

Allow us  
to introduce:

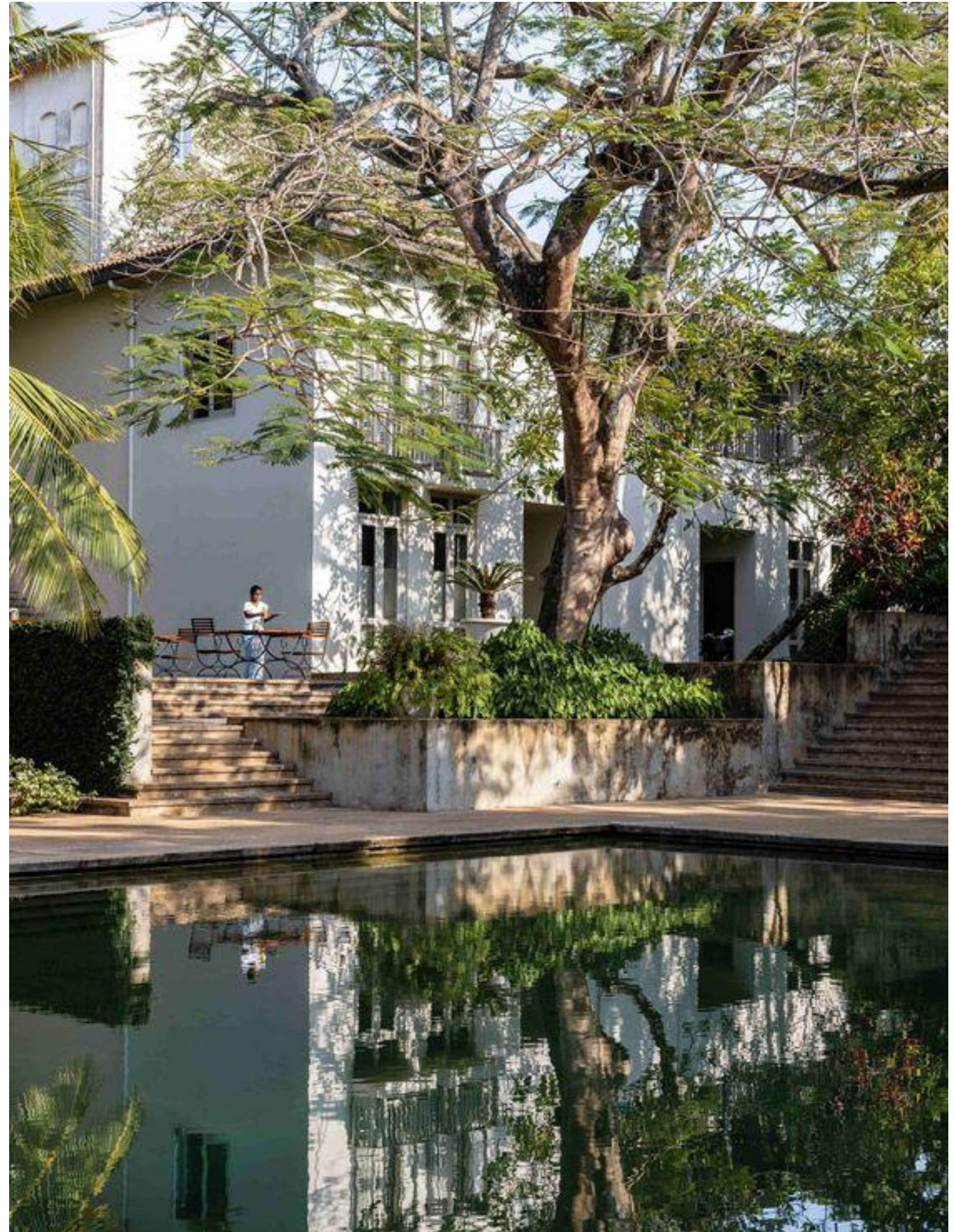
# Villa Esmé

An elegant,

**fully furnished,  
5-bedroom, ultra-luxury villa,**  
currently available for purchase.

Location: Soccoro, North Goa.

Marketed by:



Plan overlaid with actual site  
image



## Site Images



## Site Images



## Paddy field views, facing North

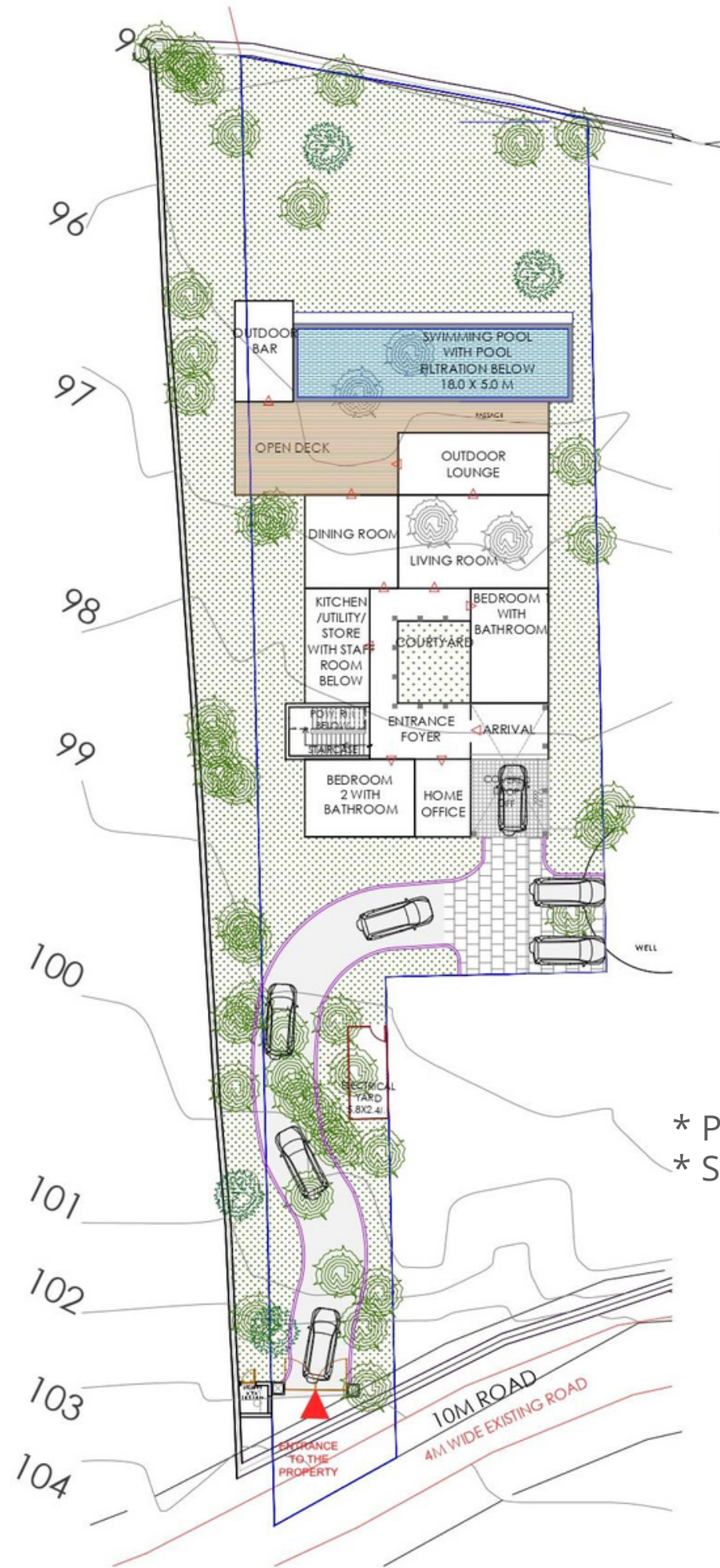


## Paddy field views, facing West

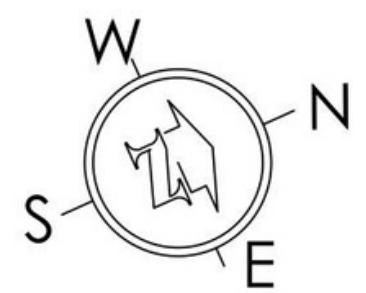


## Paddy field views, facing East

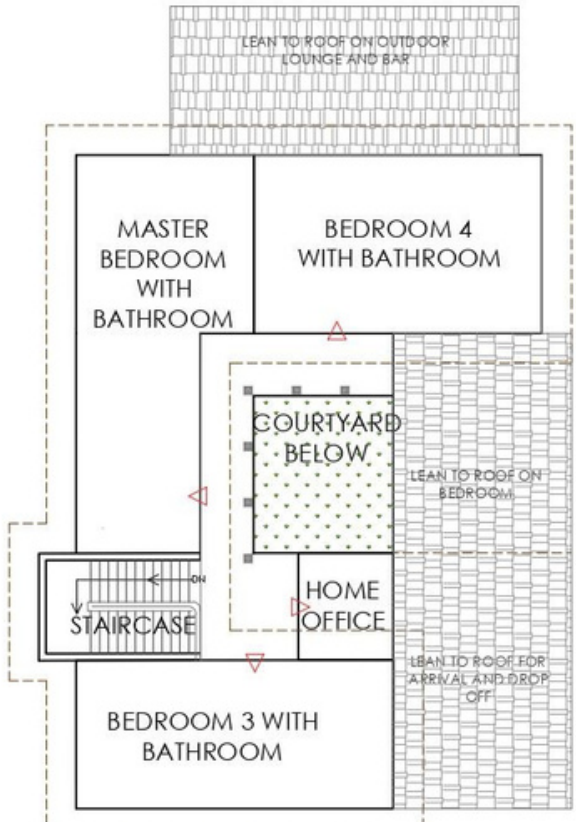




\* PLOT AREA -1532.3 SQ.M.  
 \* SUPER BUILT UP AREA-755 SQ.M.

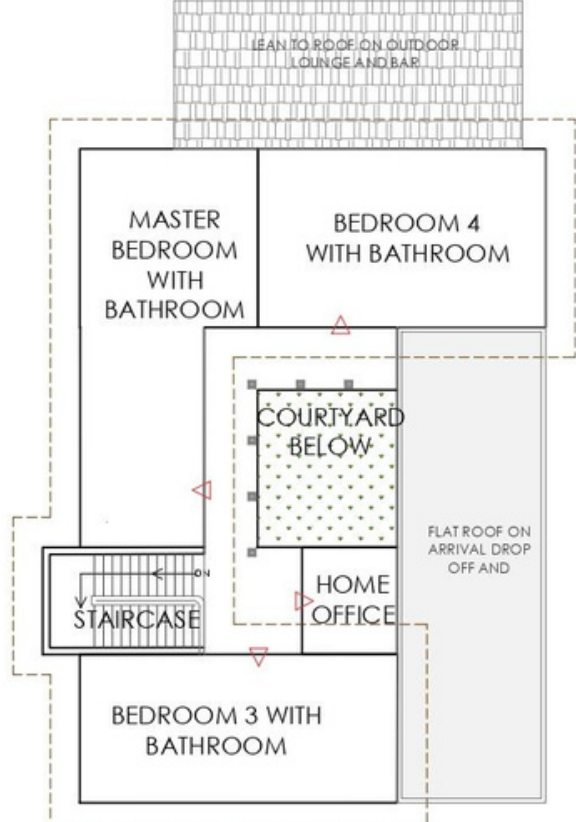


GROUND FLOOR PLAN



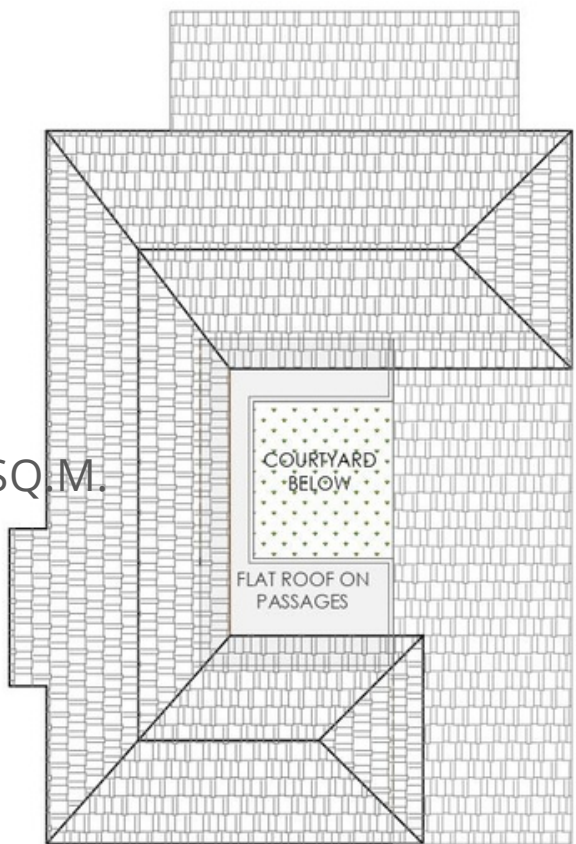
FIRST FLOOR PLAN

LEAN TO ROOF ON DROP OFF, ARRIVAL AND BEDROOM

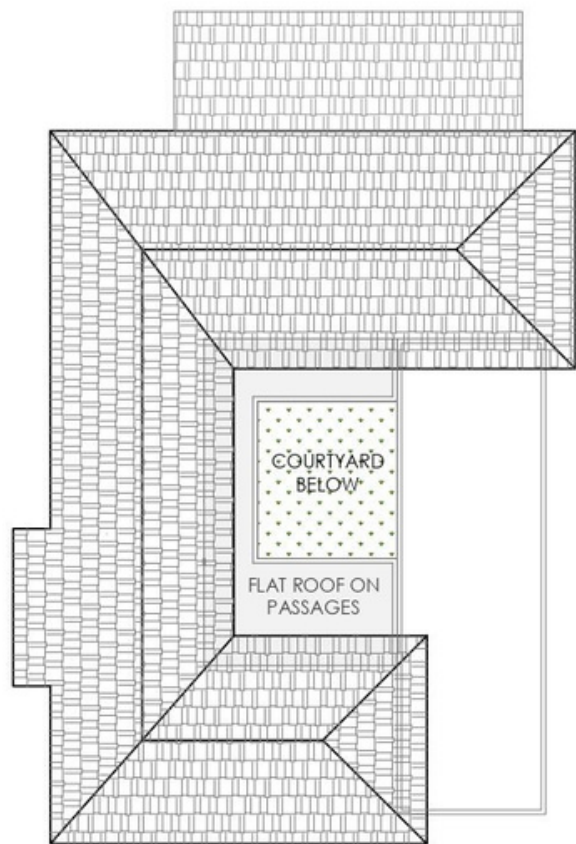


FIRST FLOOR PLAN

FLAT ROOF ON DROP OFF AND BEDROOM



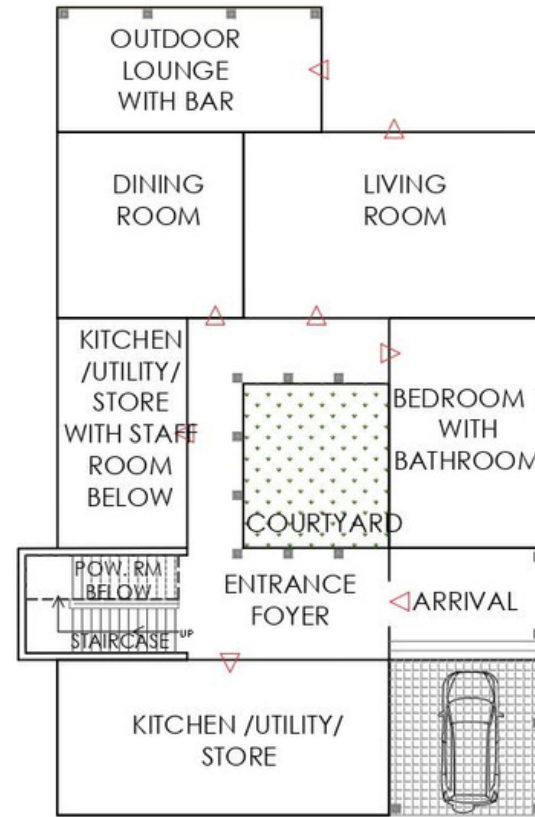
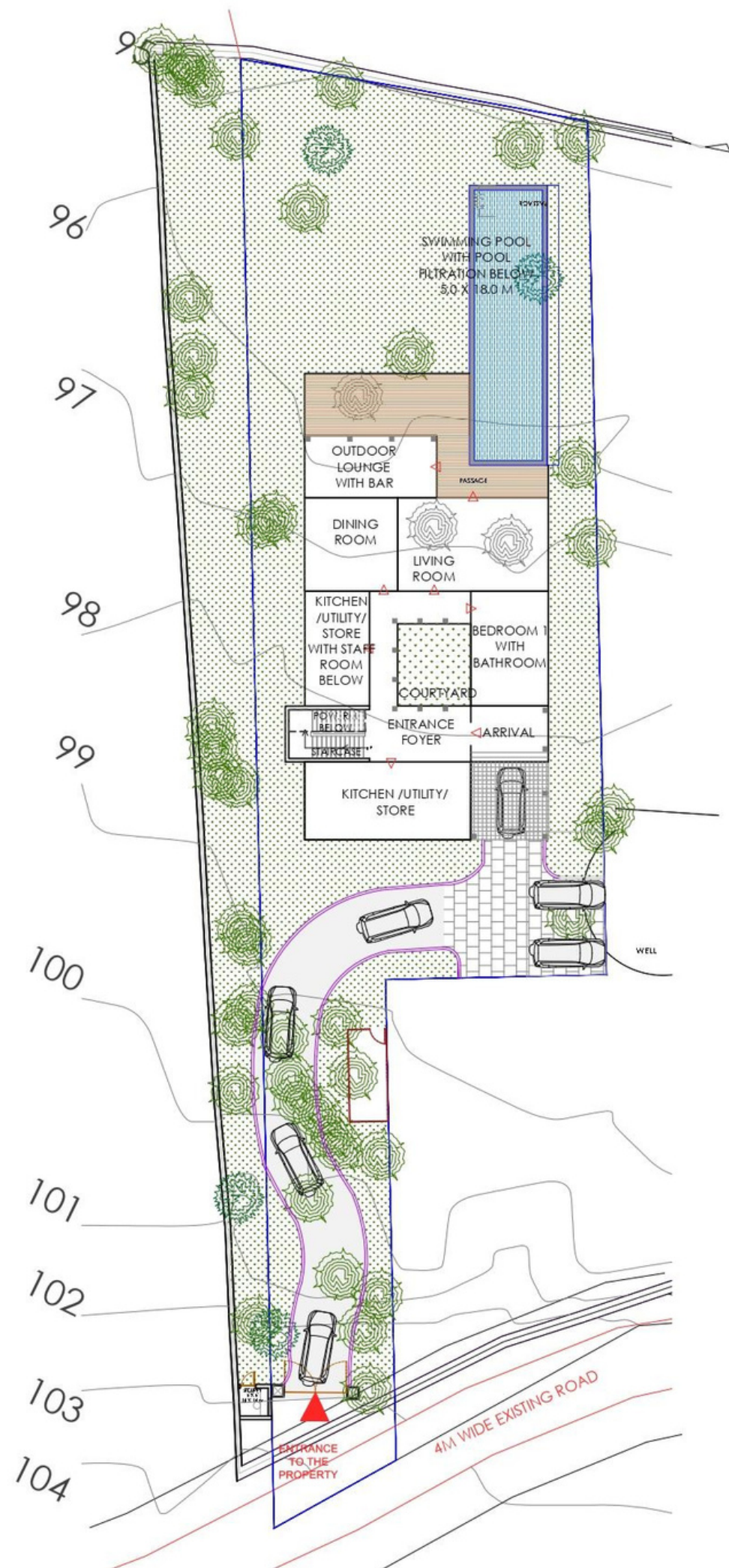
ROOF PLAN  
OPTION 1



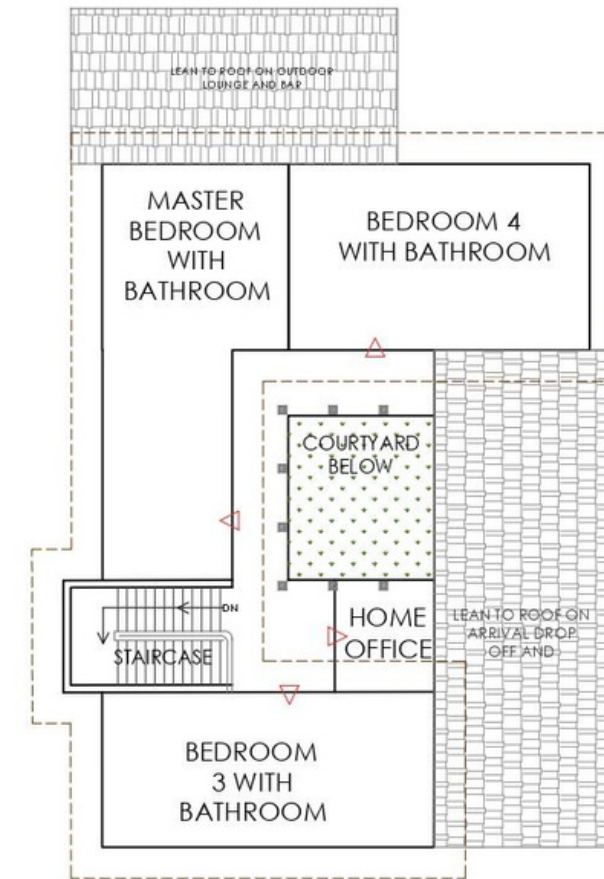
ROOF PLAN  
OPTION 2

# Option One

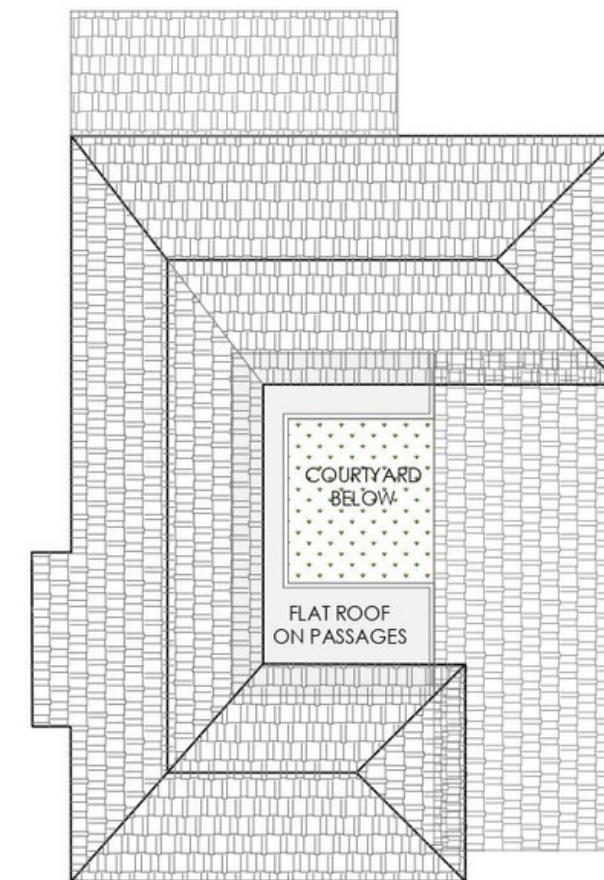
Proposed Preliminary Zoning



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

# Option Two

Proposed Preliminary Zoning

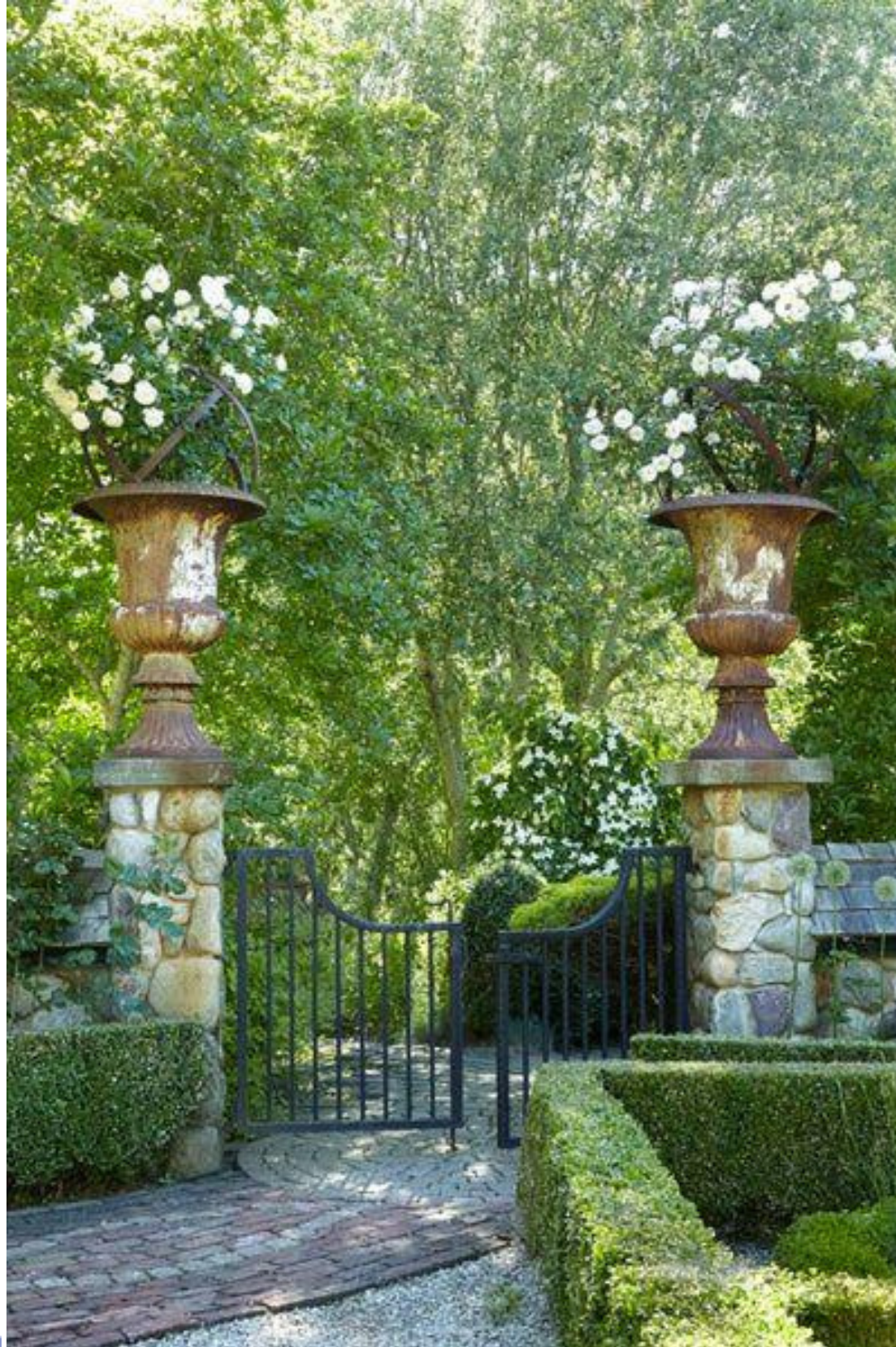
# Proposed Preliminary Elevations



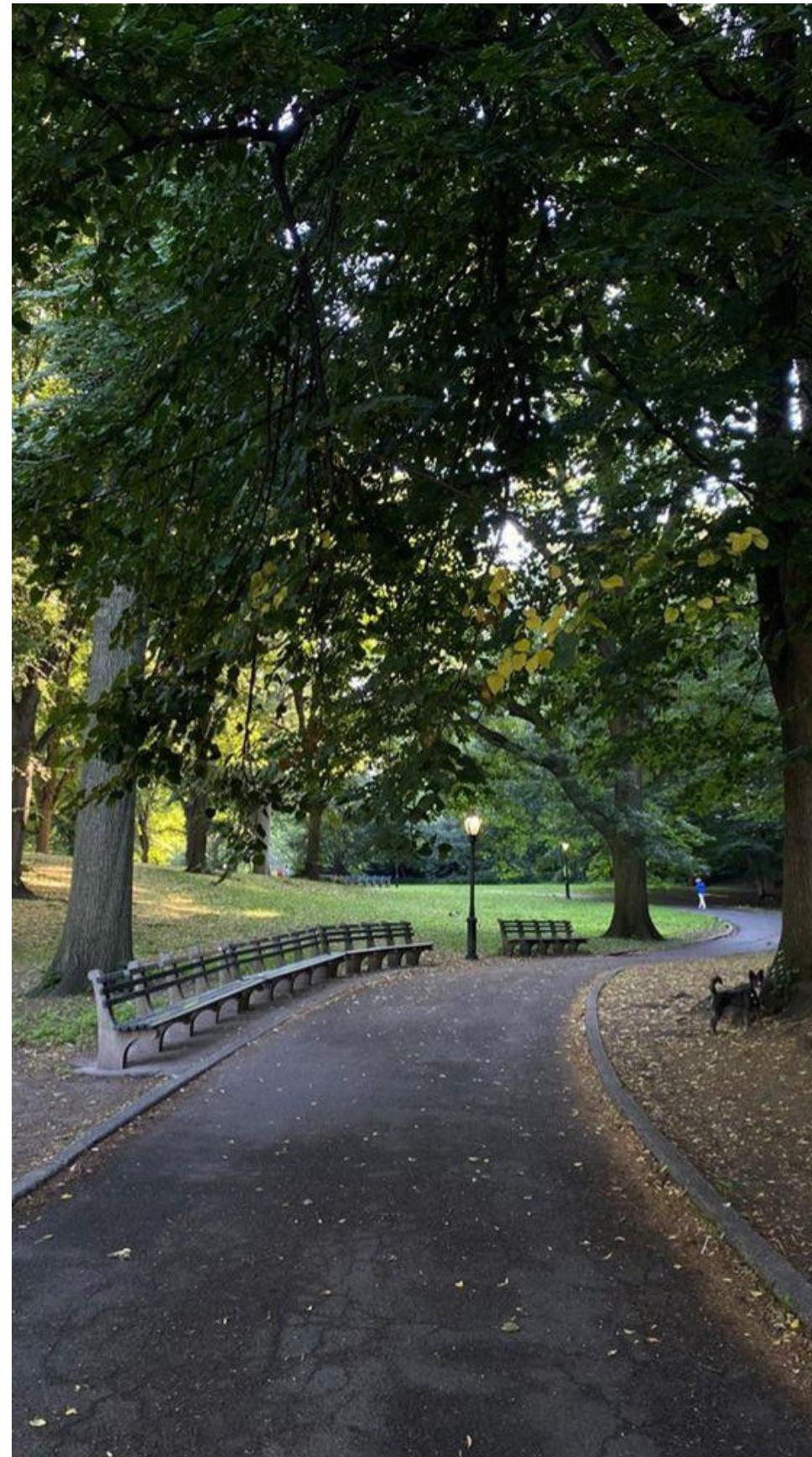
\* PLOT AREA -1532.3 SQ.M.  
 \* SUPER BUILT UP AREA-750 SQ.M.



## Entrance Gate – Look & Feel References



## Driveway – Look & Feel References



## Side Elevation – Look & Feel References



## Pool Area – Look & Feel References



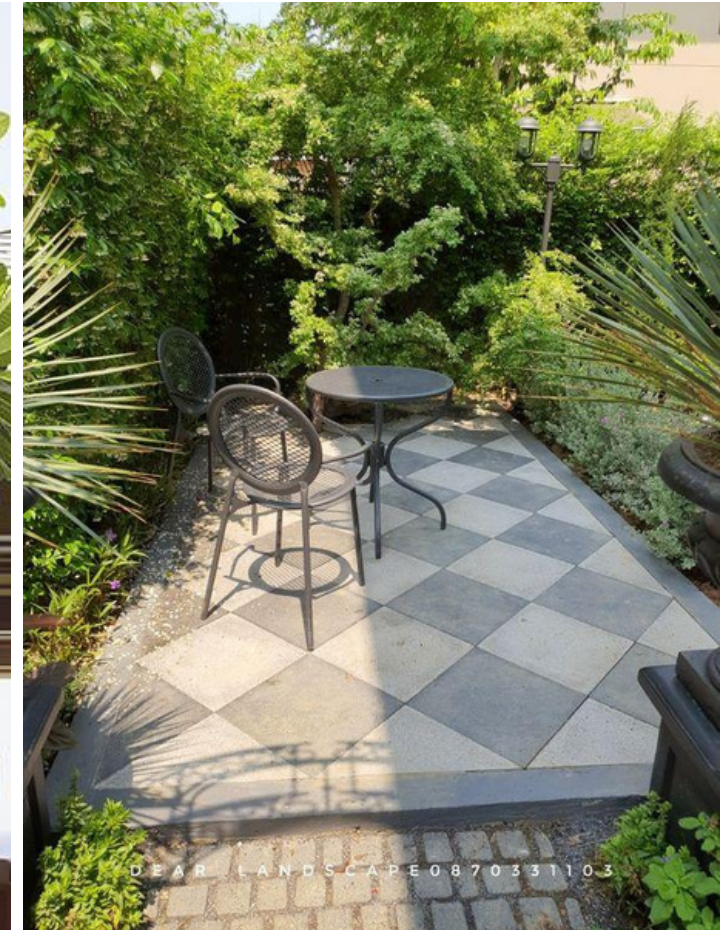
# Front Entrance – Look & Feel References



# Entrance Foyer – Look & Feel References



## Courtyard – Look & Feel References



## Passageways around Courtyard – Look & Feel References



# Formal Living Area – Look & Feel References



# Formal Dining Room – Look & Feel References



# Outdoor Living Area & Bar – Look & Feel References



# Bedrooms – Look & Feel References



# Bedrooms – Look & Feel References



# Bathrooms – Look & Feel References



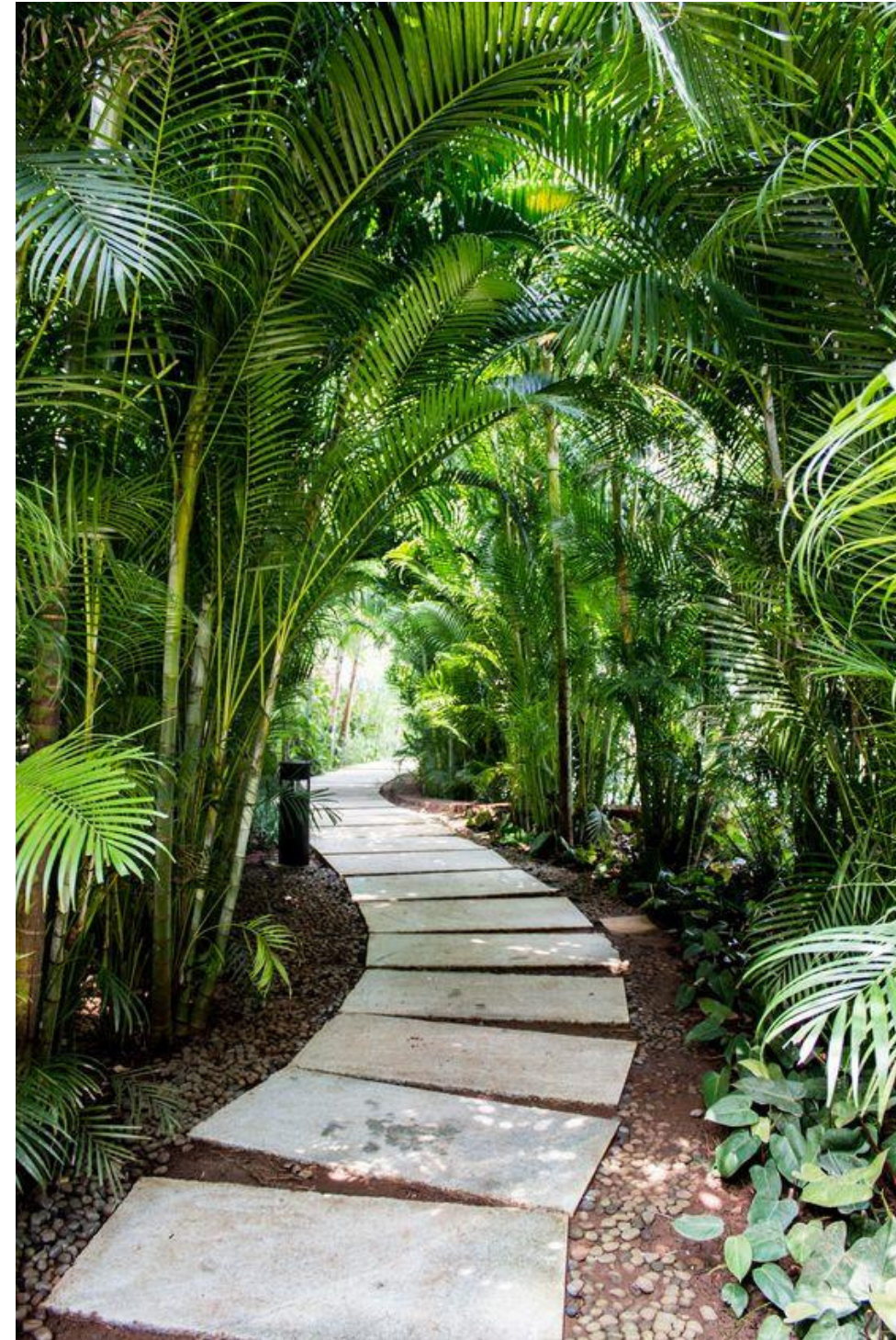
# Kitchen – Look & Feel References



## Swimming Pool & Deck – Look & Feel References



# Landscaping – Look & Feel References



# Important Specifications

**Date of Handover:  
March 2024**

**Total Plot Area**  
1532.3 Sq M  
(including access driveway)

**Super Built up Area**  
755 sqm (approx)

## **Spaces:**

5 bedrooms with attached bathrooms  
Indoor and outdoor living and dining spaces  
An auxiliary room  
Swimming pool with deck and verandah  
Powder room  
Kitchen with a veranda  
Covered parking area  
Staff accommodation with attached bathroom and kitchen (for two staff members)

## **Landscape:**

Entrance driveway through a front gate with landscaping and paving  
Poolside decking  
Open verandahs and terraces as per drawings  
Driveway  
Landscaped courtyards, walkways, and a large main garden.

## **Services and Utilities:**

Generator facilities with housing, internal electrification with DBs & general lighting  
Pool filtration system with housing  
Covered Parking Space for two cars  
CCTV surveillance  
Internal and external electrical, plumbing, water supply, sewage and drainage systems  
Landscape with external lighting, electrification, and garden plumbing facilities

## **Interiors**

Stone floors, high ceilings, and large wooden doors and windows.  
Fully furnished including all furniture, objects, art, soft furnishings, textiles, lighting, and Airconditioning.  
Custom made sofas and designer bed linen for each bed room, beautiful carpets, and specially commissioned art.  
Bathrooms with bath fittings (Villeroyand Boch and Grohe).  
Outdoor furniture, cushions, objects, with bar and barstools.  
Modular kitchen with cooking hob, chimney, oven, refrigerator, some special crockery and cutlery.  
A washing machine and dryer.



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