



**ESTILO
PATIO**
—Sancoale, Goa—
Goan Life. European Lifestyle.

SOLD OUT

Villa Armeria

Villa Armeria sitting besides the Zuari river, seems as European as the flower itself which is found in abundance along the coast of Portugal and Southern Spain.

SOLD OUT

Villa Bellis

the villas are all beautifully designed, living you spoilt for choice. The European characteristics have been carefully imbibed with attention

ONGOING

Chrysanthe Suites

Chrysanthe Suites rises up with 2BHK apartments, in a weave of beautiful, peaceful, luxurious, European-style villas, located in Sancoale, Southern Goa.



ESTILO MODERNO
REALTY PVT. LTD.

A Dr. Sagar Salgaocar INITIATION

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CHRYSANTHE

S U I T E S
estilo patio phase II



**EXPERIENCE
MODERN LIVING
IN THE LAP OF
NATURE**



Estilo Moderno Realty — the first to receive a Platinum certification — have mastered the art of harmonizing conscious modern habitats that lie upon the natural landscapes Goa has to offer. Founded by Dr. Sagar Salgaocar, a visionary known for seizing the odds, Estilo Patio is a flagship project by Estilo Moderno Realty. Our philosophy of conscious development with unparalleled quality control reflects in every project undertaken. The culture at Estilo Moderno Realty infuses empathy towards every resource, thus building a strong, lifelong relationship with the community at large.

01



concept

Chrysanthe Symbolizes Optimism and Joy. It is a bright yellow colored flower, used to express cheerfulness. A native of North East Europe.

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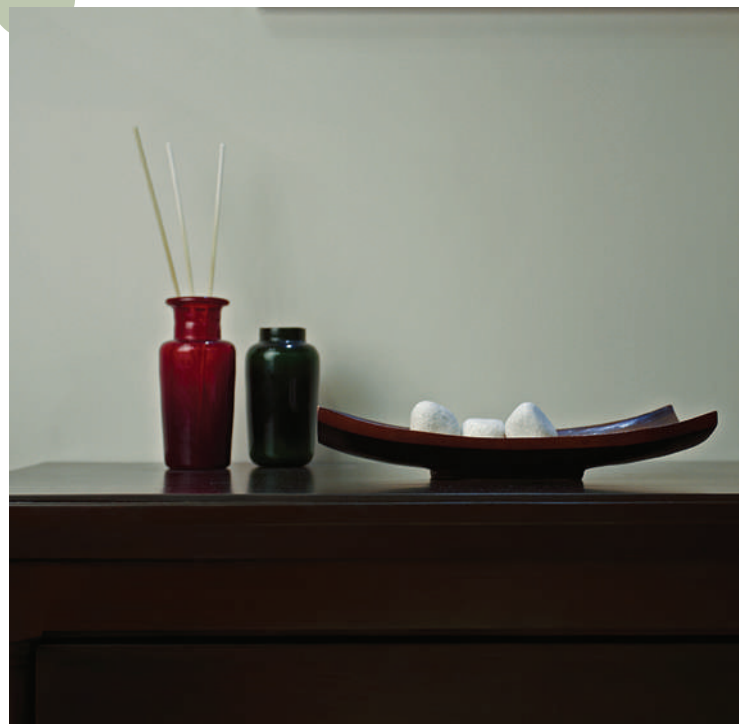
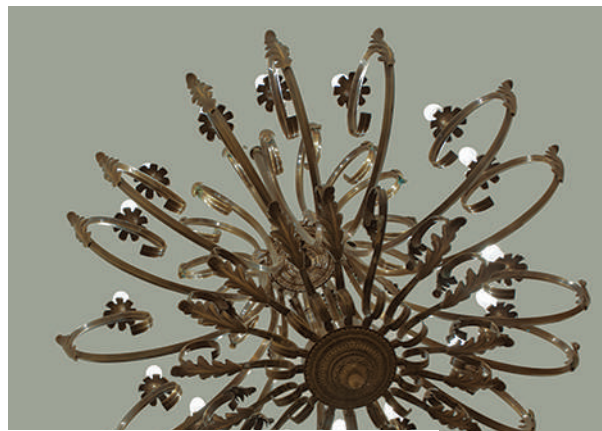


#CHRYSANTHESUITES

02

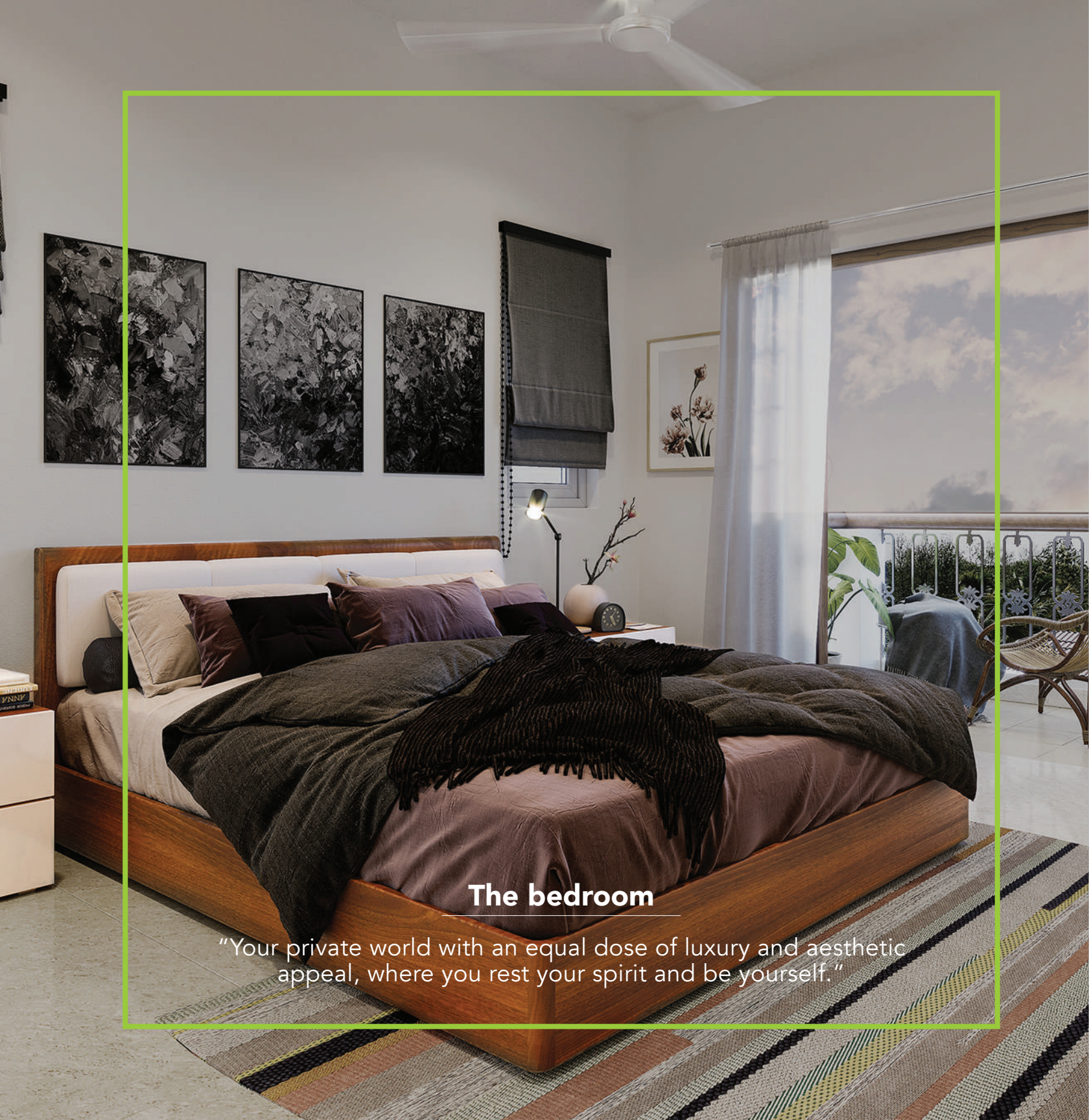
Living
in

CHRYSANTHE
SUITES
estilo patio phase II



Lifestyle

The greatest luxury of life is peaceful breathing and
only place to get that is Chrysanthe Suites



The bedroom

"Your private world with an equal dose of luxury and aesthetic appeal, where you rest your spirit and be yourself."



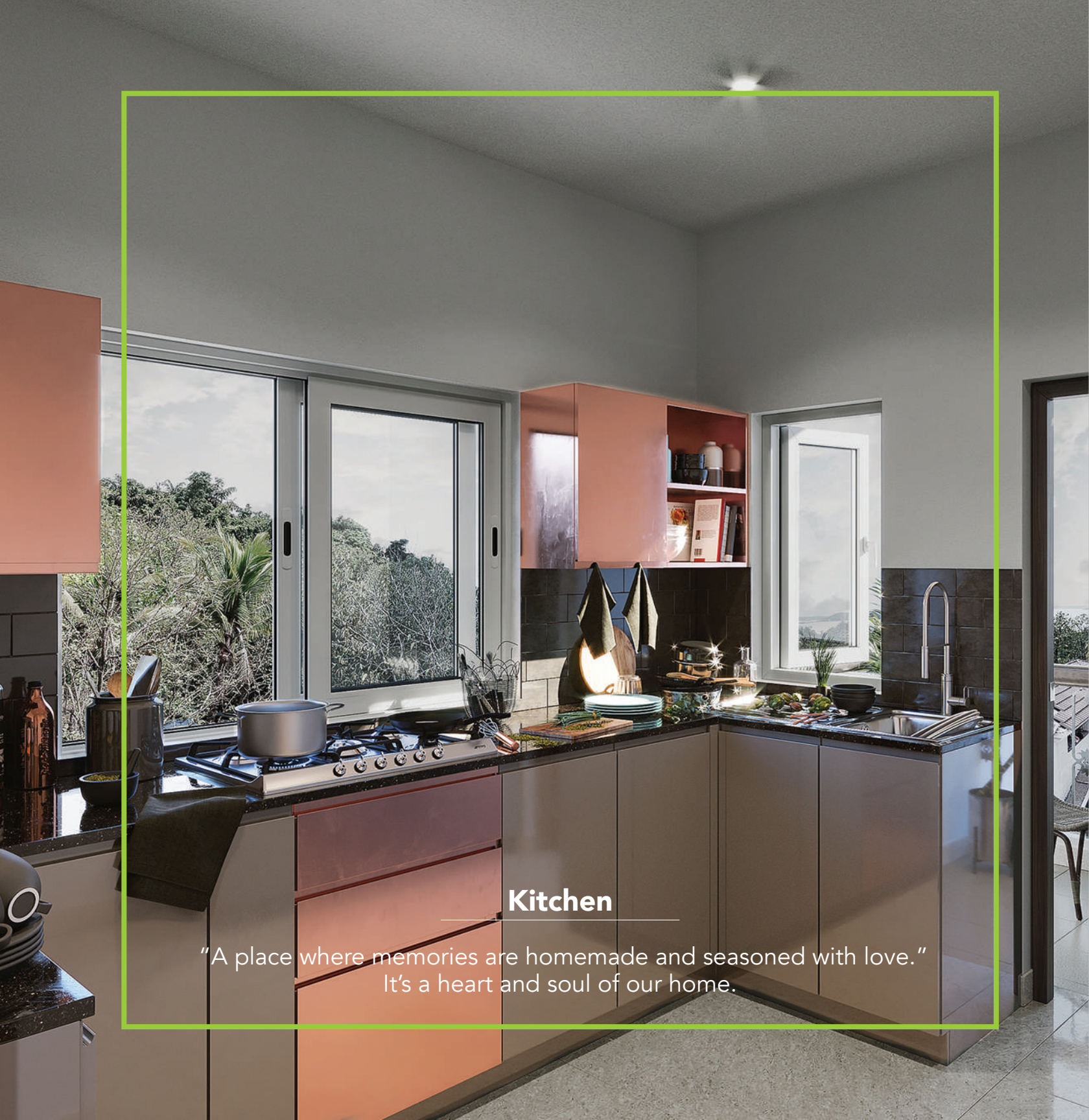
Balcony

"It's a place which is a new world in its own." It has serene view that keep you refresh.



Bathroom

"Wash away your trouble with some bubbles."



Kitchen

"A place where memories are homemade and seasoned with love."
It's a heart and soul of our home.



The living room

"From celebrating joy to sharing laughs,
your living room brings your family and
friends together."

Infinity Pool

infinity pool Lorem ipsum dolor sit amet, consectetur adipiscing elit,





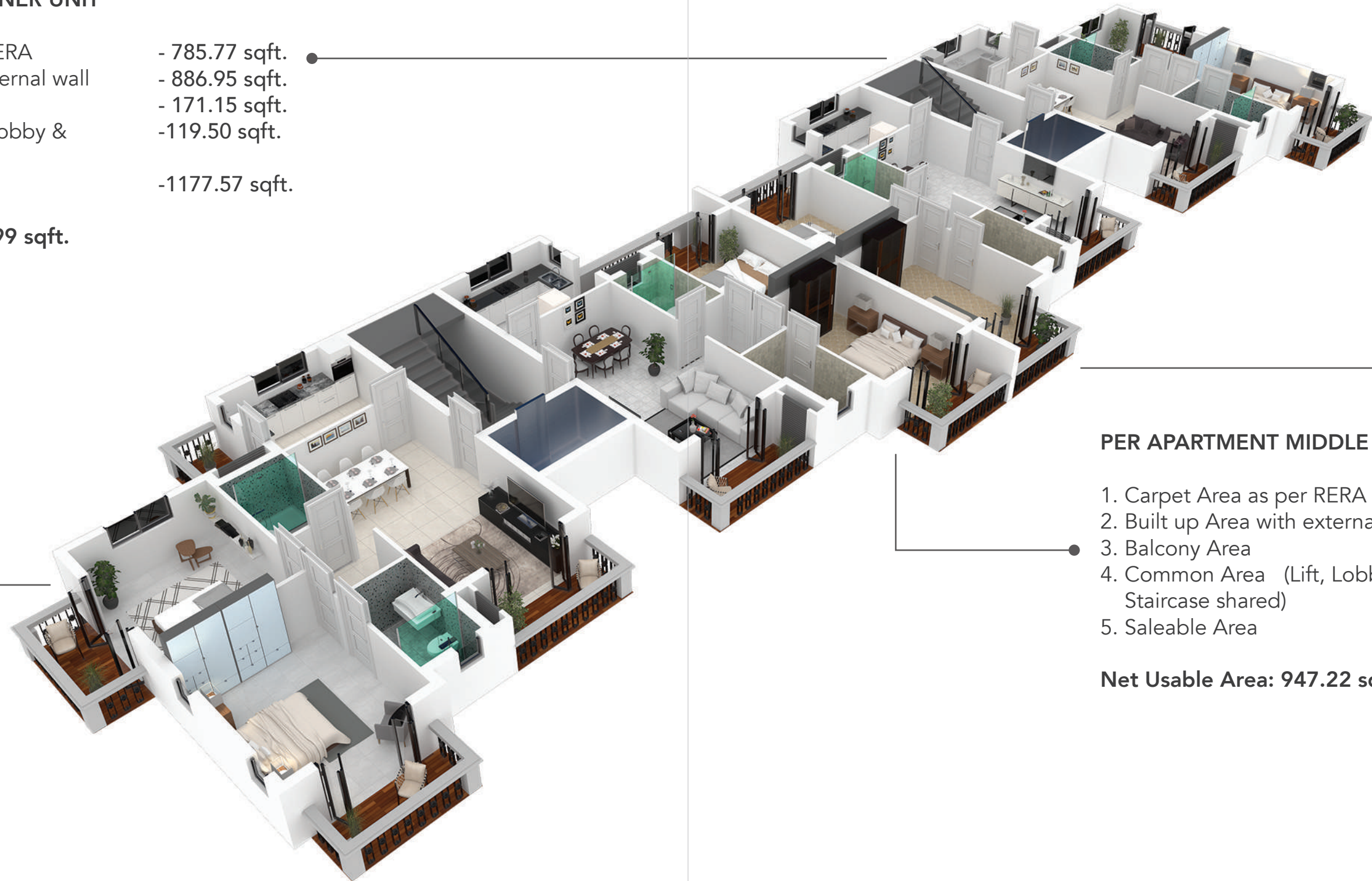
Luxury Is In Each Detail

- Strategically placed high quality electrical switches and fittings are chosen to give you many years of safe, hassle free service with minimal wear & tear.
- Our 4 fixture master bathrooms comes with fixtures like Hansgrohe bath fitting and German Kohler sanitaryware, making your bathroom aesthetical and hygienic.
- Our choice of materials used inside our residences like agglomerated marble flooring, high grade wooden doors etc. provide you with a high quality & low maintenance home.
- The wall concealed cisterns in the bathrooms save space and result in a more spacious and clutter free look. They also reduce water consumption and are more efficient than traditional cisterns.
- The filtration plant keeps water in the swimming pools crystal clear at all times. It also allows for easy drainage and cleaning of the pools.
- We all care about the environment and your home comes with provision for water harvesting. The building has state of the art water recycling and sewage treatment plant as well.
- Video door phones, swipe access & 24X7 CCTV monitoring ensures safety round the clock.

PER APARTMENT CORNER UNIT

- 1. Carpet Area as per RERA - 785.77 sqft.
- 2. Built up Area with external wall - 886.95 sqft.
- 3. Balcony Area - 171.15 sqft.
- 4. Common Area (Lift, Lobby & Staircase shared) - 119.50 sqft.
- 5. Saleable Area - 1177.57 sqft.

Net Usable Area: 957.99 sqft.



PER APARTMENT MIDDLE UNIT

- 1. Carpet Area as per RERA - 785.77 sqft.
- 2. Built up Area with external wall - 886.95 sqft.
- 3. Balcony Area - 162.54 sqft.
- 4. Common Area (Lift, Lobby & Staircase shared) - 119.48 sqft.
- 5. Saleable Area - 1168.96 sqft.

Net Usable Area: 947.22 sqft.

Full Floor Plan

Gym & Recreational Plan



Gym Area: 441.32 sqft.
Recreational Area: 355.21 sqft.



Corner Apartment Plan



03

Experience

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MATERIALS & FINISHES FOR APARTMENTS

WOOD WORK

Main door frame

5" x 2.5" Indian teak wood frame

Main door shutter

1.75" thk. shutter made out of marine grade flush panel with selected laminated and wooden beading and lock.

- **Bedroom and athroom door frames**

4" x 2.5" Sal wood frames

- **Bedroom shutter**

1.5" thk. Marine grade flush panel with selected laminate on both sides

- **Toilet shutter**

Pressed frp shutter of 1 " thk.

- **French doors & Windows**

White colour

Fenesta make



PAINT FINISH

Ceiling in dry areas

Matt white emulsion

Walls in dry areas

Water based acrylic emulsion in matt finish

Bathroom & Kitchen walls & ceiling

Oil emulsion in satin finish

- **Internal surfaces**

02 coats chemical plaster with antifungal primer

- **External surfaces**

Water based external acrylic emulsion

PLUMBING

Sanitary ware

American standard or equivalent

C.P Fittings

Grohe or Equivalent





HARD FINISHES

Flooring

800 x 800 Vitrified tiles with anti-skid surface
Kajaria or Equivalent

Bathroom dado

600 x 300 Ceramic tiles in satin finish
Kajaria or Equivalent

Kitchen dado

150 x 150 Ceramic glazed tiles
Kajaria or Equivalent

Balcony flooring

300 x 300 anti-skid Ceramic tiles
Kajaria or Equivalent

Kitchen counter

Indian granite @ rs.200/- per sq.ft.



ELECTRICAL

Wiring

R.R Cable or Equivalent

Switch gear

MDS LE grand or Equivalent

