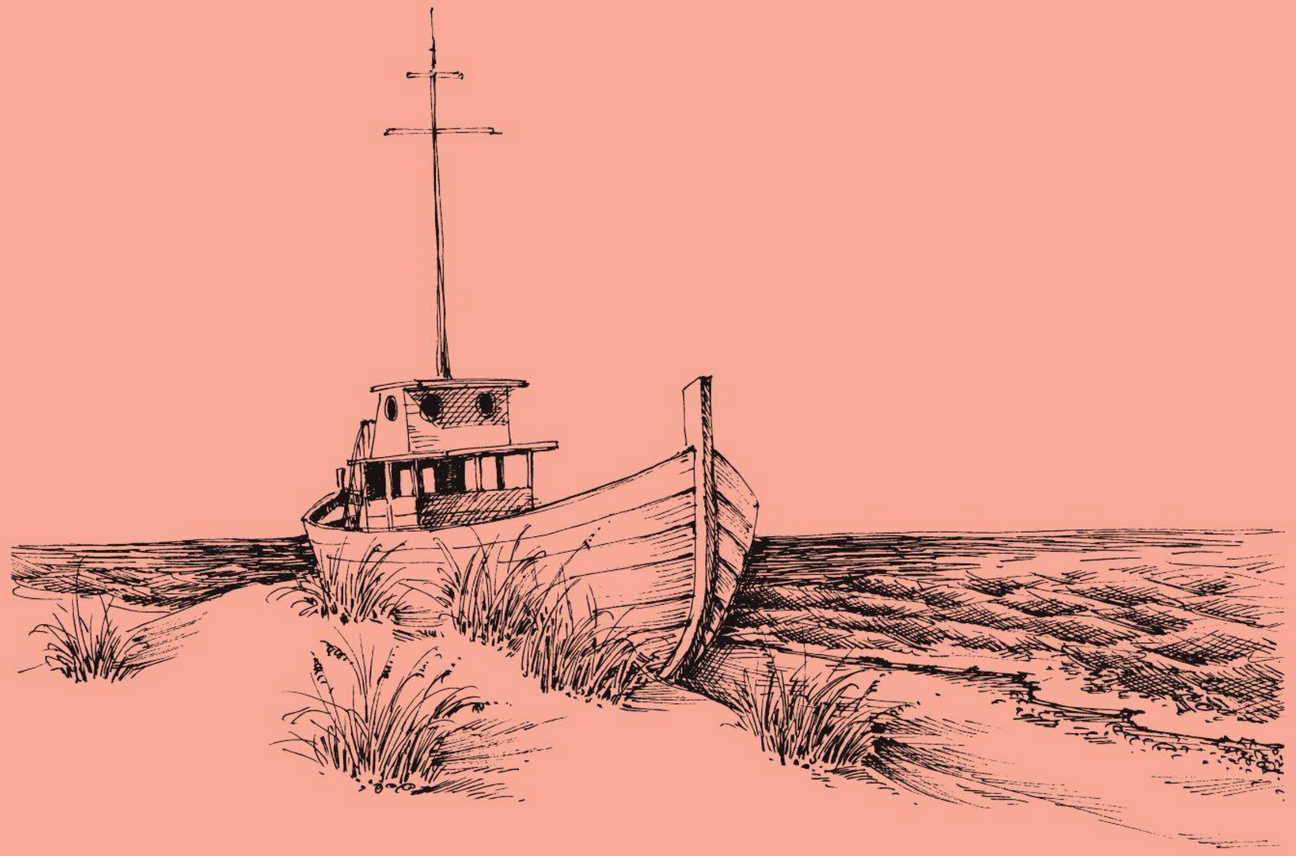
Golden
Avisa

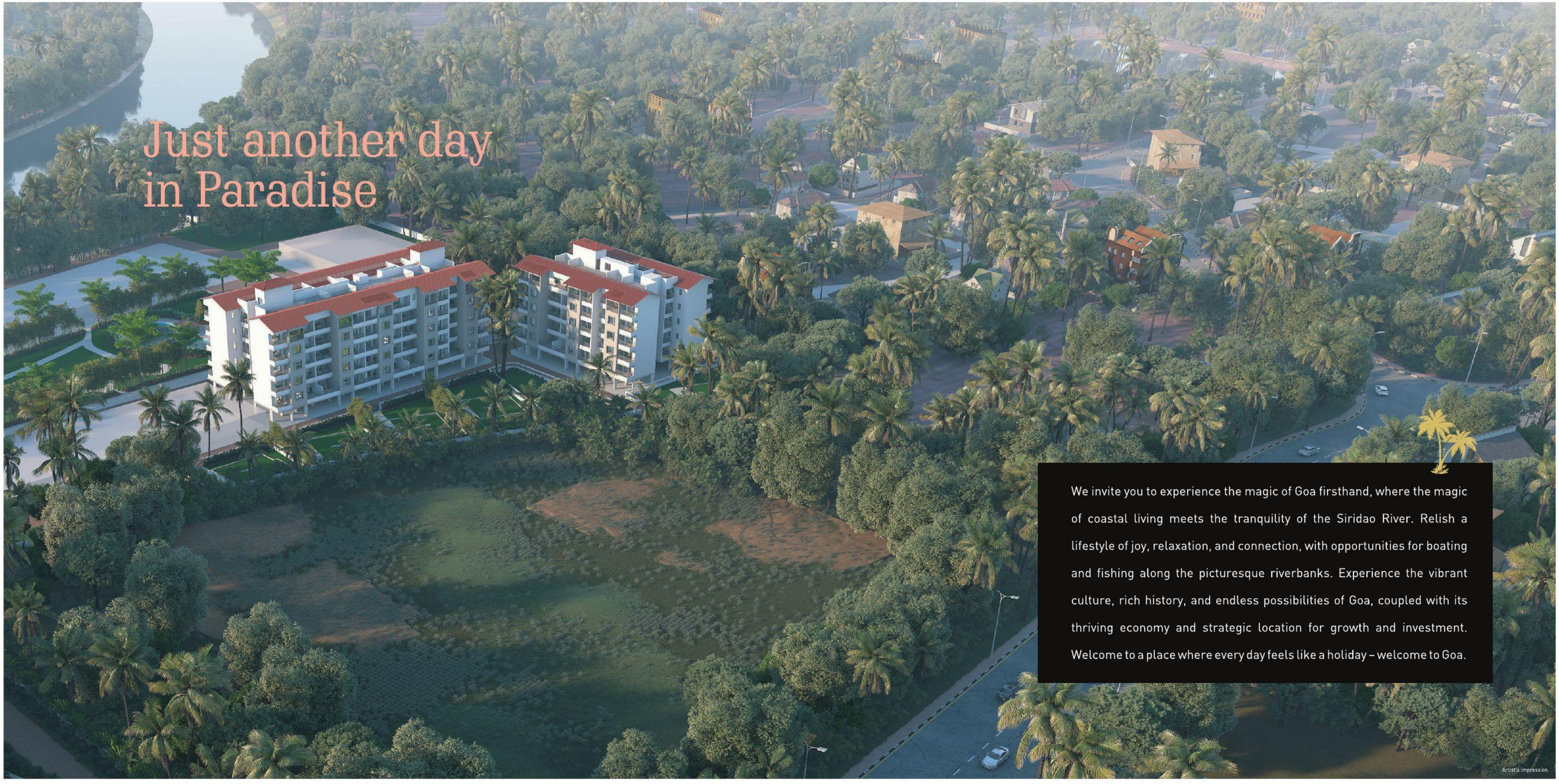
2 & 3 Bed Riverside Residences
Goa Velha, Panjim



A River's Melody: Music to the Soul

Welcome to Glenwood Garden, where luxury meets nature's embrace in Goa. With two phases already delivered and two more nearing completion, we have welcomed over 200 families to their dream homes. Spanning 10 acres of lush land, our residences enjoy the tranquil touch of the Siridao River. With 80% open space, we offer a rare sanctuary amidst the bustling beauty of Goa, making us one of the only projects to provide such expansive freedom.

Just another day in Paradise

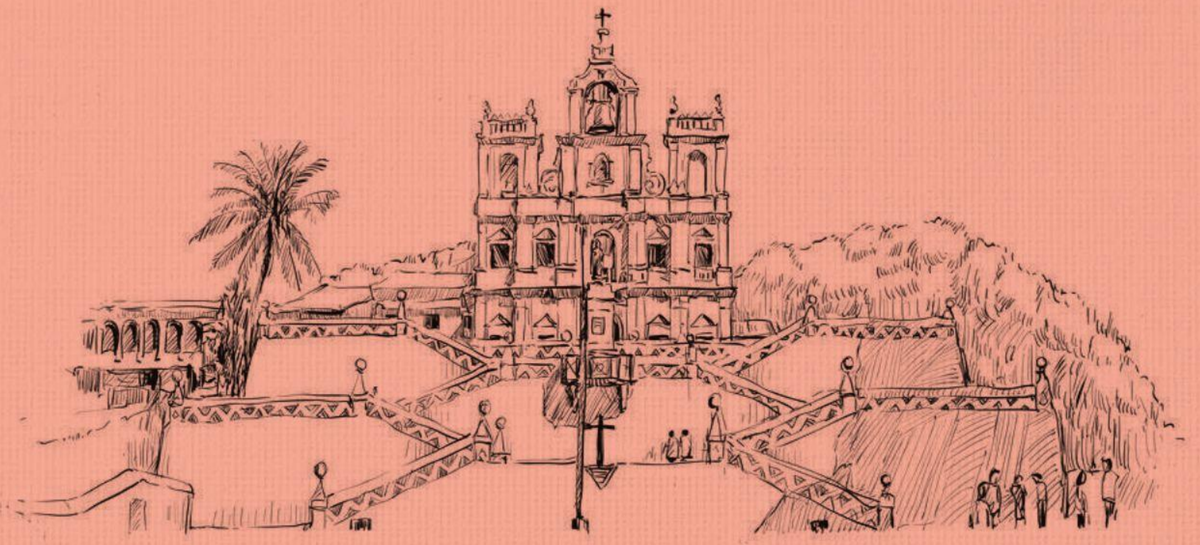


We invite you to experience the magic of Goa firsthand, where the magic of coastal living meets the tranquility of the Siridao River. Relish a lifestyle of joy, relaxation, and connection, with opportunities for boating and fishing along the picturesque riverbanks. Experience the vibrant culture, rich history, and endless possibilities of Goa, coupled with its thriving economy and strategic location for growth and investment. Welcome to a place where every day feels like a holiday – welcome to Goa.

Artist's impression

Experience Goa in Panjim's Suburb

Discover the allure of Goa Velha, a serene suburb of Panjim known for its rich historical heritage, scenic riverside beauty, and vibrant local markets. Enjoy a tranquil lifestyle with stunning views of the Siridao River and easy access to Panjim's amenities. Immerse yourself in the village's cultural richness.



SERENE LIFE CALLING



Goa Velha: Where Past Charms and Present Excitement Collide!

Welcome to the tranquil haven of Goa Velha, a picturesque suburb nestled just outside the vibrant heart of Panjim. Here, amidst the serene backdrop of lush greenery and historic charm, you find the perfect balance of suburban tranquility and urban convenience. With seamless connectivity to Goa's bustling business hubs and vibrant city center, commuting is a breeze, An easy access to the airport makes travel a seamless affair. Discover The enchanting Siridao River, offering you the much-needed relaxation and rejuvenation. The perfect blend of peaceful living and cosmopolitan accessibility awaits you at Goa Velha.

Artist's impression



Spread across acres
with Siridao River
frontage and vast open space




Stock Image

Coastal Beauty and Riverside Tranquility Await!

Immerse yourself in the serene coastal beauty and soothing riverside tranquility. Wake up to breathtaking views and the gentle sound of flowing rivers. Enjoy peaceful walks and tranquil moments by the water. Experience the perfect blend of nature's splendor

Golden Avisa: Your Riverside Sanctuary

Welcome to Avisa, where tranquility meets accessibility in the suburb of Panjim. Nestled by the riverside, our project offers unparalleled beauty with lush greenery and breathtaking views, creating a serene oasis amidst the bustling city. Experience the perfect blend of nature and urban convenience as you unwind in the peaceful surroundings of your home. Avisa is more than just a residence; it's a sanctuary away from the hustle and bustle of city life, where coming home means finding inner peace. Discover the serenity of Avisa and make it your haven.

5 Individual Luxurious Villas

SERENE LIFE CALLING

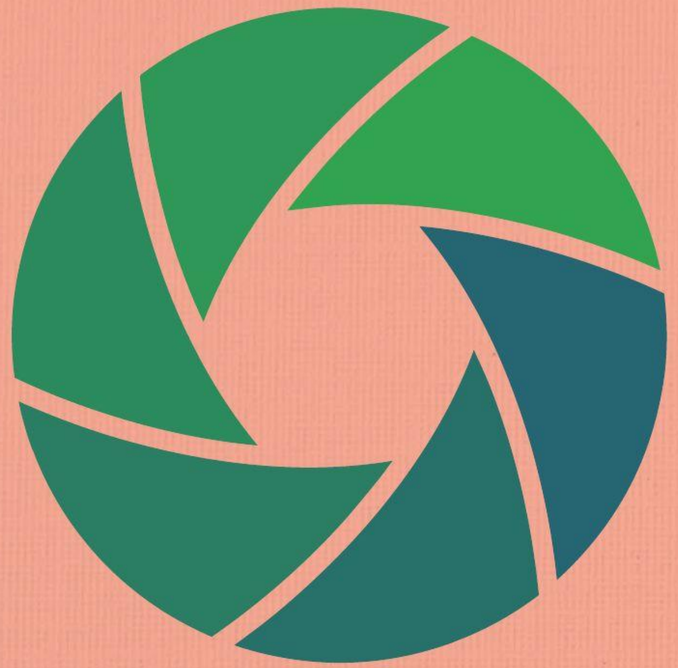


Stock Image


Artist's impression


Artist's impression


VILLA 03
VILLA 04
Artist's impression



Supreme amenities
designed for unmatched
comfort and elegance.



Amenities

- Swimming pool
- Gymnasium
- Jogging / Walking Track
- Yoga/Meditation Area
- Acupressure Pathway
- Large Balconies & Terraces
- Mud Football Turf
- Multipurpose Hall
- Children's Play Area
- Senior Citizen Park
- Gazebos/Sit Out Spaces
- Health Spa
- Hobby & Art Center

Swimming Pool

Soak up the sun and unwind by our poolside- your ultimate relaxation experience.





Club House

Create cherished family memories in our cozy, activity-filled clubhouse.

Yoga

Find peace and balance in our serene yoga area, perfect for all levels.




Stock Image

Gym

Elevate your workouts in our state-of-the-art fitness center.

Outdoor Games

Enjoy endless fun with our exciting outdoor games area, perfect for all ages



Specifications

MASONRY
- External 6" AAC brickwork
- Internal 6" AAC brickwork

PLASTER
- Sand faced cement plaster for external walls
- Gypsum/POP finish for internal walls in all apartments

PAINT
- Internal: Acrylic emulsion paint with supreme quality wall finish
- External: Weatherproof superior quality exterior paint

DRY BALCONY
- Plumbing and electric point for washing machine
- Proper water inlet and outlet points

FLOORING
- 4'x2' vitrified tiles in living/dining area, kitchen, passage, & guest/children's bedroom
- Designer antiskid tiles in toilets
- Wooden finish tiles in balconies

KITCHEN
- Granite platform and stainless steel sink
- Designer glazed dado tiles up to lintel level
- Provision for water purifier/RO

ELECTRIFICATION
- Concealed wiring with circuit breakers
- AC point in the master bedroom
- Modular switches from Legrand/Havells or equivalent
- TV point in living room & master bedroom

ESSENTIAL FACILITIES
- Provision for Wi-fi internet router in each apartment
- Provision for DTH-TV connection in each apartment
- Smart doorbell
- Mygate App or equivalent facility
- Sewage Treatment Plant
- Garbage Disposal System & Composting
- 24x7 Security

DOORS, WINDOWS, GRILLS, AND RAILINGS
- Decorative main door with a designer nameplate & Quba/Europa or equivalent make the door lock system
- Flush doors for bedrooms, bathrooms, and dry balcony
- Wooden door frames for main door & bedroom doors
- Granite door frames for bathroom & dry balcony
- 3 track powder coated with aluminum windows/doors with mosquito net for balcony doors and windows
- Granite sills for windows
- MS safety grills for windows
- MS railing in balconies

BATHROOMS
- Bathroom fittings from Jaquar or equivalent make
- Sanitary ware from Jaquar or equivalent make
- Designer glazed dado tiles on the walls up to lintel level
- Wall hung premium EWCs in all bathrooms
- Provision for exhaust fan in all bathrooms
- Concealed plumbing work
- Health faucet in toilets
- Hot and Cold diverter unit in all bathrooms

BLOCK A
1st Floor Plan



Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
1st	2 BHK	101, 105, 106, 110	68.623	14.64	7.781	91.04	124
		102, 103, 104, 107, 108, 109	68.623	14.379	7.781	90.78	124

N

BLOCK A
2nd, 3rd, 4th Floor Plan



Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
2nd, 3rd, 4th	2 BHK	X01, X05, X06, X10	68.623	13.126	0	81.75	114
		X02, X03, X04, X07, X08, X09	68.623	12.89	0	81.51	114

N

BLOCK A
5th Floor Plan



Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
5th	2 BHK	501, 508	68.623	13.126	0	81.75	114
	2 BHK	502, 507	68.623	12.89	0	81.51	114
	3 BHK	503, 506	108.544	25.926	11.984	146.45	200
	2 BHK	504, 505	73.568	22.671	6.432	102.67	141

N

BLOCK B
1st Floor Plan
2 BHK

Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
1st	2 BHK	101, 103, 104, 106	68.623	14.64	7.781	91.04	124
		102, 105	68.623	14.379	7.781	90.78	124



N

BLOCK B
2nd, 3rd, 4th Floor Plan
2 BHK

Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
2nd, 3rd, 4th	2 BHK	X01, X03, X04, X06	68.623	13.126	0	81.75	114
		X02, X05	68.623	12.89	0	81.51	114



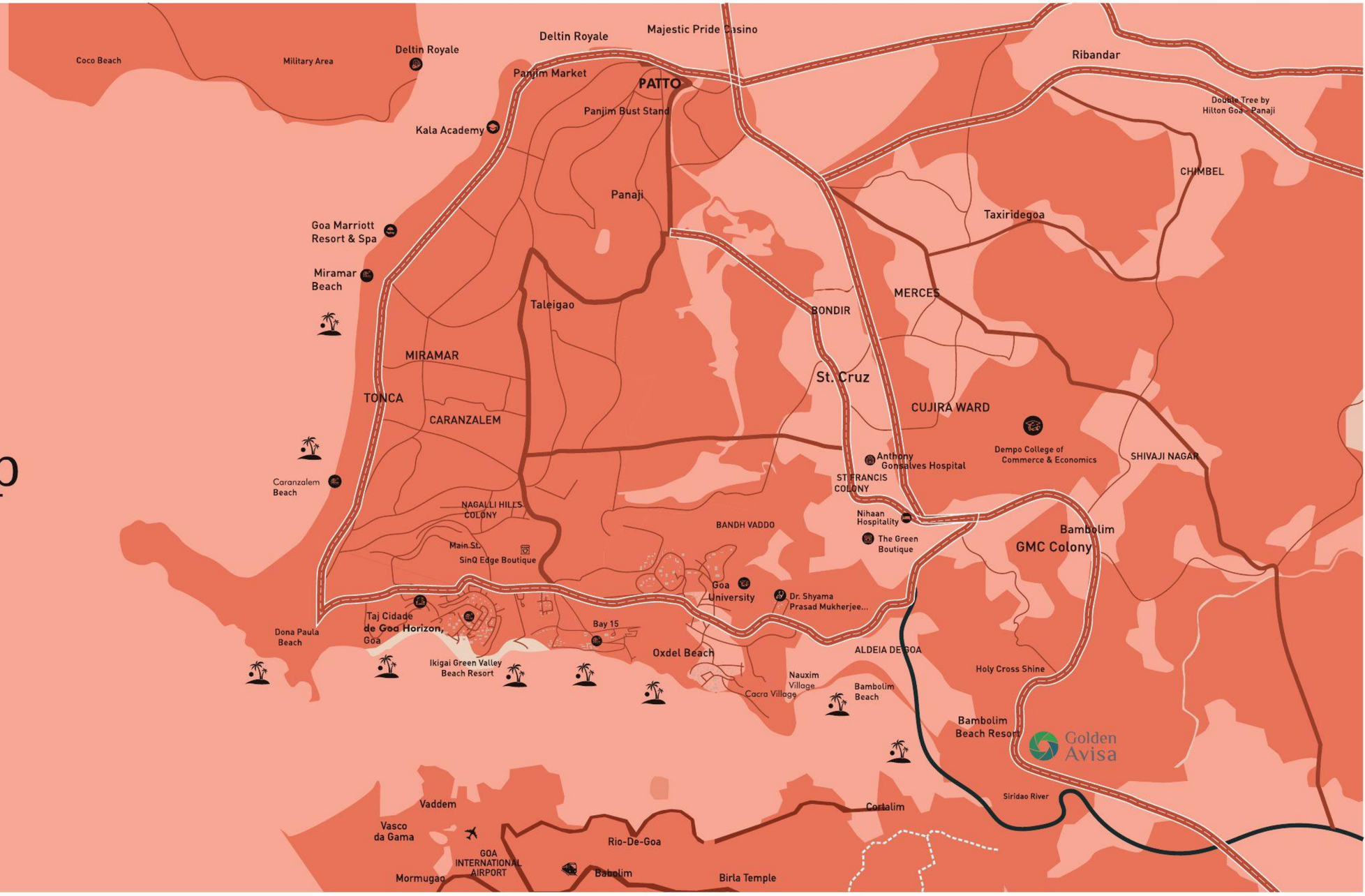
BLOCK B
5th Floor Plan
2 & 3BHK

Floor	Configuration	Unit No	RERA Carpet (sq. mts.)	Balcony (sq. mts.)	Terrace (sq. mts.)	Total usbale carpet (sq. mts.)	Super Built-up Area (sq. mts.)
5th	3 BHK	501, 504	95.43	27.478	21.04	143.95	193
	2 BHK	502, 503	73.568	22.671	6.432	102.67	141



Location Map

Holy cross Church	21 min
Dabolim Airport	22 min
GMC	18 min
Panjim	16 min
Goa University	14 min
Goa Velha beach	09 min
Seashells beach	05 min
Verna Industrial area	18 min



Golden Avisa

At Glenwood Gardens

9071983939

Developed By

Golden Abodes

PALACIO
PROGRESS WITH HARMONY

Site address : Glenwood Gardens, 1068/1,Dias Waddo, Goa Velha, Goa-403108 | sales@avisagoa.com www.avisagoa.com

Mumbai : 3 Empire, Lokhandwala Complex, Andheri (West), Mumbai - 400053

Pune : 3rd Floor, Opp Copa Villa, Jagtap Dairy Chowk, Pimple Nilakh, Pune - 411027

Sales Office : Anantam Signature, C Wing, Ground Floor, Dona Paula, Goa 403206

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