

KASUZIRA

REIS MAGOS, GOA



A lifestyle that embraces community,
creativity, and calm.



Overlooking the tranquil waters and tropical canopy of Reis Magos.

KASUZIRA

THE ARCHITECTURE OF QUIET LUXURY

Life at Zira is shaped by the quiet rhythm of **Reis Magos**.

Set within Reis Magos, Zira sits between the **Mandovi River** and the beaches of **Candolim** and **Sinquerim**. The neighbourhood balances quiet residential streets with close access to cafés, the coastline, and **Panjim** across the river, offering a slower and more grounded way of living within **North Goa**.

Each apartment is conceived as a **modern tropical home**, where terraces and gardens become extensions of daily life, framed by **trees, light, and open sky**.

Architecture responds naturally to its environment through **material honesty**, **generous outdoor living**, and spaces designed for **privacy, ease, and long-term comfort**.

Held within the Kasu ecosystem, Zira offers a considered way of living supported by thoughtful **maintenance, consistent standards, and long-term care**. More than a collection of homes, Zira is a quieter way of living in Goa — crafted for those who value **nature, permanence, and understated luxury**.

A Signature Collection

25 Fully Furnished Apartments

1, 2 & 3 Bedroom Homes

With Terraces & Verandahs

Boutique Residential Community

Designed for Space, Privacy, and Calm

KASUZIRA

Modern Tropical Architecture

Residences designed around **climate, light, and material honesty**, balancing contemporary form with the softness of landscape. **Large openings, layered outdoor spaces, and natural textures** create homes that feel open, private, and naturally suited to Goa's environment.

Reis Magos Address

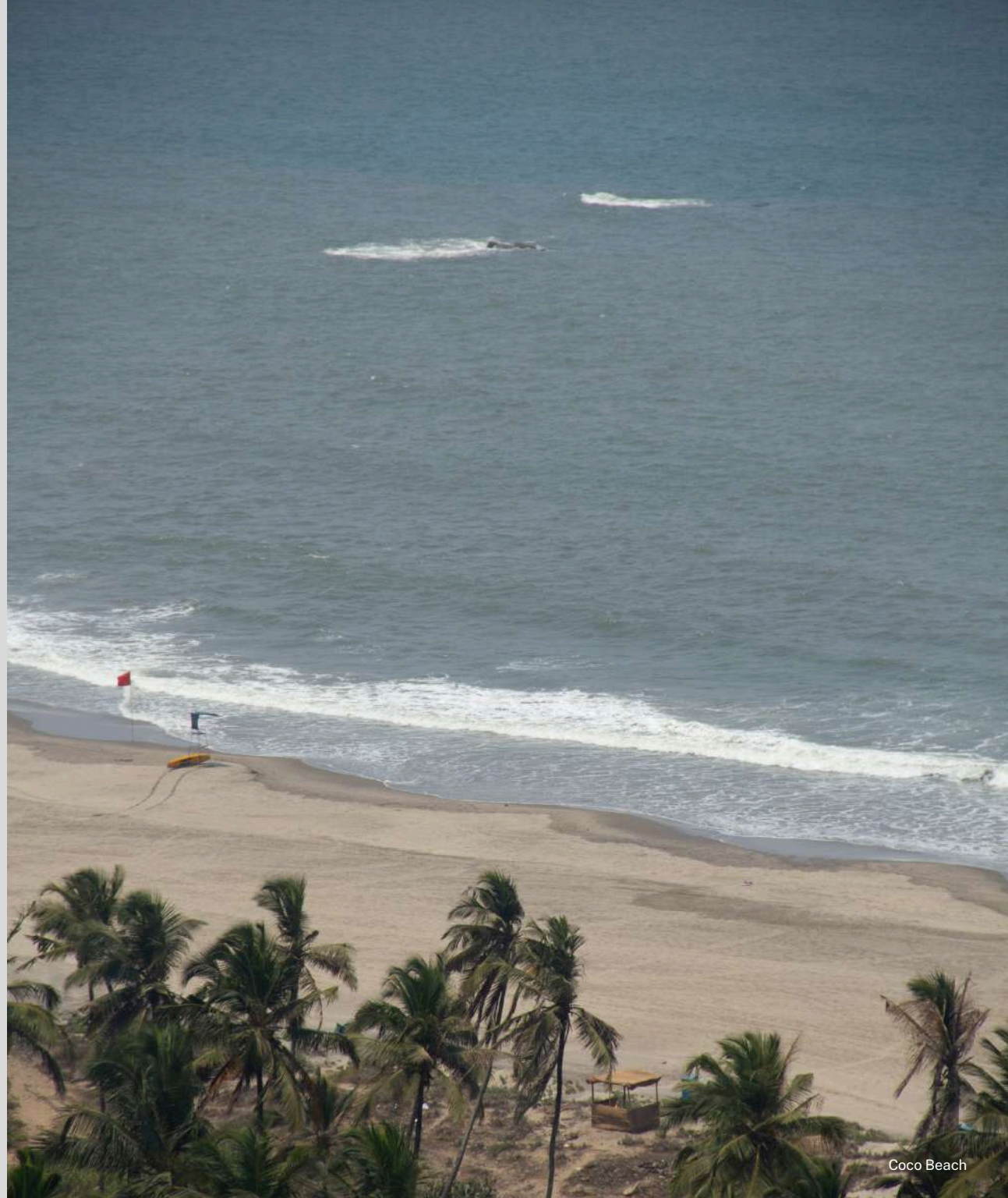
Located within Reis Magos, Zira is set between the **Mandovi River** and the coastline of North Goa, with close access to **Panjim, Candolim, and Sinquerim**. Defined by greenery, slower streets, and a longstanding residential character, the neighbourhood offers a quieter way of living while remaining connected to Goa's cultural and coastal edge.

Homes Opened to Nature

Every space within the home opens toward landscape, with **gardens, courtyards, and planted edges** becoming part of everyday living. Bedrooms extend into **private greens**, while living spaces connect to **shaded terraces** and naturally ventilated outdoor areas, creating homes that feel open, calm, and connected to nature.

Long-Term Stewardship

Held within the **Kasu ecosystem**, Zira benefits from a continued approach to **management and upkeep**, ensuring that architecture, landscape, and shared spaces are maintained with the same level of attention with which they were conceived.



MASTER PLAN

01 **25 Residences**

Boutique Low-Density
Community

02 **10+ Amenities**

Wellness, Work &
Community Spaces

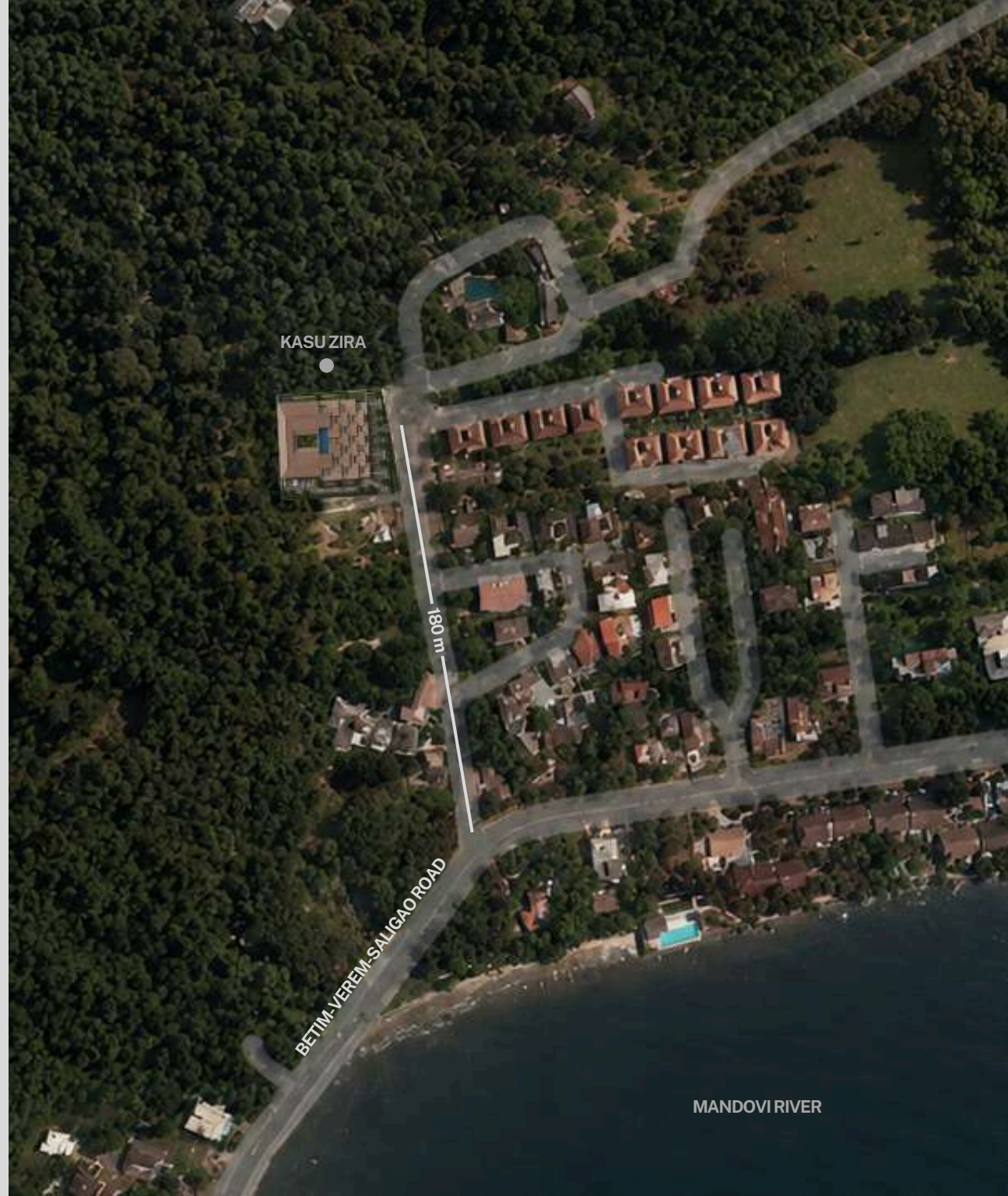
03 **Tree Courtyards**

Indoor-Outdoor Living
Experience

04 **Contemporary Architecture**

Designed Around Light,
Nature & Community

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



MANDOVI RIVER

CRAFTED FOR LIFE IN REIS MAGOS

Reis Magos is one of **Goa's most established residential neighbourhoods**, defined by its tree-lined streets, historic character, and close relationship to both river and coast.

Quietly positioned between **Panjim and North Goa's beaches**, it offers a rare balance of connectivity and calm, making it one of the region's most **enduring addresses**.

The experience of Reis Magos is shaped by layered landscapes — old Goan homes, shaded roads, dense greenery, and glimpses of the Mandovi River woven into everyday life. **Low-rise in character and deeply rooted in place**, it remains distinctly residential, valued for its privacy, permanence, and understated quality of living.

- | | |
|--------------------|---------|
| 1. Manohar Airport | 40 Mins |
| 2. Dabolim Airport | 35 Mins |
| 3. Assagao | 30 Mins |
| 4. Porvorim | 10 Mins |
| 5. Panjim | 20 Mins |



KASUZIRA

ROOF PLAN

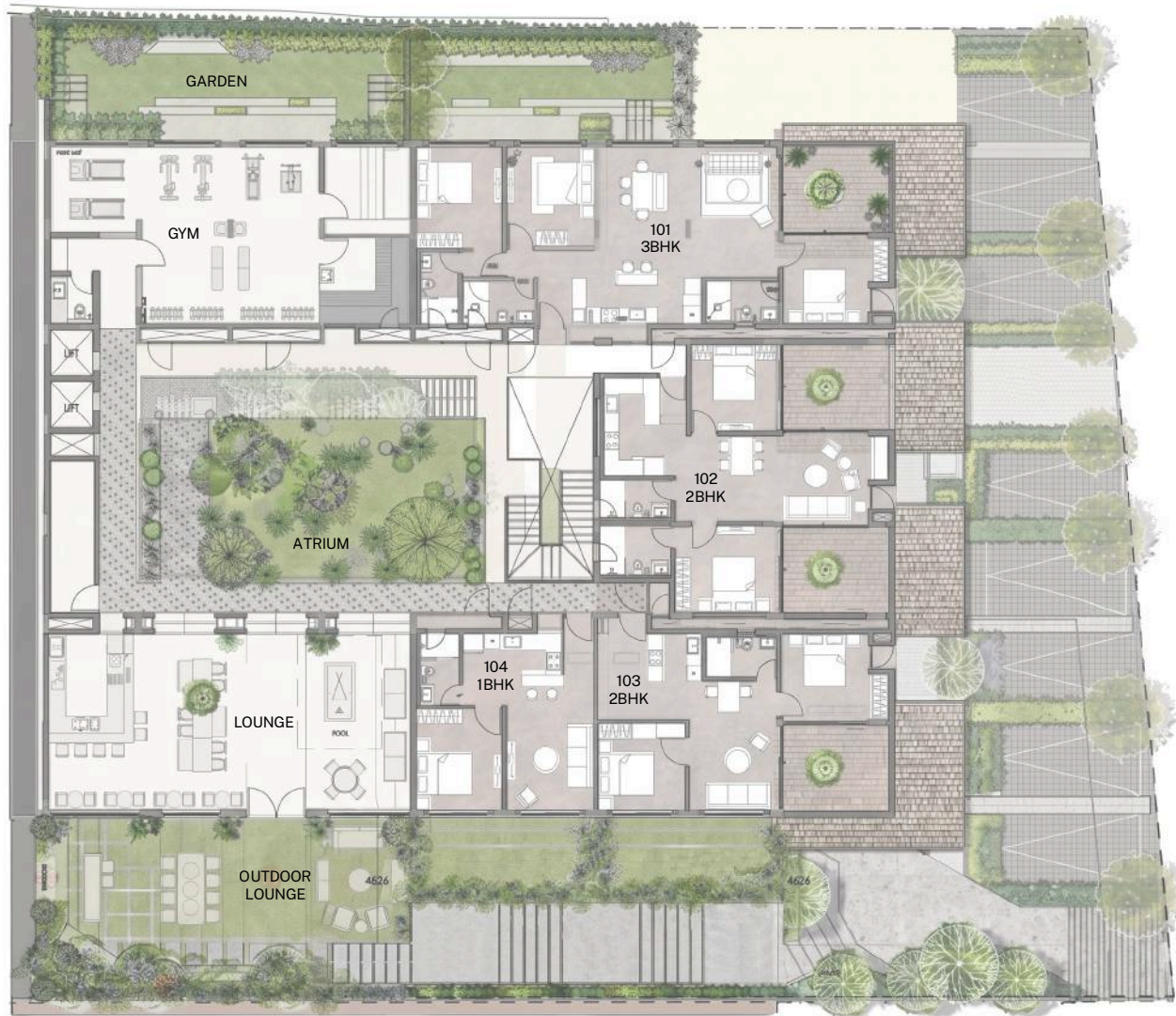


EXIT →
← ENTRY



KASUZIRA

FLOOR PLAN



LEVEL 1 UNITS

- 101
- 102
- 103
- 104

KASUZIRA

FLOOR PLAN



LEVEL 2 UNITS

- 201
- 202
- 203
- 204
- 205
- 206
- 207

KASUZIRA

FLOOR PLAN



LEVEL 3 UNITS

- 301
- 302
- 303
- 304
- 305
- 306
- 307

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FLOOR PLAN



KASUZIRA

FLOOR PLAN



LEVEL 5 UNITS

- 501
- 502

KASU ZIRA

OUR SANCTUARY IN
KASU ZIRA

There is a beautiful, understated rhythm to life at Kasu Zira, one that redefines what it means to **live communally** without ever compromising on individual peace. Outside our door, the architecture embraces the quintessential Goan spirit of **open-air living**, where the traditional boundaries between indoors and nature simply melt away. Every single room is designed to breathe, opening up seamlessly onto its own **private terrace** or a lush pocket of tropical greenery. This clever layout creates a striking, intentional balance between **connection and solitude**.

The architectural design of the homes centers on an open, connected layout that **seamlessly merges indoor living with the natural landscape outside**. The interior spaces are characterized by a calm palette of **warm neutrals, natural timber accents, and stone textures** that deliberately mirror the gentle rise of the surrounding wooded hillside. This grounded aesthetic avoids isolating you from the environment, opting instead for a transition where the structure feels like an **extension of the Goan landscape**.



Living Room



Dining Room





Living Room



Bedroom

KASUZIRA

COMMUNITY SPACES AND LEISURE AMENITIES

Living at Kasu Zira shifts your experience from a private residence to a broader, thoughtfully **designed community**. The shared spaces provide dedicated areas for **wellness, recreation, relaxation, and social interaction**. You can gather with neighbors in the welcoming lobby and courtyard, or spend time in the cafe inspired **community lounge**, which features floor to ceiling glazing that pulls in natural light alongside a pool table for casual evenings. Tucked between the building and the landscape is an **outdoor lounge** that pairs paved seating with soft grass.

On the rooftop, a **terrace leisure deck** offers panoramic views of the surrounding Goan hills, centering around a **swimming pool** flanked by sunbeds and quiet conversational seating. For active wellness, the property includes a **well equipped gym** and a **Scandinavian inspired timber sauna suite** with a dedicated shower and changing room.

Younger residents have access to a dedicated **play area** equipped with age appropriate elements set on a cushioned, slip resistant surface to soften minor falls. This entire experience is supported by round the **clock security and professional property management** to ensure a secure, well maintained environment.





Community Lounge



Community Lounge



Outdoor Lounge



Kids Play Area



Library Lounge

THE REAL
HAPPY
HOUR





Terrace Lounge



Swimming Pool

KASU ACROSS GOA

Since 2017

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.

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

1. Kasu Vana
2. Kasu Zama
3. Kasu Zira
4. Kasu Vaha
5. Kasu Istika
6. Kasu Istika
7. Kasu Sero
8. Club Kasu
9. Kasu Istika - 2

Delivered
Delivered
Under Construction
Under Construction
Under Construction
Under Construction
Upcoming
Upcoming
Upcoming

Assagao
Vagator
Reis Magos
Moirá
Moirá
Tivim
Reis Magos
Moirá
Tivim



THE KASU COLLECTION

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Kasu Sero, Reis Magos



Kasu Zira, Reis magos



Kasu Vaha, Moira



Kasu Ekanta, Tivim



Kasu Vana, Assagao



Kasu Zama, Vagator

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.”



CANDOLIM BEACH

SINQUERIM BEACH

TAJ FORT AGUADA RESORT & SPA, GOA

FORT AGUADA

THE BLACK SHEEP BISTRO AGUAD

MUSEUM OF GOA, MOG

COCO BEACH

TEREZA BEACH HOUSE

REIS MAGOS CHURCH

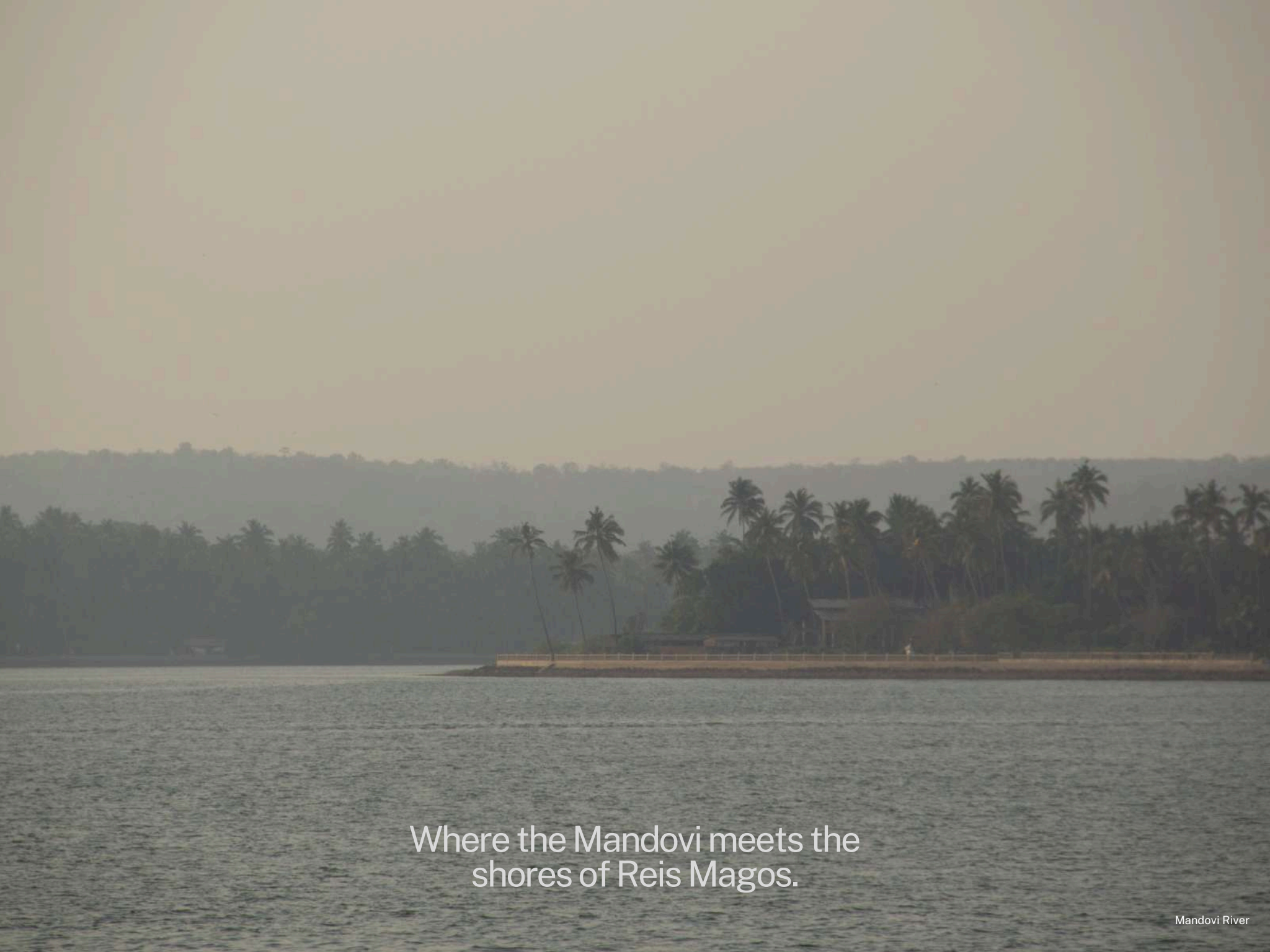
KASU ZIRA

MALL DE GOA

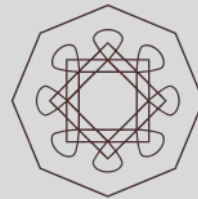
DELFINO'S MEGAMART

PANAJI

FONTAINHAS (QUARTER)



Where the Mandovi meets the
shores of Reis Magos.



KASU ZIRA

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