

Project by Sattva Group

 **SATTVA**
WATER'S EDGE

Phase II



Life by the ocean, ever grand

A symphony of sea and land



Where golden sunrises welcome you
to a life extraordinary





Welcome to Sattva Water's Edge Villas & Apartments by the Sea

Sattva brings you homes by the ocean in Sancoale Goa, for a dream life. So that every single day feels like an endless vacation.

Stunning Villa homes and spacious 2 BHK apartments with best in class amenities perched on a hilltop to give you beautiful sea views.

Water's Edge lives up to its name by standing majestically overlooking the Zuari river, and the pristine sea beyond. So that you get all the benefits of living near a soothing beach close to the heart of Margoa, Goa. Can anything be more perfect?

Picturesque Villas and Apartments for a life by an ocean

Waking up to cool sea views can do wonders not just for the mind but for the body too! With the cool sea breeze wafting in through the large windows, one can feel refreshed and rejuvenated, every morning. Sea water is a repository of minerals such as chloride, sodium and iodine, many of which have curating effects on the skin. What's more, the sea air is laden with negative ions which can have mood-enhancing properties. Small wonder, the homes at Sattva Water's Edge is coveted by people who are looking for the dream life.

1BHK	- 16 Units
2BHK	- 08 Units
Villas with swimming pool	- 05 Units
Villas without swimming pool	- 05 Units

Sea
Facing
Homes





In gentle waves the landscape glows
Each tide a tale of ebb and flow



Amenities & Services

Villas

- Exclusive Clubhouse with Indoor Games and Steam Bath
- Swimming Pool
- Kids' Pool
- Private Swimming Pool for Exclusive Villas
- Gymnasium
- Children's Play Area
- Table Tennis
- Scenic Viewpoint / Photography Point
- Club-top Party Area

- Walking, Jogging & Cycling Area
- Meditation Area
- Yoga Lawn

River Block

- Multipurpose Hall with Indoor Board Games
- Open Gym
- Children's Play Area



A location that's as soothing as the sea breeze.

Water's Edge is located closer to the heart of Marmagao in Goa, is as peaceful a location as it can get. Its Portuguese colonial past is evident in its buildings, ancient churches and ornate architecture. It stands on the banks of the river Sal and is famous for its picturesque views.

Proximity

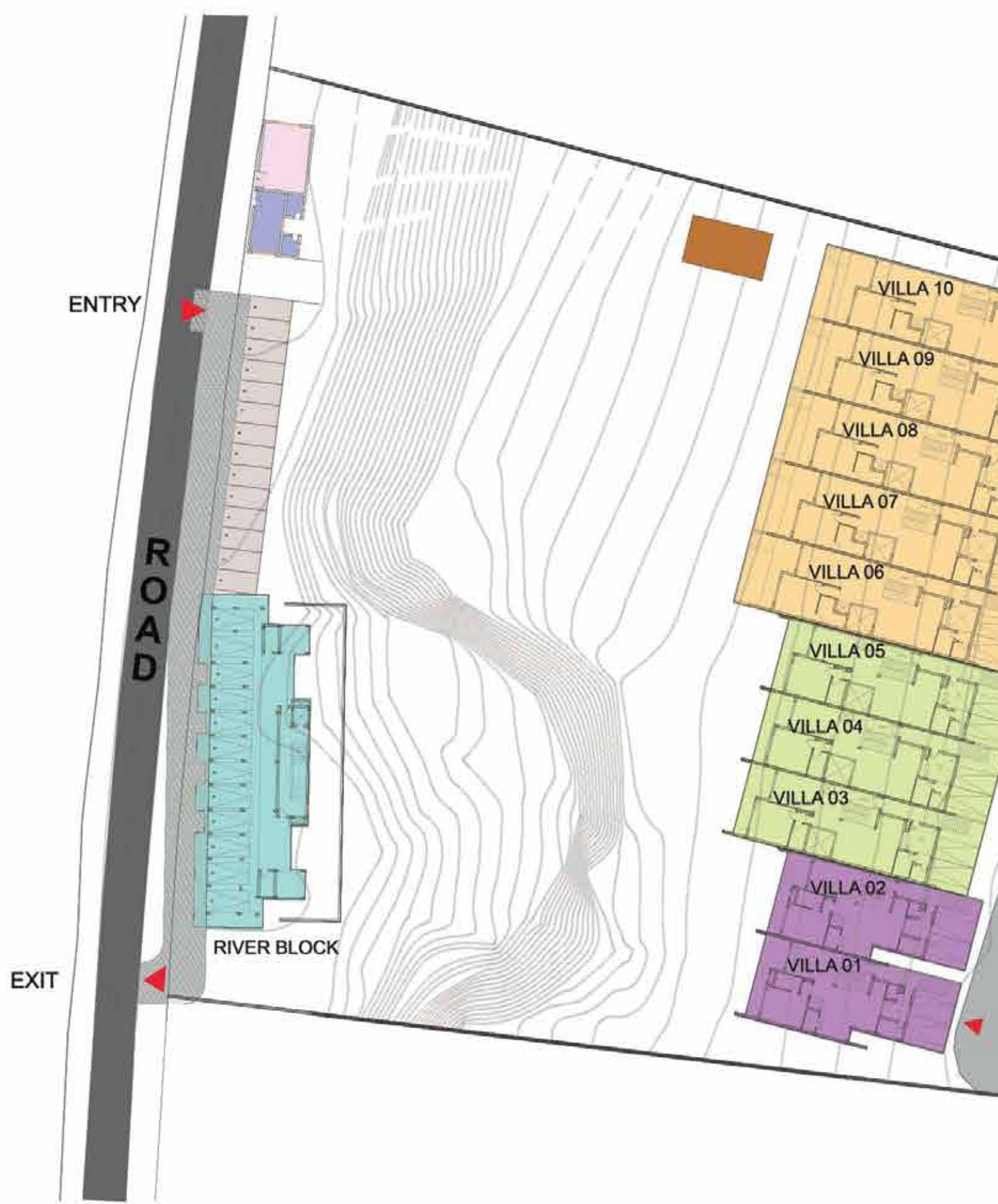
• Airway Public School	1.2 km
• Sheela Restaurant & Bar	3.0 km
• BITS, Pilani Campus	3.0 km
• International Airport	3.5 km
• MES College	5.0 km
• Chicalim Church	5.5 km
• Naval Public School	6.0 km
• Bogmalo Beach	6.2 km
• Chicalim Sports Complex	6.3 km
• SMRC Hospital	6.4 km
• Chicalim Sub District Hospital	6.4 km
• Vasco Railway Station	8.3 km
• Velsao Beach	8.5 km
• Colva Beach	19 km
• Panaji Ferry Terminal	23 km
• Magsons Supercentre	25 km



Location

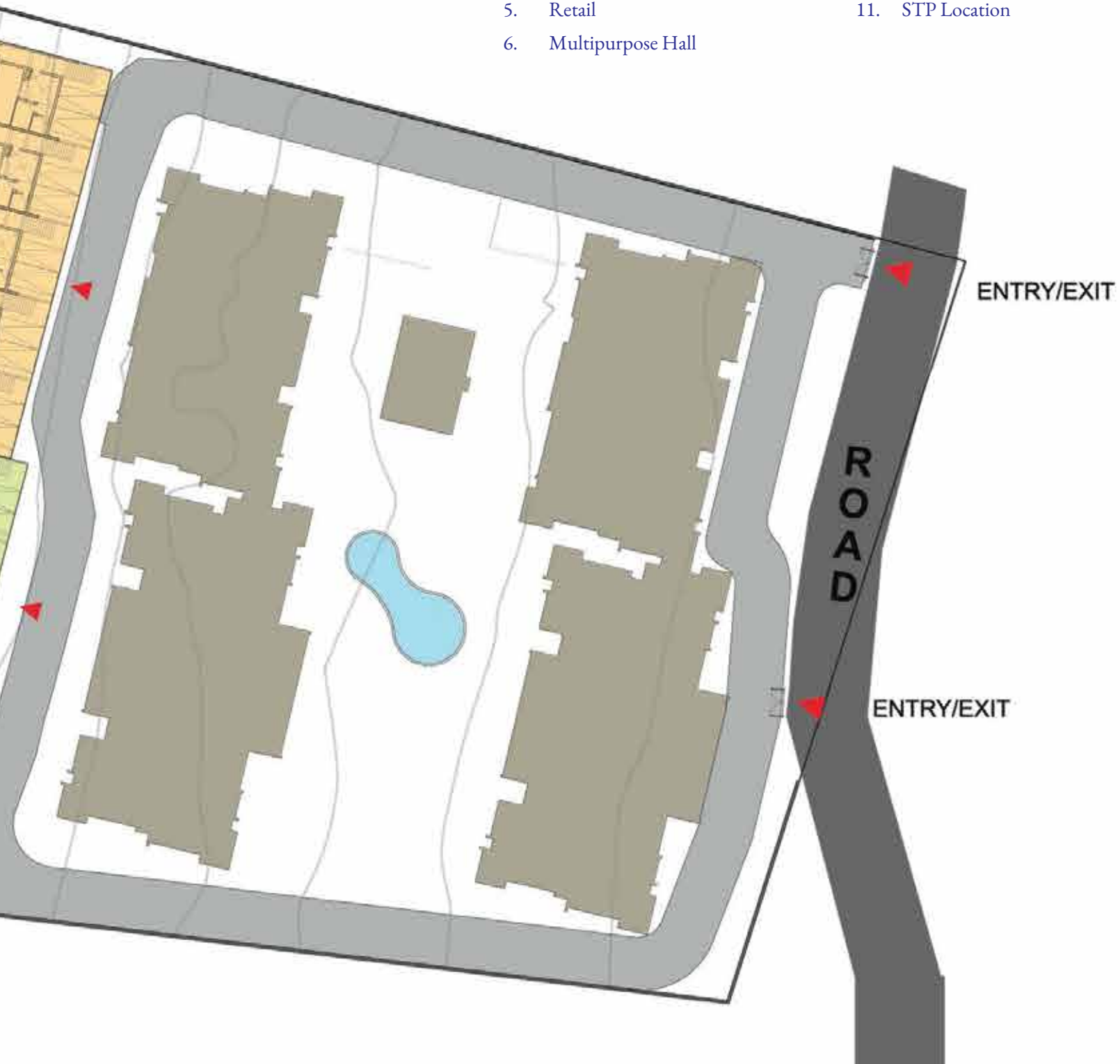


Masterplan



1.	River Block	7.	Parking
2.	Villa without Pool type 1	8.	Existing Block
3.	Villa without Pool type 2	9.	Internal Road
4.	Villa with Pool	10.	External Road
5.	Retail	11.	STP Location
6.	Multipurpose Hall		

- | | | | |
|----|---------------------------|-----|----------------|
| 1. | River Block | 7. | Parking |
| 2. | Villa without Pool type 1 | 8. | Existing Block |
| 3. | Villa without Pool type 2 | 9. | Internal Road |
| 4. | Villa with Pool | 10. | External Road |
| 5. | Retail | 11. | STP Location |
| 6. | Multipurpose Hall | | |



Specifications

Villas

1. Structure

- R.C.C. framed structure with aac blocks

2. Flooring

- Entrance Foyer, Living & Dining
Marble
- Kitchen:
Tiles/Marble
- Master Bedroom
Engineerd Laminated floor
- Other Bedrooms
Bigger Size Tiles
- Walk in closet
Master Bedroom Wooden Laminated Floor & Other Bedroom Bigger Size Tiles
- Family room
Tiles Bigger Size
- Entertainment Room
Wooden Laminated Flooring/Tiles
- Store
Vitrified Tiles
- Utility in Kitchen
Vitrified Tiles
- Power Room
Tiles
- Staircase & its lobby
Marble
- Maid's Room
Tiles
- Maid's Toilet
Tiles

3. Toilet Flooring & fittings

- Collar or equivalent
- Tiles
- Tiles
- Health Faucet for all the toilets
- CP - Brand to be defined
- Hot & Cold Wall mixer for all toilet
- Wall mount with concealed cistern with Brand for all toilets and open cistern for the servant's toilet
- Counter top basin for all the washroom
- Provision for heating system/gyser
- Shower partition provided in all toilets

4. Kitchen

- Hot & Cold water mixer
- Provision for water heater and water purifier

5. Utility

- Inlet & Outlet for washing machine & Dish washer

6. Staircase

- SS with top rail wooden

7. Doors

- Main Door
Architrave/ Engineered rebated doors with CPL Veneer, full wrap frames and acoustic seal or, wooden Frame, Flush door with veneer finish on both sides
- Internal Doors
Engineered rebated CPL veneer doors with full wrap frames and acoustic seal or Wooden Frame, Flush door with veneer finish on both sides
- Toilet & Utility Doors
Engineered rebated CPL veneer doors with full wrap frames and acoustic seal or Wooden Frame, Flush door with veneer finish outside and Paint finish inside
- Windows & Sliding doors
 - UPVC/Aluminium with mosquito mesh 3 track
 - Exhaust provision for Toilet Ventilators

8. Painting

- Exterior walls with weather coat paint
- Internal walls with plastic Emulsion and Ceilings with oil-bound distemper

9. Security Systems

- CCTV Cameras at high traffic points and Entry & Exit Gates in Common areas

10. Miscellaneous

- Reticulated Gas piping connection —At extra cost
- Lifts fitted into the villa otis or equivalent

11. Electricals

- TV point in the living room,bedrooms & TV room
- Fire resistant electrical wires of reputed make
- Split AC point in Master bedroom, Living room, other bedrooms,gym,tv room & dinning room
- Wifi points (one each on all the floors)
- Intercom facility from each row house to the security room, club house & other apartments (in the living room)
- One earth leakage circuit-breaker for each apartment
- Electrical modular switches of reputed make
- Main Door Lock with Digital Video

12. Back - up Generator

- Power (EB load)
- Power Backup

River Block

1. Structure

- R.C.C. framed structure with aac blocks

2. Flooring

- Common area
Lift lobby: Granite flooring / Vitrified tiles flooring
Staircase: Kota stone flooring / Restile Vitrified tiles flooring
Corridors: Vitrified tiles flooring
- Entrance Foyer, Living & Dining
Vitrified tiles flooring
- Kitchen
Vitrified tiles flooring
- Master Bedroom
Vitrified tiles flooring
- Other Bedrooms
Vitrified tiles flooring
- Utility in Kitchen
Ceramic tile flooring

3. Toilet Flooring & fittings

- Chromium plated fittings
- Ceramic tiles flooring
- Glazed / Ceramic tile dado up to 7" height
- Health Faucet for all the toilets
- CP - Brand to be defined
- Hot & Cold Wall mixer for all toilet
- Wall mount with concealed cistern with Brand
- Counter top basin for all the washroom
- Provision for geyser
- Shower partition provided in all toilets

4. Kitchen

- Hot & Cold water mixer (1 Nos.)
- Provision for water heater and water purifier

5. Staircase

- MS

6. Doors

- Main Door
Flush door with veneer finish on one sides
- Internal Doors
Flush door with veneer finish on one sides
- Toilet & Utility Doors
Flush door with veneer finish on one sides
- Terrace Door
Metal Door with Metal Frame
- Windows & Sliding doors
UPVC/Aluminium with mosquito mesh 3 track
Exhaust provision for Toilet Ventilators.

7. Painting

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

8. Security Systems

- CCTV Cameras at high traffic points and Entry & Exit Gates in Common areas

9. Electricals

- TV point in the living room and master bedroom
- Fire resistant electrical wires of reputed make
- Split A/C point in all bedrooms & Living room
- Wifi points (one each)
- Intercom facility from each row house to the security room, club house & other apartments in the living room
- One earth leakage circuit-breaker for each apartment
- Electrical modular switches of reputed make
- Main Door Lock with Digital Video
- One miniature circuit-breaker for each room provided at the main distribution box, in every apartment

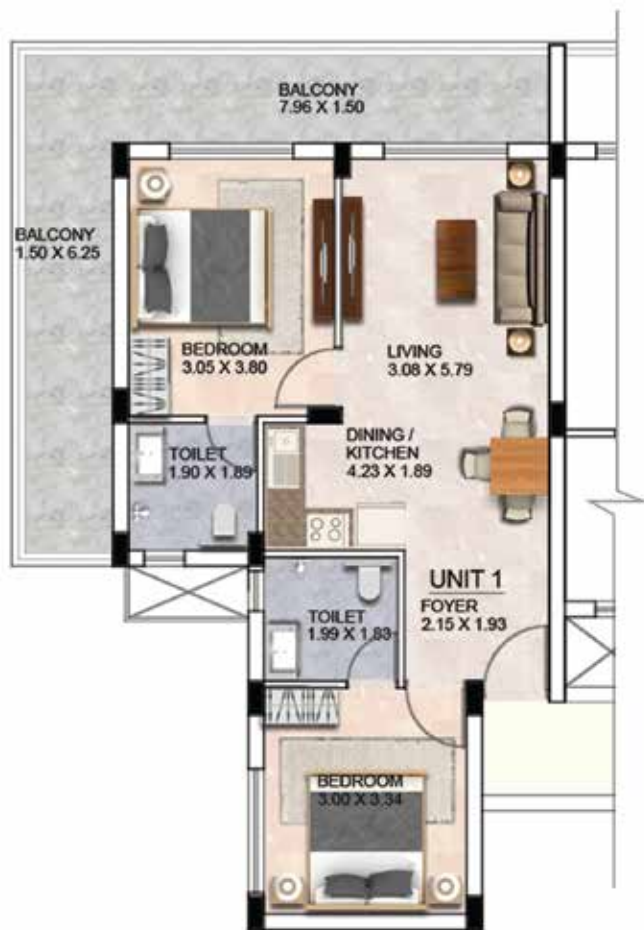
10. Back - up Generator

- 10 Kva
- 3 Kva

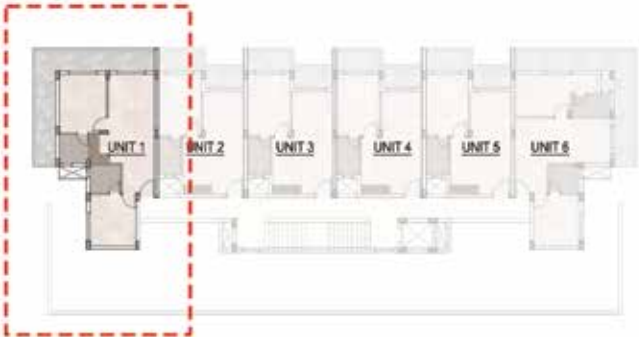
Typical Floorplan 1st - 4th



Unit 1, 2-5

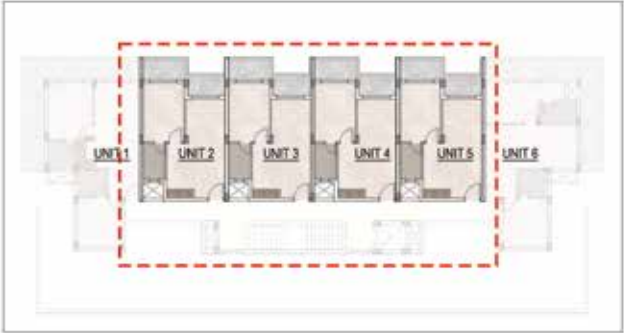


Unit	Built-up + Balcony (BUA) Area	Carpet Area (Including Balcony)	Saleable Area
1	895 Sq.Ft.	818 Sq.Ft.	1240 Sq.Ft.

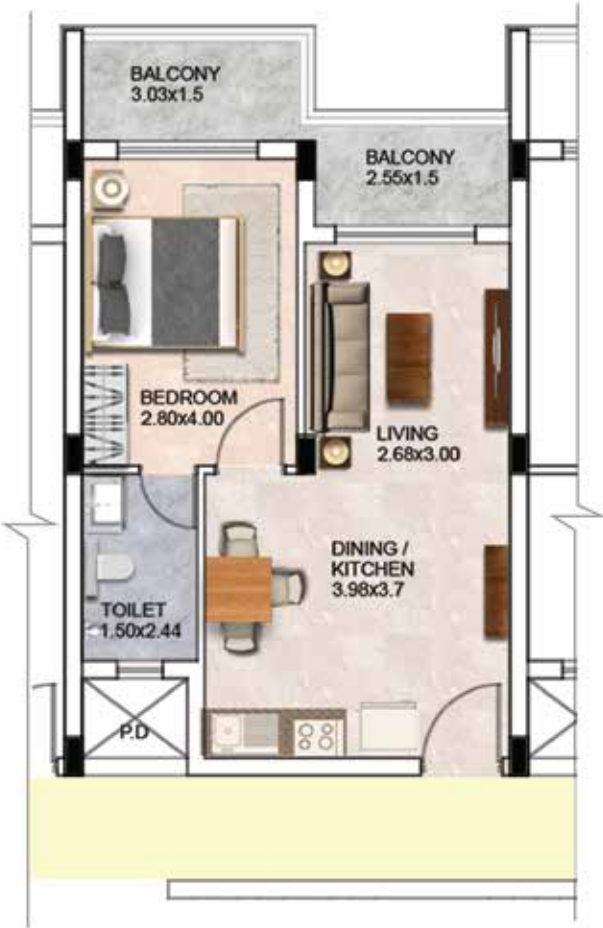


KEYPLAN

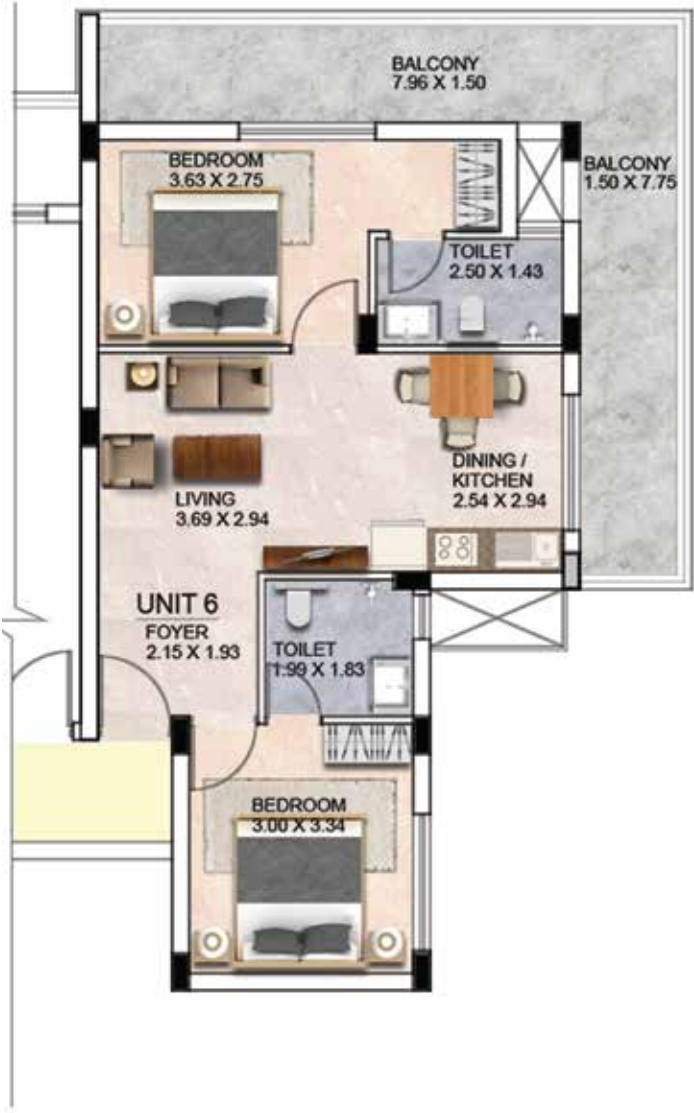
Unit	Built-up + Balcony (BUA) Area	Carpet Area (Including Balcony)	Saleable Area
2-5	552 Sq.Ft.	505 Sq.Ft.	766 Sq.Ft.



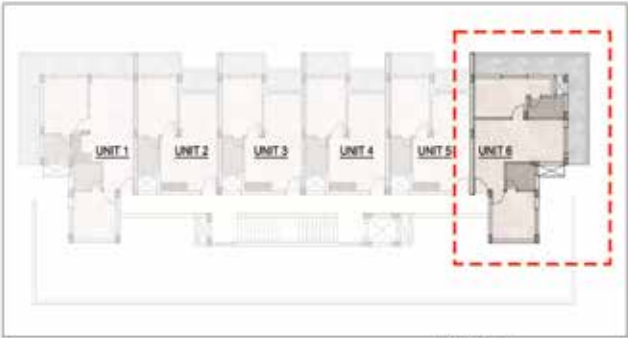
KEYPLAN



Unit 6



Unit	Built-up + Balcony (BUA) Area	Carpet Area (Including Balcony)	Saleable Area
1	895 Sq.Ft.	818 Sq.Ft.	1240 Sq.Ft.



KEYPLAN

Type 2 Villa without Pool

Floor Plans

Lower Ground Floor



Upper Ground Floor



First Floor

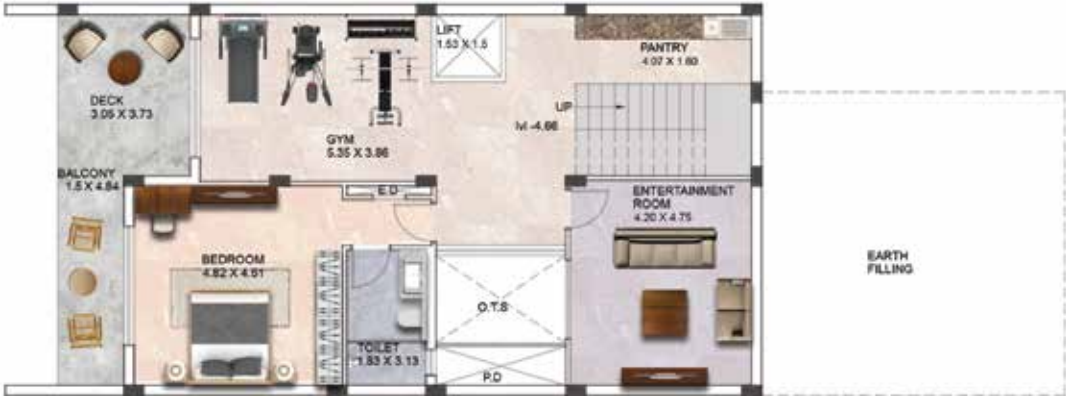


Villa	Carpet Area (Including Balcony)	Saleable Area
1-2	4469 Sq.Ft.	4999 Sq.Ft.

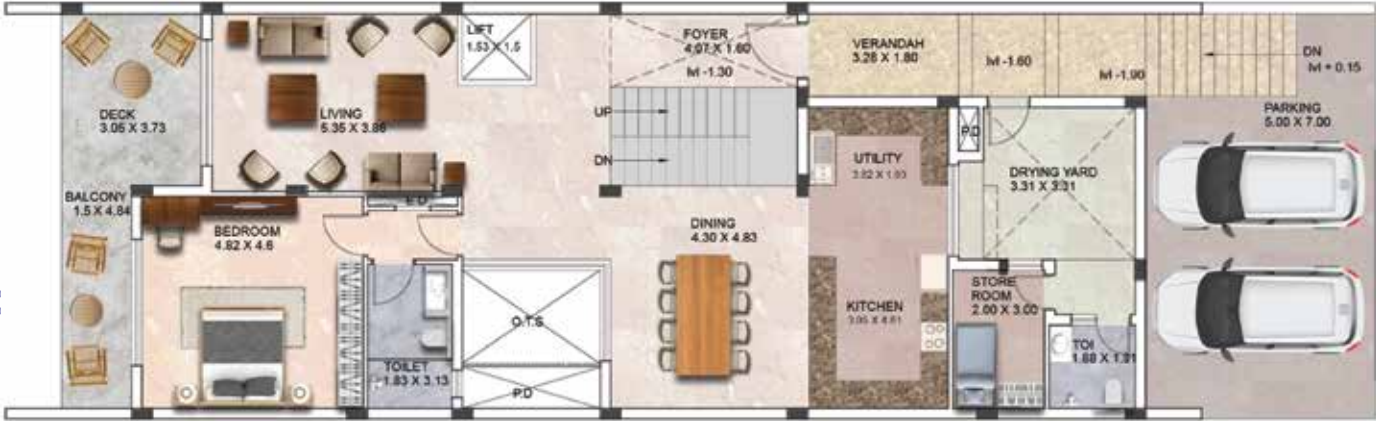
Villa without Pool

Floor Plans

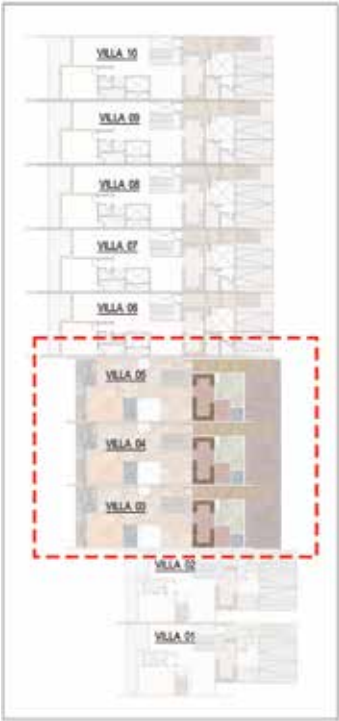
Lower Ground Floor



Upper Ground Floor



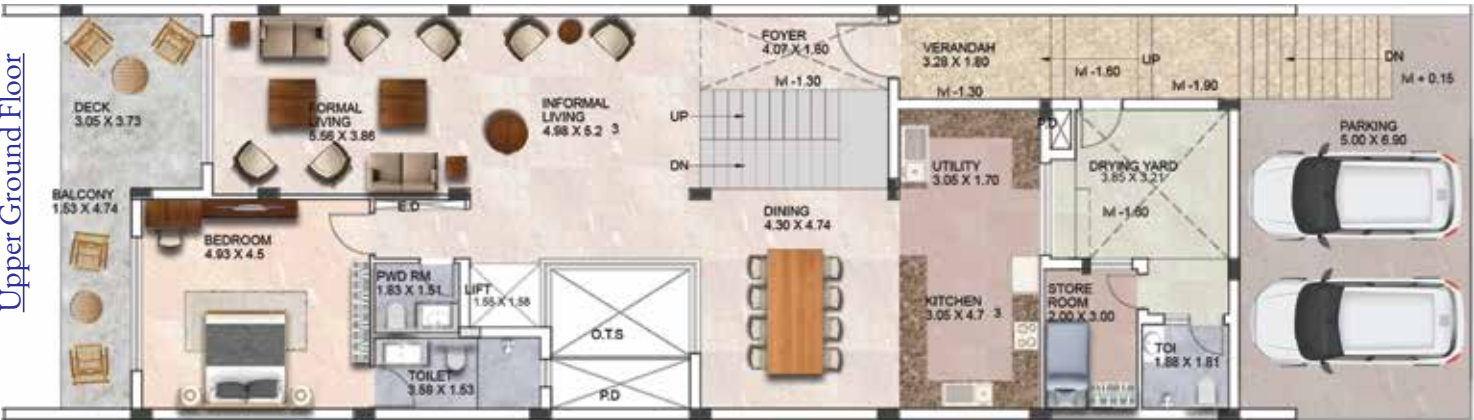
First Floor



Villa	Carpet Area (Including Balcony)	Saleable Area
3-5	4705 Sq.Ft.	5297 Sq.Ft.

Villa with Pool

Floor Plans



Villa	Carpet Area (Including Balcony)	Saleable Area
6-10	5070 Sq.Ft.	6084 Sq.Ft.

TRUST.

It's what we deliver.

Built on the strong foundation of trust, innovation and knowledge-leadership, the Sattva Group is one of India's leading Property Development, Management and Consulting Groups. Founded in 1993, with the primary focus of developing high quality constructions, the Group has attained leadership position and is one of the most preferred brands in the country today. Having pioneered the early development landscape in Bengaluru and literally shaping the city's skyline since the early-90s, the Group has a diverse portfolio of world-class IT parks, Commercial, Residential, Co-working, Co-living, Hospitality and Retail Properties.



74 MILLION SQ. FT.
COMPLETED

75 MILLION SQ. FT.
UP-COMING

121 PROJECTS
COMPLETED

AWARDS & RECOGNITIONS



2024
ET BEST BRANDS
CONCLAVE AWARD
Best Realty Brands 2024
Sattva Group



2024
ET REAL ESTATE AWARDS
Commercial Project - Business / IT Parks
(South : Completed)
Sattva Knowledge Park



2024
ET REAL ESTATE AWARDS
Iconic Project - Residential
(South : Ongoing)
Sattva LakeRidge



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE AWARDS
HYDERABAD
Developer of the Year - Commercial
Sattva Group



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE AWARDS
HYDERABAD
Business Leader of the Year
Bijay Agarwal, MD - Sattva Group



2024
15TH REALTY PLUS
CONCLAVE & EXCELLENCE AWARDS
HYDERABAD
Luxury Project of the Year
Sattva LakeRidge



2023
REALTY PLUS
CONCLAVE EXCELLENCE AWARDS
SOUTH
Developer of the Year Commercial
Sattva Group



2023
REALTY PLUS
CONCLAVE EXCELLENCE AWARDS
SOUTH
Iconic Project of the Year
Sattva Image Tower



2023
COMMERCIAL
DESIGN AWARDS
Hall of Fame
Bijay Agarwal
MD - Sattva group



2023
SILICON INDIA
REAL ESTATE AWARDS
Residential Project of the year
Sattva Aqua Vista



2023
TIMES BUSINESS AWARDS
HYDERABAD
Best Residential Luxury Project
Sattva LakeRidge



2023
TIMES BUSINESS AWARDS
BENGALURU
Residential Project of the Year
Sattva Park Cubix



2023
ET BUSINESS EXCELLENCE
2022-2023
Best Residential Affordable
Project of the Year
Sattva Ashraya



2022
REALTY PLUS CONCLAVE
EXCELLENCE AWARDS, SOUTH
Developer of the year - Commercial
Sattva Group



2022
REALTY PLUS CONCLAVE
EXCELLENCE AWARDS 2022,
SOUTH
Commercial Project of the Year
Sattva Knowledge City



2022
E4M PRIDE OF INDIA BRANDS
AWARD
The Best of South
Sattva Group



2022
THE ECONOMIC TIMES
REAL ESTATE CONCLAVE
AWARDS, SOUTH
Commercial project - Office Building
(Completed: Metro)
Sattva Knowledge City



2022
THE ECONOMIC TIMES
REAL ESTATE CONCLAVE
AWARDS, SOUTH
Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



2022
TIMES BUSINESS AWARDS
Bengaluru
Best Developer Commercial
Sattva Group



2021
CONSTRUCTION WORLD
ARCHITECT AND BUILDER
AWARDS
Stalwarts of the south, Bengaluru
Sattva Group

Our Other Projects



FOREST RIDGE
JP Nagar 9th Phase,
Bengaluru



BHUMI
Devanahalli, Bengaluru



LUMINA
Yelahanka, Bengaluru



LA VITA
Hennur Road, Bengaluru



GREEN GROVES
Nelamangala, Bengaluru



AEROPOLIS
NH 44, Bengaluru



BLISS
Off Budigere Road, Bengaluru



ANUGRAHA
Vijayanagar Extension
Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



ASHRAYA
Bengaluru-Mysuru Expressway
Bidadi



KAVERI SIRI
Acetate Town, Mandya



AQUA VISTA
Bannerghatta Main Road
Bengaluru



MISTY CHARM
Off Kanakapura Main Road
Bengaluru



SERENE LIFE
Shettigere, Bengaluru



MAGNIFICIA
Old Madras Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



LAKERIDGE
Kokapet, Hyderabad



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



HM ROYAL
Kondhwa (Opp. Talab factory)
Pune



MAGNUS
Shaikpet, Hyderabad



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ISO 9001, 14001 & 18001 CERTIFIED

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