



the chapter.

VOLUME 001
MOIRA, GOA

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Pictures are for representation purpose only.

01

About the Project

Behind the gates of **The Chapter: Volume 001** is one of Goa's most exclusive residential enclaves. Surrounded by nature and encompassed by the warmth of Portuguese-style architecture, the project's community-style concept adds layers of nuance, benefits and personality to the homes within it.

Spread across 2.24 acres of lush land near the meandering Moira river, the project features 22 beautifully designed homes, which **include 9 units of Extra Large 3 BHK homes and 13 units of Large 3 BHK homes.** Juxtaposed with this is an abundance of greenery, sprawling open spaces and a roster of modern amenities to promote togetherness, privacy, peace and beauty all at the same time.

A thoughtful curation of Neo-Portuguese style and luxury forward functionality, The Chapter caters to all kinds of discerning individuals and families who appreciate the better choices in life.

**Signature Designs | Private Swimming Pools
Fully Furnished Homes | Concierge Services
Fully Serviced Homes | Sustainable Practices**

02

The Pillars

We see **The Chapter** as a way of looking into the future of living yet celebrating heritage and classic style along the way. It is conceptualized with a modern mindset for today's discerning individuals yet anchors itself on traditional values and long-term commitments.

We have seen the industry evolve and have used that as our guiding compass to build in a way that encourages community integration, celebrates luxury and privacy alongside sustainability, indulges in innovation and technologically advanced options and provides a new sense of freedom when it comes to making your home your own. **At the foundation of it all, is our single minded diligence towards quality, punctuality and total transparency.**

03

About: Moira, Goa

Goa is a destination that opens up to whoever you are, and whatever you like to do. The diversity of culture, nature and experience is all-encompassing, making it a perfect place to call home. The Chapter: Volume 001 is located in **Moira, Goa** — a paradise within paradise.

The Moira river runs near the plot, fanned by sashaying coconut trees, and a rich tropical countryside. It's serene, but not isolated, located **~25 minutes away from the new Mopa Airport, making it easily accessible.** Furthermore, Moira rests just ~12-15 minutes away from Assagao, allowing you to comfortably imbibe the best of Goan culture across all levels — excellent watering holes, exceptional eateries, stylish clubs, fun local flea markets, casinos and of course, the quintessential, sun-drenched beaches.

Moira is picturesque, unspoilt and laid back, perfectly paying homage to Goan susegad — relaxed enjoyment of life to the fullest.

04

Project Details

The Chapter: Volume 001 is spread over ~2.24 acres of land near the Moira river. It features 22 homes with 9 units of Extra Large 3 BHK and 13 units of Large 3 BHK. There will be an amenities block to encourage social and community living while maintaining the highest level of privacy and exclusivity. Amenities will include a fitness studio, games lounge and co-working space.



A Glimpse of our Homes

Here is a glimpse of the entire neighbourhood, with uniform exterior façade of each home, the landscaping and arrangement of homes. The Chapter: Volume 001 is envisioned to promote harmony, design-forward style and innovative functionality.



05

The Home Details

Welcome to a distinctive family of contemporary designer homes designed for the modern traveller. The project features two configurations for its homes. There are **9 Extra Large 3 BHK homes and 13 Large 3 BHK homes**. Brimming with character, each home is uniquely rich in experience, full of eye-catching art and spirited interiors. Every space unravels slowly to its owners into a promising and experiential spacial journey and a sense of effortless living. We have achieved this by segregating the spaces in multiple, defined levels.

As you walk through the home, you will appreciate the influence taken from iconic elements of design styles through various ages of time contemporized for today. Terracotta roofs against a bright ivory white provides a soothing contrast, resulting in an aesthetically pleasing house façade. The ornamental mouldings that run along the façade and the roof, completes the structure and the combination of metal and wooden doors and windows compliment the house by giving it its distinctive character.

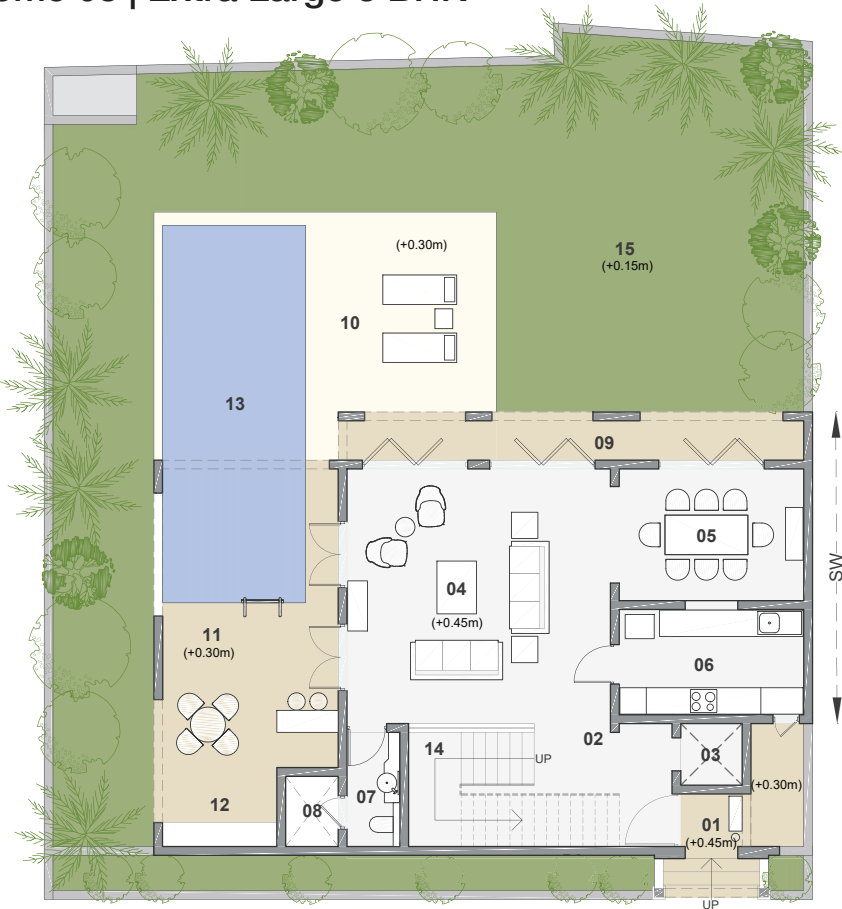
At the entrance, pure geometric volumes create a well-balanced, minimalist composition.



06

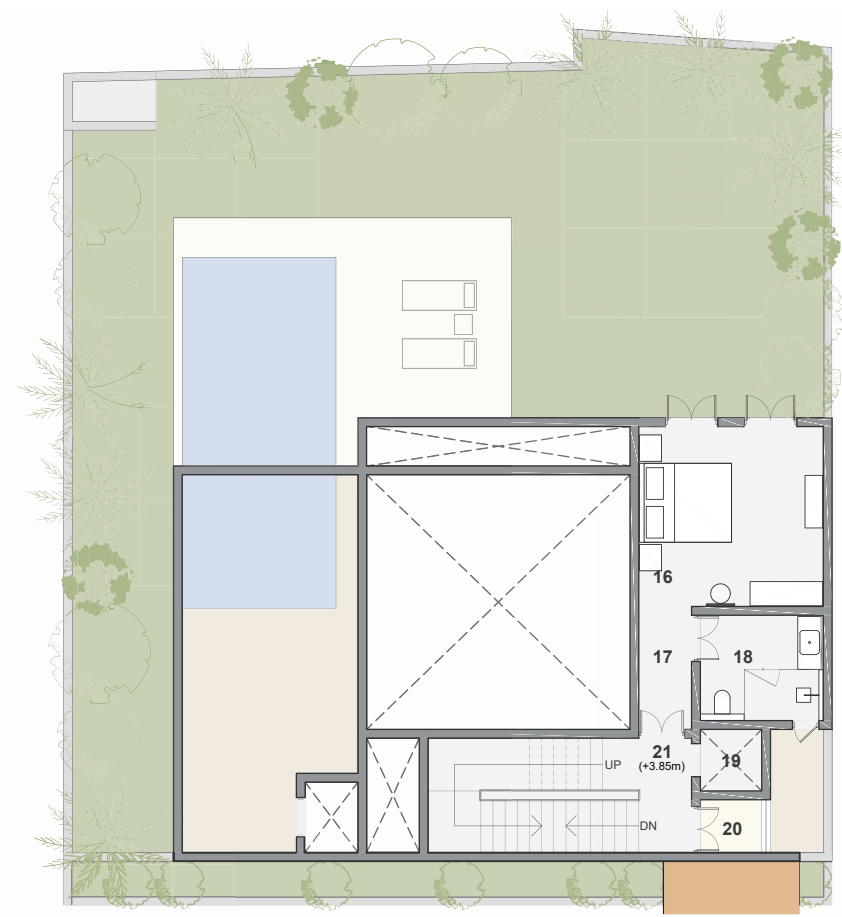
Floor Plans

Home 08 | Extra Large 3 BHK



GROUND FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m ²)	Area (ft ²)
01	Entrance Foyer	3.0	1.2	3.6	39
02	Passage	3.1	1.6	5.0	54
03	Lift	1.4	1.4	2.0	21
04	Living Room	6.0	5.8	34.8	375
05	Dining Room	4.4	3.0	13.2	142
06	Kitchen	4.2	2.4	10.1	109
07	Powder Room	1.2	2.6	3.1	34
08	Service Shaft	1.2	1.6	1.9	21
09	Semi Covered Sitout	10.4	0.9	9.4	101
10	Pool Deck			23.6	254
11	Semi Covered Pool Deck	4.0	3.1	12.4	133
12	Barbeque Area	2.6	1.8	4.7	50
13	Pool	3.3	8.6	28.0	301
14	Staircase			89.7	965
15	Lawn			124.5	1340



LOWER FIRST FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m ²)	Area (ft ²)
16	Guest Bedroom -1	4.2	4.1	17.2	185
17	Passage	1.2	2.8	3.4	36
18	Guest Bath -1	2.8	2.4	6.7	72
19	Lift	1.4	1.4	2.0	21
20	Service Balcony	1.4	1.2	1.7	18
21	Staircase			6.1	66

← SW → SHARED WALL

This plan is for representation purposes only. Actual plans will be shared on request.

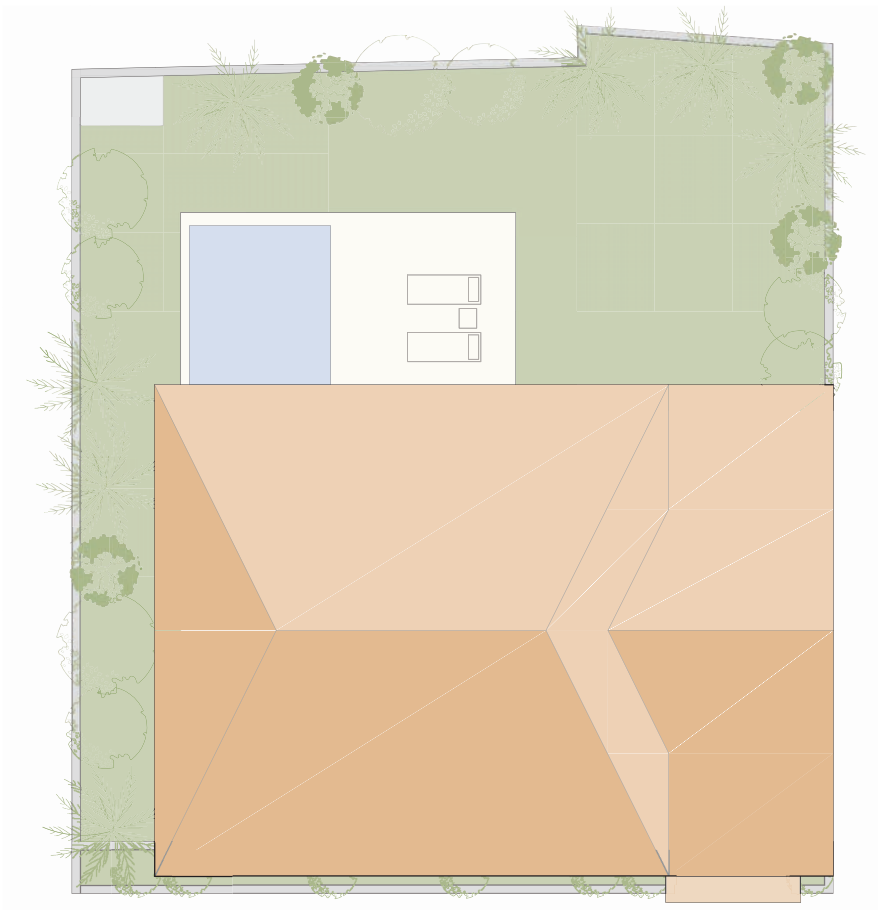
Home 08 | Extra Large 3 BHK



UPPER FIRST FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m²)	Area (ft²)
22	Master Bedroom	6.0	4.1	24.6	265
23	Passage	1.2	2.8	3.4	36
24	Walk in Wardrobe	1.8	2.6	4.6	49
25	Master Bath	2.7	2.6	6.9	74
26	Guest Bedroom - 2	4.0	4.3	17.2	185
27	Passage	1.2	2.8	3.4	36
28	Guest Bath - 2	2.6	2.6	6.8	73
29	Balcony	4.0	1.3	5.2	56
30	Passage	1.4	2.6	3.6	39
31	Staircase		2.8	30	

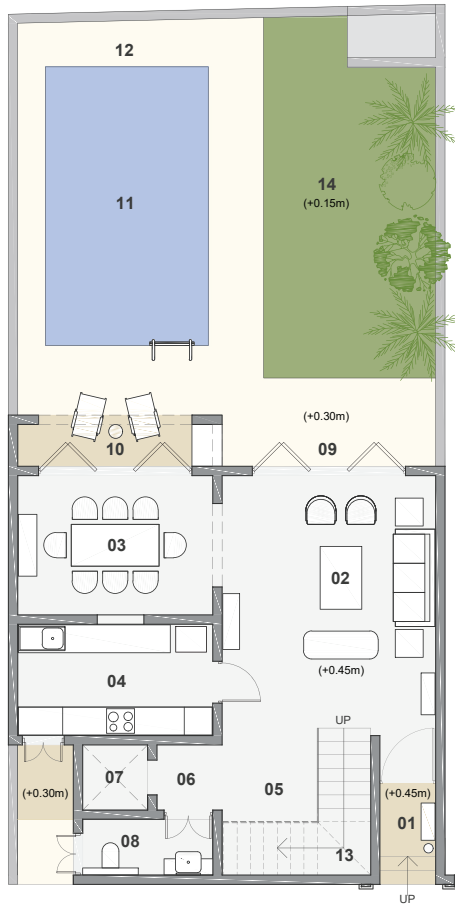
← —SW— → SHARED WALL



ROOF PLAN

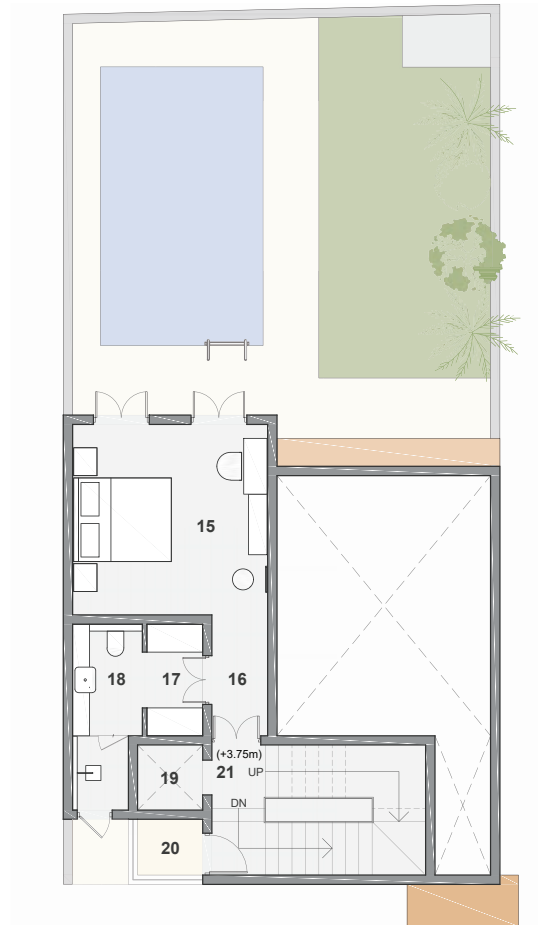
This plan is for representation purposes only. Actual plans will be shared on request.

Home 09 | Large 3 BHK



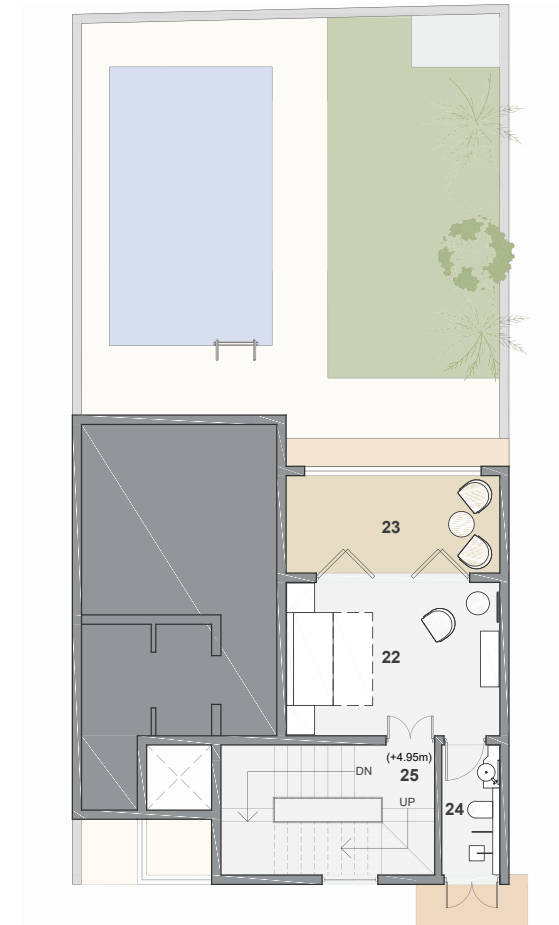
GROUND FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m²)	Area (ft²)
01	Entrance Foyer	1.2	2.4	2.9	31
02	Living Room	4.6	5.6	25.8	277
03	Dining	4.2	3	12.6	136
04	Kitchen	4.2	2.4	10.1	109
05	Passage	2.05	1.85	3.8	41
06	Passage	1.4	1.4	2.0	21
07	Lift	1.4	1.4	2.0	21
08	Powder Room	2.8	1.2	3.4	36
09	Deck	4.6	1.9	8.7	94
10	Semi Covered Sitout	4.4	0.9	4.0	43
11	Pool	3.5	6.0	21.0	226
12	Pool Deck			24.1	259
13	Staircase			6.0	65
14	Lawn	3.7	7.8	28.9	311



LOWER FIRST FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m²)	Area (ft²)
15	Master Bedroom	4.2	4.1	17.2	185
16	Passage	1.2	2.6	3.1	34
17	Walk in Wardrobe	1.2	2.4	2.9	31
18	Master Bath	1.1	3.9	4.2	46
19	Lift	1.4	1.4	2.0	21
20	Service Balcony	1.4	1.2	1.7	18
21	Staircase			5.5	60

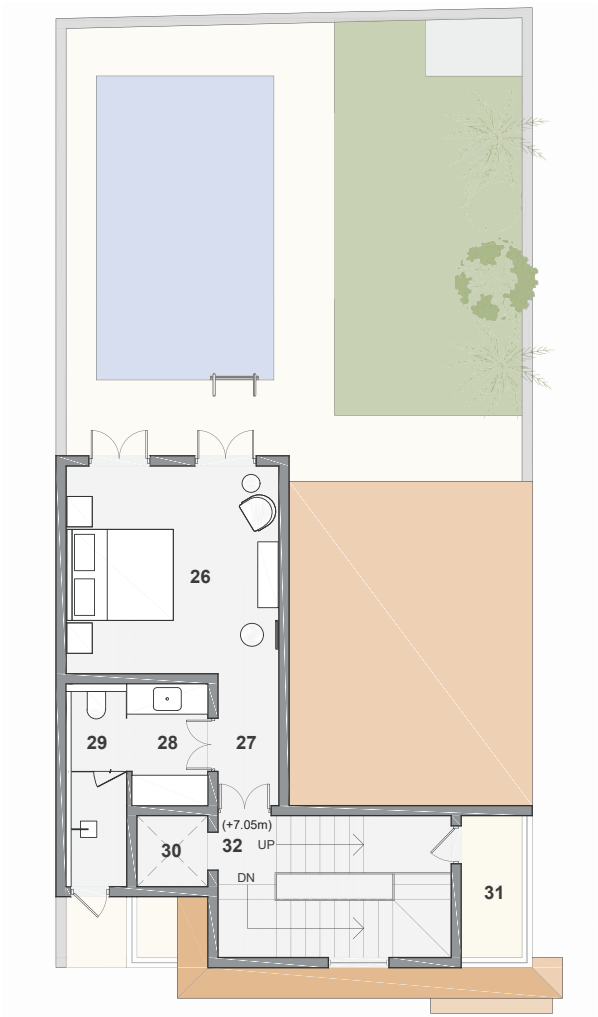


UPPER FIRST FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m²)	Area (ft²)
22	Guest Bedroom - 2	4.6	3.3	15.2	163
23	Balcony	4.6	2.1	9.7	104
24	Guest Bath - 2	1.1	2.8	3.1	33
25	Staircase			7.8	84

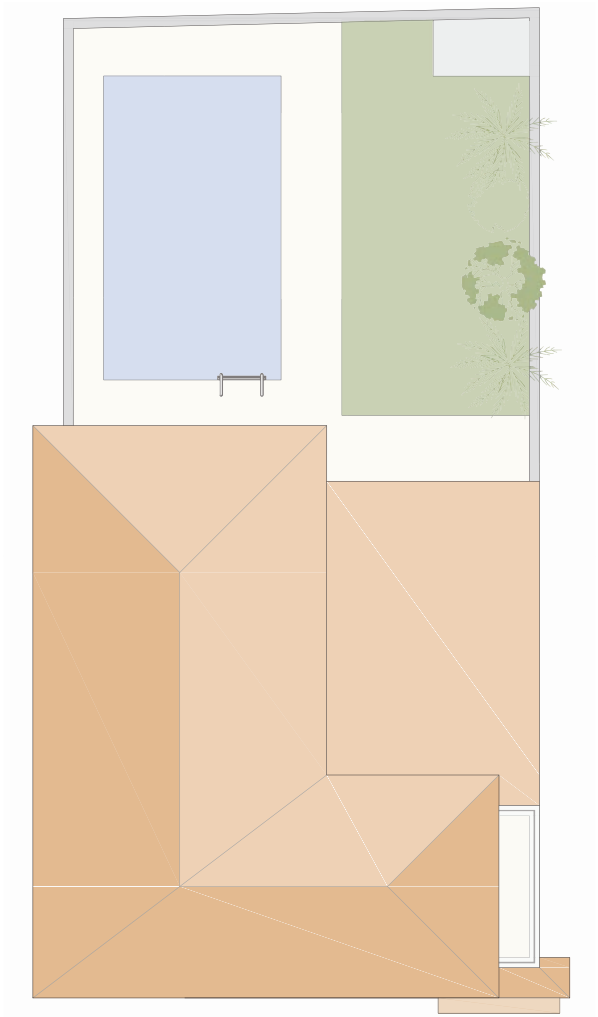
This plan is for representation purposes only. Actual plans will be shared on request.

Home 09 | Large 3 BHK



SECOND FLOOR PLAN

Sr. No.	Area	L (m)	W (m)	Area (m²)	Area (ft²)
26	Guest Bedroom - 1	4.2	4.1	17.2	185
27	Passage	1.2	2.6	3.1	34
28	Walk in Wardrobe	1.5	2.4	3.6	39
29	Guest Bath - 1	4.0	1.1	4.4	47
30	Lift	1.4	1.4	2.0	21
31	Service Balcony	1.2	2.8	3.4	36
32	Staircase			5.8	62



ROOF PLAN

This plan is for representation purposes only. Actual plans will be shared on request.

07

The Interiors

The Chapter brings to you a variety of different interior styles conceptualised by the finest **interior designers in the industry**. Homeowners can select from these styles for each unique space in their home.



Tropical Modern

It's where tropical décor and modern elegance collide, in an interesting juxtaposition of paradisiacal and natural elements along with clean lines and textures. Going for a mood of light, airy and bright, our serene space is designed to put you at ease.



Eclectic

Every corner of the eclectic space tells its own story. It is a harmony of disparate styles, juxtaposing textures and contrasting colours that come together to create a cohesive and beautifully realised room. Drawing from many different inspirations, the space is an aesthetic narrative of many movements that exudes wanderlust, playful informality, and infusions of warmth through natural wood and stone finishes.



Minimal Modern

Some find luxury in the modern, some find it in simplicity. This space is a perfect representation of both worlds, with an overriding sense of less is more, in a beautifully synchronised manner. The design intention is about keeping the space devoid of unwanted clutter, while accentuating the attractive architectural features.



Japanordic

A stylish combination of Scandinavian functionality and Japanese rustic minimalism, this space is a beautiful blend of both function and form. With a focus on clean lines, bright spaces and light colours, you will notice art, nature and innovation combine in a smart and simplistic way. The key to Japanordic style is to design with intention. So we created practical and beautiful designs that elevate the space with small nuances and big inspirations.

Mid-Century Modern

This space is a perfect example of everything that's old is new again, where unique 20th century interior design style has resurfaced with modern elements. With an undeniable timeless appeal, you will see glimpses of retro patterns, sleek shapes and warm woods, brought together to look just as fresh right now as they once did in the early 1900s.



Modern Farmhouse

This style promises warmth and comfort. It is traditional without being dramatic and classic without feeling like a museum. It retains the sense of homeliness, in a way that you will want to put your feet up, and stay a while. The vintage furnishing and traditional fabrics will transport you back in time, while the contemporary designs through modern colours and smooth lines will bring you back to the present.





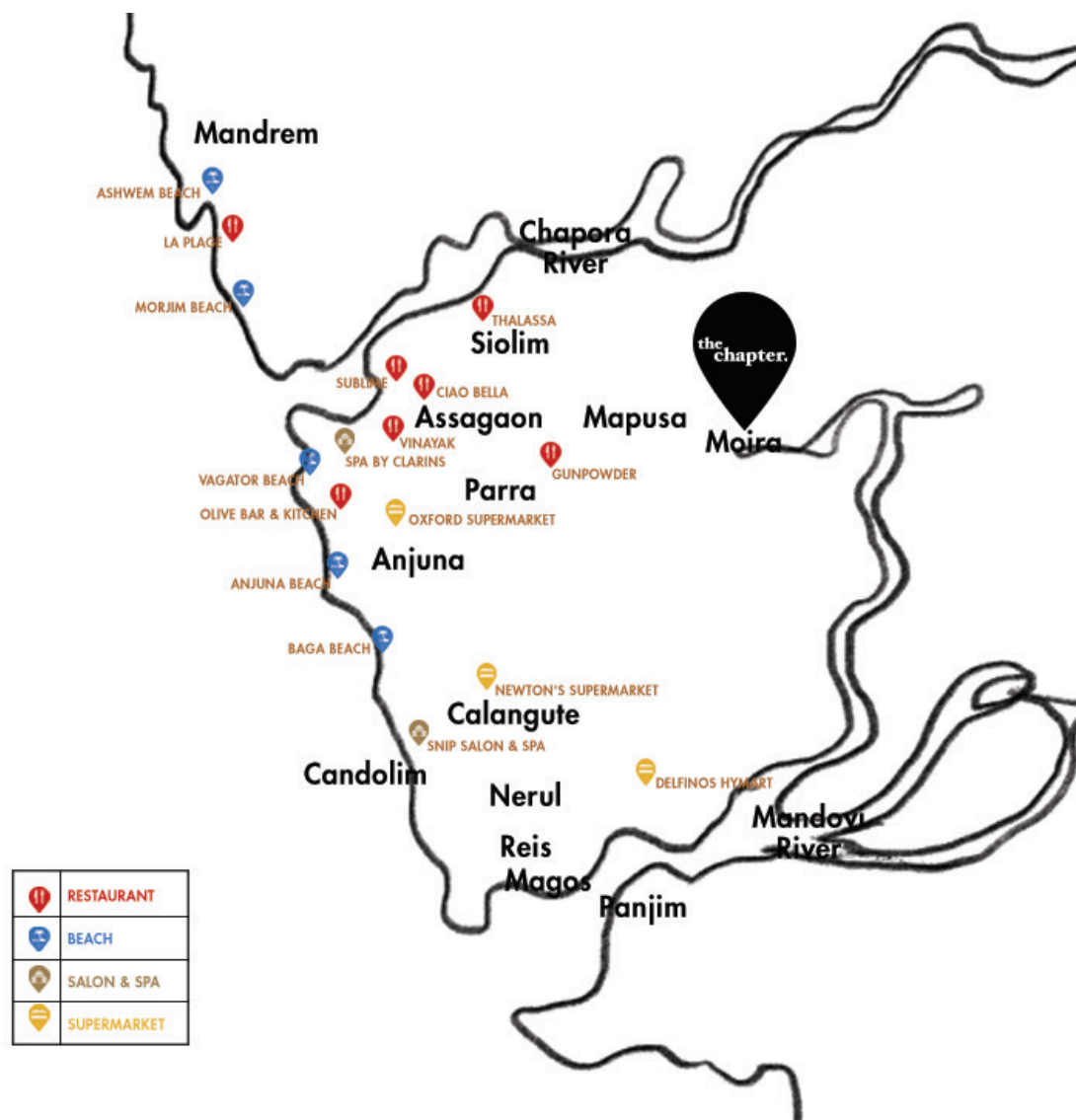
Transitional

While traditional design can sometimes feel over dramatic and heavy and modern design can lean on an overly sleek and streamlined look, transitional design samples elements from each aesthetic to form a finely balanced look of classic and fresh. This space is just that, borrowing the best from both worlds and style sensibilities.

Santorini

As soon as you step inside this space, you will be transported to the beautiful lands of Greece. The blue and white colour palette will overtake your senses and bring out your love for travel and nautical adventure. While the use of ombre adds a certain sense of retreat and wanderlust, the rustic wooden application promises an embrace of warmth and comfort.





08

Location Distances

Restaurants & Cafes

7 short 1 long - ~5 minutes drive
 Spice Goa - ~9 minutes drive
 Gunpowder - ~16 minutes drive
 Mustard - ~16 minutes drive
 S.E.A - ~19 minutes drive
 Mojigao - ~19 minutes drive
 Vinayak - ~21 minutes drive
 Ciao Bella - ~25 minutes drive

Events

Terry's Marvel - ~8 minutes drive

Places Around

Maker's Asylum - ~1 minute drive
 The Cube Gallery - ~4 minutes drive
 Milagres Church - ~10 minutes drive
 Mapusa Market - ~10 minutes drive
 Rangeela Store - ~17 minutes drive
 Mopa Airport - ~25 minutes drive

09

Community Living

We pride ourselves on encouraging community integration and social interaction. The good life for us isn't just about luxury inside your homes, but it's as important for us to give you every opportunity to thrive in life, on the outside too. Beyond the privacy and luxury of your homes, we have crafted a series of recreational spaces and activities as follows:

- Indoor Games Lounge
- Concierge Desk
- Fitness Studio
- Meeting Room Pods
- Pickleball Court
- Outdoor Benches for Senior Citizens
- Walking Trail
- Outdoor Exercise Stations & Fitness Equipment
- Acupressure Pathway
- Butterfly Garden
- Kids Play Zone
- Buggy Service
- E-Cycles available

