



risara

P R O P E R T I E S

SERVING HAPPINESS SINCE 2003

Introducing



RERA Registration Number: **PRGO03180185**



risara  
ELEGANTE

MIRAMAR, CARANZALEM - GOA



ARABIAN SEA



Strategically located off the main road in Caranzalem, Risara Elegante is less than a km away from Miramar beach and a few minutes away from major utilities like schools, colleges, malls, multiplex, healthcare facilities and much more.

Its connectivity and accessibility makes it one of the most preferred locations in the state.

Risara Elegante has been tastefully designed to encompass the sense of elevated living.

Our uniqueness plays a gracious host to rare privileges, exclusivity and luxury. For the 'Self Actualized', who dream with a passion for the extraordinary, Risara Elegante is the search stopper..

**Risara Elegante is the 'Landmark Address' of its location.**

## Proximity from Risara Elegante

- Panjim city: 4 kms
- Caculo Mall: 3 Kms
- Miramar beach: 700 mts
- Dona Paula Jetty: 3.8 kms



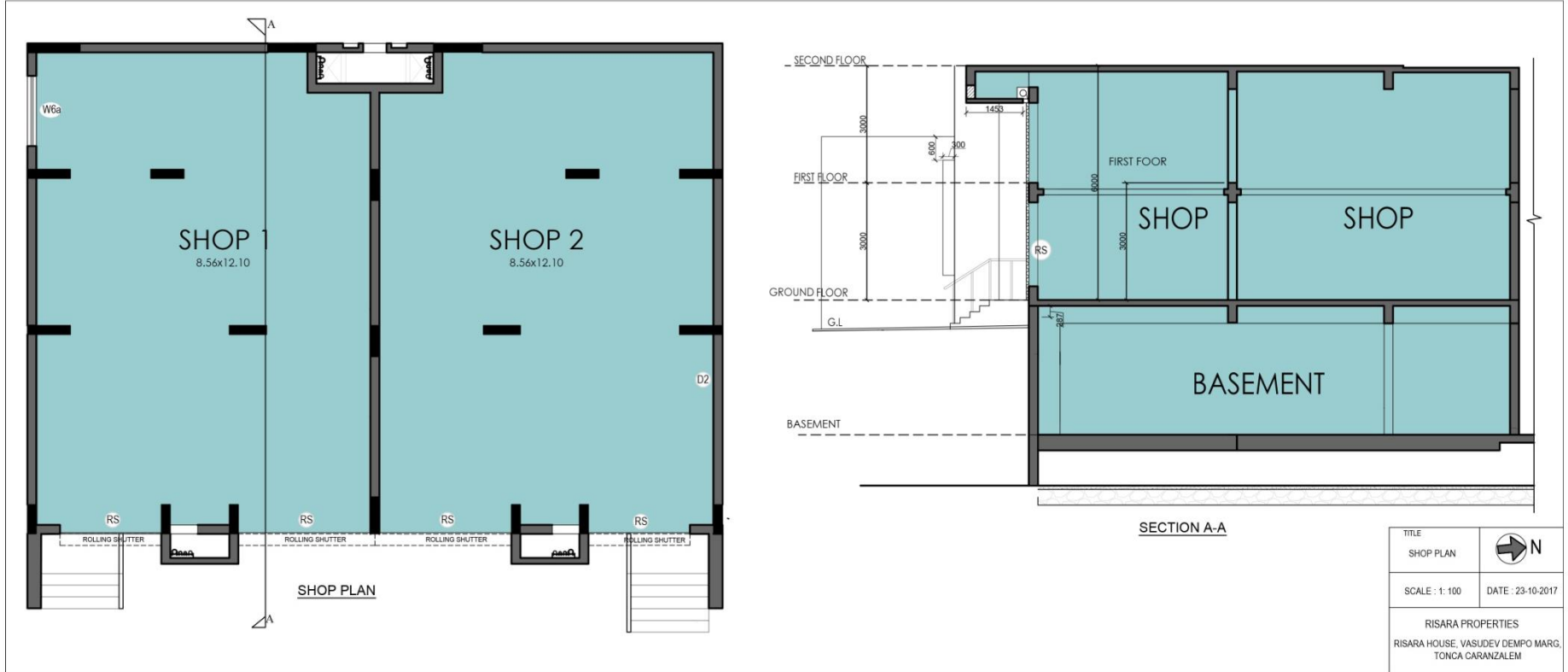
Commercial premise  
Risara Elegante,  
Caranzalem, Goa

## Shop No.1 at Risara Elegante

Consists of 3 floors, namely basement, ground and 1<sup>st</sup> floor. The first and the ground floor have a Super built up area of 132 sq.mts. each. The basement has a Super built up area of 109 sq.mts., giving the shop a total Super built up area of 373 sq.mts.

## Shop No.2 at Risara Elegante

Consists of 2 floors, namely ground and 1<sup>st</sup> floor. Both floors have a Super built up area of 132 sq.mts. each, totalling the shop area to 264 sq.mts. of Super built up area.





**NOTE :** Keeping in mind the design and interior work to be done by the buyer, the 1<sup>st</sup> floor and the toilet have not been built. Plumbing provisions for the toilet have been provided, so the purchaser can build the toilet on the ground or 1<sup>st</sup> floor or both.

Super Built up area (SBUA), Built up area (BUA) and Carpet area are as follows:

	FLOOR	SUPER BUILT-UP AREA	BUILT-UP AREA	CARPET AREA	AMOUNT	RATE PER SUPER BUILT UP AREA
<b>SHOP 1</b>	GROUND	132.00	110.00	102.00		
	FIRST FLOOR	132.00	110.00	102.00		
	BASEMENT	109.00	92.00	84.00		
<b>TOTAL</b>		<b>373.00</b>	<b>312.00</b>	<b>288.00</b>	<b>Rs. 7,46,00,000</b>	<b>Rs. 2,00,000</b>
<b>SHOP 2</b>	GROUND	132.00	110.00	102.00		
	FIRST FLOOR	132.00	110.00	102.00		
<b>TOTAL</b>		<b>264.00</b>	<b>220.00</b>	<b>204.00</b>	<b>Rs. 5,80,00,000</b>	<b>Rs. 2,20,000</b>

All areas in SQ.M.



- 6mts height (3mts for each floor).
- Basement Height 3.4mts
- Located in a coveted neighborhood
- Aesthetically designed building
- 1<sup>st</sup> floor slab as per your choice
- Dedicated parking + ample parking on roadside
- Location of toilets in shop as per your design
- Motorized shutter

# Advantages

for Investing  
at Risara Elegante



Established in 2003, Risara Properties is Goa's premier real estate developer. Evolving over the years we have not just developed and strengthened our core competencies in technical aspects of construction, but have successfully moved beyond to deliver a reality that far outweighs our perspectives. Specifications of very high standards have become benchmarks that our patrons can safely take for granted when it comes to a Risara Product.

We as developers strive to take our patrons beyond being just owners of a well-made home. Our commitment to cultivate world class sophistication in lifestyle that is thoughtful and functional, drives us to deliver an experience that exudes pride for every home owner to be a part of the Risara family. Propelled by this desire, we wish to take you to an experience called Risara.

In a span of just 13 years we have delivered 8 iconic projects spanning over 7lac+ Sq.ft. of built up area and 395 apartments.



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PROPERTIES

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OUR COMPLETED PROJECTS

Prudential Palms | Prudential Paradise | Le Valencia | Prudential Pristine (JV) | Prudential Panache (JV) | Risara House | Risara Luxury | Risara Crest



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