



Balaji Realtors

Balaji Aishwaryam

Phase 1

Discover the Perfect Blend of Luxury and Comfort

Premium 1 & 2 BHK Residential Apartments



About Us

Our Exclusive Residential Project in Karapur, Goa Discover Your Dream Home

Nestled in the serene and picturesque locale of Karapur, Goa, our latest residential project offers the perfect blend of modern living and natural tranquillity. This thoughtfully designed community features a range of 1 & 2 BHK apartments, catering to individuals, couples, and families looking for a peaceful retreat without compromising on convenience and comfort.

Unparalleled Location

Karapur, a charming village in Goa, is renowned for its lush greenery, tranquil environment, and proximity to essential amenities. Our project is strategically located to provide easy access to:

Schools and Colleges

Quality education institutions are within easy reach, ensuring a seamless academic journey for your children.

Healthcare Facilities

Leading hospitals and clinics are nearby, providing healthcare services.

Shopping and Entertainment

From local markets to modern shopping malls and entertainment hubs, everything you need is within a convenient distance.

Transportation Facilities

Excellent connectivity with well-maintained roads, regular bus services, and easy access to major highways. The nearest railway station and airport are just a short drive away, making travel hassle-free.



Specification

Living Room

- Premium Quality 2x2 Vitrified flooring.
- POP False ceiling for living room.
- Laminate finished flush door with granite frame.
- Main door & frame in Teak wood.

Kitchen

- Granite top kitchen platform with S.S Sink.
- Ceramics up to 4" height.

Bathroom

- Ceramics tiles up to full height.
- Granite frame with PVC Moulded Door.
- Premium Quality Sanitary Fittings.
- Wash basin with Counter.
- Anti-skid tiles for bathroom flooring.

Terrace & Balcony

- Anti-skid tiles for flooring with MS Railing & Aluminum Windows.

Electrification

- Concealed wiring with circuit breakers.
- A/C points in all bedroom and living room.
- TV & Telephone point in living and bedroom.

Single Bedroom 3D view



Double Bedroom 3D view



Typical First & Third Floor

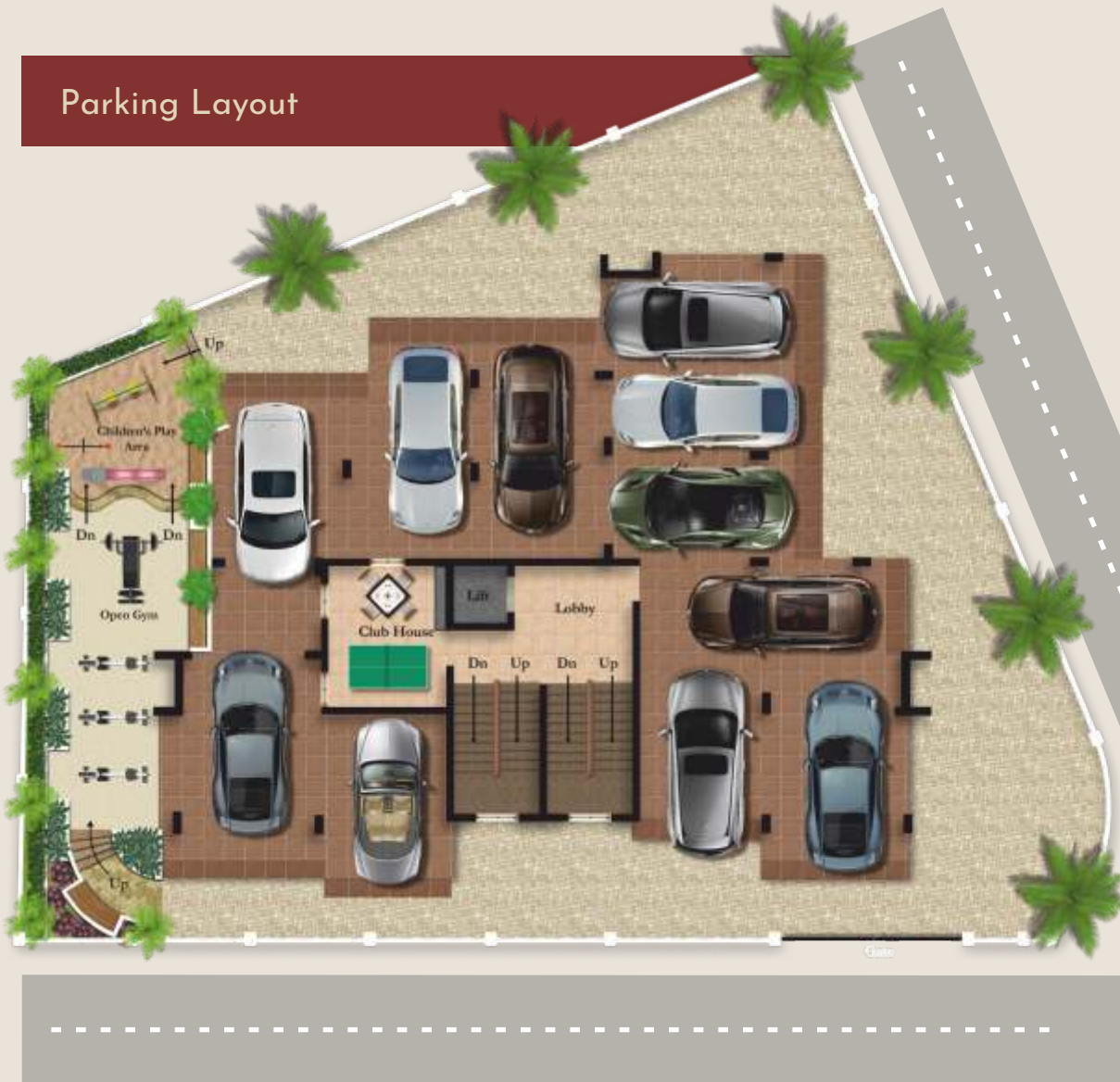


Typical Upper Ground & Second Floor

FLOOR	FLAT	TOTAL SALEABLE AREA
UPPER GROUND	UG1	70.70
	UG2	112.54
	UG3	76.27
FIRST	101	70.70
	102	106.88
	103	76.27
SECOND	201	70.70
	202	112.54
	203	76.27
THIRD	301	70.70
	302	106.88
	303	76.27

Note:- Sale of Flat No. 302 shown in artist/3D impression will be done only after getting approval from licensing authorities.

Parking Layout



Nearby Places (*Approximate)

Major Cities

- Panaji (Goa's Capital) : 30 Kms
- Sanquelim : 03 Kms
- Bicholim : 06 Kms

Airport

- Manohar International Airport (Mopa) : 30 Kms

Railway Station

- Thivim Railway Station : 16 Kms

Industrial Estate

- Bicholim Industrial Estate : 04 Kms

Hospitals

- Aadhar Hospital : 2.3 Kms
- Sukhayu Ayurvedic Clinic : 2.5 Kms
- Govt. Health Centre : 03 Kms

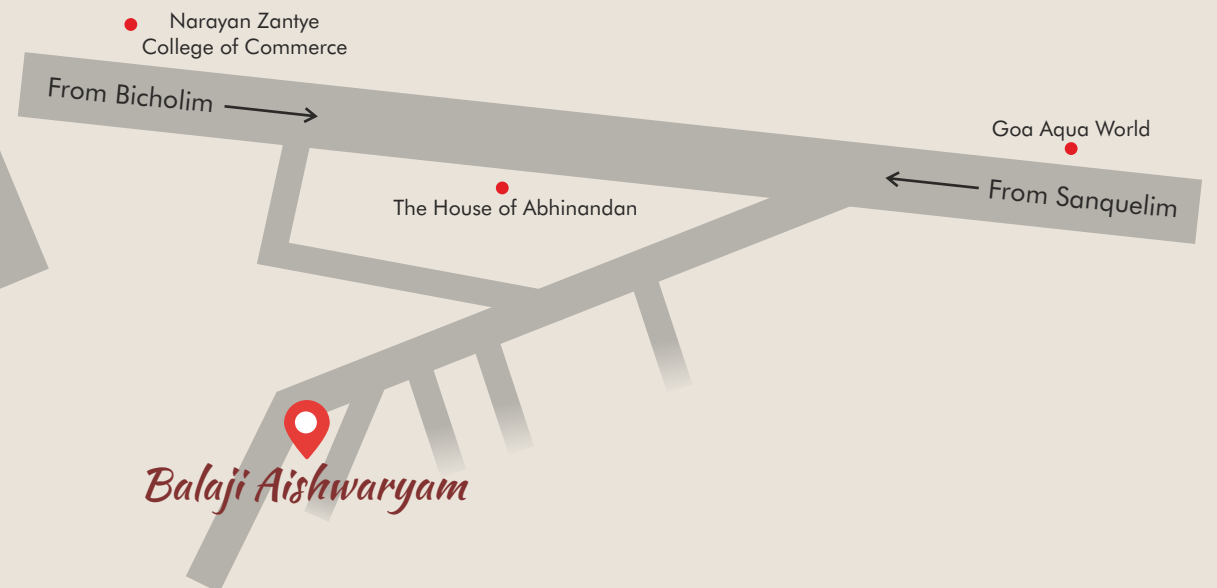
School's

- Dr. K.B. Hedgewar Vidyamandir : 01 Kms
- Progress High School : 2.5 Kms
- St. John High School : 2.5 Kms

Colleges

- Govt. College of Arts, Science & Commerce : 03 Kms
- Narayan Zantye College of Commerce : 04 Kms
- Govt. Institute of Management : 4.5 Kms
- All India Institute of Ayurveda : 28 Kms

Location Map



Amenities

Experience a lifestyle of convenience and luxury with our range of exclusive amenities, including:

Club House

A perfect central hub for Game Room, Lounge Area and Relaxation.

Open Gym

Stay active and healthy with state-of-the-art gym facilities.

Children's Play Area and Sitting Area

A safe and fun environment for children to play and a comfortable sitting area for elders to relax and socialize.

Lift

Smooth and easy access to all floors, ensuring comfort for residents of all ages.

Parking Space

Ample parking facilities for residents, ensuring hassle-free parking.

EV Charging Stations

Dedicated electric vehicle charging points to support a sustainable and eco-friendly lifestyle.

Video Door Phone

Enhance your security with modern video door phone systems, providing peace of mind.

24/7 Security with CCTV Camera

Ensuring the safety and peace of mind of our residents.



Project by



Balaji Realtors

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Site Address

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Legal Advisor

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Architect Consultant

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