

The background is a solid teal color. It features several white birds in flight, scattered across the upper half. The lower half is decorated with a pattern of white concentric spirals of varying sizes, some of which are partially obscured by a thick, wavy white line that runs horizontally across the bottom. The entire image is framed by a thin white border.

*casa* mosson  
*goa*

# The project



- In the heart of Calangute, the most premium luxury villas to be ever offered in Goa
- Surrounded by lush tropical evergreen trees overlooking the protected paddy fields set away from the noise of the vehicular traffic
- You're at one with nature and yet minutes away from the exciting night life of North Goa
- Each villa is a beautifully designed four bedroom unit with its own swimming pool and open courtyards
- Each villa has ample light and air on all four sides
- Double height foyer entrance for each villa
- Minutes from Candolim, Aguada and Baga beaches



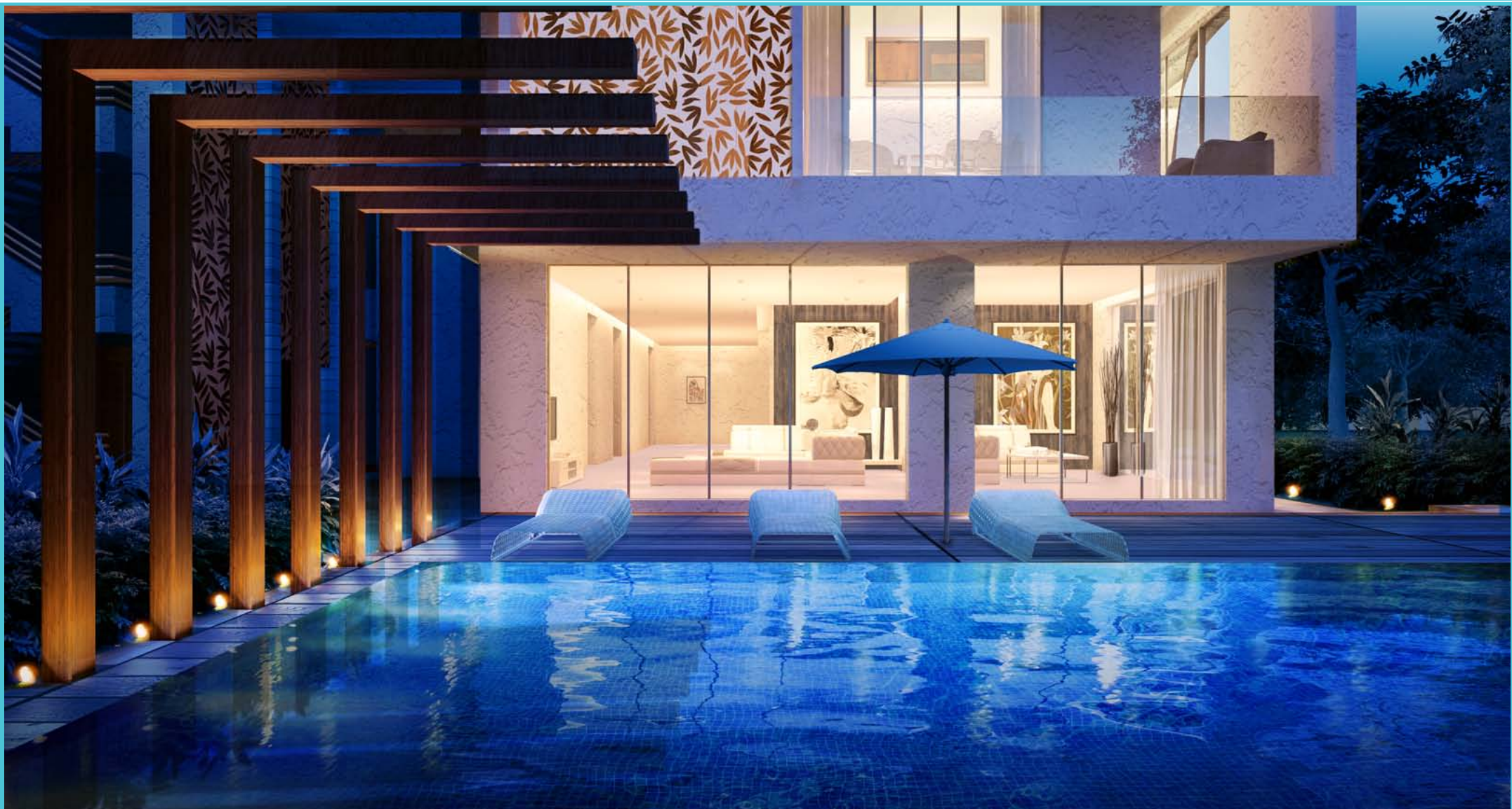
# The morphology



- ➊ Designed for local climatic conditions infused with sufficient natural light keeping in mind the solar orientation of the site
- ➋ Spectacular views of the paddy fields
- ➌ Built around the existing magnificent trees on-site, the outside is brought in by incorporating it into the spatial planning
- ➍ The tropical flavor of lush green Goa is an intrinsic part of the design
- ➎ Interplay of volumes and voids in the design creating interesting livable spaces for the residents







The boundaries with nature are blurred with your private four lane pool, a large outdoor deck ideal for entertaining or sun bathing.

Open plan living spaces, 3 large bedrooms en-suite with attached outdoor showers and 4th family room/guest bedroom

The entrances are demarcated with landscaped courts around the pedestrian access





Spaces designed along the wind direction to maximize the use of the tropical weather and minimize the use of active energy sources

Material palette borrowed from local Goan architecture with generous use of stucco, wood and laterite

The Goan influence continues inside in details of the staircases, doors, hardware and railings etc.



Master bedroom and toilet enjoys the views of the pool below and the fields beyond

Each bedroom has its own private terrace for outdoor access

Clearly segregated public and private spaces



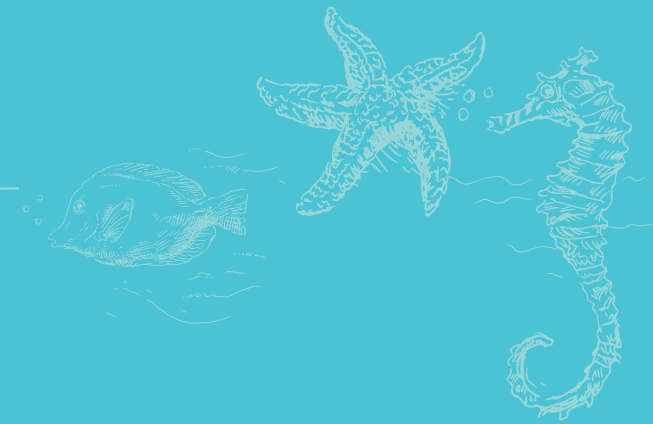


Formal living areas and the bar open out to the pool deck and the greens beyond

The outdoor green spaces are interwoven into the interiors with open courts and large picture windows

Penthouse has a dedicated lift and a large wooden deck extending out to an infinity edge pool

# The specifications



## ● Swimming Pool

Large Private Pools with all units having LED underwater lights for night and mist spray system.

## ● Air Conditioning

Daikin or equivalent units in all bedrooms and living room.

## ● Audio and Video System

Bose sound system with speakers in the swimming pool deck area with remote operating system.

In the living room we have the Bose lifestyle entertainment system, provided through a 5 speakers surround sound presentation and an integrated progressive scan DVD/CD player.

## ● Lighting

All lighting/ switches from Schneider with latest zencelo models in switches along with mood lighting in the living room. No light fixtures will be on the walls, all areas lit through cove lighting, spots and suspended lights from ceiling.

## ● Wooden Deck

Wooden deck with the finest Ipe wood from amazon jungles with a 20 year life.





## ● Outdoor Furniture

2 sun beds on the poolside wooden deck and a coffee table with 4 benches/ chairs.

All furniture carefully selected from the finest suppliers from South East Asia.

## ● Indoor Furniture

Living room/ bed room/ dining room/ bar furniture imported from best Italian factories in China. Chandeliers/ lights imported and interiors done in contemporary style. 3 seater plus 2 one seater sofa set, 2 ottomans, white high gloss coffee table and TV console, dining table with 6 chairs. White high gloss TV console in the master bedroom and kingsize beds in the three bedrooms.

## ● Bathrooms

Roca sanitary fittings in bathrooms, flooring and wall cladding in Italian marble and spanish tiles combination along with full height mirrors. Hydro pneumatic system for water in the bathrooms. Hot water through centralised geyser.

## ● Kitchen

Kitchen with shutters in imported oak veneer, soft sliding drawers with hettich fittings in stainless steel, with built in oven/ microwave, chimney and hob from Faber/ Siemens

## ● White Goods & Electricals

ICD TVs in living room and all bedrooms, built in oven and microwave in kitchen, washing machine, fridge, chimney and hob and toaster. Chandeliers in the foyer/ living/ dining, table lamps in bedrooms.



## ● *Power Back Up*

Kirloskar genset will be complete with integral acoustic enclosure. Acoustic enclosure is powder coated after going through 11 tank process. The acoustic enclosure uses acoustic foam to reduce sound level. The acoustic enclosure is complete with integral fuel tank of sufficient capacity for 8 hours running at full load.

## ● *Flooring*

Ipe wooden flooring/ leather finished granite in the swimming pool deck and all outside decks of the bedrooms. Laminated wooden flooring in bedrooms, imported marble in living room and bathrooms

## ● *Art & Artifacts*

Paintings on wall with photos of the Goa architecture and lifestyle done by a photographer commissioned exclusively by conscient depicting life on the beaches, Anjuna flea market, Fishermen Cove and

old Portuguese architecture among others. Tissue paper boxes, laundry baskets, photoframes, serving trays, indoor planters, dustbins and a breath taking rug under the coffee table made from water hyacinth and imported from selected designers from Thailand, sold only in high end boutique shops. Tall vases, ceramic toothbrush holders and soap dispensers/ soap dish holder imported from the best designer stores of Thailand complement the whole villa.

## ● *Miscellaneous Features*

Video phone door security system & cable TV.

Blinds/ Curtains in living room and all bedrooms. Kitchen fully equipped with cooking utensils and cutlery/ crockery.





# Payment schedule

## PRICES

Basic Price - As Applicable

Down Payment Rebate- As Applicable

### DOWN PAYMENT PLAN with 10% Rebate on 80% of the Basic Price

|                             |   |
|-----------------------------|---|
| On Booking                  | Rs 30 lakhs   |
| Within 30 days of booking   | 15% of Sales Price less booking amount                                |
| Within 60 days of booking   | 80% of Sales Price<br>less Down Payment Rebate                        |
| On intimation of Possession | 5% of Sales Price + Stamp Duty & Registration Charges<br>(See note 4) |

| Linked stages                        | Payment  |  |
|--------------------------------------|--|--|
|                                      | Villa I and 2  | Penthouse  |
| 1 On Booking                         | Rs 30 lakhs  | Rs 30 lakhs  |
| 2 Within 30 days of booking          | 15 % of Sales Price  | 15 % of Sales Price  |
| 3 Within 60 days of booking          | 15 % of Sales Price less booking amount                              | 15 % of Sales Price less booking amount                              |
| 4 On Completion of Ground Floor slab | 25 % of Sales Price  | 15 % of Sales Price  |
| 5 On Completion of First Floor slab  | 20 % of Sales Price  | 15 % of Sales Price  |
| 6 On Completion of Second Floor slab | NA   | 15 % of Sales Price  |
| 7 On Start of Flooring               | 10 % of Sales Price  | 10 % of Sales Price  |
| 8 On Start of Finishing              | 5 % of Sales Price   | 5 % of Sales Price   |
| 9 On Start of Furnishing             | 5 % of Sales Price   | 5 % of Sales Price   |
| 10 On intimation of Possession       | 5 % of Sales Price + Stamp Duty & Registration Charges ( See note 4) | 5 % of Sales Price + Stamp Duty & Registration Charges ( See note 4) |

#### Notes:

- 1 Booking Amount Rs 30 lakh.
- 2 In the above stated Sales Price, External Development Charges and Infrastructure Development Charges (IDC) are included.  
In Case of any upward revision in future by the Govt. agencies, the same would be recovered on Pro-rata basis from the applicant/ allottee.
- 3 Down Payment Price shall be calculated taking 10% Rebate on 80% of the Basic Price, which is subject to change without notice.
- 4 Stamp Duty/ registration charges shall be payable with the last installment based on prevailing rates.
- 5 Prices subject to revision without notice at the sole discretion of the company.



# The details

Site Area 1365 Sq mtrs 14687.4 Sq ft

| Land area | Villa 1 | Villa 2 | Villa 3 |
|-----------|---------|---------|---------|
| Sq mtrs   | 555     | 550     | 175     |
| built up  | 5000    | 4925    | 5175    |

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