



EV

ESVILLA

— EMBRACING LUXURY —

PRESENTS

ADALIA



ADALIA VILLA



Creating a modern aesthetics that
blend the harmony between interior
and exterior landscape.





WHY ADALIA VILLAS?



SAIPEM is a hidden gem in Goa

Adalia villas are located in the charming Saipem Hills, offering a tempting investment option for those looking for second homes with high rental potential. But why is Adalia in Saipem Hills?

Well, Saipem offers a range of lavish accommodations, including villas and resorts for discerning travelers. It is well connected to Goa's most renowned attractions, despite its serene setting.

Charming Nerul River

The serene Nerul River, with its waters casting a spell of rustic elegance, adds to the attractiveness of Adalia Villas. The villas are the perfect getaway for tranquility, making it a must-visit destination for anyone exploring the enchanting landscapes of Goa.

SHL's landscaping in ADALIA

Every corner of the villa reflects the expertise of SHL Asia, a renowned design consultancy. An award-winning architectural and landscape design firm ensuring an unparalleled living experience amidst breathtaking natural beauty.



SWARNA
HUTAMA
LOKA

LOOP
Design
Awards

Honorable Mention
2022



LIV HOSPITALITY
DESIGN AWARDS
Winner 2022

CRAFTING TIMELESS ELEGANCE

Since its establishment in 2010, SHL Asia has been a leading design consultancy based in Bali. Focusing on Hospitality Design for upscale resorts, hotels, villas, restaurants, cafes, and spas, as well as high-end residential. They pride themselves in crafting designs that are timeless and harmonious.



ABOUT GOA

Discover Goa's Splendor Beckons

Goa is an excellent place to start discovering the breathtaking beaches and lush tropical surroundings. A destination that perfectly combines the vivid colors of its beaches, the rich tapestry of its culture, and the throbbing energy of its nightlife on the western coast of India.

Goa, which is well-known for its warm vibe and welcoming demeanor, has emerged as an appealing getaway for those looking for the ideal balance between adventure and recreation.



GOA IS NOT ONLY THE LAND OF BEACHES OR CITY OF CHURCHES: IT'S A FEELING THAT DEFINES THRILL IN THE MOST AMAZING WAY

75 miles of coastline with beaches!

- 10 min Sinquerim beach – Heaven for water sports activity
- 15+ min Calanguta beach - Queen of beaches
- 16 min Baga beach – For isolated aura
- 30 min Anjuna beach – For beautiful sunset in Aravali
- 30 min Vagator beach – For ferocious red cliffs

Best nightlife activities on beach clubs!

- 4 min Cocktail & dreams – Baga beach
- 9 min SinQ - Candolim beach
- 30 min Cafe Illiput - Anjuna beach
- 30 min Chronicle - Little vagator beach

Airport!

- 45 min Mopa International airport

Five- star hotels & restaurants!

- 2 min Hilton Salpem
- 13 min Taj agoda
- 25 min Grand hyatt goa
- 50 min ITC grand goa

Hospitals!

- 27 min Manipal hospital
- 40 min Sawaikar hospital

Schools & Universities!

- 14 min Ardes School
- 22 min Assagoa high school
- 1 Hr Jawahar Navodaya vidhalaya

Note- The distance may vary due to change in climate and weather conditions.



ESVILLA'S DISTINCTIVE FEATURES



A legacy of combined experience spanning 90 years

We offer invaluable insights and expertise honed from a wide array of projects and challenges.

Team with international academic backgrounds

Team is qualified from foreign universities like Hult International Business School, California, and New York University.

Engaged with a high-caliber PMC agency

Esvilla is privileged to collaborate with top project management companies, allowing us to regularly provide outstanding results.

We are a zero-liability corporation

Our commitment to fiscal responsibility means that we can focus entirely on delivering value with clean balance sheet status.



WHY ADALIA VILLAS IN SAIPEM?



Saipem: Goa's Hidden Heaven For Luxury Living

Saipem, a town outside of Candolim, is known for its undulating hills and lush verdure life. The location attracts both discerning purchasers and vacation homeowners looking to invest in second homes for rental potential.

The allure of Saipem is increased by its closeness to the local Goan vibes of Candolim Beach and Fort Aguada. The charming Navel River gives a magic of rustic elegance to Saipem. Despite its seclusion, Saipem provides the ideal blend of convenience and peace of mind because of its proximity to Candolim.





CONTENT

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01 THE DEVELOPMENT





AERIAL VIEW



Welcome to your oasis of luxury and
serenity in the heart of Goa's paradise.



MAIN ENTRANCE



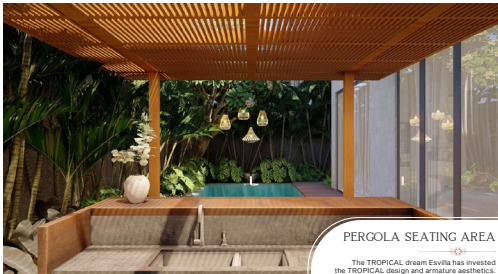
Welcome to your oasis of luxury and serenity in the heart of Goa's paradise.



ENTRANCE AREA



The TROPICAL dream Esvilla has invested the TROPICAL design and armature aesthetics.



PERGOLA SEATING AREA



The TROPICAL dream Esvilla has invested the TROPICAL design and armature aesthetics.

VILLA-A





LAYOUT PLAN GROUND FLOOR



- The landscape is done by **SHL BALI**.
- Cascading waterfalls flowing into the private pool.
- Refreshing retreat with 4 sided water body.
- Gardens filled with exotic plants.
- Bar counter with pergola seating.
- Balinese architecture with open-air pavilions.
- Experience the sensation of nature in outdoor showers.



LAYOUT PLAN FIRST FLOOR



- Open to sky-natural outdoor showers.
- Balconies that seamlessly blend with the landscape.
- Floating step to an open water body.
- Fusion of rattan, teak wood, and natural stone.
- Passenger lift in each villa for convenience.



SECOND FLOOR LAYOUT PLAN



- Tropical hues like turquoise, coral, and lime green.
- Create inviting outdoor lounging areas.
- Fusion of rattan, teak wood, and natural stone.
- Servant room with attached pantry unit.

Entrance Foyer



Bedroom - 1



Bedroom - 2



Staircase



Dining Area





VILLA-B





LAYOUT PLAN LOWER GROUND FLOOR

- Low-height retaining wall for scenic views.
- Seamless indoor and outdoor connection.
- Garden that blends with the landscape.
- Servant room with attached pantry area.



LAYOUT PLAN GROUND FLOOR

- Open deck with private pool space.
- Modular kitchen with attached bar area.
- Refreshing retreat with 4-sided water body.
- Dedicated parking space.



LAYOUT PLAN FIRST FLOOR



- Experience open to sky natural showers.
- All bedrooms are connected with balconies.
- Your divine mandir area for spiritual upliftment.
- Common family lounge area for all bedrooms



This Picture is for reference

Spacious

VILLA-C

033



LAYOUT PLAN LOWER GROUND FLOOR



- Lounge area with fun game zone.
- Experience an open jacuzzi with nature.
- Wooden deck with 4-sided water body.
- 3-sided lush green space for refreshing vibes.

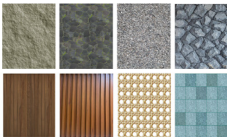


LAYOUT PLAN UPPER GROUND FLOOR

- Private pool with seating arrangements.
- Parking space for double occupancy.
- Kitchen with integrated dining area.
- Partition between drawing and dining space.



MATERIAL SELECTION



FLOORING SELECTION



Each finish was meticulously selected to make the expanse aesthetically appealing and compelling.



VILLA'S COLLECTIONS



CATEGORIES	VILLA-A	VILLA-B	VILLA-C
PLOT AREA NET	384 - 381 Sq Mtr	404 - 406 Sq Mtr	525 - 528 Sq Mtr
PLOT AREA GROSS	658 - 670 Sq Mtr	693 - 696 Sq Mtr	899 - 1037 Sq Mtr
EXCLUSIVE GARDEN AREA	1112 - 1191 Sq Ft	1183 - 1205 Sq Ft	2137 - 2170 Sq ft
Total SBU(Approx)	5760 Sq Ft	6415 Sq Ft	6635 Sq Ft

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

EXTERIOR SPECIFICATIONS



Experience the Ultimate Tropical Retreat at Saipem Hills Villas, where luxury meets nature in perfect harmony.

Tropical Theme Vibes

Featuring architectural elements and décor inspired by the vibrant beauty of tropical landscapes.

Seamless Indoor and Outdoor Living

Creating an unparalleled living experience that blurs the boundaries between the two.

Outdoor Shower Area

Refresh and rejuvenate in our outdoor shower areas, nestled amidst lush greenery.

Pergola Seating and Private Pool

Offering shade and comfort amidst the tropical surroundings to relax in style with pergola seating.

EXTERIOR SPECIFICATIONS



A blend of Local Materials and Plants

Our villas incorporate locally sourced materials and native plants.

Landscape by SHL Bali

Experience the expertise of SHL Bali in landscape designs.

Open Wooden Deck

Step onto the open wooden deck that is surrounded by lush greenery and stunning views.

Hydro-P neumatic System

The system ensures reliable water supply and pressure for your comfort and convenience.

EXTERIOR SPECIFICATIONS



Aluminium Casement

Enjoy expansive views and abundant natural light with aluminum casement windows.

Open Bar Counter by Private Pool

Unwind with a refreshing drink at the open bar counter near your private pool, offering luxury in equal measure.

INTERIOR SPECIFICATIONS



Our villas boast exquisite interior specifications designed to immerse you in comfort, sophistication, and timeless elegance



BATH AREA

- **Mosaic Floor Tiles** - Indulge in opulence with meticulously crafted mosaic designs.
- **Fittings and Fixtures** - Hansgrohe
- **Sanitary Ware** - Sternhagen
- **Jacuzzi and Bathtubs** - Relax yourself in a luxurious bath area.



BEDROOMS

- **Textured Walls** - Tactile allure of textured walls.
- **POP And Wooden Ceiling** - Adding visual and architectural flair.
- **Earthy Tones Internal Doors** - Earthy tones exude a sense of timeless charm.
- **Fluted And Textured Bed Back Walls** - A focal point in your bedrooms.
- **Modular Almirahs** - Meticulously curated for discerning homeowners.



LOUNGE & LIVING ROOM

- **Soft Pu Shades** - Tranquility with soft hues adorning the interiors.
- **Luxurious Range of Furniture** - Experience unparalleled comfort and coziness.
- **Wood Featured Art and Decor** - Warmth of wood, adding a touch of natural beauty.
- **Lift** - Enjoy the seamless movement across different levels of your villa.
- **Use of Natural Bricks Near Staircase** - Infusing rustic charm and authenticity.



KITCHEN & DINING AREA

- **Modular Kitchen Set Up** - Elevate your culinary experience.
- **Dining Area** - Offering efficient space utilization with contemporary design.
- **Integrated Kitchens Appliances** - Ease and convenience for an ultimate experience.



COMMON SPECS

- **Servant Room** - Ensuring seamless service without compromising on privacy.
- **Power Backup** - Robust backup mechanism for peace of mind and convenience.
- **Club with Pool** - Access to a luxurious club facility boasting a sparkling pool.
- **Split AC by Daikin** - Energy-efficient Daikin units with advanced features.

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.



hansgrohe

KAFF



Finolex

Crabtree

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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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 Salpem.



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.

Call Us On:
+91 93544 59020

ESVILLA

— EMBRACING LIFESTYLE —



RERA REGISTRATION NO.
PRGO12242352

OUR ASSOCIATE BRANDS



Design Research Workshop

Pranyam

Space | Interiors | Landscape Architecture



SOLUTIONS INC.

Project Management

Disclaimer: This Brochure is not a legal document. The visual representations and the information provided in the brochure is indicative of the proposed development and may vary from the end results.

Reach us at: info@esvilla.in