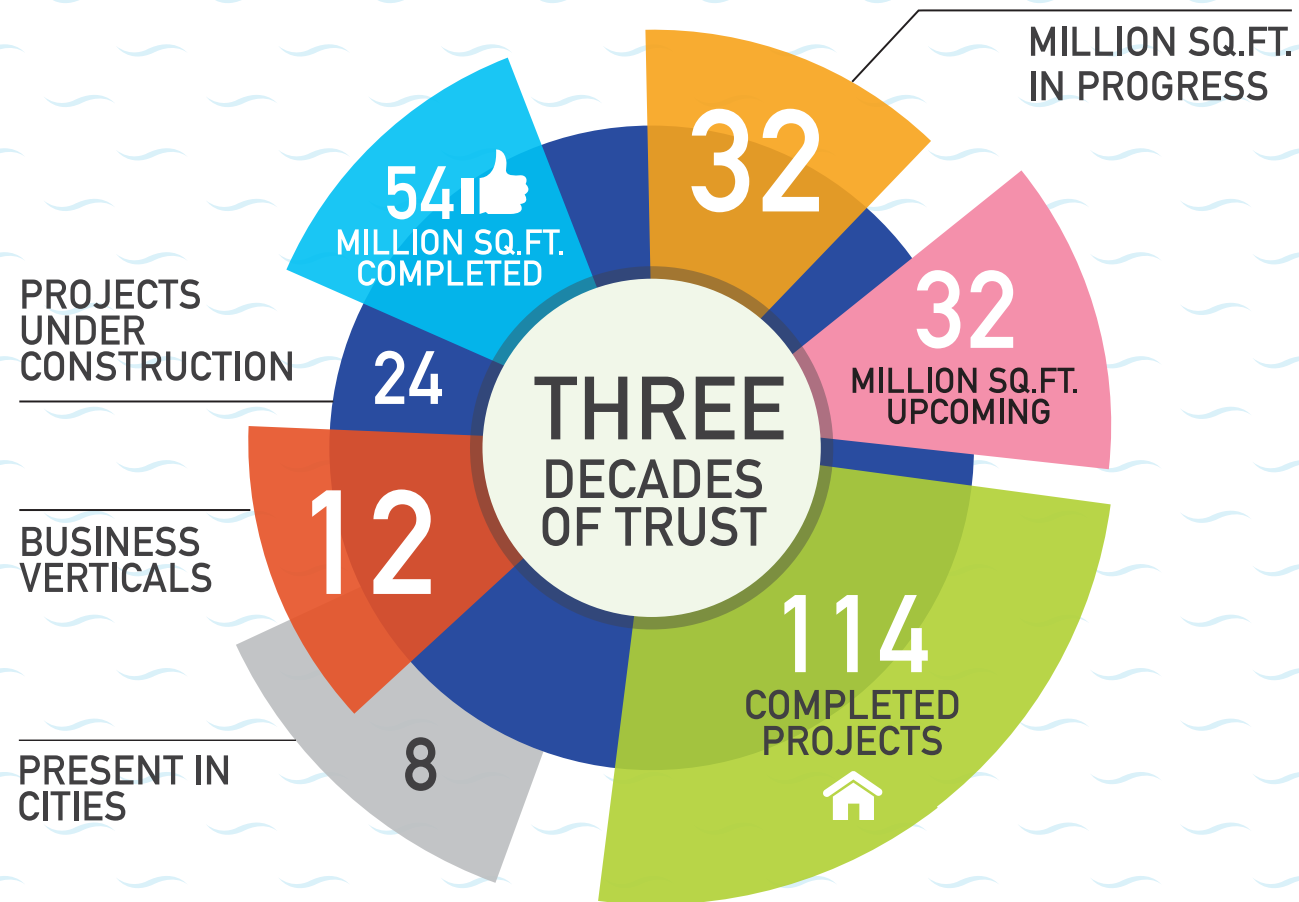


There's no place like Home  
Except by the Beach



**water'sedge**  
Exquisite leisure homes at Sancoale, South Goa  
Boutique Apartments

# Outstanding Achievements



A Crisil 'A' STABLE RATED COMPANY  
Founding Member IGBC



An ICRA 'A' STABLE RATED COMPANY  
ISO 9001, 14001 & 18001 CERTIFIED

Numbers indicated are as on September, 2020




*I want to be  
Wild, Beautiful & Free  
Just like the Sea* 



*Sea facing boutique apartments in South Goa*







*Sea water is a repository of minerals such as chloride, sodium and iodine, many of which have curative effects on the skin.*

ACTUAL SHOT

## PRESENTING SALARPURIA SATTVA WATER'S EDGE

A life by the ocean that only a few dream of and a few can call it Home.

Welcome to your very own leisure home in Goa, that overlooks the sea. A weekend getaway home or a retirement plan, Water's Edge is where you need to be.

Stunning spacious 2 and 3 BHK homes, with best in class amenities.

Perched on a hill top, overlooking the serene Zuari river and the pristine sea beyond, Water's Edge is your perfect getaway in South Goa.

Walk up to the ocean, cleanse your mind and loosen tired limbs. A home with a view of the waters, is what makes Water's Edge a dream come true!

For the seasoned Goan, its closer to the heart of Margao, lined by colonial Bungalows and historic churches.

**2BHK – 30 UNITS**

**3BHK – 40 UNITS**

SATTVA  
**water'sedge**  
Exquisite leisure homes at Sancoale, South Goa

*If you are working from home,  
you may as well have a work desk with a view*

Dramatic sea views – Ultra-spacious 2 BHK and 3 BHK Apartments with best in class amenities

Now Work from Home becomes truly pleasurable. The whisper of the sea amidst boardroom talk and you can hear the child within you longing to be on the shore.

These breathtakingly beautiful Ready to move-in Homes offer stunning views of the ocean and pristine pools. With more than 80% of the land dedicated for open area.

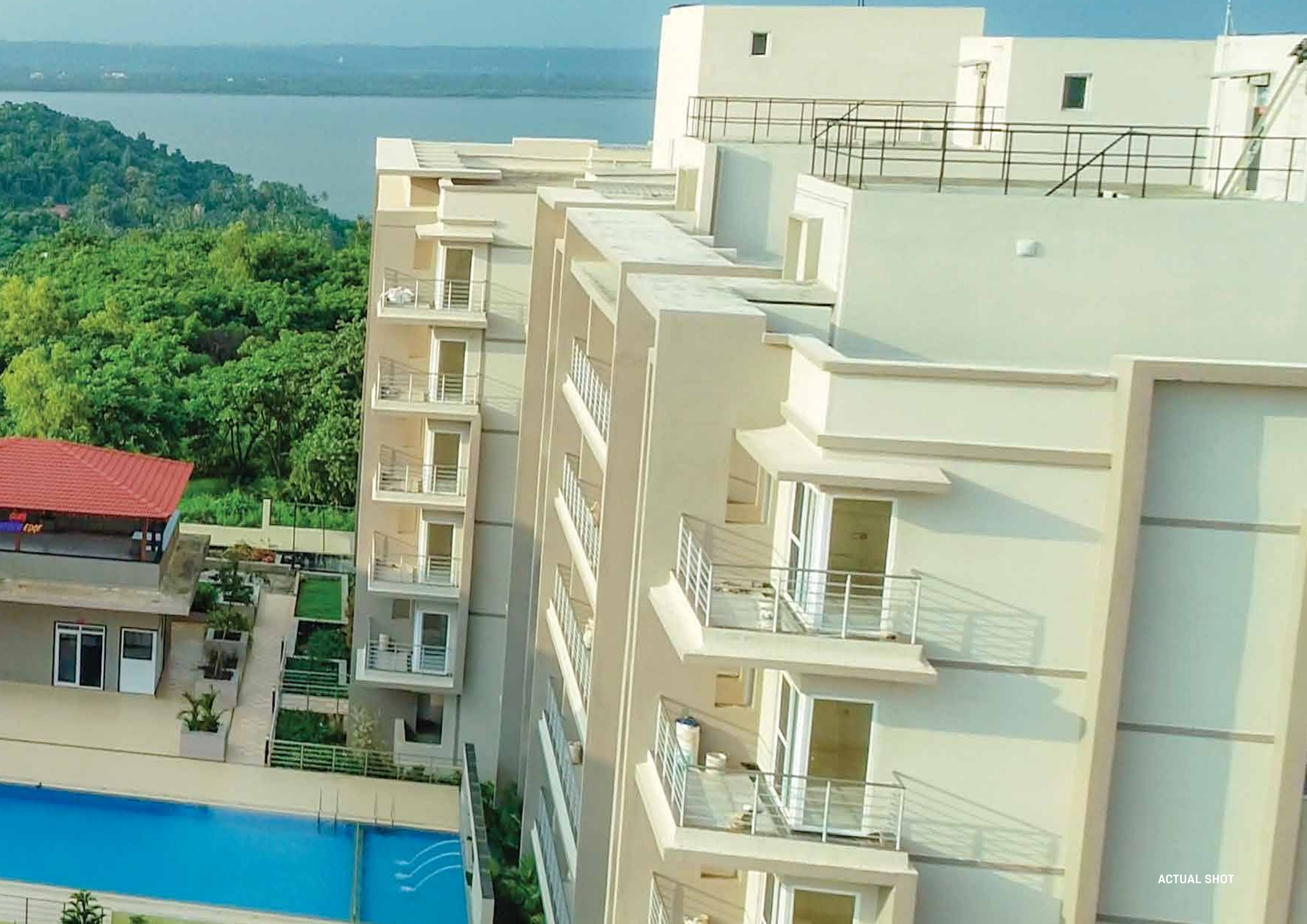
**NEW LAUNCH!**

**AQUA**  
BLOCK


<b>2BHK – 10 UNITS</b>	<b>LIMITED STOCK</b>
<b>3BHK – 10 UNITS</b>	







ACTUAL SHOT



*The sea air is laden with  
negative ions which can have  
mood-enhancing properties.*



*A holiday that never ends.*







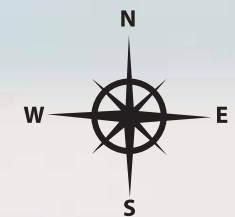


# LOCATION



## Proximity

• Magson's Supermarket	....	0.5km
• Airway Public School	....	1.2km
• MES College	....	1.3km
• BITS, Pilani Campus	....	3km
• International Airport	....	3.5km
• Naval Public School	....	5.9km
• Bagmalo Beach	....	6.2km
• Chicalim Sports Complex	....	6.3km
• SMRC Hospital	....	6.4km
• Vasco Railway Station	....	8.3km
• Valsao Beach	....	8.5km
• Colva Beach	....	11km
• Chicalim Church	....	13km
• Firefly Goan Bistro Bar	....	23km



Arabian Sea

Beaches



Must See Places



Sattva Property



Shot at location





ARTISTIC IMPRESSION

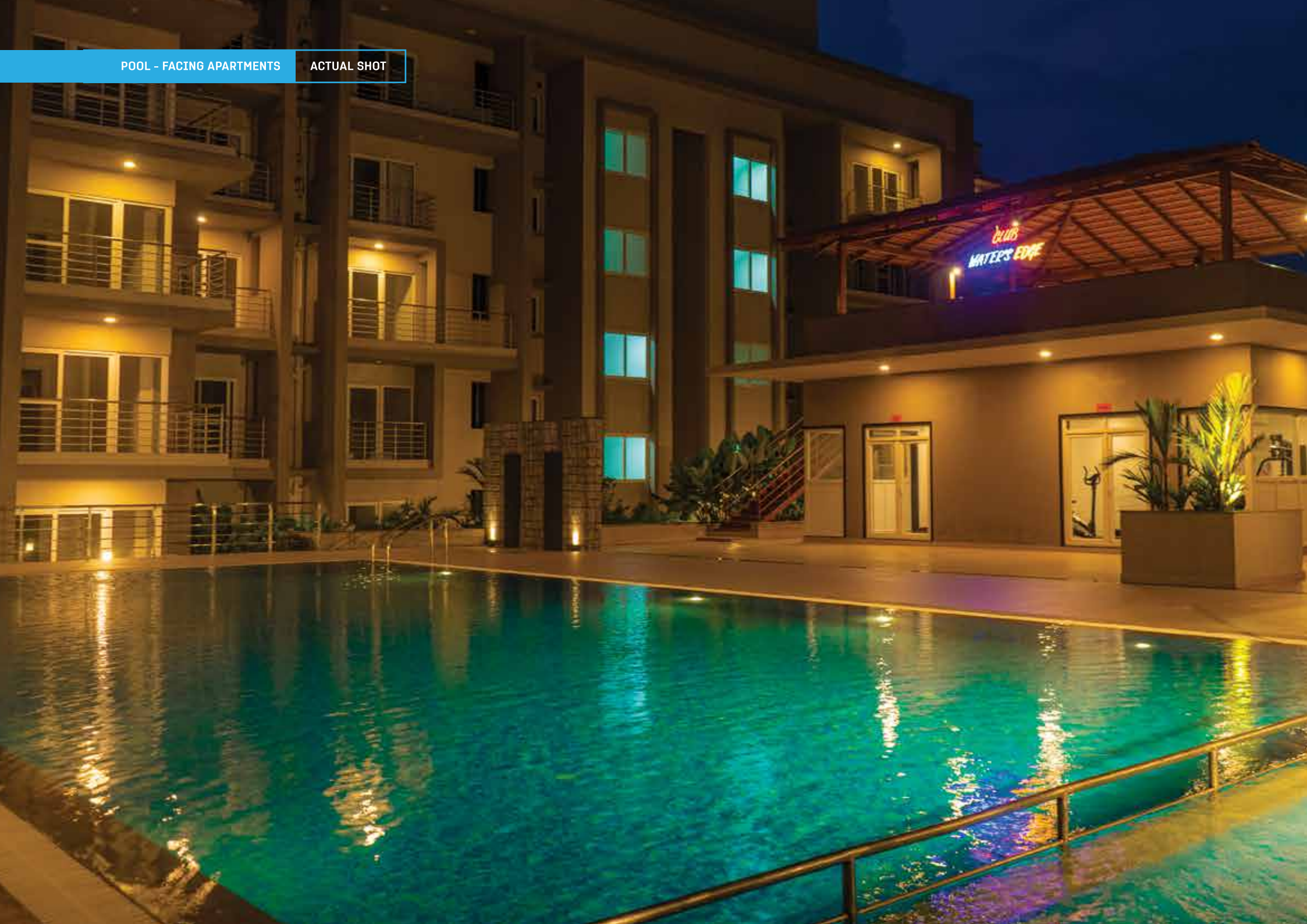
Aerial View



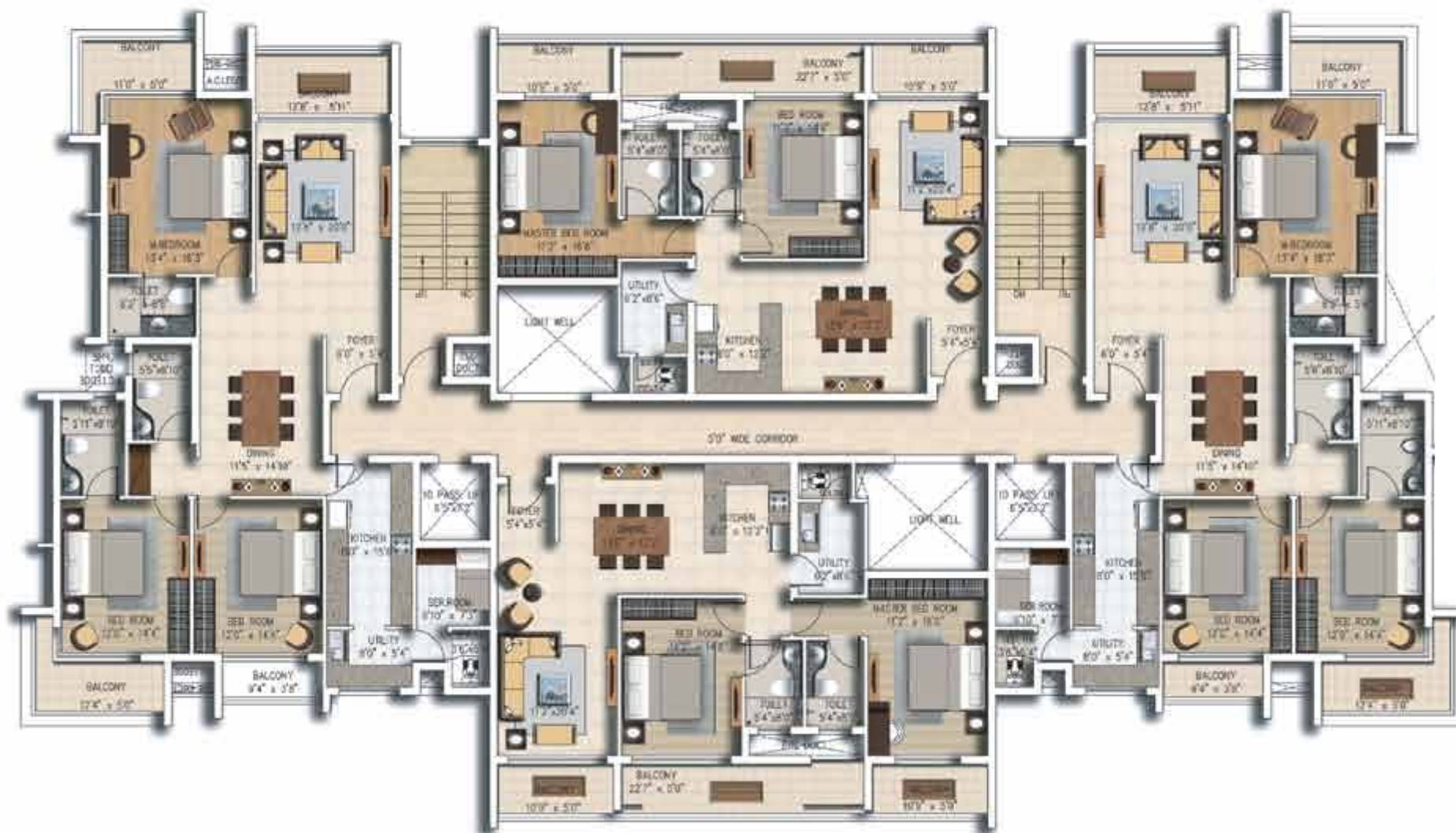


POOL - FACING APARTMENTS

ACTUAL SHOT







## Aqua & Ocean Blocks

Apartments ranging from 1675 - 2405 sq.ft.

# SPECIFICATION

## 1. Structure

- R.C.C. framed structure with cement laterite blocks

## 2. Flooring:

### a. Common area:

**Lift lobby:** Granite flooring / Vitrified tiles flooring

**Staircase:** Kota stone flooring / Restile Vitrified flooring.

**Carridors:** Vitrified / Ceramic tiles flooring

### b. Apartment:

**Foyer:** Vitrified tiles flooring.

**Living & Dining:** Vitrified tiles flooring.

**Bedrooms and Kitchen:** Vitrified tiles flooring

**Balcony & Utility:** Ceramic tile flooring.

### c. Toilets:

- Ceramic tiles flooring.
- Glazed / Ceramic tile dado up to 7" height.

## 3. Kitchen

- Black granite kitchen counter.
- Single bowl Stainless Steel sink with drain board.
- Hot & Cold water mixer 1 Nos.
- Provision for water heater & purifier fixing

## 4. Toilets - Chromium plated fittings

- Hot and cold single-lever basin mixer for all the toilets.
- Health Faucet for all the toilets.
- Granite countertop washbasin in all Bedroom.
- Wall mounting European Water Closet (EWC)

## 5. Doors

- Main door with teakwood finish.
- All other doors in wood with paint finish.

## 6. Utility

- Inlet & Outlet for washing machine and dish washer water.

## 7. Windows

- Anodized Aluminum / UPVC windows with mosquito mesh.
- Ventilators for toilets

## 8. Painting

- Exterior finish with Textured Finish.
- Internal walls with plastic Emulsion and Ceilings with oil bound distemperh

## 9. Electrical :

- TV point in the living room and master bedroom
- Fire resistant electrical wires of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split A/c power point in master bedroom. Conduit provision for A/C in all other bedrooms
- Lightning arrester for the building

## 10. Telephone/Intercom Facility:

- Telephone points in living area and master bedroom
- Intercom facility from each apartment to the security room, club house and other apartments

## 11. Lift

- Automatic passenger lifts

## 12. Back - up Generator

- Stand-by generator for lights in common areas, lifts & pumps.
- Back -up to individual apartments

## 13. Security Systems

- Round the clock security
- Trained security personnel

## 14. Plumbing

- PVC drainage & storm water pipes
- All plumping points will be pressure tested



## AMENITIES & SERVICES



- Clubhouse includes indoor games and steam bath
- Swimming pool
- Kids' Pool
- Gymnasium
- Children's play area
- Video door phone
- Table tennis
- Scenic view point / photography point
- Club-top Party Area
- Walking, Jogging & Cycling area
- Meditation area
- Yoga Lawn
- Skating Zone



# Awards & Recognitions



2020  
CONSTRUCTION WORLD  
Architect & Builder Award  
Best Developer - Residential  
Outstanding projects, Knowledge City,  
Knowledge Point and Divinity



2020  
IBE - INDIA PROPERTY AWARDS  
Developer of the Year 2020 - Commercial  
Salarpuria Sattva



2020  
ET NOW Global Real Estate Congress  
Real Estate Awards  
Developer of the Year - Commercial  
Salarpuria Sattva



2020  
ET NOW  
Business Leader Of the Year  
Bijay Agarwal - Managing Director  
Salarpuria Sattva



2020  
COMMONFLOOR REALTY AWARDS  
Best Developer of the Year  
Karnataka



CARE Awards 2019  
CREDAI Award for Real Estate  
Best Residential Dwellings  
above 1500 Sq.Ft.  
Salarpuria Sattva Greenage



2019  
SILICON INDIA REAL ESTATE  
AWARDS BENGALURU  
India's Most Trusted  
Developer of the Year - 2019  
Salarpuria Sattva Group



2019  
CREDAI Telangana's CREATE Award  
Best Office/Commercial having  
more than 1 lakh Sq.Ft. build up area  
Salarpuria Sattva Knowledge City



2019  
TIMES BUSINESS AWARD  
Best Developer - Residential



2018  
REALTY PLUS  
CONCLAVE AND  
EXCELLENCE AWARDS- SOUTH  
Developer of the Year - Commercial  
Iconic Project of the Year -  
Salarpuria Sattva Knowledge City



2017-2018  
ASIA ONE - GOY  
Global Indian of the Year  
Bijay Agarwal - MD



2018  
ASIA ONE AWARD  
World's Greatest Brands  
Awarded to  
Salarpuria Sattva Group



2017 - 18  
IN ASSOCIATION  
WITH TIMES NOW  
Extraordinaire Brand  
Brand Vision Summit  
Bijay Agarwal - MD  
Salarpuria Sattva NexBrands



2018  
ET NOW  
CSR LEADERSHIP AWARD  
Best project of the Year  
Knowledge City, Hyderabad



2018  
CNBC-AWAZ  
Real Estate Awards (South)  
Luxuria, Bengaluru



2017  
9TH REALTY PLUS  
Excellence Awards (South)  
Developer of the year  
- Residential



2017  
9TH REALTY PLUS  
EXCELLENCE AWARDS (SOUTH)  
Commercial Project of the year  
Salarpuria Sattva  
Knowledge City, Hyderabad



2017  
THE GOLDEN GLOBE TIGERS  
AWARDS  
Most Sustainable Real Estate Company  
Excellence in Delivery



2017  
THE RISING LEADERSHIP  
AWARDS  
Most Innovative Housing  
Developer of the Year (South India)



2016  
ABP AWARDS  
Excellence in Delivery  
Most sustainable  
Real Estate Company

## Our On-going Projects



**MAGNIFICIA**  
Old Madras Road, Bangalore



**PIPAL TREE**  
Kengeri Tavarekere Road, Bangalore



**GREENAGE**  
Hosur Main Road, Bangalore



**SEJORITA**  
Sarjapur Main Road, Bangalore



**OPUS**  
Tumkur Road, Bangalore



**ANUGRAHA**  
Magadi Main Road, Bangalore



**ASPIRE**  
Hennur Main Road, Bangalore



**MISTY CHARM**  
Kanakapura Main Road, Bangalore



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bangalore



**DIVINITY**  
Mysore Road, Bangalore



**CADENZA**  
Kudlu Gate Junction, Bangalore



**NORTHLAND**  
Hennur Road, Bangalore



**LUXURIA**  
Malleshwaram, Bangalore



**CELESTA**  
Old Madras Road, Bangalore



**SERENE LIFE**  
Shettigere, Bangalore



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



**NECKLACE PRIDE**  
Kavadiiguda, Hyderabad



**HM ROYAL**  
Kondhwa (opposite Talab factory), Pune



**MAGNUS**  
Shaikpet, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa



TRUST. T'S WHAT WE BUILD

## CORPORATE OFFICE

### BENGALURU

4th Floor, Salarpuria  
Windsor, #3, Ulsoor Road  
Bengaluru - 560 042

**Tel: +91-80-42699000**

### KOLKATA

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Avenue, 1st Floor  
Kolkata - 700 072

**Tel: +91-33-40306000**

### HYDERABAD

Salarpuria Cyber Garden  
Sy. No. 67/P, Hitec City  
Hyderabad - 500 081

**Tel: 040 23117211**

### COIMBATORE

1215, Avinashi Main Road  
Near Lakshmi Mills Junction  
Coimbatore - 641037

**Tel: +91 8144095095**

### PUNE

HM Royal, Arti Properties Pvt. Ltd.,  
Sy. No. 18 & 19, Kondhwa  
Bdrk., Pune - 411 048

**Tel: +91 7304334477**

### GOA

Plot No. 199/2, Near MES  
College, Zuari Nagar  
Sancoale, Goa - 403726

**Tel: +91 8390000623**

**www.sattvagroup.in | Call Toll Free : 1800 121 3344**



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