

*The Perfect Balance of Cost and Comfort*

# SHANTADURGA TOWERS LAXIMAN RESIDENCY

at Cuncolim - Goa



AVAILABLE SHOPS & 2 BHK APARTMENTS

*A Project by*



**KHARANGATE**  
ENGINEERS & BUILDERS PVT. LTD.



# SHANTADURGA TOWERS LAXIMAN RESIDENCY at Cuncolim - Goa

Introducing Shantadurga Towers Laximan Residency – a thoughtfully planned commercial and residential project in the heart of Cuncolim.

Ideally located next to the Cuncolim Municipal Market, it offers unmatched convenience and connectivity.

With schools, colleges, banks, churches, temples, supermarkets, and other essential amenities just a stone's throw away, everyday living becomes effortlessly easy. Whether you're looking to set up a business or find a comfortable home, this project caters to both needs.

A prime address and a promising investment opportunity, Shantadurga Towers Laximan Residency is where value meets convenience.

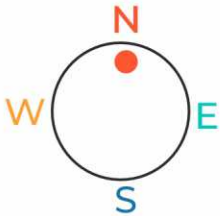


artist's impression

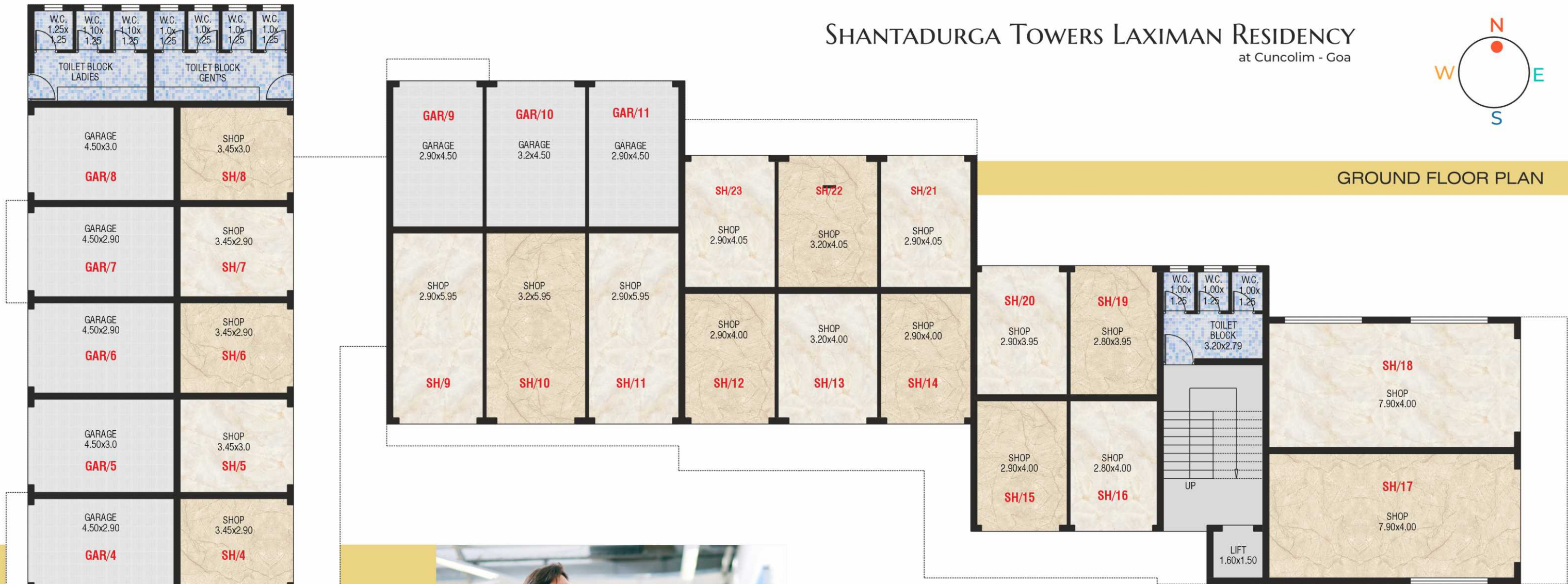


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GROUND FLOOR PLAN



## PREMIUM SPECIFICATIONS

### Structure:

RCC framed structure as per approved design of competent authority. External wall of 200 mm thick brick / laterite stone masonry & partition walls of 100 mm thick brick masonry.

### Flooring:

Vitrified flooring in all the rooms

### Wall finish:

Wall ready with Tractor emulsion paint for internal walls and fibre. Plaster with sand - tax matt or Apex paint for external walls.

### Doors & Windows:

Main door shall be teak wood, internal doors shall be flush doors and balcony French window shall be of powder coated aluminium frames with glass in-fill. Windows shall be powdered coated aluminium sliding type windows.

### Kitchen:

Granite topped kitchen platform with stainless steel sink and 2 ft height ceramic tile dado above.

### Electrical:

Three phase concealed high quality wiring with premium switches. Miniature circuit breakers for safety from overload and short circuit. Cable TV connection and telephone point in each unit. Electric provision for AC, water purifier and washing machine.

### Toilets:

Floor & wall tiles in colored ceramic with sanitary ware & fittings of standard premium make. Provision for geyser. Floor tiles shall be non-skid ceramic tiles.

### Water supply:

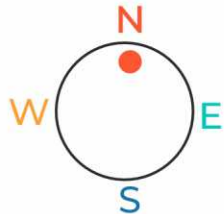
The water shall be stored in an underground storage water sump which shall be pumped to and over head tank.

### Misc:

Lift. DG backup for lift & common lighting & pump. Sump pump with auto level controller



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FIRST FLOOR PLAN



The commercial section of Shantadurga Towers Laximan Residency presents a valuable opportunity for businesses to thrive in a high-footfall area.

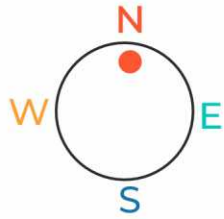
It features well-planned shops and office spaces, along with larger units ideal for showrooms, clinics, or restaurants. With its strategic location next to the Cuncolim Municipal Market, the project ensures excellent visibility and easy accessibility.

Whether you're starting a new venture or expanding an existing one, it offers the perfect platform for growth.

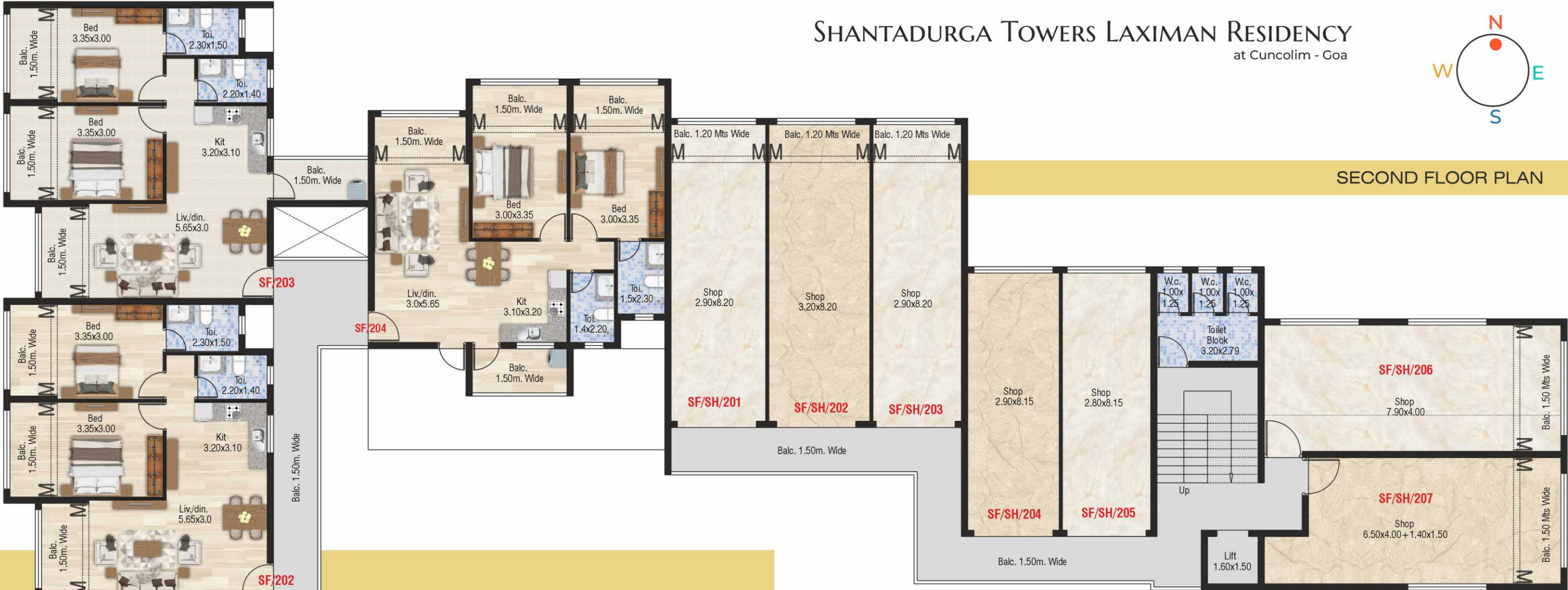




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SECOND FLOOR PLAN



The purely residential spaces at Shantadurga Towers Laximan Residency offer well-designed, spacious apartments that ensure comfort and functionality.

Located in a prime area, residents enjoy the convenience of having everything they need just minutes away. From daily essentials to educational institutions and places of worship, everything is within easy reach.

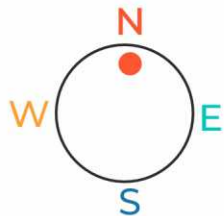
It's an ideal home for families seeking both connectivity and a peaceful living environment.





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## THIRD FLOOR PLAN



Select apartments at Shantadurga Towers Laximan Residency come with spacious open terraces that add charm and versatility to your living space.

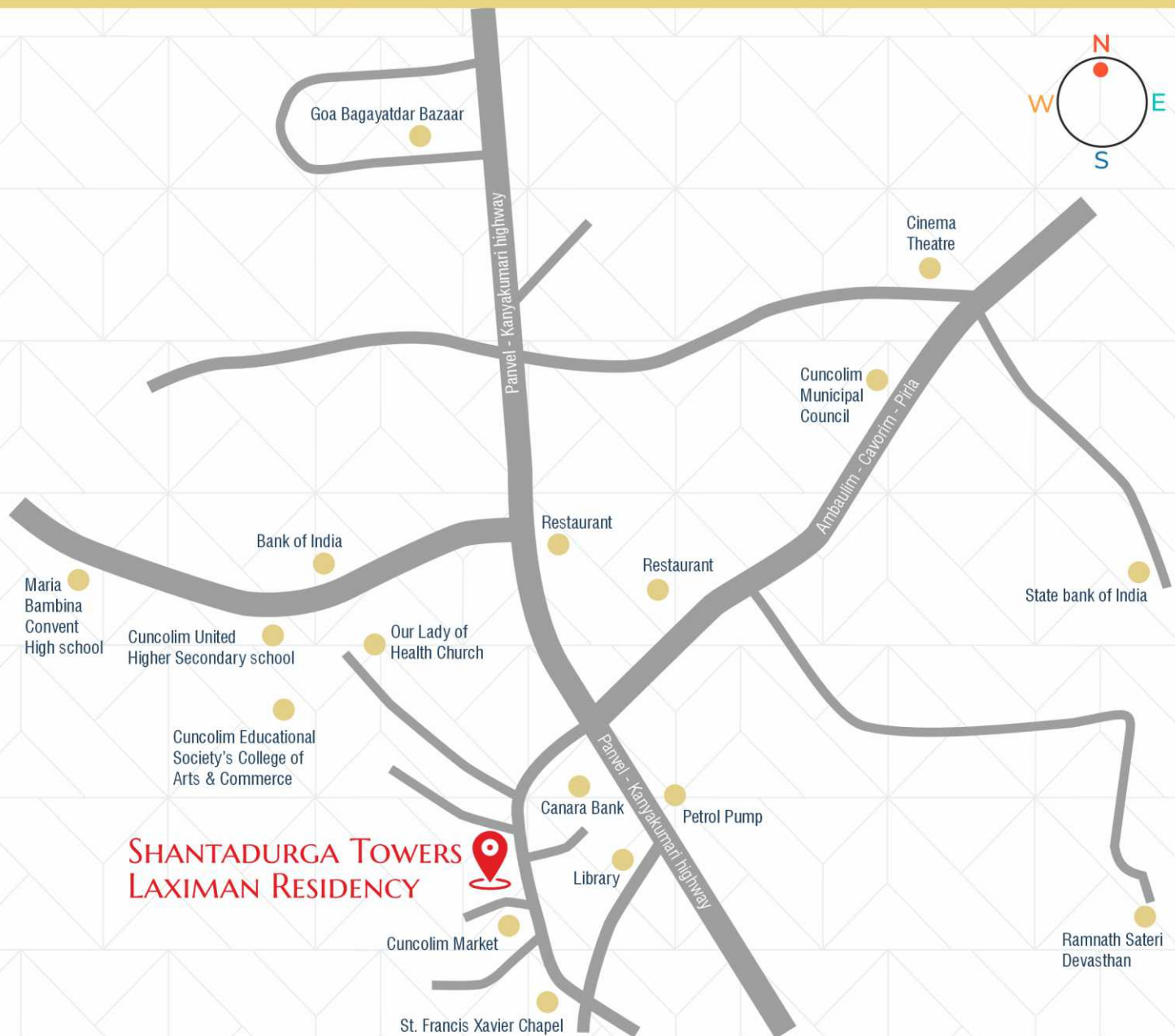
These terraces are perfect for small get-togethers, relaxing evenings, or even creating your own terrace garden.

Every home is crafted with attention to detail and features superior finishes that enhance both aesthetics and durability. It's a space designed to offer comfort, style, and the joy of outdoor living.





## LOCATION MAP (not to scale)



FOR BOOKINGS & ENQUIRIES PLEASE CONTACT



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