



**SITE ADDRESS:**

Plot No. D-4 & D-5, 1a - Citadel Colony, Behind Burger Factory,  
Dona Paula, Goa

**HEAD OFFICE ADDRESS:**

M/s. PRIORITY CONSTRUCTIONS

"Priority Signature", 3rd Floor, Near Skoda Showroom,  
New Taleigao By-pass Road, Taleigao, Goa 403003

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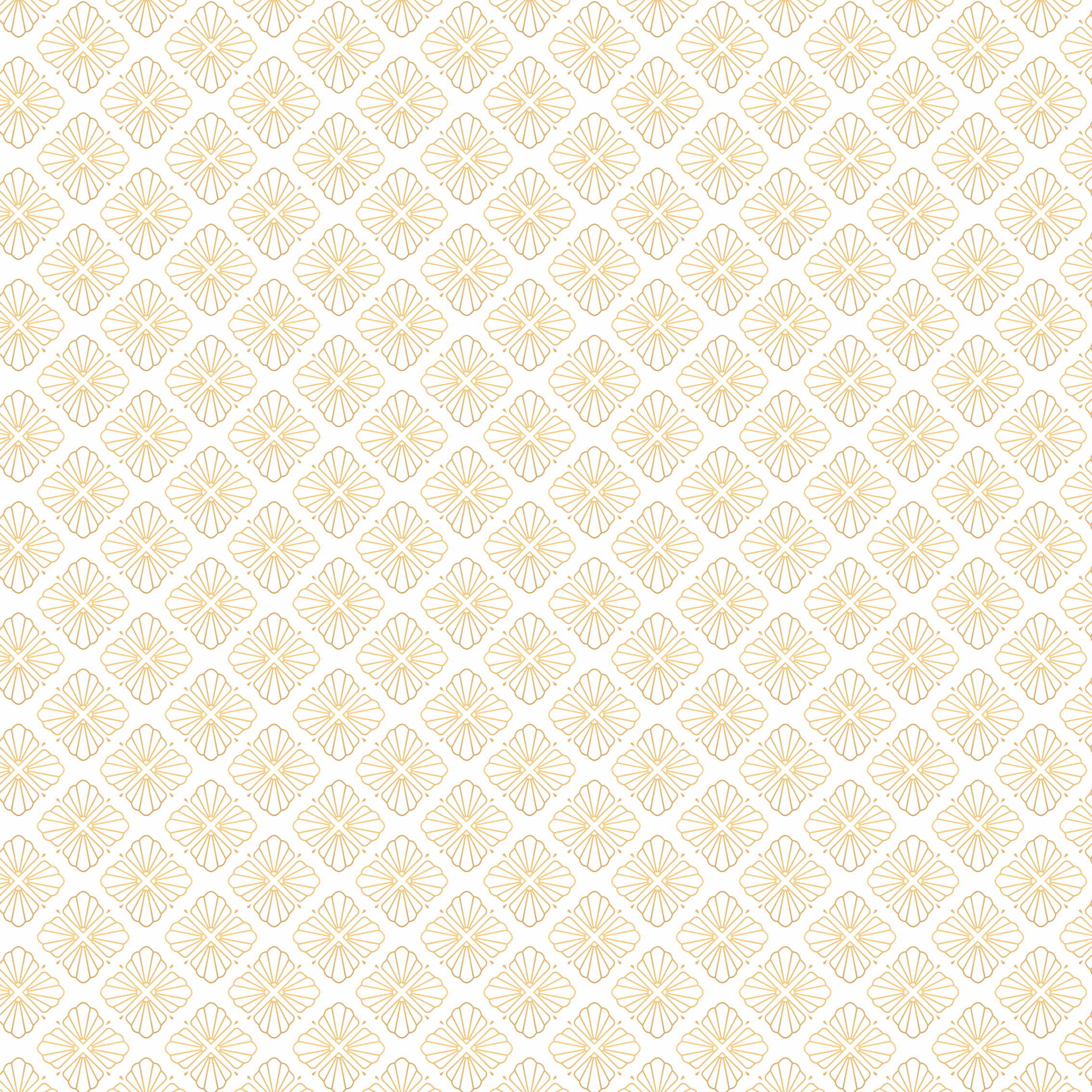
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Disclaimer: All plans, images, and specifications in this brochure are for representational purposes only and are subject to change without prior notice. The developer reserves the right to make modifications as deemed necessary. The furniture, fixtures, and accessories shown are only for illustrative purposes and are not part of the standard offering.

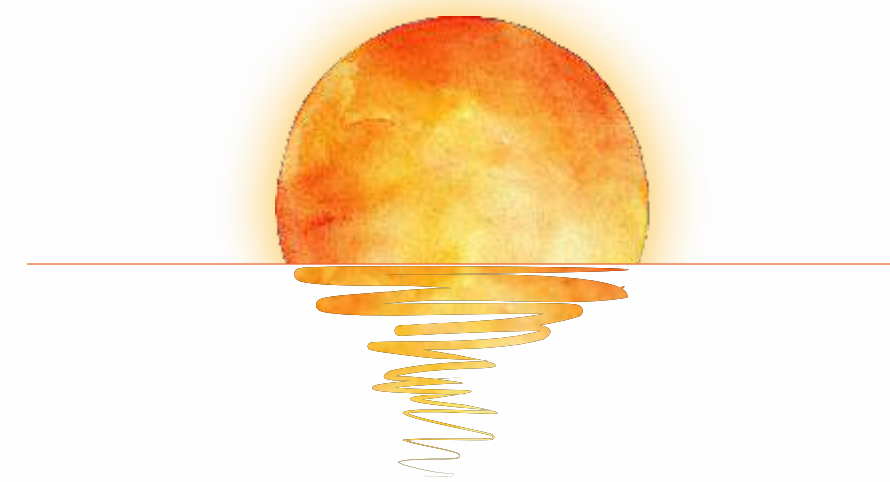


A F R E S H B R E E Z E O F L I F E

Luxury apartments in Dona Paula



*An asset*  
That Grows With Time.



# DONA PAULA



Where the ocean meets the horizon, life learns to slow down and dreams learn to breathe. Dona Paula is not just a destination it is a state of mind. A place where every sunrise feels like a blessing, and every wave whispers a promise of serenity. Here, luxury is not defined by walls, but by the peace they protect.

Homes here are not built with bricks alone; they are crafted with intention. They remind you that true wealth is having the space to pause, to feel, to live. In the heart of God's most cherished coastline, your home becomes more than an address it becomes your personal philosophy of living well.



WHERE  
ARCHITECTURE  
MEETS THE  
OCEAN BREEZE

A graceful blend of contemporary design and coastal charm, Brisas do Mar stands as a symbol of refined living. Every curve and contour is inspired by the rhythm of the sea elegant, timeless and serene.



A VISION OF LIFE FROM ABOVE





# DIVE INTO EVERYDAY LUXURY

Step into a serene escape where crystal-clear waters meet calm, open skies. Our swimming pool is designed as your personal retreat perfect for refreshing morning laps, relaxed evening unwinds, or leisurely weekends with family. Here, every dip feels like a holiday, and every moment brings you closer to a life of unmatched comfort and luxury.





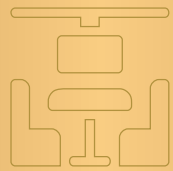
CRAFTED  
FOR  
YOUR  
COMFORT



ELEGANCE  
IN  
EVERY  
DETAIL

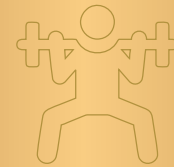


# THE AMENITIES



## LEISURE ROOM ACTIVITY ROOM

A thoughtfully curated blend of calm and energy the Leisure Room invites you to unwind in quiet elegance, while the Activity Room brings a spark of movement, creativity and joyful engagement. Together, they create a perfect balance of relaxation and recreation.



## GYM

The Gym is designed as a high-performance wellness space where modern equipment meets a motivating atmosphere. Whether you're building strength, boosting stamina or simply finding your daily rhythm, this is your zone to elevate both body and mind.



## SWIMMING POOL

A refreshing escape where the water mirrors the sky, the Swimming Pool offers a perfect blend of calm and luxury. Whether for a rejuvenating swim or a quiet moment by the deck, this serene oasis elevates every day with effortless leisure.



# SITE PLAN



EXIT GATE

SIT-OUT AREA

SWIMMING POOL

ENTRANCE GATE

4.0 M. WIDE INTERNAL ACCESS ROAD

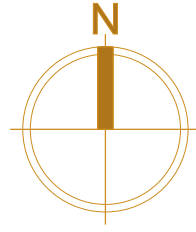
6.90 M. WIDE INTERNAL ACCESS ROAD

4.0 M. WIDE INTERNAL ACCESS ROAD

OPEN TERRACE

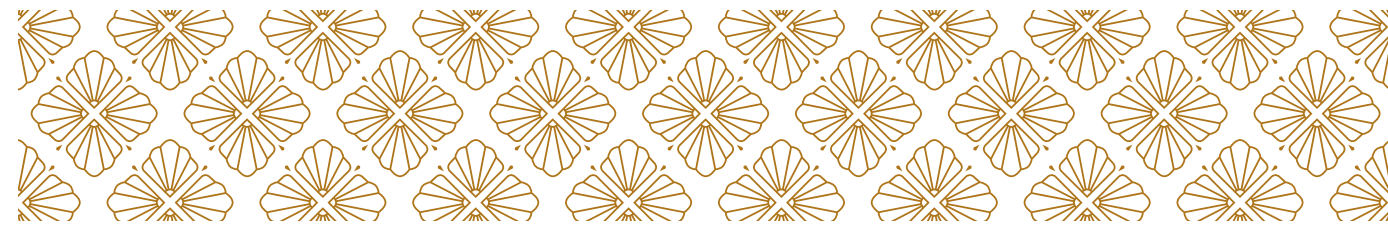


# FIRST FLOOR PLAN



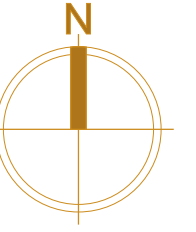
## AREA CHART IN SQ.M.

FLAT OP.	APT. TYPE	SALEABLE AREA
OP - 1	3BHK	214.85



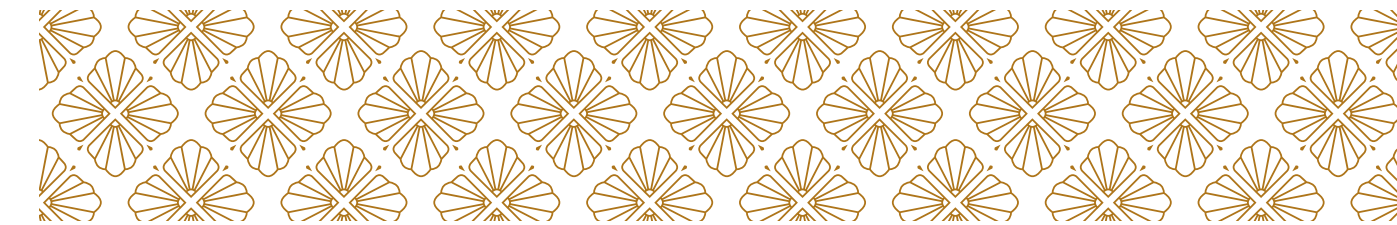
\* ALL DIMENSIONS ARE IN METERS

# SECOND FLOOR PLAN



## AREA CHART IN SQ.M.

FLAT OP.	APT. TYPE	SALEABLE AREA
OP - 2	3BHK	196.97



\* ALL DIMENSIONS ARE IN METERS



#### STRUCTURE:

- RCC Framed Structure. M-25 Concrete and Tata or JSW or Equivalent Steel.
- Laterite / AAC Blocks External wall 9” Thickness and Internal walls 4” Thickness

#### LOBBY:

- Flooring & Lift Cladding with Marble / Natural Stone / Jaisalmer / Vitrified tiles / Ceramic tiles
- Stilt Area will be paved with concrete pavers / Antiskid Parking Tiles.
- Staircase Treads and Risers with Kotta / Granite / Natural Stone.

#### LIFT / ELEVATORS:

- High Speed Elevators: OTIS / SCHINDLER / MITSUBISHI / FUJITECH or Equivalent.

#### KITCHEN:

- Modular kitchen finished with hob & Chimney
- Granite platform with Single Bowl / Double Bowl Stainless Steel Sink Niral or Equivalent.
- Ceramics Tiles Dado upto 2’ Height above the Counter.

#### APARTMENT FLOORING:

- Italian Marble for Living and Dining Rooms.
- Vitrified Tiles for all Other Rooms. Kajaria or Simpolo or Equivalent.
- All Toilets with Antiskid Ceramics / Vitrified Tiles Flooring and wall Cladding of Ceramics tiles up to false ceiling.

#### DOORS & WINDOWS:

- Main door with Teakwood Frame with Flush door with Veneer finish on both sides or Duco Paint finish.
- All Internal doors with teak wood frames with Flush doors with veneer finish on both sides.
- All Toilet with Granite Frames from inside and wooden jamb lining on outside and Flush Doors with Laminate from inside and veneer from outside.
- All Balcony Doors and windows are of UPVC / Aluminium with clear Glass Sliding & mosquito screen Shutters (Saint Gobain Glass or equivalent) ( Tostem / Alteza )

#### TOILET FITTINGS:

- Toto/ Duravit / Kohler High Quality Chrome plated fittings.
- Toto/ Duravit / Kohler wash Basin & Wall Mounted EWC.
- Geysers and Exhaust Fans in each Toilet
- False ceiling in toilet
- Counter top wash basin with cabinets below counter.

#### ELECTRICAL:

- Concealed Copper wiring with adequate points for TV & Lights.
- Wiring Make: Polycab / KEI OR Equivalent.
- Switches: Legrand Moduler / Equivalent.
- Provision for DTH / TV Connection / Wifi Provision in Living room & Bedroom.

#### PAINTING:

- All Internal wall Finished with Gypsum punning.
- Internal walls finished with Royal Emulsion Paints. [ Dulux / Asian / Equivalent ]
- External walls to be finished with Weather Shield or Apex ( Asian paints /Dulux / Equivalent.)

#### PREMIUM INCLUSIONS

- Split Air Conditioners in the Apartment in Living & Bedrooms.
- Geysers and Exhaust Fans.
- Solar water heater.
- Inverter Provision
- DG backup for the common areas and living room
- Inverter Provision

#### SECURITY:

- CCTV Cameras provided at Entry / Exit & Lobby areas of the Project.
- Video Door Bell for the Apartments.
- Intercom for each apartment
- Automated main gate

# STEP CLOSER TO THE LIFE YOU IMAGINE

In a place where every turn leads to something remarkable, life unfolds with effortless grace. Here, the rhythm of the coastline meets the pulse of the city, giving you the rare privilege of balance. Everything you seek is just a moment away.



Airport



Financial City



The Gaudium School



Hospitals



Beach



