

# KASU VAHA

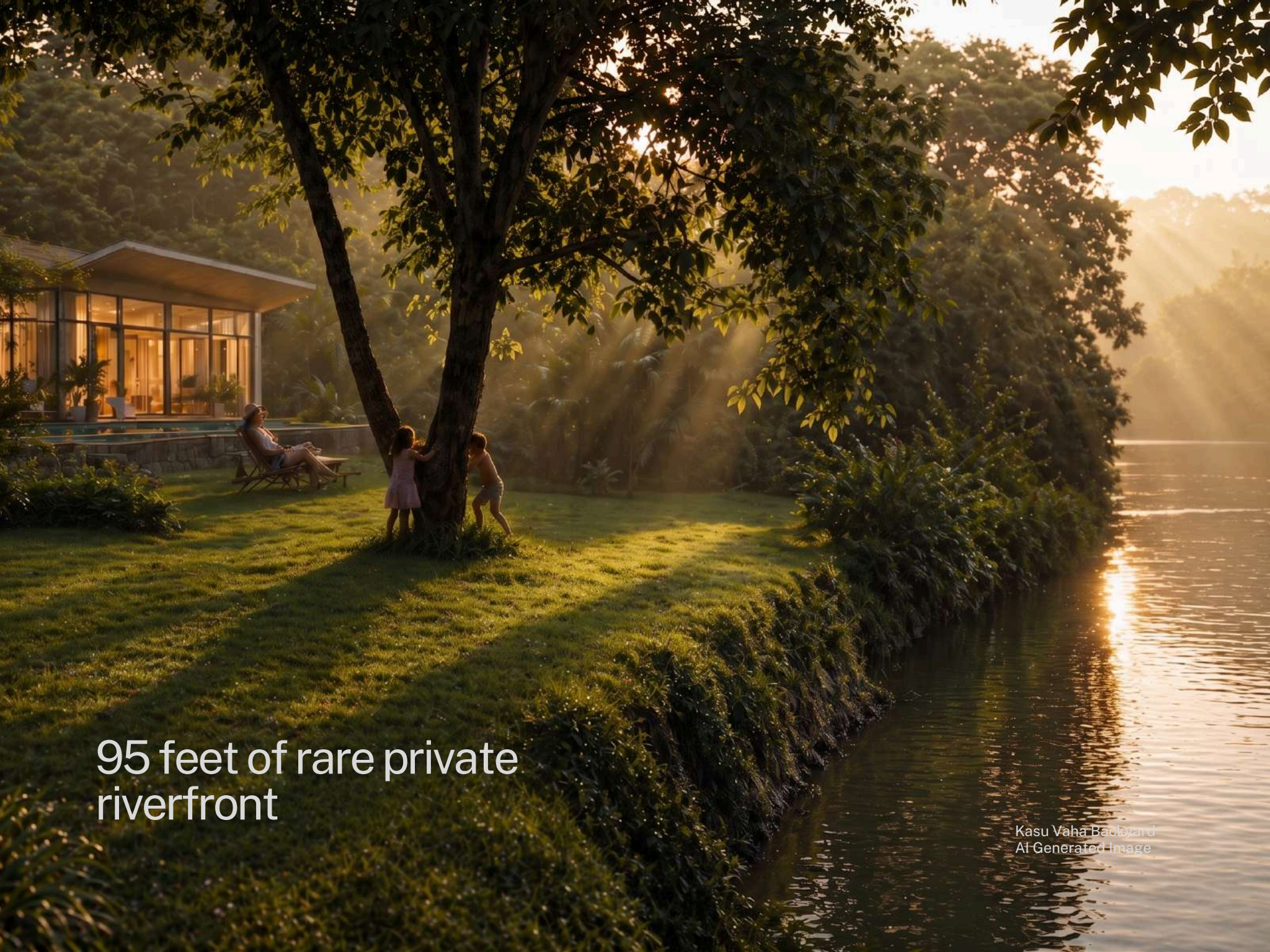
A RIVERFRONT ESTATE HOME IN MOIRA



Designed by Trees.  
Defined by the River.

All 32 Mature trees preserved

Riverside Elevation



95 feet of rare private  
riverfront

Kasu Vaha 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  
2 Twin homes



Kasu Zira, Reis Magos  
25 Apartments



Kasu Vaha, Moira  
Estate Home



Kasu Ekanta, Tivim  
44 Plots + Villas



Kasu Vana, Assagao  
5 Forest Villas



Kasu Zama, Vagator  
14 Villas

# KASU VAHA

AN EDITION OF ONE ADDRESS

MOIRA, GOA

Life at Vaha begins with the **River Moira**, a constant presence that **shapes** how you **live**, move, and unwind.

From slow mornings by the water to evenings that linger along its edge, the **river is not a view, but a rhythm.**

Set in **Moira**, where **privacy meets connectivity**, the **journey home** is as considered as the home itself, a **quiet drive** along the **river, across** a quaint **bridge**, into a **neighbourhood** defined by character and **calm, yet** within **easy reach** of Goa's **key destinations.**

Here, a **single home** is conceived as a **living piece of architecture, flowing around the trees** on the land it inhabits. **Every tree is preserved**, as a centrepiece, **integrated, respected, and celebrated.**

Within the **Kasu ecosystem**, Vaha offers more than design and location.

It brings with it an **ease of living**, through experienced **maintenance**, consistent **standards**, and **long-term stewardship.**

There is **only one Vaha.**

A **home** where the **river, design, and lifestyle align. Not made for everyone, but** for the **one** who **understands** the **value** of **something truly singular.**

**Designed as the Only One**

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5 Bedrooms

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**11345 Sqft** of Built up area

Exclusive Land size of **21420 sqft**

# KASU VAHA

## 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

Vaha is a **living architecture, shaped around 32 mature trees, not one removed**, each one embraced. Rare, **responsive architecture**, and impossible to replicate.

## 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.



Living Room



Riverside Elevation



Courtyard Pool View

# A PRIVATE ADDRESS IN A NEIGHBOURHOOD ON THE RISE

**MOIRA** By a Resident  
*(Moide, in Konkani)*

**My home and a charming village on that side of the highway.**

Moira is home to settlers including some of the country's leading fashion icons, a bestselling author and other remarkable artists. This village can deceive you into believing that its laid back reputation is not concealing a warm, vibrant, cultured community. Where rivers meander between mangroves, flowing to the gentle sound of rustling leaves and symphonies created by chirps and church bells. Dotted with hole-in-the-wall taverns drunk with fables and history, quaint coffee shops serving artisanal brews, legendary fish thali nooks, wellness shalas, eclectic art galleries and elevated cultural events - Moira has a hip and charged energy that whispers value.

Moira attracts those who value lifestyle over a postal address and have an eye for reading between the lines. Its magic is unknown to those who aren't able to call it home and is a part of daily life for those who do.

- |                    |         |
|--------------------|---------|
| 1. Manohar Airport | 25 Mins |
| 2. Dabolim Airport | 50 Mins |
| 3. Assagao         | 15 Mins |
| 4. Porvorim        | 18 Mins |
| 5. Panjim          | 30 Mins |



# THINGS TO DO IN MOIRA

## CAFES

**Prose cafe**

**Fluffys Bakehouse**

**Riot Coffee**

**State of good vibes cafe**

## WELLNESS

**Sunbird Shala**

**Mable House**

## ART CULTURE

**Art Shila**

**Cube Gallery**

**HH Art spaces**

**Citron Gallery**

## BARS AND RESTAURANTS

**Bar cold drinks**

**Binca's Social Club**

**7 Short 1 Long**

**Mr Merchants**

## ACTIVE LIVING

**Kayaking**

**Fishing**

**Bird Watching**

**Trekking**



# MASTER PLAN

**01** 21420 sqft

Exclusive land size

**02** G + 1 Floors

Private Villa Configuration

**03** 11345 sqft

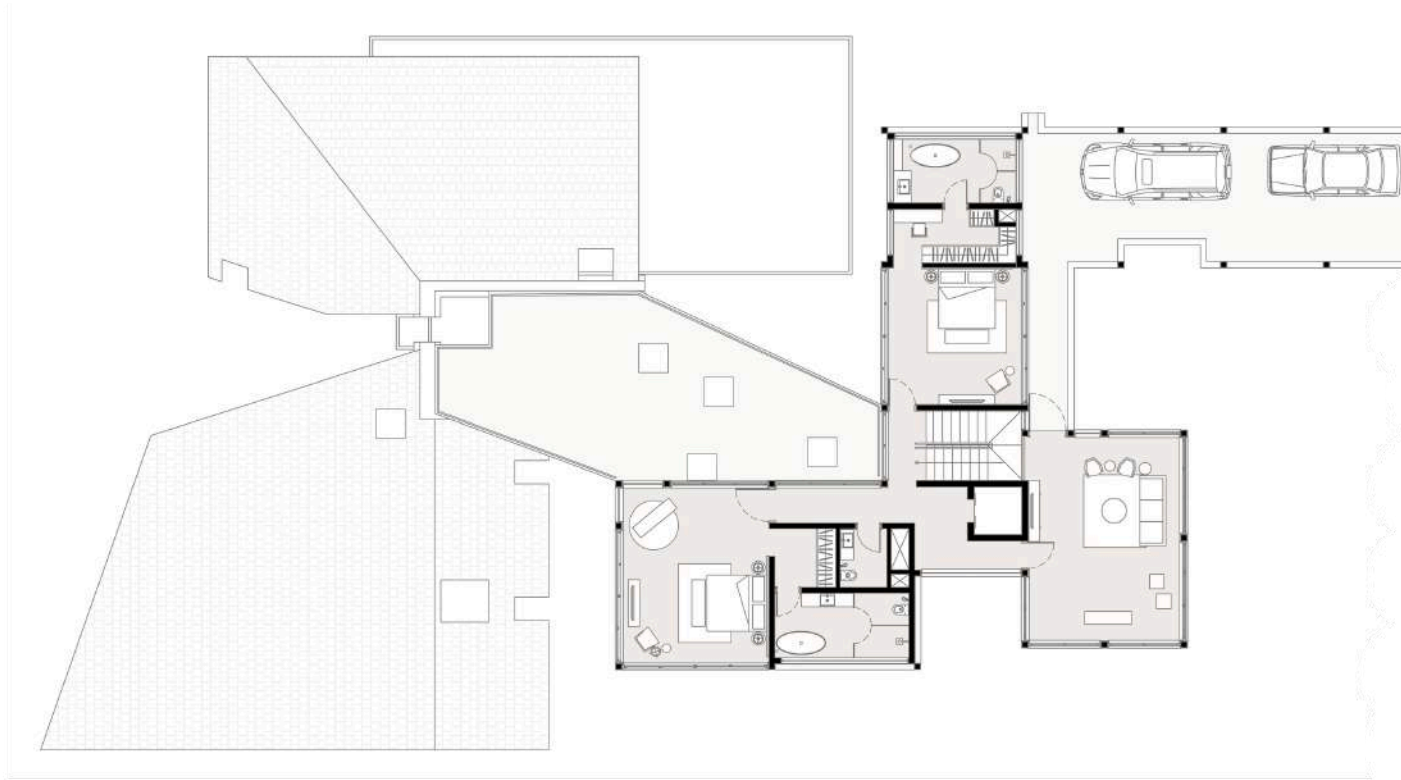
Total Built-Up Area



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



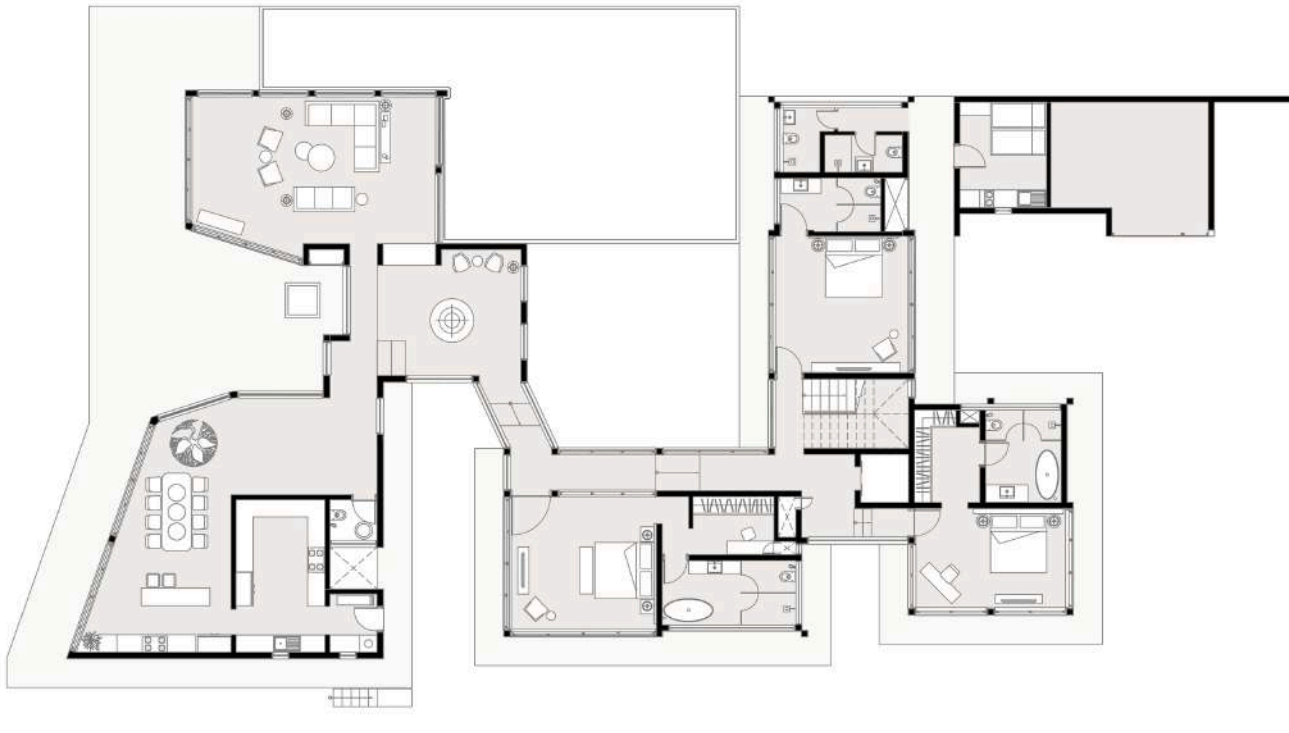
# KASU VAHA



## Second Floor Legend

1. Entrance Foyer:  $1.87 \times 2.73 = 5.1$  sqm
2. Living Room:  $5.17 \times 6.97 = 36$  sqm
3. Bedroom 1:  $4.95 \times 5.99 = 29.6$  sqm
4. Wardrobe 1:  $2 \times 1.9 = 3.8$  sqm
5. Bathroom 1:  $4.53 \times 2.12 = 9.6$  sqm
6. Powder Room:  $2.07 \times 1.9 = 3.9$  sqm
7. Bedroom 2:  $4.54 \times 4.67 = 21.2$  sqm
8. Wardrobe 2:  $4.08 \times 2.04 = 8.3$  sqm
9. Bathroom 2:  $4.08 \times 2.20 = 8.9$  sqm
10. Car Park:  $9.9 \times 3.6 = 35.6$  sqm

# KASU VAHA



## Ground Floor Legend

1. Living Room:  $8.3 \times 5 = 41.5$  sqm
2. Kitchen + Dining Room:  $8.5 \times 8.1 = 68.8$  sqm
3. Utility:  $3.6 \times 2.9 = 10.4$  sqm
4. Bedroom 3:  $5.1 \times 3.3 = 16.8$  sqm
5. Wardrobe 3:  $2.2 \times 3.1 = 6.8$  sqm
6. Bathroom 3:  $2.5 \times 3.1 = 7.7$  sqm
7. Bedroom 4:  $4.9 \times 4.5 = 22.05$  sqm
8. Wardrobe 4:  $2.7 \times 2 = 5.4$  sqm
9. Bathroom 4:  $4.5 \times 2.2 = 9.9$  sqm
10. Bedroom 5:  $4.5 \times 4.6 = 20.7$  sqm
11. Bathroom 5:  $4.4 \times 1.8 = 7.9$  sqm
12. Staff Bathroom:  $3.8 \times 3.4 = 10.2$  sqm
13. Swimming Pool:  $5.2 \times 9.25 = 48.1$  sqm



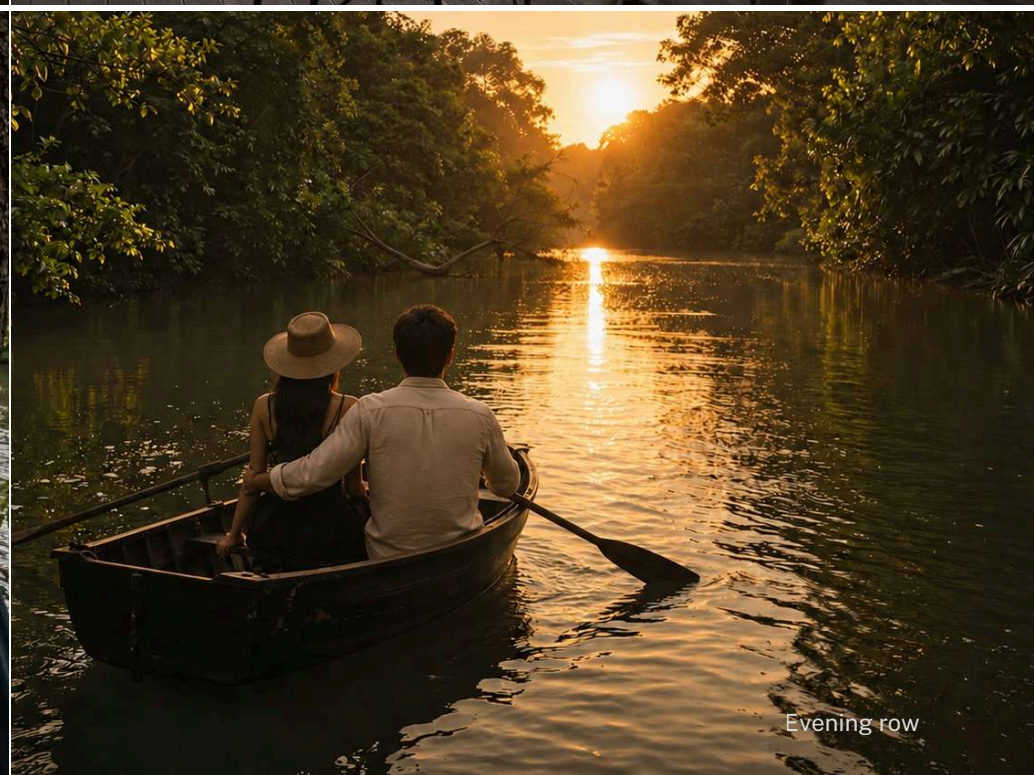
Entertain with a view



Riverside Breakfast



Read as the River goes by



Evening row





Dining Room





Master Bedroom



Bathroom



Kitchen



Evening on the River



15, Thursday, August 22, 9:15 P.M.

A woman's brow furrowed under a shawl  
her lips: as they had the red and both  
her eyes, or her eyes for them eyes beside.  
For she'd caught it in another. (The  
Lovers' Cause)

"She don't think so long." The Chief said,  
"best left I am orders have passed and so far,  
nothing. Their eyes rested on that fire for it  
for longer. They don't get burned out when  
same questions."

"I ask, 'Cause, what," Lucia says. "She talks  
more'n we want to know."

# 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 Ekanta	Under Construction	Tivim
7. Kasu Sero	Upcoming	Reis Magos
8. Club Kasu	Upcoming	Moira
9. Kasu Ekanta - 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 VAHA

A ONE OF ONE HOME

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