



ESVILLA

— EMBRACING LUXURY —

PRESENTS

AURELIA



Esvilla exudes wealthiness thanks to the elements of our design philosophy that make up its name. We are gathering ideas for our homes from Portuguese and tropical architecture while exploring Aldona and other quaint places.

The villas are an excellent starting point for discovering the magnificent beaches, the well-known Nerul River that runs between the two villas, the sunny hills, and the exciting local nightlife.

ALDONA



The villas serve as a backdrop for the North Goa region's beautiful environment in Goa. While touring Aldona and other charming towns, we get inspiration from Portuguese and tropical home design. Offering four bedroom villas, double-height foyer area, living room, lounge area with natural light, and an open deck with water body. Esvilla has invested in Portuguese themes and aesthetics while creating a style of architecture that emulates the minimalist aesthetic of modern architecture while responding to the climatic and environmental conditions of the tropics.



A SERENE OASIS SITUATED IN THE HEART OF ALDONA, GOA WHERE PORTUGUESE CHARM MEETS LUXURIOUS COMFORT.

Beautiful beach life!

- Prime rose beaches (21 minutes)
- Vagator beach (32 minutes)
- Baga beach (30 minutes)
- Anjuna beach (35 minutes)

Other places!

- Corjuem fort (9 minutes)
- Moira sports club (4 minutes)
- Nachinola catholic church, (3 minutes)
- St. Thomas church (4 minutes)
- Mopa Airport (30 minutes)

Clubs and Bars!

- Aldona goa village (5 minutes)
- Blue moon bar (5 minutes)
- Spice goa (12 minutes)
- Mapuche restaurant (15 minutes)
- Soul Curry (8 minutes)

Schools & Universities!

- Paradise school aldona (18 minutes)
- St Thomas school and church (15 minutes)

Five - star hotels!

- The only olive (5 minutes)
- Concio's house (2 minutes)
- Avanilaya (8 minutes)
- Storii by ITC gand (9 minutes)
- Post Card (5 minutes)

Hospitals!

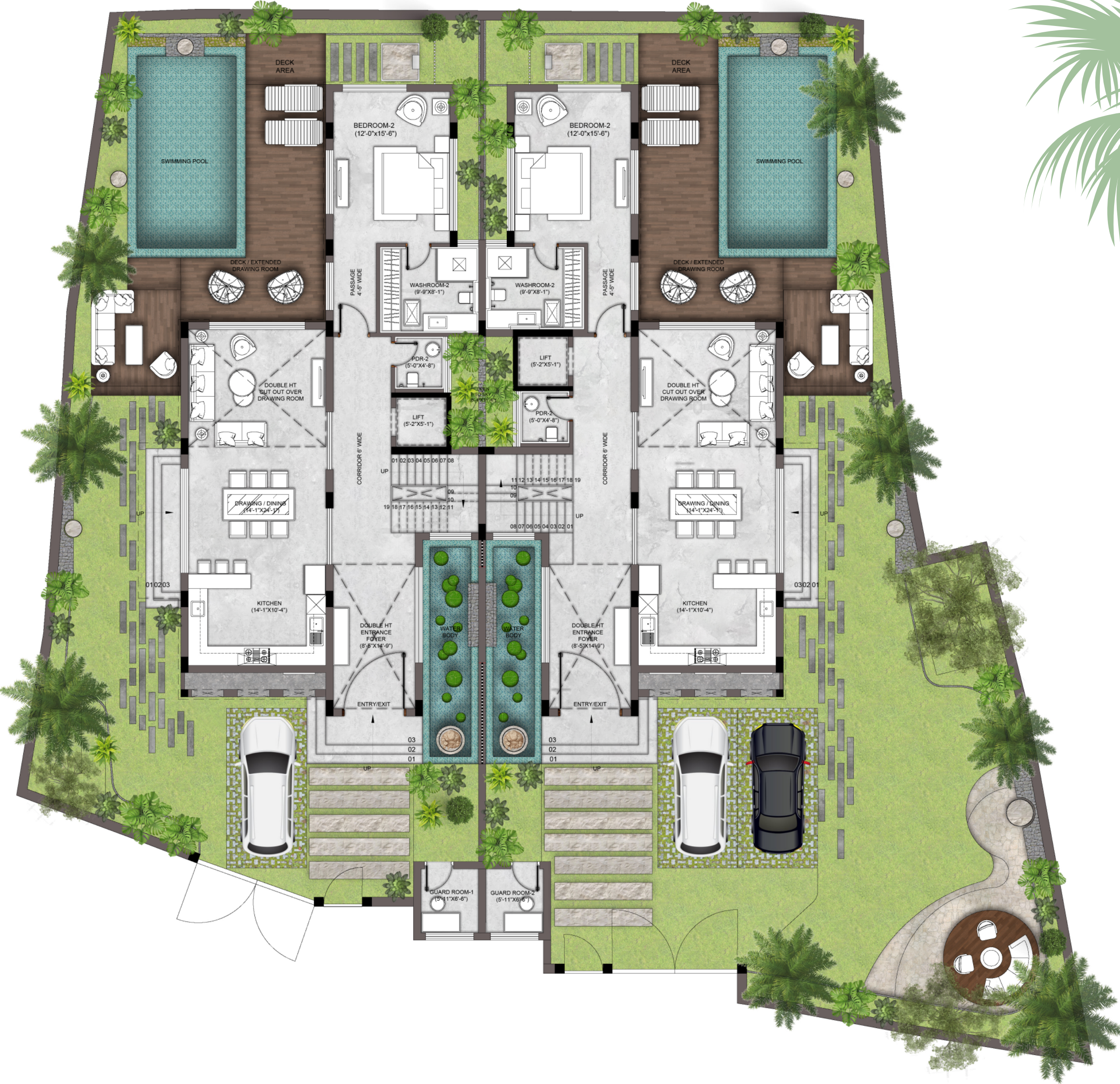
- Primary health center (28 minutes)



EV

Our two villas
in Portuguese
style with an
independent
pool

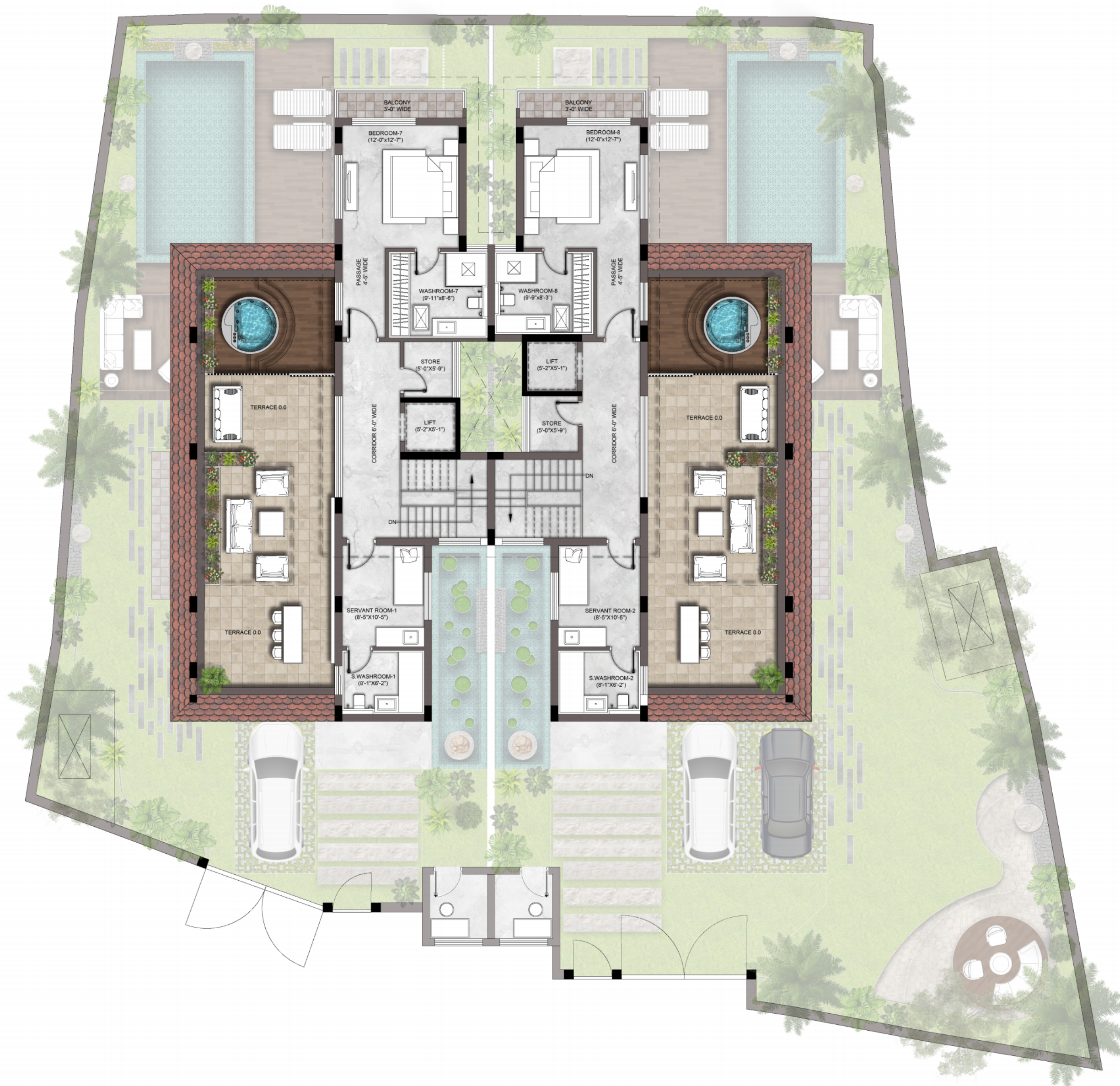
MASTER PLAN OF “AURELIA”





LAYOUT PLAN FIRST FLOOR

- Drawing room with a double-height ceiling.
- 2-side pool view with private seating arrangements.
- Double-height entrance foyer area with staircase.
- Wide corridor with easy access to lift.



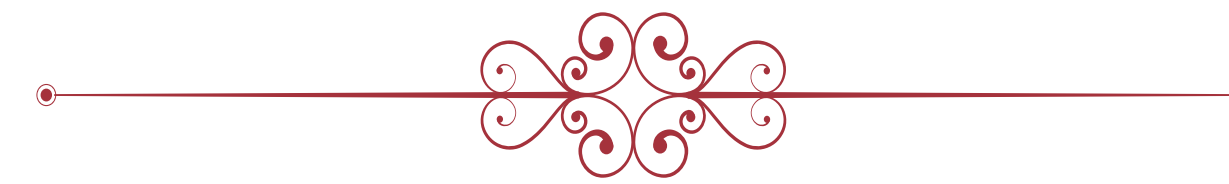
LAYOUT PLAN SECOND FLOOR

- Open jacuzzi with attached staircase.
- Wide corridor with easy access to lift.
- Servant room for full assistance.
- Wide terrace area with private seating.



ENTRANCE LOBBY

THE DESIGN



Welcome to the Entrance double-height foyer of this exquisite villa nestled in the serene landscapes of Goa. As you step through the elegant doorway, you are greeted by a space that exudes tranquility and calmness, perfectly reflecting the villa's serene theme.

Their intricate patterns cast gentle shadows on the walls, creating a mesmerizing dance of light that enhances the tranquil atmosphere.

STAIRCASE



Step into a world of charm and elegance as you ascend this Goa villa's stunning staircase adorned with accent tiles in warm terracotta hues.

With claymen accessories tastefully adorning the walls, the overall theme seamlessly blends Portuguese influences with ornamental touches, creating a captivating ambiance that enchants at every step



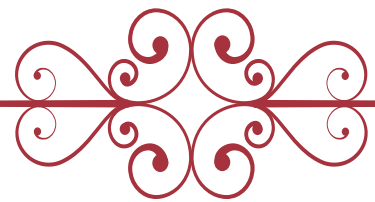


DINING & KITCHEN

Dine and Unwind: Where Serenity Meets Culinary Delights. Step into our tranquil dining and open kitchen space in this Goan villa, where neutral interiors and natural finishes create a soothing oasis of calm.

Indulge in culinary delights amidst a serene ambiance that nourishes both the body and the soul !

LIVING AREA



Escape to Tranquility: Welcome to our double height living room in this serene Goa villa, where nature's embrace and modern elegance unite. Bask in the serene calmness of cane elements and terazzo flooring, while rough stone walls ground you in coastal beauty.

Discover a peaceful haven that echoes Goa's soulful essence.





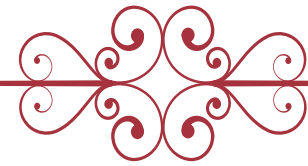
BEDROOM-1



Escape to a tropical paradise in this dreamy bedroom with a four-poster bed and stunning striped flooring. The serene sage green and white color scheme evokes tranquility, while the abundance of natural light creates a warm and inviting ambiance.

Relax and unwind in this idyllic oasis where nature's beauty meets modern comfort!

BEDROOM-2



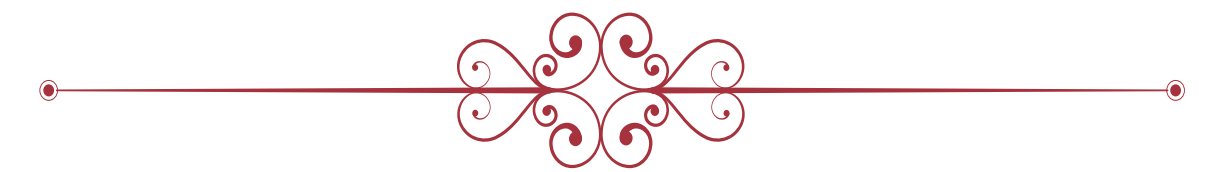
Discover an artistic oasis of tranquility in this villa bedroom adorned with classical cane furniture. Each piece exudes a timeless charm, while an artistic touch weaves through the decor, creating a space that inspires serenity and creativity.

Step into a haven where traditional elegance meets artistic expression!





BEDROOM-3



Step into the bedroom that marries the elegance of neo-classical design with the warmth of rustic aesthetics. Our Neo-Classic themed bedroom exudes timeless charm, boasting classical molding, airy and bright ambiance, textured walls, and minimalist furniture in subtle tones.

Escape the hustle and bustle of daily life and immerse yourself in a world of timeless beauty and effortless luxury.



BATHROOM-1



BATHROOM-2



BATHROOM-3



POWDER ROOM

INVESTING IN GOA

Goa is gaining prominence as per a report shared by 99acers.com & Sattva group.

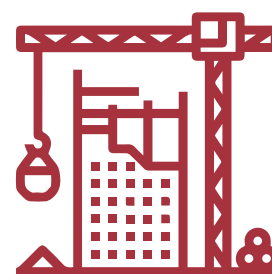
WHY INVEST IN GOA



According to Aditya khuswaha, CEO of Axis ecorp, the demand for real estate in Goa has been appreciated by 40-50 percent.



As per 99acers, the most flourishing areas to invest in North Goa are Anjuna, Panaji, Mapusa, Baga, candolim and Saipem.

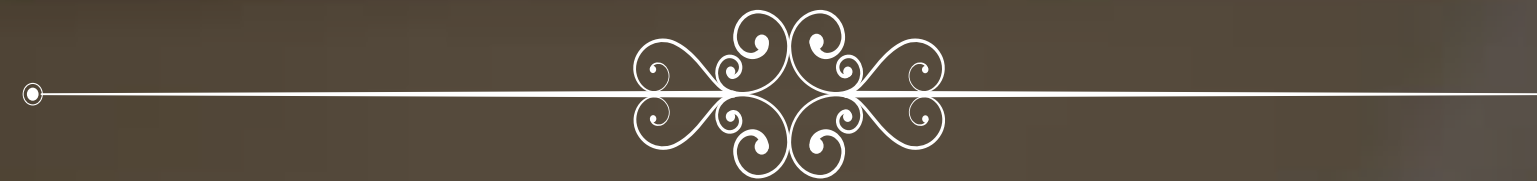


Emerging start-up culture - Goa will be the top 25 start-up capital in Asia by 2025.



A major attraction for NRIs - NRIs who invest in Goa can give 18% - 22% ROI as per a study conducted by Proptiger.

COMFORT ON CALL



"We care about you, therefore we are just a call away to accentuate your living experience".



Airport Pickup & Drop



Chef



Medical Services



Masseuse



Laundry service



Car & bike rental

THE AMENITIES



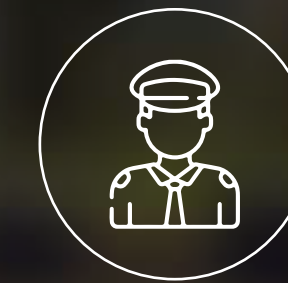
Let's make and elevate your experience in the heavenly area that is accommodated with the best amenities and specifications one could have ever envisioned.



Power back-up in villas
& common areas



CCTV
Surveillance



Security Cabin
at Entrance



Wi-fi, Internet
Services

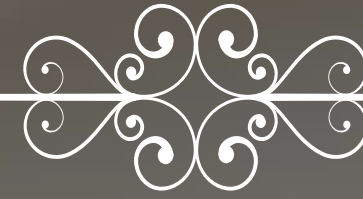


Landscaping &
Housekeeping



Intercom
Service

THE SPECIFICATIONS



STRUCTURE

Water proofing over reinforced concrete sloping roof R.C.C framed structure with branded HYSD bars External walls in Laterite blocks Internal walls in Concrete blocks High plinth-level with damp-proofing below ground floor.



KITCHEN

Modular Kitchen | Samsung Refrigerator | IFB Washing Machine | Samsung Microwave | Modular Quartz Sink | Kaff Hob and Chimney.



BATHROOM

Kohler Fittings | Shower Enclosure | Looking Mirror | Water Heater.

THE SPECIFICATIONS



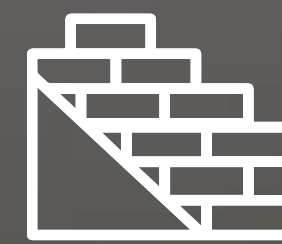
ELECTRICAL

- Samsung LED Tv.
- Daikin AC in all rooms.
- Intercom to Gate.
- Finolex/Legrand Electrical.
- Wiring & MCB Finolex.
- Modular Switches.



DOORS/ WINDOWS

- Main Door in Wood.
- Saint Gobain Glass Panels.
- Windows/Sliding Doors in Anodised Aluminium.



EXTERIOR

- External Paint in IPS finish
- Landscaping with planters
- Cobble stone for driveway
- Laterite Brick and Bangalore
- Tiles in boundary walls
- Stone Finish in courts.



ROOMS

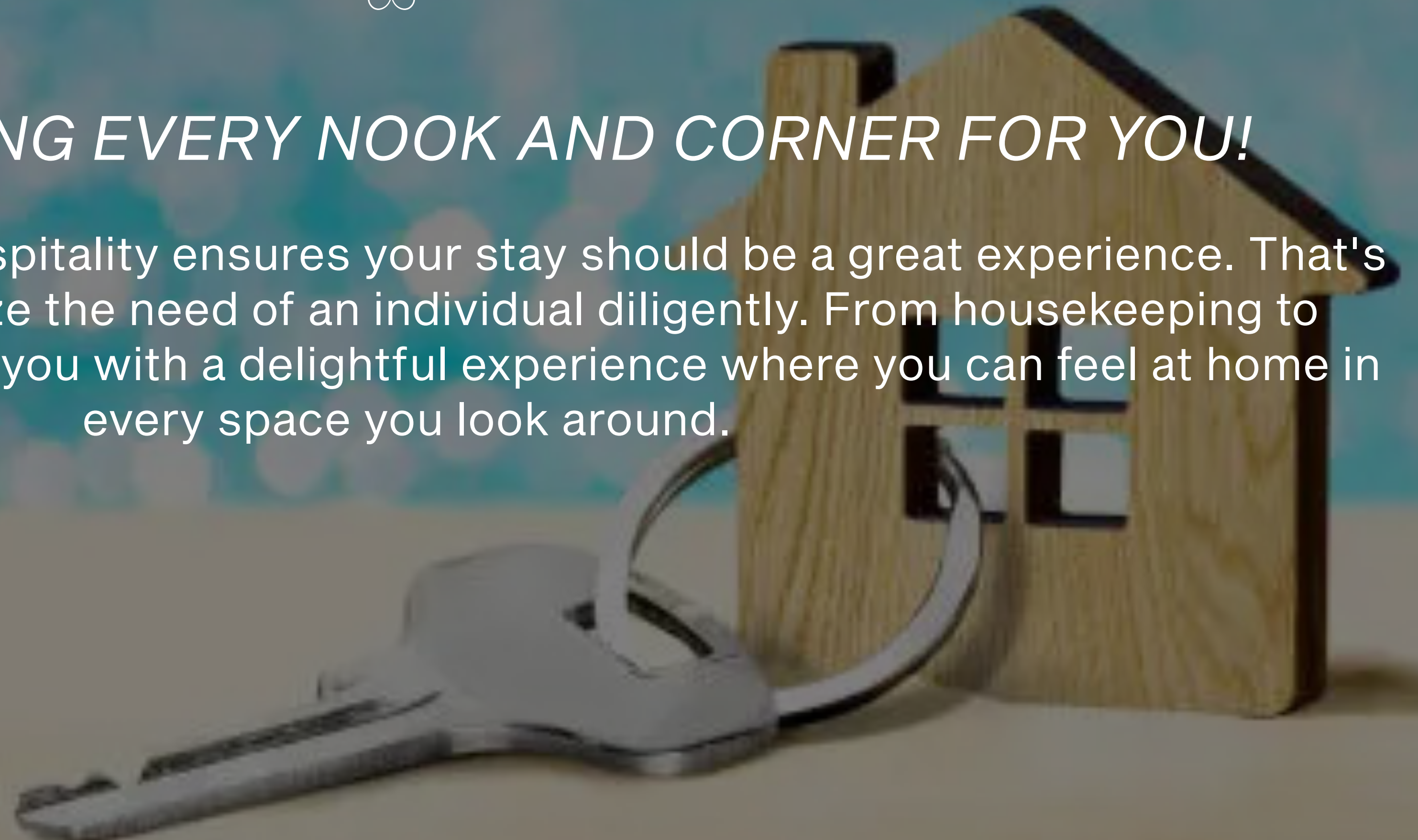
- Terazzo Flooring
- Light Fixtures
- Gypsum Plaster
- Wardrobes

RENTING SERVICES

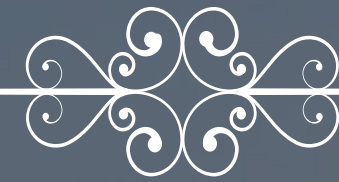


PERSONALISING EVERY NOOK AND CORNER FOR YOU!

Our seasoned team of hospitality ensures your stay should be a great experience. That's why each staff prioritize the need of an individual diligently. From housekeeping to maintenance, we provide you with a delightful experience where you can feel at home in every space you look around.



VILLA COLLECTION



	PLOT AREA (SQ FT)	Total SBU (SQ FT)
• Aurelia One	3884	5477
• Aurelia Two	5032	5764

PRODUCT PARTNERS



Meet our eminent product partners, who ensure your safety and convenience. Our partners are associated with us and work effortlessly to make the space luxurious.



OUR STRATEGIC ALLIANCES



Design Research Workshop

Welcome to Draw Design, the design team behind Esvilla's interiors. We combine ideas and a pragmatic approach to create captivating designs that radiate elegance and sophistication. The interiors are unique and opulent, and we make sure they stand out. Draw Design at Esvilla combines visionary ideas with exquisite living options for every corner.



Resort | Villas | Service Apartments

Pranyam Villas, a sister concern company of Esvilla, has been a leading real estate developer for a decade. With our combined knowledge, we gladly present you with outstanding projects currently underway in the lap of the Himalayas. Our extensive knowledge and unique approach to luxury real estate ensure that each project we undertake is a masterpiece of elegance and comfort.



SOLUTIONS INC.

Project Management

Esvilla proudly collaborates with the renowned PMC firm, which has been crafting timeless elegance in five-star luxury hotels and villas for over 20 years. With the PMC's knowledge and dedication, we continually provide quality and surpass expectations at every stage. Together, we are setting new standards for luxury living where users can experience the difference that PMC offers to Esvilla.

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OUR ASSOCIATE BRANDS



Design Research Workshop



Resort | Villas | Service Apartments



SOLUTIONS INC.

Project Management

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