



Seraano  
by AARZA<sup>TM</sup>  
pride forever

LUXURY VILLAS AT CAMURLIM, NORTH GOA



## ABOUT US

Aarza Realty is a name synonymous with design, innovation, and excellence.

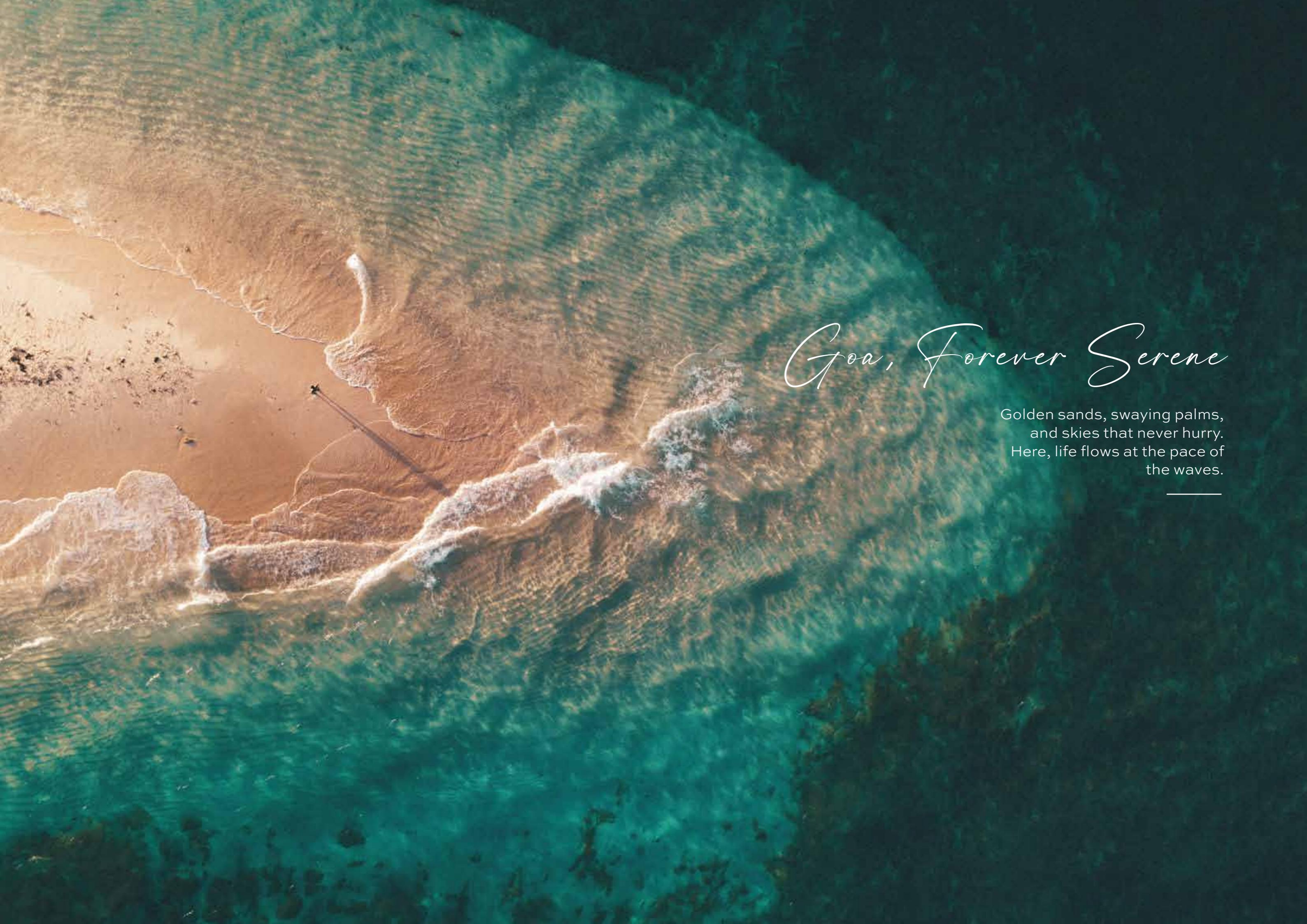
We are more than just real estate developers, we create residences where modernity seamlessly blends with tradition.

At Aarza Realty, every project is envisioned as a masterpiece, built with precision, passion, and architectural brilliance. With a legacy of delivering quality projects, the promoters of AARZA GROUP have established themselves as pioneers in the industry.

Each development reflects a perfect harmony of location, materials, and aesthetics.

Guided by our motto of delivering excellence at all times, we ensure that every project from land selection to on-time delivery exceeds customer expectations.

We don't just build spaces, we build trust, value, and lasting relationships so our clients enjoy these spaces with pride forever.



## *Goa, Forever Serene*

Golden sands, swaying palms,  
and skies that never hurry.  
Here, life flows at the pace of  
the waves.

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# LOCATION MAP

Arambol

Mandrem  
Beach



Parse

Mandrem

Ashvem  
Beach

Agarvada

Morjim  
Beach

Chopdem

Camurlim



Seraano

by AARZA

Siolim

Vagator  
Beach

Chapora

Ozran  
Beach

Vagator

Pamus

Guirim

Bastora

Parra

Anjuna

Anjuna  
Beach

Arpora

Baga

Calangute

Porvorim

## Utilities:

1. Chapora River (ferry point): 3 mins
2. Mopa Airport: 20 mins
3. Dabolim Airport: 55 mins

## Premium Restaurants:

1. Sidewok/Rabbit Hole Siolim: 15 mins
2. Thallasa, Siolim: 20 mins
3. Jamun Assagao: 20 mins
4. The second house, Saligao: 20 mins
5. Olive /Romeo Lane/ Titlie : 30 mins

## Beaches:

1. Morjim beach: 20 mins
2. Ashvem beach: 30 mins
3. Anjuna beach: 35 mins

# CAMURLIM

## A SERENE GOAN VILLAGE

Camurlim unfolds with expansive paddy fields, swaying palms, and tranquil backwaters. Its rustic charm and quiet rhythm preserve the essence of Goa, inviting you to pause, breathe, and embrace a life of calm.

Its unmatched location adds to its allure just minutes away from Assagao, Siolim, and Goa's finest beaches, yet blissfully removed from the bustle. MOPA Airport is just 20 minutes away while preserving the exclusivity of this idyllic haven.



CHAPORA RIVER

\*ACTUAL SITE IMAGE

LUXURY MEETS  
*Serenity*



\*ACTUAL SITE IMAGE

# ABOUT THE PROJECT

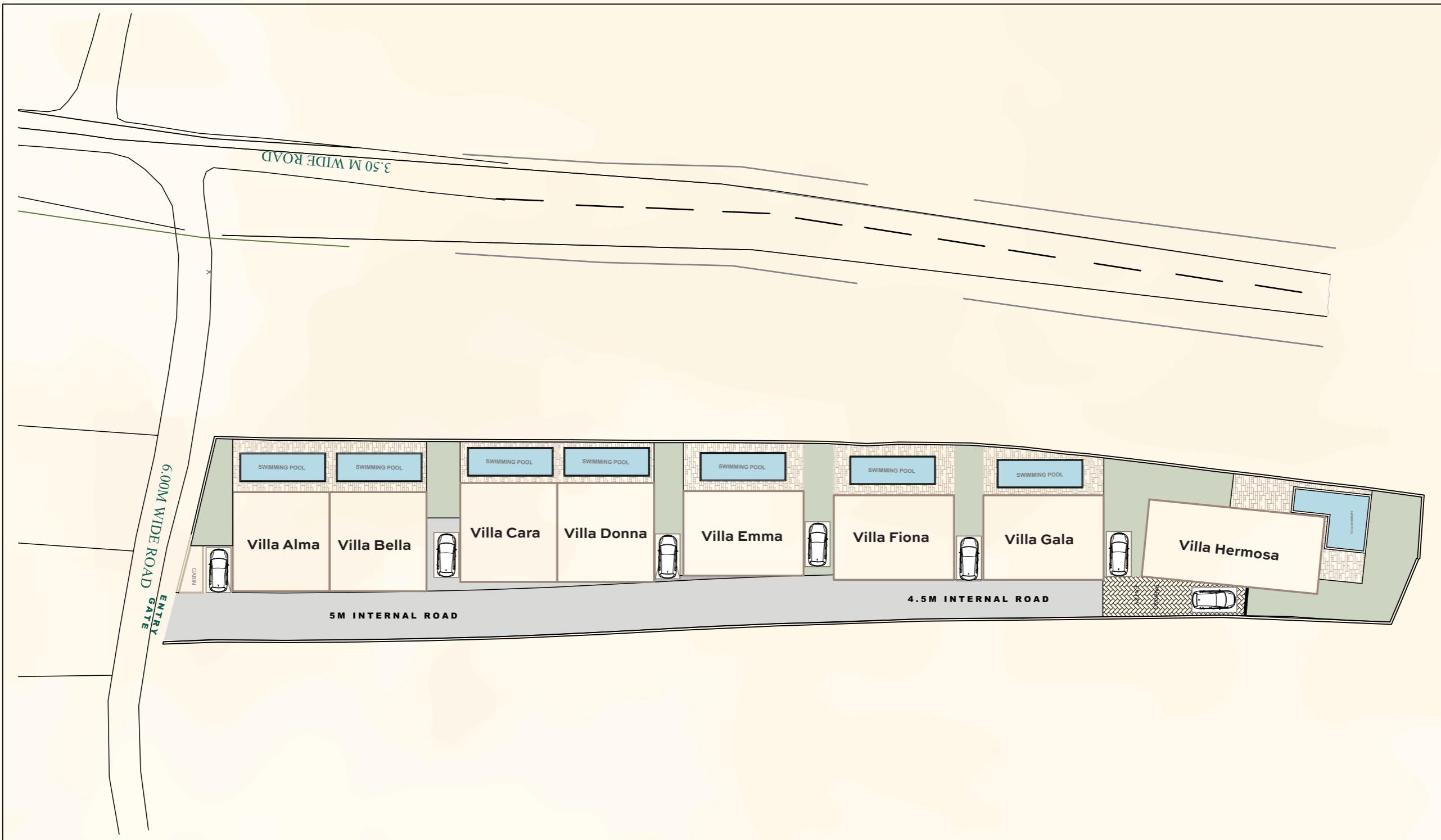
Seraano's eight luxury villas in Camurlim blends modern design, eco-conscious planning, and curated amenities. Picture a secure gated environment that reflects Goa's most aspirational address for luxury living.

Set against the serene backwaters of Chapora River, the project unfolds as a quiet retreat, where nature's rhythm guides the architecture and every residence carries the essence of Goa.

📍 CHAPORA RIVER



# SITE PLAN







A Modern Take  
on *Tranquility*



# VILLAS

4 VILLAS HAVING THREE BEDROOMS  
4 VILLAS HAVING FOUR BEDROOMS

Super Built up Area  
345 sq mtrs to 760 sq mtrs

Delivery Date  
Last Quarter of 2027



Power Backup



Fully Air conditioned



Private Pool



Private Garden



Attached Staff Room



Private Parking



Vastu compliant



House Keeping



Concierge Service



Rental Services

\* optional services



**GROUND  
FLOOR**

ENTRANCE FOYER - 2.35M X 1.80M | KITCHEN - 2.35M X 3.65M  
LIVING ROOM - 4.15M X 5.68M | DINING - 3.00M X 5.68M  
BEDROOM 01 - 3.80M X 3.55M | TOILET 01 - 2.00 X 3.25M  
STAFF ROOM - 2.10M X 2.20M | STAFF TOILET - 2.10M X 1.20M  
SWIMMING POOL - 2.90M X 8.60M



TYPE - A

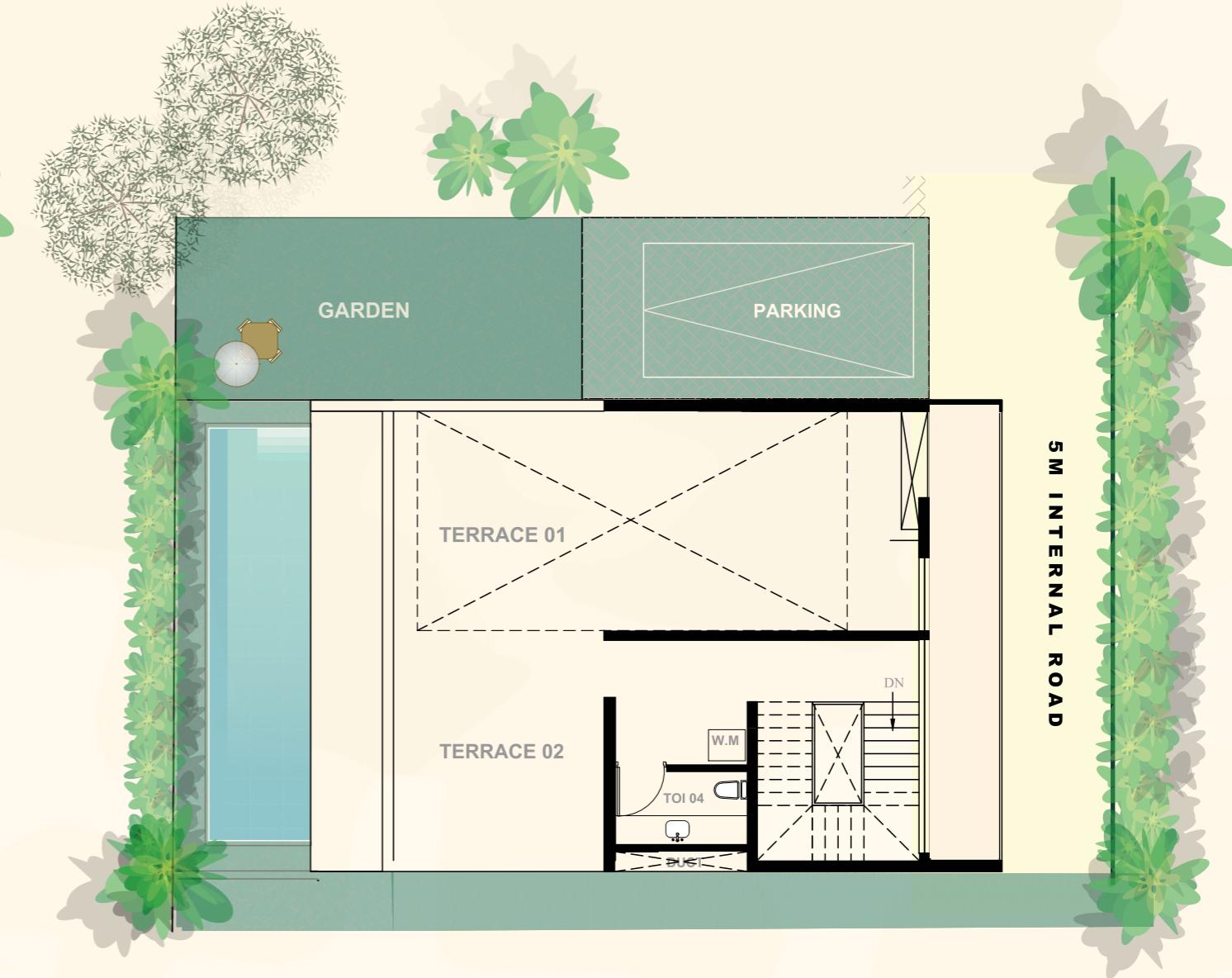
**VILLA ALMA | VILLA BELLA | VILLA CARA | VILLA DONNA**

3 ENSUITE BEDROOMS | 3.5 BATHROOMS | 340 SQMTS (APPROX.)

**TYPE - A****FLOOR PLANS**

**FIRST  
FLOOR**

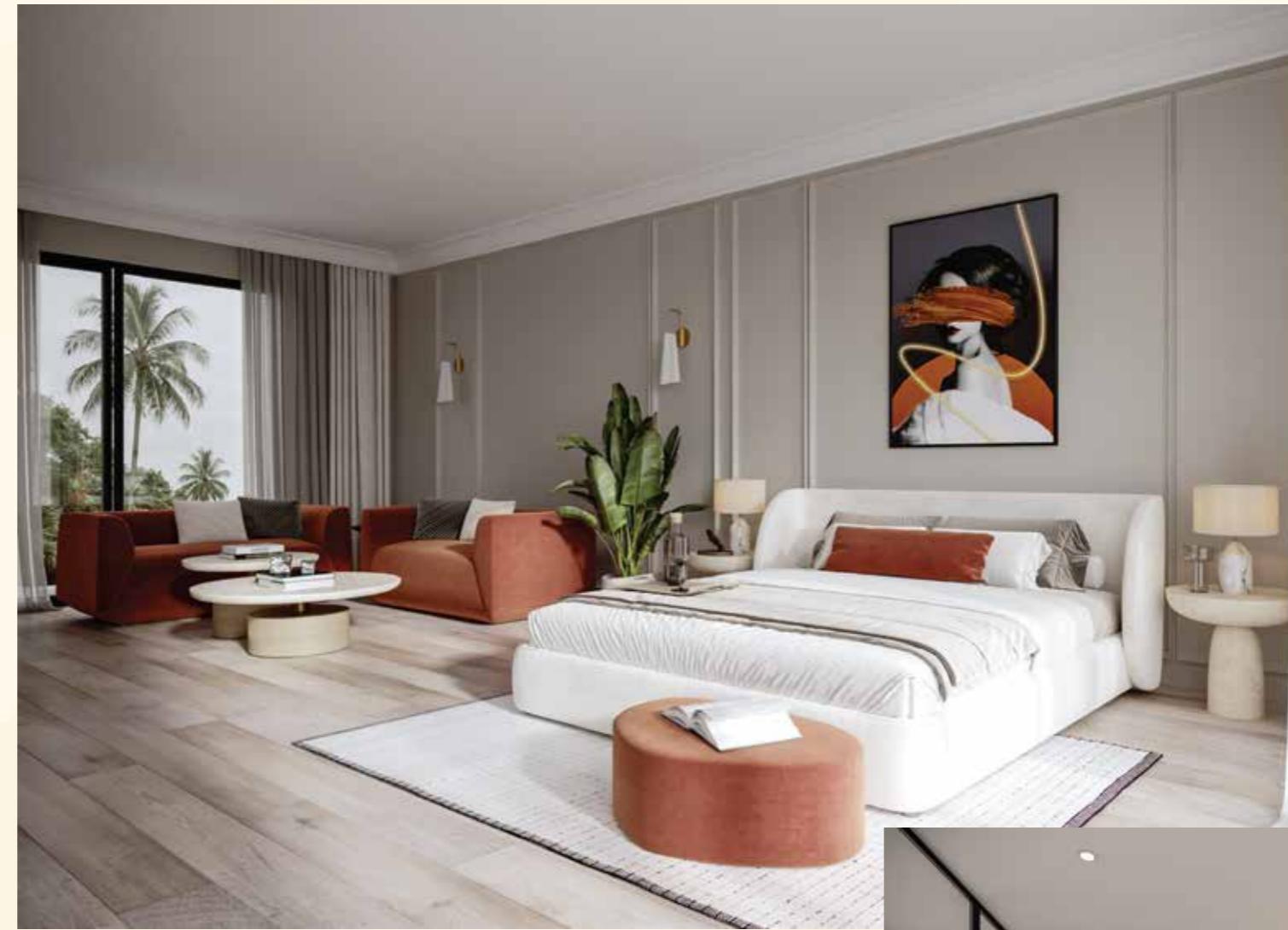
BEDROOM 2 - 4.35M X 4.55M | TOILET - 4.40M X 2.55M  
BEDROOM 3 - 3.80M X 4.70M | TOILET 3 - 2.00M X 3.15M  
BALCONY - 1.20M X 9.40M | FAMILY SPACE - 3.90 X 3.40M



**TERRACE  
FLOOR**

TOILET 4 - 2.75M X 1.50M  
TERRACE 1 - 11.00M X 4.60M  
TERRACE 2 - 4.40M X 4.80M





INTERIOR

**LOWER GROUND  
FLOOR**

MULTIPURPOSE SPACE - 8.30M X 4.35M | STAFF ROOM - 3.75M X 3.55M  
STAFF TOILET - 2.00M X 1.80M | UTILITY - 2.20M X 1.80M  
TOILET - 2.20 X 1.65M



TYPE - B

**VILLA EMMA | VILLA FIONA | VILLA GALA**

4 ENSUITE BEDROOMS | 6.5 BATHROOMS | 550 SQMTS (APPROX.)



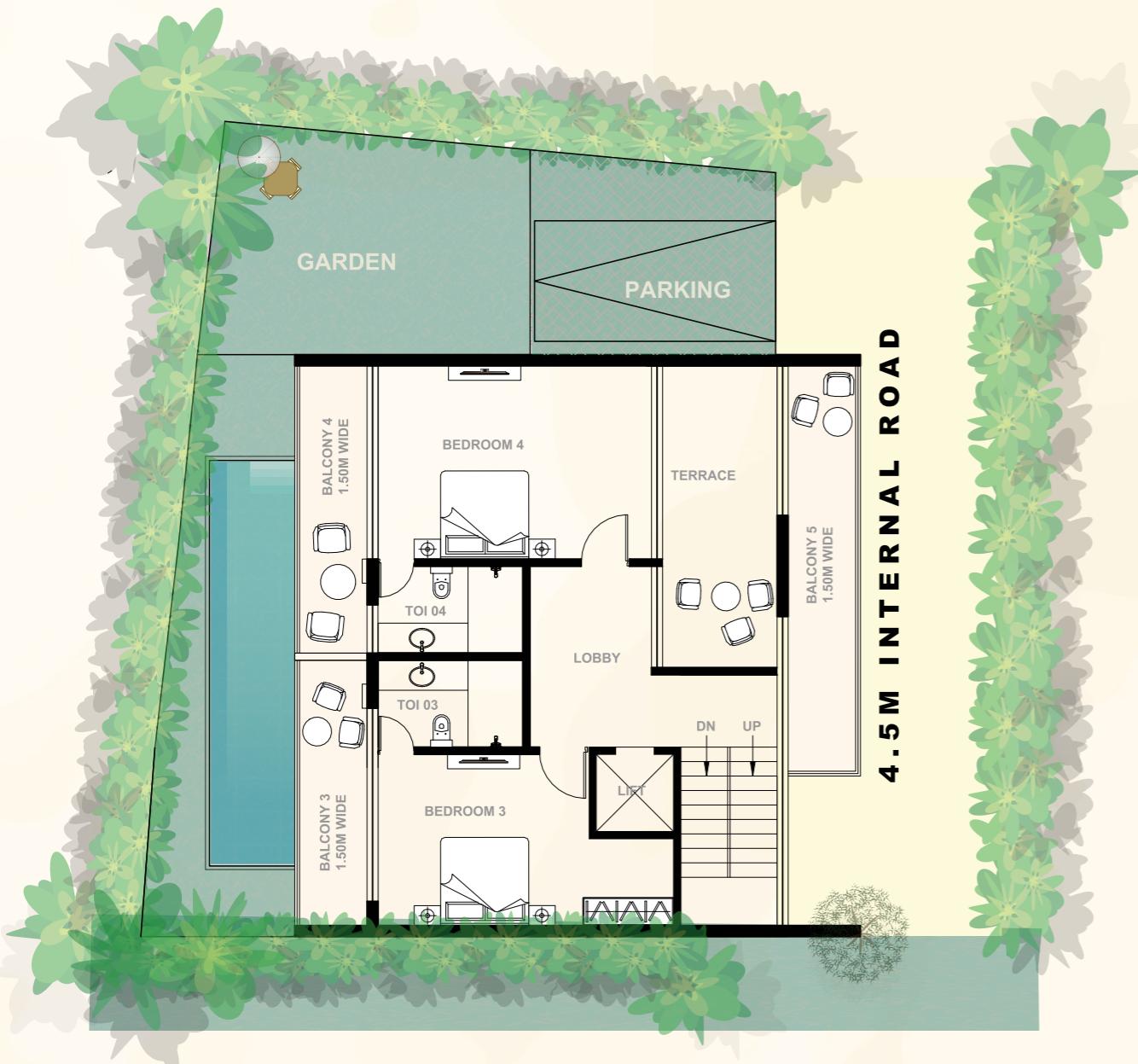
**GROUND  
FLOOR**

ENTRANCE FOYER - 2.90M X 2.00M | KITCHEN - 2.90M X 4.00M  
LIVING ROOM - 5.10M X 4.40M | DINING - 5.10M X 2.40M  
BEDROOM 01 - 3.55M X 3.55M | TOILET 01 - 2.20 X 1.80M



**FIRST  
FLOOR**

FAMILY SPACE - 3.75M X 7.90M | BEDROOM 2 - 4.40M X 4.70M  
TOILET 2 - 4.40M X 1.80M | BALCONY1 - 1.50M X 8.55M  
BALCONY 2 - 1.50M X 4.15M



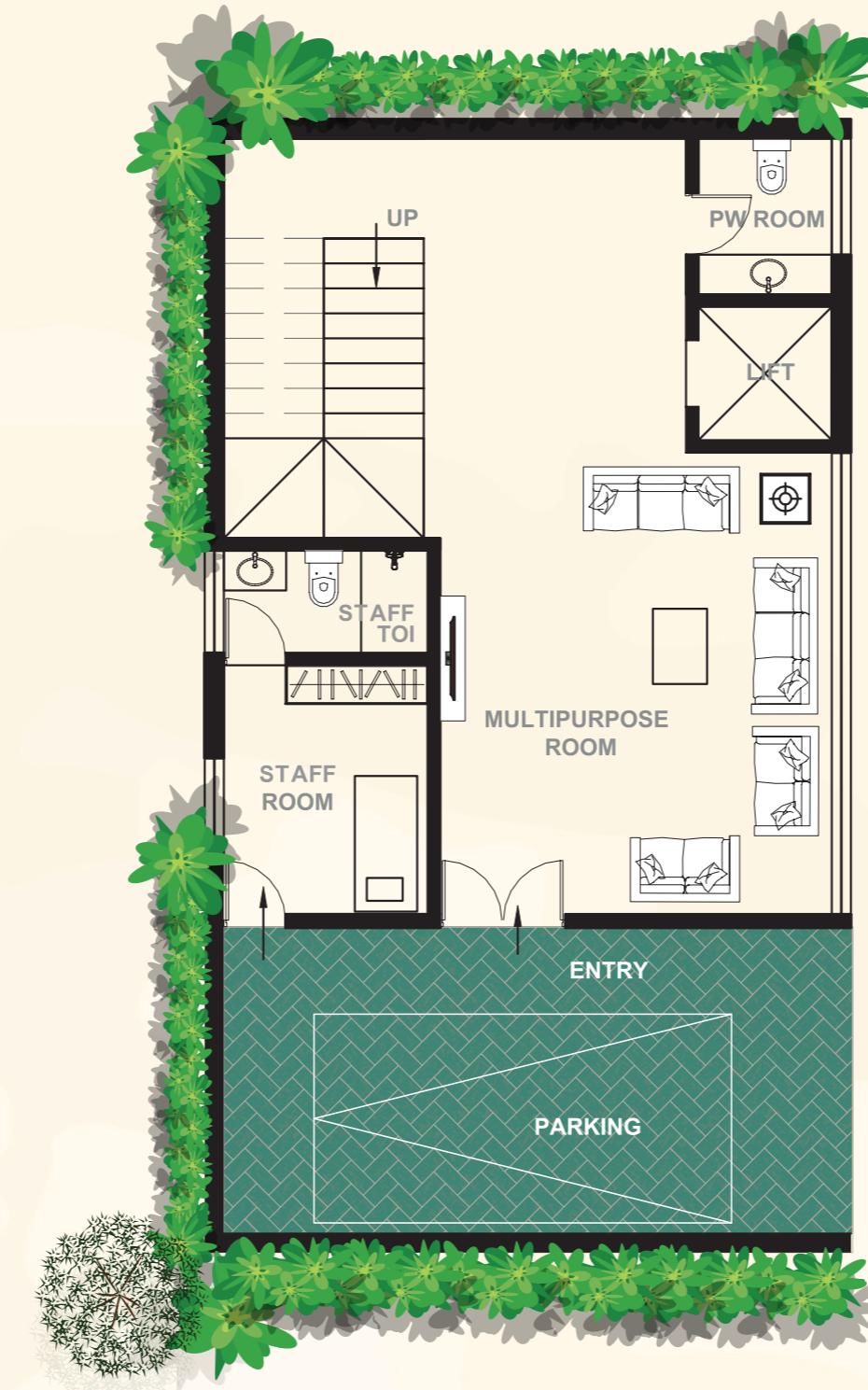


INTERIOR



**LOWER GROUND  
FLOOR**

MULTIPURPOSE SPACE - 4.70M X 5.55M | STAFF ROOM - 2.45M X 3.00M  
STAFF TOILET - 2.45M X 1.20M | POWDER ROOM - 1.60 X 1.90M

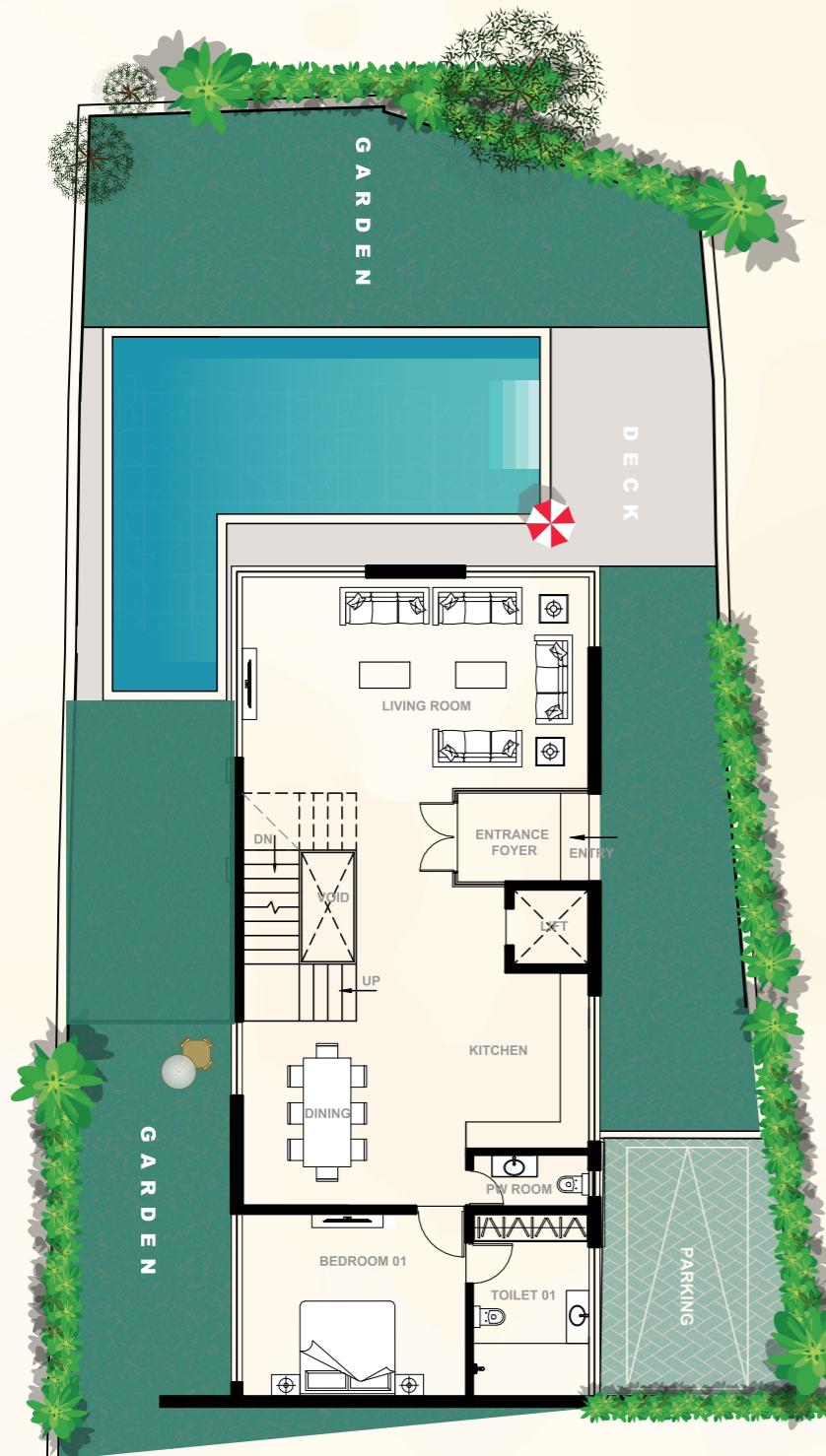


TYPE - C

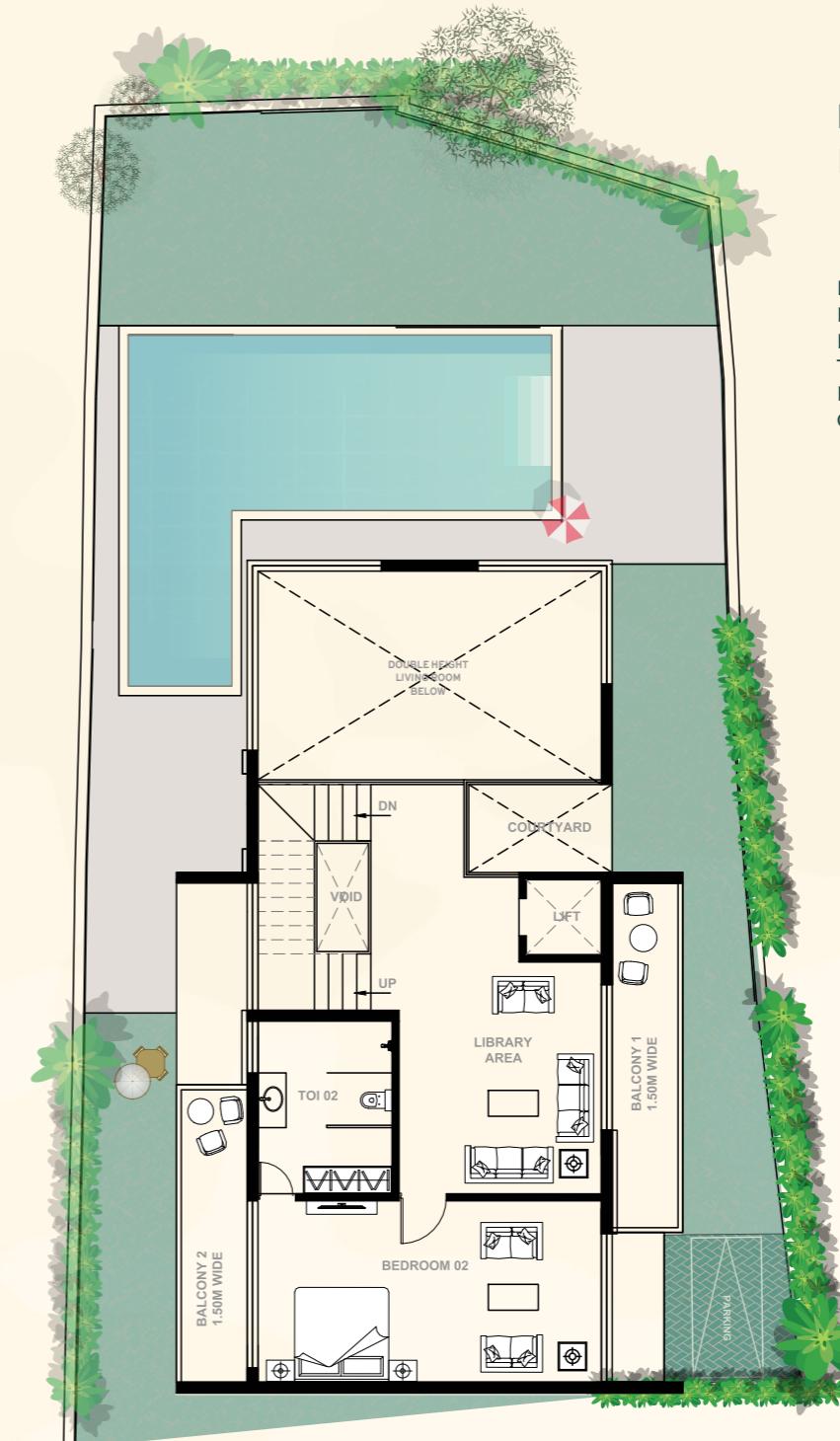
## VILLA HERMOSA

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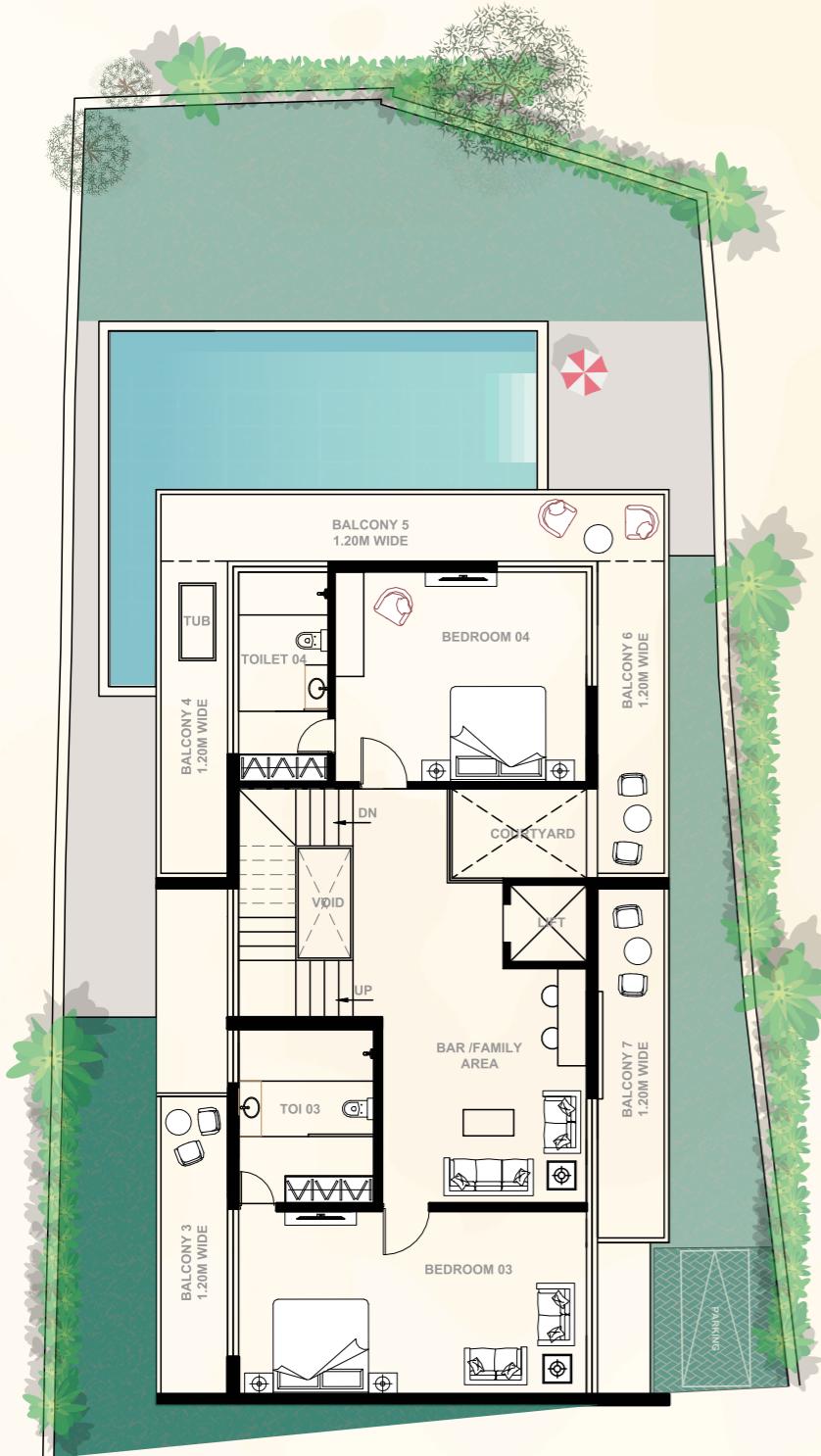
4 ENSUITE BEDROOMS | 6.5 BATHROOMS | 765 SQMITS (APPROX.)



## GROUND FLOOR

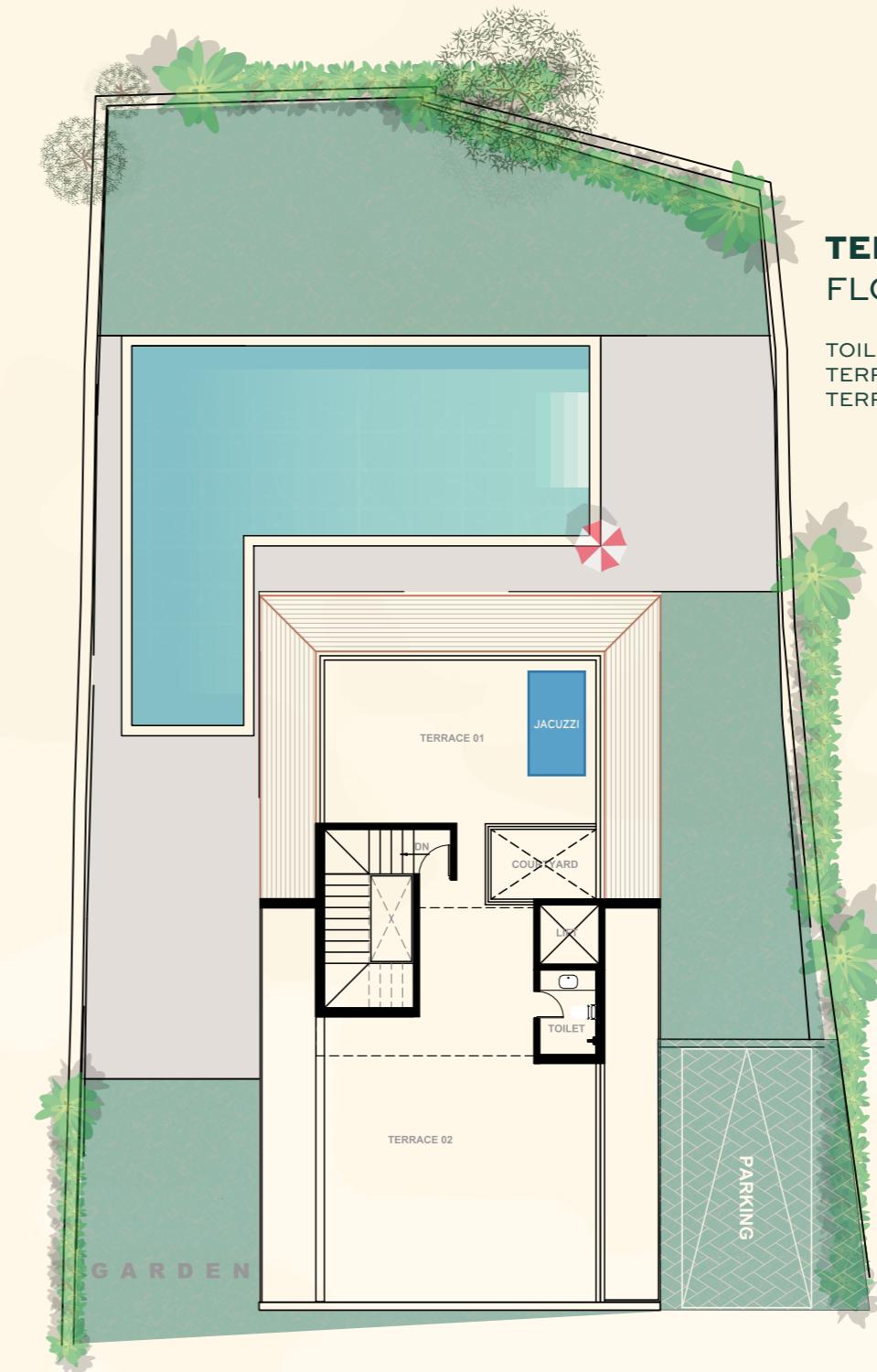


## FIRST FLOOR



## SECOND FLOOR

BAR/FAMILY AREA - 4.30M X 4.95M  
 BEDROOM 3 - 7.30M X 3.85M  
 TOILET 3 - 2.85M X 3.65M  
 BALCONY 3 - 1.20M X 6.25M  
 BEDROOM 4 - 5.30M X 4.40M  
 TOILET 4 - 1.90M X 4.40M  
 BALCONY 4 - 1.20M X 6.25M  
 BALCONY 5 - 10.55M X 1.20M  
 BALCONY 6 - 1.20M X 6.65M  
 BALCONY 7 - 1.20M X 7.30M  
 COURTYARD - 3.00 X 1.90M



## TERRACE FLOOR

TOILET - 1.50M X 2.30M  
 TERRACE 1 - 7.30M X 4.40M  
 TERRACE 2 - 7.30M X 7.70M



INTERIOR

# SPECIFICATIONS

- RCC-built villas with landscaped backyard, private pool, car park, drip irrigation, sewage treatment, WiFi provision, and secure gated entry with intercom.
- Natural stone and vitrified flooring throughout, with anti-skid finishes in bathrooms.
- Community areas feature paved driveways, ambient lighting, and CCTV.
- Modular kitchens with granite countertop, ceramic dado, SS sink, and space for modern appliances.
- Electricals include Legrand/schneider/equivalent switches, fire-resistant wiring, concealed copper cabling, ELCB, ample sockets, TV points, and split ACs (Daikin/Hitachi/Equivalent).
- Walls finished in cement plaster, basalt accents, premium emulsion inside, and rubble cladding with glazing outside.
- Solid doors with UPVC/aluminium framed glass doors and windows.
- Bathrooms equipped with Kohler/Jaquar/equivalent fittings, mixers, glass partitions, exhausts, ventilators, and water heaters.
- 100% generator backup for villas and shared spaces.

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## PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS AND SWIMMING POOLS

AT SURVEY NO. 32/1-B & 1-C, VILLAGE CAMURLIM, BARDEZ-GOA

LAND OWNED BY: AARZA ECKO CONSTRUCTIONS

PROJECT DEVELOPMENT BY: AARZA ECKO BUILDWELL LLP

SANAD NO.:

4/93/CNV/AC-III/2018/1653  
4/420/CNV/AC-III/2022/879

DATED: 07/12/2021  
DATED: 06/09/2022

TECHNICAL CLEARANCE ORDER:

TPB/10089/CAM/TCP/2025/1481

DATED: 11/02/2025

CONSTRUCTION LICENCE.:

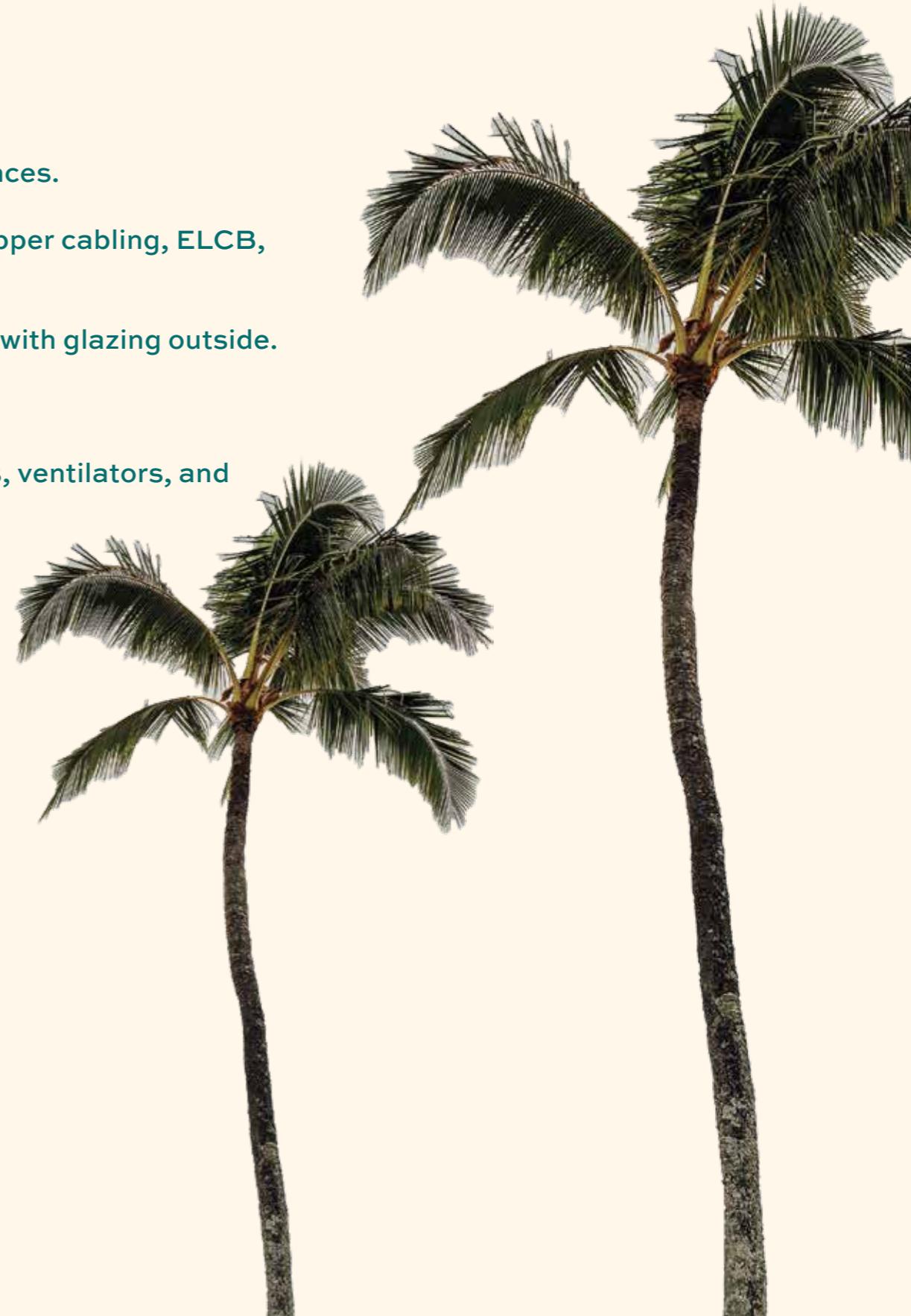
VP/1CAM/BAR/2023-24/F-04/439

DATED: 26/07/2025

HEALTH NOC.:

DHS/2025/DHS0901/00026/18

DATED: 26/07/2025

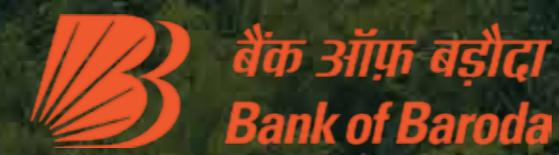




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by AARZA<sup>®</sup>

Housing Loan approved by :-



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3BHK & 4BHK Luxury Villas  
at Camurlim, North Goa.



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