

*Modern Nest is our upcoming premier residential project
at Sanquelim, Goa
Where Nature and Modernity Embrace*



ASN
ASSOCIATES
MODERN
NEST



Sanquelim, Goa.



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Introduction

Embark on a journey to your perfect abode that seamlessly blends the tranquillity of nature with the convenience of modern living. We are thrilled to introduce our upcoming project at Sanquelim, Goa a new and exciting construction project is set to redefine luxury living.

This upcoming residential apartment is strategically located in close proximity to some of the area's most enchanting attractions - a waterfall, a cave, bustling institutions and a centrally located for better connectivity.



Project Overview

Modern Nest Project at Sanquelim, Goa, an upcoming project that harmoniously blends contemporary living with the serene beauty of nature. Situated in the heart of Sanquelim, Goa, this development offers an exceptional living experience that brings you close to lush landscapes, natural wonders, educational institutions, and convenient transportation.

Seamlessly blending modern facilities with the tranquility of nature, these premier residences promise a lifestyle that is both vibrant and serene.



Project's Highlights

Location:

Situated at Sanquelim, Goa – renowned for its Centred location and connectivity, natural beauty, cultural and historical heritage, proximity to tiger and forest reserve.

Scope:

Residential apartments, recreational facilities. Offering top-notch amenities and modern living spaces.

Vision:

Create a sustainable and modern living environment while preserving the natural charm of the area. An attractive investment opportunity for potential investors.



Project's Highlights

- Strategic Location
- Favorable Market Conditions
- Investment Incentives
- Tourism Industry Competitive
- Urban Comforts
- Nature's Embrace
- Close to Heritage sites
- Hospital, School and Collages
- Affordable Prices
- Seamless Connectivity
- High Rental Yields



Project's Features

- Architecturally stunning residential building with Modern Facilities
- A blend of contemporary and Goan architectural styles.
- Thoughtfully designed layouts to maximize natural light and ventilation.
- Incorporation of sustainable design practices to minimize environmental impact.
- Showcasing aesthetically appealing designs.
- Integration of modern and sustainable elements.



Market Demand

Booming Real Estate Market in Goa

- Goa's real estate market is experiencing a surge in demand for premium properties.
- Increasing interest from buyers seeking affordable luxury home.
- Modern Nest at Sanquelim, Goa meets this demand with its upscale offerings and strategic location.
- Investing in “Modern Nest” means not only owning a home but also securing a piece of paradise.



Strategic location close proximity to - a waterfall, cave, Anjunem Dam,
Scenic Chorla Ghat and bustling institutions



Harvalem Caves - 750 mtrs



Anjunem Dam - 3 kms

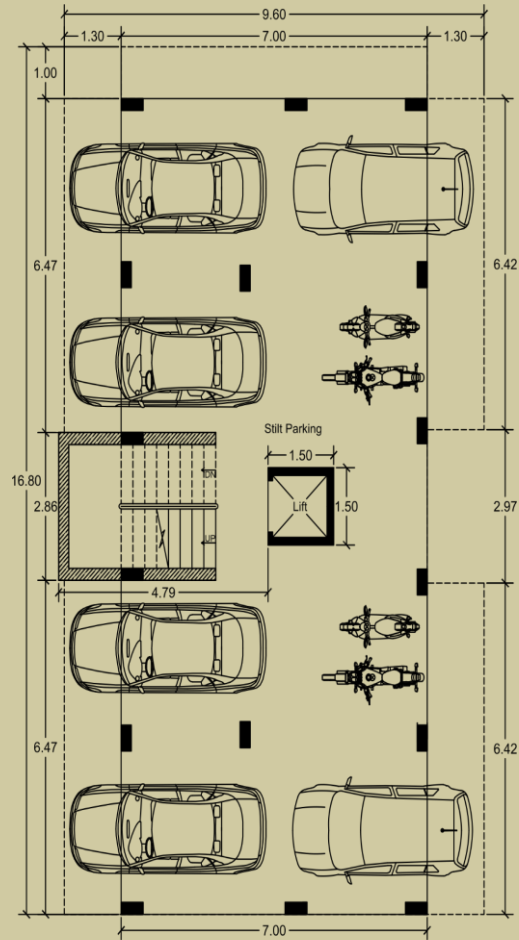


Harvalem Water falls - 800 mtss

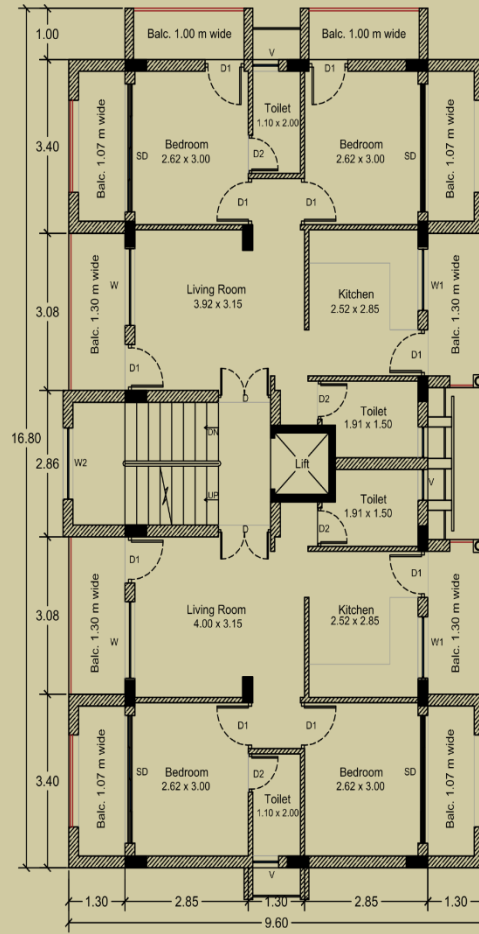


Chorla Ghat - 6 kms

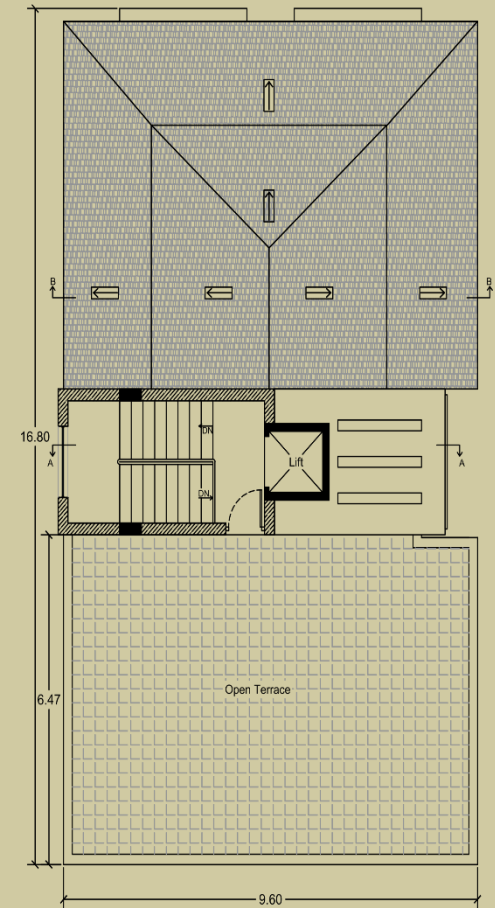
PROPOSED FLOOR LAYOUT



Still Floor 1:100



Typical Ground, First & Second Floor 1:100



Roof Floor 1:100

PROPOSED INTERIOR



PROPOSED AMENITIES

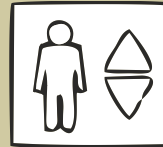


COMMUNITY SPACES:

Create community areas like a clubhouse, gym for residents to use.



LANDSCAPING:
Maintain attractive landscaping around the property.



ELEVATOR:
An elevator will be installed for convenience.



PARKING:
Have dedicated parking spaces for residents.



WARDROBES: *
Install built-in or freestanding wardrobes in bedrooms for clothing storage.

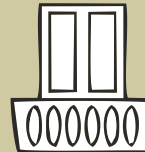


SEMI-FURNISHED ROOMS: *

Include essential furniture such as beds, sofas, dining tables and chairs in the apartments.



KITCHEN APPLIANCES: *
Equip the kitchen with basic appliances like a refrigerator, Gas stove



BALCONIES OR PATIOS:
Incorporate outdoor spaces where residents can enjoy the view.



SECURITY: *
Implement security measures like CCTV cameras, access control, and security personnel.



TRASH DISPOSAL:
Set up a waste management system for garbage disposal.

* Extra Charges applicable



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