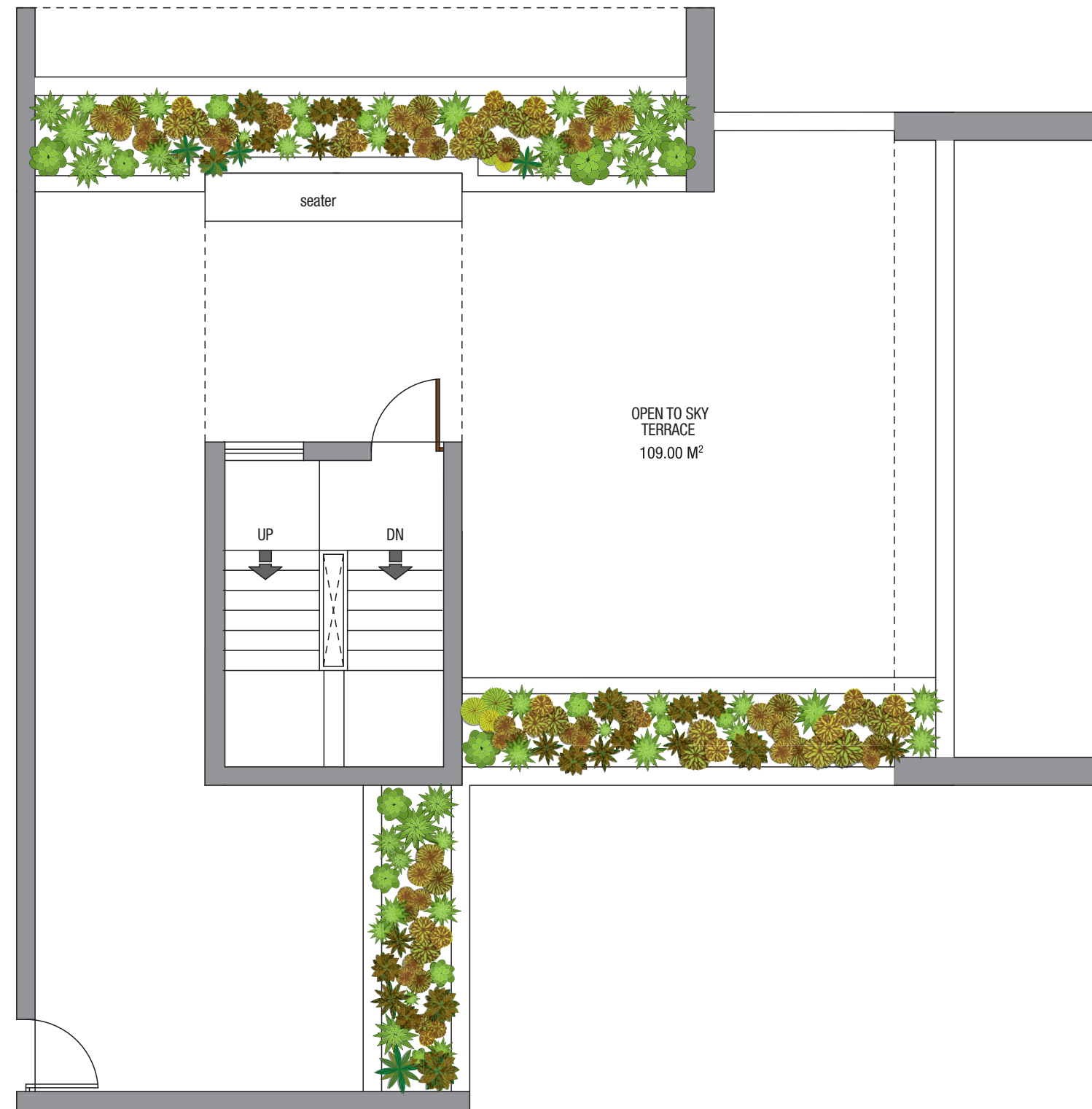


APARTMENT 703 5 BEDROOM WITH TERRACE & SERVANTS QTR - LOWER LEVEL
 CARPET AREA OF APARTMENT : 210.87 SQ. MTS. | CARPET AREA OF BALCONIES : 21.38 SQ. MTS.
 CARPET AREA OF TERRACES / SERVICE AREA : 107.61 SQ. MTS.
 TOTAL CARPET AREA INCLUDING BALCONIES / TERRACES & SERVICE AREA : 339.86 SQ. MTS.
 SUPER BUILT-UP AREA : 502 SQ. MTS.



APARTMENT 703
 5 BEDROOM WITH TERRACE & SERVANTS QTR - UPPER LEVEL





APARTMENT 703
5 BEDROOM WITH TERRACE & SERVANTS QTR - TERRACE LEVEL



Established in 2003, Risara Properties is Goa's premier real estate developer. Evolving over the years we have not just developed and strengthened our core competencies in technical aspects of construction, but have successfully moved beyond to deliver a reality that far outweighs our perspectives. Specifications of very high standards have become benchmarks that our patrons can safely take for granted when it comes to a Risara Product.

We as developers strive to take our patrons beyond being just owners of a well-made home. Our commitment to cultivate world class sophistication in lifestyle that is thoughtful and functional, drives us to deliver an experience that exudes pride for every home owner to be a part of the Risara family. Propelled by this desire, we wish to take you to an experience called Risara.

In a span of just 13 years we have delivered 8 iconic projects spanning over 7lac+ Sq.ft. of built up area and 395 apartments.



OUR COMPLETED PROJECTS

Prudential Palms | Prudential Paradise | Le Valencia | Prudential Pristine (JV) | Prudential Panache (JV) | Risara House | Risara Luxury | Risara Crest



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All building plans, specifications, layouts etc. are tentative and subject to modifications by the developer or the architect or competent authorities sanctioning the plans.
Drawing are not to scale. Dimensions are approximate and actual usable floor space may vary from the stated floor plan.