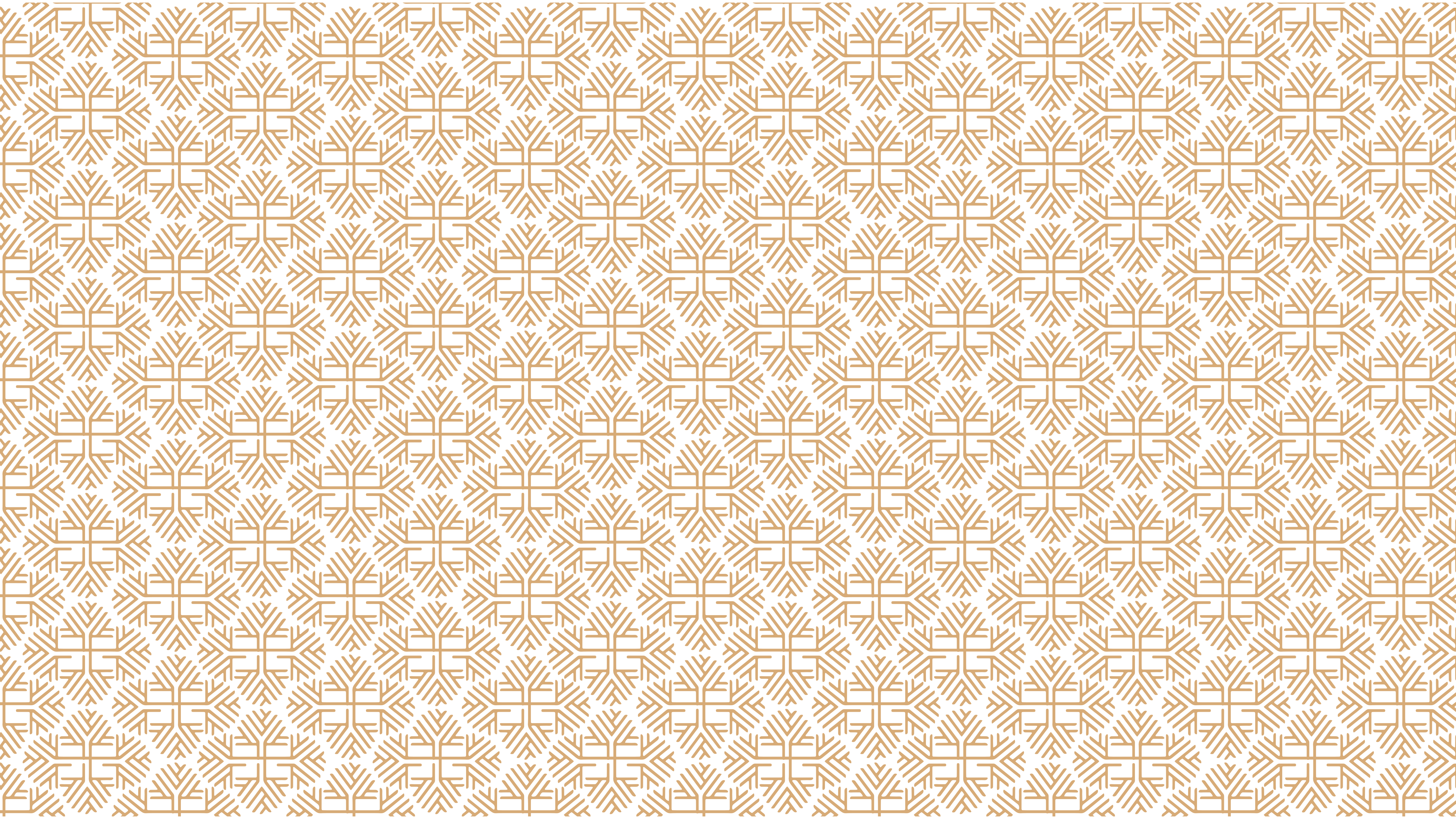




Terreno Villas





ADHITRUM[™]

DESIGNING A LIFESTYLE POWERED BY NATURE AS
THE TORCHBEARER OF TRUSTEESHIP AND
RESPONSIBLE BUSINESS ETHOS

Adhitrum Homes is a global business conglomerate with diverse interests in IT and Real Estate while being principally engaged in the development, construction, and sale of luxe villas and mixed use commercial buildings in Goa

By conceptualizing and delivering Luxury Spaces while amplifying the essence of nature, Adhitrum Homes ensures utmost value and transparency to partners, patrons and customers!

Casa Vagator

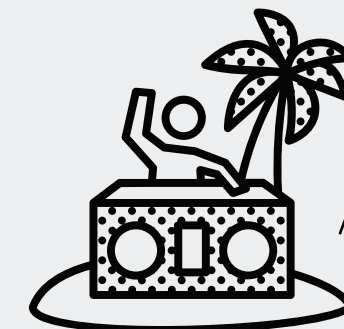
A gated community amidst the lap of uninterrupted beaches for those who love & live life in king style

Situated at the end of the Sinkerim, Candolim, Calangute, Baga & Anjuna stretch, separated from Morjim by the Chapora River with upbeat nightlife, Goan trance and tranquil beaches



Romeo Lane Goa

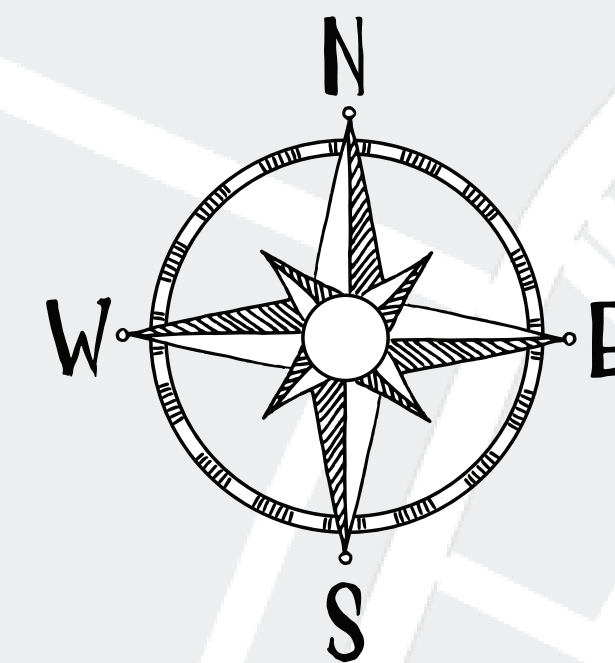
Ozarn Beach Rd



Sunburn Festival

Your well-ventilated private space with dedicated greens, near the Vagator Beach, overlooking the Chapora Fort, a place that keeps your privacy at the epicentre, and picturesque nature greets you with open arms

**Hill View
Vagator Anjuna**





Sunburn Party Arena

📍 Just opposite your villa

Vagator Beach

📍 500 m

Antares Beach Resort

📍 700 m

The Westin Goa

📍 850 m

Titlie Culinary Bar

📍 900 m

Chapora Fort

📍 1.5 km

A luxurious, sprawling villa your solitary retreat!

Villa designed to complement your exquisite taste for the finest in life to show what your dream home should look like!



Dynamic, rustic & indianized façade

A luxuriously rich villa with harmoniously framed subtle volumes, well-composed using the purest old Indian forms of patterns, textures, materials and design thinking!

Green lush private lawns accompanied by the Signature Wall of Terreno Villa greet you at the entrance

This landmark articulation portrays the truest essence of Indianness with self-patterns around a sophisticated white wall. The combination creates a contrasting effect and draws your attention to the unifying framed composition, leaving an everlasting impression on your first interaction

The Luxe Touch

- ✦ **All-natural material palette** with no man-made interventions
- ✦ Native to Southern India **Red Laterite Stone**
- ✦ Bespoke use of Southern Indian Granite **Sadar Ali**
- ✦ Use of naturally-occurring sedimentary rock **Kadappa**
- ✦ **Metal roof gutters** in contextual style
- ✦ **Aluminium windows by Schueco** for the highest standards of aesthetic & security

**The brands & materials mentioned are incorporated throughout the villa.*

The image used are artistic renders and purely for representational purposes.



Alluring arena flaunting subtle elegance

Encapsulating the 'Goan state of mind' interconnected living, dining, and accessible areas encourage constant interaction!

Enter the sprawling dining and living room, and your eyes are likely to go to the glass windows that run the entire wall length. Having tactile quality spread across the space, each material used brings out a sense of belonging as you feel it. The living room is opalescent enough, allowing ample daylight and maximised natural ventilation. Being focused on elegance, we opted for sophisticated materials and small accents of luxury

The staircase not just serves a utilitarian purpose; it is a sculpture, an artwork, letting you experience newness with each step. A brilliant articulation on the inside, the amalgamation of materiality, represents a great synergy between spaces





The Luxe Touch

- ✦ Trendsetting, functional and stylish furniture & lighting from renowned **Italian brands**
- ✦ **Italian designed** pendant
- ✦ Dining Table **Spiga by Calligaris**
- ✦ **Aluminium windows by Schueco** for the highest standards of aesthetic & security
- ✦ Dining chairs **Oleandro by Calligaris**
- ✦ **Bespoke rug** collection specially crafted for Terreno Villa
- ✦ Big format tiles **Nexion**

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It is all about minimalism and luxury!

Rich, clean interiors in forms and textures, natural materials, mouldings, muted colours, extravagant lighting, touches of gold, and more- all with a luxe touch!

With layers of laidback materiality in a variety of hues, ornate architectural canvas, the space exudes warmth and timeless taste, representing a modern take on classic elegance

The Luxe Touch

- ✦ Living room sofa
Minotti
- ✦ Hanging lights
Flos
- ✦ **Bespoke rug** collection
specially crafted for
Terreno Villa
- ✦ Big format tiles
Nexion
- ✦ **Aluminium windows**
by **Schueco** for the
highest standards of
aesthetic & security

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Your ultimate
background oasis:
an experience worth
lasting a lifetime!



The water affair

Coated in the natural combination of white and blue, instantly evoking the colour aesthetic associated with Goan vibes, your private pool with 3 stunning water spouts lets you relax from within in the lap of privacy and comfort

Being adjacent to the living room, this side of your villa optimizes maximum aperture, letting you one step closer to nature. Every corner of this space oozes tranquillity and stunning views to indulge in at any given point in the day

The Luxe Touch

- Pool equipped with leading American company, **Pentair Filtration System** ensuring clean & fresh water every time
- Aluminium windows by German brand Schueco** for the highest standards of aesthetic & security
- Pool deck in **WPC (waterproof composite)** for improved durability
- Barbeque station
- Imported** pool-side outdoor furniture

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A comfortable luxe touch

Master Bedroom

The feeling of grandeur intensifies in the bedroom with a college of material palette amalgamating to luxify the overall outlook. Having a distinct personality while personifying the indoor-outdoor connection, the room embodies a bay-window which breaks you loose to separate set-out space to let you enjoy a sundowner at peace!

The spirit of elegance reigns in the extenuated accent wall done up using Cork Sheet Paneling with Blue Metal Art Installation and a majestic walk-in wardrobe



The Luxe Touch

- ✦ Trendsetting, functional and stylish furniture & lighting from renowned Italian brands
- ✦ Bed - **Velvet Make** by **NovaMobili**
- ✦ Side table - **Tonin Casa**
- ✦ Arm chair - **Baltimora** by **Calligaris**
- ✦ Aged **Wooden Rafter Ceiling**
- ✦ **Cork Sheet Paneling**
- ✦ Intricate customized artwork done in Mild Steel Frame
- ✦ Hand-picked **Statuario Stone** flooring placed with precision
- ✦ Walk-in wardrobe
- ✦ **Bespoke rug collection** specially crafted for Terreno Villa

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Breathing out tranquillity with privacy

Bedroom 2

A spacious wardrobe is just the essence of luxurious living. But there is also much more to luxury!

By the end of the day, it is all about having an organised, well-appointed closet space alongside arrears that serve for maximum and efficient storage. For the optimal utilization of space, we tactfully carved out a sit-out area in the room, which acts as an addition to the wardrobe space

The Luxe Touch

- ✦ Bed
NovaMobili
- ✦ Side table
NovaMobili
- ✦ Big format tiles
Nexion
- ✦ **Bespoke rug collection**
specially crafted for
Terreno Villa
- ✦ Uniquely designed **TV
unit** (Storage + TV +
Display Unit)
- ✦ Built-in seating
- ✦ Bespoke wardrobe
doors with **fluted glass**

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mentioned are incorporated
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Bedroom 3

The Luxe Touch

- ✦ Bed
NovaMobili
- ✦ Side table
NovaMobili
- ✦ Engineered
Wooden Flooring
- ✦ **Bespoke rug collection**
specially crafted for
Terreno Villa
- ✦ Uniquely designed **TV
unit** (Storage + TV +
Display Unit)
- ✦ **Customized wall lighting**
for added luxe touch

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Guest Bedroom

The Luxe Touch

- 🌿 Bed
Gulmohar Lane
- 🌿 Side Table
Gulmohar Lane
- 🌿 Big format tiles
Nexion
- 🌿 **Bespoke rug collection**
specially crafted for
Terreno Villa
- 🌿 TV unit
Gulmohar Lane
- 🌿 Customized artifacts

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Diminutive area designed to oomph out the feeling of extravagance

The colour, tone and texture of clean lines, simple proportions, elegant and timeless materials like White Panda are finely placed to articulate a space that boasts luxury!

This incredible Panda White marble is a natural stone characterized by having majestic black veins on a purest white background, making the perfect chic combo, possessing great elegance and luxury at a glance. Combined with Pencil Tiles and vertical fluting on this precious natural stone, the overall composition fits perfectly, personifying magnificent character and majesty

The Luxe Touch

✦ Strategic use of natural **White Panda Marble**

✦ **Italian** make sanitary ware

✦ Faucets **Gessi**

✦ Sanitary ware **Valdama**

✦ Aesthetic use of **Pencil Tiles with Vertical Fluting**

✦ Conceal **track light**

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Elegance joins hands with functionality

Each villa enjoys luxury ensuite bathrooms made seamlessly using avant-garde design and top-of-the-range fixtures accompanied by bespoke vanity units

To encapsulate you and keep the place well-connected, the accent wall of the bathroom adorns the landmark articulation pattern that of the Signature Wall of Terreno Villa, portraying the most authentic essence of Indianness with self-patterns, reviving that everlasting impression of yours



The Luxe Touch

- Seamless use of textured tiles
Nexion
- Practically engineered
Marble Vanity Tops
- Faucets
Kohler
- Sanitary ware
Kohler
- Bespoke mirror designs**
specially crafted for
Terreno Villa

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The Luxe Touch

- ✦ Marble tiles **Nexion**
- ✦ Engineered **Marble Vanity Tops**
- ✦ Faucets **Kohler**
- ✦ Sanitary ware **Kohler**

- ✦ **Bespoke mirror designs** specially crafted for Terreno Villa
- ✦ Faucet & rain shower enclosures are PVD coated to maintain uniformity **Kohler**

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The Luxe Touch



Marble tiles
Nexion



Faucets
Kohler



Bespoke mirror designs
specially crafted for
Terreno Villa



Engineered
Marble Vanity Tops



Sanitary ware
Kohler



Faucet & rain shower enclosures
are PVD coated to maintain
uniformity **Kohler**



Modern luxury is not a matter of property, but a state of mind, a philosophy of living the best life available!

The Luxe Touch

- ✿ Marble tiles **Nexion**
- ✿ Engineered **Marble Vanity Tops**
- ✿ Faucets **Kohler**
- ✿ Sanitary ware **Kohler**
- ✿ **Bespoke mirror designs** specially crafted for Terreno Villa
- ✿ Faucet & rain shower enclosures are PVD coated to maintain uniformity **Kohler**

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The Luxe Touch

- Fully outfitted kitchen with best-in-class **Siemens** equipments like - **HOB, Microwave, Smart Oven, Dishwasher, Refrigerator, Washing Machine** and more
- Kitchen fittings **Hafele & Blum**
- Aesthetic use of **Fluted PU Panel & Veneer**
- Kitchen top **Kalinga Stone**
- Big format tiles **Nexion**

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What makes Terreno unique

Site Plan

Dedicated Greens + Private Pool

Majestic yet modern, your villa will be surrounded by dedicated private greens from 4 sides. What's more, your private pool (30 Sq. mtr.) will give you excitement and amazing serenity

Unparalleled Privacy

A manipulation of geometric forms, reinforcing a connection between the architecture, landscape, sunlight; blurring the boundaries between inside and out. Designed in a manner that the dead façade of your villa overlooks the private zone of the other, creating a sense of privacy and enclosure

Energy Efficient

Your villa is designed keeping natural orientation in mind. Providing a comfortable living, the villa receives maximum ventilation and natural light in all climatic conditions



Villa 1

Villa plot area - 396 Sq. mtr. (4261 Sq. ft.)
Carpet area - 274 Sq. mtr. (2950 Sq. ft.)
Built up area - 435 Sq. mtr. (4683 Sq. ft.)
Super built area - 679 Sq. mtr. (7305 Sq. ft.)

Villa 2

Villa plot area - 410.5 Sq. mtr. (4417 Sq. ft.)
Carpet area - 274 Sq. mtr. (2950 Sq. ft.)
Built up area - 435 Sq. mtr. (4683 Sq. ft.)
Super built area 688 Sq. mtr. (7398 Sq.ft.)

Villa 3

Villa plot area - 474 Sq. mtr. (5096 Sq. ft.)
Carpet area - 274 Sq. mtr. (2950 Sq. ft.)
Built up area - 435 Sq. mtr. (4683 Sq. ft.)
Super built area - 756 Sq. mtr. (8132 Sq. ft.)

Villa 4

Villa plot area - 481 Sq. mtr. (5177 Sq. ft.)
Carpet area - 274 Sq. mtr. (2950 Sq. ft.)
Built up area - 435 Sq. mtr. (4683 Sq. ft.)
Super built area - 764 Sq. mtr. (8221 Sq. ft.)

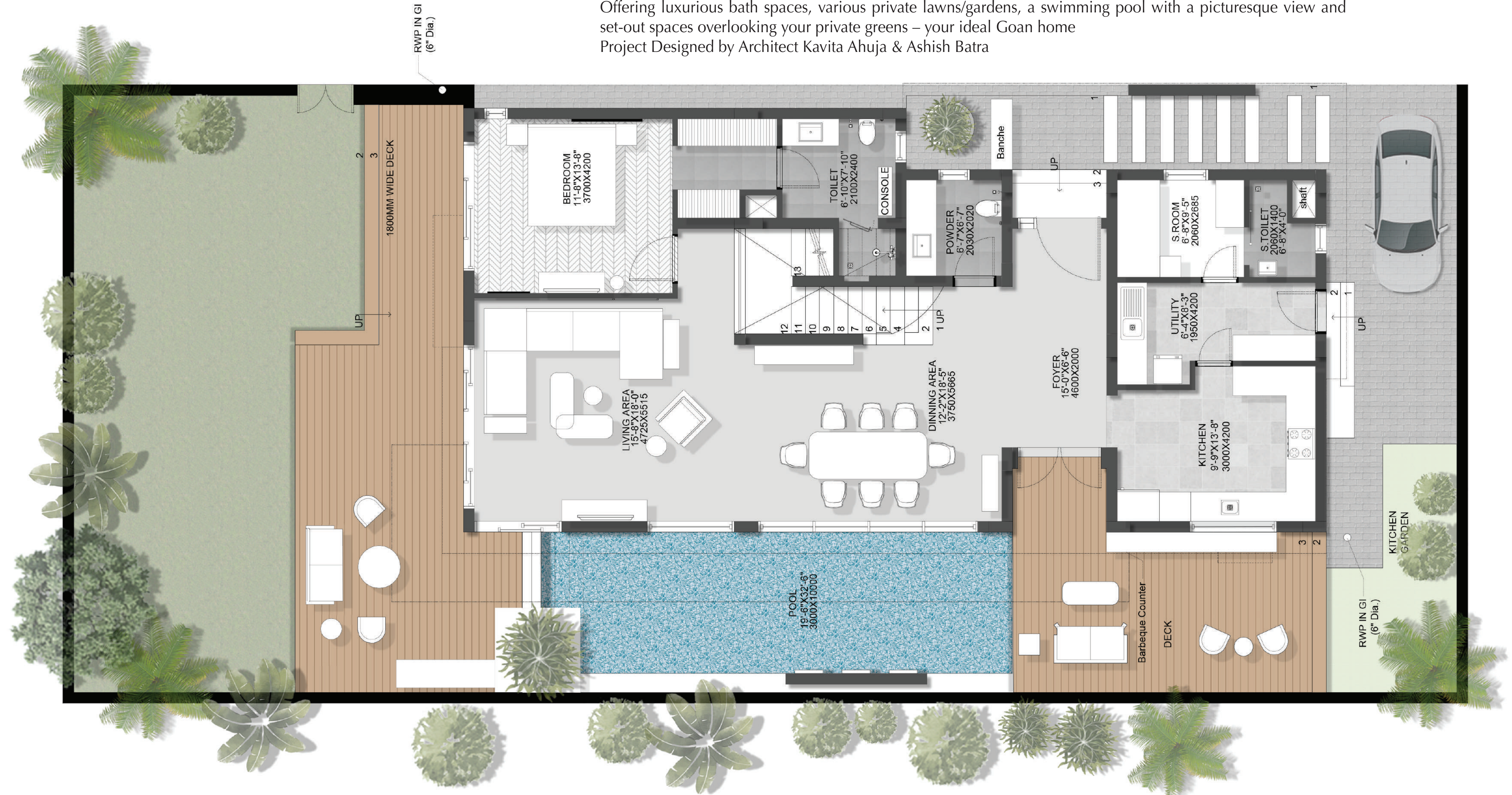
 Dedicated parking space for each villa

*Built-Up area is with walls and balcony + bay window + projections + pool
*Super Built-up Area = Built-up area + common area + plant room + UGT + deck area + greens + parking

Ground floor

Your private enormous living, dining, and versatile entertainment spaces, with substantial outdoor terraces and a state-of-the-art kitchen

Offering luxurious bath spaces, various private lawns/gardens, a swimming pool with a picturesque view and set-out spaces overlooking your private greens – your ideal Goan home
Project Designed by Architect Kavita Ahuja & Ashish Batra



First floor



LUXURY IS WHEN IT SEEMS FLAWLESS,
WHEN YOU REACH THE RIGHT BALANCE
BETWEEN ALL ELEMENTS"



Highlights



A private pool equipped with a leading American company - **Pentair Filtration System** to ensure clean, pure, and refreshing water every time



Climate Control and Air Conditioning System designed with **Mitsubishi VRF** premium segment, customized for comfort and energy efficiency. The villa has 2 circuits with 1-way and 2-way airflow cassette units. It is an all-electric VRF system that provides heating and cooling by cycling refrigerant between an outdoor unit and each zone's ductless or ducted indoor unit



Fully outfitted kitchen with best-in-class **Siemens** equipments like - HOB, Microwave, Smart Oven, Dishwasher, Refrigerator, Washing Machine and more



The entire villa has **Aluminium Windows by Schueco**, a Germany headquartered company known for the highest standards in comfort, design, security and sustainability



For that luxe element, all the furniture is trendsetting, functional and stylish from esteemed Italian brands like **Minotti, Novamobili, Calligaris, Gulmohar Lane** and more



The entire villa has large format tiles, 8 x 4ft and 4 x 2ft size from **Nexion**, the most premium brand of ceramic market, designed in Italy and made in India



The powder room is loaded with fixtures from **Gessi** - globally recognized as a path-breaker in the sanitaryware space, along with other sanitaryware fixtures by Italian brand **Valdama**



All the bathrooms across the villa have rain shower enclosures, push-button **Anthem Series** diverters and sanitary fittings by **Kohler**- the best-known brand for sanitaryware



To bring out class, the lighting fixtures are from **Flos** - a leading international manufacturer of top-end designer lighting and innovative lighting systems



Across the villa, there are **Sony/LG Smart LCDs 65" Android and Apple TV** with **Bose Soundbars**



Bespoke rug & mirror collections specially crafted for Terreno Villa

Amenities

- ✦ Separate first-floor pantry for added convenience
- ✦ Bitumen roof tiles to minimize heat transfer and withstand extreme weather conditions
- ✦ Independent accommodation for support staff with separate entry for unmatched privacy
- ✦ 100% diesel generator electricity backup system
- ✦ CCTV surveillance at each nook and corner with 24*7 security
- ✦ 100% privacy-compliant villa
- ✦ Ample parking space within the premises
- ✦ A terrace overlooking the swimming pool



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