



KASU ISTIKA

A RIVERFRONT ESTATE HOME IN MOIRA



A Legacy Asset
Designed for Generations



Your Backyard, a Living
Landscape

Kasu Istika Backyard
AI Generated Image

THE KASU COLLECTION

Kasu is a **design-led real estate** company creating **distinctive homes and communities**.

Our projects are defined by **architecture**, contextual materials, and a **research-driven approach** to design and construction.

We believe thoughtful **design creates lasting value**, shaping homes that remain **desirable, functional, and valuable** over time.

Established in **2017**, our homes are backed by real **experience** in not only what looks good, but how to **ensure** it continues to **perform** seamlessly over the years.

Born in **Goa**, we create places that are **intimate** in scale, **timeless** in design, and built to **endure**.



Kasu Sero, Reis Magos



Kasu Zira, Reis Magos



Kasu Vaha, Moira



Kasu Ekanta, Tivim



Kasu Vana, Assagao



Kasu Zama, Vagator

KASU ISTIKA

AN EDITION OF ONE ADDRESS
MOIRA, GOA

Life at Istika begins with the River Moira. Its constant presence shapes how you live, move, and unwind — from slow mornings by the water to evenings that unfold along its edge.

Set in Moira, where privacy meets connectivity, Istika is part of a rare residential fabric known for its character and calm, yet within easy reach of Goa's key destinations. Here, a single home is conceived as a living sculpture of vault, an architecture that responds to light, frames the landscape, and creates a seamless dialogue between built form and nature.

Held within the Kasu ecosystem, Istika offers not just design and location, but ease of living — through thoughtful maintenance, consistent standards, and long-term care.

There is only one Istika. A home where land, design, and lifestyle align in a way few ever will. Not made for everyone — but for the one who understands the value of owning something truly singular.

Designed as the Only One

4 Bedrooms

6555 Sqft of Built up area

Exclusive Land size of 14260 sqft

KASU ISTIKA

River Living.

A lifestyle shaped by water, movement, and calm, where the river is not just a view, but part of everyday living. From private jetty potential to kayaking at your doorstep, life flows with it. With the horizon defined by water, your home feels unbounded, extending beyond its walls into a landscape that is open, expansive, and ever-changing.

Singular Architecture

A one-of-one home conceived as a living sculpture of vaults, light, and water, designed specifically for its site, creating a spatial experience that cannot be replicated elsewhere.

Moira Address

Set in one of Goa's most sought-after neighbourhoods, offering a rare balance of privacy, character, and connectivity, within a well-established ecosystem of high-quality homes.

Effortless Ownership

Designed for ease, supported by managed maintenance and housekeeping, ensuring your home remains ready to use, without the typical operational complexity of second-home ownership.

Global living

Residents gain access to a global home exchange network of over **5,000 homes**, where their **Istika residence** becomes a form of **living currency**, enabling access to **exceptional homes around the world**.



Living Room



Riverside View



Riverside Elevation

A PRIVATE ADDRESS IN A NEIGHBOURHOOD ON THE RISE

Moira, meaning peacock, is one of North Goa's most sought-after village, valued by flora, fauna, and discerning residents alike. Quietly upmarket, it is defined by lush greenery, backwaters, and heritage Portuguese homes, offering a setting that feels quaint yet well connected.

As you move through Moira, the landscape unfolds gently, past paddy fields, along river edges, and across quaint bridges, creating a sense of arrival that is increasingly rare in Goa today. Its low-rise fabric and close-knit community preserve a privacy and calm that cannot be manufactured.

Well connected yet removed from the intensity of the coast, Moira offers a quieter, more enduring expression of Goa, one that continues to attract those seeking discretion, beauty, and a more meaningful pace of living.

- | | |
|--------------------|---------|
| 1. Manohar Airport | 45 Mins |
| 2. Dabolim Airport | 60 Mins |
| 3. Assagao | 25 Mins |
| 4. Porvorim | 20 Mins |
| 5. Panjim | 30 Mins |



MASTER PLAN

01 **14260 sqft**

Exclusive land size

02 **G + 2 Floors**

Private Villa Configuration

03 **6555 sqft**

Total Built-Up Area

04 **460 sqft**

Private Pool

05 **9460 sqft**

Garden Area

**Design
creates
desirability.
Desirability
creates value.**



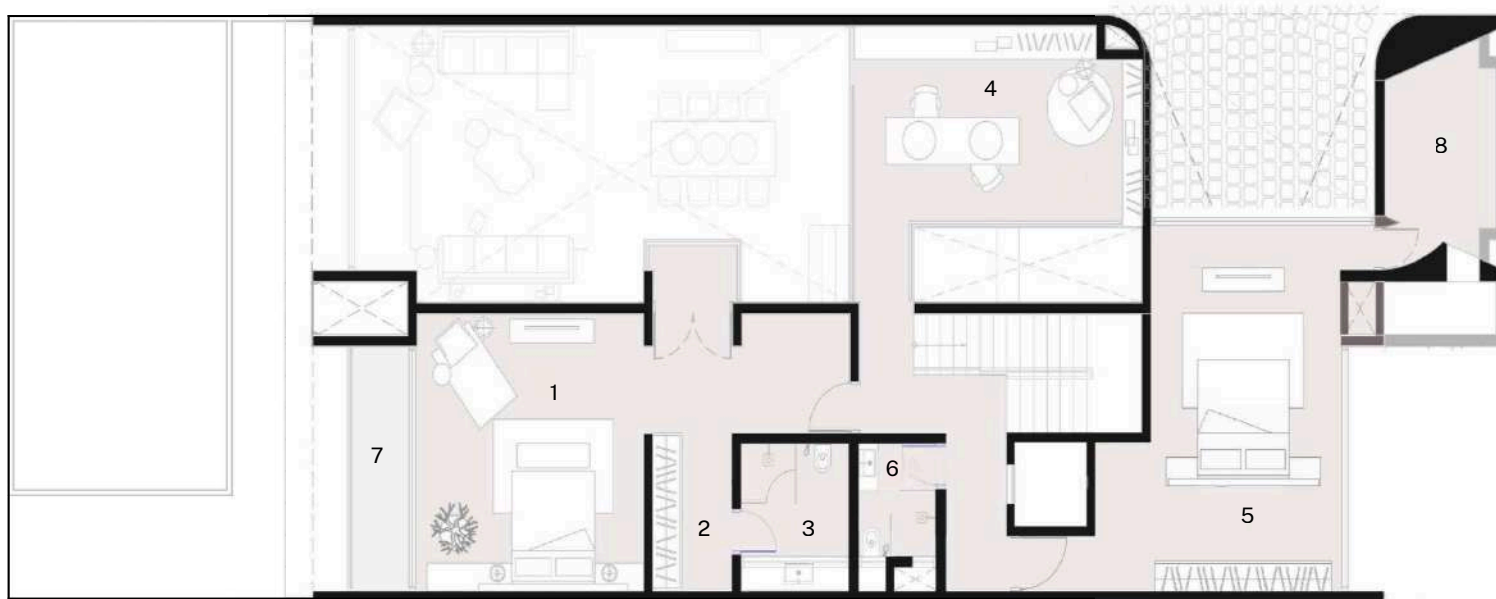
KASU ISTIKA



Ground Floor Legend

- | | |
|--|---|
| 1. Entrance Foyer: $5.30 \times 1.45 = 7.69$ sqm | 8. Bathroom 1: $2.40 \times 5.30 = 12.72$ sqm |
| 2. Living Room: $6.50 \times 5.30 = 34.45$ sqm | 9. Powder Room: $1.70 \times 2.30 = 3.91$ sqm |
| 3. Dining Room: $4.60 \times 5.30 = 24.38$ sqm | 10. Staff Room: $2.50 \times 3.60 = 9.00$ sqm |
| 4. Kitchen: $4.35 \times 3.60 = 15.66$ sqm | 11. Staff Bathroom: $1.20 \times 2.10 = 2.52$ sqm |
| 5. Utility: $2.00 \times 2.30 = 4.60$ sqm | 12. Service Room: $1.20 \times 4.00 = 4.80$ sqm |
| 6. Bedroom 1: $5.10 \times 5.30 = 27.03$ sqm | 13. Car Park: $5.00 \times 5.00 = 25.00$ sqm |
| 7. Wardrobe 1: $1.80 \times 3.00 = 5.40$ sqm | 14. Swimming Pool: $3.50 \times 9.25 = 32.38$ sqm |

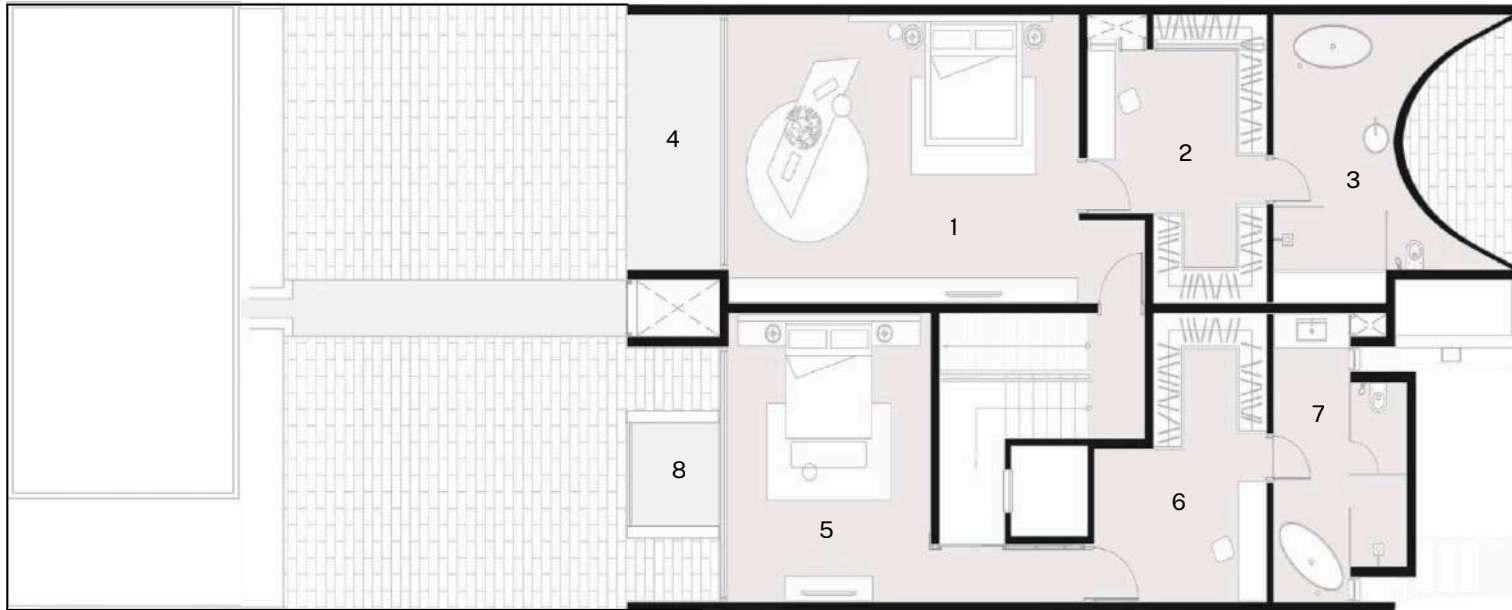
KASU ISTIKA



First Floor Legend

- 1. Bedroom 2: $5.10 \times 5.30 = 27.03$ sqm
- 2. Wardrobe 2: $1.80 \times 3.00 = 5.40$ sqm
- 3. Bathroom 2: $2.40 \times 2.80 = 6.72$ sqm
- 4. Study Room: $6.50 \times 3.70 = 24.05$ sqm
- 5. Bedroom 5: $4.40 \times 7.00 = 30.80$ sqm
- 6. Bathroom 5: $1.75 \times 2.20 = 3.85$ sqm
- 7. Balcony: $1.35 \times 4.70 = 6.35$ sqm
- 8. Sit Out: $2.50 \times 3.60 = 9.00$ sqm

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Second Floor Legend

- 1. Master Bedroom: $7.50 \times 5.30 = 39.75$ sqm
- 2. Walk-in Wardrobe: $3.80 \times 5.30 = 20.14$ sqm
- 3. Master Bathroom: $2.50 \times 5.30 = 13.25$ sqm
- 4. Balcony: $2.00 \times 4.60 = 9.20$ sqm
- 5. Bedroom 4: $4.35 \times 5.30 = 23.06$ sqm
- 6. Walk-in Wardrobe 4: $3.70 \times 5.30 = 19.61$ sqm
- 7. Bathroom 4: $2.85 \times 5.30 = 15.11$ sqm
- 8. Balcony 4: $2.00 \times 2.00 = 4.00$ sqm





The Great Room - Dining





Master Bedroom



Guest Bedroom



Guest Bedroom



Bathroom



Kitchen



Wake up by the river

A DAY IN THE LIFE



riverside Breakfast



Swim as the sun goes down



Evening row



Evening on the River



Hammock by the water

KASU ACROSS GOA

Since 2017

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1. Kasu Vana	Delivered	Assagao
2. Kasu Zama	Delivered	Vagator
3. Kasu Zira	Under Construction	Reis Magos
4. Kasu Vaha	Under Construction	Moira
5. Kasu Istika	Under Construction	Moira
6. Kasu Istika	Under Construction	Tivim
7. Kasu Sero	Upcoming	Reis Magos
8. Club Kasu	Upcoming	Moira
9. Kasu Istika - 2	Upcoming	Tivim

REALITY VS RENDER

Kasu Zira, Reis Magos



Reality



Render

Kasu Vana, Assagao



Reality



Render



TESTIMONIALS

Shubham Wasam

Kasu Zama

“From the project design, to the amenities, to the great after sales support - the Kasu team has been an absolute pleasure to work with. Even during this tough Covid period, the project has continued its development at the promised speed, which highlights the professionalism and the focus on customer satisfaction of the Kasu Group.”

Ruchi Sehgal

Kasu Vana

“I am in love with my new home at Kasu Vana. Everyday here is filled with joy, serenity and birdsong. I absolutely love how strong and sturdy the house feels and how so much thought has obviously been put into everything from structure, design and the interiors. I love how everything in my home, from the windows and woodwork to fixtures and fittings, speaks volumes of good quality and no compromise. It has been (and continues to be) a pleasure dealing with everyone at Kasu; they are a stellar team who have handled the entire process in a way that was smooth, easy and hassle-free for me.”

The O’Jamies

Kasu Zama

“Our dream of owning a holiday home in Goa that is true to Goan roots, sustainable with a respect to nature came true with Kasu. Buying a home while living in a different country is always challenging but Kasu helped us through the process and earned our trust during the pandemic. The quality of build, attention to detail and beautiful results reward that trust. Thank you, the entire Kasu team, for all the hard work you have put in to build our beautiful home in India and for always helping out no matter how trivial the task might be.”

The Chandoks

Kasu Zama

“A fantastic builder with a reputation for being transparent and customer friendly. Approachable 24x7, with a dedicated team to ensure that quality is uncompromised. For Kasu, it’s not merely a contract or sale but a relation, in which they ensure that they address any issue we may face at any point of time. Their team went out of their way to assist us in ensuring we get our perfect Vacation Home!! Thank you Kasu.”

KASU ISTIKA

A ONE OF ONE HOME

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