

“Las Casitas... DE S̃NOR SANTANA FERNANDES”

Welcome to the Spanish charm of 'the Little Homes', located at Calangute. Goa.

“Las Casitas de S̃nor Santana Fernandes”... are 18 elaborate designed ‘Casitas’ or little homes, in a modern day apartment setting with the style and elegance of the old world charm.

Perfectly spaced out in approximately 12,000sq.ft. of prime Real Estate, this property boasts of it’s proximity to the most popular beaches (ie. the Calangute Beach 1.5kms; and Baga Beach 2.7kms), favorite local haunts (TiTo’s 1.7kms; Club Cabana 3.2kms; Ingo’s Saturday Market 3.5kms; Anjuna Flea Market 6.5kms).... & of course tremendous resale value.

Styled and designed for the discerning buyer, We have characterized the homes to depict subtle Spanish charm in the quiet elegance of it’s landscaped surroundings.

We have just 18 self styled apartments all overlooking a designer swimming pool, fifteen of which are luxury single dwelling homes, and only three apartments are luxurious double dwelling homes.

As a pre launch, We are offering these beautiful ‘Casitas’ at a special discounted price, and only to select Clientele.

Date of Commencement: November, 2006.

Date of Completion: December, 2007.

Price Details:-

Single Home ----- All Sold Out

Double Home 800sq.ft. Rs. 58,75,000/- on the ground Floor

Option of 5% discount will be available on one stroke payment only.

Schedule of Payment:-

30% Down Payment/ Signing amount for construction upto plinth & (1st) slab level.

20% On completion of the plinth, and top slab (1st)... before starting (2nd) slab, masonry in superstructure..

10% On completion of the top slab (2nd), masonry, & for internal plaster.....

20% On completion of the top slab (3rd), masonry, & for internal plaster.....

15% For completion of tiling, external plaster, wiring/ electrics, plumbing, & painting...

05% On Completion of the Project & before occupancy.

The property is sold as **freehold** property, and sale would include registering of Sale Deeds...Expenses of Stamp Paper and Registration fees are to be borne by the Home Owner.

This property has a clear title, and all documentation is cleared by our legal panel as well as by the legal panel of local banks for those homeowners wanting to avail of bank loans.

Please Note:

In case of foreign Clients, permission/ approval to purchase from the Reserve Bank of India (R.B.I.) is a pre-requisite.

In all cases primarily Agreements for Sale will be executed, and Sale Deed/s will be registered later on completion, & in case of foreigners, pending the approval/ license from the R.B.I.

For further details, please contact the undersigned, on tel/fax: 0091-832-2277924, Mobile: +919850470755/ 09326102449; or email us in

iona@ionafernandes.com , iona@ionafernandesgoa.com

(Please refer to the Map for site location; and the Site Plan of the homes... both available on the website, along with detailed specifications and the updates of progression of construction work of the 'Casitas' on www.ionafernandesgoa.com)

I invite you now to realize your dreams of a lifestyle holiday home in the premier holiday destination.

Warm Regards and Happy home hunting...

Iona Yvette Fernandes

MANAGING DIRECTOR