



*Emaya*  
HOMES

# THE CREEK

TIMELESS CHARM, REIMAGINED FOR TODAY.

#EMAYAHOMES  
MOIRA, GOA

# CONTENTS

1.	About Emaya Homes	3
2.	Moira — A Quaint Village	4
3.	The Location	5
4.	Project Details	6
5.	Modern Charm	7 - 20
6.	Villa Typology	21
7.	Site Map	22 - 32
8.	Specifications	33-34
9.	Exclusive Benefits	35

“Homes born of God’s soul,  
shaped with care and calm.”

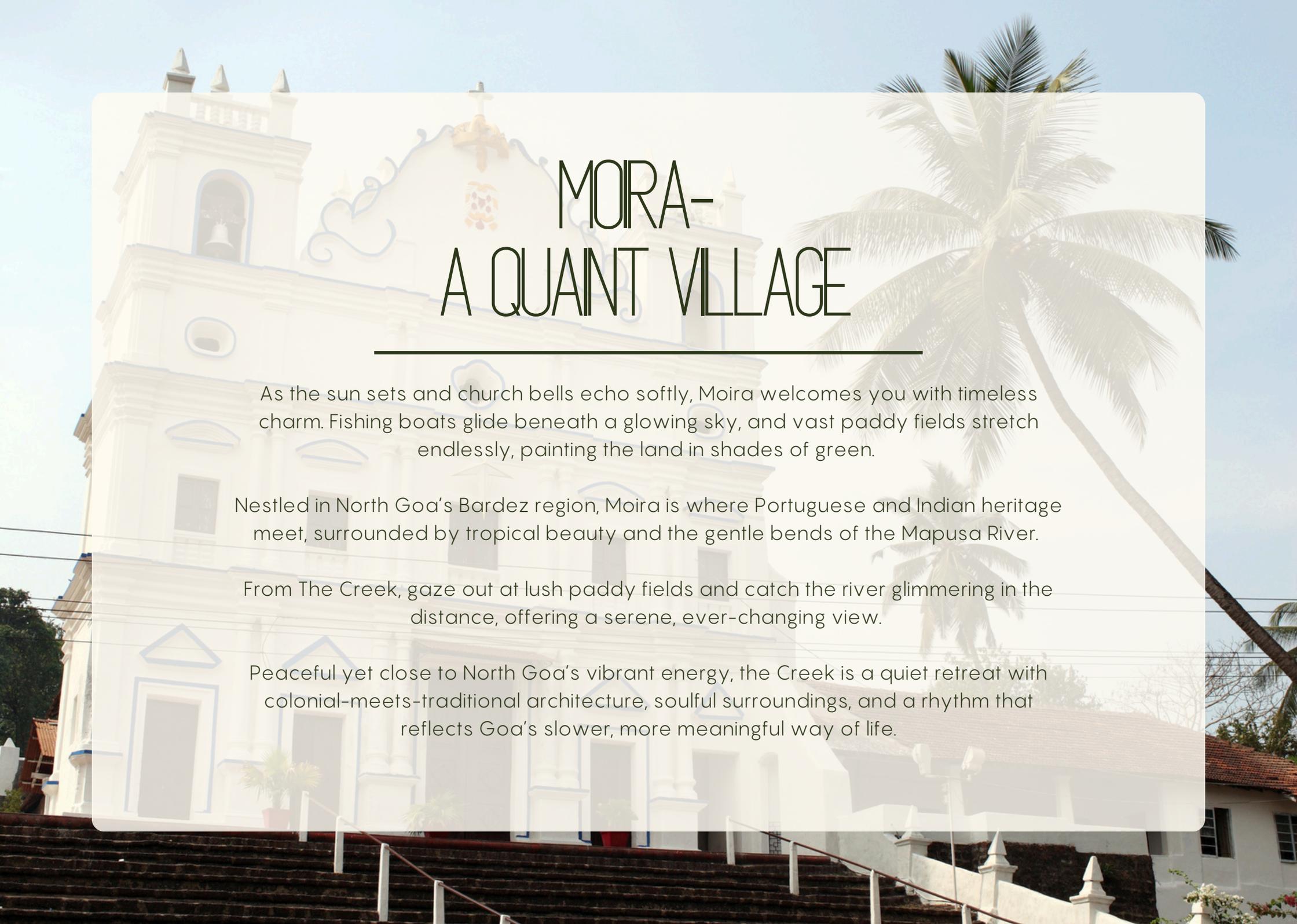


# ABOUT EMAYA HOMES

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Drawn to God's charm, we chose to build with meaning. Rooted in integrity and innovation, Emaya Homes offers serene, low-maintenance homes, like The Creek, a 9-villa retreat in lush, historic Moira.



# MOIRA- A QUANT VILLAGE

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As the sun sets and church bells echo softly, Moira welcomes you with timeless charm. Fishing boats glide beneath a glowing sky, and vast paddy fields stretch endlessly, painting the land in shades of green.

Nestled in North Goa's Bardez region, Moira is where Portuguese and Indian heritage meet, surrounded by tropical beauty and the gentle bends of the Mapusa River.

From The Creek, gaze out at lush paddy fields and catch the river glimmering in the distance, offering a serene, ever-changing view.

Peaceful yet close to North Goa's vibrant energy, the Creek is a quiet retreat with colonial-meets-traditional architecture, soulful surroundings, and a rhythm that reflects Goa's slower, more meaningful way of life.

# THE LOCATION



**Mopa Airport**  
(21 KM)



**Story By ITC**  
(1.9 KM)



**NH 66**  
(35 KM)



**Vagator Beach**  
(14 KM)



**W Hotel**  
(14 KM)



**Gunpowder**  
(7.8 KM)

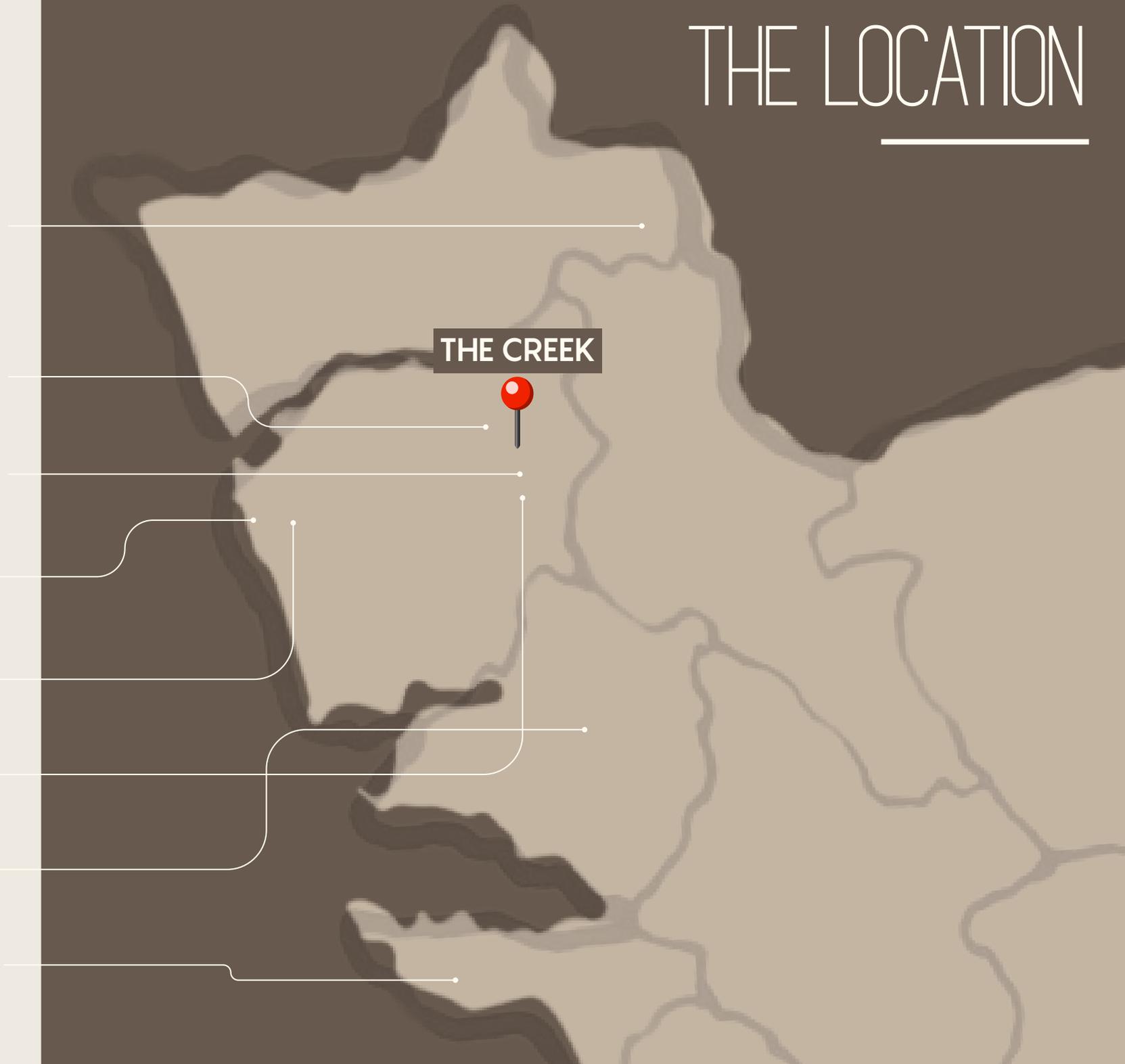


**Panjim**  
(17 KM)



**Dabolim Airport**  
(40 KM)

**THE CREEK**



# PROJECT DETAILS

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Spanning over 3,600 square meters - just under an acre - the project comprises of 9 exclusive 4BHK villas.

Each villa is a masterpiece, featuring high ceilings, sunlit rooms, and thoughtful details that exude luxury and comfort.

Private gardens, serene pools, and terrace bars offer spaces for relaxation and celebration under the stars. Bedrooms open to balconies with enchanting views, promising magical mornings.

At The Creek, every moment is wrapped in beauty, calmness, and a lifestyle you'll love.

# Modern Charm

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“Discover 9 elegant villas at The Creek, Moira blending Portuguese charm with modern luxury living.”





DISCLAIMER: Please note that while we strive for accuracy in our representations, the images and descriptions featured in this brochure are intended as a general guide. Subtle differences in layout and dimensions may be present when compared to the final property. These variations ensure each home is tailored to fit its unique surroundings and meet individual needs. For comprehensive details about our properties, we recommend consulting with an Emaya Homes representative or referring to the official contract documentation. We are here to assist you in finding a home that truly meets your expectations.



## Pools and Paradise

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“Each villa offers sunlit spaces, high ceilings, private pools, lush gardens, and stylish rooftop terrace bars.”



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## Wired for Elegance

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“Stone, wood, and light  
weave a home where  
design breathes, silence  
soothes, and every finish  
speaks of quiet pride.”





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# Quiet Rhythms

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"A quiet hush between walls, where morning enters gently and the day unfolds in notes of grace and golden air."





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“Every faucet, every tile, composed with calm, inviting stillness to settle into the start and end of each day.”



**Morning Rituals**

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## Homes That Listen

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“Not just homes , but slow-built sanctuaries, where design, nature, and stillness come together in lasting harmony.”





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# VILLA TYPOLOGY

I. No.	Villas	Typology (BHK)	Plot Size (IN SQ.M)	BUILT UP AREA (IN SQ.M)	BUILT UP AREA (IN SQ.FT)	SUPER BUILTUP AREA (IN SQ.M)	SUPER BUILTUP AREA (IN SQ.FT)
1	Flora	4	430	332	3,572	480	5,165
2	Flora	4	350	363	3,906	506	5,445
3	Amora	4 + extra utility room	400	419	4,508	585	6,295
4	Amora	4 + extra utility room	380	454	4,885	619	6,660
5	Amora	4 + extra utility room	380	454	4,885	610	6,564
6	Amora	4 + extra utility room	380	454	4,885	601	6,467
7	Amora	4 + extra utility room	430	454	4,885	601	6,467
8	Magnolia	4	430	378	4,067	554	5,961
9	Magnolia	4	430	389	4,186	572	6,155



# SITE PLAN



1-2

Ground Floor\*

VILLA FLORA

BHK: 4

Plot Size (M<sup>2</sup>): ~350-430

Built Up Area (M<sup>2</sup>): ~332-363







3-7

Ground Floor\*

VILLA AMORA

**BHK:** 4 +Extra Utility Room

**Plot Size (M<sup>2</sup>):** ~380-430

**Built Up Area (M<sup>2</sup>):** ~419-454









8-9

Ground Floor\*

BHK: 4

Plot Size (M<sup>2</sup>): ~430

Built Up Area (M<sup>2</sup>): ~378-389

VILLA MAGNOLIA





# SPECIFICATIONS

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## Kitchen

- Modular kitchen with granite/Corian top
- Premium sink & fittings
- Hob and chimney included



## Bedroom / Living / Dining

- Premium fixtures & teak doors
- Wooden/UPVC windows
- Stone or tile flooring



## Bathroom

- Branded fittings, LED lighting & water heater
- Health faucets included
- Wet & dry bathroom zones



## Structure

- Quake-resistant RCC frame with laterite stone walls
- High plinth with ground floor damp proofing
- Waterproofed terrace/sun decks
- Schindler/Otis elevators & Daikin or equivalent ACs

## Exterior

- Landscaped gardens with paved driveways & walkways
- Swimming pool with poolside decks & pergolas

## Electrical

- Finolex or equivalent wiring with premium modular switches
- Built-in cabling: satellite TV, CCTV, Wi-Fi
- LED lighting enhanced with decorative lamps & chandeliers

# EXCLUSIVE BENEFITS

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TERRACE &  
ROOFTOP BAR



PRIVATE  
PARKING



PRIVATE  
POOL



PRIVATE  
GARDEN



SPRINKLER  
SYSTEM



24x7 SECURITY



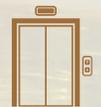
RENTAL MANAGEMENT  
SERVICES



AUTO POWER  
BACKUP



OTHER MAINTENANCE  
SERVICES



ELEVATOR  
PROVIDED



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**RERA:**

Under Process\*