



BRISA MARINA
BENAULIM, GOA

HOMES OF HARMONY IN EXOTIC GOA

LUXURY VILLAS NEAR BENAULIM BEACH



BENULIM BEACH – THE APEX OF TRANQUILITY



Soft white sand that caress your feet as you step on to the sea shore. A beach so tranquil that you hear nothing more than the ebb and flow of the waves. A sunset so magical, shimmering against the emerald sea. A personal sanctuary where you are surrounded by the lush green expanses and sky-high palm trees.

Secluded and serene - Benaulim beach is where Goa is at its exotic extreme. The captivating quietude enwraps your senses and time flows by as you are raptured by the utter bliss. A plethora of sea-food delicacies is readily available to compliment your mood. This is where the world stands still so that you can unwind.





A SECLUDED LOCATION

With the beach at only a short stroll away, and the crowds of Panjim safely tucked away at a distance of 35 km, you truly feel your kingdom is at your feet and the world is your oyster.



NEAREST BEACHES

- Margao – 9 km
- Colva Beach – 4 km
- Dabolim Airport – 21 km
- Palolem Beach – 36 km
- Panaji – 35 km
- Calangute – 45 km



HOTSPOTS

- 49er's – 3 km
- Taj Exotica – 3.5 km
- Zuri White Sands Resort and Casino – 6 km
- Martin's Corner – 6 km
- Radisson Blu Resort – 11 km
- Fisherman's Wharf – 14 km
- Deltin Jaqk Casino – 36 km
- ITC Grand Goa, Arossim – 11 km
- The Leela Goa, Cavelossim – 14 km
- South Goa District Hospital – 9 km
- Margao Railway Station – 6 km



AN OASIS OF
OPULENCE IN SOUTH GOA

Let the breezy days by the shore melt away the banality of worldly affairs. The luxuriant villas of Brisa Marina are crafted elegantly for one thing above all – so that you can enjoy the simple pleasures of a home guarded by the solitude of South Goa. Experience the enclosure of the lavish coconut grove and be cradled by nature, every moment of every day.

11
Villas

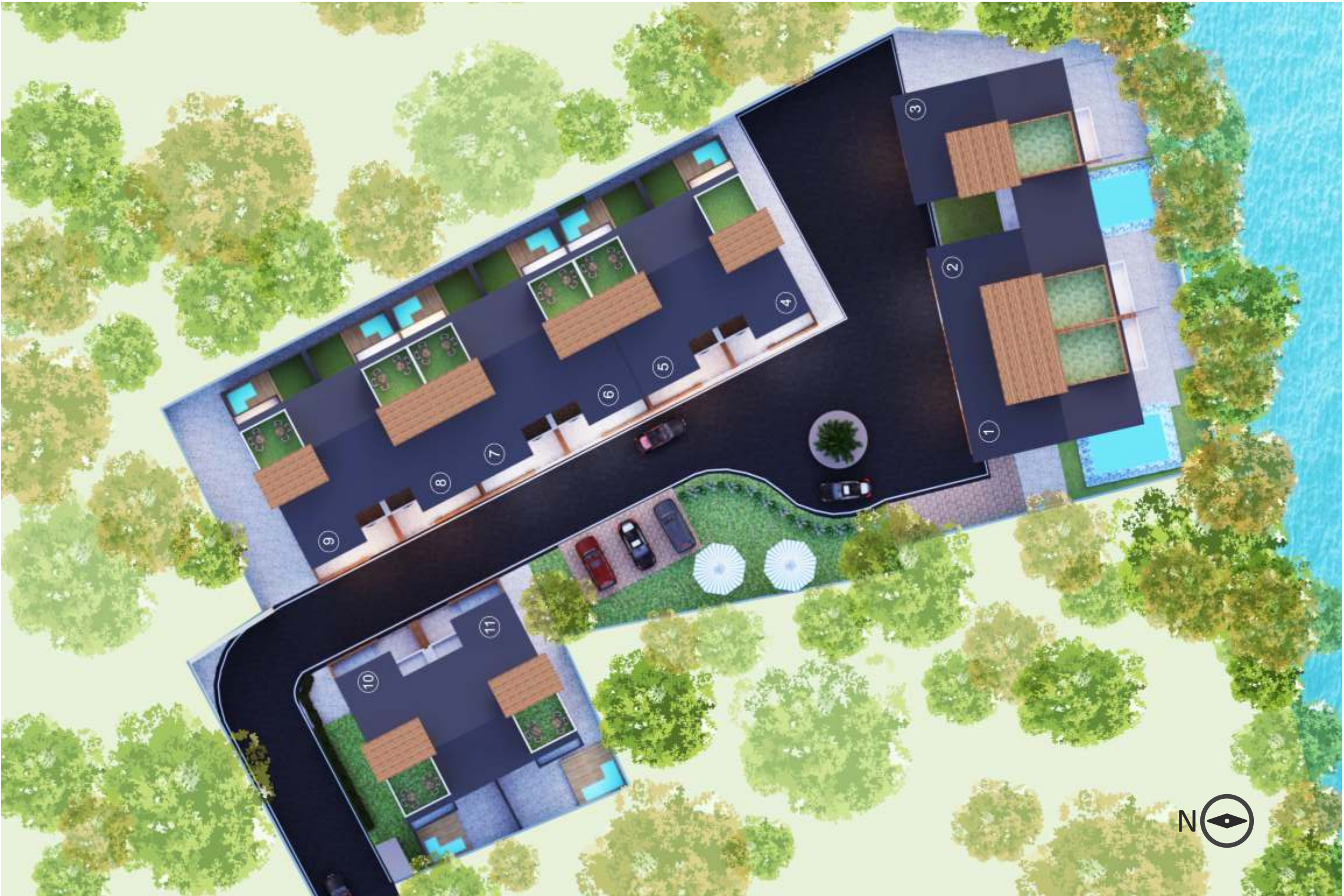
3
BHK

8 units – 2000 sqft

4
BHK

3 units – 2200 sqft





AN ABODE OF AFFLUENCE

The pronounced craftsmanship of Brisa Marina makes these homes a private retreat that pamper your senses. The floor-to-ceiling windows overlooking the natural surroundings bring out the joie-de-vivre. The vast sprawling bedrooms exude untrammelled luxury. The wooden flooring at the master bedroom makes it a warm and cosy affair.





THE SPLENDID EXTERIORS
REMARKED BY SUPERIOR CRAFTSMANSHIP





Artistic Impression Image

ROOMS SO MESMERIZING, YOU'LL NEVER WANT TO STEP OUT. 



Artistic Impression Image

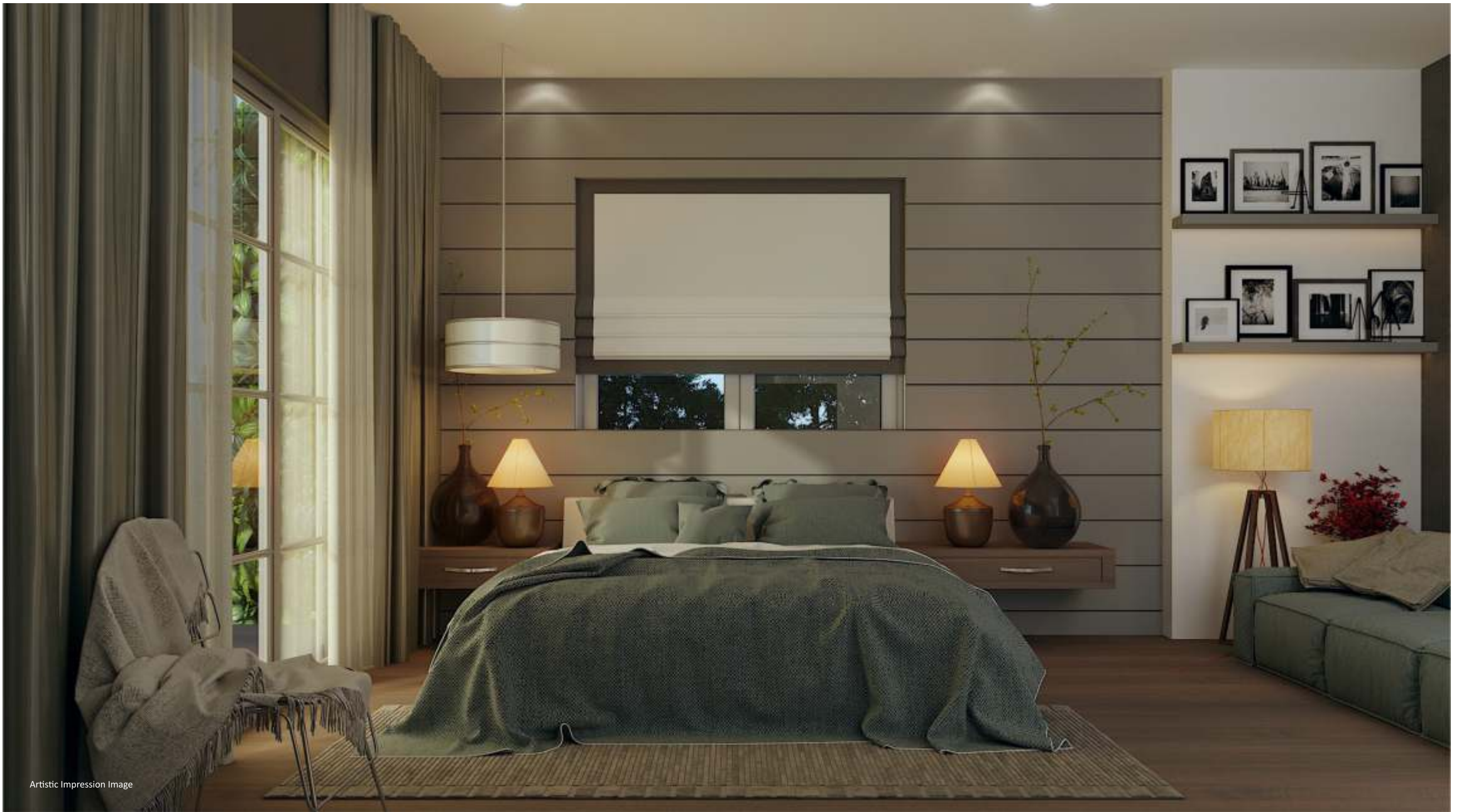




Artistic Impression Image

THE INDOORS BASK WITH NATURAL SUNLIGHT AND VENTILATION.





Artistic Impression Image

THE SPLENDOUR OF THE ROOMS WILL MAKE YOU GO GAGA WITH PLEASURE.



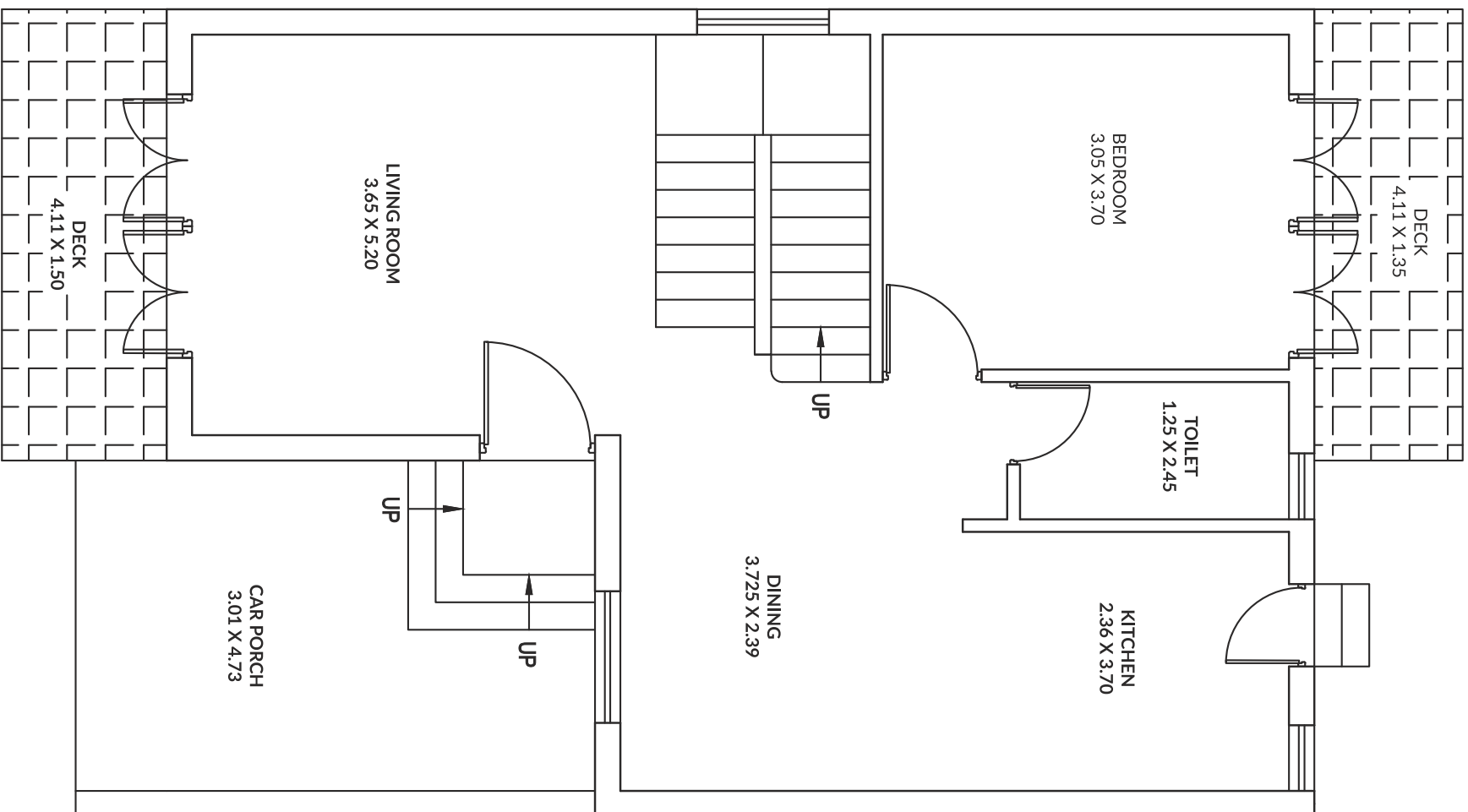


Artistic Impression Image

THE NATURE IS NEVER FAR AWAY, EVEN WHEN YOU'RE INDOORS.



3BHK GROUND FLOOR PLAN

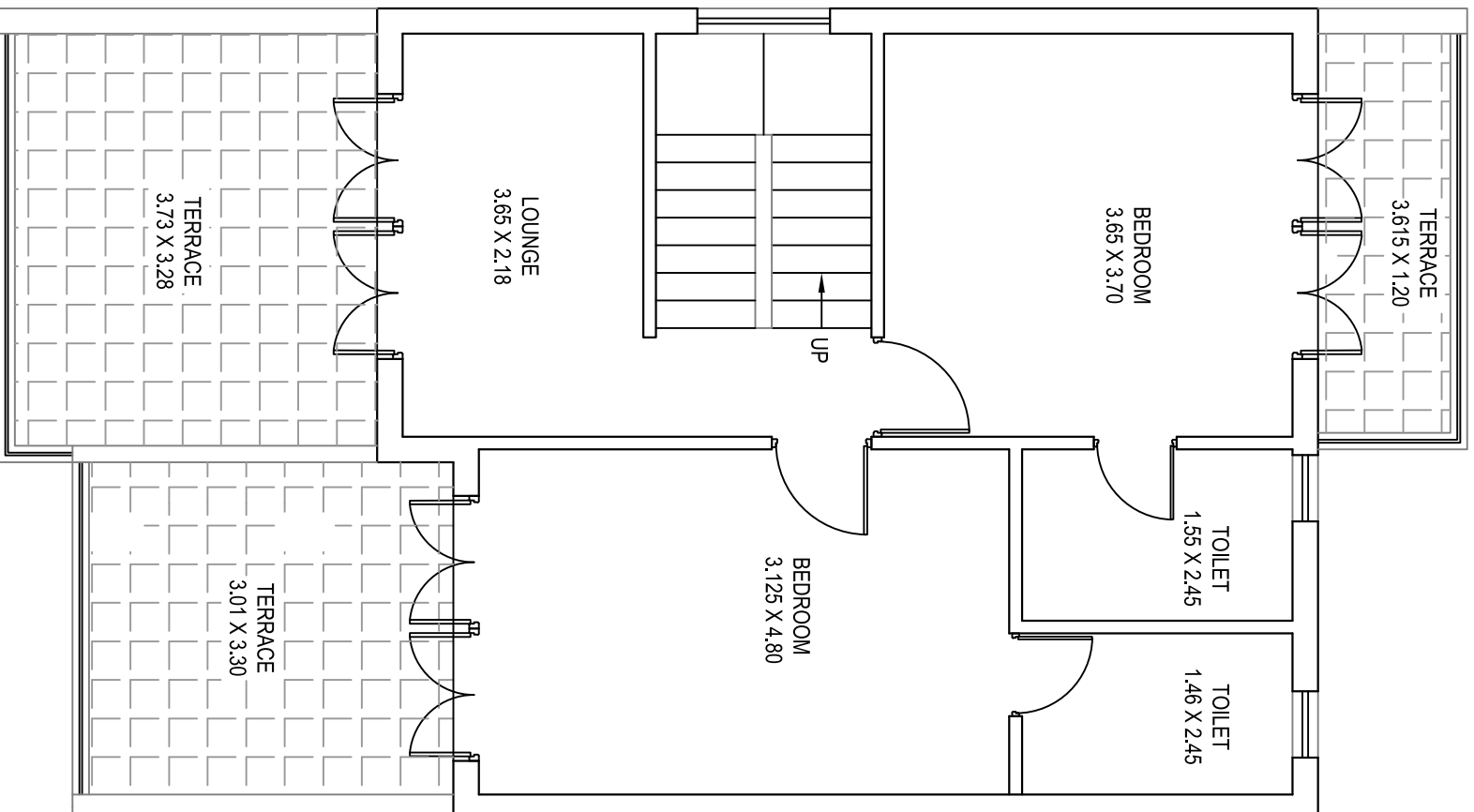




**3BHK GROUND FLOOR
3D PLAN**



3BHK FIRST FLOOR PLAN

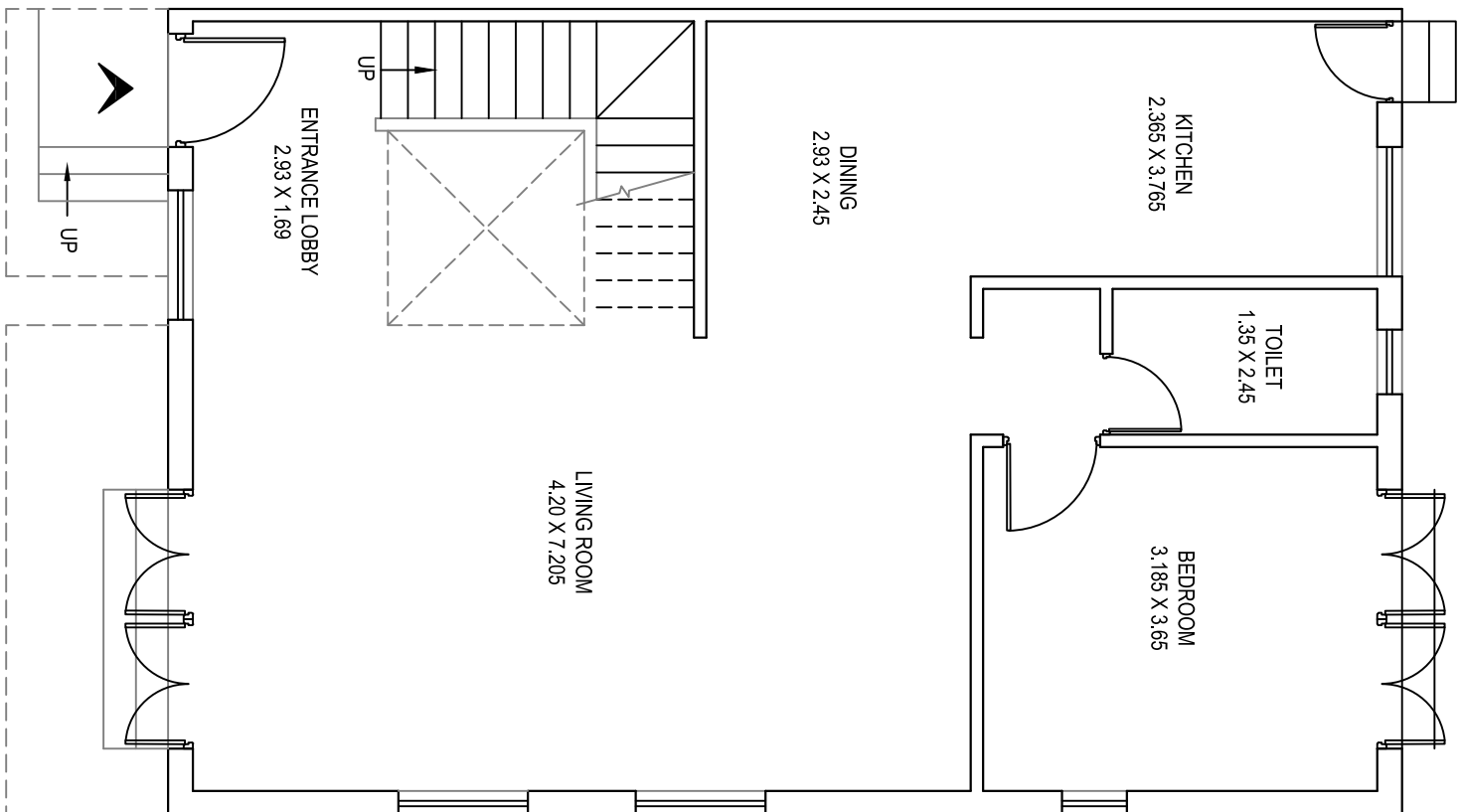




3BHK FIRST FLOOR 3D PLAN



4BHK GROUND FLOOR PLAN

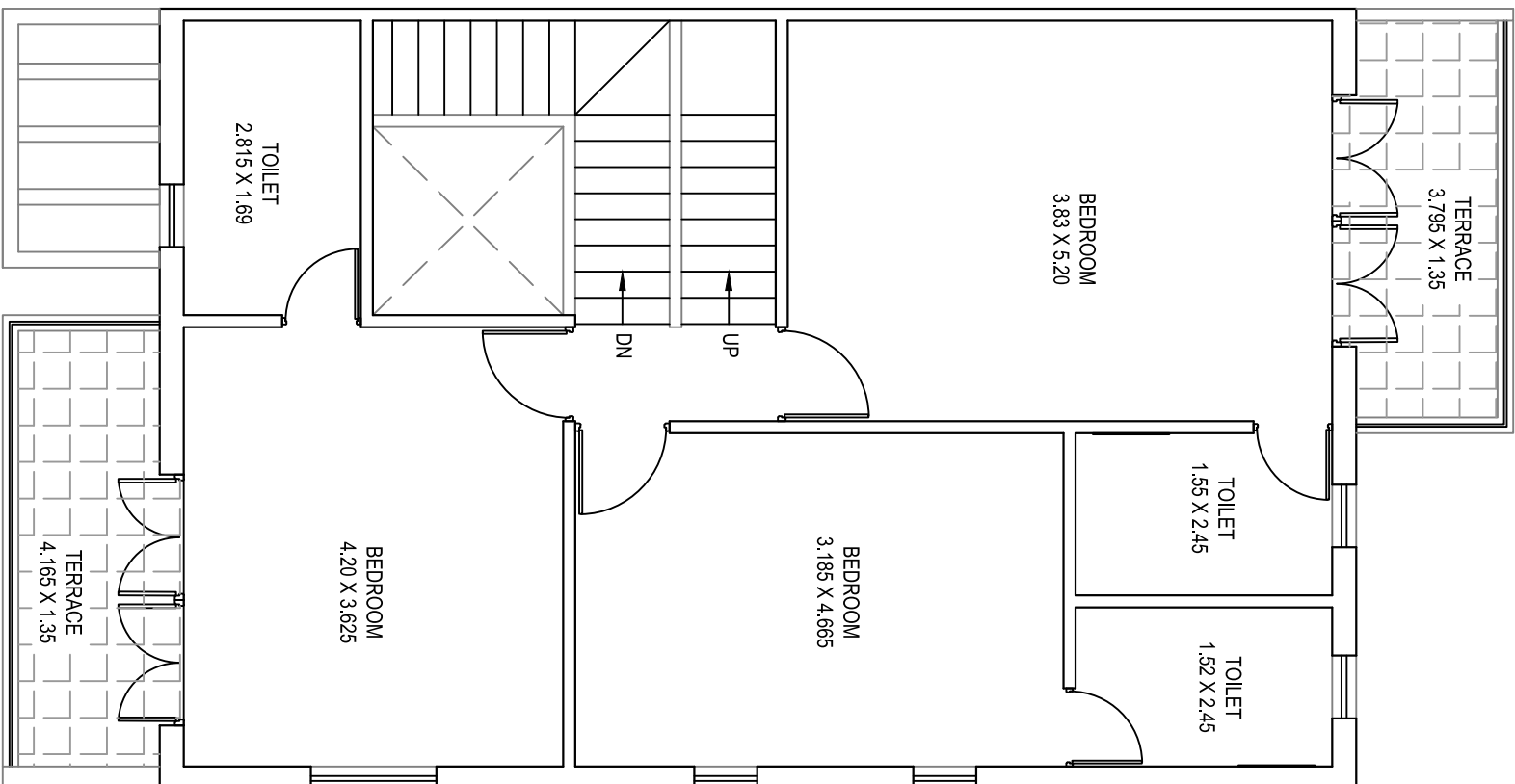




 **4BHK GROUND FLOOR**
3D PLAN



4BHK FIRST FLOOR PLAN





4BHK FIRST FLOOR 3D PLAN





AMENITIES DESIGNED FOR LEISURE



The architecture and the infrastructure were handpicked to furnish the utmost experiences of leisure. The intricate details perfectly compliment the extrinsic splendour. The homes at Brisa Marina are crafted for comfort.

KEY FEATURES & AMENITIES



- Private plunge pool
- CCTV surveillance
- Children's play area
- Landscaped gardens
- Visitors car parking area
- Elegant entrance gate with security cabin
- Wooden flooring for master bedrooms
- Smart Home with cutting-edge automation features
- 24x7 secure infrastructure
- 6 m wide internal driveway

- Avant-garde kitchen aesthetics with stylish hobs, chimneys and storage
- Energy-efficient, tinted, impact-resistant, floor-to-ceiling sliding glass door and windows
- Spread-out walk-in closets
- Green and Eco-Friendly lifestyle
- Optimizable control of natural resources like solar, wind and rain
- Air conditioning in all bedrooms
- Washing machine and dryer machine



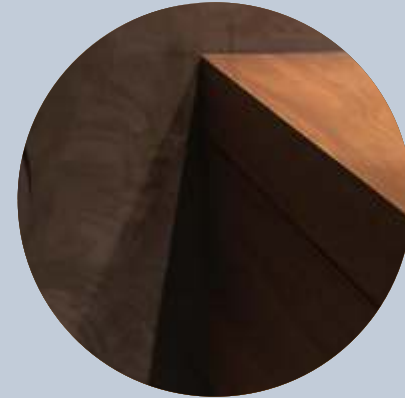


THE SPECIFICS OF A HIGHER LIFE



Luxury is not created every day. It is the result of a grand design, meticulous hard work and peerless infrastructure coming together in an unparalleled harmony. The infrastructure we have chosen for your comfortable life at Brisa Marina is quite the same.

SPECIFICATIONS



RCC Work

RCC Framed Structure as per earthquake resistance norms

Masonry Work

- Cement - 43 grade – OPC Cement for Mortar
- External Walls - 23 cm thick laterite walls • Internal Walls - 6" thick bricks walls • Internal Wall Plaster - POP finish plaster
- External Plaster – Sand-faced Plaster – Double Coat • Ceiling - POP plaster • Terrace Ceiling - POP Plaster & Exterior Paint

Waterproofing Work

Conventional Brick Bat W/p Work OR finished with cement slurry with 1 coat of waterproof primer and 2 coats of waterproof paint

Flooring & Dado

- All Rooms • Flooring & Skirting : Vitrified Tiles for hall/dining 6' X 4'- design/colour as per your choice • Master Bedroom – wooden 4'X0.5' • Width of Skirting: 3"

Attached Terraces, Balcony

Flooring & Skirting: Vitrified Tiles • Toilets (flooring) - Size: 300mm X 300mm

Painting

- Internal Walls - Type: Asian Royale; Shade: As per choice
- Internal Ceilings – Shade: White • External Walls – Type: Acrylic Exterior – weather coat/shield. Asian/Berger • Common Lobby & Staircase – Walls – Asian Royale, Ceiling – OBD white

Doors & Windows

- Doors & Door Frames • Main Door Shutter - Type: T.W with Melamine polish, pivoted type; Thickness: 45mm - 46 mm
- Main Door Frame - Type: T.W. 5"X4" frame • Internal Door Shutter - Type: Flush door laminated with mortise lock; Thickness: 32mm
- Internal Door Frame - Type: Wooden frame of Sal with moulding all around

Door Fittings

- Main Door – Europa Lock, Brass fitting set with Aldrop in silver matt finish (inside), Safety Chain • Internal Doors – Mortise Lock
- Windows & Sliding Doors - UPVC good standard brand • For All Windows - Glass: 4mm thick (toughened)

Attached Terrace Railing

C.I Railing with Top Granite

CP Fittings

- Jaquar wall mixer with concealed bend • All CP fittings of Jaquar Continental or equivalent

Sanitary Ware

- Hindware or equivalent EWC • Jaquar Metropole Dual flush valve or equivalent

Electrical

- Concealed electrical copper wiring with circuit breakers
- Switches - Legrand • Wires - Finolex





Artistic Impression Image

WASH AWAY THE WEARINESS OF THE DAY IN THE MOST PRISTINE OF WASHROOMS. 



Artistic Impression Image

WALK-IN CLOSETS TO ACCOMMODATE YOUR EXUBERANT LIFESTYLE.





INNOVATING LIFESTYLES



AMBICA REALTY -

Innovating lifestyles since 1982, Ambica Realty has been bringing luxurious homes to the connoisseurs of life through an esteemed team of designers, architects and engineers. We stand tall on the foundation of innovation, paramount quality, trust and reliability. More than just carving out a niche in the construction industry, we believe in building relationships, and innovating lifestyles.

This is our tradition, our commitment. We have dedicated ourselves to redefining luxurious living by bringing our clients the world's best. At Ambica, we not only enjoy presenting luxury real estate business in Goa, but take immense pride in enabling our elite clients discover the home of their dreams. We believe in being there for our clients at every step - right from identifying the perfect location to building the dream home. We have some of the finest villas and residences to our name - homes that are epitome of refined living built for people who indulge in the most luxurious.

SOUTH GOA

YOUR PERSONAL
PARADISE



South Goa has always been the quintessential holiday destination for the young at heart, unconstrained by conventions. Yet, it can be so much more. It can be your residence, your sanctum sanctorum where you are perennially at peace. Each morning will be as fresh as little drops of dew on leaf blades. Each evening will bask with the setting sun on the Arabian Sea. Each day will be yours to luxuriate in.



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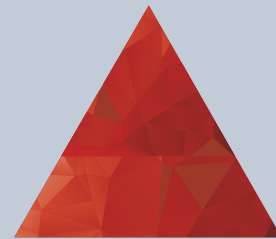
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