

For Sale: Garça Branca – Goa's Boutique Estate



Rated the #1 B&B in South Goa, this totally renovated ancestral house measuring 595sqms **fronts** a 5760sqm expansive and fully developed botanical Garden with waterfalls, swimming pool, exotic plant nursery, assorted bird aviary and backing onto river Zuari, with varied and migratory water fowl and fantastic scenery. Ideal as a Corporate get-away. Sunrise and Sunset clearly experienced from terraces and balconies. The best turnkey piece of developed real estate in all Goa.

PRICE: 6355sqms @Indian Rupees 18,750 per square metre.

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SOME SALIENT FEATURES OF PROPERTY:

TITLE OF PROPERTY: GARÇA BRANCA: Website: www.garcabranca.com
LOCATION: Beautiful Village of Loutolim, South Goa, India – On Hwy.17b
GENERAL CATEGORY: Totally renovated, approx. 1820 Ancestral home & property.
SIZE OF PROPERTY: Land and Botanical Grounds: 5750 sq.ms.
 House 595 sq.ms
OWNERSHIP: Fully vested in present owner and occupier. Documentation and rights are flawless.

DESCRIPTIONS: HOUSE: Fully modernized and ecologically developed mansion with all modern fixtures and fittings. Includes office and staff facilities. Set in a fully developed botanical garden which incorporates a vegetable garden and exotic plant nursery.
 6 rooms upstairs and 6 rooms ground floor = total 12 rms.
 4 bathrooms with showers and toilets.
 1 large kitchen-cum-pantry-cum-dining-cum-laundry-cum-3-compartment standing acme freezer.
 3 balconies, 5 passageways, private sun-terrace.
 4 air conditioning units
 1 backhouse kitchen.
 1 ancestral well, 30ms deep, with water harvesting, submersible pump & 2x3000 litre tanks.
 1 solar panel and water tank – 50 litres.
 2 eco-separated and large, stone, litter bins.
 2 electric meters – 3 phase.
 1 security office/room.
 294 square meters.

GROUNDS

5750 sq.ms of fully developed land, backing onto a tributary of the Zuari River which is teeming with fish and which flows under the Borim Bridge. Dance floor, concrete shack and the prettiest god-made natural scenery ever with all types and nature of water fowl and migratory birds. Developed as a botanical garden with swatches to identify all flora. Flora consists of coconut and fruit trees, spice trees/plants, every conceivable flowering plant.

Other assets in the gardens: Several large fibre-glass statues of esteemed icons, natural rock and cactied water-fall with large catfish in its base pond, trampoline and swings, large aviary of assorted birds, poultry, animals, 7-bins for vermiculture compost, bore-well with submersible pump and breeding large catfish, several water bodies, public toilets, workshop and tool-shed, 2 private party terraces, staff accommodation, 2 cascading water-falls with large painted murals, swimming pool and vegetable garden. Exotic plant nursery/greenhouse focusing on plants in the main garden plus **anthuriums**, orchids, **cacti**, bonsai and begonias.

REVENUE SOURCES: Bed & Breakfast suites, public & school entry to the gardens, private parties and sale of exotic plants.

GENERAL: Gated and enclosed by concrete frontage and wire mesh on traditional stone-rocks. Most unique property in all of Goa, 12 kms from beach, 8kms from commercial capital of Madgaon, 20kms from airport. Very easily convertible into exclusive private estate.

PRICE EXPECTED: INR. 12 CRORE

FOR FURTHER DEATAILS AND MORE PHOTOGRAPHS, visit <http://www.garcabranca.com/>

