PRESENTS
CONFIDENTIAL MANAGEMENT REVIEW

ESTUARIA

A COASTAL RESORT-INSPIRED SUITE DESTINATION

An ultra-luxury waterfront enclave situated along the scenic riverine belt of Aronda at the Goa–Maharashtra border.

SETTING	PROXIMITY	PRODUCT
Aronda, Sindhudurg	**600m From Goa Border**	**G+8 Signature Tower**



DEVELOPER PROVENANCE

The 3S Developer Track Record

100,000+

Delivered Square Feet

Over 1 Lakh sq. ft. of residential and boutique developments successfully delivered.

3

Prime National Corridors

Proven construction and operational excellence in Delhi, Goa, and Varanasi.

100%

Execution Fidelity

Strict architectural standards, high-end finishing, and clear statutory compliance.

Delhi NCR

Corporate base & premium luxury residential construction.

Goa Coastal Belt

Boutique holiday estates and bespoke suite destinations.

Varanasi

Heritage-integrated high-spec residential developments.



MASTERPLAN LAYOUT

Integrated Coastal Destination

A fully integrated gated enclave bordering the Tiracol River, balancing residential seclusion with resort amenities.

G+8 Residential Suite Tower
Private plunge-pool balconies & panoramic views.

G+2 Standalone Club Estuaria
Fine dining, wellness spa, gym, and indoor recreation.

Riverside Pool & Sports Arena
Pickleball court, basketball half-court, and walking trails.

600 METERS FROM THE GOA BORDER



THE RESIDENCE

A Distinctive Coastal Address

Warm architectural facade lighting, frameless glass balustrades, and a grand arrival lobby greeting residents and guests.

01 **G+8 Signature Height**
Dominant vertical landmark offering uninterrupted ocean & estuary vistas.

02 **Private Plunge Pools**
Illuminated glass-fronted aquatic balconies in signature units.

03 **Grand Drop-Off & Concierge**
Hotel-grade reception and 24/7 personalized concierge services.

STANDALONE G+8 HIGH-RISE TOWER



SUITE TYPE 01

Studio Suite

665 SQ. FT.

SUPER BUILT-UP AREA
665 Sq. Ft. Configured Layout

SUITE MASTER SANCTUARY
Integrated King Bedroom & Curated Wardrobe

LIVING & LOUNGE
Curved Sofa, Entertainment Console & Nook

OUTDOOR BALCONY DECK
Deep Wooden-Deck Balcony for Sunset Dining

Designed for high-demand holiday rental yields.



FLAGSHIP SUITE 02

Plunge-Pool Suite

800 SQ. FT.

PRIVATE AQUATIC BALCONY
Cantilevered Plunge Pool with Ambient Light

EXPANSIVE LIVING & DINING
Dining Setting, Dry Pantry & Large Sofa Lounge

PRIMARY MASTER BEDROOM
Direct Slider Access to Plunge Pool Deck

SPA-INSPIRED BATHROOM
Enclosed Double-Sanitary Luxury Bath

The ultimate benchmark for boutique coastal luxury.



CLUB ESTUARIA

An Elevated Social Retreat

A standalone G+2 architectural masterpiece dedicated to wellness, dining, and social connection amidst lush tropical landscapes.

Curvilinear Glass Architecture
Fluid modern form with natural stone accents.

Three Levels of Curated Leisure
Hospitality, wellness, recreation & alfresco terraces.

EXCLUSIVELY FOR RESIDENTS & GUESTS



ARRIVAL EXPERIENCE

Hospitality & Grand Welcome

Double-height reception featuring artisanal woven pendant lighting, backlit fluted timber, and a warm resort ambiance.

24/7 Dedicated Concierge
Full guest assistance, check-in, and curated itinerary booking.

Plush Resident Lounge
Intimate seating areas overlooking the garden water features.

FLAWLESS FIRST IMPRESSIONS



GASTRONOMY

Restaurant & Dining

All-day fine dining with tropical coastal flair, natural woven furnishings, indoor planters, and an open cocktail bar.

Artisanal Coastal Cuisine
Curated seasonal menus prepared by expert resort chefs.

In-Suite Gourmet Room Service
Private balcony and plunge-pool dining experiences.

WORLD-CLASS CULINARY MOMENTS



REJUVENATION

Ayurvedic Wellness & Spa

A tranquil therapeutic oasis with sculpted textured walls, soft warm backlighting, and revitalizing signature therapies.

Holistic Treatments
Ayurvedic massages, body rituals, and wellness consultations.

Couples Suites & Steam
Dedicated private relaxation sanctuaries.

MIND & BODY REBALANCE



ACTIVE LIVING

Panoramic Fitness Studio

Floor-to-ceiling glass windows overlooking coconut groves and the river, equipped with premium cardio and strength machines.

Commercial Cardio Line
High-performance treadmills, elliptical and cycle stations.

Free Weights & Functional Zone
Full rack dumb-bells, benches, and stretching area.

WORKOUT WITH RIVER VIEWS



RECREATION

Billiards & Table Tennis Lounge

An ambient indoor games salon designed for evening leisure, friendly tournaments, and social networking with fellow owners.

Championship Billiards Table
Full-size slate pool table with brass dome accent lamps.

Table Tennis Arena
Dedicated competition ping pong zone with lounge seating.

INDOOR SPORTING SOPHISTICATION



FAMILY LIFESTYLE

Kids' Play Haven

A vibrant and secure indoor playground with soft flooring, wooden adventure treehouse, slides, and sensory ball pit.

Safe Soft-Play Architecture
Child-safe materials with fun ocean-inspired wall murals.

Parents' Lounge Seating
Comfortable supervision chairs and craft tables.

ENGAGING FUN FOR YOUNG EXPLORERS

PRIME STRATEGIC CORRIDOR

At the Edge of North Goa

MOPA Int'l Airport

~30 Mins

Direct charter and international flight arrivals unlocking tremendous tourism velocity.

North Goa Beach Belt

15 Mins

Minutes from Arambol, Querim, and Mandrem beaches while enjoying private river tranquility.

Tiracol River & Ocean

Waterfront

Direct access to where the river meets the sea, ideal for yachting, boating, and scenic nature walks.

COORDINATES: 15.735465° N, 73.728394° E

Aronda, Sindhudurg • 600m to Goa Border

AN ELEVATED COASTAL LIFESTYLE

ESTUARIA BY 3S

Delivering superior holiday experiences and compounding capital appreciation backed by 1 Lakh+ sq. ft. of development pedigree.

CORPORATE HEADQUARTERS
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OFFICIAL PORTAL
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