

A grand
lifestyle
at

Pinto Rio-Grande

EDCON

A few will live at Pinto Rio Grande
...the rest will live to regret it.

Wake up to birdsong and whispering of the wind.

Immerse yourself in the peaceful outdoor surroundings,
mirrored beautifully in the waters of the swimming pool.

Head off for a brisk walk on the nearby beach or a leisurely
stroll down the tree-lined avenues.

Savour the picturesque views of the river over a cup of tea.

Marvel at the fact that the conveniences of the city are at your
doorstep, yet you are cocooned in a green oasis.

Welcome to Pinto Rio Grande - one of Goa's most prestigious
addresses. And the perfect place you can call home.





Pinto Rio Grande

- The Most Enviably

Residential Address

Campal, an elite residential locale with a rich Portuguese heritage, runs alongside the River Mandovi in Panjim and offers spectacular river views.

Standing tall and distinct in the lush green environs of Campal is Pinto Rio Grande, an eight-storey residential project comprising of plush two and three BHK apartments, as well as grand penthouses on the top floor.

This apartment complex is designed to blend luxury with functionality, elegance with comfort and technology with refined aesthetics.

Pinto Rio Grande is close to major landmarks in the city like shopping malls, supermarkets, hospitals, educational and cultural institutions, offices, and daily conveniences, yet is well insulated from them.

With its strategic location, impressive amenities and high quality finishes and fixtures, Pinto Rio Grande is the perfect living space or investment for a discerning buyer.





Features and Amenities

Pinto Rio Grande offers you an unmatched living experience and is the most coveted address to come home to.

The cheery hues of the entrance gate offer you a warm welcome.

Step in and you will be greeted by a visually pleasing picture of verdant greenery, vibrant blooms, shady palms, a large play area for kids, paved walkways and cosy seating areas among other luxury features.

This multi-storey residential complex is a fine example of contemporary design and style. Drawing your attention is the classic colour scheme which enhances the elegant look of the buildings.

Serenely waiting to enfold you in their splendour are the apartments at Pinto Rio Grande. Every apartment is airy, well-ventilated and filled with natural light, and conveys a sense of space, comfort and beauty.

A home in Pinto Rio Grande gives you the opportunity to soak in the peace and quiet of the area and also offers you activities to keep yourself fit and entertained. Stand on your balcony and listen to the melodious chirping of birds. Step outside your home and enjoy a refreshing dip in the pool or an energising workout at the fully-equipped gym or sweat it out on the basketball court.

An apartment at Pinto Rio Grande truly checks all the boxes of your dream home.





Amenities at a Glance

Clubhouse

Large Landscaped Gardens

Two Swimming Pools

Deck Area with Gazebos

High-speed Elevators with Power Back-up

Health & Fitness Centre

24-Hour Security with CCTV

Children's Play Area

Basketball Court

Badminton Court

Paved Internal Roads

2-Level Car Park

24-Hour Uninterrupted Water Supply



Pinto Rio Grande *Sky Villas*

The river view penthouses are the crown jewels of Pinto Rio Grande and exemplify luxury living in Goa. These classy homes located on the highest floor are the ideal setting to take in panoramic views of the river, catch a golden sunset and lounge under the stars.



— Sky Villa : Actual Panoramic View



Pinto Rio Grande

— Elite Residences



— Driveway

The trees that border the driveway provide an air of tranquility and remind you to slow down and enjoy an unhurried pace of life at Pinto Rio Grande.



— Manicured Lawns and Gardens

The beautiful green backdrop makes this an idyllic spot to sit back and relax or spend leisurely time with your family and neighbours.



— Pinto Rio Grande by dusk

The outdoor lighting creates a warm ambience, allowing you to enjoy the outdoor spaces even after the sun goes down.



— Children's Play Area

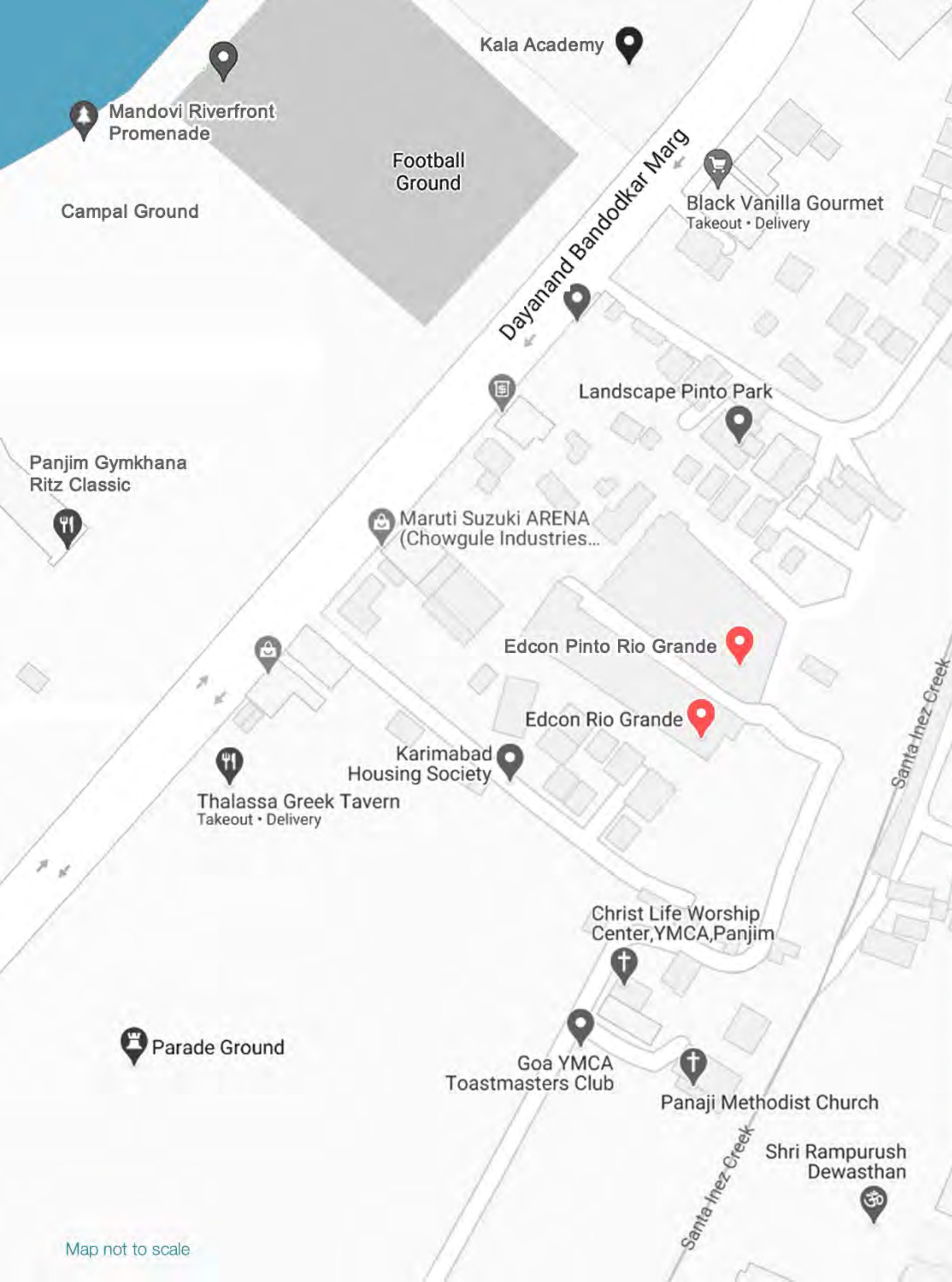
Children can look forward to hours of fun at the delightful play area.



— Swimming Pool

The bright blue tiles of the swimming pool exude a cool and relaxed vibe.



























Location Advantages

Pinto Rio Grande is located in close proximity to playgrounds, schools, hospitals, shopping malls, restaurants, hotels, health clubs, parks etc.

It is within 2-5 minutes of...

-  Campal Clinic
-  Caculo Mall
-  Magsons Hypermart
-  Miramar Beach
-  Clube Tennis de Gaspar Dias
-  Sharada Mandir School
-  Dhempe College
-  Marriott Hotel
-  Fortune Hotel
-  Panjim Gymkhana
-  Kala Academy
-  Inox
-  Taj Vivanta Hotel
-  Panjim Market
-  Hotel Mandovi
-  Casinos
-  Thalassa Restaurant
-  McDonald's
-  Subway
-  Salons / Spas
-  SAG Ground / Indoor Stadium / Swimming Pool
-  F.L. Gomes Garden



Representative Images

Specifications

WALLS

External: 20cm thick laterite/brick masonry
Internal: 10cm thick brick masonry

WINDOWS

Aluminium windows with sliding shutters fitted with clear glass.

DOORS

Teakwood / Salwood frames with main door shutter of teakwood and internal marine flush door shutters with laminate. All doors are provided with required Indian-standard locksets.

FLOORING

Vitrified tile flooring for all the rooms.
All toilets are provided ceramic tile flooring and glazed/vitrified wall tiles with 8 feet high dado.

KITCHEN

Granite cooking platform with stainless steel sink and dado of 2 feet high ceramic glazed tiles.

TOILETS

Toilets are fitted with a wall mounted EWC and granite counter with wash basin of Parryware make. All sanitary fittings are of Jaquar make like the shower, faucet with hot and cold mixers and health faucet. There is a provision for a geyser.

PAINTING

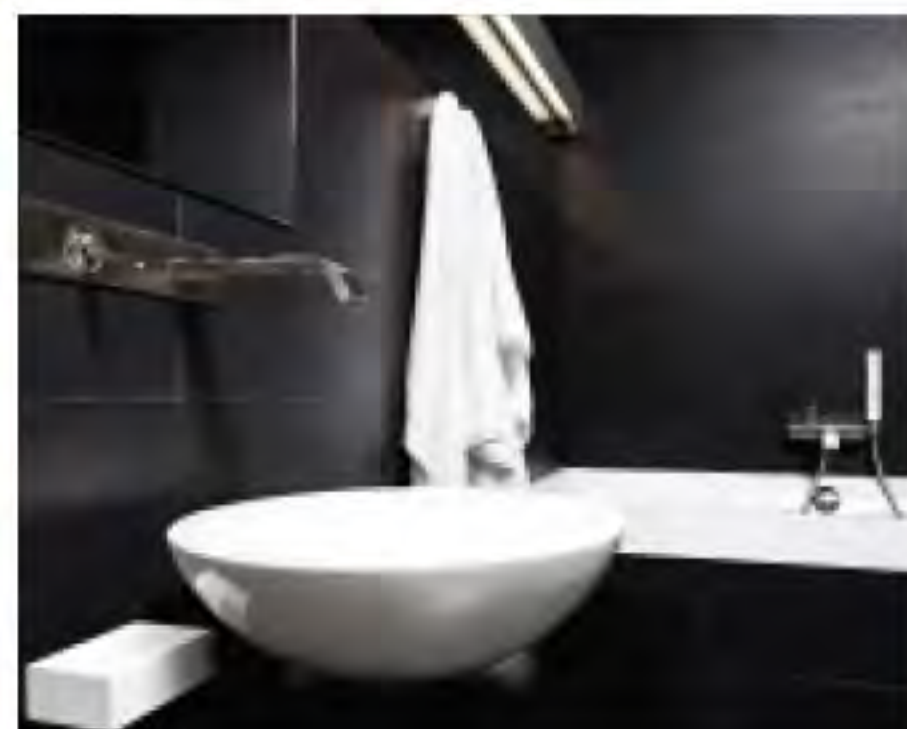
Internal walls: Emulsion paint
External walls: External emulsion paint

ELECTRICAL

All electrical wiring in Finolex/ R.R cables in concealed conduits.
AC/TV/Telephone points provided of Legrande make.

PLUMBING

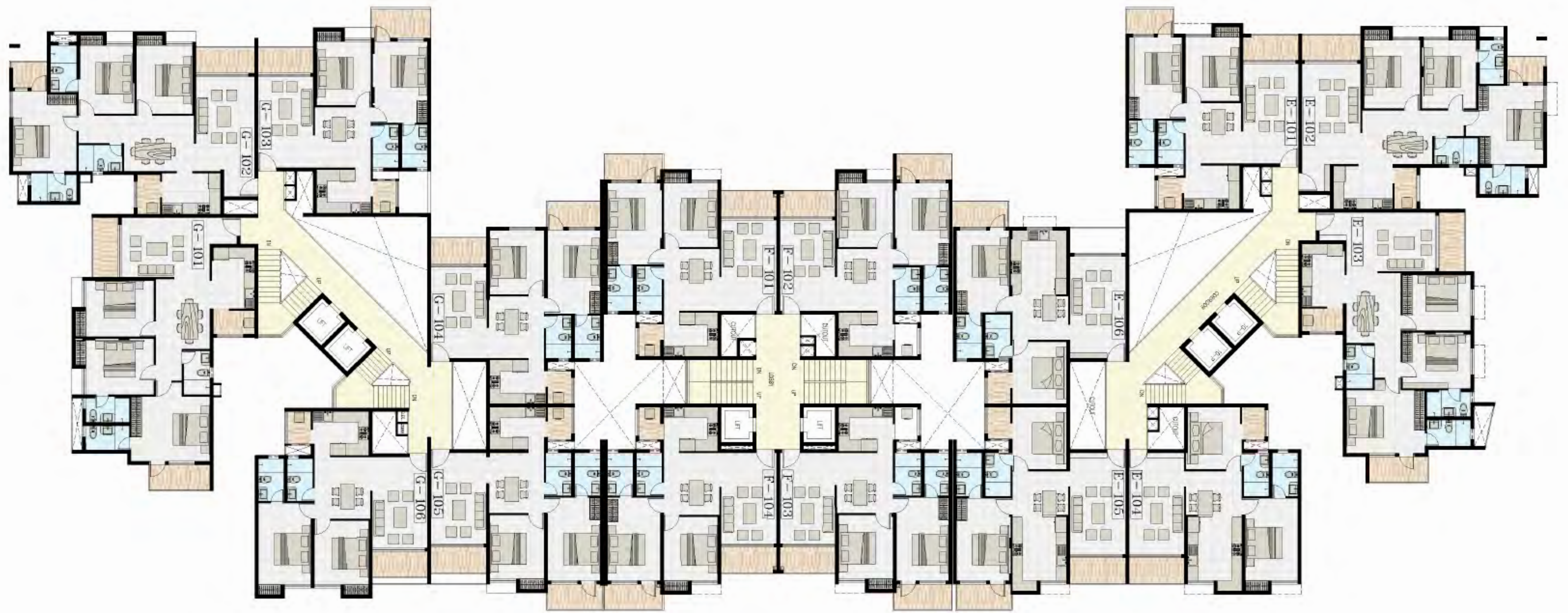
All plumbing lines are of UPVC pipes.
Sewage/Drainage pipes are provided with PVC pipes.



Site Plan



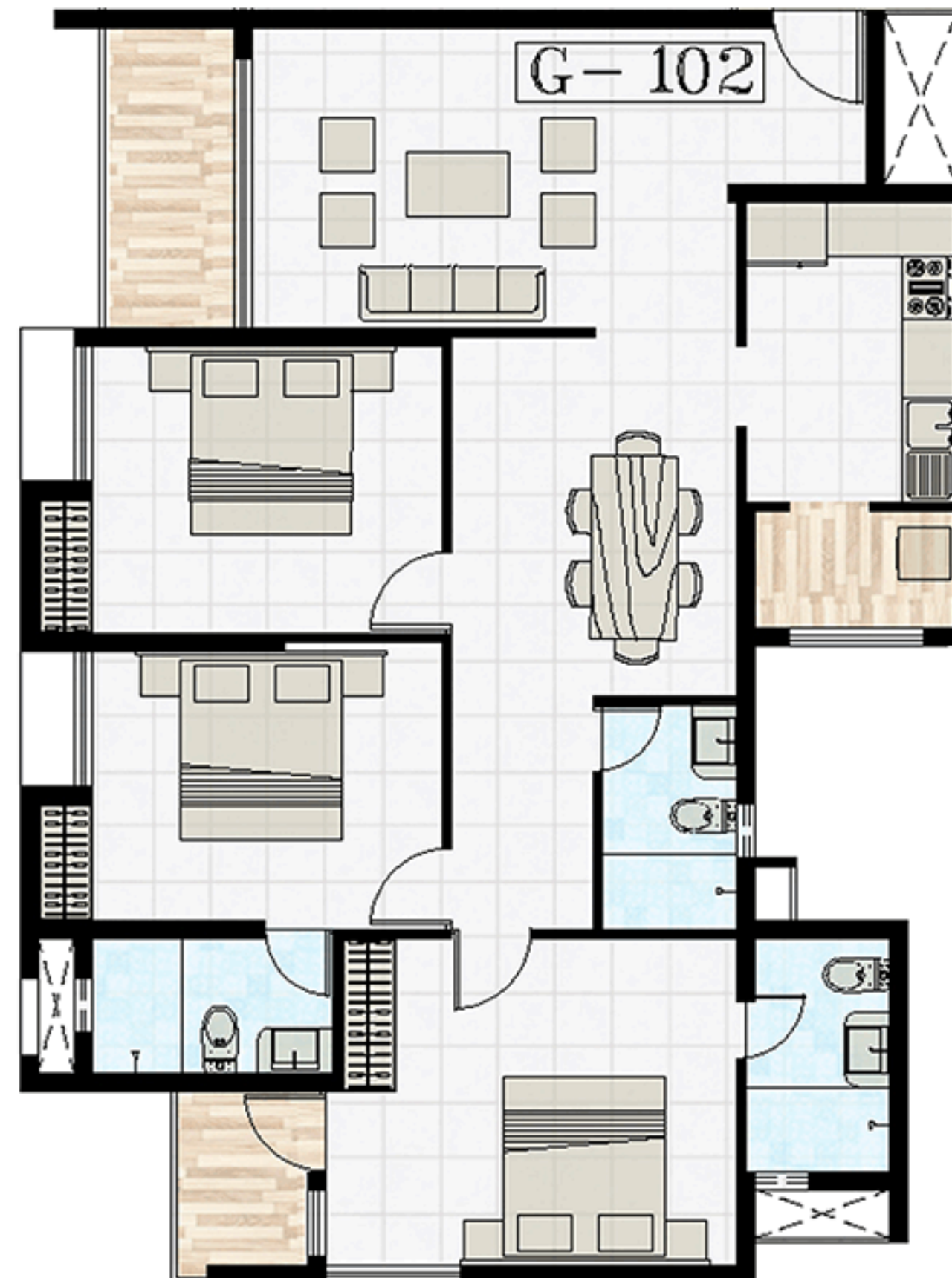
Typical Floor Plan



Typical 2BHK plan



Typical 3BHK plan



EDCON

5th Floor, Siddharth Bandodkar Bhavan,
Dr. P. Shirgaokar Road,
Panaji, Goa 403001. India.
T: 0832 222 8167 / 2424216
E: sales@edcongoa.com