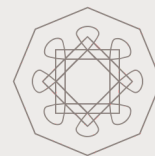


K A S U
Z I R A



KASU

*For those who seek
masterpieces.*



A lifestyle
that
embraces
community,
creativity,
and calm.



A timeless masterpiece.

Nestled at the serene base of a lush hill in Reis Magos, Goa, this boutique apartment project redefines the way we live, work, and connect. With just 25 thoughtfully designed residences, this intimate community is infused with a fresh, contemporary aesthetic—a sanctuary where modern living meets the laid-back charm of Goa.

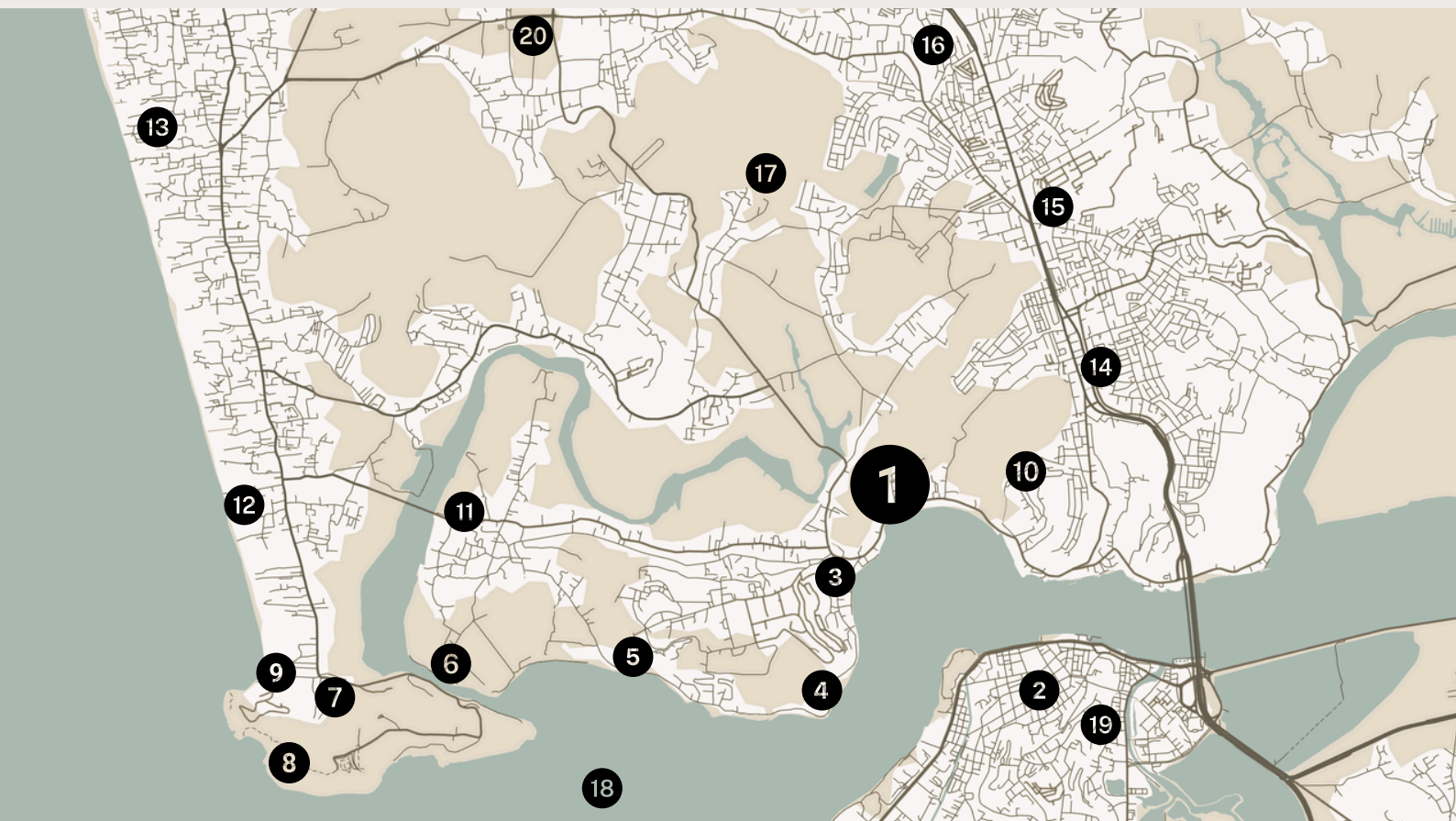
While each homeowner enjoys the privacy and comfort of their individual apartment, the true magic of this space lies in its abundance of spill-out areas that blur the lines between private and shared living. Imagine your home extending into coworking zones, a cozy library and conversation lounge, and a vibrant barbecue and alfresco dining area. Whether you're sipping coffee at the indoor café, enjoying a friendly match at the pool table, or soaking in the views from the rooftop pool and lounge, every space is designed to feel like a seamless extension of your home.

Wellness takes center stage with a fully equipped gym, a serene ice bath and sauna, and a playful children's area—all crafted to nurture both body and soul. The building itself is a celebration of its surroundings, with architecture that mirrors the gentle rise of the hill, blending effortlessly into the landscape and offering stunning natural vistas.





Location



1. Kasu Zira
2. Panjim city
3. Reis Magos church
4. Reis Magos Fort
5. Teresa by the sea
6. Coco Beach
7. Cohiba
8. Fort Aguada
9. Sinkerim beach
10. Reis Magos
11. Lazy Goose
12. Candolim Beach
13. Calangute beach
14. Delfinos
15. Mall de Goa
16. Porvorim
17. Pilerne
18. Mandovi river
19. Fontainhas
20. Second house







Tenets of Kasu

*At the heart of our vision
is a commitment to design
excellence,
uncompromising quality,
and integrity—values
that shape every space we
create and every
community we nurture.*





Amenities

Co working zone
Spill out and conversation spaces
Common coffee bar with lounge seating
Barbeque area
Al fresco dining area
Pool table with lounge area
Gymnasium
Sauna
Rooftop lounge
Rooftop pool
Childrens play area



A Café-Inspired Community Lounge

A stylish, modern café-style lobby of an upscale apartment building, blending comfort and community. The space features elegant dining areas with wooden tables and chic chairs, alongside cozy lounging spaces with plush sofas and armchairs arranged for conversation and relaxation. At the heart of the lobby is a sleek coffee bar, complete with an espresso machine, bar stools, and a warm, welcoming atmosphere. The design combines natural light, indoor plants, and contemporary decor, encouraging residents to gather, work, or unwind in a shared, inviting environment.





Sip, Dine, Unwind in the Garden

A charming outdoor garden space designed for alfresco dining and relaxed gatherings. The area features tall bar-style tables and comfortable seating, perfect for casual meals or evening drinks under the open sky. Surrounded by lush greenery and ambient lighting, the space is ideal for barbecues, weekend brunches, or simply enjoying the outdoors with friends and family. Thoughtfully designed to blend nature and comfort, this garden offers a serene escape for residents to unwind and connect in a cozy, inviting atmosphere.





Play. Relax. Repeat.

A stylish and inviting lounge area in the common lobby of the apartment building, featuring a sleek pool table as the centerpiece for casual fun and social interaction. Surrounding the table are comfortable seating areas with plush sofas and accent chairs, perfect for relaxing, chatting, or watching a game unfold. The space is designed with a modern yet cozy aesthetic—warm lighting, textured finishes, and curated décor—creating an atmosphere that encourages residents to recharge, connect, and enjoy leisure time in a shared, welcoming environment.





Elevated First Impressions

A beautifully designed lobby space featuring a sleek reception desk that welcomes residents and guests with understated elegance. Adjacent to the desk is a striking open-to-sky atrium, allowing natural light to flood the area and create a sense of openness and calm. Adding to the architectural charm is a minimalist stringer staircase, gracefully ascending alongside the atrium, blending functionality with modern design. The combination of natural light, clean lines, and airy volumes creates a warm yet sophisticated entrance that sets the tone for refined living.



A Chic Space for a serious workout

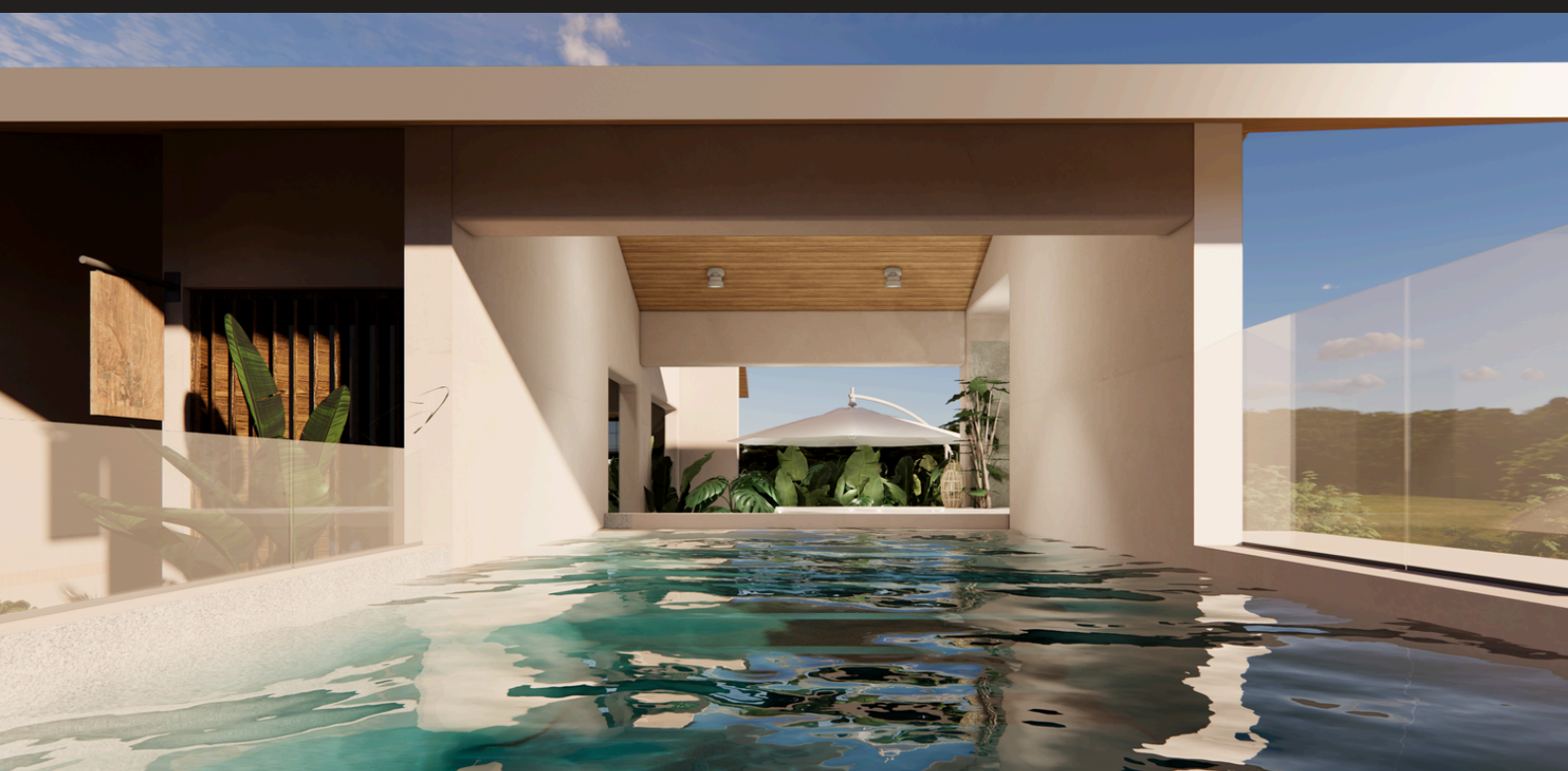
A well-appointed, modern gymnasium designed exclusively for residents of this boutique apartment. The space features state-of-the-art fitness equipment, including cardio machines, free weights, and functional training zones, all arranged for both solo workouts and guided routines. Large windows invite natural light into the space, creating an energizing atmosphere, while sleek finishes and clean lines reflect the building's contemporary design ethos. Thoughtfully curated to balance functionality and style, this fitness space encourages residents to prioritize wellness in a comfortable, motivating environment.





The Rooftop Pool Experience

A stunning rooftop pool that crowns the apartment building, offering residents a luxurious escape with panoramic views of the surrounding cityscape or natural scenery. The pool is framed by sleek loungers, lush greenery, and elegant deck finishes, creating a resort-like atmosphere in the heart of the building. Whether for a refreshing swim, a peaceful sunset soak, or relaxed lounging under the sky, this rooftop oasis is designed for leisure, luxury, and elevated living. By day or night, it's a space to unwind, recharge, and soak in the beauty from above.







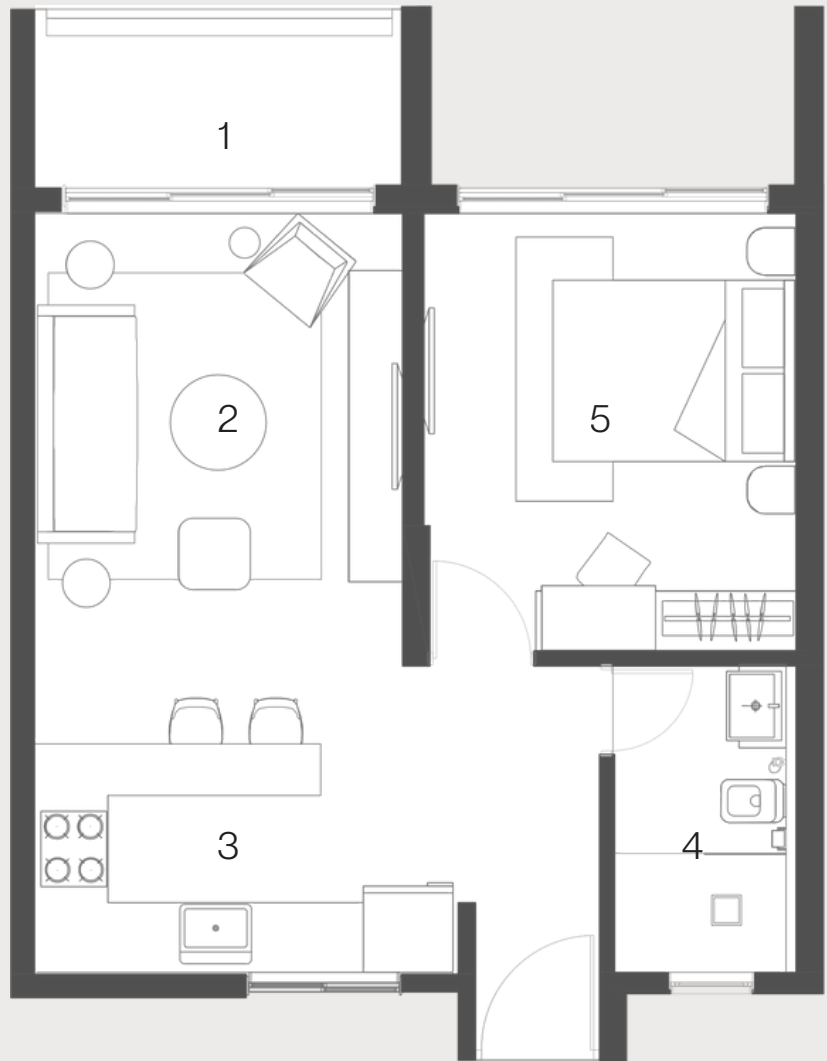
Plans



Artistic render

A Space to Create and Gather

The modular kitchen is designed for effortless living, with clean lines, premium finishes, and smart storage solutions that blend form and function seamlessly.

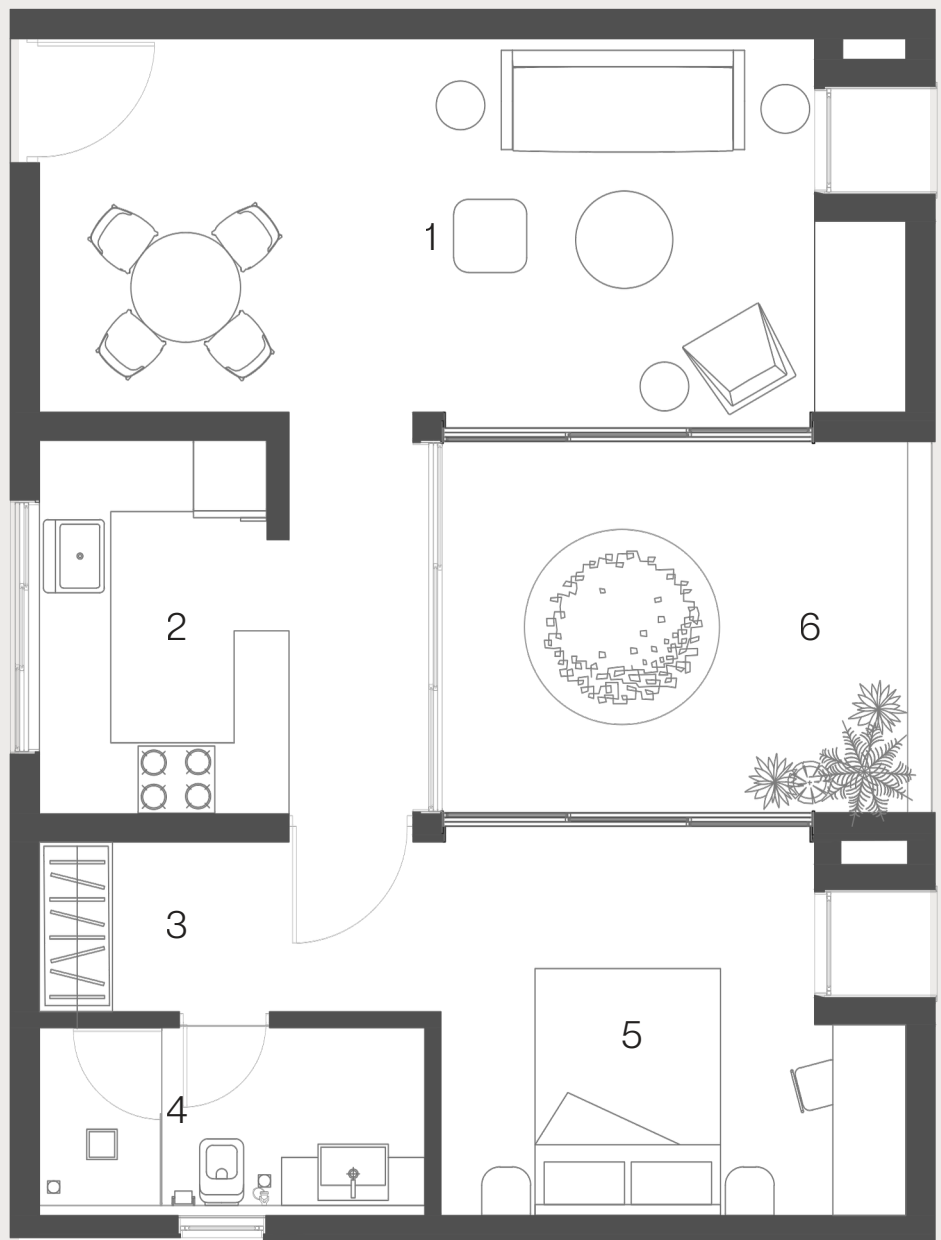


Type 1

G, 1, 2, 3 Floors

- 1. Balcony 3.10 m X 1.50 m
- 2. Living 3.10 m X 3.80 m
- 3. Kitchen / Dining 3.55 m X 2.55 m
- 4. Bathroom 1.50 m X 2.60 m
- 5. Bedroom 3.15 m X 3.70 m





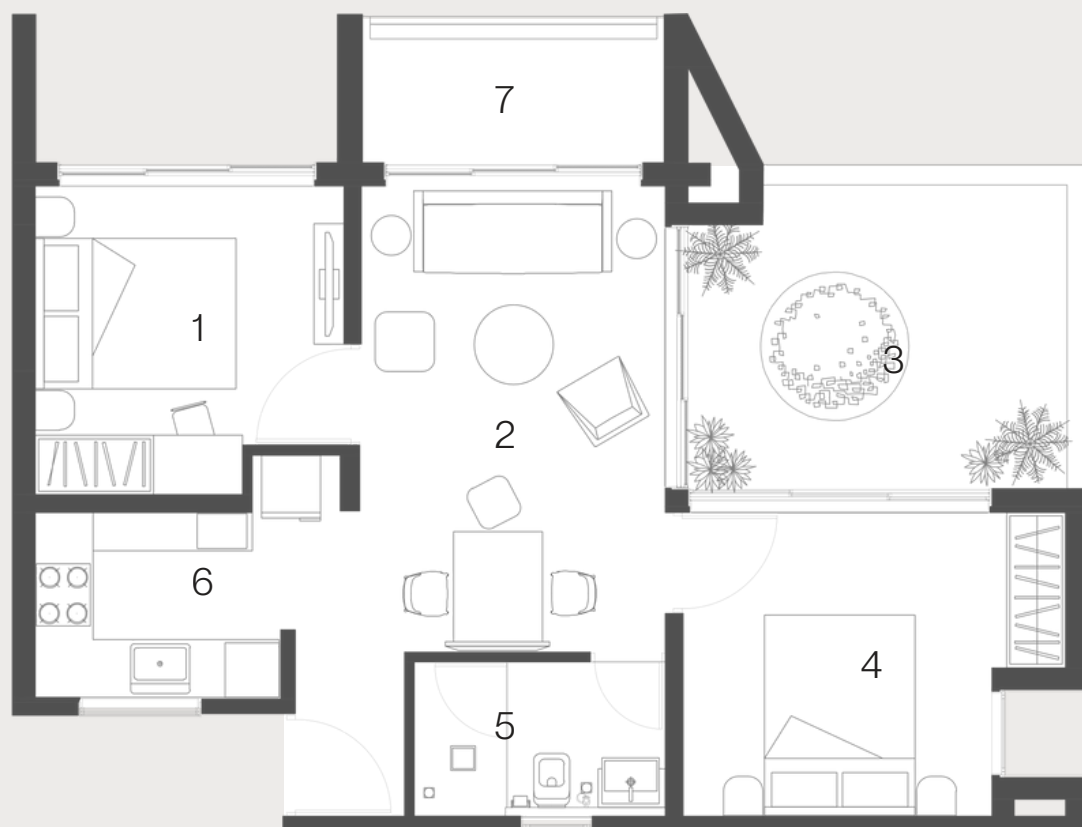
Type 6 3rd Floor

- 1. Living / Dining 6.35 m X 3.05 m
- 2. Kitchen 1.85 m X 3.05 m
- 3. Walk-in Wardrobe 1.85 m X 1.40 m
- 4. Bathroom 3.15 m X 1.55 m
- 5. Bedroom 3.10 m X 3.05 m
- 6. Open Terrace 3.85 m X 3.10 m



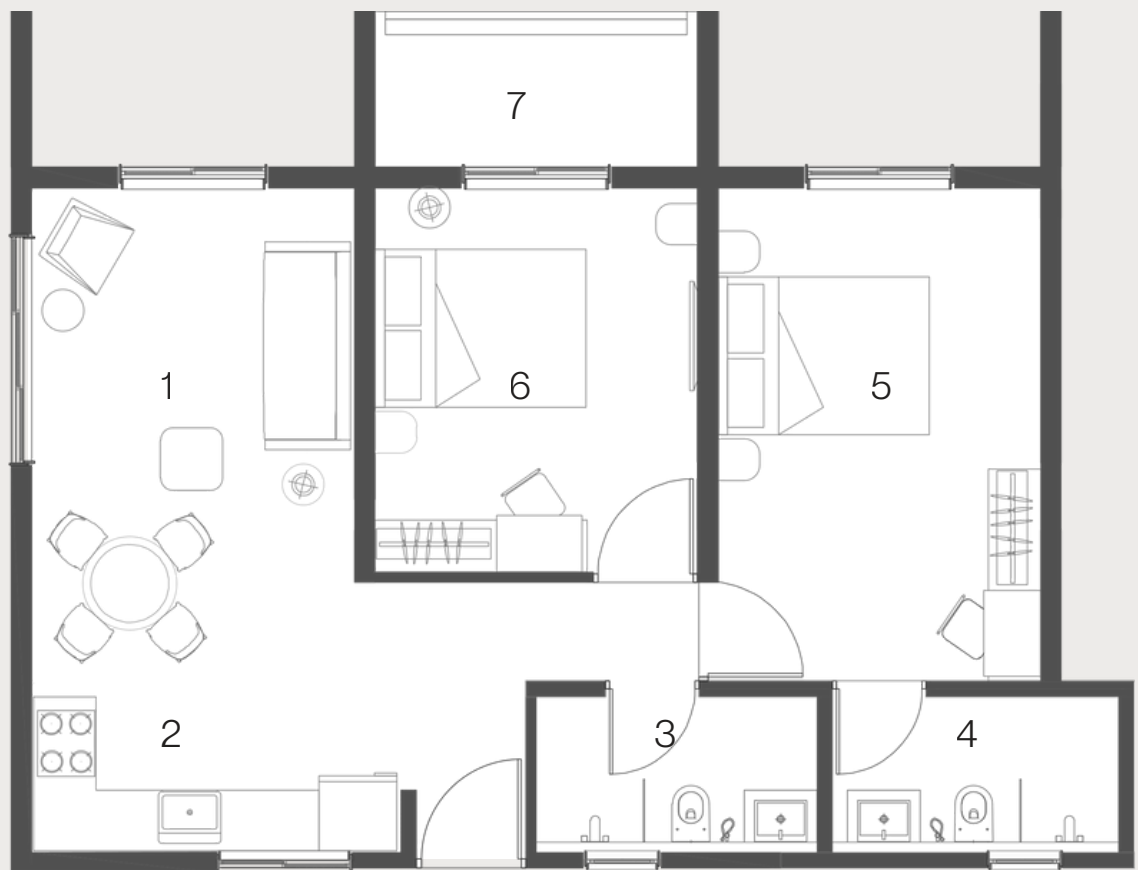
Nature at the heart of home.

Anchored by a graceful tree, the tree courtyard is a serene gathering space where nature and architecture come together—offering light, shade, and a quiet moment of connection amidst everyday living.



Type 2 G & 2nd Floors

- 1. Bedroom 3.15 m X 3.10 m
- 2. Living / Dining 3.10 m X 4.70 m
- 3. Open Terrace 3.85 m X 3.15 m
- 4. Bedroom 3.10 m X 3.10 m
- 5. Bathroom 2.55 m X 1.55 m
- 6. Kitchen 2.45 m X 1.85 m
- 7. Balcony 3.10 m X 1.5 m



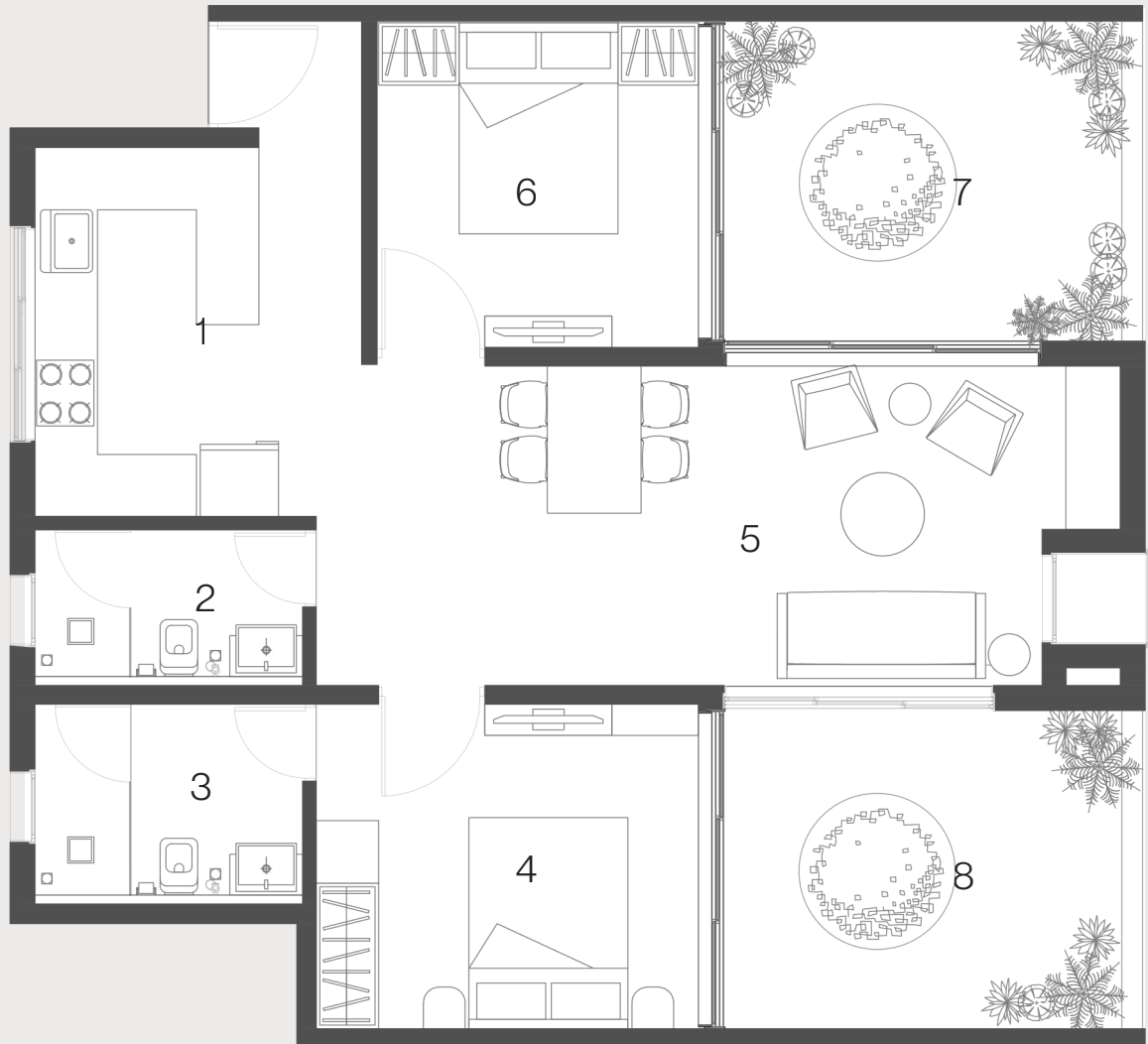
Type 8 4th Floor

- 1. Living / Dining 3.10 m X 3.80 m
- 2. Kitchen 3.50 m X 2.60 m
- 3. Bathroom 1.57 m X 2.70 m
- 4. Bathroom 1.57 m X 2.70 m
- 5. Master Bedroom 3.15 m X 4.70 m
- 6. Bedroom 3.15 m X 3.70 m
- 7. Balcony 3.10 m X 1.50 m



Flooded with light, Framed by nature

This living room opens out into the tranquil tree courtyard, creating a seamless blend of indoor comfort and outdoor serenity—a space designed for connection, calm, and everyday moments that breathe.



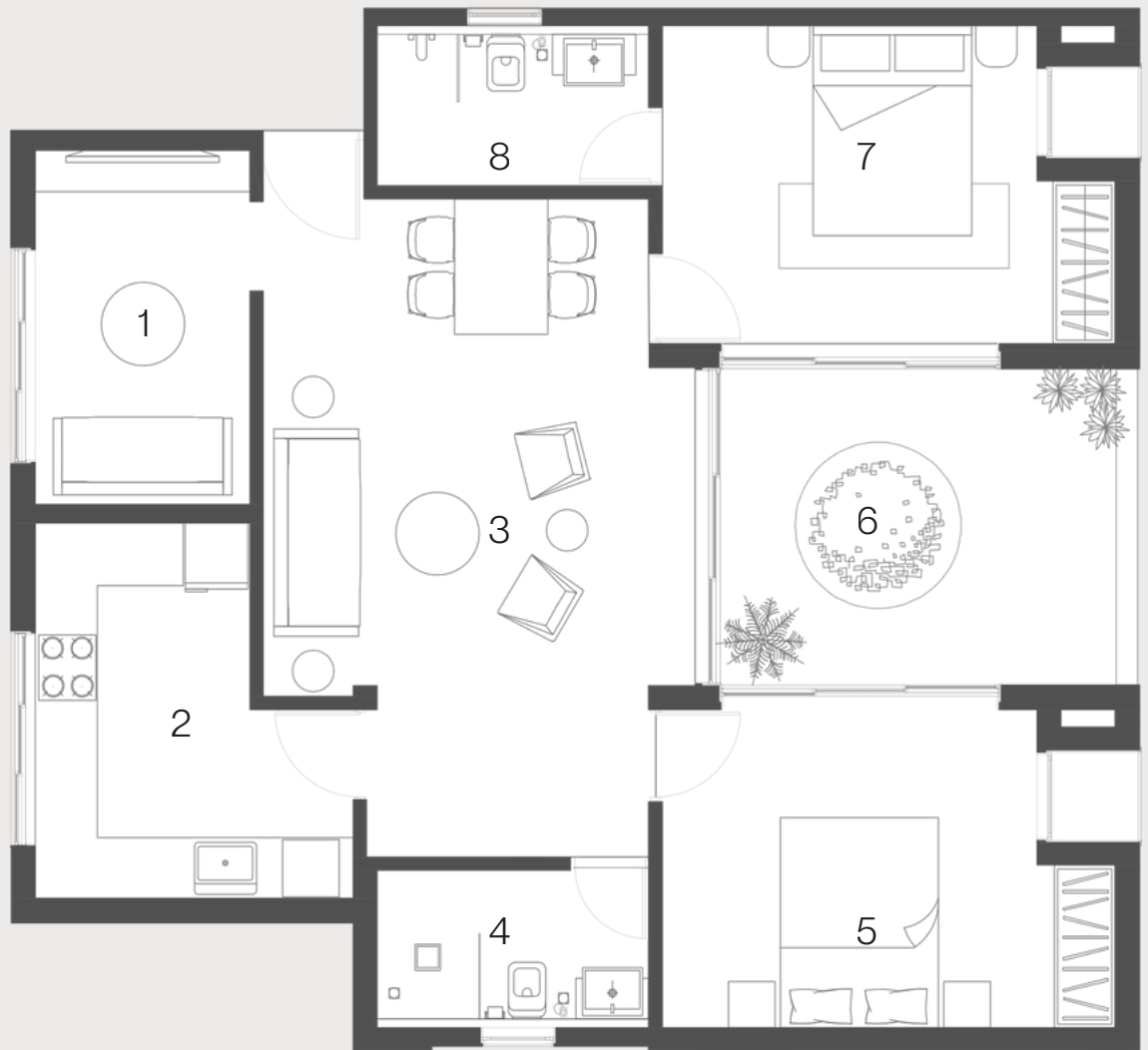
Type 3 1st & 3rd Floors

- 1. Kitchen 3.15 m X 3.55 m
- 2. Bathroom 2.60 m X 1.50 m
- 3. Bathroom 2.60 m X 1.90 m
- 4. Bedroom 3.70 m X 3.10 m
- 5. Living / Dining 7.20 m X 3.10 m
- 6. Bedroom 3.10 m X 3.10 m
- 7. Open Terrace 3.85 m X 3.10 m
- 8. Open Terrace 3.85 m X 3.10 m



Minimalism in its truest form

The bathroom is a study in minimalism—crisp lines, uncluttered surfaces, and a soothing palette create a space that feels calm, refined, and effortlessly functional.



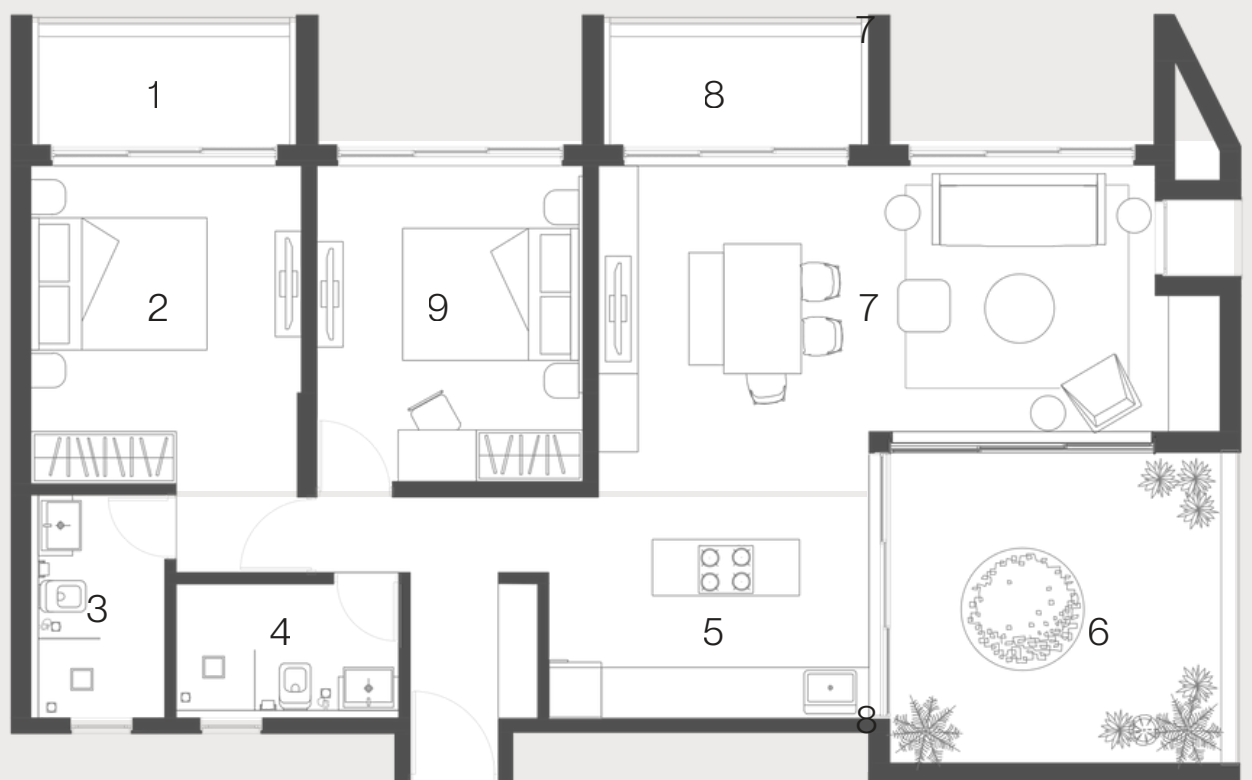
Type 5 2nd Floor

- 1. Media Room 2.05 m X 3.45 m
- 2. Kitchen 2.10 m X 3.62 m
- 3. Living / Dining 6.34 m X 4.17 m
- 4. Bathroom 2.62 m X 1.50 m
- 5. Bedroom 3.60 m X 3.05 m
- 6. Open Terrace 3.85 m X 3.10 m
- 7. Bedroom 3.60 m X 3.05 m
- 8. Bathroom 1.55 m X 2.60 m



Sunrise through the Tree Courtyard

A tree stands gracefully in a spacious courtyard, its silhouette framed by the soft glow of the rising sun. The tranquil scene captures a perfect harmony between nature and architecture, offering a peaceful moment where light, space, and serenity converge at dawn.



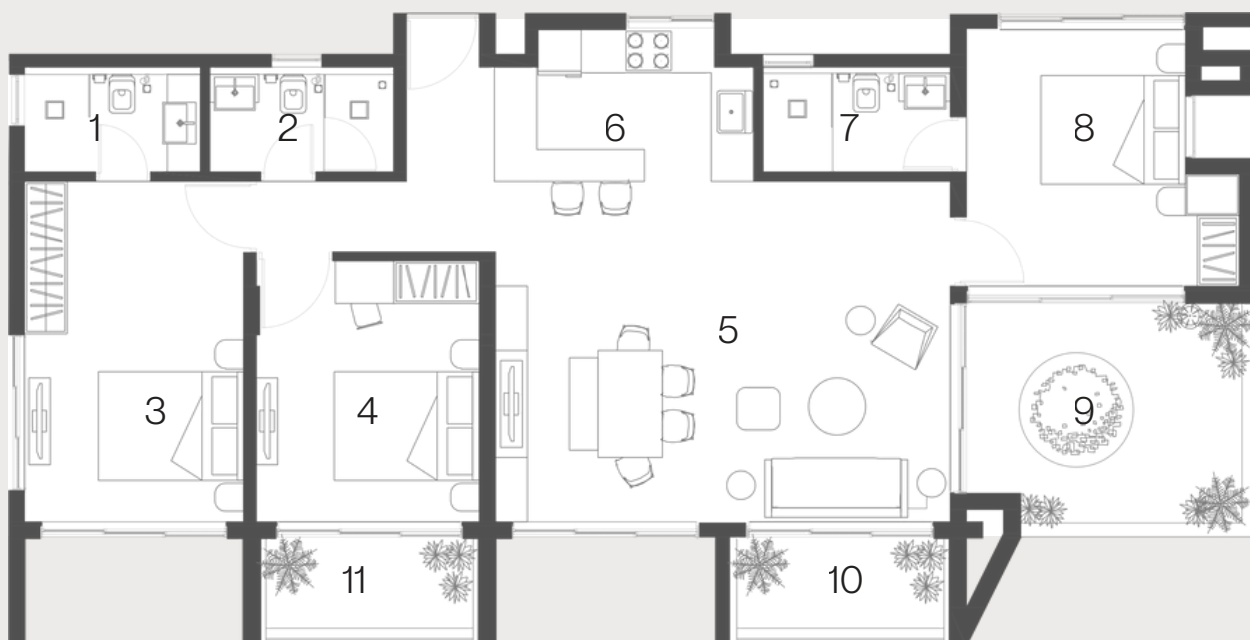
Type 4 2nd & 4th Floors

- 1. Balcony 3.10 m X 1.50 m
- 2. Bedroom 3.10 m X 3.65 m
- 3. Bathroom 1.55 m X 2.60 m
- 4. Bathroom 2.60 m X 1.55 m
- 5. Kitchen 3.70 m X 2.55 m
- 6. Open Terrace 3.80 m X 3.65 m
- 7. Living / Dining 6.45 m X 3.10 m
- 8. Balcony 3.10 m X 1.50 m
- 9. Bedroom 3.10 m X 3.65 m



A Room That Breathes Light

Designed for comfort and calm, the bedroom is a tranquil retreat with soft natural light, clean lines, and a soothing palette—creating the perfect space to unwind, recharge, and dream.



Type 7 4th Floors

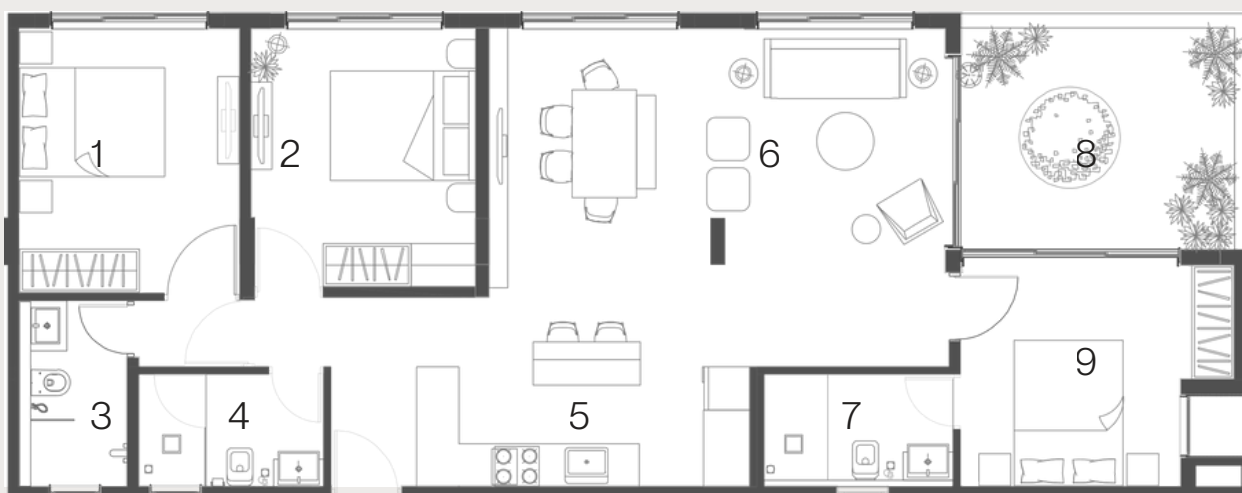
- 1. Bathroom 2.45 m X 1.50 m
- 2. Bathroom 2.45 m X 1.50 m
- 3. Bedroom 3.1 m X 4.75 m
- 4. Bedroom 3.10 m X 3.65 m
- 5. Living / Dining 6.4 m X 4.70 m
- 6. Kitchen 3.60 m X 2.10 m
- 7. Bathroom 2.60 m X 1.50 m
- 8. Bedroom 3.00 m X 3.60 m
- 9. Open air terrace 3.85 m X 3.15 m
- 10. Balcony 3.10 m X 1.50 m
- 11. Balcony 3.10 m X 1.50 m



A Courtyard at the Heart of Living

This thoughtfully designed L-shaped living and dining area wraps around the central tree courtyard, creating a harmonious flow between indoors and out. Bathed in natural light and surrounded by greenery, it's a space made for gathering, relaxing, and feeling connected to nature—every day.





Type 9 G Floor

- 1. Bedroom 3.10 m X 3.60 m
- 2. Bedroom 3.15 m X 3.60 m
- 3. Bathroom 1.57 m X 2.60 m
- 4. Bathroom 2.60 m X 1.57 m
- 5. Kitchen 4.77 m X 3.1 m
- 6. Living / Dining 6.40 m X 4.72 m
- 7. Bathroom 2.60 m X 1.57 m
- 8. Open air terrace 3.85 m X 3.10 m
- 9. Bedroom 3.10 m X 3.10 m



Thoughtfully designed around serene tree courtyards, these homes blur the lines between indoor and outdoor living. Light-filled spaces, from the L-shaped living and dining areas to minimalist kitchens and tranquil bedrooms, flow effortlessly into nature. Every detail—clean, functional, and refined—creates a sense of calm, connection, and effortless living.

Specifications

RCC framed structure.
Internal walls in Laterite/blockwork masonry.
External walls in Laterite/blockwork/random rubble stone masonry/ stone cladding/ cement plaster with paint or equivalent.
Common Sewage Treatment plant
Entrance gate with security cabin

FLOORING & CLADDING :
Natural Stone flooring or Vitrified Tile in living room and dining area
Natural Stone/vitrified tiles for kitchen
Natural Stone floor or Vitrified tile or equivalent for all bedrooms
Anti skid ceramic/vitrified tiles/Natural stone flooring for bathrooms.

COMMON AREA :
Landscaped garden
Paved drive way
Ambient lighting

KITCHEN :
Modular Kitchen
Polished granite slab/or equivalent of 2 ft width for counter 2 ft height ceramic tiles Dado with SS sink
Exhaust fan

ELECTRICAL
Electrical modular switches of legrand make or equivalent
Fire resistant electrical wires of reputed brand
Sufficient power outlets with concealed wiring,PVC insulated copper wires and modular switches
Light and power sockets are provided.
Tv points for living room and all bedrooms

PLASTERING AND PAINTING
Internal walls with cement plastering
Internal painting with plastic emulsion or equivalent
Exterior walls with cement plaster with paint or equivalent
Water heaters for all bathrooms.

GENERATOR BACKUP
100% power backup provided for all apartments and common area

DOORS AND WINDOWS :
Engineered wooden doors or equivalent
All glass doors will be using UPVC or aluminium frames.
Windows will be clear glass with UPVC or aluminium frame.

BATHROOM FITTINGS AND ACCESSORIES
Exhaust fan
CP fittings and sanitary wares (Kohler or equivalent)
Hot & cold mixer for wash basins (Kohler or equivalent)
PVC ventilators for bathrooms with exhaust

Terms and conditions

The information contained herein is subject to change as may be required by the authorities concerned, or the Company, within the provisions of the laws applicable, and cannot form part of an offer or contract. It is an attempt to replicate the project, however, the actual may differ. Specifications shall be as per the Application Form and Agreement for Sale. The areas shown in the floor plans may vary marginally during construction.

Please read and pursue the terms and conditions of the Application Form / Agreement for Sale as well as sanctions, permissions and clearances before tendering your booking.

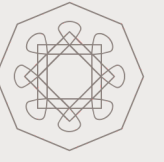
The common areas and amenities that have been shown in any advertisement, audio visuals and/or any type of communication in any form whatsoever is/are for the entire Project and not specific for any particular building or phase of the Project and that the common areas and amenities will not be available on completion of the first phase of the Project or later phases. The common areas and amenities shall be available for the entire project and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.

The contents presently reflecting on the website shall neither be deemed to be any sort of advertisement/marketing/promotional activity etc. in respect of the project and/or Kasu Assets Development Pvt. Ltd nor shall be relied upon, for any information in respect of the project and/or any Kasu Assets Development Pvt. Ltd, to be submitted to the concerned authorities setup under RERA.

You/Viewers are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project. Any decision regarding booking of the apartment/s in the project by you, until the project is registered under RERA, relying upon the contents of this website or brochure, shall be solely at your costs and consequences. Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website. The Floor plans, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering. The information herein, i.e. specifications, designs, dimensions, areas, illustrations etc. are subject to change without notification, as may be required by the relevant authorities or the Architect and cannot form part of an offer or contract.

Whilst every care is being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering.

The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state and/or as the dictates of good design and construction practice demand, provided that such substitution or change adheres to or preserves to the maximum extent practicable the quality and intent as stated in the Plans and this specification.



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