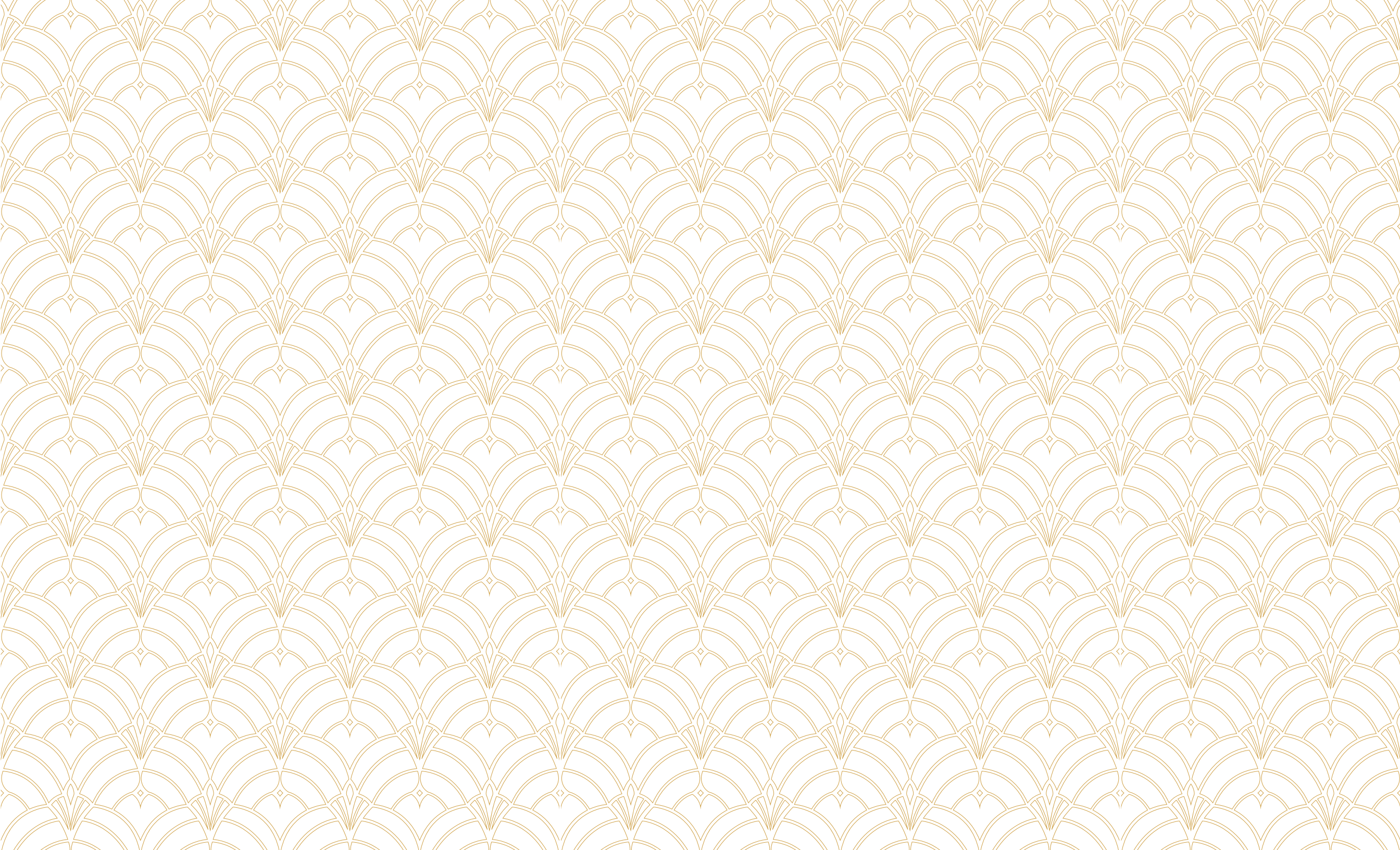


ESLINDA

BY

PINTOROSARIO

L U X U R Y V I L L A S I N A S S A G A O





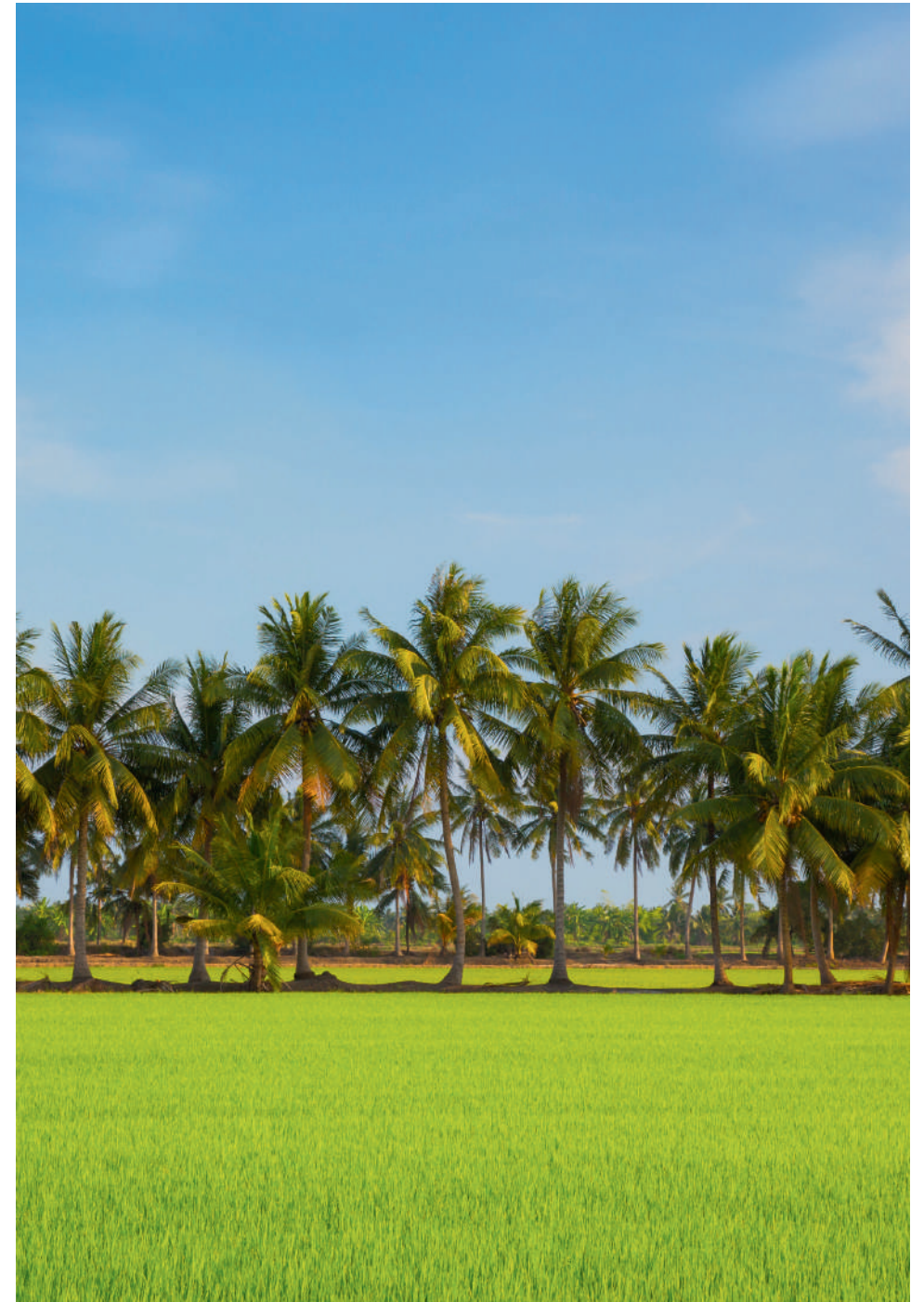
A TIMELESS RETREAT

Nestled in the heart of Assagao, Goa's most sought-after enclave, Eslinda is more than a residence, it is an invitation to a life well-lived.

A sanctuary of refinement and tranquility, where the whispers of swaying palms and the golden hues of terracotta welcome you home.

Surrounded by some of Goa's finest cafés, boutiques, and cultural hubs, Eslinda offers privacy without isolation.

Here, life moves at a leisurely pace, where mornings are kissed by the gentle rustling of leaves, and evenings unfold under a sky full of stars.





ESLINDA
BY
PINTOROSARIO



PINTO ROSARIO HOLDINGS

Pinto Rosario Holdings Pvt. Ltd. was founded in 2006 by two brothers, Antonio and Vivek Pinto Rosario.

Based in Goa, the company is deeply rooted in the fields of construction and hospitality, with a portfolio that reflects an unwavering commitment to craftsmanship and excellence. Over the years, they have cultivated a reputation for delivering high-quality, thoughtfully designed spaces.

Their guiding philosophy is simple: “You should develop projects that you yourself would stay in.”
They ensure that standards remain impeccable long after handover.

Pinto Rosario’s developments have graced the silver screen, television advertisements, and magazine covers, standing as icons of refined living. Their gated luxury villa project, 'Pinto Rosario Square,' was named the Best Villa Project in North Goa by NDTV Profit, one of India's most respected business channels.

Building on this legacy, their latest projects include Panache by Pinto Rosario, a gated villa enclave in Parra, which embodies a vibrant blend of modern sophistication and Goan charm and Oslinda by Pinto Rosario, a premium commercial building in Porvorim, which has quickly become a landmark for its elegant architecture and strategic location. Pinto Rosario Holdings Pvt. Ltd. continues to redefine the art of luxury living, now also expanding into organic farming and global trade through the import-export sector.





THE ESSENCE OF ESLINDA

Eslinda is not merely a home; it is a statement.
A second home for those who seek exclusivity, elegance, and an escape,
yet one that remains deeply connected to Goa's soul.

Derived from Spanish, Eslinda means "beautiful" or "shining",
a name that mirrors the essence of the villas themselves.
With sun-drenched balconies, arched doorways, and terracotta hues,
each villa is a reflection of timeless Spanish artistry, set against the lush,
vibrant landscapes of Goa.

Every detail has been meticulously curated to craft a space
that breathes warmth, character, and a sense of belonging.
A luminous haven that lives up to its name.



➤ PRIVACY

Eslinda is designed for those who value discretion. Thoughtfully planned layouts ensure absolute privacy. Whether basking by your private pool or unwinding on your sunlit pool deck, every moment is yours alone – undisturbed and uninterrupted.

➤ LIFESTYLE

Life at Eslinda is a seamless blend of leisure and indulgence, curated for those who appreciate the finer things. Mornings begin on the outdoor pool deck, while afternoons slip away in the cool embrace of your private pool. Evenings bring intimate gatherings and starlit soirees.

➤ LUXURY

At Eslinda, luxury is not an afterthought – it is the foundation. From soaring ceilings and arched doorways to the subtle elegance of handpicked finishes, no detail has been overlooked. Crafted for comfort, yet exuding timeless sophistication, these villas are designed for those who accept nothing less than perfection.





VILLA FEATURES

- Private pool with deck
- Private elevator
- Bespoke modular kitchen
- Landscaped gardens with outdoor sit-out area
- Staff quarters
- Optional 24-hour power backup
- Home automation on request
- 24/7 manned security with CCTV





MASTER PLAN



AREAS

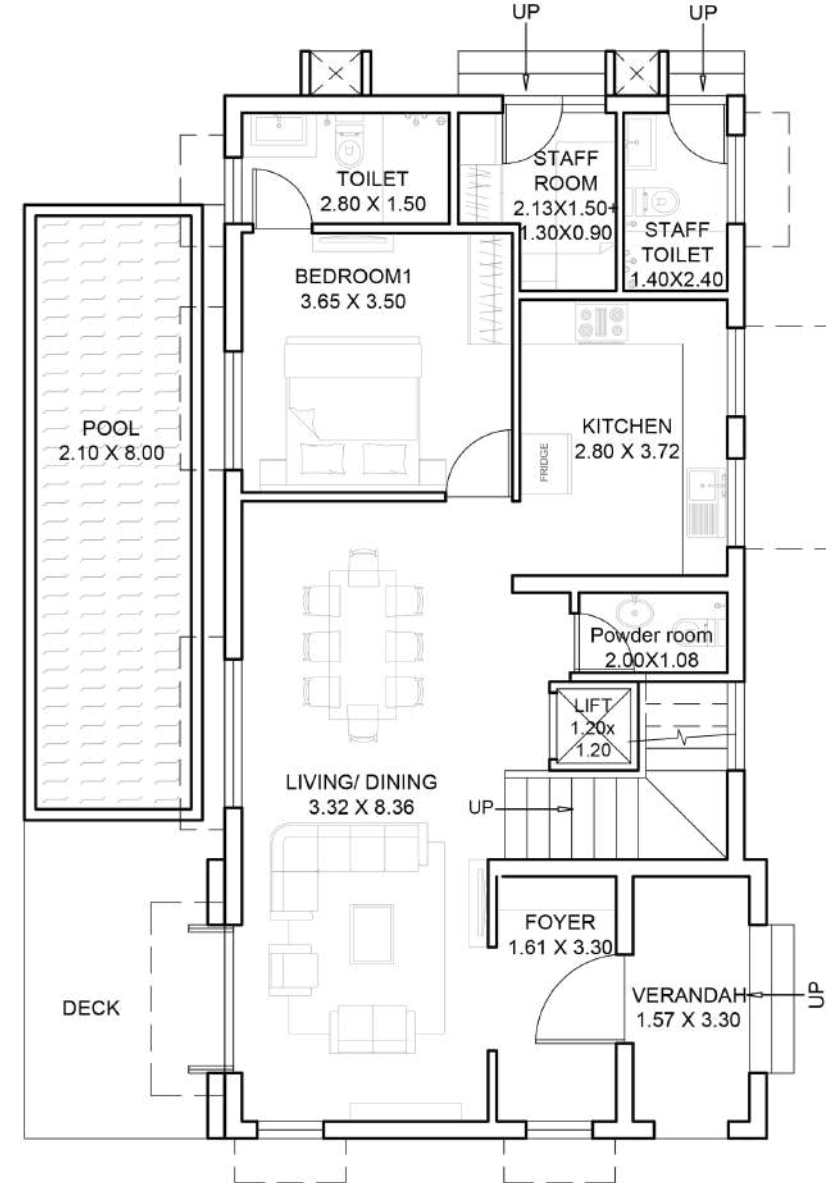
VILLA NUMBER	VILLA TYPE	CARPET AREA	BALCONY CARPET AREA	POOL AND DECK AREA	TERRACE AREA	TOTAL BUILT UP AREA
One	4 BEDROOMS/ STAFF QUARTERS	2167.85 SQ. FT.	417.85 SQ. FT.	366.18 SQ. FT.	84.49 SQ. FT.	3315.07 SQ. FT.
Two	4 BEDROOMS/ STAFF QUARTERS	2167.85 SQ. FT.	417.85 SQ. FT.	366.18 SQ. FT.	84.49 SQ. FT.	3315.07 SQ. FT.
Three	4 BEDROOMS/ STAFF QUARTERS	2167.85 SQ. FT.	417.85 SQ. FT.	366.18 SQ. FT.	84.49 SQ. FT.	3315.07 SQ. FT.
Four	4 BEDROOMS/ STAFF QUARTERS	2162.36 SQ. FT.	340.35 SQ. FT.	408.92 SQ. FT.	–	3172.34 SQ. FT.
Five	5 BEDROOMS/ STAFF QUARTERS	2874.39 SQ. FT.	514.83 SQ. FT.	673.82 SQ. FT.	–	4365.73 SQ. FT.
Six	5 BEDROOMS/ STAFF QUARTERS	2834.02 SQ. FT.	618.81 SQ. FT.	820.10 SQ. FT.	–	4528.16 SQ. FT.

PLANNED FOR FUNCTIONALITY

The ground floor of every Eslinda villa is thoughtfully designed for both elegance and ease. Enter through a charming verandah into a spacious foyer with a lobby, leading to an expansive living and dining area and a stylish powder room.

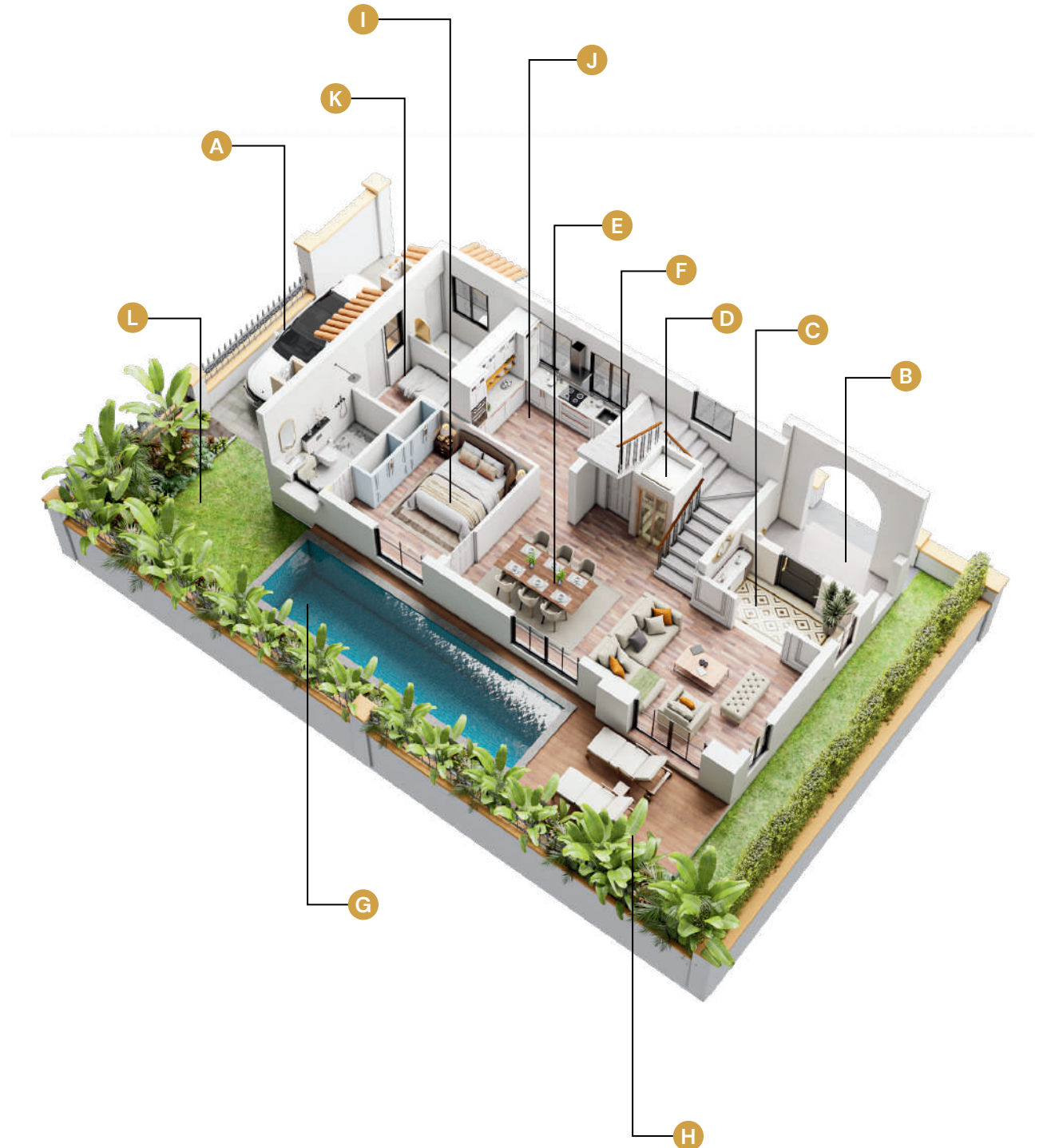
This level features a ground floor bedroom with an attached bathroom, kitchen, staff quarters with a bathroom, and the convenience of a private elevator. Step outside to your private swimming pool and outdoor deck, surrounded by landscaped gardens.

Each villa also includes a covered car parking.



GROUND FLOOR

- A** Car parking
- B** Verandah
- C** Foyer with lobby
- D** Elevator
- E** Living and dining
- F** Powder room
- G** Swimming pool
- H** Outdoor deck
- I** Ground floor bedroom with attached bathroom
- J** Kitchen
- K** Staff quarters with bathroom
- L** Landscaped gardens

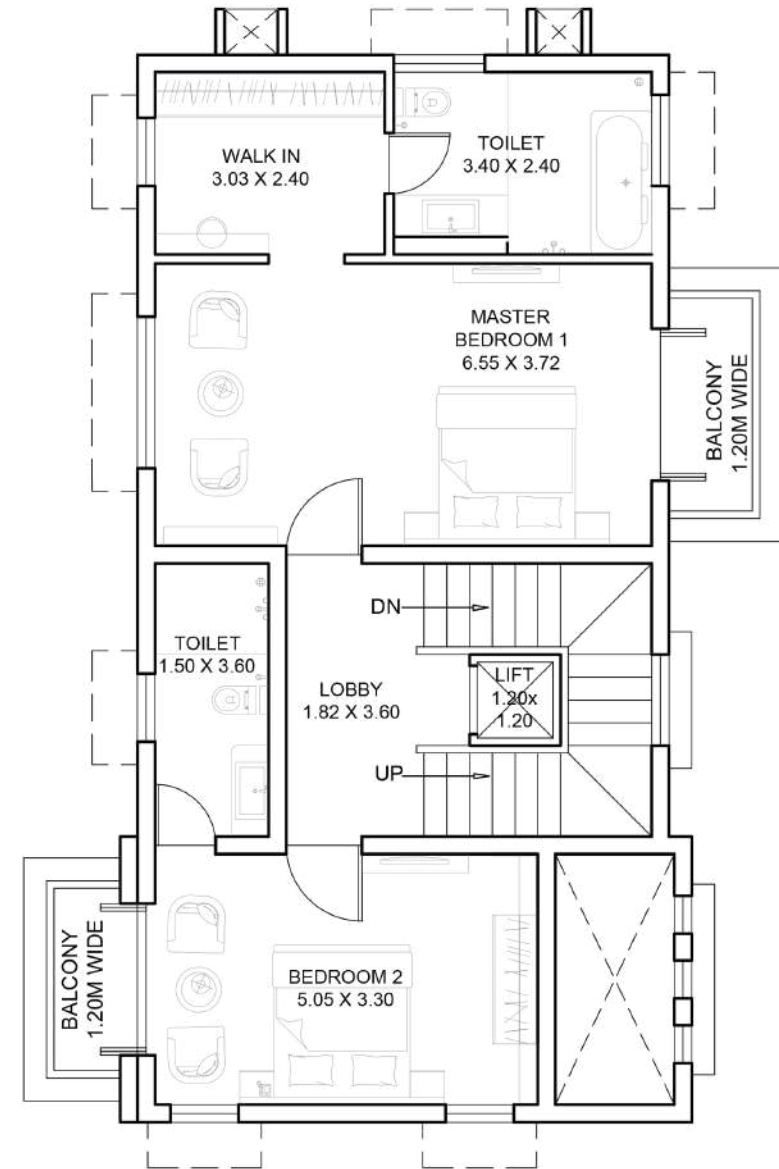


PLANNED FOR COMFORT

The first floor of every Eslinda villa is a private sanctuary, elevated – both literally and in design. The master bedroom features a spacious walk-in wardrobe, a luxurious ensuite bathroom, and its own private balcony that opens out to serene views.

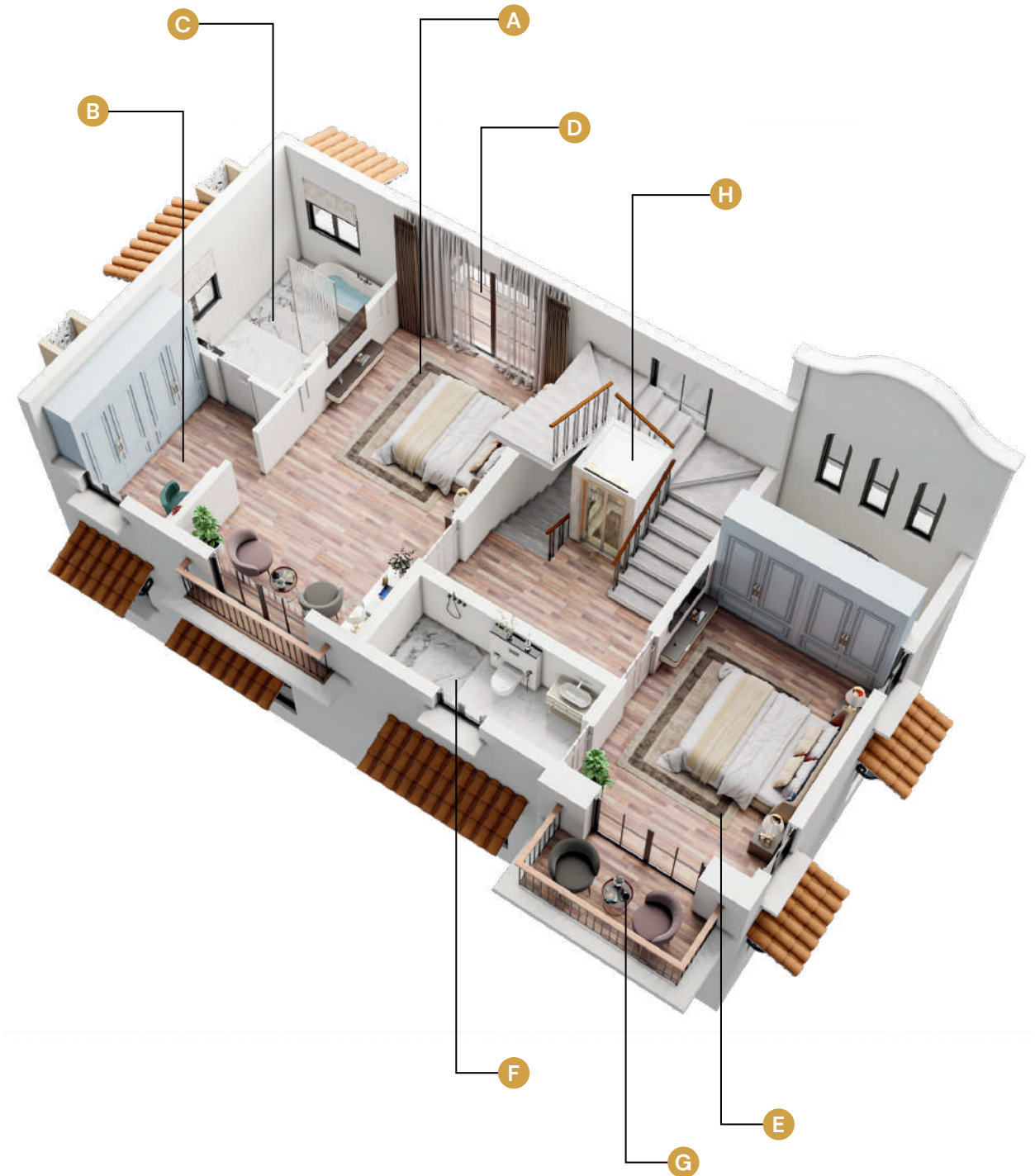
An additional bedroom on this level also comes with its own ensuite and balcony, offering comfort and privacy for guests or family members.

All floors are seamlessly connected by a private elevator, ensuring effortless movement throughout your home.



FIRST FLOOR

- A** Master Bedroom
- B** Walk-in
- C** Ensuite bathroom
- D** Balcony
- E** Bedroom
- F** Ensuite bathroom
- G** Balcony
- H** Elevator

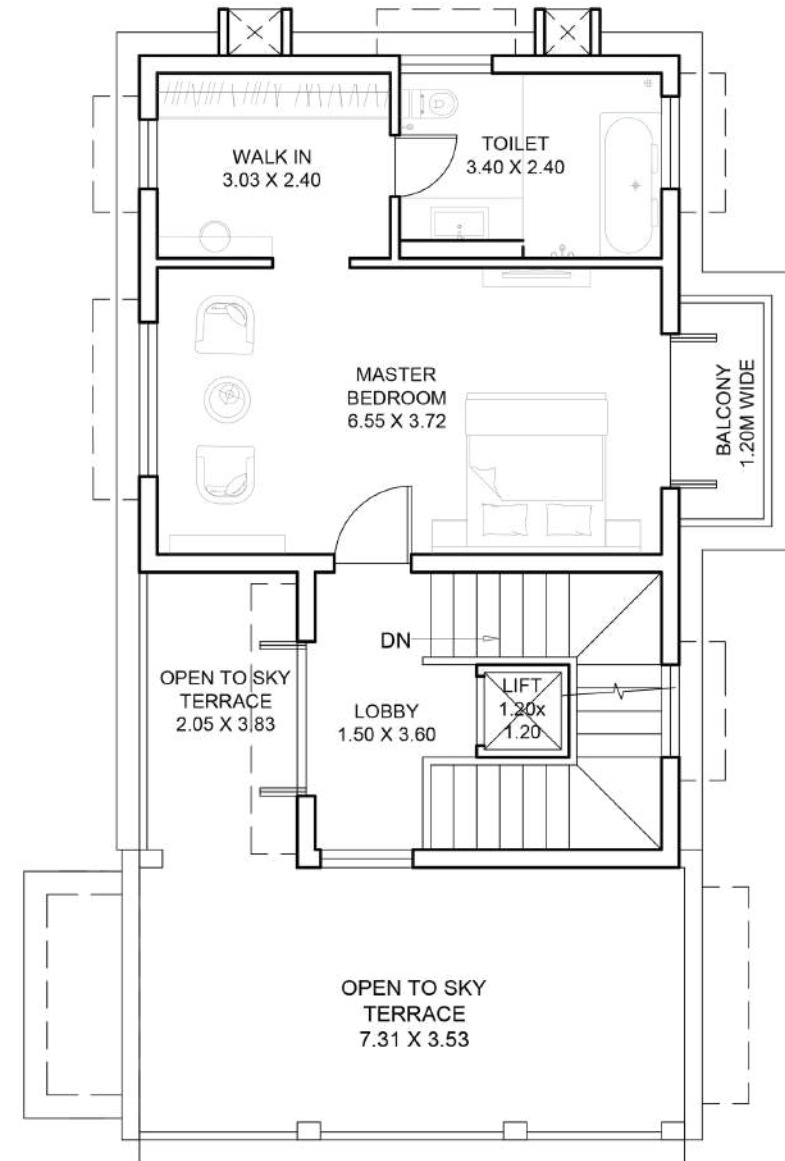


PLANNED FOR PERFECTION

The second floor is dedicated to elevated indulgence, anchored by another beautifully appointed master bedroom with a walk-in wardrobe, a refined ensuite bathroom, and a private balcony.

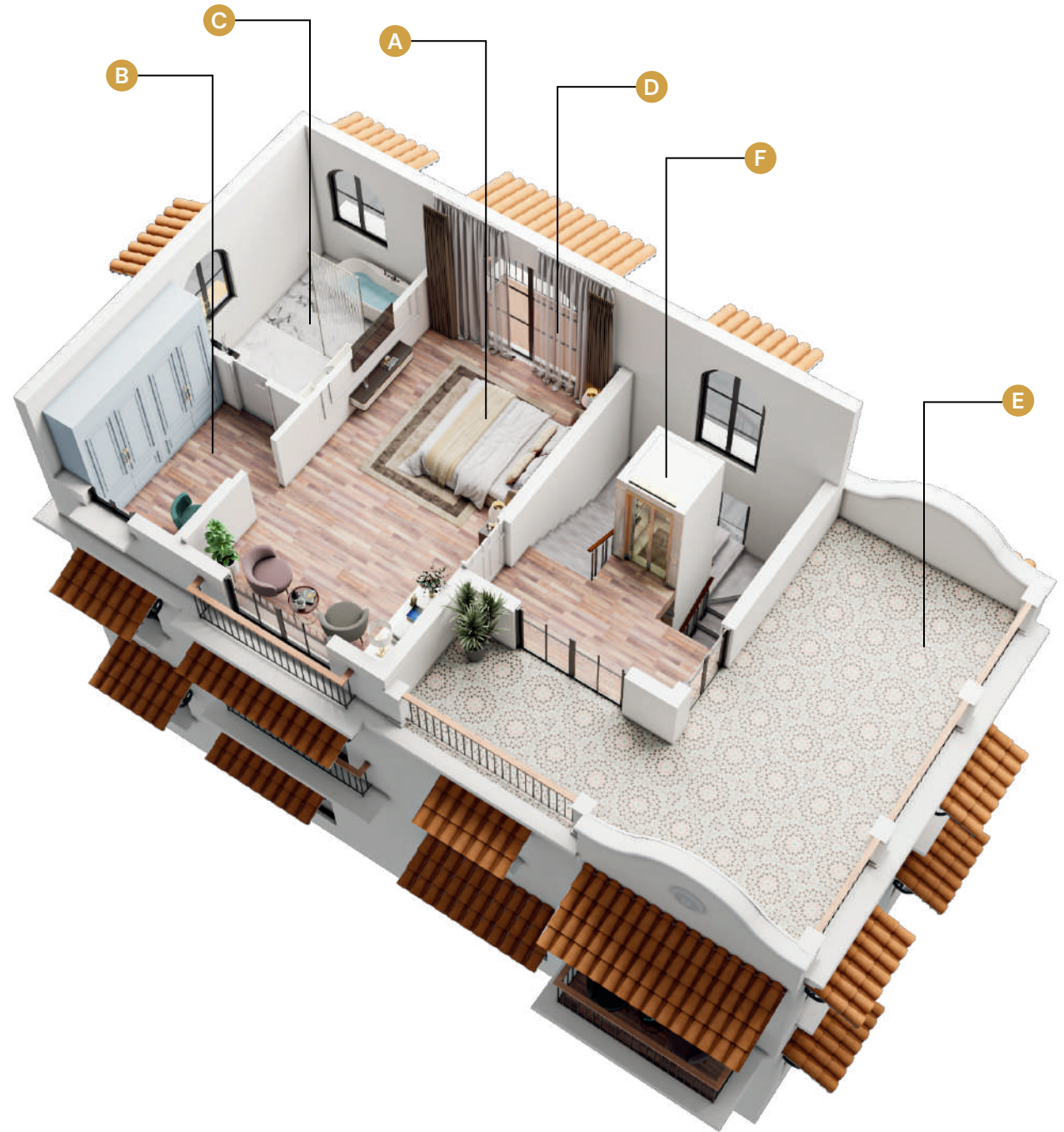
This level also features an open-to-sky terrace—perfect for sunrises, starlit evenings, or quiet moments of reflection.

A private elevator connects every floor, ensuring comfort and accessibility throughout your home.



SECOND FLOOR

- A Master Bedroom
- B Walk-in
- C Ensuite bathroom
- D Balcony
- E Open-to-sky terrace
- F Elevator





SPECIFICATIONS

SPACE	FURNITURE	APPLIANCES	ACCESSORIES	DOOR/WINDOWS	FLOORING	CEILING
Foyer				UPVC/Al external window, main door and internal doors of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Ground Floor Bedroom	Wardrobe	A/C (Daikin or similar)		UPVC/Al external door and window, internal doors of block board with veneer finish	Vitrified/ Ceramic flooring	Shera board false ceiling with polish with LED spot lights/Pendant lights
Ground Floor Toilet	Wash basin, counter and storage shelf, WC (Accessories will be of Kohler or similar)			UPVC/Al 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	
Staff Room				UPVC/Al external window, internal door of block board with veneer finish	Vitrified/ Ceramic flooring	
Staff Toilet	Pedestal wash basin, WC, shower with mixer and spout			UPVC/Al external ventilator, internal door of block board with veneer finish	Vitrified/ Ceramic flooring and Dado	
Elevator		4/5 person elevator with 3 stops	Automatic Rescue Device (ARD)			
Staircase			Toughened glass railing	UPVC/Al external window	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Living/Dining		A/C (Daikin or similar)		UPVC/Al external doors and windows, internal doors of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
Kitchen	HDHMR/ BWP Ply for carcass and shutters of Prelam Ply, Hettich hardware, sink with drain board and granite top	Hob, Chimney, A/C (Daikin or similar)		UPVC/Al 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					UPVC external flooring/Ceramic flooring	
Pool		Filtration system	Pool net and testing kit		Pool tiles	
Powder Room	Wash basin, counter and storage shelf. WC, shower with diverter and spout, shower cubicle (Accessories will be of Kohler or similar)			UPVC/Al 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
Master Bedroom 1		A/C (Daikin or similar)		UPVC/Al external windows, internal doors of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Walk-in	Wardrobe			UPVC/Al external ventilator, internal door of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Toilet	Wash basin, counter and storage shelf. WC, shower with diverter and spout, shower cubicle (Accessories will be of Kohler or similar)			UPVC/Al 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	Wardrobe	A/C (Daikin or similar)		UPVC/Al external windows, internal door of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
First Floor Bedroom Toilet	Wash basin, counter and storage shelf. WC, shower with diverter and spout, shower cubicle (Accessories will be of Kohler or similar)			UPVC/Al 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
Master Bedroom 2		A/C (Daikin or similar)		UPVC/Al external doors and windows, internal doors of block board with veneer finish	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Walk-in	Wardrobe			UPVC/Al external window	Vitrified/ Ceramic flooring	Gypsum false ceiling with LED spot lights/ Pendant lights
> Toilet	Wash basin, counter and storage shelf. WC, shower with diverter and spout, shower cubicle (Accessories will be of Kohler or similar)			UPVC/Al 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







PLACES OF INTEREST

1. Jamun, Assagao – 3 mins
2. Soro, Assagao – 3 mins
3. Izumi, Assagao – 6 mins
4. Avo's Kitchen, Assagao – 6 mins
5. Mojigao, Assagao – 8 mins
6. Gunpowder, Assagao – 6 mins
7. W Goa, Vagator – 12 mins
8. Thalassa, Siolim – 12 mins
9. Titlie, Vagator – 16 mins

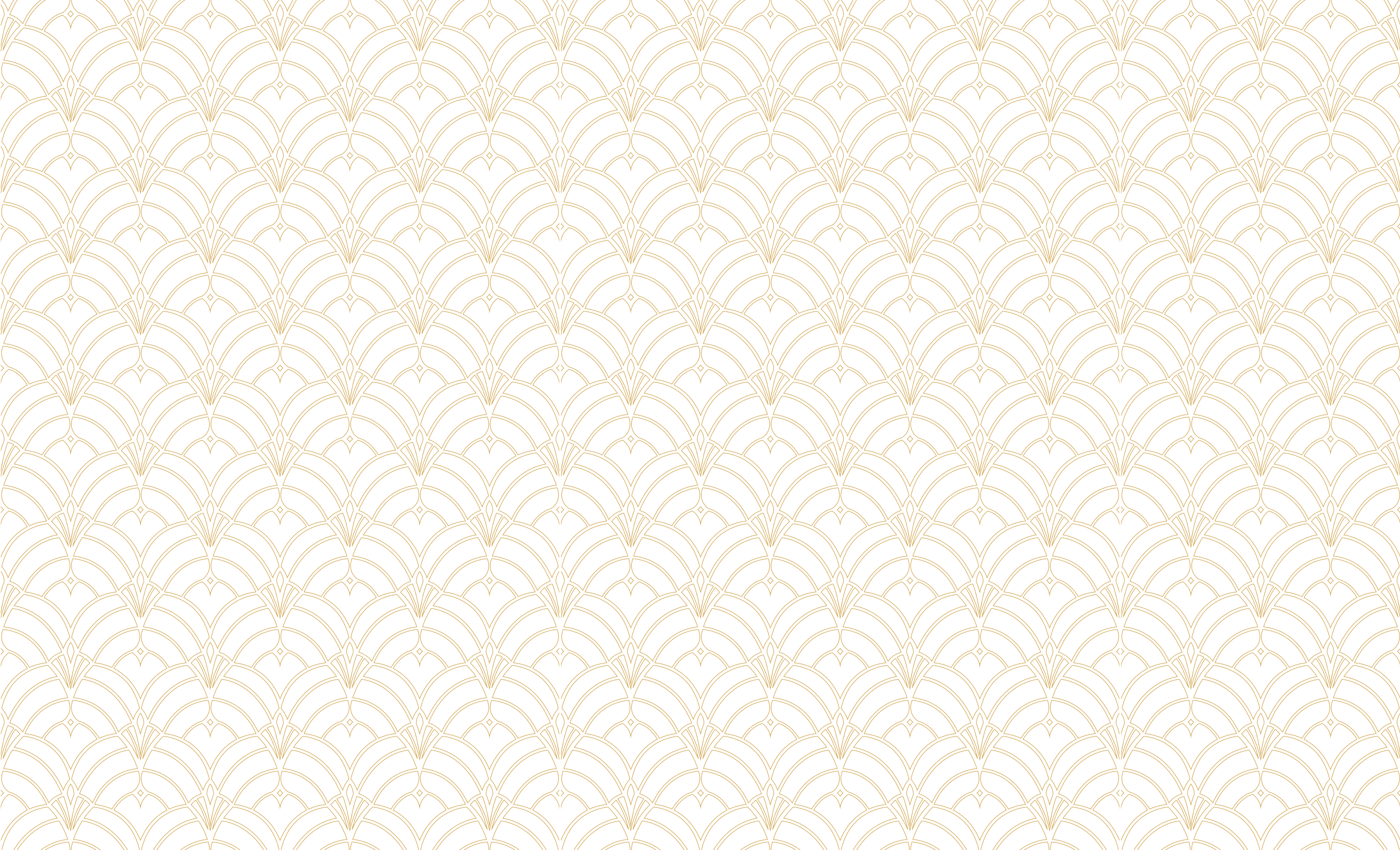
10. Panache by Pinto Rosario – 9 mins

11. Vagator – 8 mins
12. Anjuna – 10 mins
13. Siolim – 11 mins
14. Mapusa – 14 mins
15. Baga – 19 mins
16. Morjim – 25 mins

17. Panaji – 38 mins
18. Mopa Airport – 35 mins









SCAN FOR A WALK THROUGH ESLINDA

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

3rd Floor, Oslinda by Pinto Rosario, Porvorim, Bardez, Goa - 403521

Telephone: +91 86057 17717 | +91 9923387717

Email: sales@pintorosario.com | Website: www.pintorosario.com

ESLINDA

BY

PINTOROSARIO

L U X U R Y V I L L A S I N A S S A G A O