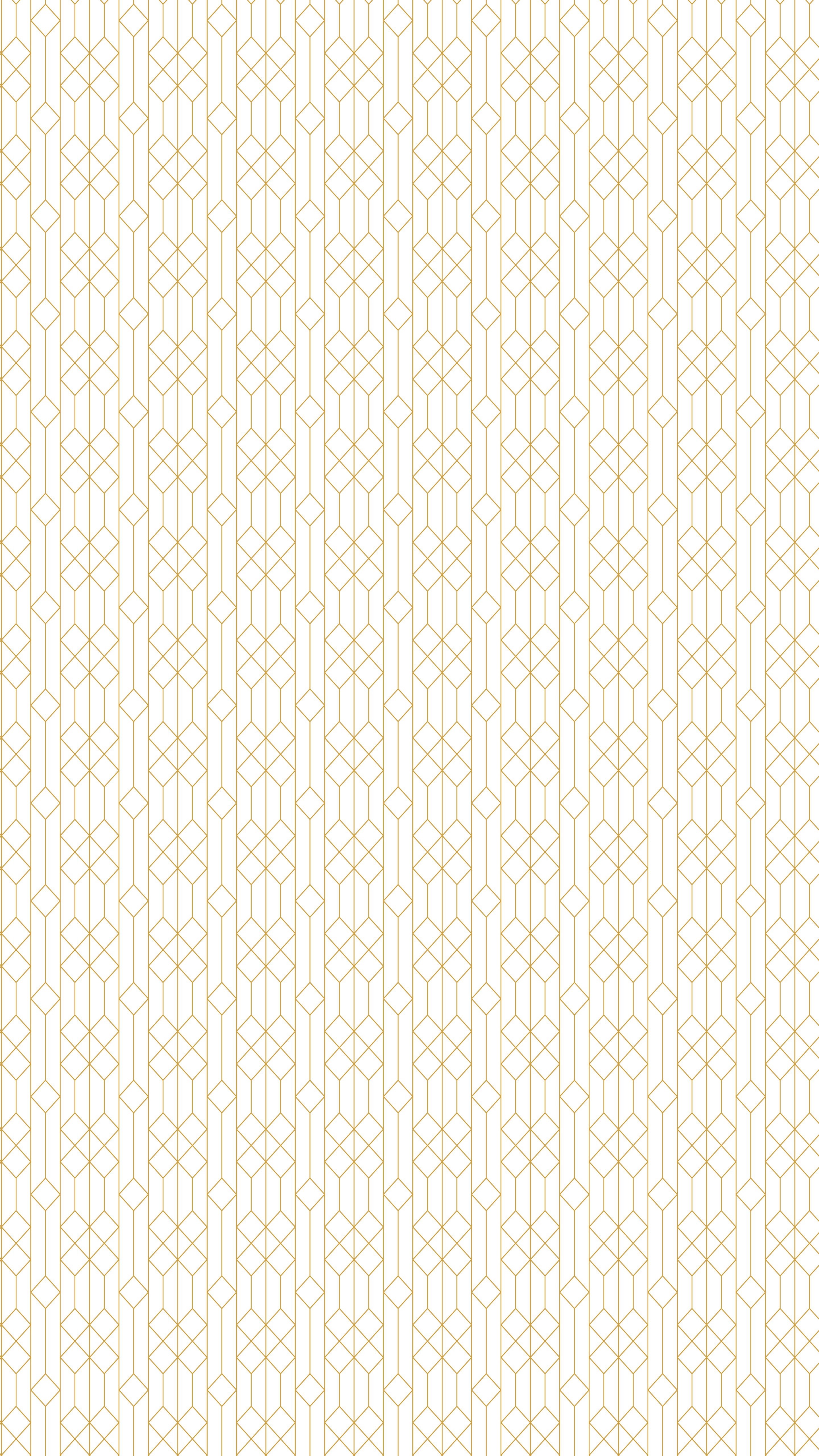


PANACHE

BY

PINTOROSARIO

LUXURY VILLAS







## A PICTURESQUE LOCATION

With a unique blend of peace and nature, Parra is an idyllic refuge situated in North Goa. Ubiquitously charming this quaint village is known for its quiet leafy streets and verdant hills. Parra is located conveniently close to popular areas and facilities and yet is still away from the noisy hustle and bustle of the tourist belt which makes it the perfect location for a home in Goa.







# PINTO ROSARIO HOLDINGS

Pinto Rosario Holdings Pvt. Ltd. was founded in the year 2006 by two brothers, Antonio and Vivek Pinto Rosario. Based in Goa, the company is active in the fields of construction and hospitality. After more than a decade, they have developed a reputation for quality and luxury above all else. Their homeowners join the extended "Pinto Rosario" family and will vouch for excellent quality and emphasis on service. They strongly believe in the ethos that "you should develop projects that you yourself would stay in" and hence the brothers retain a unit in every project they develop and ensure that the maintenance of all their projects is top-notch long after it has been handed over.

A strong testament to this, is that Pinto Rosario developments have been featured in numerous Bollywood films, TV advertisements as well as magazine covers. Their recent gated luxury villa project 'Pinto Rosario Square' was named the Best Villa Project in North Goa by NDTV Profit, one of India's leading business channels.

Pinto Rosario Holdings Pvt. Ltd. has recently expanded operations into organic farming and the import and export sector.

---





# LIVING WITH PANACHE

*PANACHE [ puh-nash, -nahsh ] noun.*

*A grand or flamboyant manner; verve; style; flair*

Panache by Pinto Rosario has been designed keeping the sole purpose of a luxurious lifestyle in mind. From clean, modern lines to bold silhouettes, our inspiration has been sought from the finer things in life.

Panache consists of seven bespoke villas that are opulently furnished to suit your individual style. Each villa enjoys an unobstructed panoramic field view and comes with well appointed features that blend seamlessly with nature. At Pinto Rosario, we believe that every square foot of your home should be crafted with an idea, not just built to a plan.

A home that blends thought, design and purpose.

---





## PRIVACY

---

Panache strikes that perfect balance of luxury and privacy. If you're looking to quieten your busy mind and enjoy days of absolute bliss you've come to the right place. Think of your villa as your own private oasis with a private infinity pool and landscaped gardens.

## LIFESTYLE

---

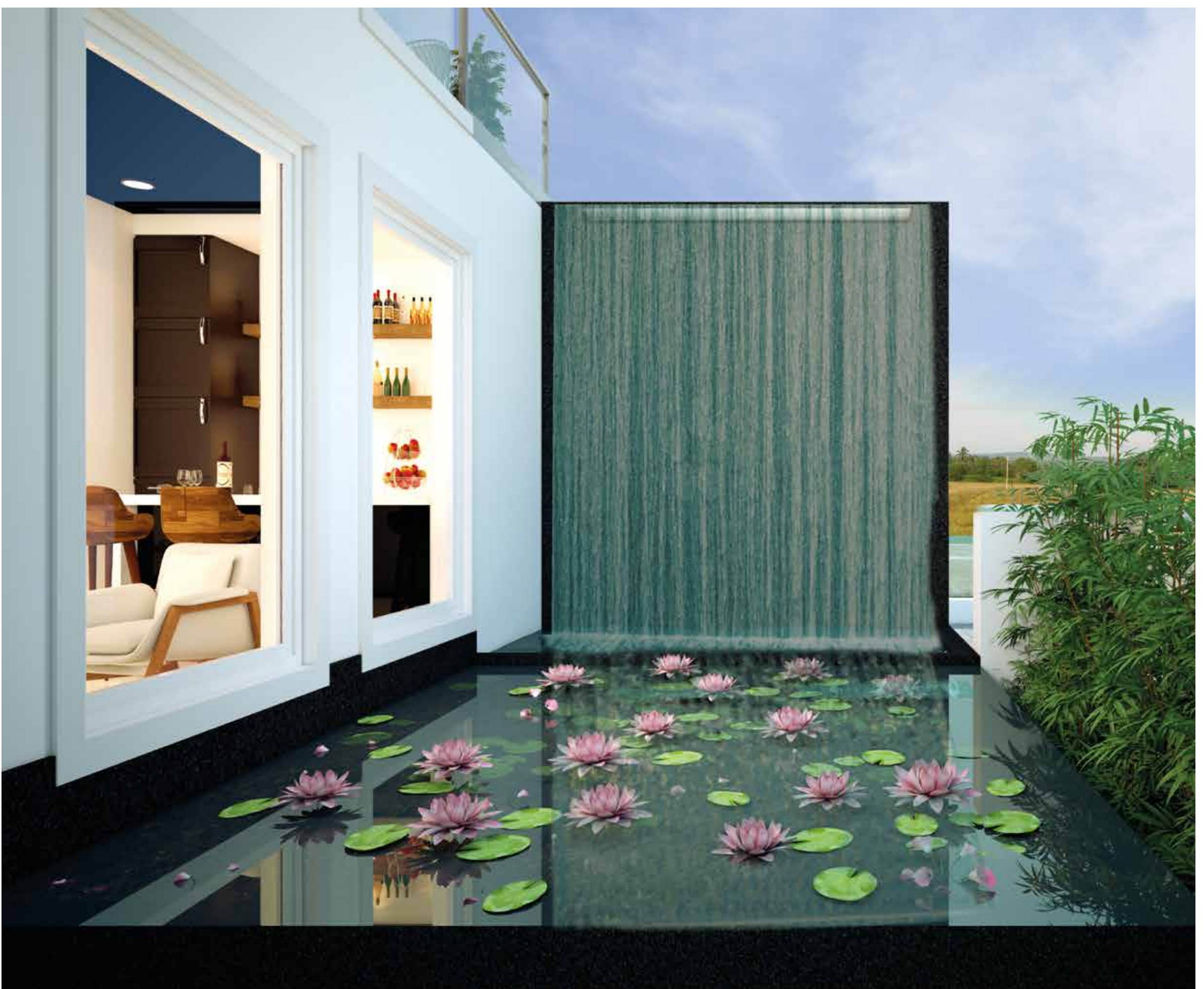
The Panache lifestyle revolves around living comfortably. We want Panache to reflect your individuality in every way and have taken every measure to ensure your home is a space of unrestrained elegance that aptly encapsulates who you are. We have striven to create a space that helps you escape from the hustle of everyday life.

## LUXURY

---

Panache provides the allure of luxury living at its finest with contemporary design and warm and welcoming living spaces. The interior seamlessly melds with the outdoor infinity pool, blurring the lines between indoor and outdoor living and entertainment areas.









---

Private infinity pool with deck

---

Private elevator

---

Customizable space which can be converted either into a gym/bedroom or entertainment area

---

Bespoke modular kitchen

---

Fully furnished with white goods

---

Koi pond with cascade

---

Landscaped gardens with outdoor sit-out area.

---

Play area for pets

---

Staff quarters

---

Optional 24-hour power backup

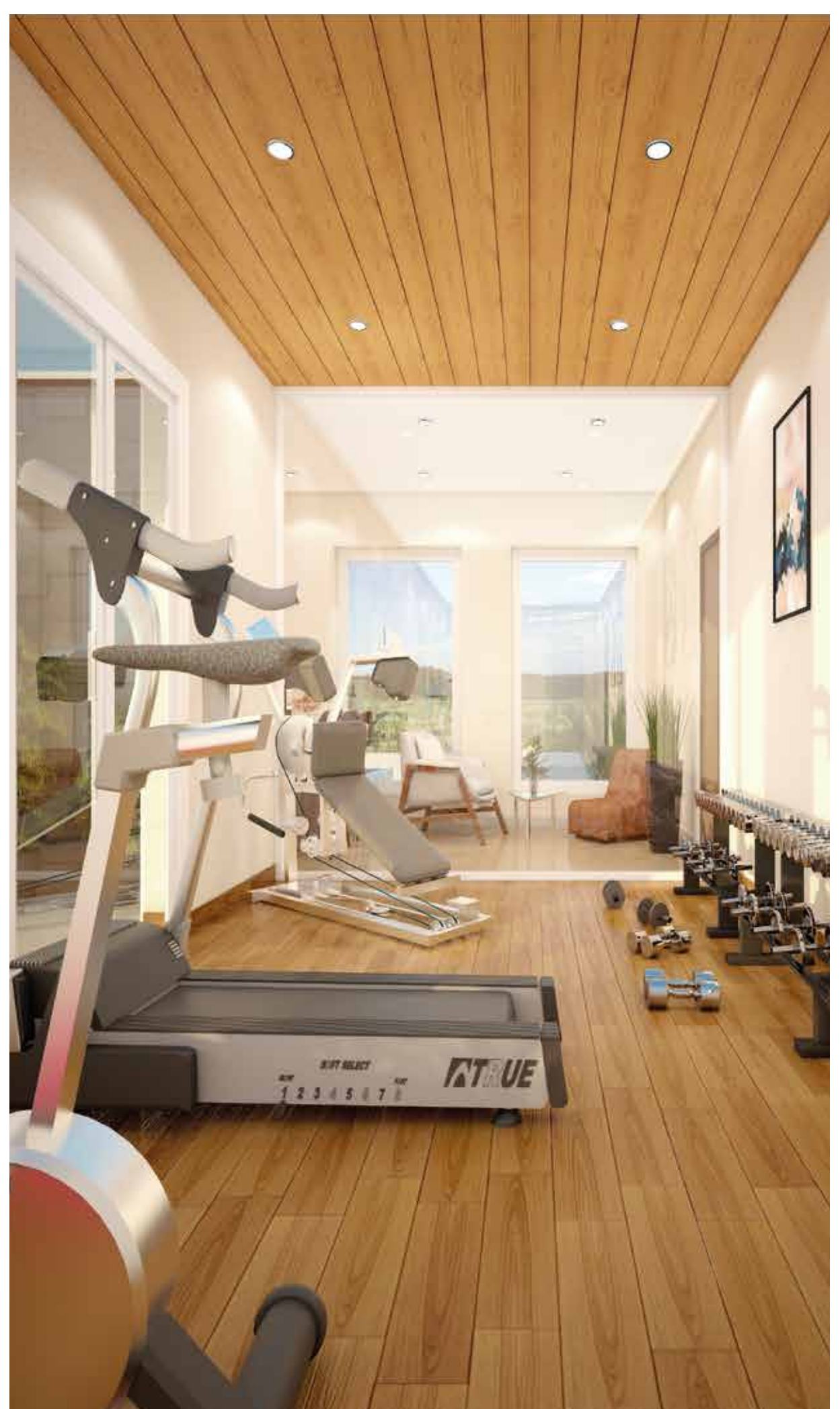
---

Home automation on request

---

24/7 manned security with CCTV

---





# MASTER PLAN AND AREAS



VILLA NUMBER	VILLA TYPE	CARPET AREA	VERANDAH CARPET AREA	POOL AND CASCADE AREA	STILT AREA	TOTAL BUILT UP AREA
One	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Two	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Three	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Four	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Five	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Six	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.
Seven	4 Bedrooms, 2 Car Parks	3039 Sq. Ft.	477 Sq.Ft.	327 Sq.Ft.	377 Sq.Ft.	4552 Sq. Ft.



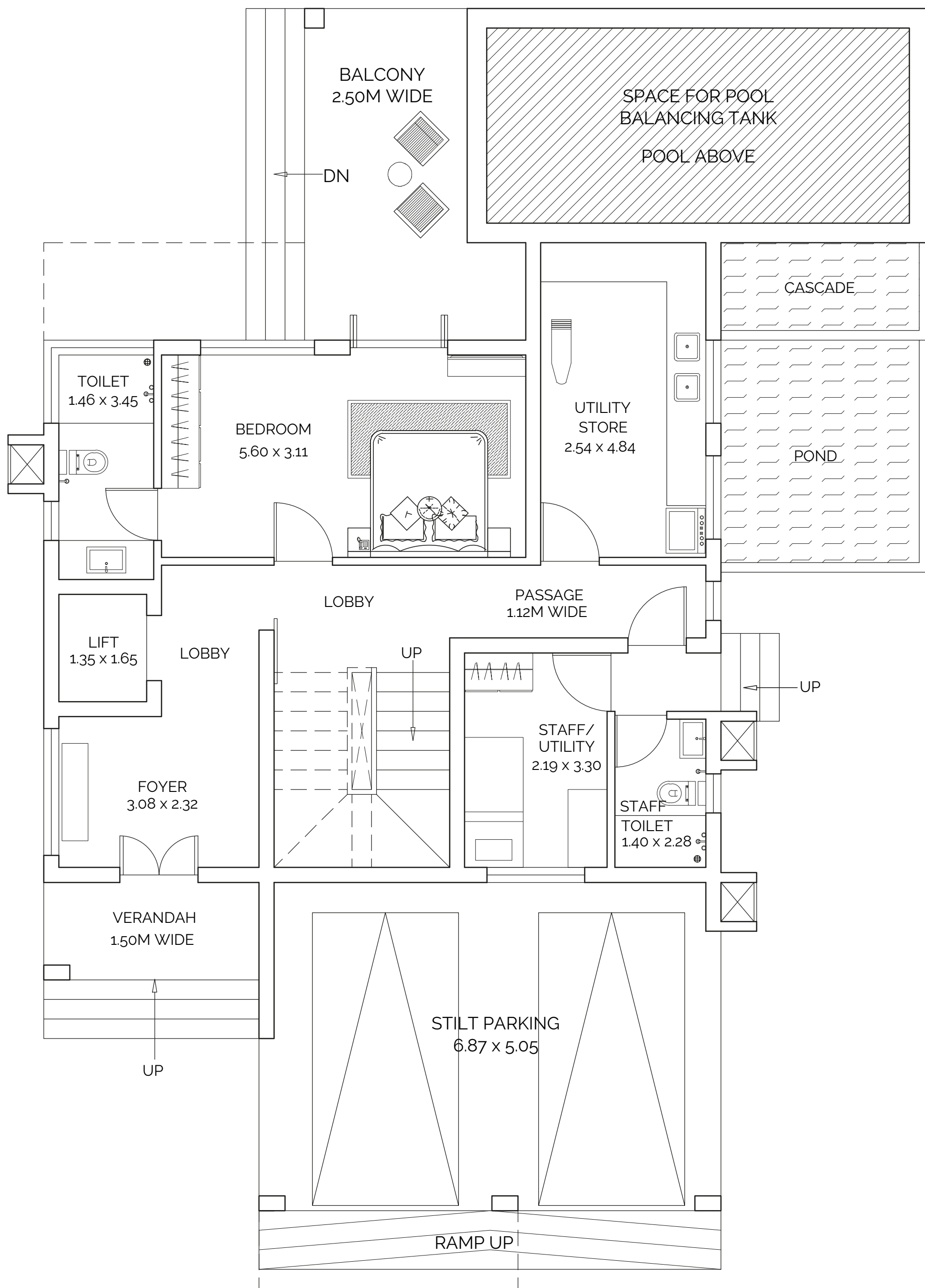
# PLANNED FOR FUNCTIONALITY



Each villa is surrounded by lush landscaped gardens with unique features like a play area for pets, a water cascade which flows into a koi pond, an outdoor seating area that overlooks verdant fields and the convenience of two covered car parks.

As you enter the ground floor of your villa, you walk into a spacious foyer with a lobby. Every villa has an individual elevator which stops at every floor. There are servants quarters with a separate entrance and full bathroom. The ground floor also features a large customisable space which can be used as a bedroom and utility area or a gym and entertainment area.

All the areas are fully furnished with custom furniture, accessories and appliances.





# GROUND FLOOR LAYOUT



- A** Two covered car parking spaces
- B** Verandah
- C** Foyer with lobby
- D** Elevator
- E** Ground floor toilet
- F** Outdoor seating area
- G** Customizable space which can be converted into a bedroom/utility area or gym/entertainment area
- H** Koi pond with cascade
- I** Staff quarters with bathroom
- J** Play area for pets
- K** Landscaped gardens





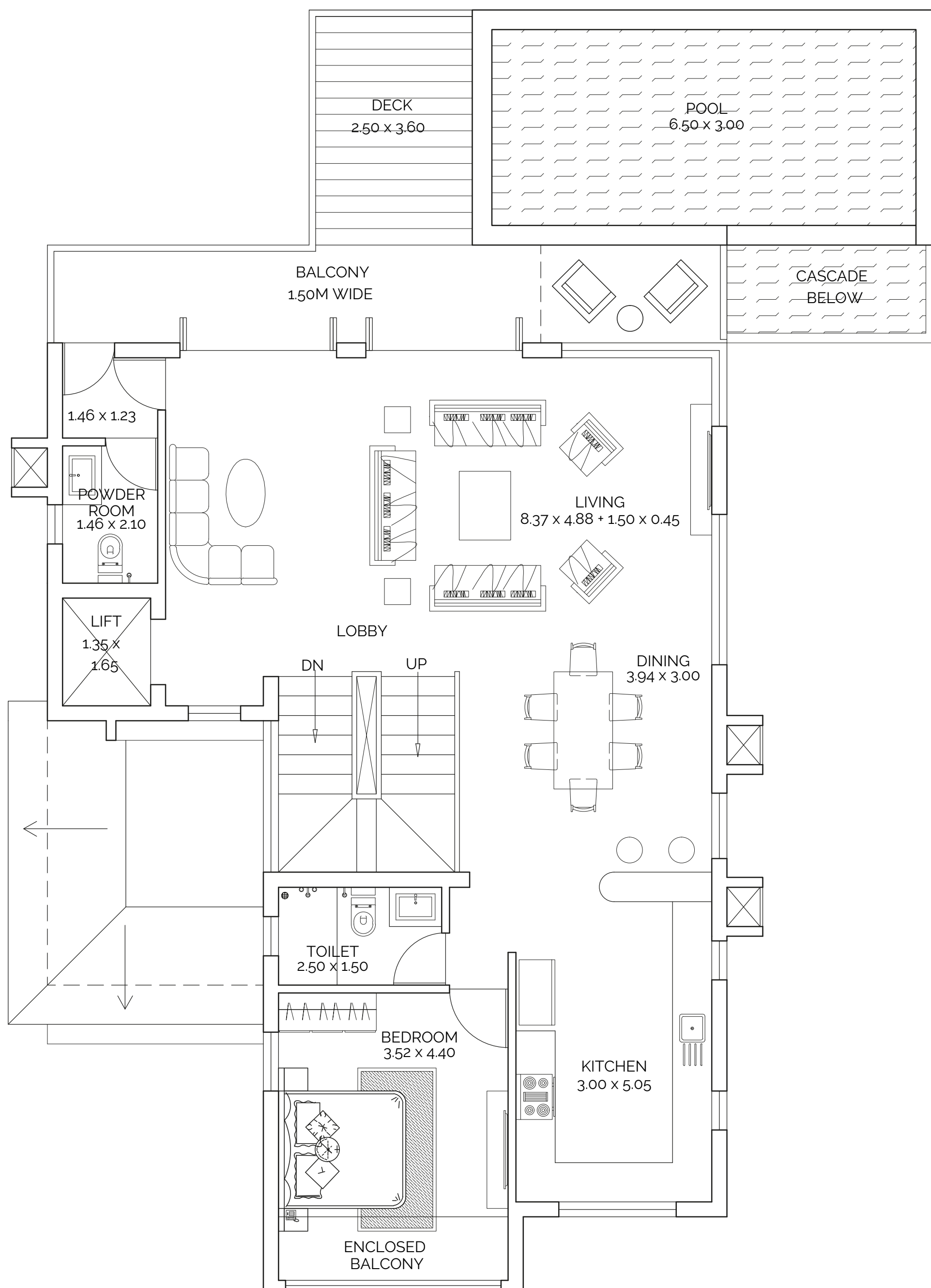
# PLANNED FOR COMFORT



As you walk out of the elevator on to the first floor of your villa, you are greeted by a spacious living/dining area which opens out onto an outdoor deck with an infinity pool. You are treated to panoramic field and hill views.

The customised modular kitchen is fully equipped. The first floor also has a bedroom with an ensuite bathroom.

All areas on this floor are fully furnished with custom furniture, accessories and appliances.





# FIRST FLOOR LAYOUT



- A** Modular kitchen
- B** Bedroom with ensuite bathroom
- C** Powder room
- D** Lobby
- E** Outdoor pool deck
- F** Infinity pool
- G** Living and dining area
- H** Lift



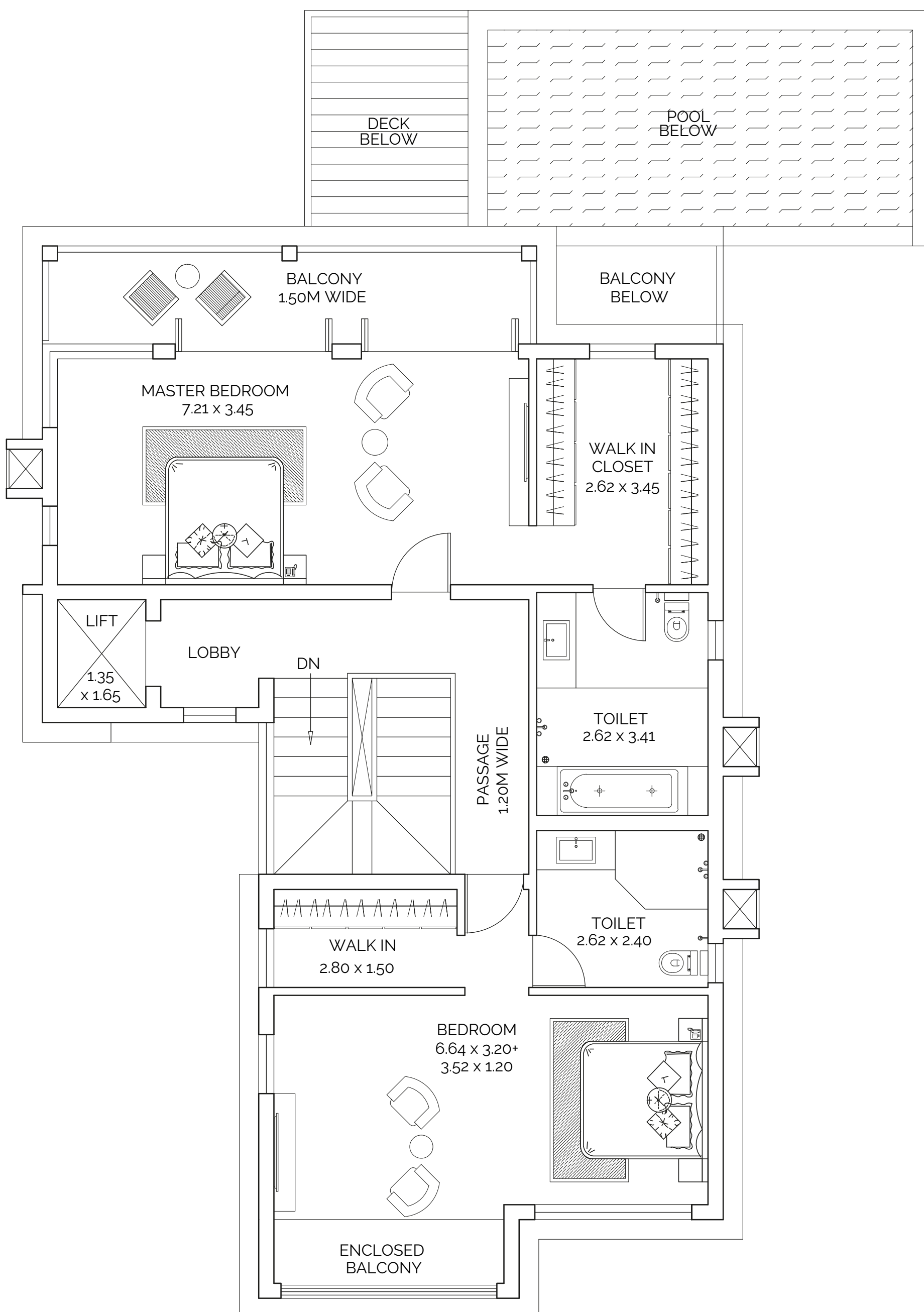


# PLANNED TO PERFECTION



The second floor is dedicated to two bedrooms. A master bedroom with an enclosed balcony that overlooks the infinity pool and lush fields and a second bedroom, also with an enclosed balcony. Both bedrooms have large walk-in closets and ensuite bathrooms. The master bath is equipped with a bath tub.

The bedrooms are fully furnished and have every conceivable appliance and accessory.





# SECOND FLOOR LAYOUT



- A** Master bedroom with balcony
- B** Walk-in closet
- C** En-suite bathroom with bath-tub
- D** Bedroom with enclosed balcony
- E** Walk-in closet
- F** En-suite bathroom
- G** Lift









# SPECIFICATIONS

SPACE	FURNITURE	APPLIANCES	ACCESSORIES
Foyer/Lift lobby	Display table		Picture frames
Ground floor bedroom	King size bed, side tables (2nos.), T.V. console, wardrobe	T.V. (Samsung, VU, Sony or similar), A/C (Daikin, Panasonic or similar)	Mattress, picture frames, blinds
Ground floor toilet	Wash basin, with counter and storage shelf, WC, shower with diverter and spout, shower cubicle (WC, washbasin and accessories will be of Kohler, Duravit, Jaquar or similar)		Mirror, blinds
Outdoor seating	Chairs (2nos.), Coffee table		
Staff room	Single bed, wardrobe, table		Blinds
Staff toilet	Pedestal wash basin, WC, shower with mixer and spout		Mirror
Lift		4/5 person elevator with 3 stops of OTIS or Schindler.	Automatic Rescue Device (ARD)
Staircase			Toughened glass railing
Living room /Dining	Formal sofa set (9 seater), Informal sofa set (3 seater), dining set (6 seater), T.V. console	T.V. (Samsung, VU, Sony or similar), A/C (Daikin, Panasonic or similar)	Picture frames, blinds, curtains
Kitchen	HDHMR/ BWP Ply for carcass and shutters of Prelam Ply, Hettich hardware, sink with drain board and granite top, breakfast counter with seats (2nos.)	Hob, chimney, fridge (Samsung or similar), Microwave, A/C (Daikin, Panasonic or similar), purifier	Picture frames, blinds
Outdoor pool deck	Chairs (2nos.), coffee table, deck beds (2nos.), table		Toughened glass railing
Pool		Filtration system	Pool net and testing kit
Powder room	Wash basin, wash basin counter with storage shelf, WC (WC, wash basin and accessories will be of Kohler, Duravit, Jaquar or similar)		Mirror, picture frame
First floor toilet	Wash basin, wash basin counter with storage shelf, WC, shower with diverter and spout, shower cubicle (WC, washbasin and accessories will be of Kohler, Duravit, Jaquar or similar)		Mirror, blinds
First floor bedroom	King size bed, side tables (2nos.), T.V. console, wardrobe	T.V. (Samsung, VU, Sony or similar), A/C (Daikin, Panasonic or similar)	Mattress, picture frames, blinds
Master bedroom	King size bed, side tables (2nos.), bed foot bench, T.V. console, xhairs (2nos.), coffee table	T.V. (Samsung, VU, Sony or similar), A/C (Daikin, Panasonic or similar)	Mattress, picture frames, blinds
> Walk-in	Wardrobe, shoe rack		Blinds
> Toilet	Wash basin, wash basin counter with storage shelf, WC, shower with diverter & spout, Tub, shower cubicle (WC, washbasin and accessories will be of Kohler, Duravit, Jaquar or similar)		Mirror
> Balcony	Chairs (2nos.), coffee table		Toughened glass railing
Second bedroom	King size bed, side tables (2nos.), T.V. console, chairs (2nos.), coffee table	T.V. (Samsung, VU, Sony or similar), A/C (Daikin, Panasonic or similar)	Mattress, picture frames, blinds
> Walk-in	Wardrobe		Blinds
> Toilet	Wash basin, wash basin counter with storage shelf, WC, shower with diverter & spout, shower cubicle (WC, washbasin and accessories will be of Kohler, Duravit, Jaquar or similar)		Mirror



# SPECIFICATIONS

SPACE	ACCESSORIES	DOOR/WINDOWS	FLOORING	CEILING
Foyer/Lift lobby	Picture frames	UPVC external window, main door and internal doors of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Ground floor bedroom	Mattress, picture frames, blinds	UPVC external door and window, internal door of block board with veneer finish	Wooden laminated flooring	Shera board false ceiling with polish with LED spot lights/Pendent lights
Ground floor toilet	Mirror, blinds	UPVC external window, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	Calcium silicate false ceiling with LED spot lights/ Pendant lights
Outdoor seating			Vitrified/ Ceramic flooring	Calcium silicate false ceiling with LED spot lights/ Pendant lights
Staff room	Blinds	UPVC external window, internal door of block board with veneer finish	Vitrified/ Ceramic flooring	
Staff toilet	Mirror	UPVC external ventilator, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	
Lift	Automatic Rescue Device (ARD)			
Staircase	Toughened glass railing	UPVC external window	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Living room /Dining	Picture frames, blinds, curtains	UPVC external doors and windows, internal doors of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Kitchen	Picture frames, blinds	UPVC external windows, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	Gypsum false ceiling with LED spot lights/ Pendant lights
Outdoor pool deck	Toughened glass railing		Wooden laminates/ UPVC external flooring	
Pool	Pool net and testing kit		Piccolo tiles (75X75cm)	
Powder room	Mirror, picture frame	UPVC external ventilator, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	Calcium silicate false ceiling with LED spot lights/ Pendant lights
First floor toilet	Mirror, blinds	UPVC external ventilator, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	Calcium silicate false ceiling with LED spot lights/ Pendant lights
First floor bedroom	Mattress, picture frames, blinds	UPVC external windows, internal door of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Master bedroom	Mattress, picture frames, blinds	UPVC external doors and windows, internal doors of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Walk-in	Blinds	UPVC external window, internal door of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Toilet	Mirror	UPVC external ventilator, internal door of block board with veneer finish	Marble flooring and Dado	Calcium silicate false ceiling with LED spot lights/ Pendant lights
> Balcony	Toughened glass railing		Wooden laminated flooring	Calcium silicate false ceiling with LED spot lights/ Pendant lights
Second bedroom	Mattress, picture frames, blinds	UPVC external windows, internal doors of block board with veneer finish	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Walk-in	Blinds	UPVC external window	Wooden laminated flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Toilet	Mirror	UPVC external ventilator, internal door of block board with veneer finish	Wooden laminated flooring	Calcium silicate false ceiling with LED spot lights/ Pendant lights









## PLACES OF INTEREST

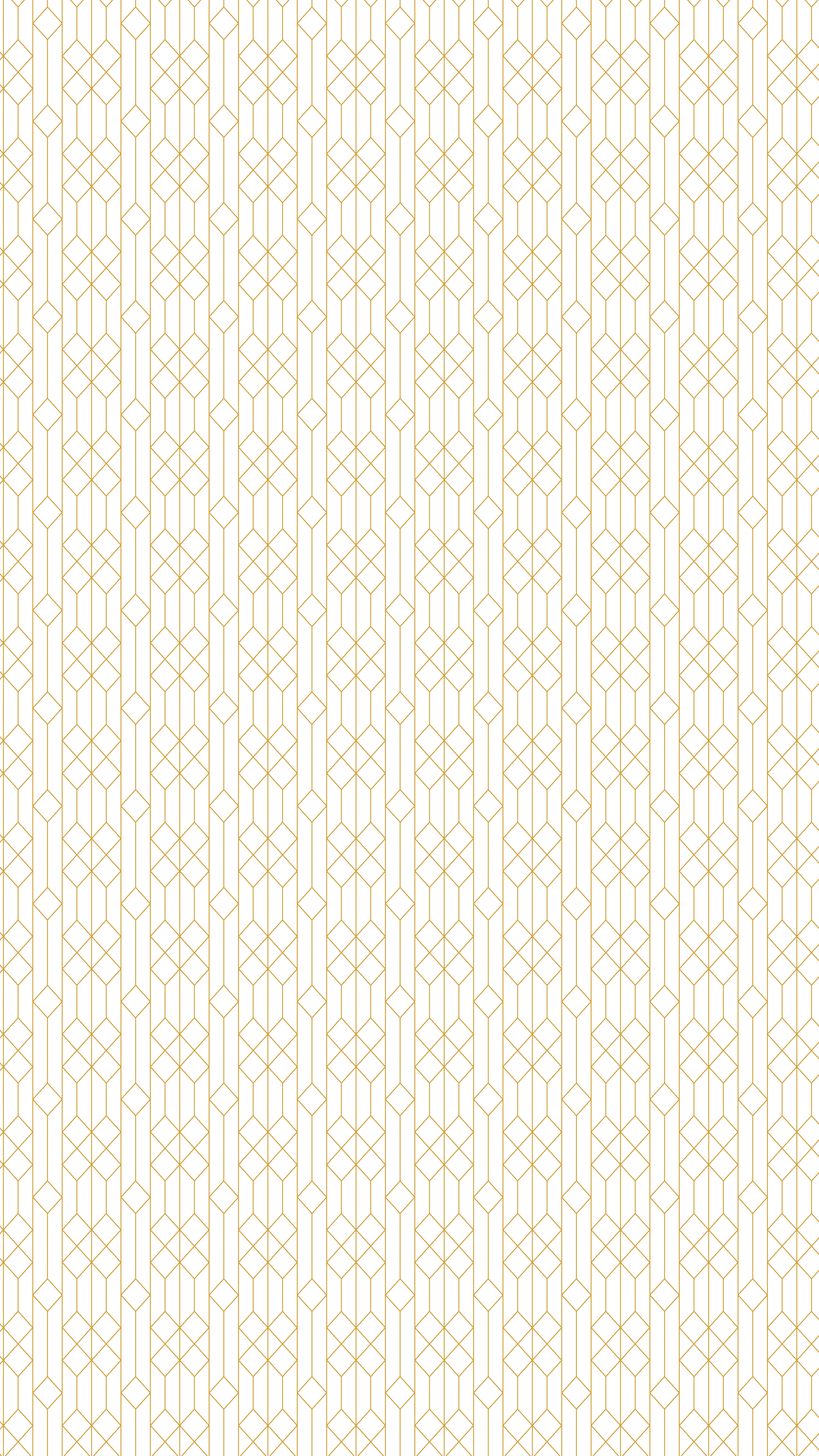
1 Assagao	5 mins
2 Mapusa	5 mins
3 Anjuna	7 mins
4 Vagator	8 mins
5 Baga	11 mins
6 Candolim	19 mins
7 Pinto Rosario Square Resort and Spa	20 mins
8 Gunpowder, Assagao	11 mins
9 Saturday Night Market, Arpora	11 mins
10 Britto's, Calangute	17 mins
11 Antares, Vagator	20 mins
12 W Goa, Vagator	23 mins
13 Thalassa, Siolim	23 mins
14 Thivim Railway Station	26 mins
15 Panaji	30 mins
16 Proposed Mopa Airport	45 mins
17 Goa International Airport	1h 10 mins
18 Margao	1h 19 mins



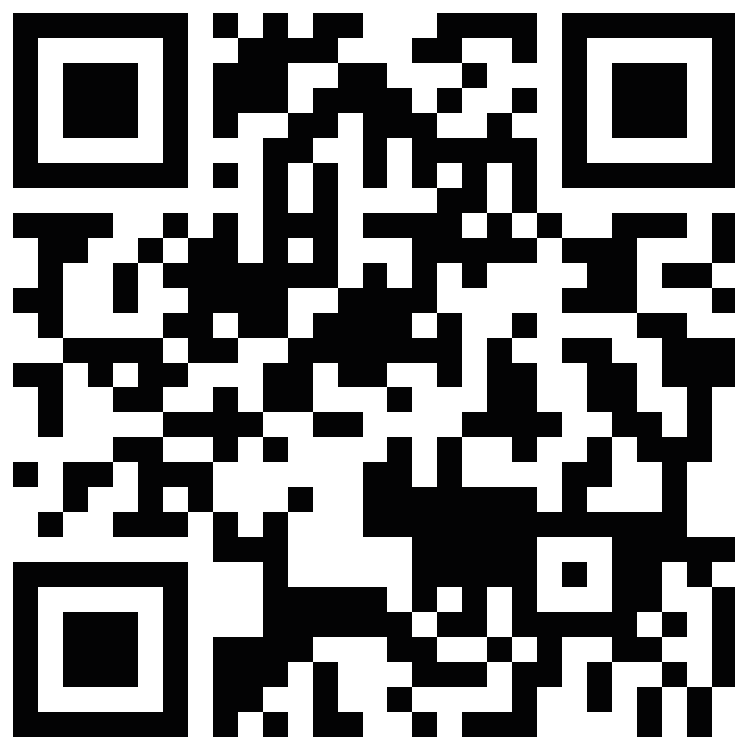












SCAN FOR A WALK THROUGH PANACHE

### DISCLAIMER

This brochure is not a legal document. The visual representations shown in the brochure are purely conceptual and the information contained is indicative of the proposed development. All building plans, specifications, layouts etc. are tentative and subject to modifications by the developer or the architect or competent authorities sanctioning the plans. Drawings are not to scale. Dimensions are approximate and actual usable floor space may vary from the stated floor plan.

### CONTACT

Pinto Rosario Holdings Pvt Ltd., 37, Pinto Rosario Square, Vaddem, Socorro, 403501, Goa.

+91 86057 17717 | +91 9923387717 ✉ sales@pintorosario.com 🌐 www.pintorosario.com.

GOA RERA Registration Number: PRGO09190884





# PINTOROSARIO

---