



Rendered Image\*



**Esmeralda**  
BUSINESS SQUARE

KADAMBA PLATEAU, GOA

*ELEVATE*  
**YOUR BUSINESS**  
TO THE  
**NEXT LEVEL**

NAIKNAVARE DEVELOPERS PRESENTING THE FINEST  
COMMERCIAL OFFICE & SHOP SPACES GOA HAS EVER SEEN!

House of Naiknavare brings to you, Esmeralda Business Square, premium commercial & retail spaces. A classic modern-day project nestled amidst the beauties of nature. Here dreams transcend imagination.

Office spaces starting from  
₹55 Lacs\*

(Spaces available  
63.7 - 220 m<sup>2</sup>)

Retail spaces starting from  
₹1.8 Cr\*

(Spaces available  
142.3- 190.35 m<sup>2</sup>)



*BUILD A STRONG*  
**COMMERCIAL  
PRESENCE**  
*AT GOA'S NEXT*  
**UPMARKET  
ADDRESS**

Goa is expanding. Be a part of its modern expansion, establish a strong foundation at Kadamba Plateau, Goa's upcoming hub near Panaji.

## **ESMERALDA BUSINESS SQUARE: AN IDEAL PROJECT**

### *Project USPs*



Various commercial uses



Co-living, co-working for multinational companies



Ideal retail spaces for showrooms



Convenient for essential stores



Beautiful extensive lobbies for offices



Bright & cheerful workstations



Nestled in the lushness of nature

# LOCATION ADVANTAGES

*BETTER THAN ANY*



The commercial and office spaces at Esmeralda Business Square enjoys a long highway frontage and visibility, giving any business operation a strong foundation. With blissful surroundings and world-class facilities, the project is truly a class apart.

## LOCATION ADVANTAGES:

### *Transport:*

Panjim Ferry Terminal: 19 Min

Panjim Bus Stand: 10 Min

Karmali Railway Stn: 7 Min



### *Malls & Entertainment:*

Inox: 15 Min

Miramar Beach: 18 Min

GMC Stadium: 16 Min

### *Medical Institutions:*

Healthway Hospital: 14 Min

Goa Medical College & Hospital: 14 Min

Corlim ESI: 12 Min



### *Financial Institutions:*

State Bank of India: 9 Min

Bank of India: 11 Min

Federal Bank: 18 Min

### *Administrative Institutions:*

Collectorate of North Goa: 13 Min

Old Goa Police Stn: 9 Min

Corporation of the city of Panjim: 14 Min



# FLOOR PLANS:

## *BASEMENT FLOOR PLAN*



SHOPS	SHOP-001		SHOP-002		SHOP-003		SHOP-004		SHOP-005	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	28.37	305.00	27.82	299.45	33.57	361.34	39.93	429.80	45.70	491.91
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	72.54	780.82	63.93	688.14	77.22	831.19	91.96	989.85	105.46	1135.17
SHOPS	SHOP-006		SHOP-007		SHOP-008		SHOP-009		SHOP-010	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	52.05	560.26	62.77	675.65	57.89	623.12	31.63	340.46	43.16	464.57
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	120.24	1294.26	141.24	1520.30	127.94	1377.14	80.23	863.59	110.99	1194.69



## GROUND FLOOR PLAN



SHOPS	SHOP-001		SHOP-002		SHOP-003		SHOP-004		SHOP-005	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	32.83	353.37	26.88	289.33	32.64	351.33	38.99	419.68	44.78	482.00
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	72.54	780.82	63.93	688.14	77.22	831.19	91.96	989.85	105.46	1135.17
SHOPS	SHOP-006		SHOP-007		SHOP-008		SHOP-009		SHOP-010	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	51.11	550.14	57.80	622.15	52.97	570.16	36.60	393.95	50.49	543.46
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	120.24	1294.26	141.24	1520.30	127.94	1377.14	80.23	863.59	110.99	1194.69



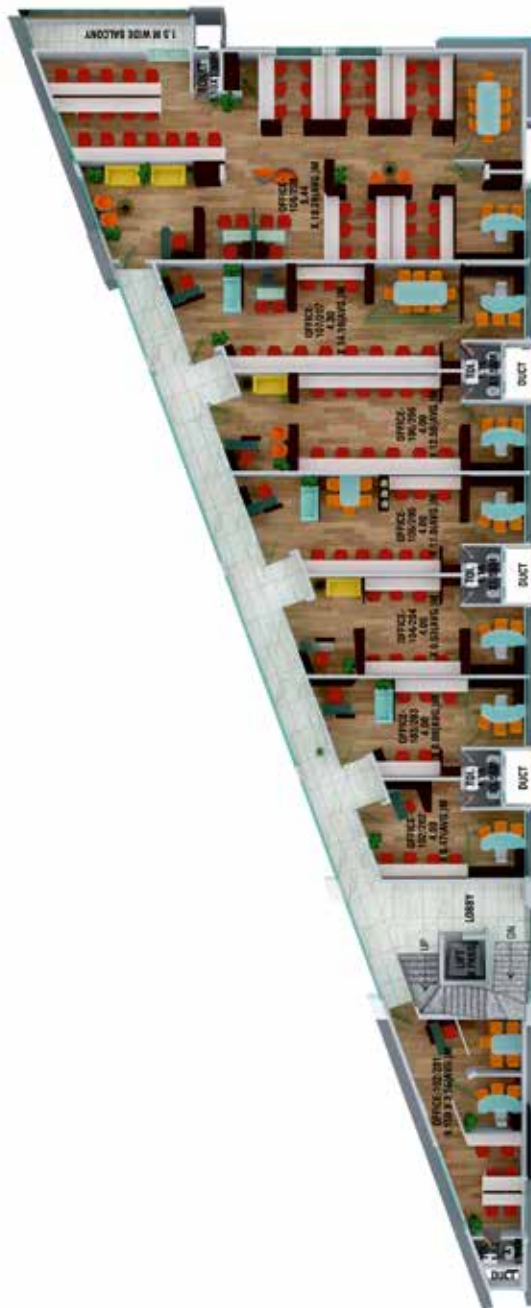
## MEZZANINE FLOOR PLAN



SHOPS	SHOP-001		SHOP-002		SHOP-003		SHOP-004		SHOP-005	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	11.34	122.06	9.23	99.35	11.01	118.57	13.04	140.36	14.98	161.24
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	72.54	780.82	63.93	688.14	77.22	831.19	91.96	989.85	105.46	1135.17
SHOPS	SHOP-006		SHOP-007		SHOP-008		SHOP-009		SHOP-010	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
<b>CARPET AREA</b>	17.08	183.84	20.67	222.49	17.08	183.84	12.00	129.16	17.34	186.64
<b>TOTAL AREA (BAS+GR+MEZZ.)</b>	120.24	1294.26	141.24	1520.30	127.94	1377.14	80.23	863.59	110.99	1194.69



## FIRST/SECOND FLOOR PLAN



SHOPS	OFFICE- 101/201		OFFICE- 102/202		OFFICE- 103/203		OFFICE- 104/204		OFFICE- 105/205	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
CARPET AREA	35.50	382.11	22.98	247.35	29.64	319.04	35.10	377.81	41.76	449.50
SHOPS	OFFICE- 106/206		OFFICE- 107/207		OFFICE- 108/208					
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	OFFICE		BALCONY		TOTAL	
SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
CARPET AREA	47.22	508.27	58.32	627.75	153.84	1655.91	9.07	97.62	162.91	1753.54





## *CONTACT US:*



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