

**Allow us  
to introduce:**

A gated community  
featuring 9 independent villas, designed  
by a celebrity interior designer in an  
tropical-Balinese style

currently available for viewings.

Location: North Goa.

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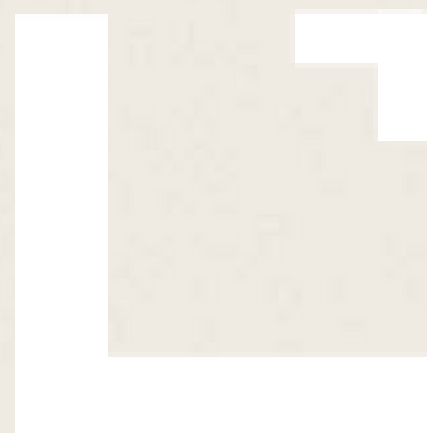


# DEVELOPER INTRODUCTION



## Developer Note

At the heart of every traveler lies a soul that seeks comfort in the roads, culture & especially the places that they live in. Your space, wherever that may be, must enrich this experience and liven the being within. We don't just create a home but we build your haven. We aren't just about luxury, it's about something more important, something that makes your home the most luxurious place on the planet—comfort. Being a boutique luxury homes brand, we specialise in bringing the feeling of home to you, right here in Goa by specialising in personalisation and customisation so that you can have your home, your way. We understand that the need for wanting each aspect of your space as per your liking isn't just a wish, it makes wanting to come home a delightful experience. We do so by bringing together a sensory experience for you, building each villa as per your five senses. A place that not only is a visual treat but an absolute delight for the rest of your senses too. Sanctuary is our first boutique luxury homes project. Just like the name suggests, it's a place where you can feel free, safe & comfortable, all amidst the wilderness of Goa.





## HISTORY

Each Boheim villa comes with complete paperwork and land titles, a fully serviced property management team, and an optional rental management program, ensuring that owning a home in Goa is nothing more than just a signature away. This is the newest brand of a family business that has been successfully running for the past 60 years, and have built multiple boutique projects in Mumbai, Chennai, Bangalore, Hyderabad and now Goa. We offer complete personalisation and customisation for you to have your perfect home. Each facet of the space is curated to match your preferences alongside a dedicated team of designers that learns about your likes and dislikes along the way.

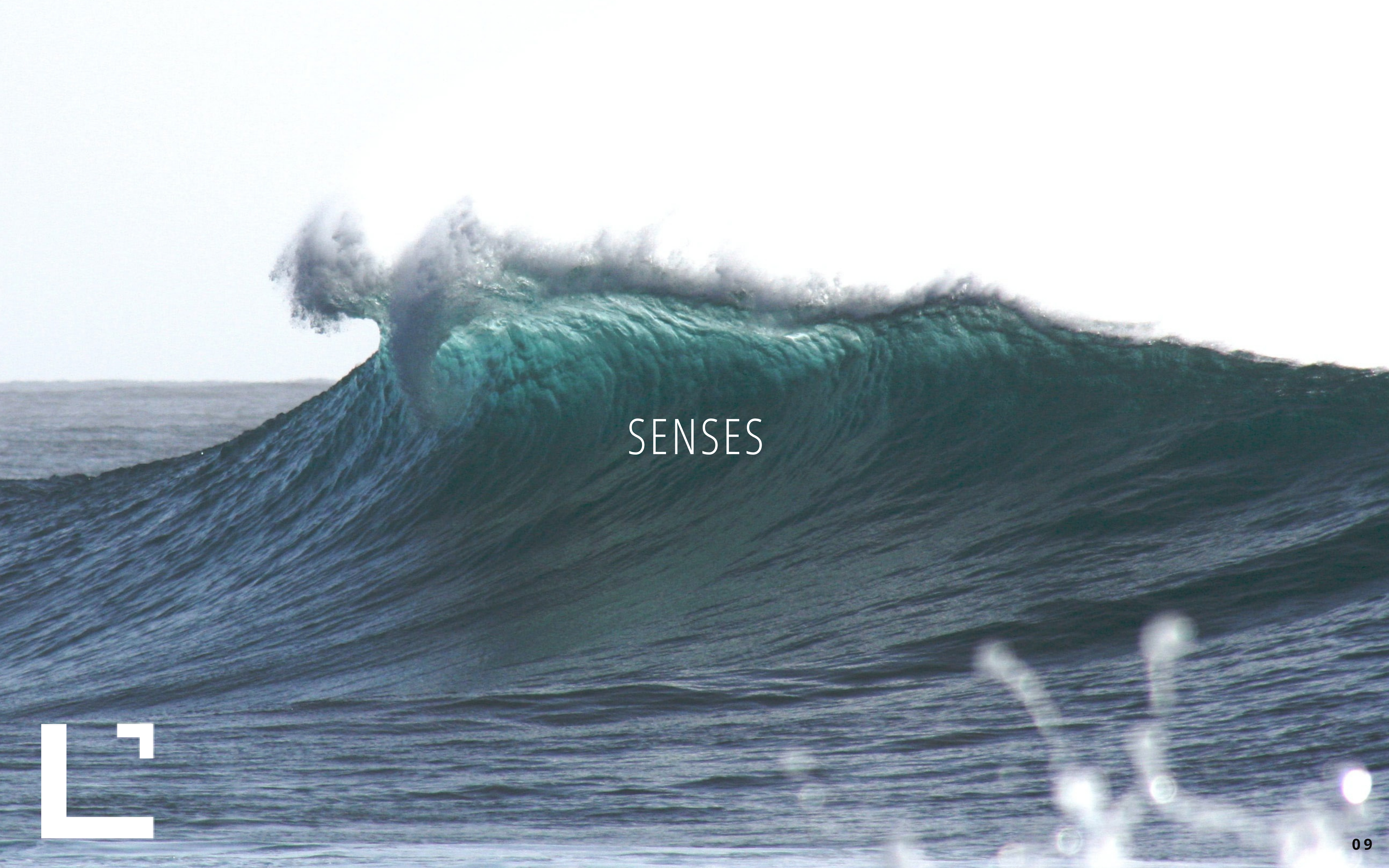
“If you are nature and nature is you, then you’re beautiful for simply being you.”



ABOUT THE  
PROJECT







SENSES





## VISION

When you walk in, your home must always be a visual treat. A home that enables and increases your cognitive abilities, our designers have researched and have curated visual experiences using colours and design that stimulate positive feelings.



## SMELL

Our sense of smell has the fastest route to memory, making it the most effective way to deliver experience and mood. Our landscape artists have identified the exact plants and trees that invoke nostalgia and positivity through their fragrance.



## SOUND

It's been proven that certain frequencies of sound generate different emotions, while awakening cells and stimulating the brain. Sanctuary will bring to you a sense of calm and tranquility by using the sounds of water and nature.



## TOUCH

Touch is how we experience the our reality in the most tangible way possible. Every piece of furniture at Sanctuary brings with it a unique story and experience while you use it; making each encounter eventful.



## TASTE

An underrated yet prime experience in architecture; just like in a sanctuary you'd find fresh fruit and vegetables, you'll be able to enrich your living experience at Sanctuary with fruit and vegetable bearing plants, right in your home.



# LOCATION



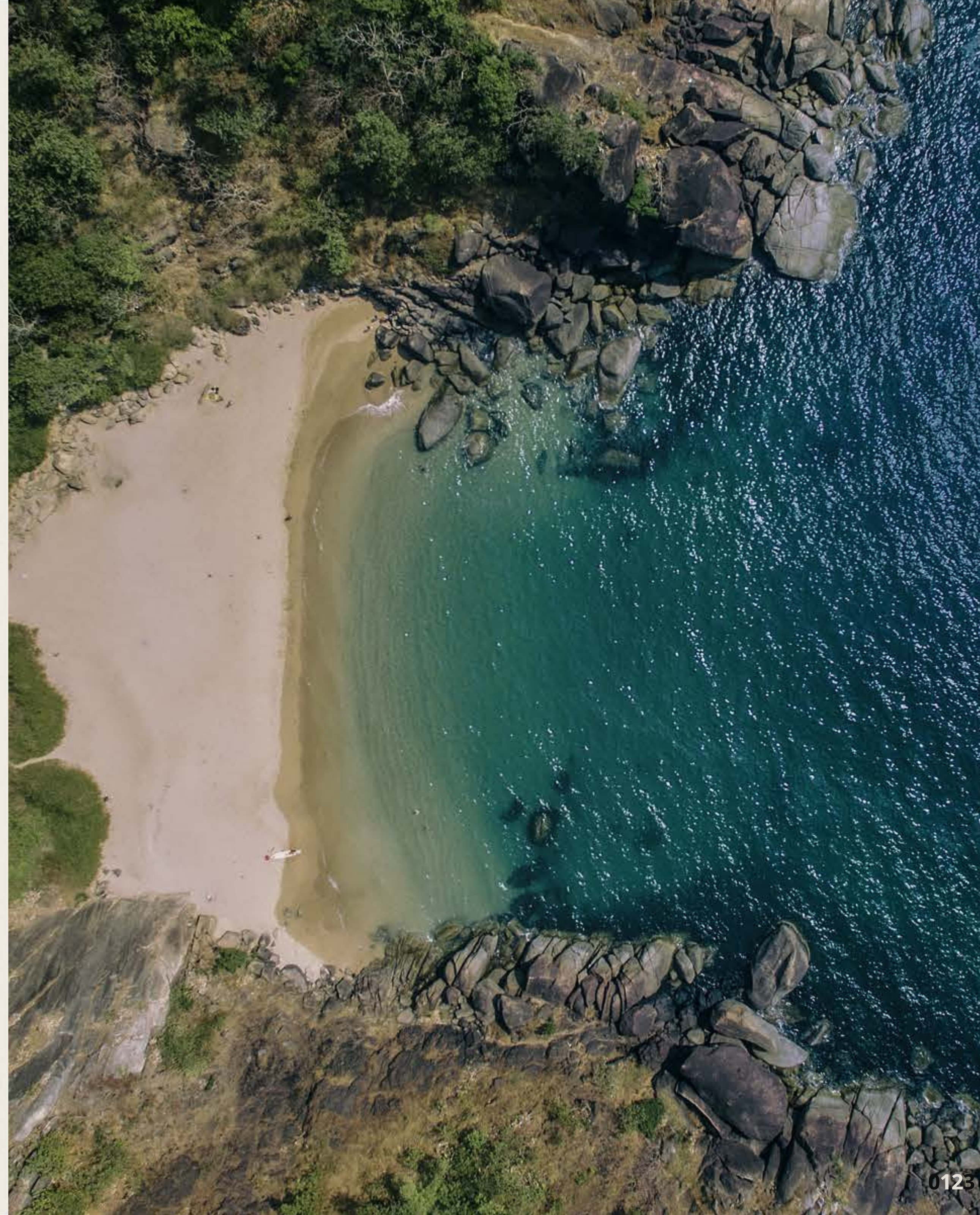


## WHY GOA?

“Life’s never too bad when your favourite holiday destination is your home.”

To those who have been there before, they can understand when we say that Goa is a land like no other in India. It exudes calmness and leaves the mind and body feeling beyond refreshed. Due to its liberal nature, the state attracts tourists and travellers from all across the world, making it a unique spot for likeminded individuals of today who seek a slower way of life. Having said that, don’t mistake ‘slow’ for underdeveloped, Goa has one of the most beautiful and diverse infrastructures in the country. Owing it to the diversity of the land, people from all over the world have come to live in Goa, bringing their food and culture along with them. Goa’s nightlife is sprawling with artists from around the world, making it a hub for concerts, festivals and parties. Due to this cultural integration, Goa breeds impeccable international level artists and has the perfect blend of a worldly experience of culture and relaxation while still being within the country.

Apart from the incredible food and culture, Goa also is where football truly has a home in India, making it a great place for football enthusiasts to find their tribe. If all of this still sounds like it’s not for you, its 103km long coastline is sure to make you change your mind. All the way from the north to the south, Goa has a range of beaches with different shacks, bar and restaurants that make any evening a beautiful sunset to remember. The pace of the city, alongside its mesmerising natural beauty makes it easy to savour the wonderful moments one can spend with their loved ones.





## WHY SIOLIM?

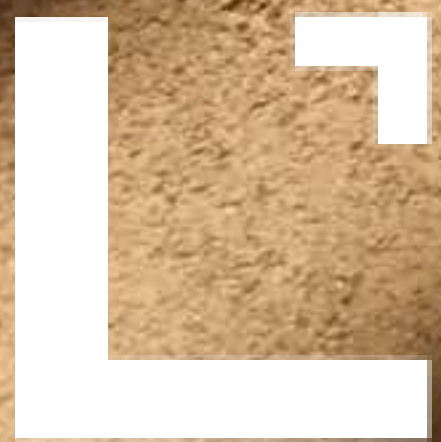
“If it isn’t peaceful, it isn’t home.”

If you’re going to live in Goa, it’s got to be here. Through the years, Goa’s center has constantly shifted as the development keeps moving northwards, leaving the south to be the peaceful, quiet part of the state. Through this shift, Siolim has ended up becoming the central most point in Goa. It’s an absolute gem as it’s minutes away from some of the most happening restaurants and bars, yet manages to remain a calm and quiet village, simply separated through green patches and a river. Siolim is a large riverside village that makes it easy for the residents to find an escape whilst still being within the city. It also shares its borders with Assagao, a well known village for its newly developed eateries and bars.

Sanctuary in Siolim spans across 4,400sq meters. It’s a large space cradled by nature. It’s only 1 hour 20 mins away from the Goa International Airport and only 40 mins away from the Mopa Airport.

Open to mixing and matching.

# ABOUT THE PROJECT





### **PLOT DESCRIPTION:**

Tucked away in one of Goa's most beautiful and sought after villages, Siolim Sodiem, the plot is a gem in all manners. Whilst in the plot you're engulfed by nature and escape into your own sanctuary. When you decide to step out of your sanctuary you're in very close proximity to the finest beaches, restaurants and an upcoming airport, giving you an unprecedented blend of serenity and convenience.

### **PLOT VIEW:**

Forest Tropical Greenery

### **PLOT AREA:**

4,400 Sq. Mts.

### **LOCATION:**

Siolim - Sodiem

### **AVAILABLE FAR/FSI:**

0.6

### **ZONING:**

Settlement Zone

### **LOCATION HIGHLIGHTS:**

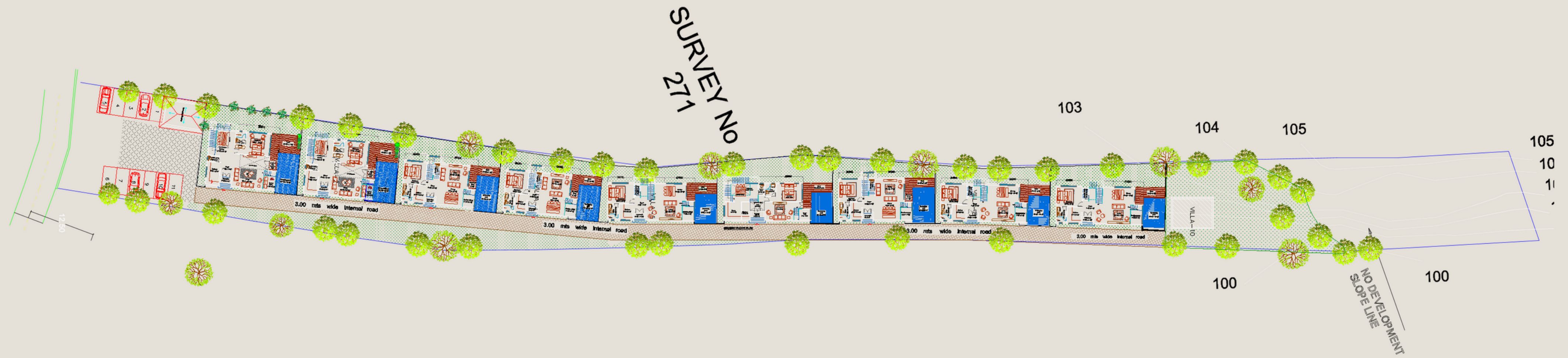
Distance to airport: 1 hour 20 mins from Goa International Airport

40 mins from the upcoming Mopa Airport

Distance to the best beaches: Morjim Beach (20 mins), Ashwen Beach (20 mins), Vagator Beach (22 mins), Anjuna Beach (24 mins)

Distance to the best restaurants & bars: Izumi (18 mins), Prana Anjuna (18 mins), Burger Factory (22 mins) Thalassa (12 mins), Hideaway (19 mins), Sublime (16 mins), Jamun (15 mins), Gunpowder (15 mins)

# MASTER SITE LAYOUT



# SITE PLANS

## VILLA 1 & 2

| AREA STATEMENT FOR VILLA 1 & 2 |                     |               |                |
|--------------------------------|---------------------|---------------|----------------|
| Sr. No.                        | Item                | Area in sq.m. | Area in sq.ft. |
| A                              | Plot Area           | 261.03        | 2809.72        |
| B                              | Consumed F.A.R.     | 240.46        | 2588.31        |
| C                              | Super Built Up Area | 286.90        | 3088.19        |
| D                              | Open Deck Area      | 12.65         | 136.16         |
| E                              | Swimming Pool Area  | 30.15         | 324.53         |

GROUND PLAN



FLOOR PLAN



# SITE PLANS

VILLA 3,4 & 7

| AREA STATEMENT FOR VILLA 3, 4 & 7 |                     |               |                |
|-----------------------------------|---------------------|---------------|----------------|
| Sr. No.                           | Item                | Area in sq.m. | Area in sq.ft. |
| A                                 | Plot Area           | 246.59        | 2654.29        |
| B                                 | Consumed F.A.R.     | 207.69        | 2235.57        |
| C                                 | Super Built Up Area | 247.03        | 2659.03        |
| D                                 | Open Deck Area      | 7.73          | 83.20          |
| E                                 | Swimming Pool Area  | 25.92         | 279.00         |

GROUND PLAN



FLOOR PLAN



# SITE PLANS

VILLA 5,6,8 & 9

## AREA STATEMENT FOR VILLA 5,6,8 & 9

| Sr. No. | Item                | Area in sq.m. | Area in sq.ft. |
|---------|---------------------|---------------|----------------|
| A       | Plot Area           | 265.17        | 2853.21        |
| B       | Consumed F.A.R.     | 213.48        | 2297.90        |
| C       | Super Built Up Area | 258.27        | 2780.02        |
| D       | Open Deck Area      | 8.00          | 86.11          |
| E       | Swimming Pool Area  | 23.82         | 256.40         |

GROUND PLAN

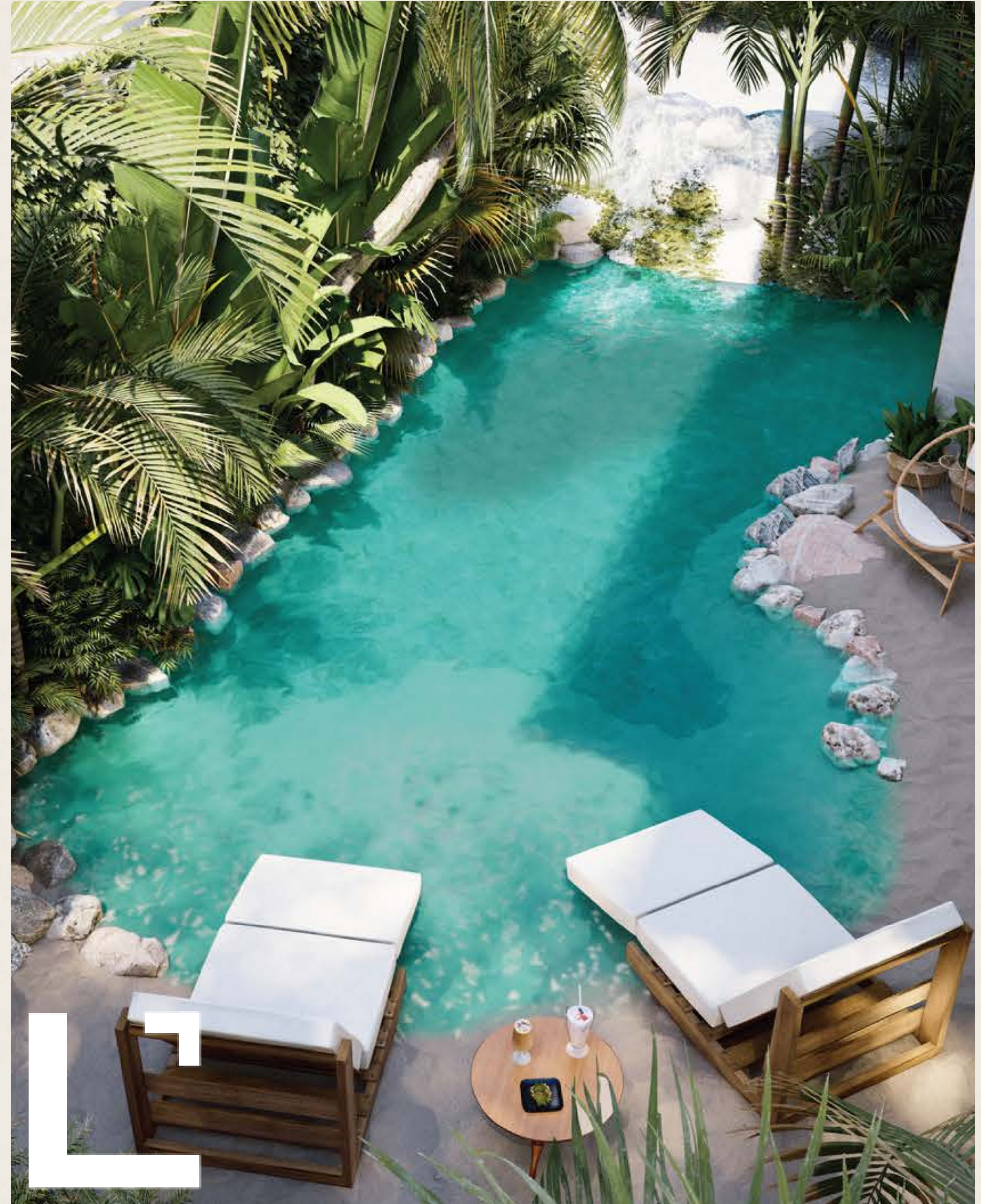


FLOOR PLAN













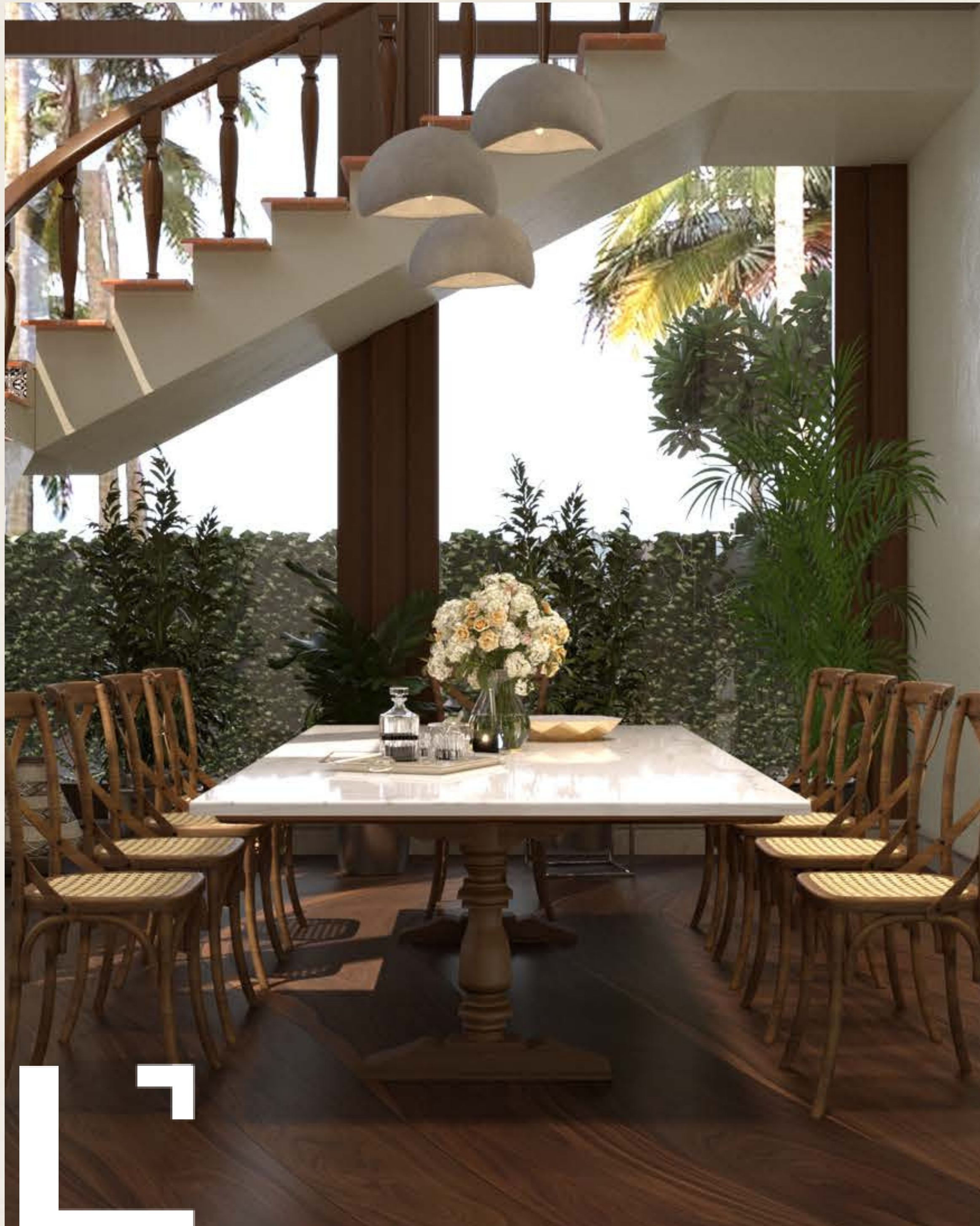
# FACILITIES





# AMMENITIES

-  Private Pool
-  Private Garden
-  Open Sit Out
-  Wi-Fi
-  Electric Buggy Transportation
-  Comprehensive Customisation/Personalisation Services
-  Property Management Services
-  Optional Rental Management Program
-  Fully Loaded Diesel Generator Set
-  State Of The Art Automation



# SERVICES

Concierge Service



On-Call Electrician



On-Call Plumber



On-Call Culinary Services  
(Additional Cost)



On-Call Wellness & Relaxation Services  
(Additional Cost)



Pool Maintenance Team



Security Staff



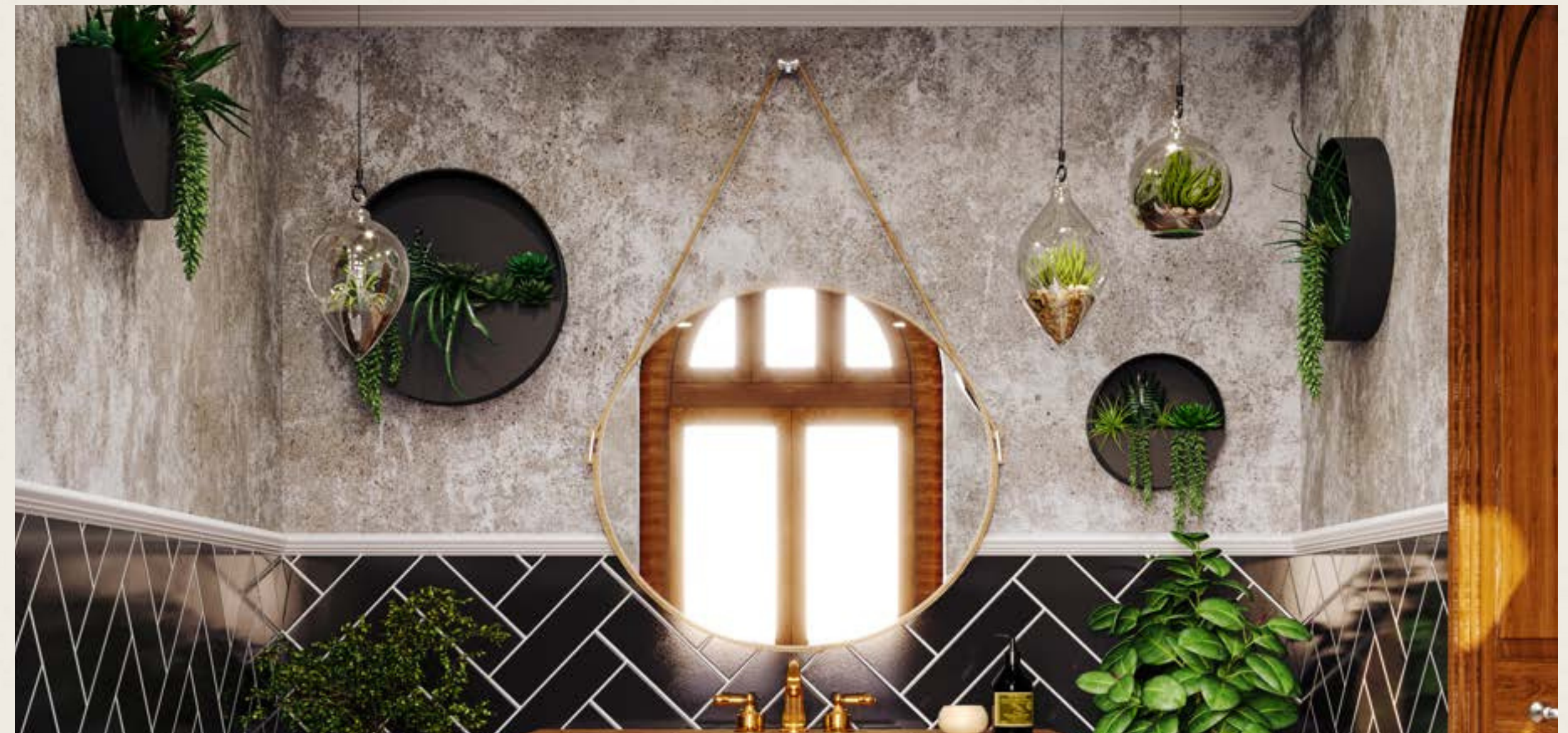
Gardener



On-Call Car & Transportation Services



Permanent Cleaning Staff



# INTERIOR FINISH OPTIONS



# BOHO CHIC

The Boho Chic villa is created bearing in mind the bohemian gypsy in a modern world. The design is clean, opulent and art-heavy. It exudes luxury while still maintaining the bohemian core.



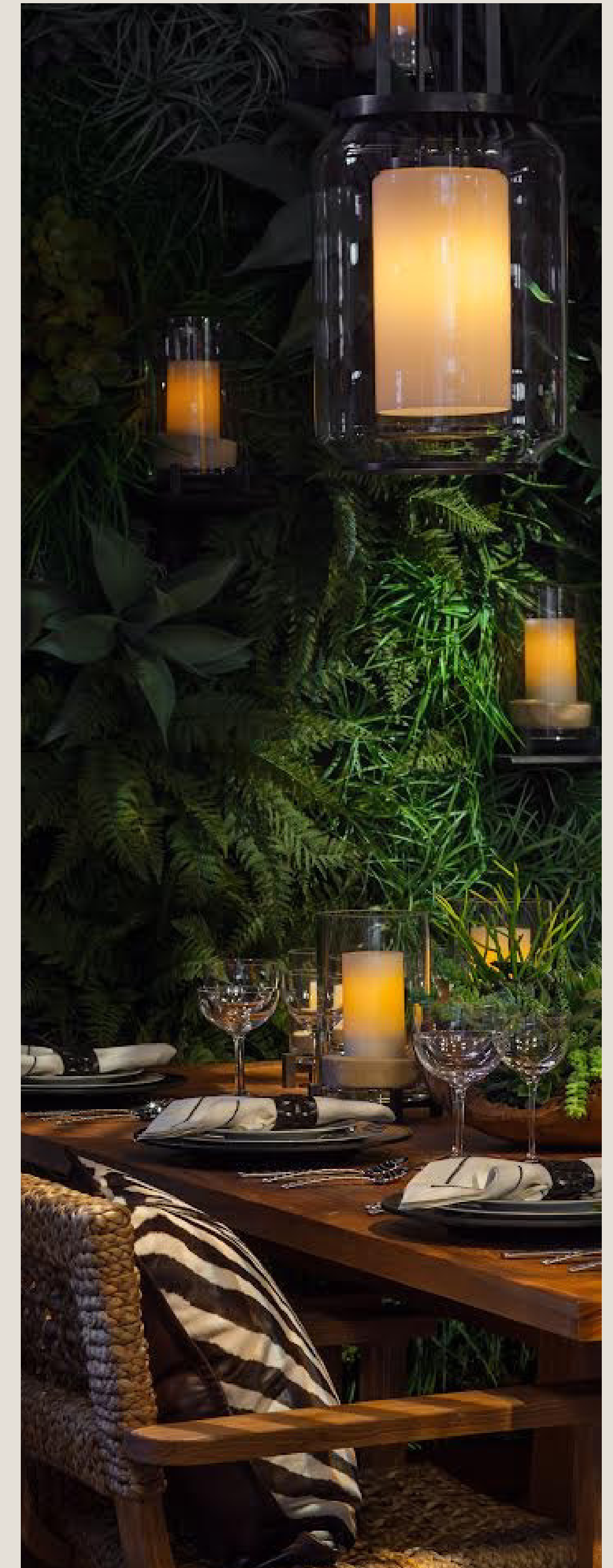


## NUEVO CHIC

The Nuevo Chic villa is minimalist in nature. Using pastel shades of white and beige, it brings together innovative, modern design alongside the sensory experience.

# TROPICAL CHIC

The Tropical Chic villa is inspired by the rustic, earthen appeal of modern architecture that finds a balance between natural, animalistic elements and artistic designs.



# Time is the ultimate luxury.

We appreciate yours.

 **Living  
Luxury**  
Real Estate

We are a full-service luxury real estate consulting and advisory firm.

Our MahaRera number is:  
A5210002943

<http://llre.in>



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