

Trust ACRON to help you make a happy and safe property investment in Goa

ACRON, one of Goa's leading-edge developers since 1988 are based in Baga in the north of Goa. All their developments are along the northern coast. North Goa is preferred as a residential location. Shops, banks, medical facilities, transport, restaurants and other services are within easy reach compared to south Goa, which generally, has fewer choices in this respect and where the travel distances are much greater.

FREEHOLD OPTION AVAILABLE

Under Indian laws, hundreds of ACRON's customers whose parents or grandparents were born in India own the freehold of their homes even though they are UK citizens. They make a good profit on their investment if they ever decide to sell and after paying capital gains tax can repatriate the sales proceeds and post-tax gain.

Many of ACRON's customers are nearing retirement or have retired. Some of them spend well over half the year there, avoiding the cold English winter and returning to the UK during the Goa monsoon months. All ACRON developments have swimming pools, club houses and lush gardens with 24x7 manned security, creating a wonderful and safe environment for visiting children and grandchildren. The younger generation prefer staying in north Goa during their holidays because it is more lively and has a larger choice of nightspots, entertainment etc. all relatively close to each other and to the adjacent beaches.

CAPITAL VALUES OF ACRON HOMES RISE IRRESPECTIVE OF DOWNTURNS

The capital value of an ACRON home continue to appreciate steadily even in recessionary times because of the demand for homes built by this reputable company, their solid track record and the fact that the supply of homes is dwindling due to restricted planning permissions and reduced availability of clear-titled land. Moreover, their superior construction quality and maintenance infrastructure ensure that their developments continue to look good many years after they have been completed.

ACRON has many choices for UK buyers. They have apartments and villas at fine, peaceful locations like Siolim, Arpora and Nagoa all very close to the idyllic North Goa beaches. These are ideal for holidays, retirement or investment with good rental returns. Some homes are available off-plan and a few ready to move into.

ACRON'S EXCITING DEVELOPMENTS ON OFFER

You can benefit from their company's proven capability of delivering homes on time and of the promised quality.

Villa Julieta and Villa Vera in Arpora - A low-rise, gated complex with 1 and 2-bedroom apartments amidst mango and palm groves in a quiet cul-de-sac, off the road to the northern beaches. Swimming pool; Club house with Gym steam, sauna, jacuzzi; etc.

Villa Serena in Siolim - A low-rise, gated complex with a tranquil, rustic ambience, surrounded by mango orchards and coconut groves on a quiet side road off the main road leading to the northern beaches. Swimming pool; Landscaped gardens; Gym with Steam, Sauna, Jacuzzi; Automatic elevators.

Villa Eva in Siolim - Flanked by woods in a quiet village setting, on a gentle hill slope. Low-rise; Gated; Two pools; Club house with gym; Tennis court; Jogging track; Landscaped gardens.



ACRON'S ECO-FRIENDLY INITIATIVES

Over the past 21 years, ACRON has fostered a culture of continuous improvement of their product and their developments incorporate multiple green features that other developers in Goa do not have.

- Low-rise, low-density developments reducing material usage and energy foot prints
- Maximizing green cover and reducing paved areas. Saving the maximum number of existing trees on site by thoughtful redesign
- Larger fenestration so that natural light and cross ventilation reducing the need for artificial lighting in the day time
- Larger sunshades that protect the windows from direct sunlight
- Extensive use of fly-ash bricks for construction
- Solar panels for water heating
- Water recycling from Effluent Treatment Plants (ETP)
- Roof insulation
- Using paints or materials with low volatile compounds
- Sound reduction from gensets and ETP to under 40db
- Using gypsum directly on masonry thereby obviating an extra coat of rendering, leading to reduction in cement, sand, water and enhancing available areas
- Garbage segregation and Vermicomposting
- Rainwater harvesting
- Using CFL bulbs and LED's in commercial applications extensively in place of GSL
- Selecting equipment brands that have higher efficiency

*For further details and information, contact them:
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