

**Allow us  
to introduce:**

A gated community  
featuring 9 independent villas, designed  
by an acclaimed architecture studio in  
an Indo-Portuguese style

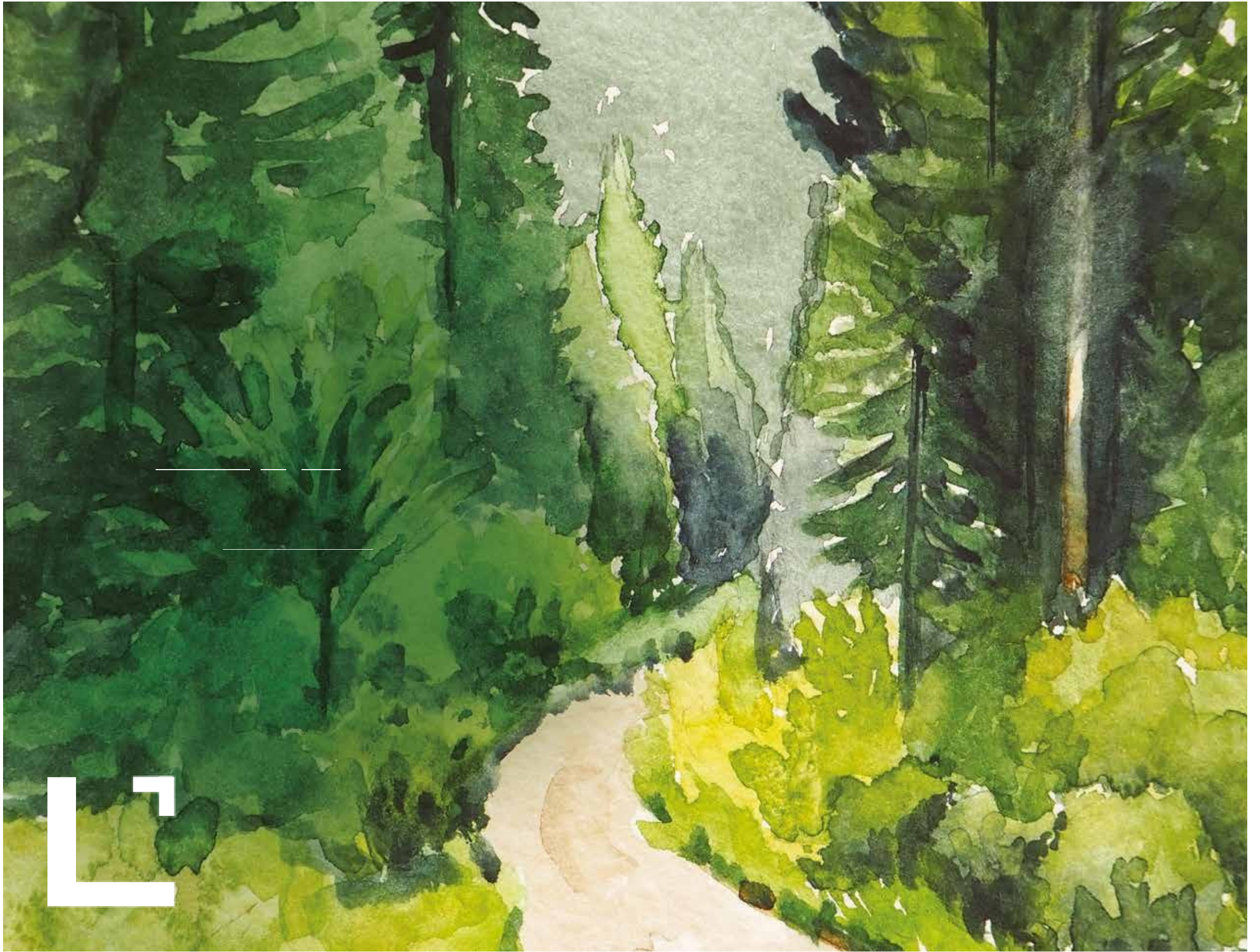
currently available for viewings.

Location: North Goa.

Marketed by:









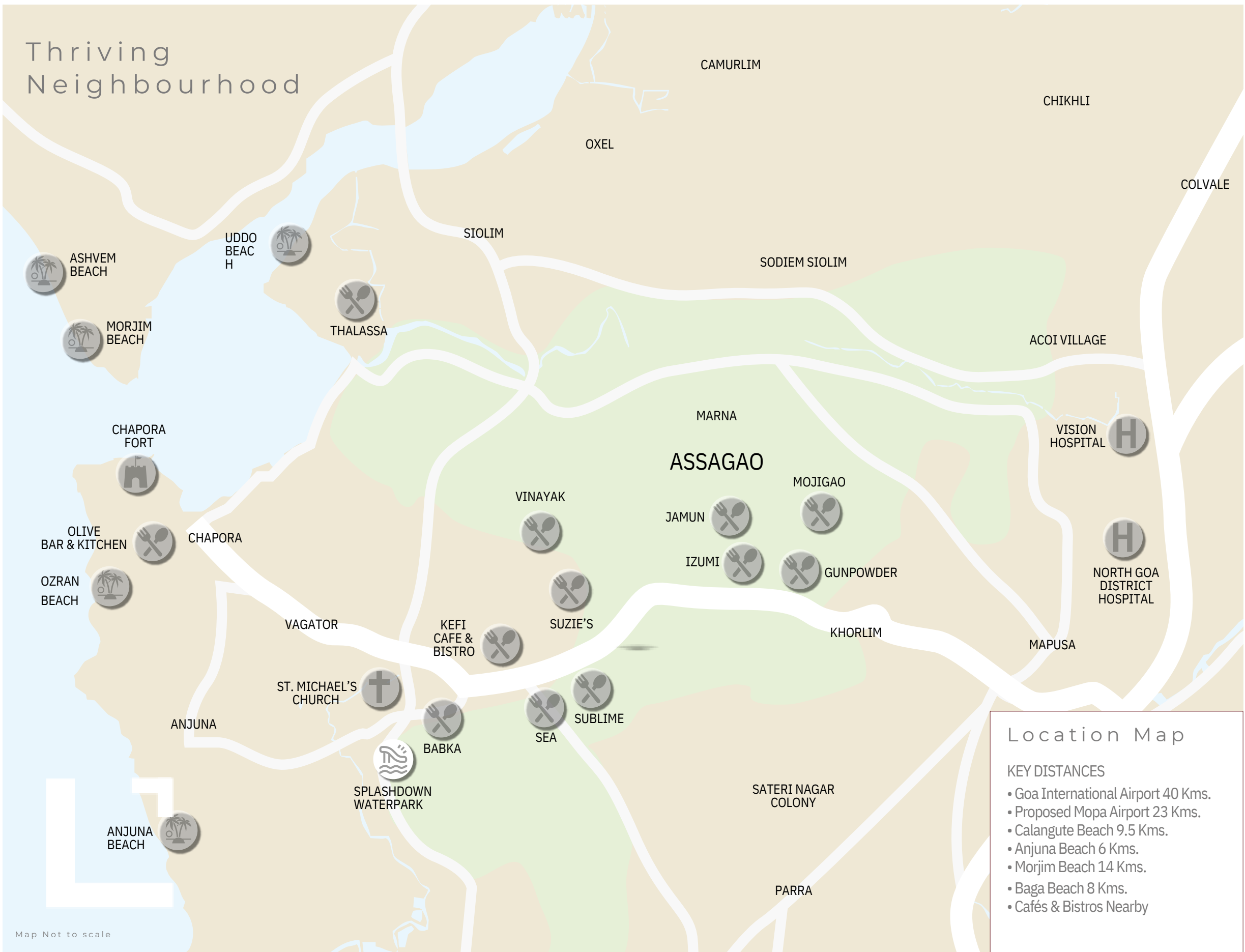




WELCOME

Artistic Impression

# Thriving Neighbourhood



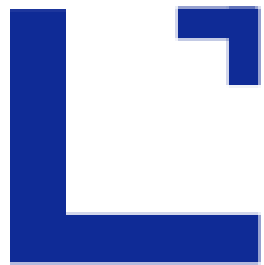
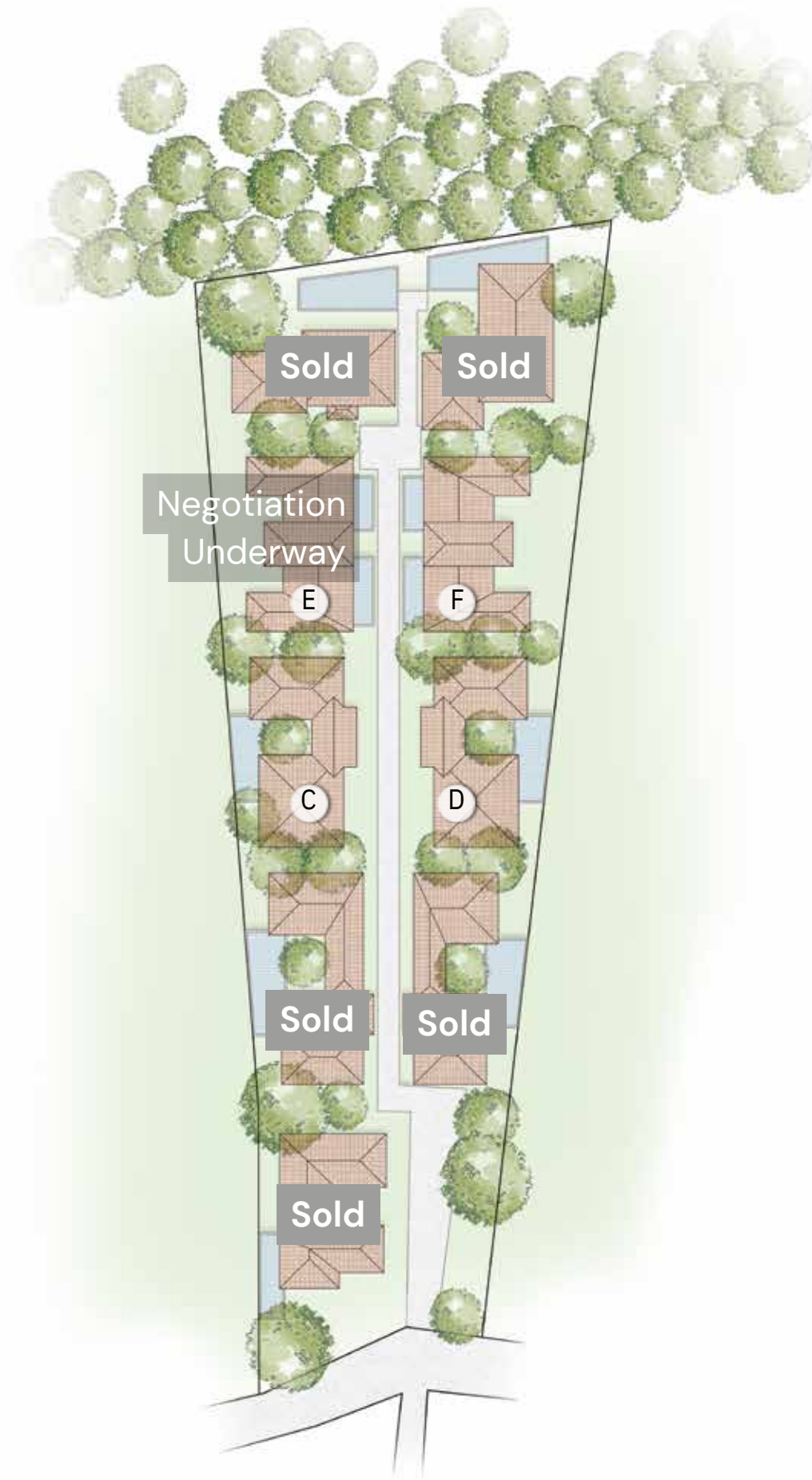
## Location Map

- KEY DISTANCES
- Goa International Airport 40 Kms.
  - Proposed Mopa Airport 23 Kms.
  - Calangute Beach 9.5 Kms.
  - Anjuna Beach 6 Kms.
  - Morjim Beach 14 Kms.
  - Baga Beach 8 Kms.
  - Cafés & Bistros Nearby

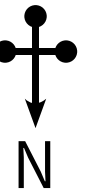
Map Not to scale



# Master Plan



Disclaimer: All the plans and layouts are tentative and subject to change without prior notice. These are purely conceptual and constitute no legal offerings.





Artistic Impression

This project has been conceived to amalgamate Portuguese heritage architecture with modern elegance, style and comfort.

It has been inspired by subtle cues from Mother Nature and soft hues of earth, sea, wind, sky and the dense forest.

it has All things big and small designed to enhance the quality of life and a way of life blessed with sunshine days and quiet nights, with the best of a vibrant goa minutes away.



## ARCHITECTURE AND DESIGN BY “STUDIO MOMO”

The project has been designed in a unique fashion, keeping in mind the direction of the sun, the wind and all other natural elements. The morning will have the wind flowing from the hills and the forest providing the breeze and chirping birds.

Nestled in the picturesque heritage village of Assagao in North Goa. The fabric of this old and largely unspoiled goan heritage has been preserved through thoughtful design by acclaimed architect Meetu Akali of Studio Momo, a prominent and renowned architectural firm, known for their specialisation in Indo-Portuguese heritage architecture.

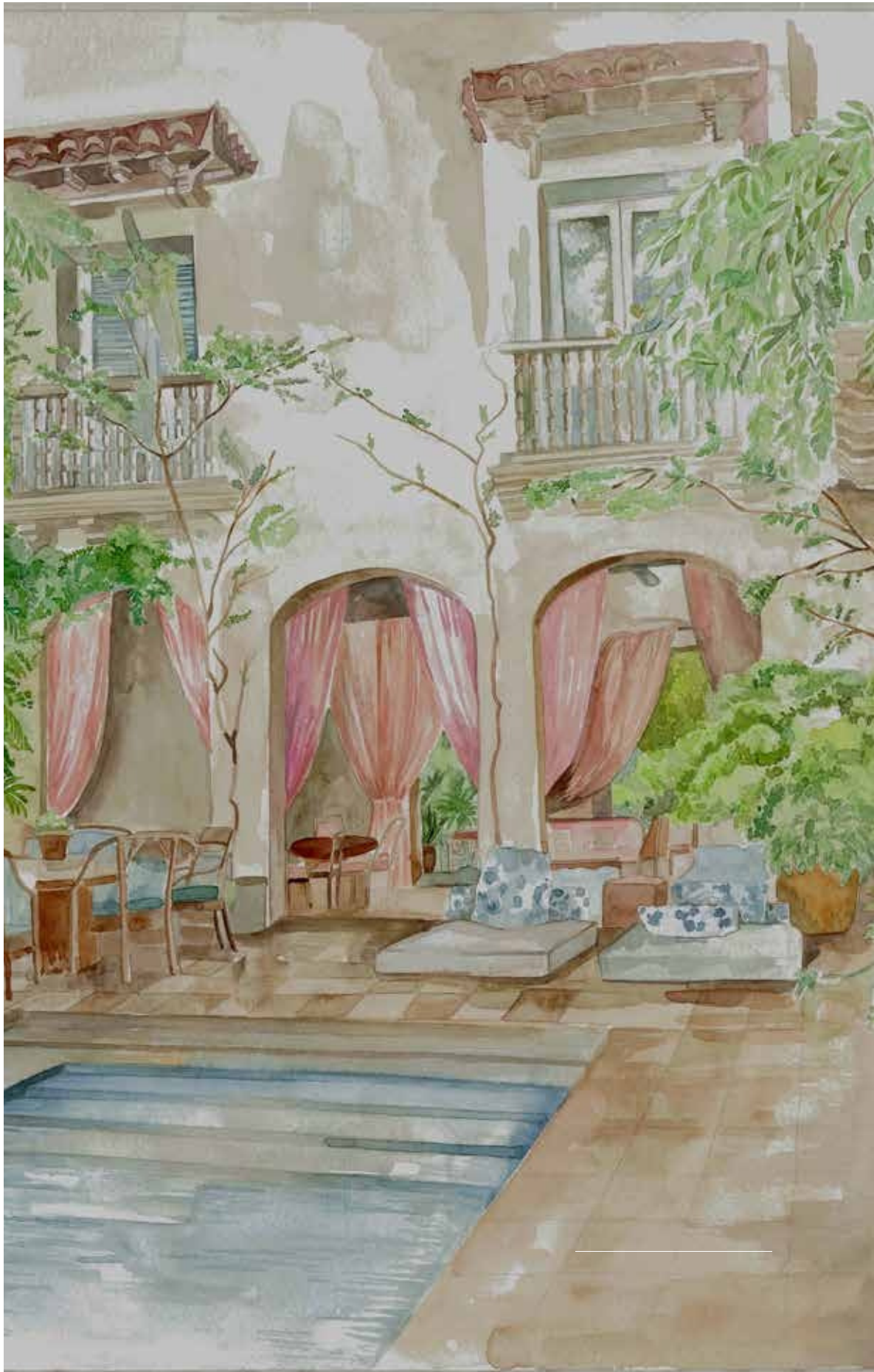
Each of the villas is bespoke in design, with its unique aesthetics. Every villa comes with a private pool and is designed to make the indoor living spaces merge seamlessly with the outdoor spaces.

With open courtyards and Juliet balconies.

The silence you will experience is deep and soul enriching. The sunset would be a perfect setting for quality time.



Artistic Impression



Artistic Impression



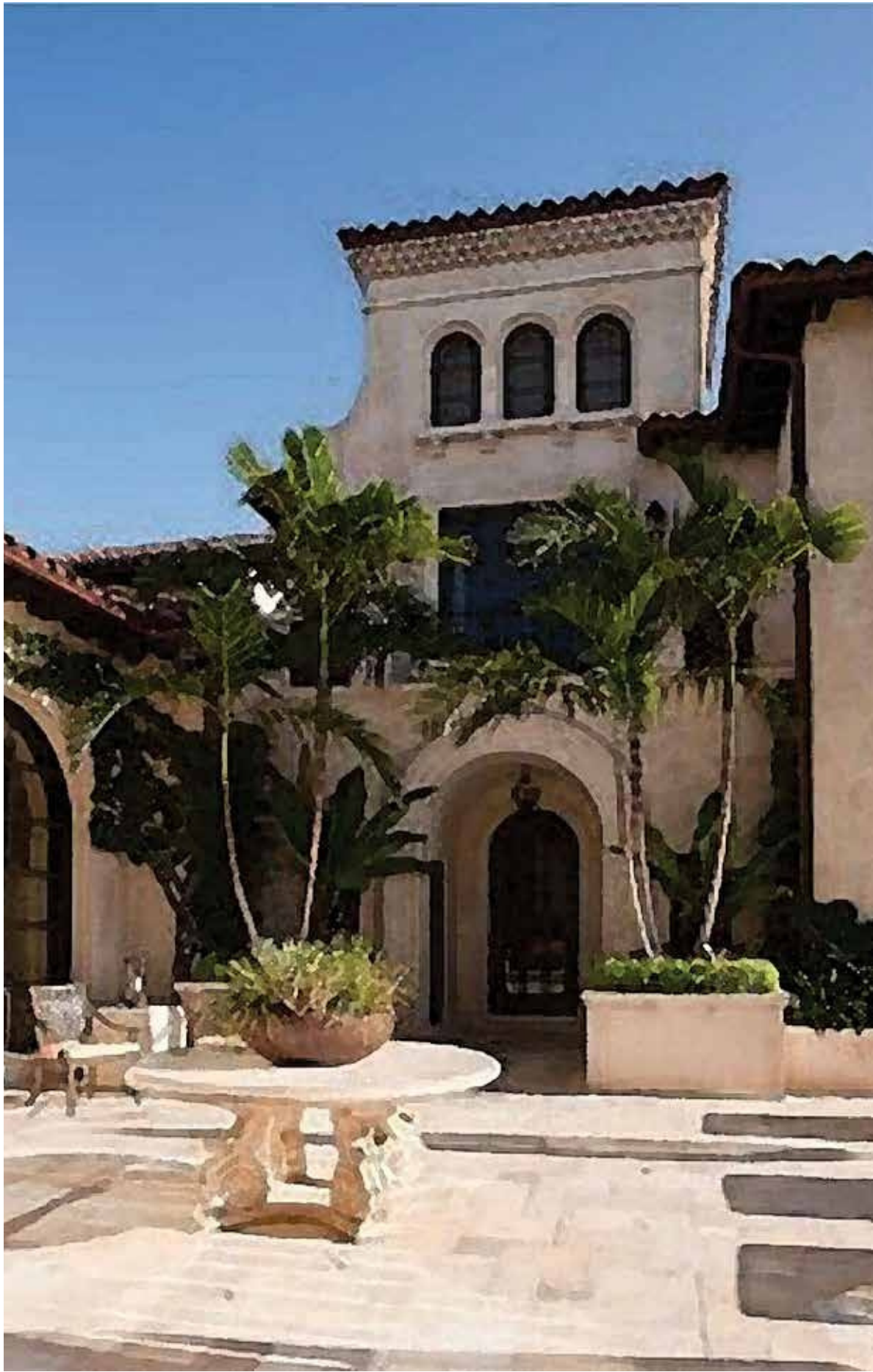
These 4-bedroom homes are INSPIRED BY Portuguese ARCHITECTURE featuring full-height glass windows set into the angled facades, consciously allowing natural light and flora to FILL the living spaces. The rich palette of chosen materials lends a tactile softness to the building that blends seamlessly with the natural environment.

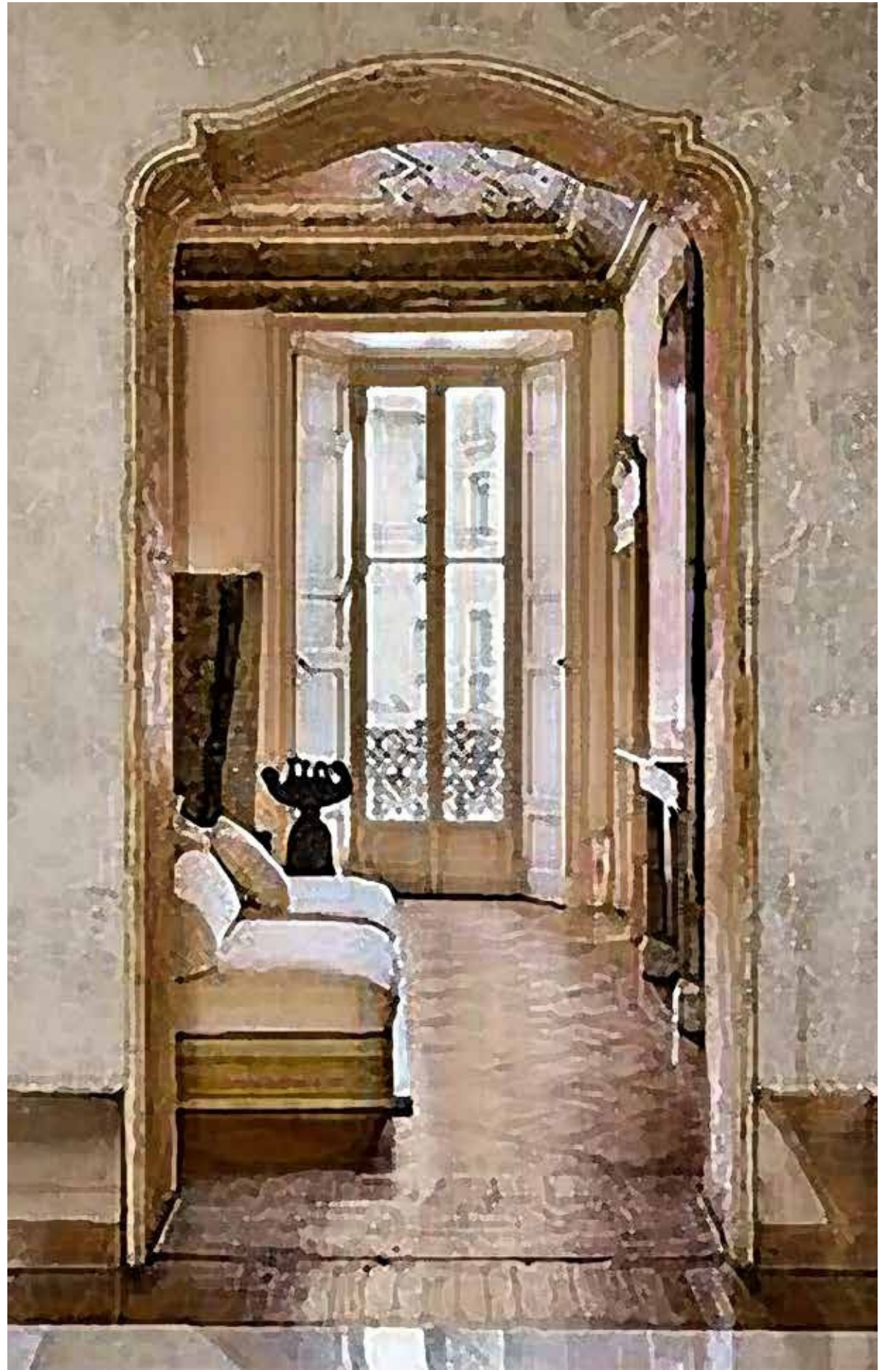
The two-storeyed villas cover a span of 4000-5000 sq. ft. of super built-up area are

not only aesthetically a pleasure for design enthusiasts but also a delightful experience that will indulge all the senses of the body. Each villa is curated with a keen eye for detail to merge the warmth and comfort of a traditional family home with an eccentric spirit that is undeniably Goan and irrefutably modern.













## SPECIFICATIONS

### Salient Features

- RCC framed structure
- Common Sewage Treatment plant
- Each villa has a private pool and a landscaped courtyard with pool decks
- Each villa has Staff quarters and store room
- Intercom to main gate
- WIFI capable



### Electrical

- Electrical modular switches of Legrand/Norisys
- Fire resistant electrical wires of reputed brand
- One earth leakage circuit breaker for each villa
- Sufficient power outlets with concealed wiring, PVC insulated copper wires and modular switches
- lighting and power sockets will be provided
- Hanging lights etc as required will be also provided
- All Split air-conditioning units provided
- Fans will be provided as required



### Bathroom Fittings and Accessories

- Two bathrooms with five fixtures, including bathtub with imported fittings from TOTO, Duravit, Grohe, Kohler or equivalent
- All other bathrooms will have premium fixtures from imported brands like TOTO, duravit, Grohe, Kohler or equivalent
- Glass partitions in all the bathrooms

### Kitchen

- Polished granite slab or equivalent of 2 ft width for counter
- exhaust fan
- Kitchen comes equipped Microwave, Hob, Chimney, Fridge, Dishwasher, Wine chiller From imported brands like Kaff, Siemens or Faber or equivalent
- Kitchen steel sink from imported company like Hafele or equivalent
- Modular Kitchen
- drinking water purifier



### Flooring & Cladding

- Natural Stone/Imported stone flooring in living room and dining area
- Natural Stone/Imported stone for kitchen
- engineered wooden flooring for all bedrooms
- Imported stone flooring for bathrooms
- stone cladding for exterior In some areas

### Doors and Windows

- All solid doors opening with polished teak wood (Burma teak) frame and shutters.
- All glass doors will be using Imported aluminium frames

### Plastering and Painting

- Internal walls with cement plastering
- Internal painting with plastic emulsion – Royal/Asian Paint
- Exterior walls with natural laterite finish and glass

### Generator Backup

- 100% power backup is provided for all villas and common areas

### Furnishings

- Wardrobes will be provided for all bedrooms

### Roof

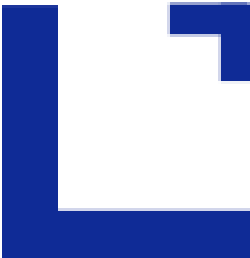
- Natural wood rafters
- Imported tiles from European company - Monier

### Others

- Common Area
- Landscaped garden
- Paved driveway
- Ambient lighting

VILLAS - AREA CALCULATION CHART

VILLA		PLOT SIZES (SQ. MTR.)	TOTAL CARPET AREA (SQ. FT.)	TOTAL BUILT UP AREA (SQ. FT.)	TOTAL SALEABLE AREA (SQ. FT.)
C	VASCO	483	3064.698	3710.747	5275.926
D	SARMENTO	483	3064.698	3710.747	5366.881
E	REGO	493	3509.354	4685.418	6626.903
F	MALHOA	498	3509.354	4685.418	6824.636



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