



CASA ALORA

SOCORRO

an Initiative by Beera Homes

Green Horizons,
Modern Elegance



Crafting with Excellence

Every Beera Homes residence begins with a vision - to create more than walls and roofs, but sanctuary where happiness is brewed. With a team of master architects and artisans, each detail is considered, each line refined, until the home becomes a work of art defined by elegance and precision.

Luxury with Mindfulness

We believe true luxury is mindful. Our spaces are designed in harmony with their surroundings, integrating sustainable practices and thoughtful innovations. Every villa reflects a promise — to embrace modern comfort while treading lightly on the earth.

Legacy with Integrity

A Beera Homes creation is not just a home, but a legacy. Built with enduring quality and timeless design, it is a place to gather moments, nurture relationships, and pass down stories across generations. We build not only for today, but for tomorrow.

Where there are **Dreams**,
there **Comes** Beera **Homes**




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At Casa Alora, mornings arrive with the soft glow of first light, spilling across green horizons, shimmering over the quiet waters of Torda Creek, and carrying the gentle chorus of birdsong. Life here moves at an unhurried pace - where terraces invite you to linger with a book, private pools reflect endless skies, and every window frames serenity.

Casa Alora draws its name from two worlds - Casa, the Portuguese word for home, and Alora, from the Latin Aurora, meaning first light. Together, they evoke the spirit of new horizons and fresh beginnings.



Spread across nearly 1,600 square metres, **Casa Alora** is an exclusive collection of just five bespoke luxury villas. Set amidst lush greenery with seamless water views of Torda Creek from the terraces, the project draws inspiration from Indo-Portuguese Goan roots and its tranquil natural surroundings.

Each villa stands proudly on its own independent plot, offering complete privacy and individuality rather than being part of a gated cluster. Thoughtfully designed with care and precision, **Casa Alora** homes feature a beautiful entry, four spacious bedrooms, a private pool with deck, a flat terrace with gazebo, a balcony for every bedroom, a fully fitted modular kitchen, a garden with verdant planting, a staff quarter, a dedicated parking space, and more - creating your perfect luxury haven amidst scenic serenity.

Located in Socorro, a beautiful, green neighbourhood away from the bustle of Goa's tourist spots, **Casa Alora** remains seamlessly connected to every modern amenity. Nestled between the artistic allure of Assagao, with its quaint cafés, boutiques, and cultural flair, and the vibrant city life of Panjim, with its restaurants, casinos, and urban conveniences, Socorro offers the best of both worlds.





S O C O R R O G O A



Discover the charm of Socorro, a serene Goan neighbourhood framed by unspoilt rolling greens and creekside views. Here, leafy village lanes, heritage landmarks, birds weaving melodies into the air and breathtaking landscapes create an atmosphere of peace and relaxation. Yet just beyond its quiet embrace lies the vibrant rhythm of Goa's cultural and lifestyle hubs and the convenience of both airports. Offering a rare balance of seclusion and connection, Socorro has become one of the most sought-after residential enclaves in North Goa.



At the Heart of Everywhere



The architecture of Casa Alora celebrates the timeless beauty of modern Indo-Portuguese design where white façades, terracotta roofs, rhythmic interplay of arches, and intricate detailing come together.

The thoughtfully masterminded double-height windows offer striking glimpses of staircases, adding an element of intrigue and a sense of grandeur. Light, air, greenery, and water form the elemental soul of the design and together they blur the line between indoors and outdoors.





The interiors carry forward the same vision, where curated layouts, exclusively designed tiles and handpicked finishes create a seamless blend of heritage charm and modern aesthetics. Each area at Casa Alora carries its own distinctive theme - a reflection of individuality

within a unified design vision.

Serene cool tones

renew the soul, vibrant warm hues uplift the spirit, and soothing pastels calm the senses. Together, these palettes craft interiors that are both expressive and harmonious.





A walkway lined with lush plantation and soothing water sounds welcomes you home, creating an eclectic blend of architecture and art nested in nature.

A poolside retreat, where shimmering waters, a gentle fountain, and balcão seating invites you to rejuvenate and transports you to a realm of tranquility





An open terrace crafted as an escape from the outside world, where panoramic views, and gentle breezes invite you to immerse yourself in serenity.

A charming balcony with every bedroom that extends your living space into the outdoors creates an intimate nook to unwind with ease.





A sophisticated living space with subtle beautiful elements that form the heart of the home, creates a sanctuary for everyday stories.

An opulent dining room with an open design that seamlessly connects to the pool and deck areas, turns every meal into a celebration.





Bedrooms with a thoroughly curated symphony of hues, textures, and finishes elevates your everyday living into an experience of comfort and elegance.

Bathrooms designed for indulgent rituals, where every detail encourages you to pause, relax, and pamper yourself, bringing harmony and balance to both body and mind.



SITE MASTER PLAN



4 Spacious
Bedrooms



Balconies for
Every Bedroom



Private Pool with
Balcão Seating



Entry Water
Feature



Fully Loaded
Kitchen



Terrace with
Gazebo



Dedicated
Parking Space



Torda Creek
View

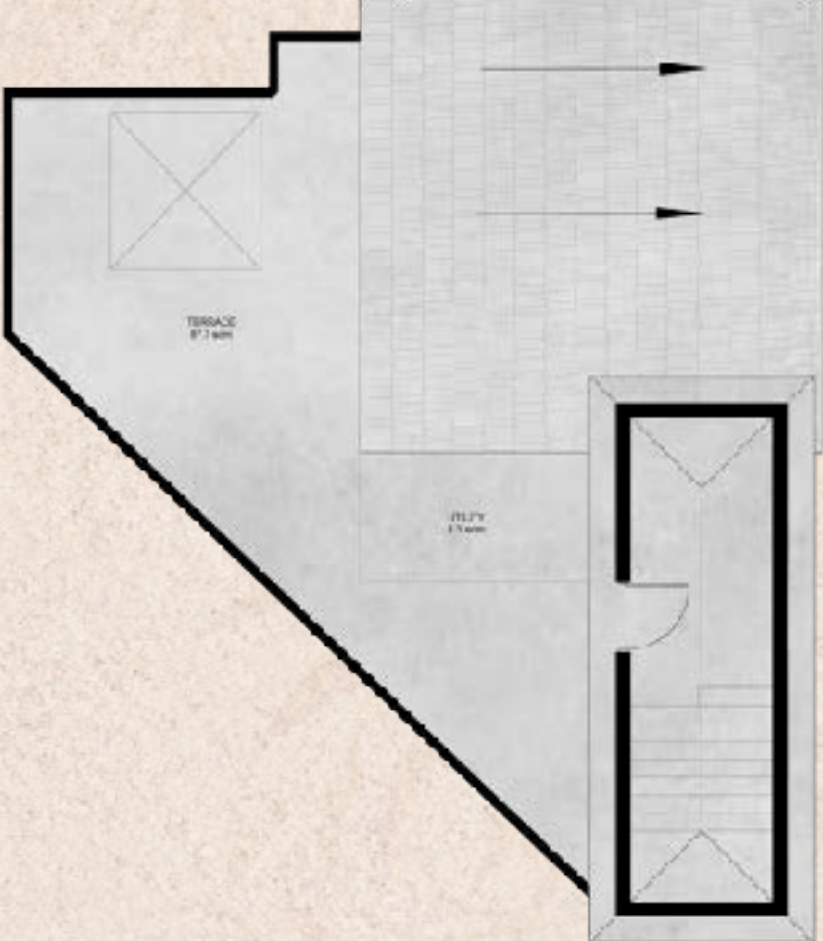
Floor Plans: Type A



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

REF	PLOT AREA	CARPET AREA	BUILT-UP AREA	POOL	DECK	TERRACE	PARKING	LANDSCAPE	PROP. COMMON	SUPER BUILT-UP AREA
Villa 01 Phoenix	391.00 m ²	236.80 m ²	338.63 m ²	29.99 m ²	53.78 m ²	87.70 m ²	17.40 m ²	141.60 m ²	10.83 m ²	679.93 m ²

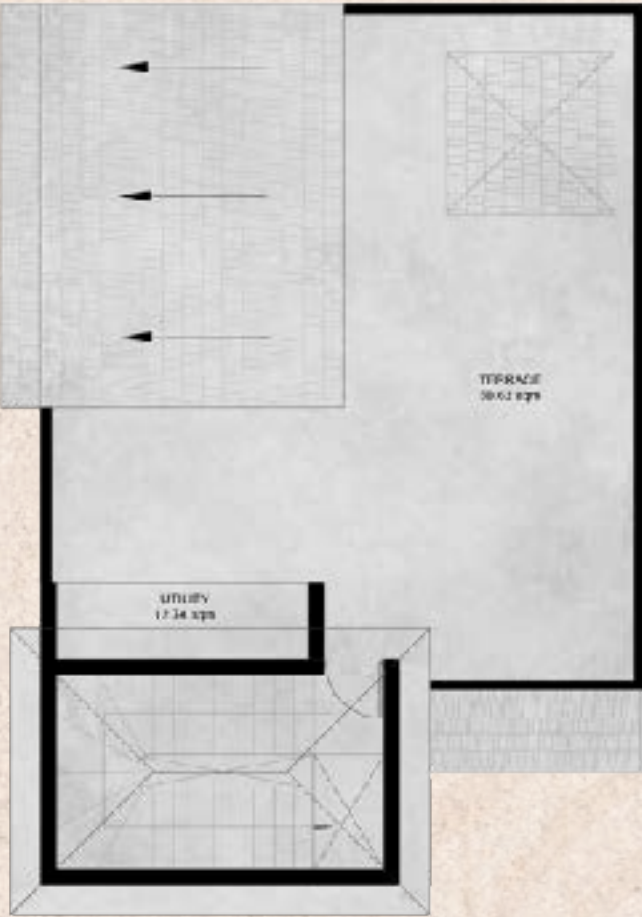
Floor Plans: Type B



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

REF	PLOT AREA	CARPET AREA	BUILT-UP AREA	POOL	DECK	TERRACE	PARKING	LANDSCAPE	PROP. COMMON	SUPER BUILT-UP AREA
Villa 02 Parakeet	293.38 m ²	189.43 m ²	274.34 m ²	20.79 m ²	35.73 m ²	58.62 m ²	16.59 m ²	82.89 m ²	10.83 m ²	499.79 m ²
Villa 03 Humming Bird	290.34 m ²	189.43 m ²	274.34 m ²	20.79 m ²	31.72 m ²	58.62 m ²	16.59 m ²	83.19 m ²	10.83 m ²	496.08 m ²
Villa 04 Hornbill	287.30 m ²	189.43 m ²	274.34 m ²	20.30 m ²	28.17 m ²	58.62 m ²	16.59 m ²	82.62 m ²	10.83 m ²	491.47 m ²
Villa 05 Nightingale	283.85 m ²	189.43 m ²	274.34 m ²	20.30 m ²	27.50 m ²	58.62 m ²	16.59 m ²	83.05 m ²	10.83 m ²	491.23 m ²



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KOHLER

Artist Editions
KOHLER


Simpolo

CERAMIC
FASHION
STUDIO

HÄFELE


HAVELLS


asianpaints

 **DAIKIN**

 **FinOlex**
PIPES

Ledos
Discover your Brighter Side

norisys

 **Jaquar**


DORMA

Supreme

POOLX

wilo

piccolo
small is BIG


SAINT-GOBAIN

**PAI
KANE**

Specifications



STRUCTURE & WALLS

- ✦ Quake Resistant RCC Framed Structure
- ✦ Water Proofed Anti-Termite Structure
- ✦ Exterior Walls in laterite masonry with cement plaster, and waterproof paint by Asian Paints (or equivalent)
- ✦ Internal Walls in brick masonry with cement plaster, PoP punning, and plastic emulsion paint by Asian Paints (or equivalent)

KITCHEN

- ✦ Fully fitted Modular Kitchen by Hafele
- ✦ PU Matt Shutters in White Deco Finish
- ✦ Polished Quartz Counter (or equivalent)
- ✦ Dado with SS/Granite Sink
- ✦ Top of Line Chimney with Hob
- ✦ Microwave, Oven, Refrigerator & Purifier

ELECTRICAL

- ✦ Modular Switches by Norisys
- ✦ Fire Resistant PVC Insulated Concealed Copper Wiring & MCB by polycab (or equivalent)
- ✦ Fully Air-Conditioning System with split ACs by Daikin
- ✦ Power Back Up
- ✦ 3 Phase Power Supply

BATHROOM

- ✦ CP Fittings & Sanitary Ware by Kohler Co. & Artistic Edition Kohler
- ✦ Glass Partitions with A grade toughened glass & Looking Glass
- ✦ Bathroom Vanity with Quartz Counter (or equivalent)
- ✦ Exhaust Fan for Ventilation

INTERIORS

- ✦ Third Fire Designer Tiles by Simpolo & Ceramic Fashion Studio
- ✦ Light Fixtures
- ✦ Wardrobes in Deco/Veneer Finish
- ✦ Staircases & Balconies with Cast Iron Railings

DOORS & WINDOWS

- ✦ Windows & Glass Doors with External Glazing & UPVC Frame
- ✦ Stained Glass Designer Window
- ✦ Solid Doors with Polished Teak Wood Frame in Deco/Veneer Finish

UTILITY

- ✦ Heat Pump for instant & round the clock heating
- ✦ Pressure Pump for steady flow of water
- ✦ Overhead Water-Tank
- ✦ Septic Tank

EXTERIORS

- ✦ Sand Based Filtration Plant & Generic Automatic Pool Skimmer
- ✦ Porcelain Mosaic Pool Tiles by Piccolo
- ✦ Pool Deck with Bacau Seating & Outdoor Shower
- ✦ Third Fire Designer Tiles by Simpolo & Ceramic Fashion Studio
- ✦ Outdoor Light Fixtures
- ✦ Open Flat Terrace with Gazebo
- ✦ Fountains to add Water Element
- ✦ Garden Area with Lush Plantation
- ✦ Dedicated Parking Space for one car

COMMON AREA

- ✦ Transformer
- ✦ Generator
- ✦ Underground Water Tank
- ✦ Electric Pannel

Note: All villas are semi-furnished.



People Behind Casa Alora



Mr. Kewal Garg

Founder of Beera Homes
Promoter of Casa Alora



Mr. Partha Prasad

Co-Founder of Beera Homes
Developer of Casa Alora



Ms. Rushina Vaidya

Founder & Creative Head of R+ Squares
Architect, Engineer & Designer of Casa Alora

Mr. Deepak Sawant - RCC Consultant

Ms. Pratiksha Kamat - Title Search Report

Ms. Gauri Sarvanakr - Title Search Report

Mr. Nilesh Kattimani - Civil Construction

Mr. Shrinivas Nayak - Senior Site Engineer

Mr. Sainath Babuche - Site Supervisor

Ms. Mahima Garg - Development & Digital

Our team consists of experienced professionals with extensive knowledge and expertise in the industry. We understand the complexities of real estate development & have the skills to navigate through challenges effectively.



**Casa Alora is more than a residence,
it is an invitation to a life of serenity, exclusivity, and timeless elegance!**



Take a Step Closer to Nature with Casa Alora



BEERA HOMES

www.beeraluxuryvillas.com

DISCLAIMER

Illustrations shown in the brochure are the artist's impressions and serve only to give you an approximate idea of the project. The floor plans in brochure are only indicative, illustrates the proposed layout & dimensions and does not create any binding obligation on Beera Homes LLP. All impressions & plans are subject to amendments as may be required for the betterment of the project allowed within the laws.

Interiors illustrated in the brochure are intended only for informational purposes. The furniture and electronics contained herein cannot form part of any contract or offer. The building specifications in the brochure contain information about the material and finishes to be provided. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state, provided that such substitution or change adheres to the maximum extent practicable to the quality and intent as stated in the brochure.