



Estrela

TONCA, MIRAMAR - GOA



ALCON
ANIL COUNTO
ENTERPRISES

RERA Regn: PRGO03180148



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 envelops you with its amenities.



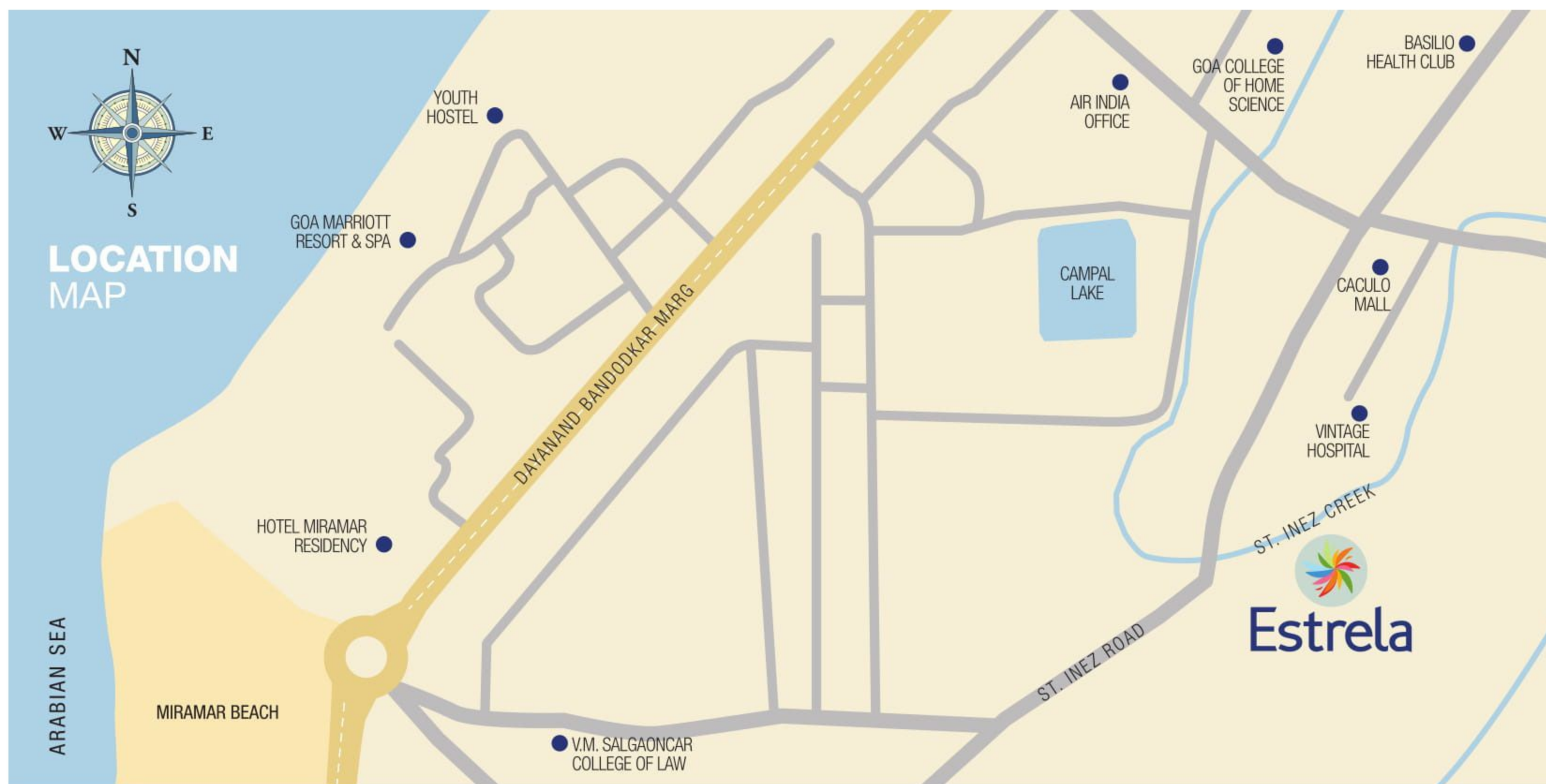


Located right in the heart of Panjim, the choice of cosy two-bedroom apartments or plush three bedroom penthouses is yours for the taking. Trusted security features are inconspicuously incorporated into the design while fully equipped leisure activities encourage a healthy life.

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.





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 System as per National Building Code for the entire project

RECREATIONAL AMENITIES

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

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



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 provisions for all rooms including living room
- Inverter 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.

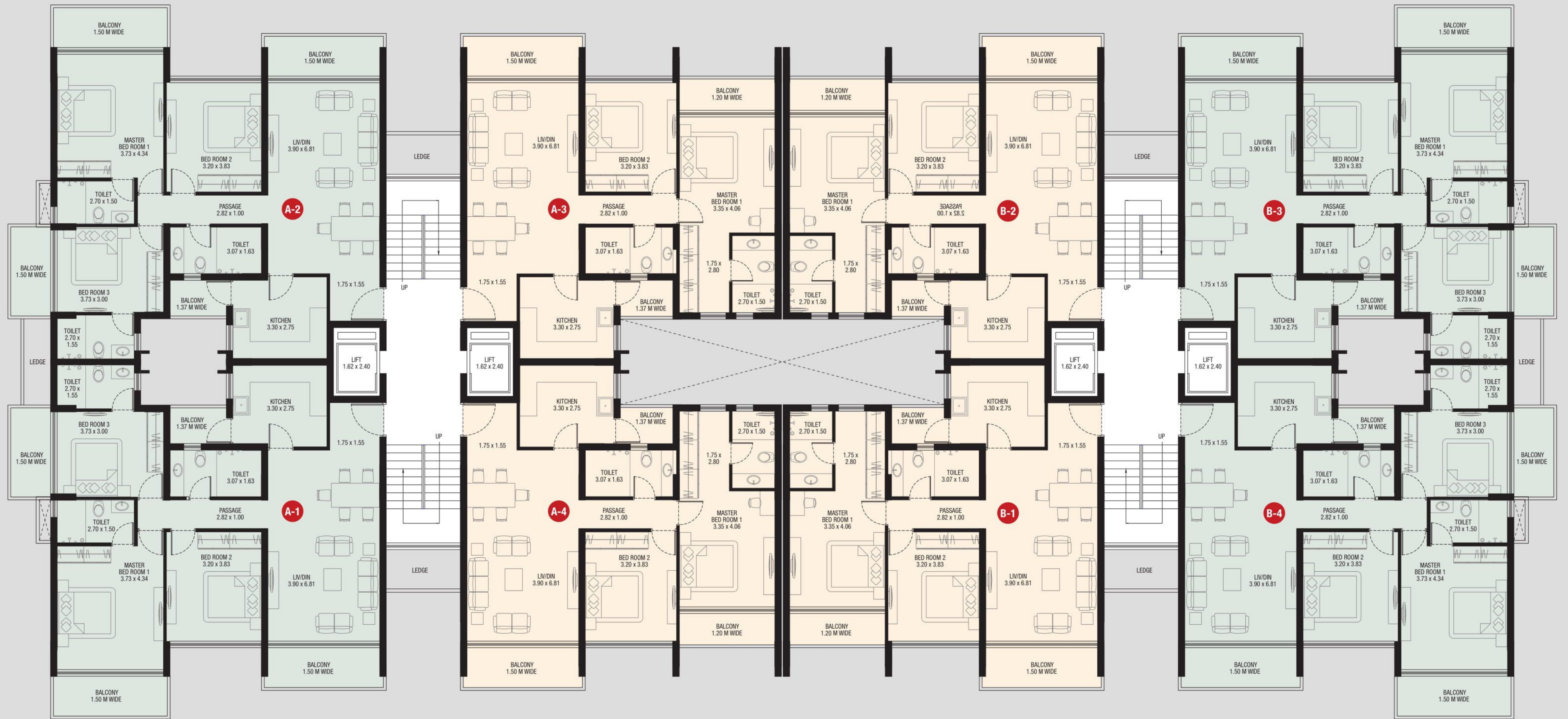
6 BATHROOM

- 600 x 600 mm vitrified anti-skid tile flooring
- Glazed/ceramic walls tiles for full height up 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
- Ceramic wash basin counter

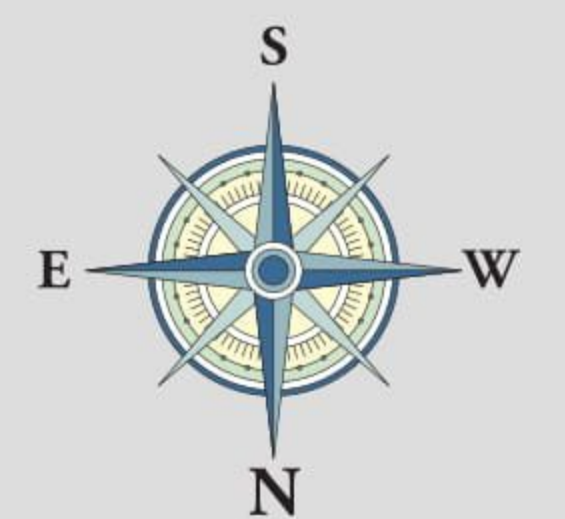
- Single lever diverter for shower
- Single lever mixer for wash basin
- Flushing with treated water
- Concealed cistern with dual flush
- Granite door frames

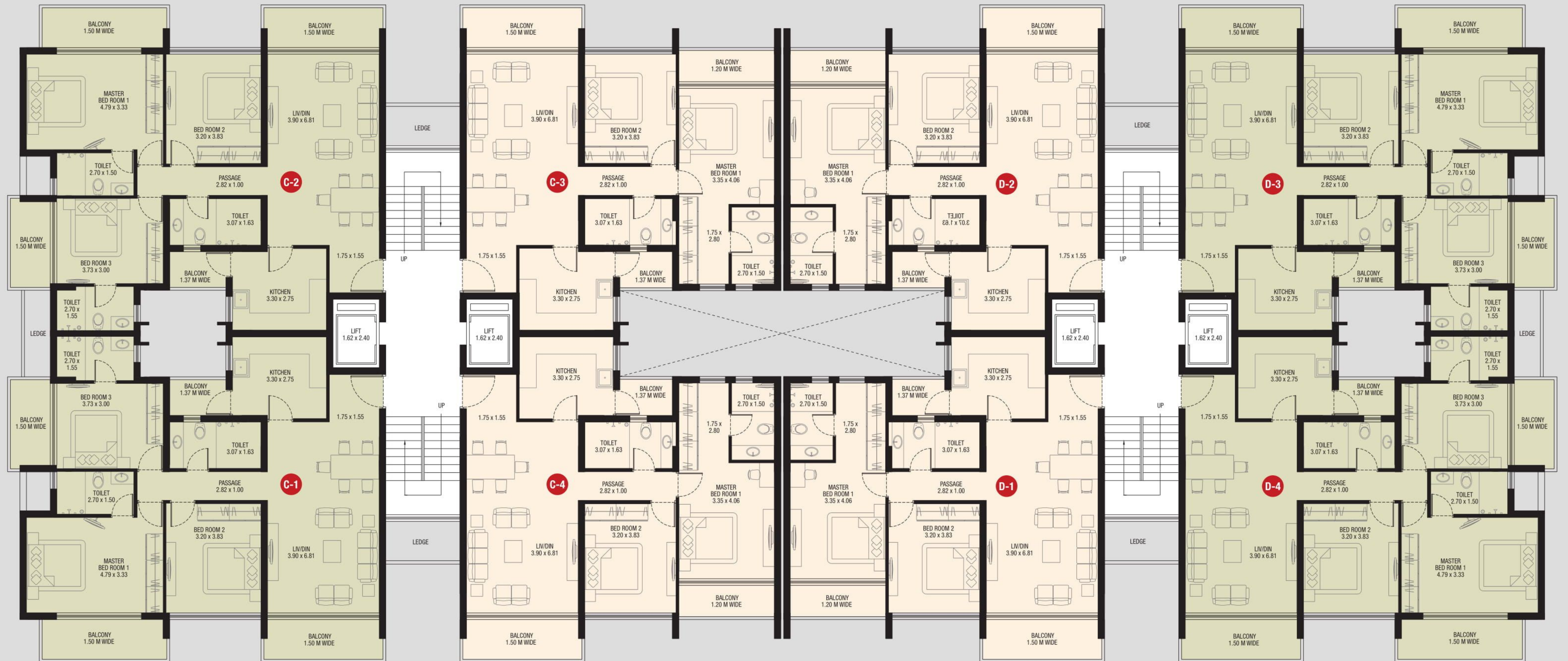
7 KITCHEN AND UTILITY BALCONY

- 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

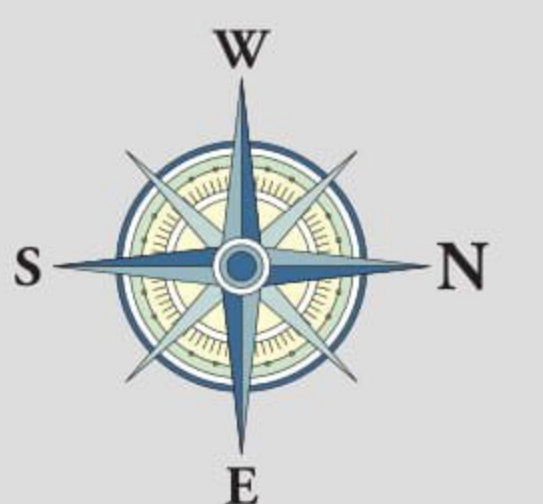


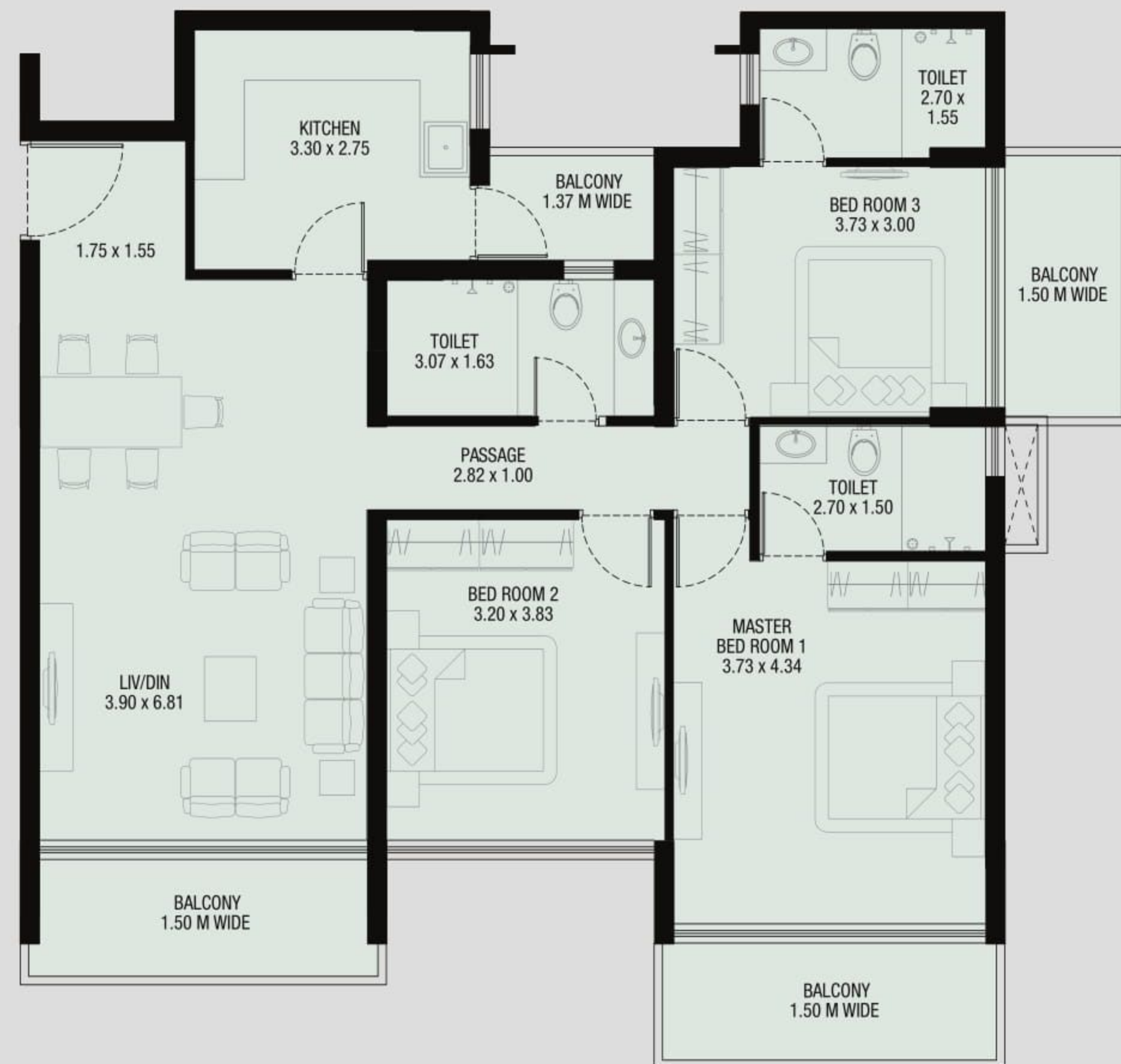
Typical Floor Plan
Building A & B





Typical Floor Plan
Building C & D





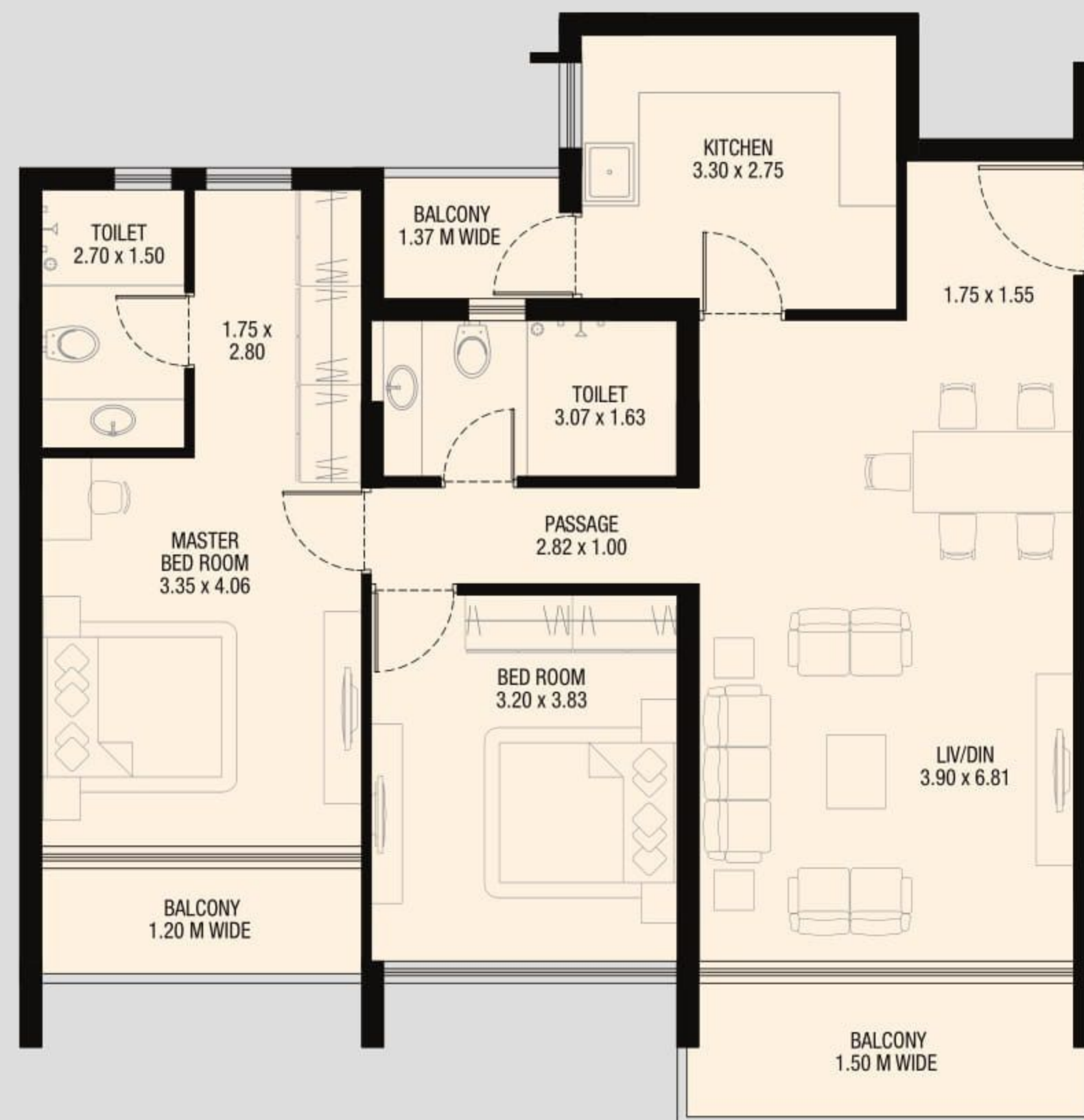
Typical 3 Bedroom Apartment TYPE 1 (A & B)
Carpet Area of Apartment: 104.31 Sq. Mts.
Exclusive Area of Balconies: 20.47 Sq. Mts.

Furniture & furniture plans are for visual representation only and are not provided by the builder.



Typical 3 Bedroom Apartment TYPE 2 (C & D)
Carpet Area of Apartment: 104.31 Sq. Mts.
Exclusive Area of Balconies: 21.03 Sq. Mts.

Furniture & furniture plans are for visual representation only and are not provided by the builder.



Typical 2 Bedroom Apartment
Carpet Area of Apartment: 87.29 Sq. Mts.
Exclusive Area of Balconies: 13.32 Sq. Mts.

Furniture & furniture plans are for visual representation only and are not provided by the builder.

Alcon - Anil Counto Enterprises - is a Goa-based group operating since 1971, with business interests in manufacturing, construction and real estate, hospitality and trading with a turnover in excess of Rs. 3,500 million. We are working towards expanding our footprint beyond Goa and continuing to remain one of the fastest growing companies in the state.

Alcon has been a pioneer in the construction business in Goa, successfully completing a large number of projects since its inception.

Ever since our first project, our motto has been "Never build houses; build homes". This philosophy has delivered and today we are involved in large-scale diversification in real estate and construction.

Alcon has become synonymous with developing exclusive and prestigious properties. With us, development follows a well-established process: access roads, drainage, electricity, water supply, open areas, landscaped gardens, which are all put in place before construction begins.

Today, we develop properties; construct bungalows, apartments and housing colonies; design and construct hotels, resorts, cinema houses; build ports, bridges and roads. But whatever we construct, we never lose sight of a fundamental point: that we build for the people. If our construction does not benefit people at large, we consider it a wasteful exercise.

Across the length and breadth of Goa, you will find Alcon constructions. We have led the construction boom in Goa. Our structures are testimony to our obsession with quality. Because when we build, we build for always.



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 +91-9371703625

property@alcongoa.com

www.alcongoarealty.com

RERA Regn: PRGO03180148