


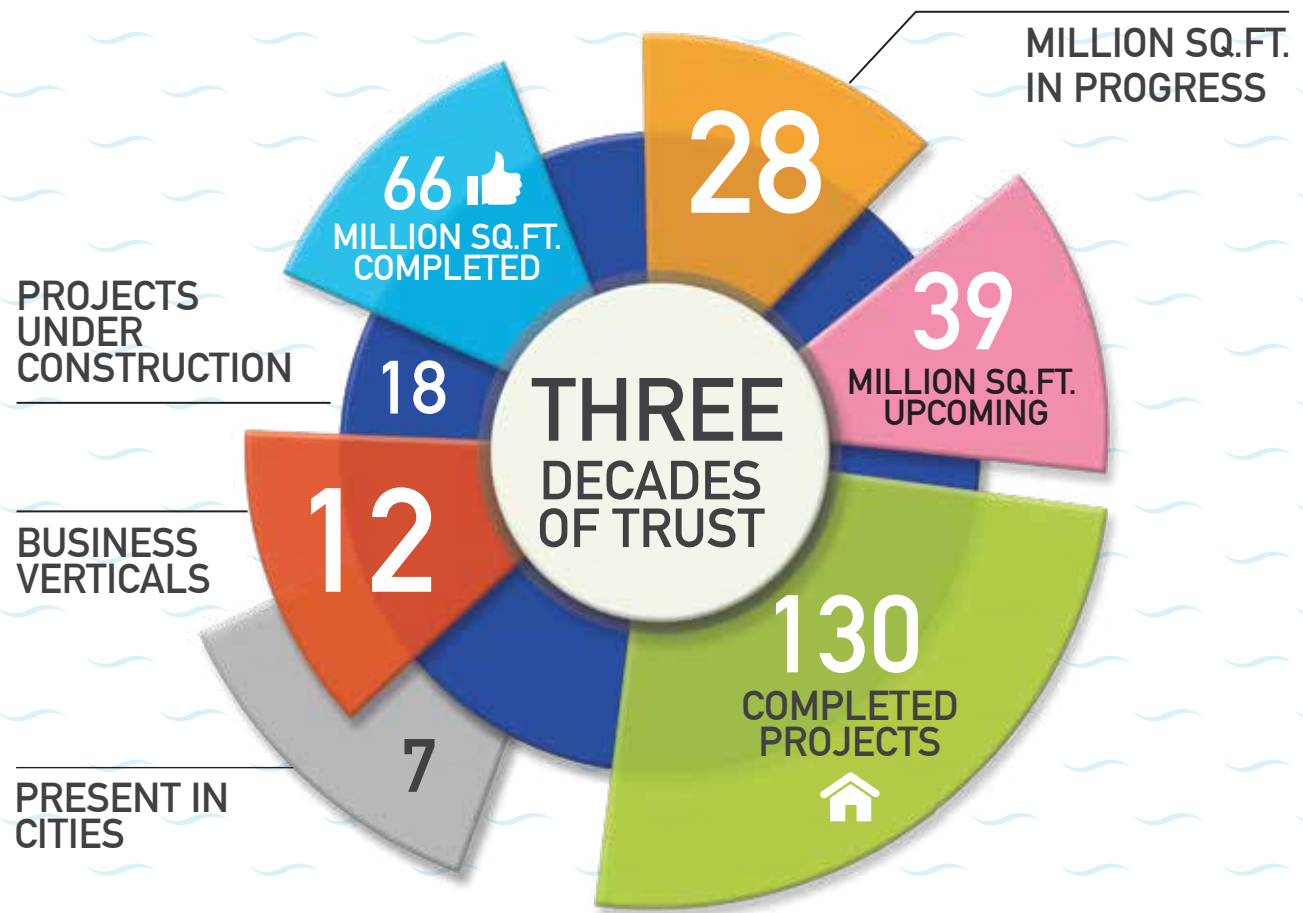
There's no place like Home  
Except by the Beach 



**water'sedge** 

Boutique Apartments at Sancoale, South Goa

# Outstanding Achievements



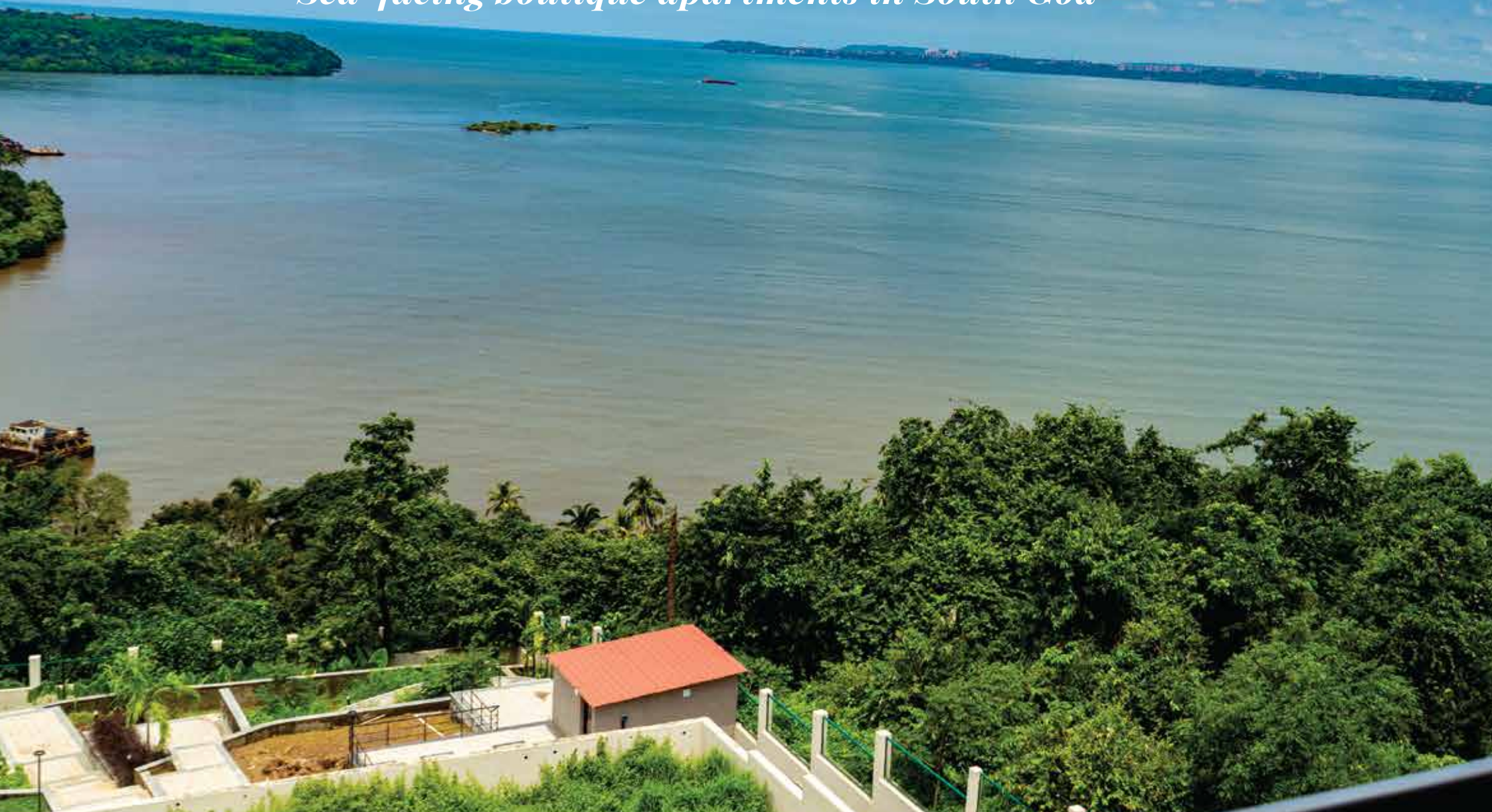
Numbers indicated are as on May, 2022


**water'sedge**

Boutique Apartments at Sancoale, South Goa

*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 Sattva Water's Edge*

A life by the ocean that only a few dream of and fewer 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 Margoa, lined by colonial bungalows and historic churches.

**2BHK - 30 UNITS**

**3BHK - 40 UNITS**

**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.

So why wait to call this beautiful property your home?

**NEW LAUNCH!**

**AQUA**  
BLOCK


**2BHK – 10 UNITS**  
**3BHK – 10 UNITS**

**LIMITED  
STOCK**





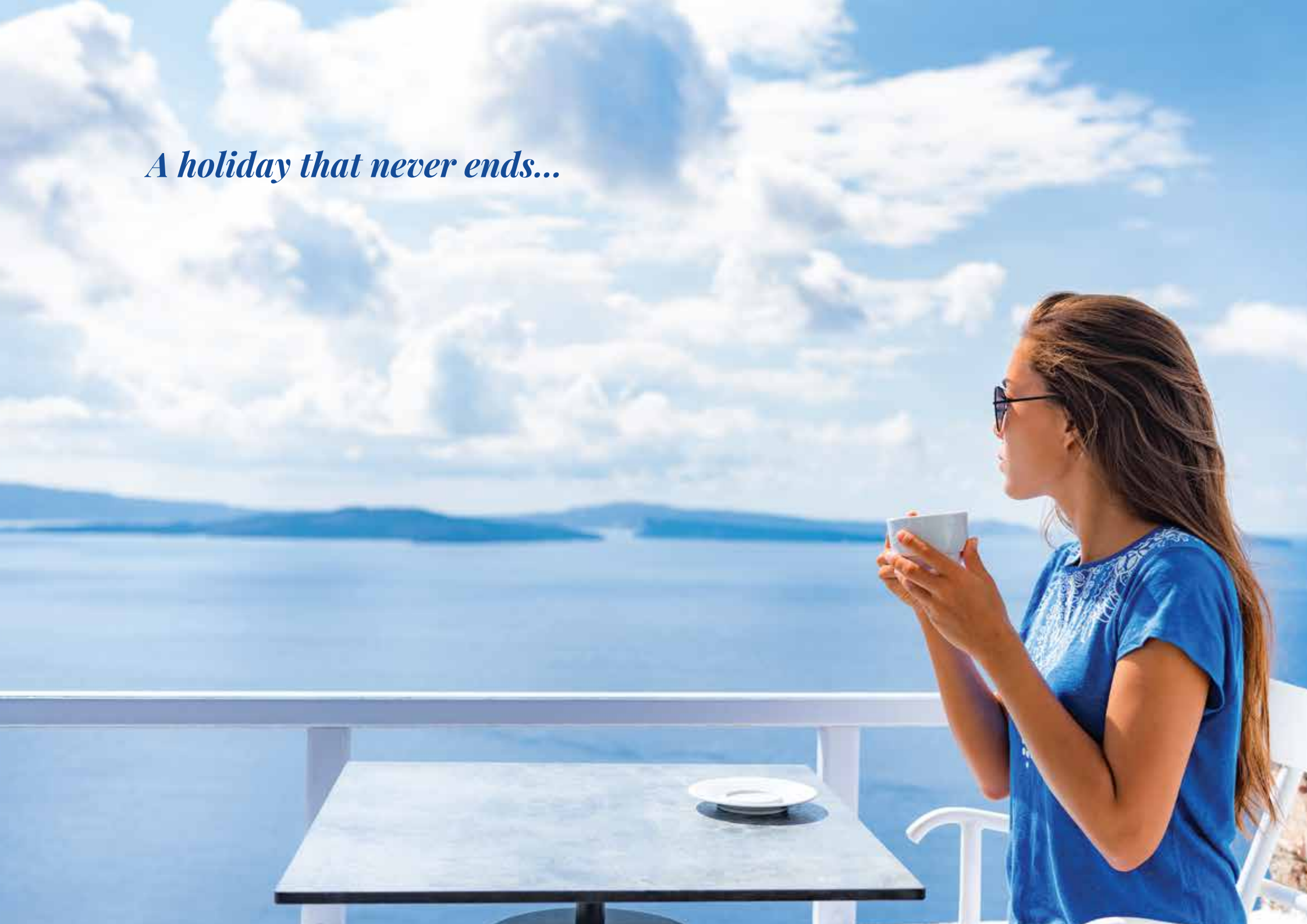
ACTUAL SHOT



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



*A holiday that never ends...*





  
**SATTVA**  
TRUST IT'S WHAT WE BUILD

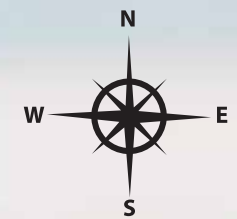
**water'sedge**





# LOCATION



## Proximity

- Magson's Supermarket ..... 0.5km
- Airway Public School ..... 1.2km
- MES College ..... 1.3km
- BITS, Pilani Campus ..... 3.0km
- International Airport ..... 3.5km
  
- Naval Public School ..... 5.9km
- Bogmalo Beach ..... 6.2km
- Chicalim Sports Complex ..... 6.3km
- SMRC Hospital ..... 6.4km
- Vasco Railway Station ..... 8.3km
  
- Velsao 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



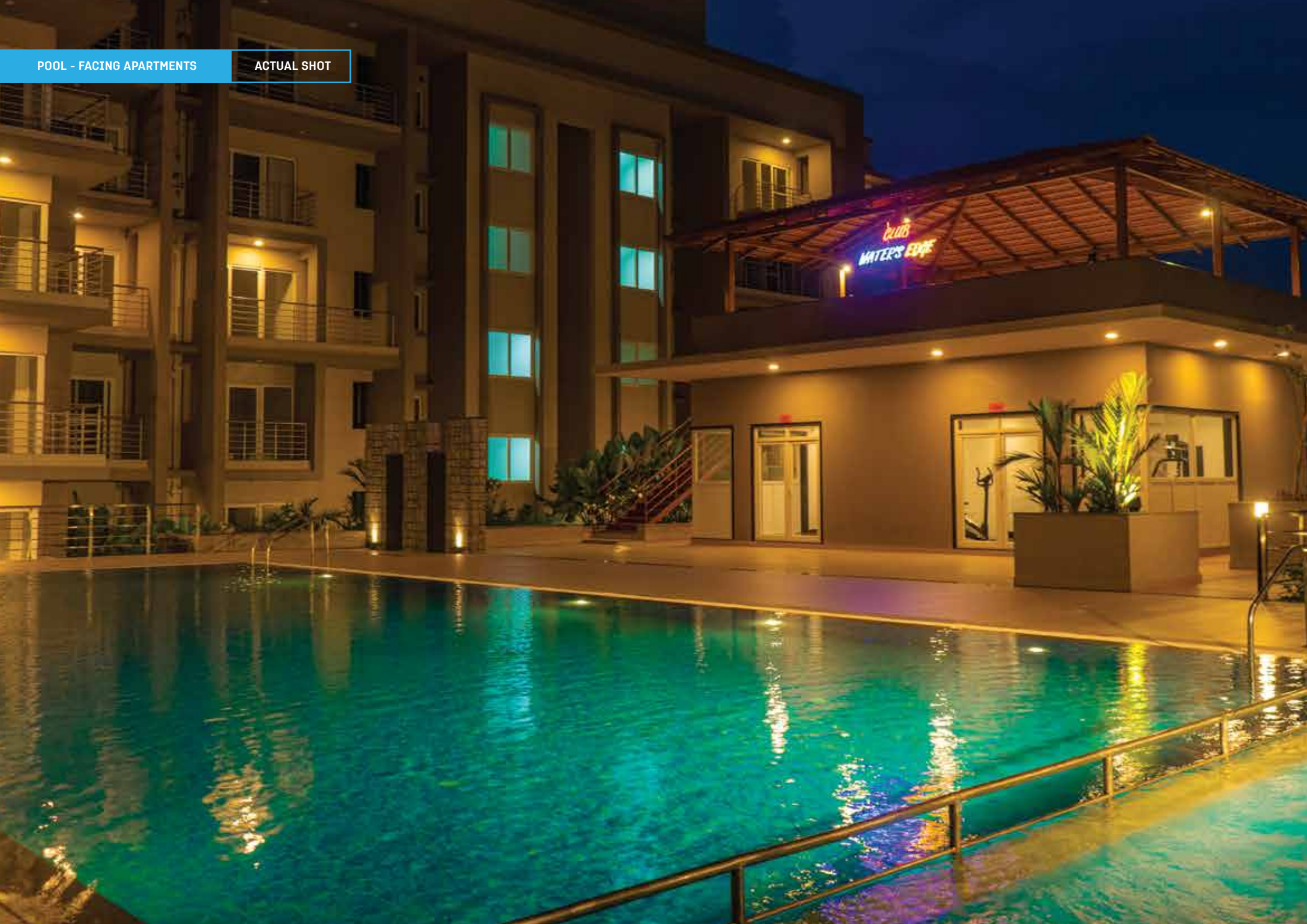
ARTISTIC IMPRESSION

Aerial View



POOL - FACING APARTMENTS

ACTUAL SHOT



# TYPICAL FLOOR PLAN



**Aqua Block**  
Apartments ranging from 1675 - 2405 sq.ft.

# SPECIFICATIONS

## 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

**Corridors:** 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 counter-top washbasin in all Bedrooms
- 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 distemper

## 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, clubhouse 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 plumbing points will be pressure-tested





## AMENITIES & SERVICES



- Exclusive Clubhouse with 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  
TIMES BUSINESS AWARD  
Best Developer - Residential



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-AWAAZ  
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

# Our Projects



**MAGNIFICIA**  
Old Madras Road, Bengaluru



**AEROPOLIS**  
NH 44, Bengaluru



**GREENAGE**  
Hosur Main Road, Bengaluru



**SEJORITA**  
Sarjapur Main Road, Bengaluru



**OPUS**  
Tumkur Road, Bengaluru



**ANUGRAHA**  
Magadi Main Road, Bengaluru



**KAVERI SIRI**  
Acetate Town, Mandya



**MISTY CHARM**  
Kanakapura Main Road, Bengaluru



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bengaluru



**DIVINITY**  
Mysore Road, Bengaluru



**ASHRAYA**  
Bengaluru - Mysuru Expressway, Bidadi



**EXOTIC**  
Bagalur Main Road, Bengaluru



**LUXURIA**  
Malleshwaram, Bengaluru



**PARK CUBIX**  
Devanahalli, Bengaluru



**SERENE LIFE**  
Shettigere, Bengaluru



**EAST CREST**  
Old Madras Road, Bengaluru



**SIGNET**  
Sarjapur, Bengaluru



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



**HM ROYAL**  
Kondhwa (opp. Talab factory), Pune



**MAGNUS**  
Shaikpet, Hyderabad



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**Bengaluru • Hyderabad • Mumbai • Pune • Kolkata • Goa • Coimbatore**



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Founding Member KIBC



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

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