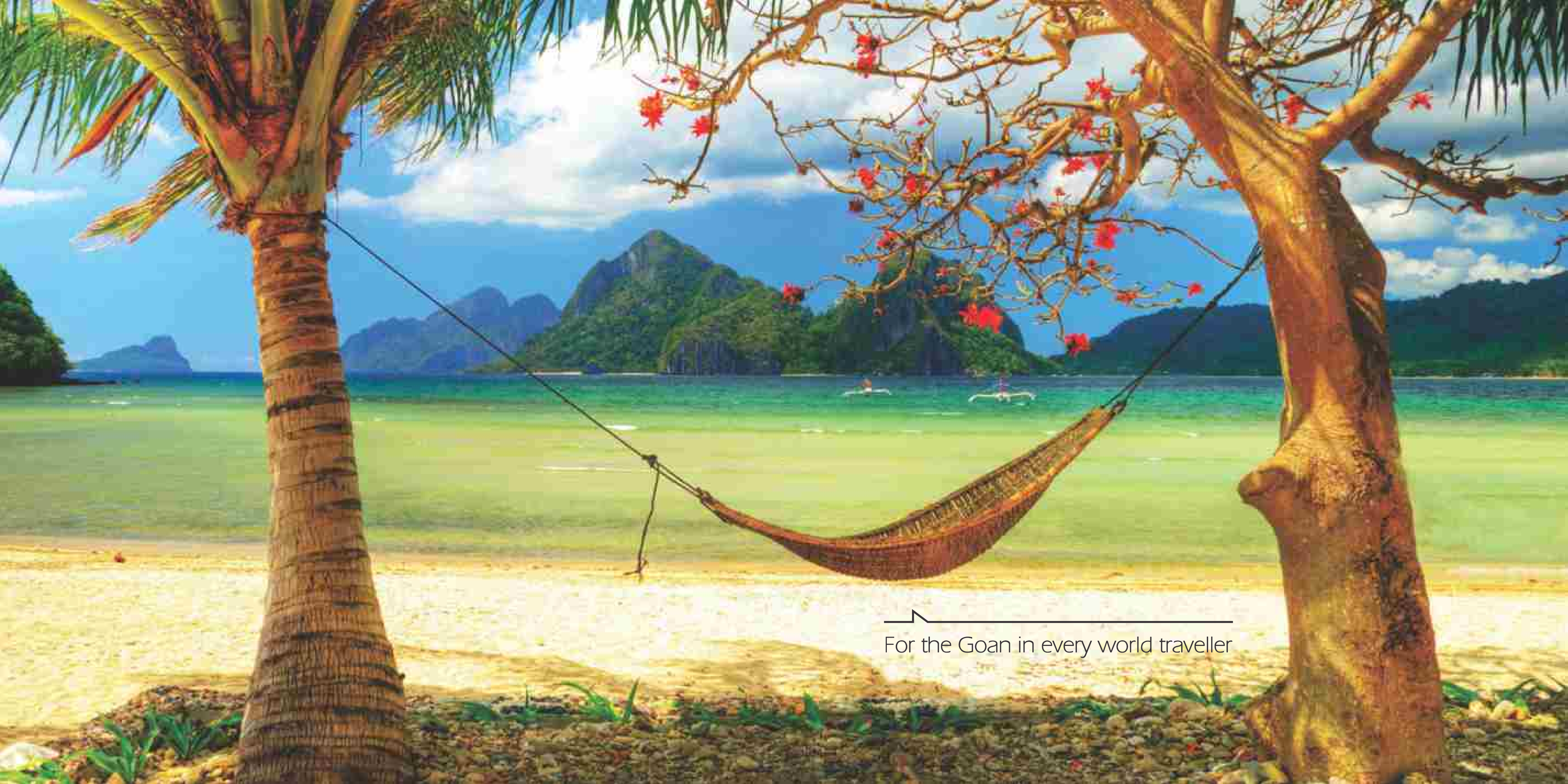
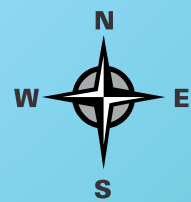


World living now in **Goa**





For the Goan in every world traveller



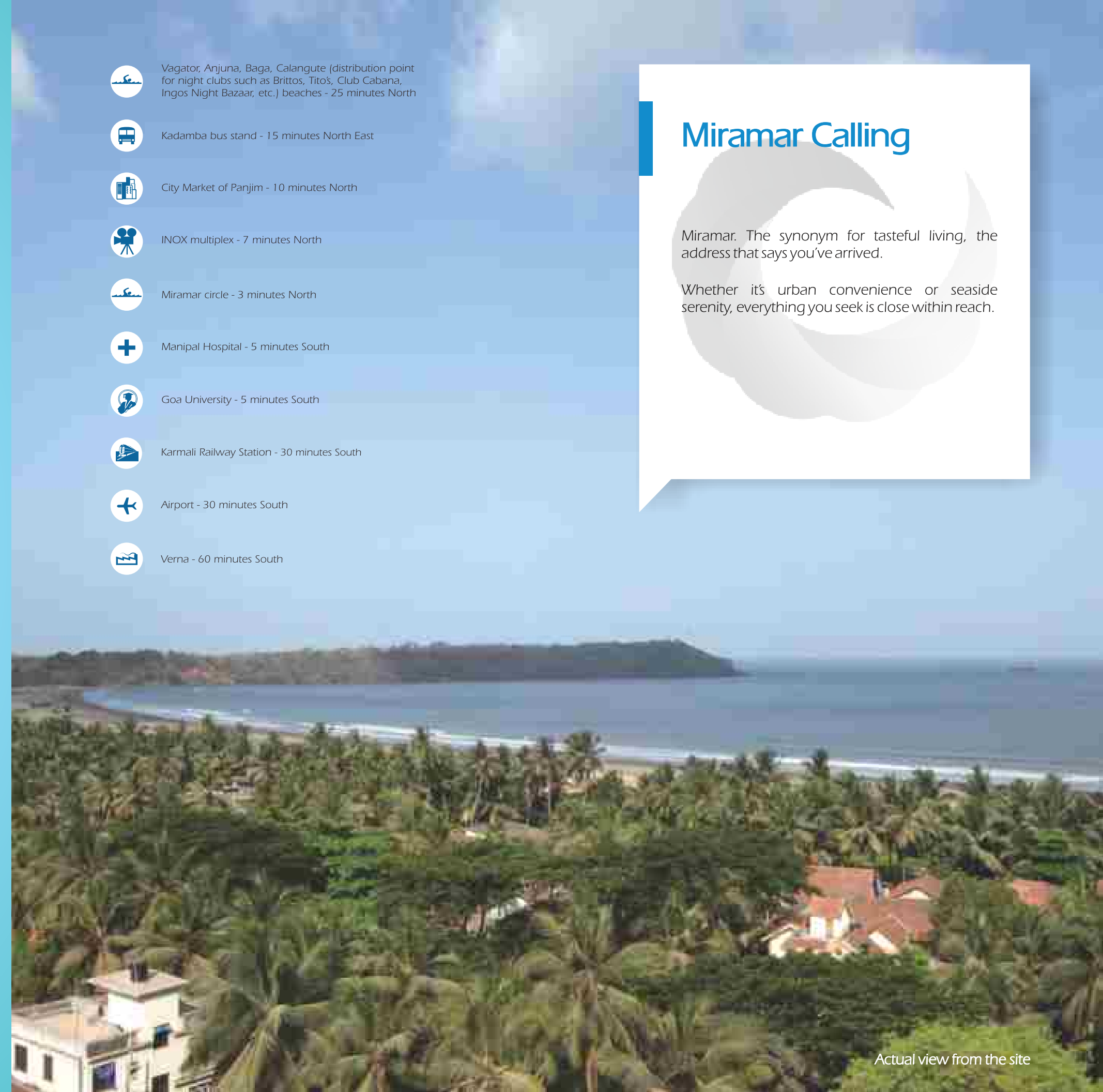
-  Vagator, Anjuna, Baga, Calangute (distribution point for night clubs such as Brittos, Tito's, Club Cabana, Ingos Night Bazaar, etc.) beaches - 25 minutes North
-  Kadamba bus stand - 15 minutes North East
-  City Market of Panjim - 10 minutes North
-  INOX multiplex - 7 minutes North
-  Miramar circle - 3 minutes North
-  Manipal Hospital - 5 minutes South
-  Goa University - 5 minutes South
-  Karmali Railway Station - 30 minutes South
-  Airport - 30 minutes South
-  Verna - 60 minutes South

Miramar Calling

Miramar. The synonym for tasteful living, the address that says you've arrived.

Whether it's urban convenience or seaside serenity, everything you seek is close within reach.

Be at the centre of all the action



Actual view from the site



World living is now an everyday affair

Celebrate the best life has to offer, in a home designed for your pleasure. Amidst architecture that evokes admiration, with amenities that promise appreciation, and a location that's second to none.

An integrated T shaped layout

Luxury that suits you to a T

Set in a unique T-shaped layout that offers refreshing views of the swimming pool, the lush landscaped gardens and the clubhouse, as well as the sea, Astoria is designed with a view to making the good life great.

The eight-storey complex comprises well appointed 2 bedroom apartments, ranging from 114 sq.m. to 132 sq.m. each one an individual oasis of delight.

- Grand entrance gate
- Hotel style lobby
- Service elevator
- Clubhouse with party hall
- Piped music



*limited 2 & 3 Bedroom Seaview apartments also available

Actual site photograph

300 m. walkway on the rooftop



A walk among the clouds

Morning walks take on an air of enchantment when you're strolling along a 300 metre landscaped walkway, away from the noise and traffic of the ground with a stunning view of the sea and the city, so high you've only the clouds for company.

And when you've 'walked up' an appetite, where better to appease it than in one of the many gazebos that dot the terrace.



Centre yourself

Take advantage of the beauty and natural splendour all around you to heighten your sense of oneness in a revitalizing session of yoga.

Set on the vast contiguous terrace, high above the surrounding locales, the open air yoga and meditation zone offers the perfect spot to recharge your batteries.

Special yoga & meditation zones

The sky lounge: sea views and sunsets;
the perfect setting for a delightful evening

The view alone is worth a million

2815 square metres dedicated to your pleasure. Adorned with pergolas, gazebos and vantage points that serve up the panoramic countryside below for your viewing pleasure. Ready to use barbecue grills invite you to turn impromptu al fresco meals into a feast for all the senses.

The vast contiguous terrace with its many elegant features offers the perfect venue for social gatherings with family and friends in true blue Goan style.



A beach in your backyard

Turn your morning walks and evening strolls into joyous communions with nature. Revel in the glory of iridescent sunsets set against a palette of frothy blue waters and secluded sandy beaches.

It's a private performance for your pleasure. And it's happening in your backyard.

3 minute walk from Miramar Beach

A panoramic view of the pool & sprawling greens from a unique 'view-bay' in each apartment

Designed with a view to a higher lifestyle

Take a refreshing new look at life, in a home that brings the serene outside in via a discrete view bay. Positioned to give you picturesque panoramas of the pool and the landscaped gardens, the view bay, transforms your bedroom into a unique style statement.

The enchanting countryside that surrounds your home becomes an integral part of your interiors with living rooms or bedrooms boasting mammoth attached terraces, ideal for an open-air rendezvous with nature.



Poolside pleasures

The pristine, clear waters of the swimming pool are just right for a session of delight, be it an energetic couple of laps or a session of frolic and fun for everyone, with a swim up bar to make sure you're never short of the right spirit.

The attached kid's pool gives the little ones their own aqua zone to splash about in total safety.


Swim up bar

A well-equipped fitness studio

- Free weights
- Treadmills
- Cross trainers
- Exercycles

Fit for life

Embrace a life of wellness. Reach for new levels of fitness. Whether you're in it for the beauty or brawn, everything you need for your regime is at hand in the gymnasium, arrayed with the latest equipment.

Furnishings, floorings and fitments come together in seamless union to create an ambience that turns fitness into fun.



Fully air conditioned apartments

Climate at your control

When the weather outside gets too hot to handle, simply head indoors. The elegance of your interiors offers a further touch of 'cool', with every room equipped with the latest split air conditioning units, from Daikin[®].

Because you deserve the best!

Delight your inner chef

Trying your hand at re-creating those delicious Goan dishes is a pleasurable affair in a kitchen furnished and fitted out with everything you need. The hob and chimney, from one of the best European brands available, ensures that the only aromas wafting about the home are the ones to tickle your taste buds.

A fully fitted kitchen with hinges (from Hafele[^], Germany) and hob and chimney (Faber[^] from Italy)

24x7 concierge services

Do more without doing much

Time is too precious a commodity to waste on mundane chores. Tickets to be booked, pick-ups to be arranged, bill payments to be effected... leave the hassles of daily living to the concierge desk, whilst you spend your moments in more fruitful pastimes.

After all, as every successful person knows, the key to efficiency, be it management or lifestyle, is effective delegation.

- Utility bill payment
- Postal work
- Bank jobs
- IT related services
- Legal work
- Courier
- Odd jobs
- Household chores
- Designing, printing & advertising assistance
- Travel related services
- Entertainment related assistance

Specifications

FULLY AIR-CONDITIONED APARTMENTS

LIVING ROOM

- Teak wood paneled door with trim molding on the outside
- Anodized aluminum sliding windows
- Security grills for windows
- 0.6m x 0.6m vitrified tiles
- Textured paint for one wall
- POP cornices

BALCONIES

- Rustic effect anti skid ceramic tiles
- Anodized aluminum sliding door
- Safety grill door

BATHROOMS

- Counter
- Mirror
- Coloured ceramic tiles on floor and walls
- Exhaust fan
- Granite frame for the doors
- Both side laminated flush doors
- Washing machine provision

BEDROOMS

- Panelled doors with teak wood finish
- Wooden door frame
- Anodized aluminum sliding windows
- Security grills for windows
- 0.6m x 0.6m vitrified tiles for flooring

FULLY FITTED KITCHEN

- Black granite platform
- One and half bowl stainless steel sink with drain board
- Ceramic tiles up to 2 feet above the counter
- Ceramic floor tiles
- Provision for Aquaguard
- Exhaust fan
- Anodized aluminum sliding windows
- Solar water heating
- Modular kitchen with hob and chimney

ELECTRICAL

- Television point in living room and all bedrooms
- Modular switches, copper wiring
- Miniature circuit breakers, earth leakage circuit breakers on the distribution
- 0.75KW power back up for each home

Gera Warranty

Your home comes backed by our 40+ years of dedication to excellence that permeates every aspect of our business, from quality of materials and manpower to the transparency of our processes. The Gera Warranty is one more reaffirmation of our commitment to customer satisfaction; it is also a testimony of our faith in the quality of our construction.

The Gera Warranty is a five year pledge that includes preventive maintenance and repairs to keep your home in premium condition for years to come.

For more detail on the Gera Warranty, please refer to the Warranty Brochure.



Corporate Office:

200, Gera Plaza, Boat Club Road,
Pune - 411 004, India.
Sales: +91 20 2616 4000
Landline: 020 66807700
Fax: + 91 20 2616 3653

Goa Office:

G-18, Gera's Imperium, Patto Plaza,
Behind Kadamba Bus Stand,
Panjim - 403 001, Goa.
Landline: 0832 - 2437123

Site Address & Sales Office:

"Mitra", P. T. Sheet No. 159,
Caranzalem, Panjim,
Taluka Tiswadi, North Goa.
Landline: 0832 - 2437123

The ^brands and amenities are indicative and the Company/Builder/Promoter reserves the right to alter the same at any point of time.
Nothing contained in this brochure (including plans, specifications and amenities) shall take precedence over the final agreement entered into between the customer and the Developer.
Materials where not specified shall be at the sole discretion of the Developer. The Developer reserves the right to modify the project scheme at their discretion.

