



KASU
ZAMA





KASU

Among nature, we are home.



K A S U
Z A M A



Villas in Anjuna

RERA Registration No: PRGO05180297



Kasu Zama-Road view



*Kasu Zama is a development of **FOURTEEN 3 AND 4 BEDROOM VILLAS** located in the hustle and bustle of Goa's famous beach village, Anjuna. Zama literally translates into peace in Sanskrit which is what Kasu generously intends to instil through this **BOUTIQUE DEVELOPMENT**.*

*This quaint bunch of villas thoughtfully designed by an **AWARD WINNING ARCHITECT** offer a perfect combination of community styled living and well guarded privacy. The villas are Kasu's rendition of a **CHARMING LITTLE VILLAGE** taking you back in time to the old world, yet with all the modernism and minimalism of new age living.*

*The design and build of each villa in Zama draws heavily from the surrounding **TROPICAL** nature with gorgeous basalt and other natural stones, an intelligent and **FUNCTIONAL FLOOR PLAN, POOL DECK, PRIVATE SWIMMING POOL AND A GARDEN**. Nature is brought into the villas by the way of green courtyards and gardens making the hallways and staircases feel light and airy.*

*These **2250-3900 SQ. FT.** (super built up area) homes are built with utmost passion and attention to detail, emphasising on design and convenience of maintaining a luxury home. Spacious indoor living spaces graciously flow into the outdoor seating and deck areas alongside the pool to give an extended look to the villas.*



EAT AND DRINK

1. Thalassa
2. Antares
3. Chronicles
4. The Banyan
5. Waters
6. The Mango tree
7. Sakana
8. Ciao Bella
9. Soro
10. Cafe Cotinga

UTILITIES

11. Petrol Pump
12. Oxford Arcade super market

PLACES OF INTEREST

13. Vagator Beach
14. Chapora Fort
15. Ozran Beach
16. Anjuna Beach

VAGATOR
BEACH

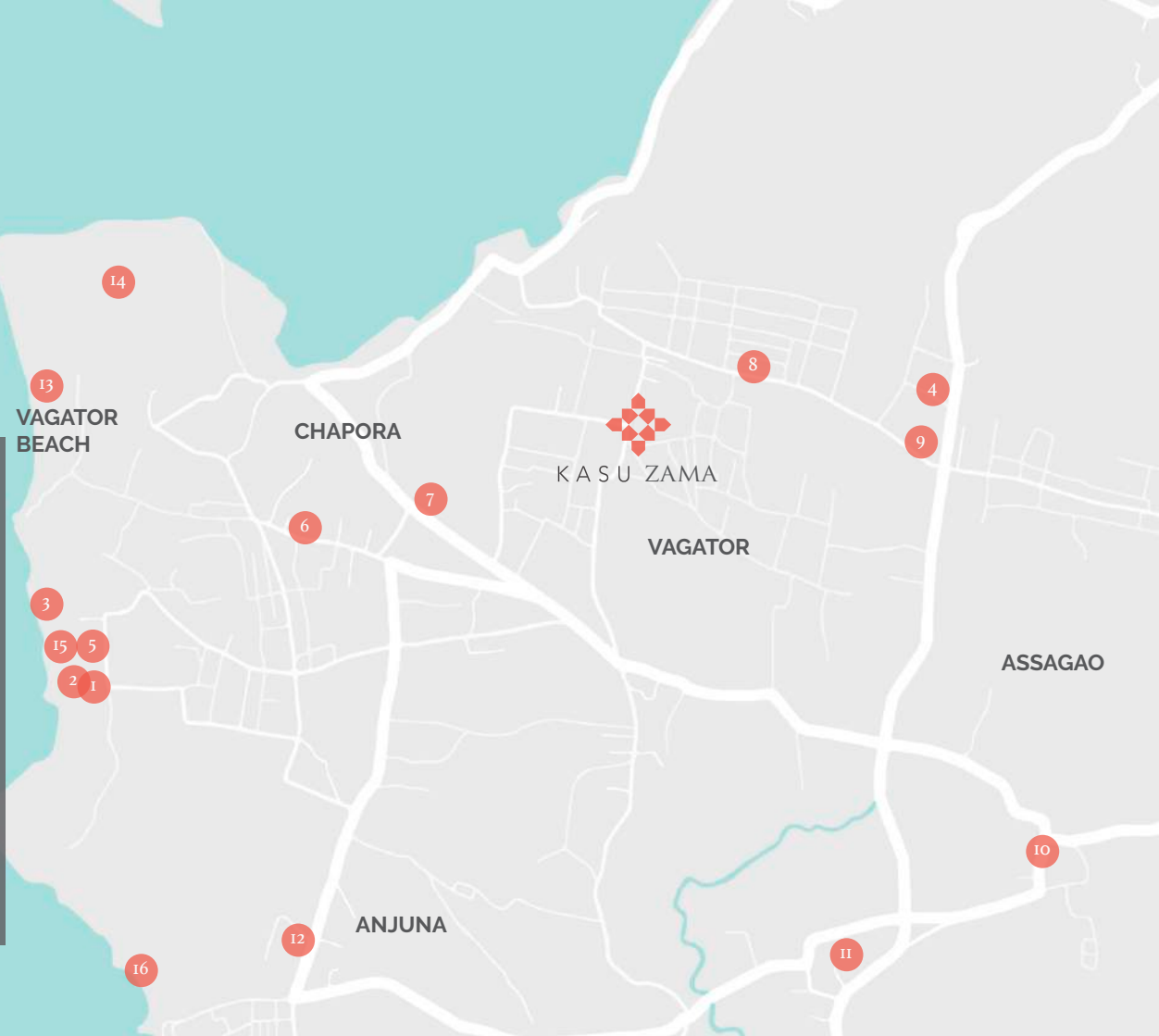
CHAPORA

KASU ZAMA

VAGATOR

ASSAGAO

ANJUNA



ANJUNA

Zama in located in Anjuna, a sizeable village located on the coast of North Goa that has been famous for decades now. Anjuna's transformation from a hippie paradise in the sixties to the commercial haven it is today sets the backdrop of the lifestyle value it holds for many home buyers. Anjuna beach is widely considered to be an attractive place to invest and reside because it offers its' owners a well-balanced blend of cosmopolitan lifestyle experience and Goan-Portuguese heritage. Additionally, Anjuna is perfectly situated in the heart of North Goa, with best access to all the entertainment hubs in the state.

MASTER
PLAN



TYPE 1
TYPE 2
TYPE 1A





TYPE 1 (External View)

LIVING-DINING - 7.12M X 3.90M
 KITCHEN - 4.12M X 2.60M
 BEDROOM 01 - 3.67M X 3.90M
 TOILET 01 - 1.5M X 2.89M
 POWDER ROOM - 1.24M X 2.06M
 COURTYARD - 2.00M X 4.13M
 DECK_1 - 3.16M X 7.48M
 DECK_2 - 3.41M X 2.55M
 SWIMMING POOL - 7.00M X 3.00M



GROUND FLOOR PLAN VILLA 13_TYPE 1



BEDROOM 01 - 5.37M X 3.90M
BATH 01 - 4.36M X 2.60M
BALCONY - 1.98M X 3.90M
BEDROOM 02 - 4.47M X 3.90M
BATH 02 - 3.19M X 2.06M



FIRST FLOOR PLAN
VILLA 13_TYPE 1



BEDROOM 03 - 6.57M X 3.90M
BATH 03 - 3.57M X 2.60M
STAFF ROOM - 3.26M X 1.39M
STAFF TOILET - 2.35M X 1.06M



SECOND FLOOR PLAN
VILLA 13_TYPE 1



SECTION
TYPE 1





Informal living and dining- Villa Type 1



TYPE 1 - Master Bedroom



TYPE 1 - Master Bathroom

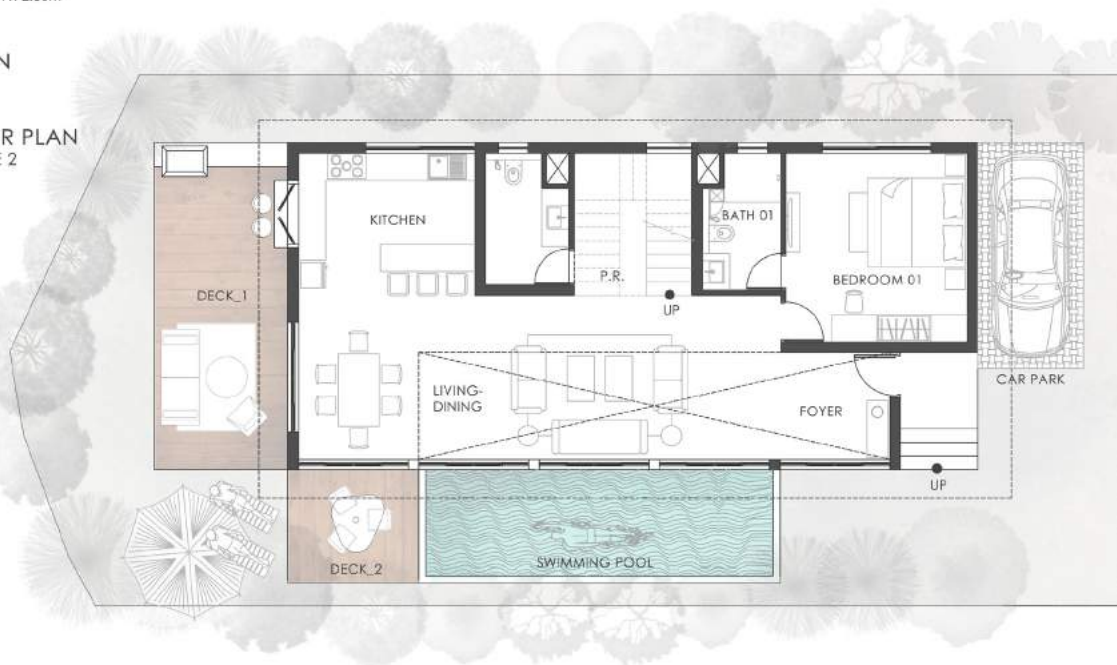


TYPE 2 (External view)

LIVING-DINING - 10.62M X 3.60M
 FOYER - 2.40M X 2.35M
 KITCHEN - 3.88M X 3.13M
 POWDER ROOM - 1.84M X 2.90M
 BEDROOM - 4.00M X 4.16M
 BATH 01 - 3.00M X 1.72M
 DECK_1 - 2.95M X 7.20M
 DECK_2 - 2.88M X 2.50M
 SWIMMING POOL - 7.95M X 2.50M



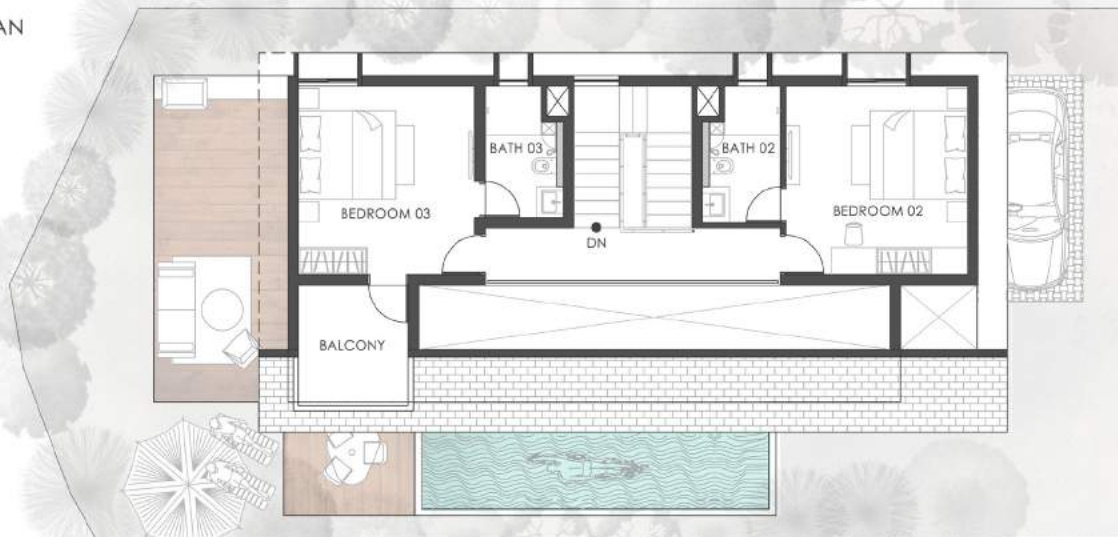
GROUND FLOOR PLAN VILLA 2_TYPE 2



BEDROOM 02 - 4.00M X 4.16M
BATH 02 - 1.72M X 3.00M
BEDROOM 03 - 3.88M X 4.16M
BATH 03 - 1.84M X 2.90M
BALCONY - 2.42M X 2.65M



FIRST FLOOR PLAN
VILLA 2_TYPE 2



SECTION
TYPE 2





TYPE 2 (Internal view)



*Slow down to enjoy the simple pleasures
in life*



K A S U

Each project at Kasu is PASSIONATELY designed and executed like it was our own home.

Quality, transparency, design and customer relationships is what drives us- to set a new market standard in the real estate industry.

OUR VALUES:

"FORM FOLLOWS FUNCTION" : Design is one of the most important aspects of our work. Design to us, is not just aesthetic but is practical. A home must inspire and relax the dweller, not only with its spacial beauty but also must be easy to maintain.

"THINGS OF QUALITY HAVE NO FEAR OF TIME": Quality speaks for itself. This is a value that is we live and work by.

"IF YOU LOVE WHAT YOU DO, YOU'LL NEVER WORK A DAY IN YOUR LIFE" : Each and every one of us is dedicated to achieving the very best in what we do- work is fun and fun is work.

"GOOD SERVICE IS GOOD BUSINESS" : All our effort is to ensure a happy customer. As we said good service and good business go hand in hand.

"HONEST HEARTS PRODUCE HONEST ACTIONS" : Being open and honest is as important to us as it is to you.



KEY MILESTONES & AWARDS

KASU AND ASSOCIATED COMPANIES

9 Million sq ft
DEVELOPED

International Brand Equity Awards 2018 : Luxury Villas Project for Kasu Vana

Upcoming Builder of the Year 2018, Quickr Homes Real estate awards

Greenest Commerical Project 2012, CNBC Real estate Awards

Best Commerical Project 2013, CNBC Real estate awards

Leed Platinum certification 2011 & 2013, Indian Green Building Council



KASU ZAMA AT A GLANCE



3 AND 4 BEDROOM VILLAS



PRIME LOCATION



PRIVATE POOL



DESIGNATED CAR PARK



PRIVATE GARDEN



HIGH CEILINGS



FULLY AIR CONDITIONED



100% DG BACKUP



*HOUSE KEEPING



*RENTAL MANAGEMENT



2250-3900 SQFT
SUPER BUILT SIZE



VAASTU COMPLIANT



OCT 2020
DELIVERY



AWARD WINNING ARCHITECT



*CONCIERGE SERVICE

** Optional Services*

WHY GOA? WHY ANJUNA?

Anjuna is a sizeable village located on the coast of North Goa that has been famous for decades now. The popularity of the beaches of Anjuna's surged because of its' discovery by the hippies during the 60's, then slowly over the years transforming itself into a commercial haven for tourists and locals alike.

Anjuna is a diverse investment destination because of the lifestyle value it holds for many home buyers. It is an attractive place to invest and reside because it offers its' owners a well-balanced blend of cosmopolitan lifestyle experience and Goan-Portuguese heritage. Additionally, Anjuna is perfectly situated in the heart of North Goa, with best access to all the entertainment hubs in the state.

North Goa, with emphasis on Anjuna, is witnessing a lot of action due to increasing customer demand and is quite popular with investors due to it's resorts, beaches, malls and nightlife. As far as real estate in the state is concerned, Anjuna has been the preference for people looking to own a home in Goa mainly due to the price appreciation factor and strong resale value in the property market. Investors' desire to stay close to nature that is unique to Goa have been driving land prices up steadily over the years.

“Vacation or second homes provide ideal rental income opportunities and also becomes a long-term asset as its value increases over time” — *DECCAN HERALD*

Residential rental returns in T1 and T2 cities in India vary between 2-3%- however vacation rental returns in North Goa have been seen to be much higher at 8-12%.

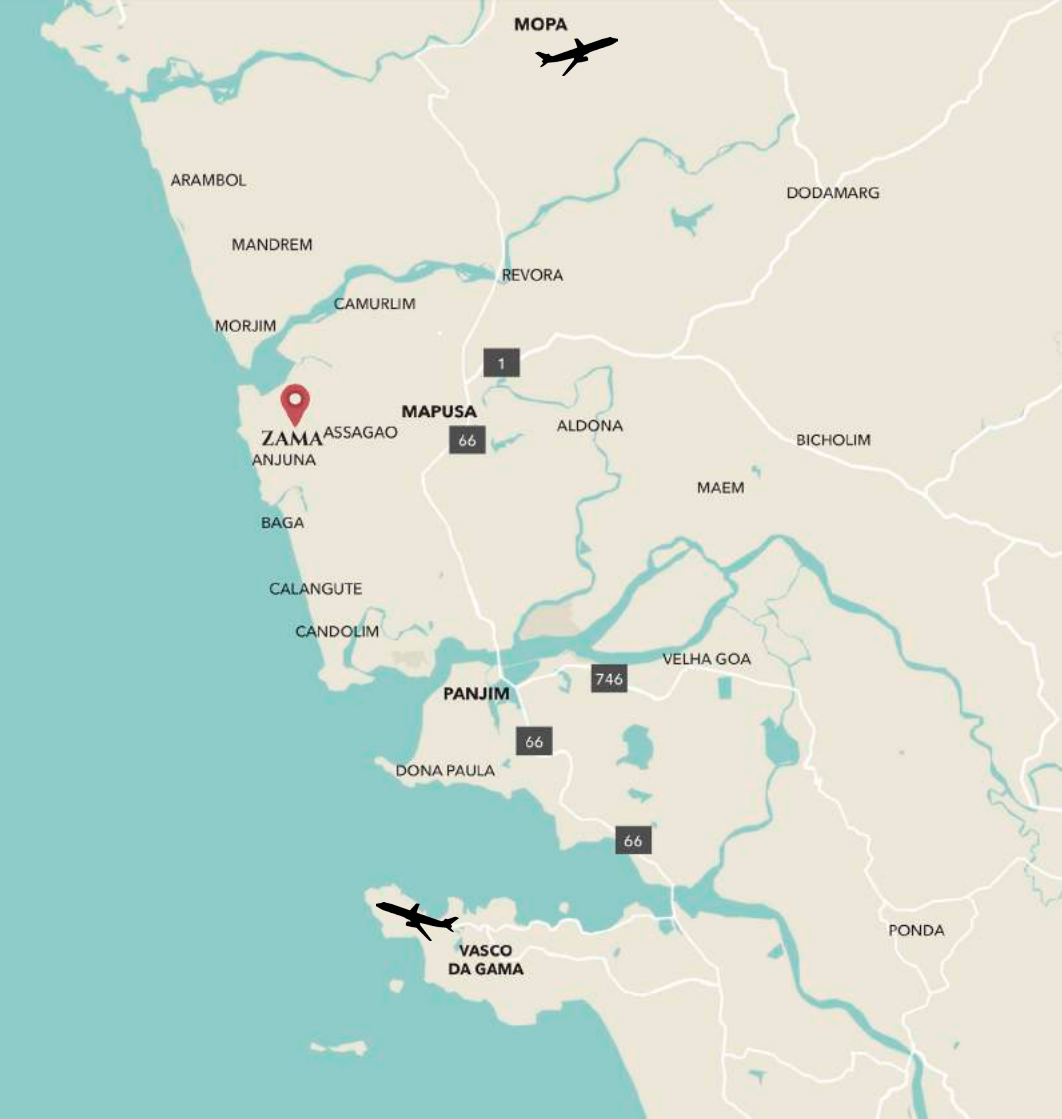
“According to PropTiger.com, Goa is one of India's most popular tourist destinations. In 2014-15, the state attracted 3.54 million tourists, of which 0.51 million were foreign tourists. With its tranquil charm and party tag, Goa is seen as a prime destination and it is these very traits which are giving shape to the second home real estate market within Goa.

“What makes Goa an attractive real estate bet? Since, Goa is a preferred holiday destination among national and international tourists, Goa receives several tourists every year. Most of the foreign tourists who come to Goa stay for longer periods, thus renting a holiday home is an obvious choice for them. Additionally, hotels of Goa at times are unable to accommodate the huge influx the state sees during the peak season. Thereby, holiday homes become the alternative for tourists both for long stay and flexibility which they offer” —

FINANCIAL TIMES



LOCATION MAP



DISTANCE FROM

Mapusa: 9.4 KMS

Anjuna Beach: 4.7 Kms

Chapora Fort: 2.6 Kms

Vagator Beach: 2.8 Kms

Ozran Beach: 3.1 Kms

Baga: 7.3 Kms

New Mopa Airport: 29 Kms



*The simplest of pleasures with just a
hint of the unexpected*

GENERAL SPECIFICATIONS :

- * RCC framed structure.
- * Internal walls in Laterite/blockwork masonry.
- * External walls in Laterite/blockwork/ random rubble stone masonry/ stone cladding.
- * Each villa has a private pool and landscaped backyard with pool decks.
- * Each villa has a designated car park
- * Common Sewage Treatment plant
- * Drip irrigation
- * Entrance gate with security cabin
- * Intercom to main gate
- * WIFI capable (optional)

FLOORING & CLADDING :

- * Natural Stone flooring in living room and dining area
- * Natural Stone/vitrified tiles for kitchen
- * Natural Stone floor or equivalent for all bedrooms
- * Anti skid ceramic/vitrified tiles/Natural

stone flooring for bathrooms.

COMMON AREA :

- * Landscaped garden
- * Paved drive way
- * Ambient lighting

KITCHEN :

- * Modular Kitchen (Wurfel/Scavolini/nolte or equivalent)
- * Polished granite slab/or equivalent of 2 ft width for counter 2 ft height ceramic tiles Dado with SS sink
- * Exhaust fan
- * Microwave, Oven, Fridge and stove

ELECTRICAL :

- * Electrical modular switches of legrand make or equivalent
- * Fire resistant electrical wires of reputed brand
- * One earth leakage circuit breaker for each



villa

- * Sufficient power outlets with concealed wiring,PVC insulated copper wires and modular switches
- * Basic light and power sockets are provided.
- * Tv points for living room and all bedrooms
- * All Split Air-conditioning units provided of daikin/panasonic/blue star or equivalent

PLASTERING AND PAINTING :

- * Internal walls with cement plastering / exposed Basalt
- * Internal painting with plastic emulsion
- * Exterior walls with Basalt random rubble finish and glazing

DOORS AND WINDOWS :

- * All solid doors opening with polished teak wood frame and shutters.
- * All glass doors will be using UPVC or aluminium frames.
- * Windows will be clear glass with UPVC or

aluminium frame.

BATHROOM FITTINGS AND ACCESSORIES :

- * CP fittings and sanitary wares (Villeroy and Boch/Kohler/Laufen or equivalent)
- * Hot & cold mixer for wash basins (Villeroy and Boch/Kohler/Laufen or equivalent)
- * Glass partitions in all the bathrooms
- * PVC ventilators for bathrooms with exhaust fan
- * Water heaters for all bathrooms.

GENERATOR BACKUP :

- * 100% power backup provided for all villas and common area



DISCLAIMER

1. The contents/ pictures/ images/ renderings/maps (collectively referred to as "advertisement") are purely indicative in nature and are artist's conception and not actual depiction of buildings/landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project.

2. The Real Estate (Regulation and Development) Act, 2016 ("RERA") has come into force from 1st May, 2017 and has brought many changes to the real estate sector. The Developer is fully committed to the face the changes due to RERA, many compliances are required to be complied within a period of 90 days from 1st May, 2017 on or before 31st July, 2017 like registration of phases, calculation of carpet area etc. The Developer is in the process of complying with the various compliances under RERA however, it will take some time for the said compliance.

3. As per RERA, Developers are not allowed to advertise unregistered future phases of a project after a period of 90 days from 1st May, 2017. However, the advertisements available on the website were created prior to the RERA came into force and thus contains/may contain promotional material related to future phases of the project. The offerings outlined in those advertisements in whatever form may not be a part of the initial phase of the project and may be delivered in later phases or on completion of Project.

4. The common areas and amenities that have been shown in any advertisement, audio visuals and/or any type of communication in any form whatsoever is/are for the entire Project and not specific for any particular building or phase of the Project and that the common areas and amenities

will not be available on completion of the first phase of the Project or later phases. The common areas and amenities shall be available for the entire project and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.

5. We are in process of reviewing and revising all the communications/ advertisements and/or any promotional material in any form whatsoever in view of the provisions of the RERA Act, 2016 and Rules made thereunder. Hence, the contents presently reflecting on the website shall neither be deemed to be any sort of advertisement/marketing/promotional activity etc. in respect of the project and/or Kasu Assets Development Pvt. Ltd nor shall be relied upon, for any information in respect of the project and/or any Kasu Assets Development Pvt. Ltd, to be submitted to the concerned authorities setup under RERA.

6. Goa government has yet to notify the RERA Act, 2016 and is yet to legislate on it. It is expected that they discuss the implications of RERA for Goa and notify it in due course of time. Since there is no clarity in what the Goa government will notify and the provisions thereunder Kasu Assets Development will not be able provide that desired details about RERA, 2016. Any issues arising out of the notification of RERA, 2016 shall be solely at the cost and consequences of the buyer and Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website or brochure while it is in process of being notified.



7. You/Viewers are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project. Any decision regarding booking of the apartment/s in the project by you, until the project is registered under RERA, relying upon the contents of this website or brochure, shall be solely at your costs and consequences. Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website while it is in process of being updated till 31st July, 2017.

8. The Floor plans, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering. The information herein, i.e. specifications, designs, dimensions, areas, illustrations etc. are subject to change without notification, as may be required by the relevant authorities or the Architect and cannot form part of an offer or contract. Whilst every care is being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering.

9. The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily

available alternative will be selected and used. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state and/or as the dictates of good design and construction practice demand, provided that such substitution or change adheres to or preserves to the maximum extent practicable the quality and intent as stated in the Plans and this specification.





K A S U

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