



THE
HELICONIA RESIDENCES

Vagator, Goa





Plug & Play Luxury Residences
Fully furnished & fully serviced residences in the heart of North Goa



Inhale Peace Exhale Happiness

Discover a space where tranquility meets joy,
designed for everyday comfort and long-term living.

With an in-house café, gym, and swimming pool,
Heliconia offers a peaceful setting where daily life
feels calm and balanced.



MOPA AIRPORT (45 MINUTES)

Morjim

Siolim

MORJIM BEACH
(20 MINUTES)

THALASA | KIKI
8 COMMUNE

HELICONIA
RESIDENCES

JW MARRIOTT
(2 MINUTES)

Anjuna

ANJUNA BEACH
(10 MINUTES)

Location



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BUILDHIGH

Survey no. 378/5-B
Vagator (Anjuna), North Goa, Goa- 403509
In front of IBIS style hotel



Bedroom 1



Bedroom 2



Lobby



Living Room



A contemporary luxe home with modern fully furnished amenities and all the house hold appliances.



2 Large Bedrooms With
Ample Space &
Natural Light.

Fitted with

- Air conditioners
- Furniture
- Curtains
- Linen
- Rugs/ Carpets



Thoughtfully Designed Living Room/ Kitchen



Fitted with

- Air conditioners
- Furniture
- Artifacts
- Rugs/ Carpets
- Kitchen with all crockery & utensils
- Microwave
- Refrigerator
- Chimney



A modern, multi-story building with a white facade and a prominent arched entrance. The building features a rooftop restaurant with a glass railing, potted plants, and umbrellas. The ground floor has a series of arched openings, some of which are labeled 'ATELIER CAFE'. The sky is blue with several birds flying. The overall scene is bright and sunny.

Commercial Space with Rooftop Restaurant

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ATELIER CAFE



Amenities



Swimming Pool



Apartment café
exclusively for residents



Commercial area



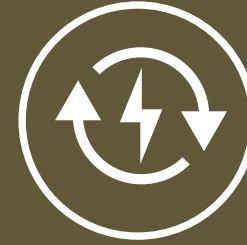
Covered car parking
for each apartment



Fully furnished
apartment



Gym



Full power back up



Rooftop restaurant



Concierge desk followed
by a lift lobby

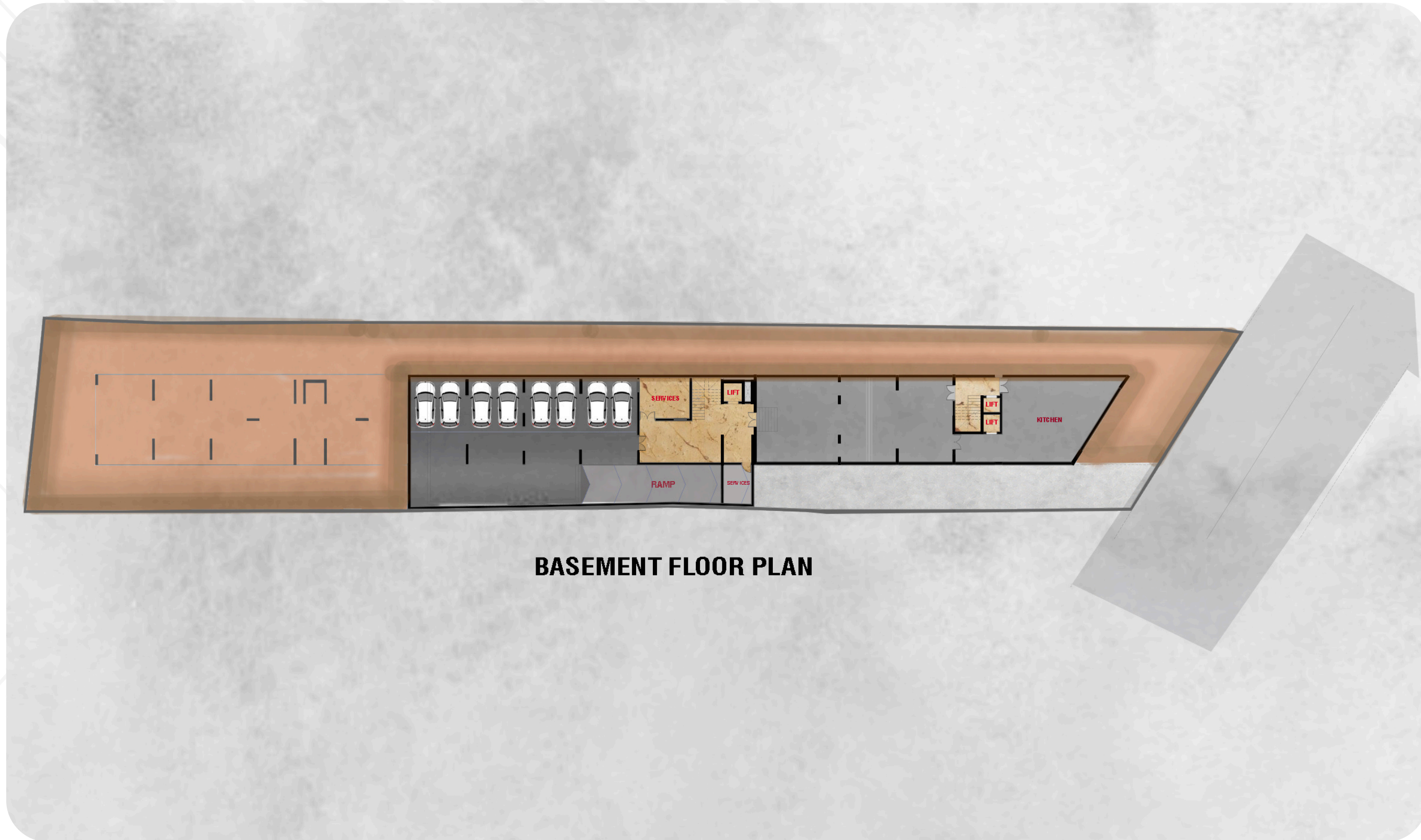


24x7 Security



Fully serviced & professional team
for common area maintenance

Basement Floor Plan

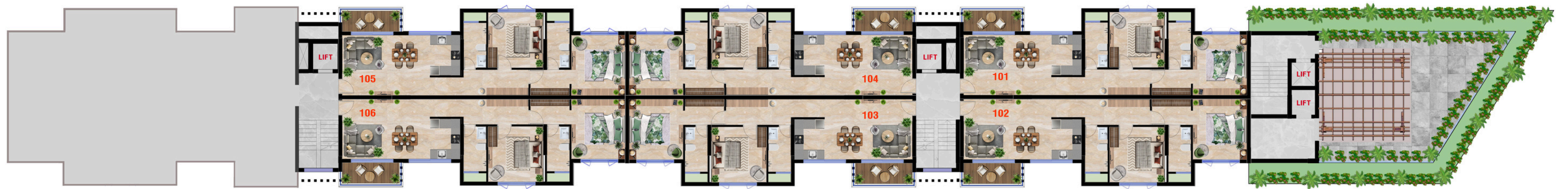


BASEMENT FLOOR PLAN



Ground Floor

First Floor Plan



Second Floor Plan



Third Floor Plan

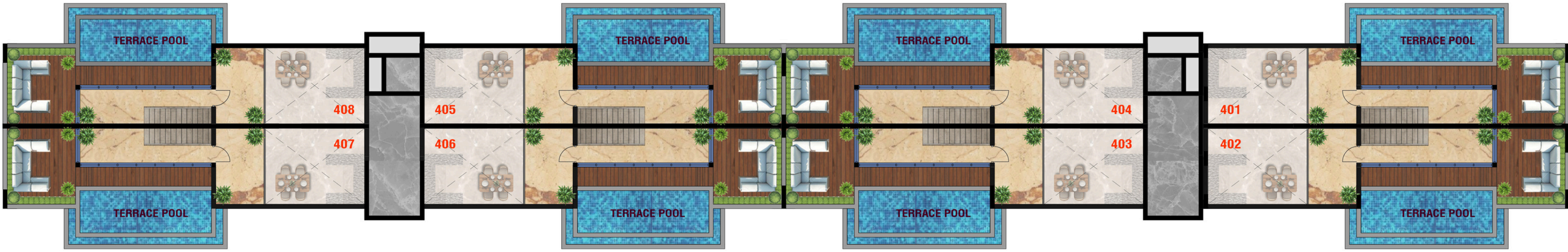


Penthouse with Private Pool & Terrace

Fourth Floor Plan



Fifth Floor Plan



Typical Layout Plan - Type 1



Living 2.84 X 3.97 m

Dining 2.84 X 3.97 m

Kitchen 2.09 X 3.97 m

**Master Bedroom
+ Wardrobe space** 3.57 X 3.97 m
2.70 X 1.70 m

Bedroom 3.64 X 3.66 m

Toilet 1 1.50 X 2.97 m

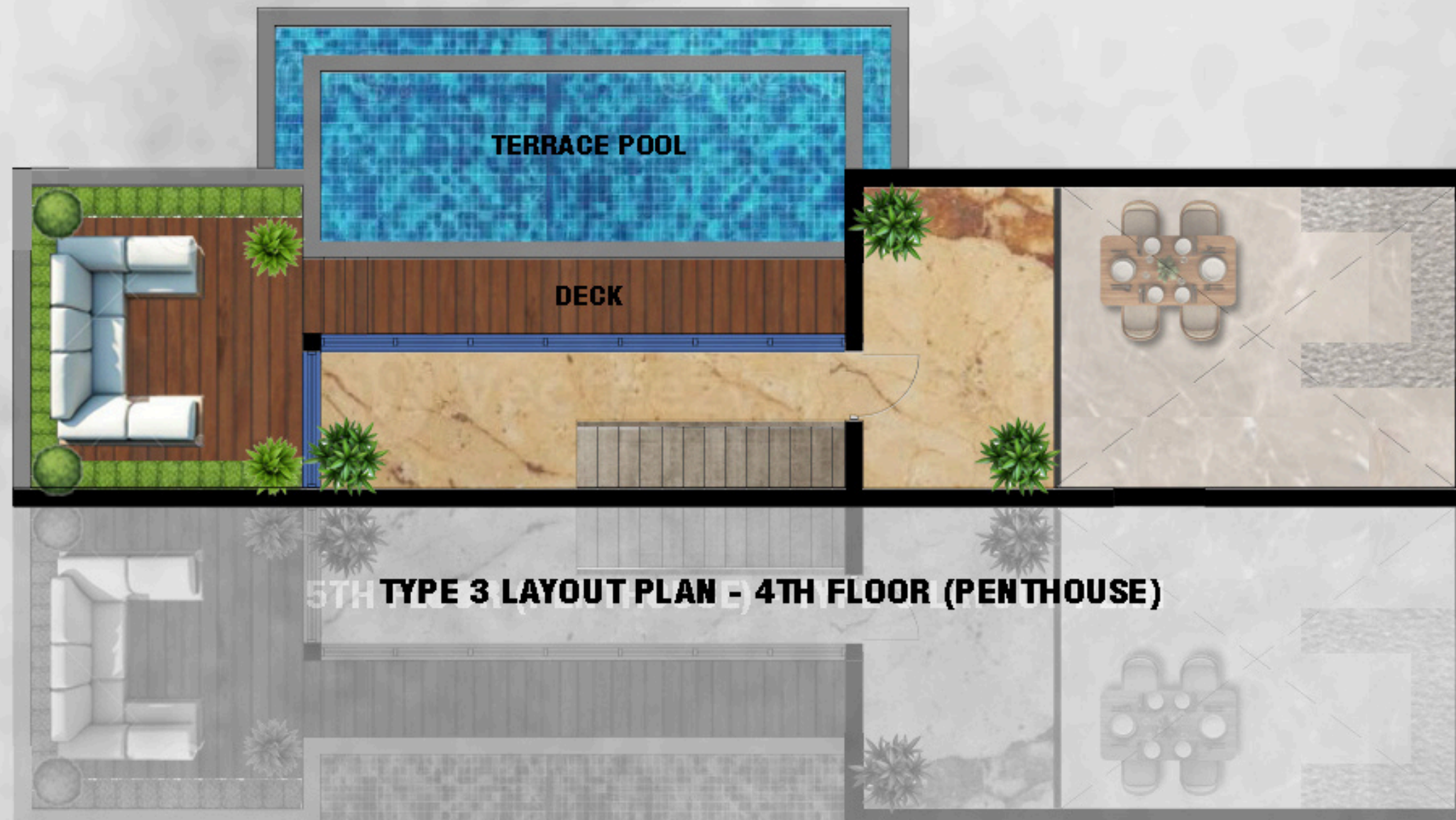
Toilet 2 1.50 X 2.97 m

Passage space 4.52 X 1.70 m

Typical Layout Plan – Penthouse



Penthouse with Private Pool



Particulars	Super Area	Sale Price
2BHK	1320 Sq Ft	Rs. 2,65,00,000
Penthouse	1920 Sq Ft	Rs. 3,55,00,000

Construction Linked Plan

Sr No	% Demand	Stages of Demand
1	10.00	booking amount
2	10.00	within 15 days
3	10.00	within 45 days
4	7.50	on 1st floor roof
5	7.50	on 2nd floor roof
6	7.50	on 3rd floor roof
7	7.50	on 4th floor roof
8	10.00	on completion of brickwork
9	15.00	on internal finishing
10	15.00	at the time of possession
	100.00	

Note

1. GST shall be applicable on Sale price (as per the rates notified by the government). GST shall be payable along with respective installment and is mandatory.
2. Cheques/Bank Drafts to be issued in favour of "LIMOVIA VENTURES PRIVATE LIMITED " payable at New Delhi/Goa.
3. The entire complex (Heliconia Residences) is a serviced complex. The owners shall sign the maintenance and service contract with the agency nominated by the Developer.
4. The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession.

Specifications of the Apartment

1. Flooring- Vitrified Tiles.
2. Internal Doors- Flush doors with laminate/Viner finish.
3. UPVC/Aluminium Glazing on the Outer doors and windows.
4. Wall finish with paint/ wallpaper.
5. Toilet Fixtures and fittings- Jaguar/Kohler.
6. Air Conditioners in Bedrooms and Living Room.
7. Modular Kitchen/ Wardrobes.
8. Chimney and Hob along with cooking and serving utensils.
9. Microwave/ Fridge/ Washing Machine/ TV in Living Area- all of reputed brands.
10. Entire furniture in Bed Rooms/ Living Room.
11. Soft furnishing such as curtains/rugs/carpet/bed sheets and bath linen.
12. Artifacts/accessories as per architect.
13. 24 hrs. Power Backup

A Project by
THE HELICONIA GROUP

For Bookings and Queres
Please contact



SUMIT SINGH BISHT

AIHP Signature Tower, Plot No. 418-419, B Wing, Ground Floor
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