

STRIVE FOR CREATIVITY



ZARAMOUNT HAVANA
VILLAS

CASA HAVANA, MOIRA



Cigars, renowned as an iconic indulgence among the affluent, have always been synonymous with wealth, prestige, and refined taste.

CASA HAVANA draws inspiration from the allure of cigars embraced by the rich and famous, and these premium villas stand as a symbol of sheer opulence and luxury.

TABLE OF CONTENTS

- 01.** DISCOVER HAVANA TRANQUILITY
- 02.** BEHIND THE GATES OF ZARAMOUNT: THE STRUCTURE
- 03.** ABOUT MOIRA
- 04.** OUR JOURNEY
- 05.** THE ZARAMOUNT EDGE
- 06.** PROJECT DETAILS
- 07.** VILLA AMENITIES
- 08.** MOIRA VILLA DETAILS
- 09.** MOIRA SITE PLAN
- 10.** MOIRA FLOOR PLANS
- 11.** LOCATION DISTANCES
- 12.** DISCLAIMER
- 13.** CONTACT US



A SLICE OF PARADISE

DISCOVER OUR GOAN HIDEAWAY



YOUR EXCLUSIVE
GATEWAY TO GOA'S
WORLD OF INDULGENCE





GOA'S FINEST ADDRESS FOR LUXURIOUS LIVING

DISCOVER HAVANA TRANQUILITY

At Zaramount, we construct villas engineered through design excellence and state-of-the-art technologies. We bring transparency that seamlessly reflects personalized services and creates an atmosphere of sophistication and class.

Each villa is a masterpiece, infused with the essence of Havana's culture, adorned with subtle echoes of its vibrant streets and named after iconic cigar varieties that evoke a sense of prestige and taste.

Elegantly furnished, the villas feature spacious bedrooms, private balconies, lavish bathrooms, and thoughtfully appointed living and dining areas. Every detail, from the intricate tilework to the handcrafted fixtures has been curated consciously to offer you an unrivaled living experience. The interiors exude a sense of understated luxury with carefully chosen furnishings that harmonize with the Cuban theme. Feel the warm embrace of Goa's sea breezes as they gently flow through your villa creating an ambiance of serenity and relaxation.



BEHIND THE GATES OF ZARAMOUNT

Behind the gates of Zaramount Havana is one of Goa's most exclusive residential enclaves. Surrounded by nature and encompassed by the warmth of Portuguese-style architecture, the project's community-style concept adds layers of nuance, benefits and personality to the homes within it.

Spread across 2475 sq meters of lush land & overlooking Moira river, Zaramount offers Casa Havana - this project features 6 luxurious villas.

Juxtaposed with this is an abundance of greenery, sprawling open spaces and a roster of modern amenities to promote togetherness, privacy, peace and beauty all at the same time.

A thoughtful curation of Neo-Portuguese style and luxury forward functionality, The Chapter caters to all kinds of discerning individuals and families who appreciate the better choices in life.



THE STRUCTURE:

- R.C.C framed structure of columns, beams, and slabs. The internal partition walls will be brick masonry and the external walls will be brick/ laterite masonry
- Use of TATA STEEL
- Ultratech cement
- Modular with Laquer finish kitchen
- Roca Bathroom Fittings
- Elecritical fittings using Polycab wires and Legrand switches

CONSULTANTS AND CONTRACTORS

- **ARCHITECT:** Bowerbird LAB
- **STRUCTURAL CONSULTANT:** M/S Paresh Gaitonde & Associates
- **MEP CONSULTANT:** Electrical - R.G. Bhide, Plumbing - Mr. Ramachandra Deo
- **RERA CONSULTANT:** Mr. Mahesh Reddy
- **LANDSCAPE CONSULTANT:** Mr. K.J. Khan
- **CIVIL CONTRACTOR:** Erector Infra Projects Pvt. Ltd.

TATA STEEL

Roca

POLY CAB

UltraTech
CEMENT

ABOUT MOIRA

Moira is a picturesque village located in the North Goa district of the Indian state of Goa. Known for its serene and tranquil ambiance, Moira is a popular destination for those seeking a peaceful retreat away from the bustling tourist areas of Goa.

Moira is an excellent choice for travelers seeking a quiet and authentic Goan experience while still being within easy reach of the more bustling tourist destinations in the region.



Goa

Goa, located on the southwestern coast of India, is a tropical paradise known for its stunning beaches, vibrant culture, and rich history. This tiny state offers a delightful blend of natural beauty, historical charm, and a laid-back atmosphere that attracts travelers from around the world.



ESCAPE TO A WORLD WHERE
LUXURY IS THE NORM
AND GOA'S BEAUTY IS
YOUR BACKDROP



UNWIND IN THE LAP OF LUXURY
WHERE EVERY AMENITY AND DETAIL HAS
BEEN METICULOUSLY CURATED FOR
YOUR PLEASURE



OUR JOURNEY

With more than individual experiences of over three decades, Zara Group is a diversified group in real estate & international commodity trade. Paramount Surgimed Limited has been a visionary in the lifestyle and healthcare field. The origin of Zaramount is symbolised by trust and quality that they both abide by. It is the coming together of two minds that dared to dream bigger with a commitment to deliver excellence and an unyielding desire to create spaces that nurture the mind, body and soul.



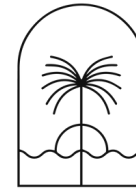


YOUR
exclusive
 RETREAT



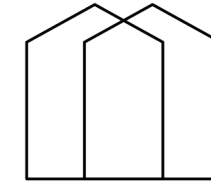


THE ZARAMOUNT EDGE



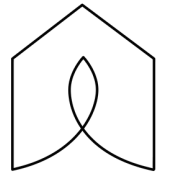
DISCOVER PARADISE WITHIN

- Ready to move
- Signature designs
- Measured lawns



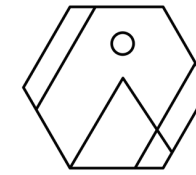
LUXURIOUS ACCOMMODATIONS

- Property management
- Easily accessible
- 5500-6000 sq. ft. area



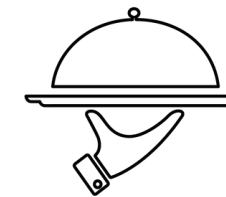
UNPARALLELED AMENITIES

- CCTV & 24x7 security
- Private car parks
- Utilities and staff area



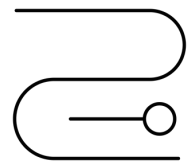
SUNSET SOIREEES

- Terrace garden
- Zen courtyard
- Peace & tranquility



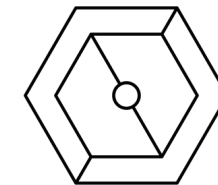
DINING EXTRAVAGANZA

- Barbecue pits
- Sub-tropical gardens
- Nested in the forest



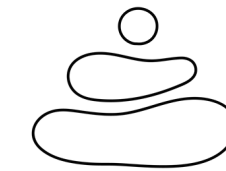
EXPLORATION AND ADVENTURE

- Serene beaches
- Water sports
- Nightlife



EXCLUSIVE GATHERINGS

- Private retreats
- Luxurious villas
- Extraordinary living



WELLNESS AND TRANQUILITY

- Sustainable practices
- Enchanting allure
- Unforgettable experience



NATURE'S SPLENDOR

- Coastal charm
- Vibrant culture
- Stunning views



PROJECT DETAILS

- TOTAL PLOT AREA: 2475 SQ.M
- NUMBER OF VILLAS: 6
- FURNISHED AND UNFURNISHED VILLAS AVAILABLE

AREA OF EACH VILLA:

COVERED AREA GF- 174.79 SQ.M

COVERED AREA FF- 165.23 SQ.M

COVERED AREA SF- 129.29 SQ.M

COVERED AREA TF- 76.4 SQ.M

TOTAL COVERED AREA- 545.71 SQ.M



VILLA AMENITIES

- Elegant Dining Area
- Spacious Living Room
- Five Bedrooms
- Five Bathrooms
- Two Dressing Rooms
- Contemporary Kitchen with Modular Design
- Separate Servant Quarters with Attached Bathroom
- Exclusive Parking Facilities
- Private Swimming Pool with Jacuzzi
- Scenic Water Feature with Landscaping
- Well-Maintained Lawns
- Lush Green Terrace Garden
- 24/7 Security Surveillance
- High-Speed Internet Connectivity (WiFi)
- Closed-Circuit Television (CCTV) System



MOIRA VILLA DETAILS

VILLA NO.	NAME	TYPE	CONSTRUCTED SIZE	LAND SIZE
1	Cohiba	5BHK	5872 Sq.Ft	400-425 Sq.m.
2	Monte Cristo	5BHK	5872 Sq.Ft	400-425 Sq.m.
3	Davidoff	5BHK	5872 Sq.Ft	400-425 Sq.m.
4	Partagas	5BHK	5872 Sq.Ft	400-425 Sq.m.
5	Upmann	5BHK	5872 Sq.Ft	400-425 Sq.m.
6	Bolivar	5BHK	5872 Sq.Ft	400-425 Sq.m.



MOIRA SITE PLAN

PRESENTING OUR SIX VILLAS:

- COHIBA
- MONTE CRISTO
- DAVIDOFF
- PARTAGAS
- UPMANN
- BOLIVAR



GROUND FLOOR PLAN



- POOL- 3.6M × 9.0M
- VERANDAH 1 - 2.1M X 6.1M
- DINING AREA - 4.8M X 4.1M
- KITCHEN - 4.5M X 3.9M
- UTILITY - 1.8M X 2.4M
- POWDER ROOM - 2.3M X 1.2M
- TOILET - 2.9M X 2.3M
- BEDROOM - 4.8M X 3.50M
- VERANDAH 2 - 1.3M X 3.8M
- LIVING DRAWING ROOM- 5.9M X 4.3M
- OUTDOOR VERANDAH - 1.5M X 6.1M

FIRST FLOOR PLAN



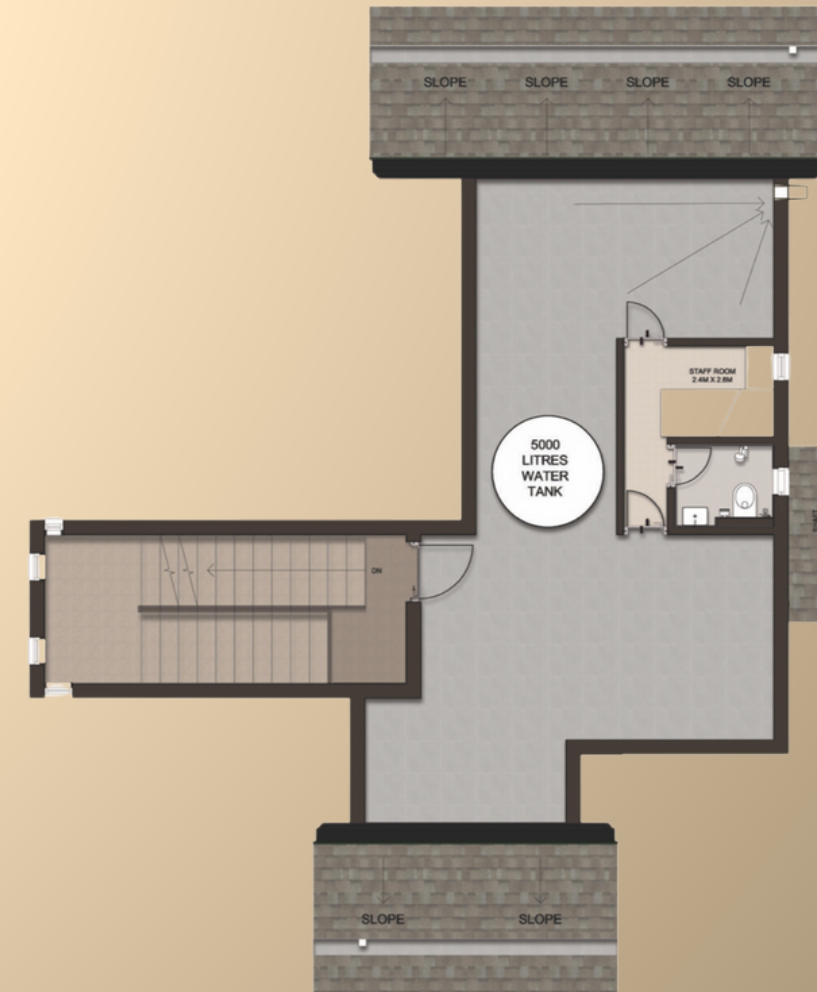
- BALCONY - 2.9M X 2.0M
- MASTER BEDROOM - 4.7M X 6.2M
- DRESSER - 1.5M X 2.0M
- TOILET - 2.0M X 4.2M
- FOYER - 5.2M X 2.3 M
- BEDROOM - 4.8M X 3.50M

SECOND FLOOR PLAN



- BALCONY - 2.9M X 2.0M
- BEDROOM - 4.7M X 6.2M
- OPEN TERRACE DOWN - 6.0M X 4.4M
- TOILET - 3.4M X 3.4M
- OPEN AREA BELOW TERRACE - 3.2M X 2.6M
- STUDY ROOM - 3.2M X 3.7M
- TERRACE - 5.3M X 3.7M

TERRACE PLAN



- STAFF ROOM 2.4M X 2.8M
- 5000 LITRE WATER TANKER



LOCATION DISTANCES

RESTAURANTS & CAFES

- 7 short 1 long -1 minute walk
- Spice Goa - 9 minute drive
- Gunpowder -16 minute drive
- Mustard - 16 minute drive
- S.E.A - 19 minute drive
- Mojigao - 19 minute drive
- Vinayak - 21 minute drive
- Ciao Bella - 25 minute drive

PLACES AROUND

- Maker's Asylum - 1 minute drive
- The Cube Gallery - 4 minute drive
- Milagres Church - 10 minute drive
- Mapusa Market - 10 minute drive
- Rangeela Store - 17 minute drive
- Mopa International Airport - 25 minute drive

DISCLAIMER

As a potential homebuyer with a keen interest in acquiring a residence by Zaramount Havana Villas LLP, you are currently reviewing these "Terms." These Terms establish a legally binding agreement between you ("you") and Zaramount Havana Villas LLP ("we").

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****Please note that the villa may undergo minor modifications or slight changes. We kindly request buyers to thoroughly review the terms and conditions, as well as the villa buyer agreement****

