

# VILLAS DE ÁUREO

A Project by:

The   
VILLAMAKERS  
Inc.

# Goa

A place that has so much to offer that it is said, even one lifetime isn't enough.

A place that celebrates the way you are wholeheartedly, because there is something in the air here that just calms you down the moment you get here.

A place where the expression “to each his own” is true in every sense.

A place that can be what you wish it to be...



...and we wish to make it yours in the most beautiful way possible...



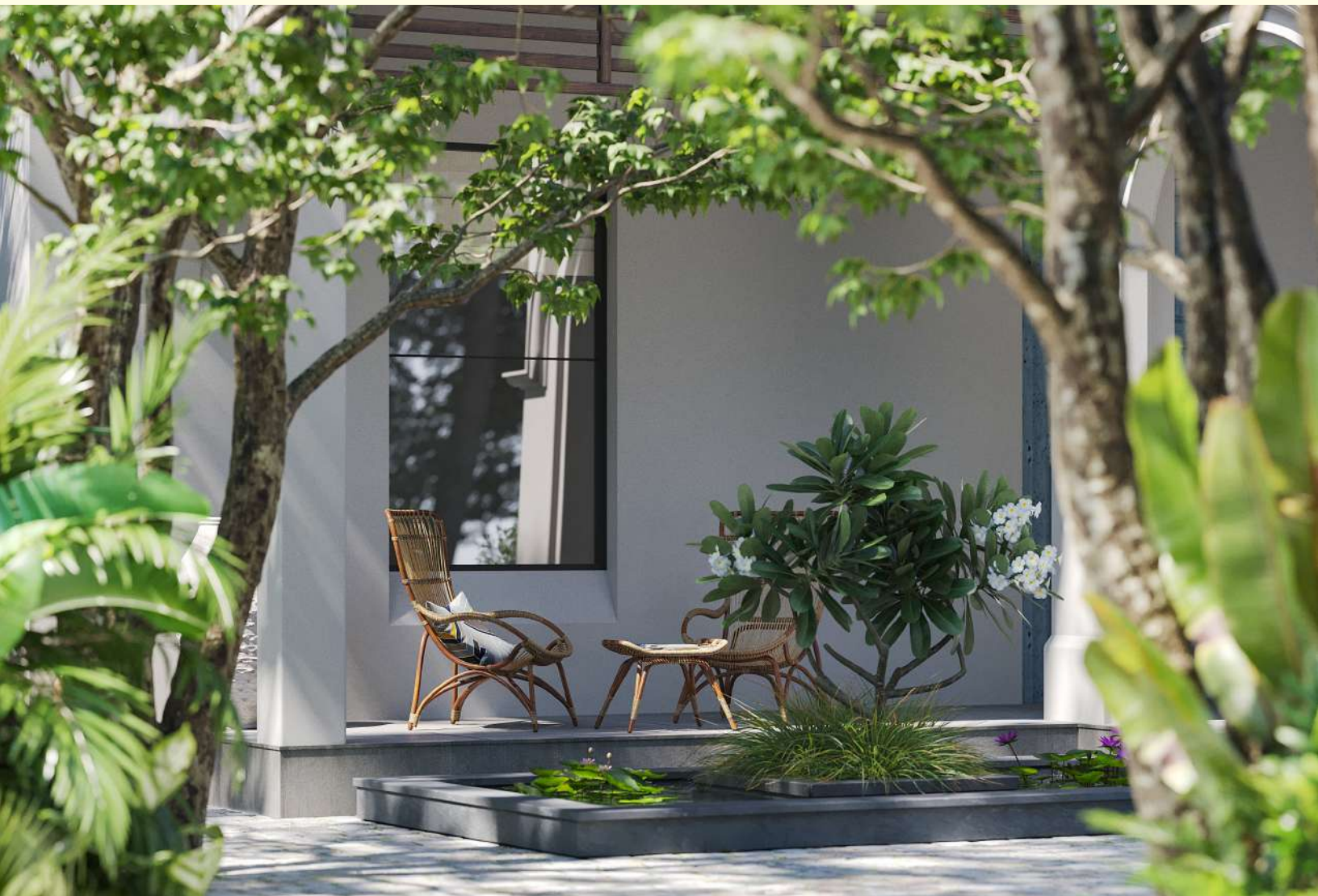
Presenting...

# Villas de Áureo

Nestled on a lush plateau between the valley of Salvador do Mundo & Penha de Franca in a peaceful yet a very well connected corner of Goa.

Everything that this marvellous state has to offer is well within your reach.

Villas de Áureo is a development of Four aesthetically designed Villas in keeping with the natural beauty the surroundings have to offer.





# Villa Number 3

Being developed on a 855 square meter land parcel, Villa No. 3 is a Lower Ground, Ground & First Floor Villa overlooking the Valley of Penha de Franca on one Side & the Valley of Salvador do Mundo on the other.

The Villa is based on the Neo Spanish Revival Architecture, each part of the design shows Elegance with Retraint & has a quality of Timeless Beauty about it.





# *Welcome to Outdoor Living*

Planned in such a way that you are spoilt for choice, be it enjoying by the Pool...



...or in the various outdoor spaces the Villa has to offer.

From Barbeques in the Lawns to Pina Coladas in the many Verandahs its all here.

Plan a party or chill with close friends or simply spend some quality time with your loved ones.

This Villa has got you covered.





# *Luxury on the Inside*

Or if you fancy the indoors, this Villa has just the spaces for you...



...from a stunning Double Height Dining area to cozy Formal & Informal living spaces, come unwind in Luxury.





# *Each Space has its Own Charm*

Be it our Estate Bedrooms with Large Adjoining Balconies...



...or the many spaces which are designed thoughtfully to cater to your every whim & desire.





## *Designed with Love...*

This Villa is designed with the utmost Care and Love, be it the big things like the Beautiful Arches or the small things like the unique shape of the Pillars...

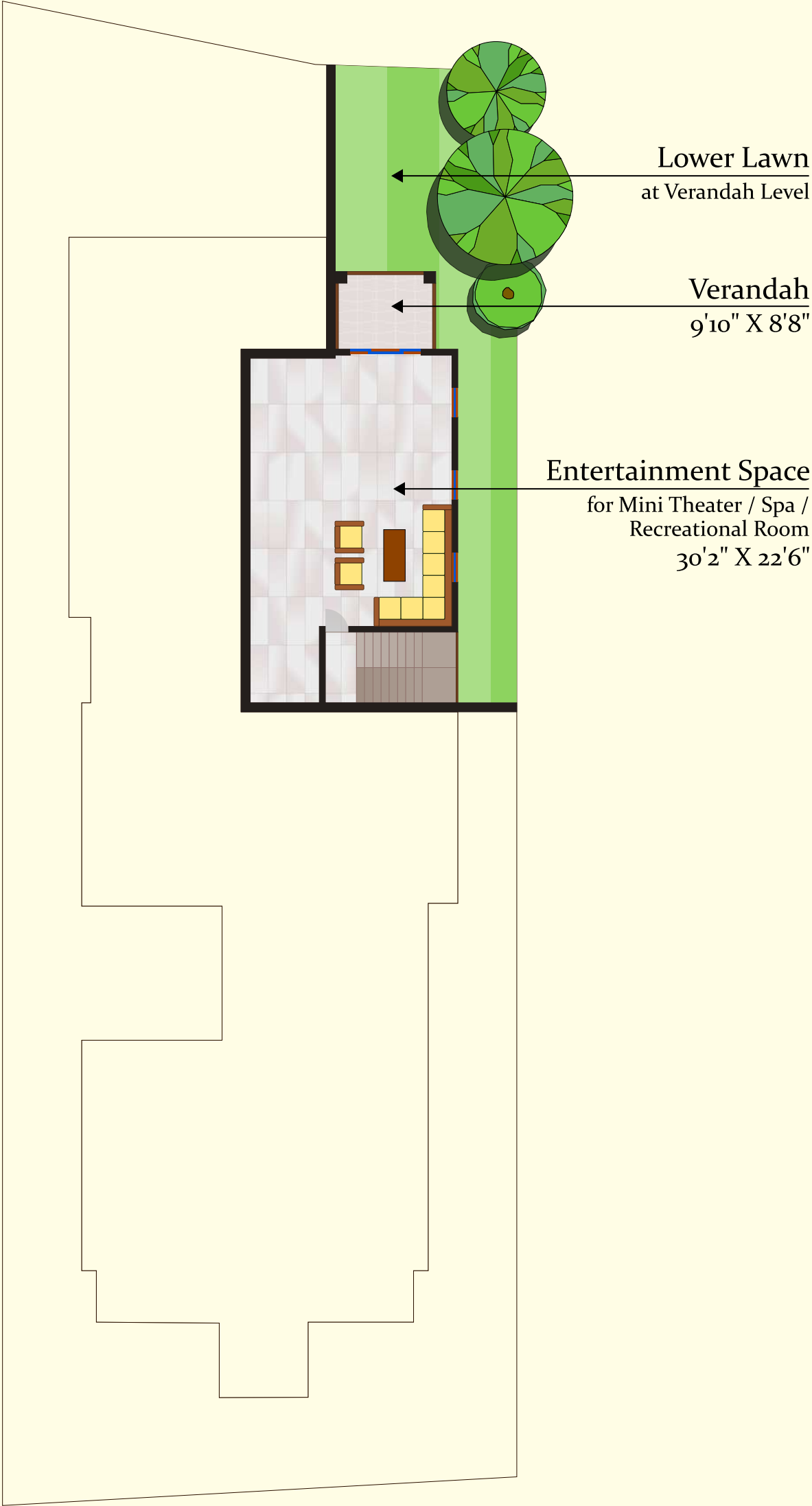


...even the spaces in the villa like a separate Laundry Room and the Scullery have been created with much thought for the ease & comfort of the ones who live in it.



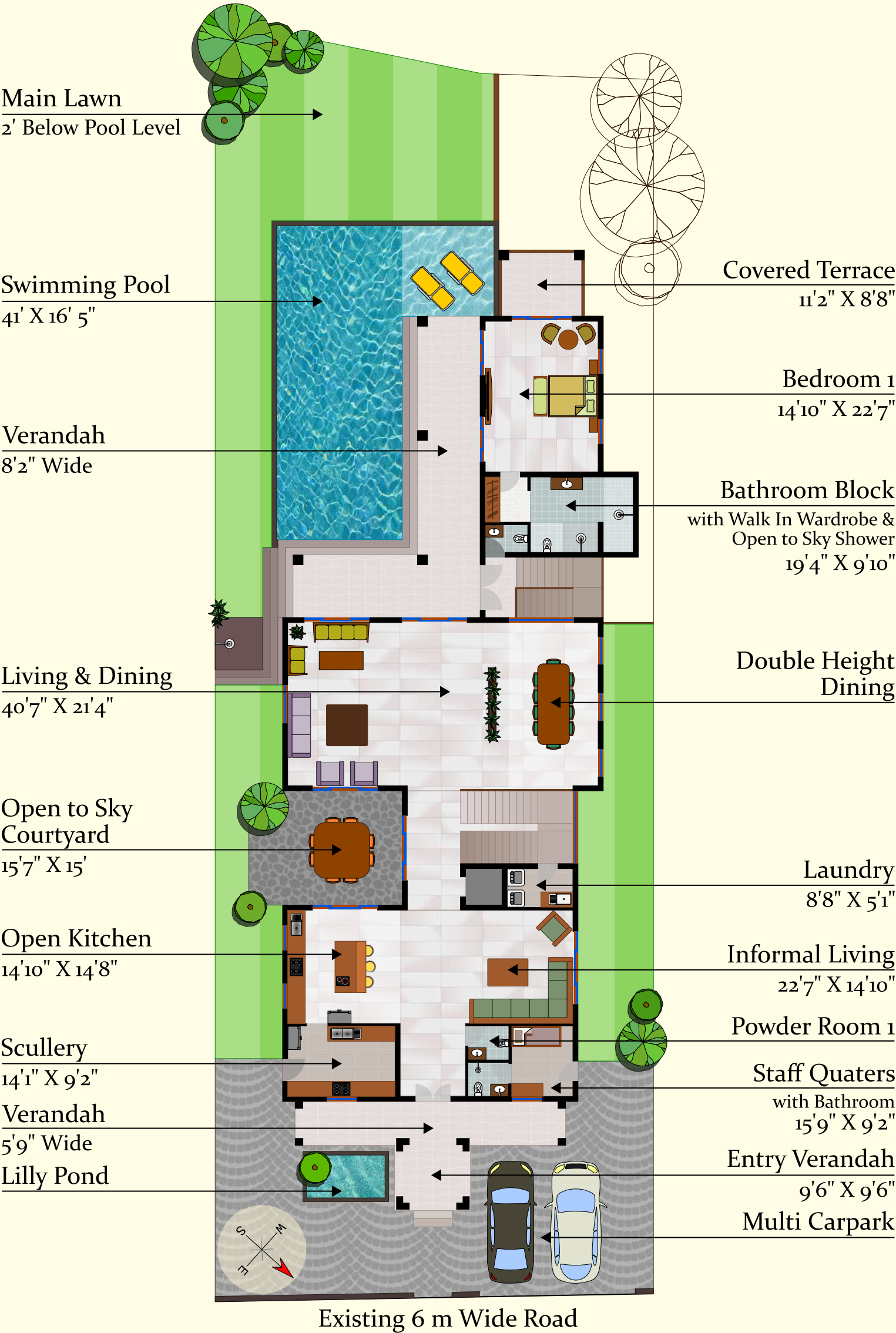


# Floor Plan: Lower Ground Floor



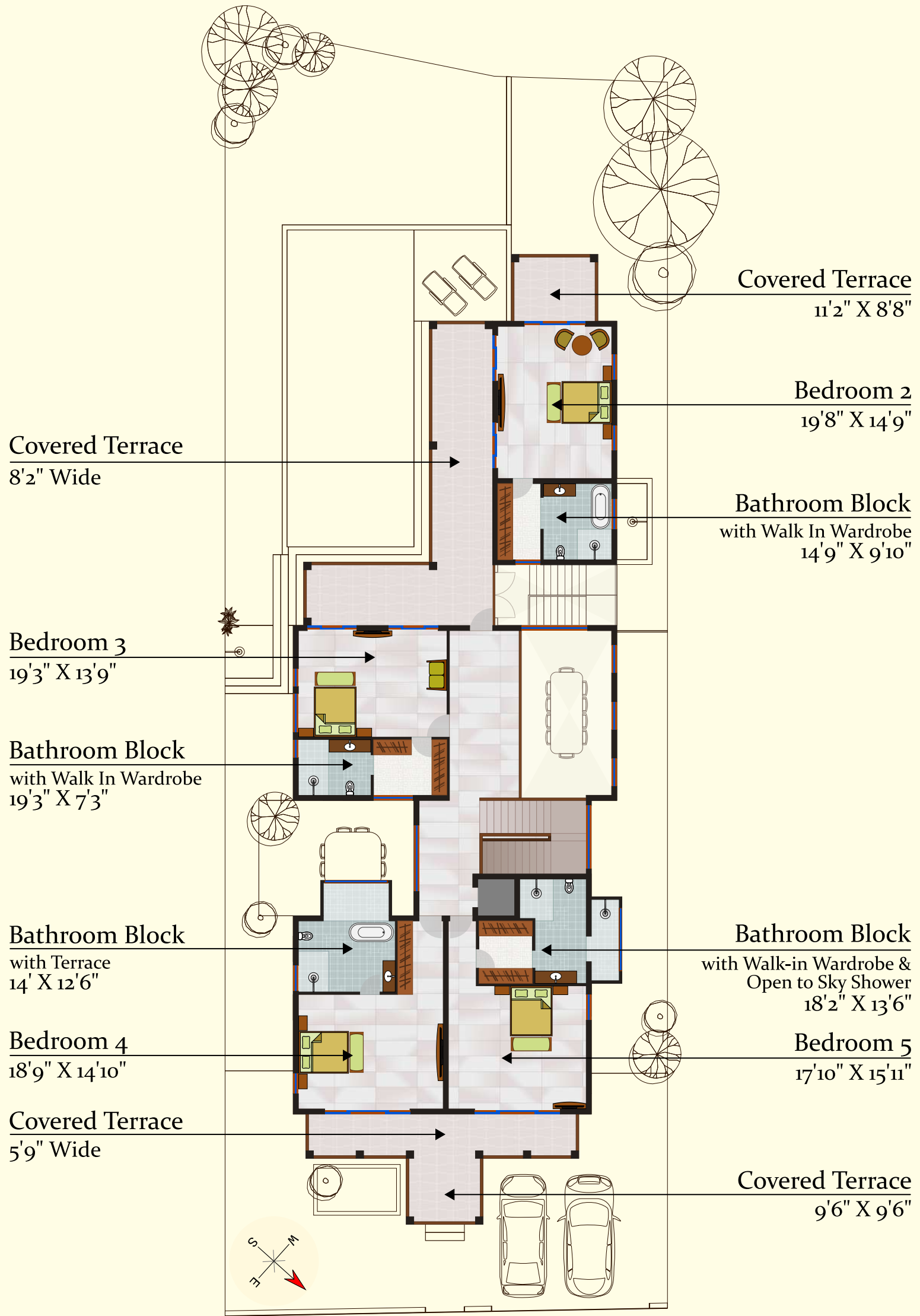


# Floor Plan: Ground Floor





# Floor Plan: First Floor





# Specifications

## Structure

- ★ RCC framed structure with External walls in laterite masonry and internal walls in AAC blocks or grey clay bricks.
- ★ Waterproofing layer for sloping roofs.
- ★ Roofs covered with Mangalore tiles for extra protection & Spanish look.

## Kitchen / Scullery

- ★ Modular Kitchen with Hob & Water purifier
- ★ Granite counter
- ★ Cabinets above Platform

## Paint

- ★ Walls - Acrylic Emulsion Paint
- ★ Ceiling - Plaster Emulsion Paint
- ★ Bathroom - Acrylic / Plaster Emulsion Paint

## Doors/Windows

- ★ All door frame in Teakwood  
Statement main door
- ★ All other doors - flush doors with antique / duco / wood finish
- ★ Premium Section Aluminium / Wooden windows

## Pool

- ★ Skimmer type filtration system
- ★ Granite / Natural stone with waterproof grouting
- ★ Covered pool deck / verandah with natural stone

## Flooring

- ★ Living / Dining, verandah & passages - Natural Stone Leather finish
- ★ Bedrooms - Wooden Flooring
- ★ Stairs - Natural Stone / Wooden
- ★ Bathrooms - Natural Stone / Vitrified tiles

## Bathroom / Powder Room

- ★ Basin Counter in Natural Stone / Wood
- ★ Kohler Sanitaryware
- ★ Kohler Fittings
- ★ Wall mounted EWCs
- ★ Hydropneumatic water system

## Electrical

- ★ Branded modular switches
- ★ Concealed wiring with conduits
- ★ AC piping for all bedrooms & living / dining
- ★ Built In Cabling for satellite TV

## Security System

- ★ CCTV at strategic locations
- ★ Intercom / Video door phone

## Miscellaneous

- ★ Laundry room with provisions for washer, dryer and sink
- ★ Lower ground entertainment zone with provision for add-on bathroom
- ★ Beautifully landscaped lawns. courtyards & open areas for adding an aesthetic feel to the villas

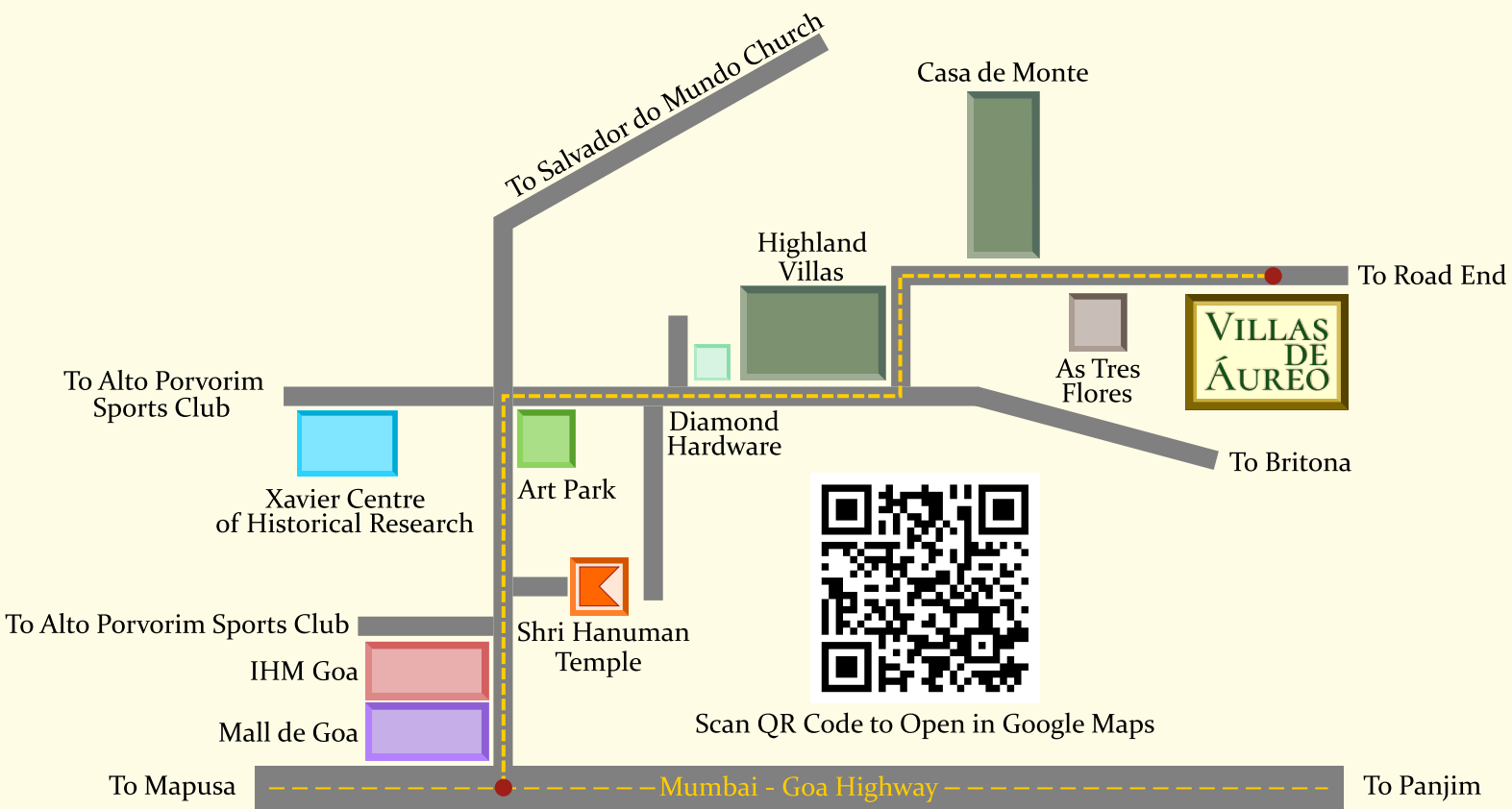


**Villas de Áureo** - Literally the Village of Gold, is a premium development of Four Grand Villas, that are being developed by Midori Creators & Developers, under their brand: The Villamakers Inc - An exclusive brand of high end villas for a select few.

Midori Creators & Developers, is a partnership firm based in Navi Mumbai, and develops property exclusively in Goa. The firm has developed exclusive Sea View Residences and has now forayed into villas.

We at Midori Creators & Developers are committed in using only the highest quality materials in an asthetic way. We source each component of the villa like sculptures, trees & plants, stones & furnishings from all over the country and the world so that we can stand apart from the rest.

## Road Map (Not to Scale)



**Architects:**  
Amit & Associates  
Arch. Amit Sardesai  
Arch. Rossette Lobo

**Site Address:**  
Villas de Áureo  
Survey No 186/11 A, Penha de Franca,  
Bardez, North Goa, GOA

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