



BENNET & BERNARD
CUSTOM HOMES PRIVATE LTD.

"This brochure is conceptual and is not a legal document. Room dimensions are in metres. All materials, dimensions & drawings are approximate. Information subject to changes without notice. Actual usable floor space may vary from the stated floor plan. Drawings not to scale.

1st floor, Mathias House, Near Fransisco Luis Gomes Garden, Campal, Panaji- Goa- 403001
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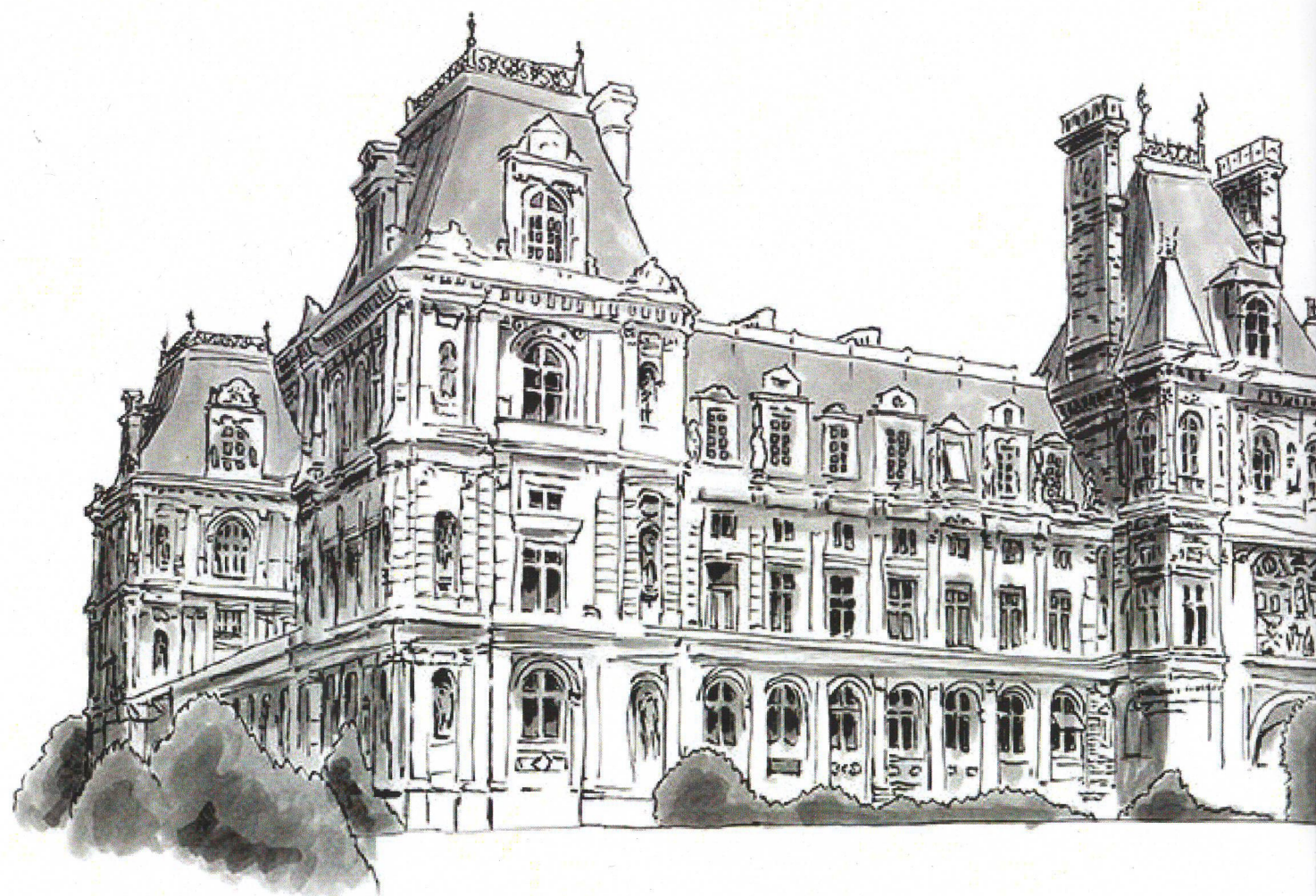


**TUDOR
HOUSE**

LUXURY CONDOMINIUMS

ASSAGAO - GOA

Showcase project by Bennet & Bernard Custom Homes Private Limited

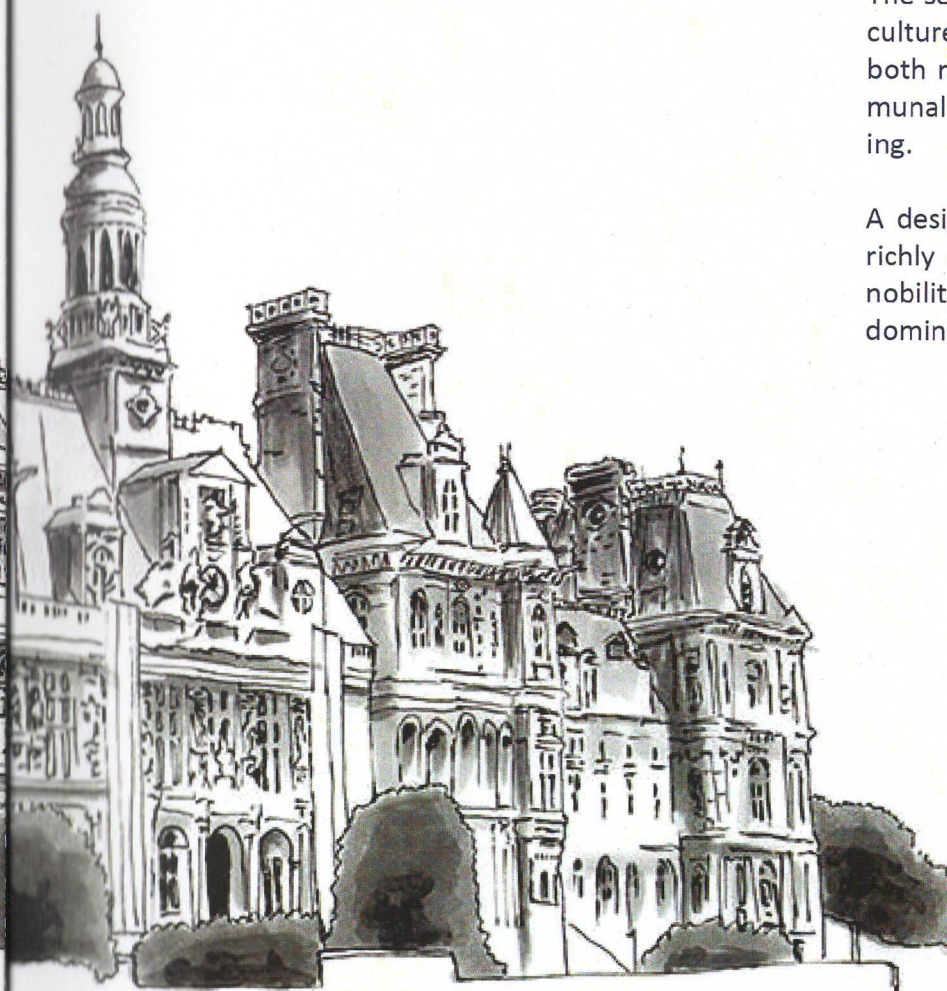


ARCHITECT'S INSPIRATION

Architect Melville D'souza draws his inspiration from the French palacial chateau architecture.

The settings of an era that respect mixed culture, the imperial looking structure is both rich and warm complete with communal gardens and European landscaping.

A design to blend perfectly to Assagao's richly adorned flora and fauna to create nobility in Tudor House' nine luxury condominiums.



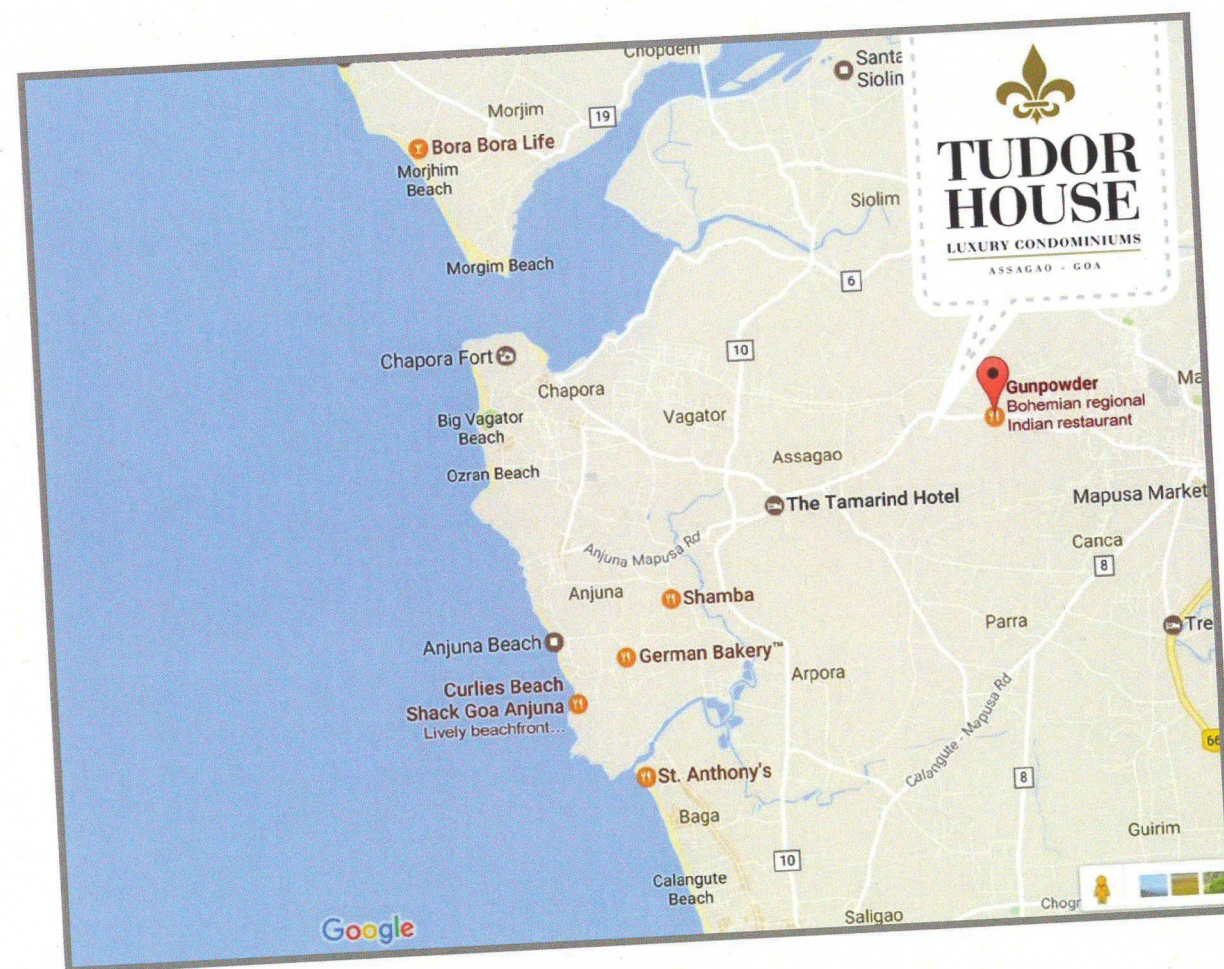


TUDOR HOUSE

Covered in the dense of trees, Tudor House descends the royal dynasty look with its colonial frontal façade.

The feeling of a French château mansion is drawn out with its aristocratic balcony extensions and tall roof lines that add vintage royalty to the structure.

Double heightened windows promise winds from the seas not far away while illuminating the apartment naturally. The project with only nine large condominiums splurge on space and functionality to create an era appreciated by the niche



LOCATION

A quintessential village "Assagao" is on the northern coastline of Goa. Just twenty minutes from Goa's capital, Panjim, and about seventy minutes from Goa's Dabolim Airport.

With the scenic beaches of Anjuna and Vagator a few minutes away and amidst the hustle of Goa's top tourism destinations, the quiet

Assagao is spa to the busy mind, Laden with rich greens, the silence is frequently broken with birdsong. Tudor House stands here, a home to make dear memories

Hotspots

Gunpowder restaurant	- 150 Mtrs
Crab & Co restaurant	- 500 Mtrs
Bora Village Pub	- 3 KMS
Thalassa Greek Taverna	- 6 KMS
The W Hotel	- 6 KMS
Rula's Road House	- 2 KMS
Saturday Night Market	- 5 KMS
Vagator Beach	- 6 KMS





THE COURTYARD

Every morning the trees greet the open skies.

Here the birds swoop down to the sculptured stone-bath. The greens are greener and the flowers grow prettier as they grow under the hide-and-seek sunrays shadowed by trees.

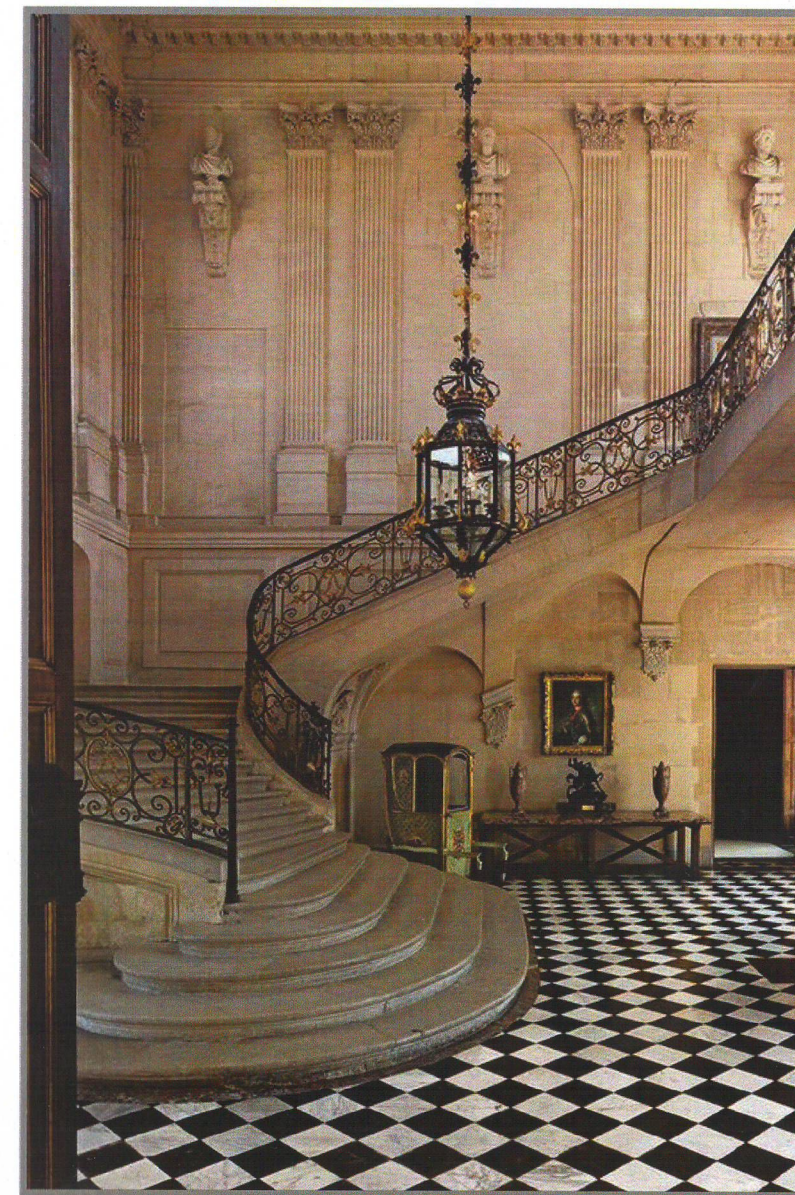
This area could be your own readers paradise

THE LOBBY

The feel of royalty begins with your choice of acquiring a home at Tudor House.

It then continues as you take the first step in, through the entrance, the lobby and all around. The exquisite chequered tiling will often have you pause to admire.

There'll be many moments as this, we've just gotten you started.





SOLITUDE

Surrounded by lush green trees on three sides, Tudor house is cooed amidst quiet nature.

Each apartment has a view of tall trees and fauna.
The three bedroom apartments accesses the private garden area from the bedroom.

Step out, let your feet sink in the lawn, a little unwinding just outside your door is luxury well deserved



INTERIORS

Each duplex condominium is smartly designed with a mezzanine floor, this is addition to the bedrooms in your home. The additional mezzanine upper deck could be a study, bar area, a private home office, we'll let you decide.

The home walls wear vintage classic colours, open canvases for you to decorate on.

Each apartment is fully air conditioned and comes with a modular open kitchen fitted with chimney, hob and an oven. The kitchen also features a breakfast counter for a quiet cuppa and more.



TIMELESS

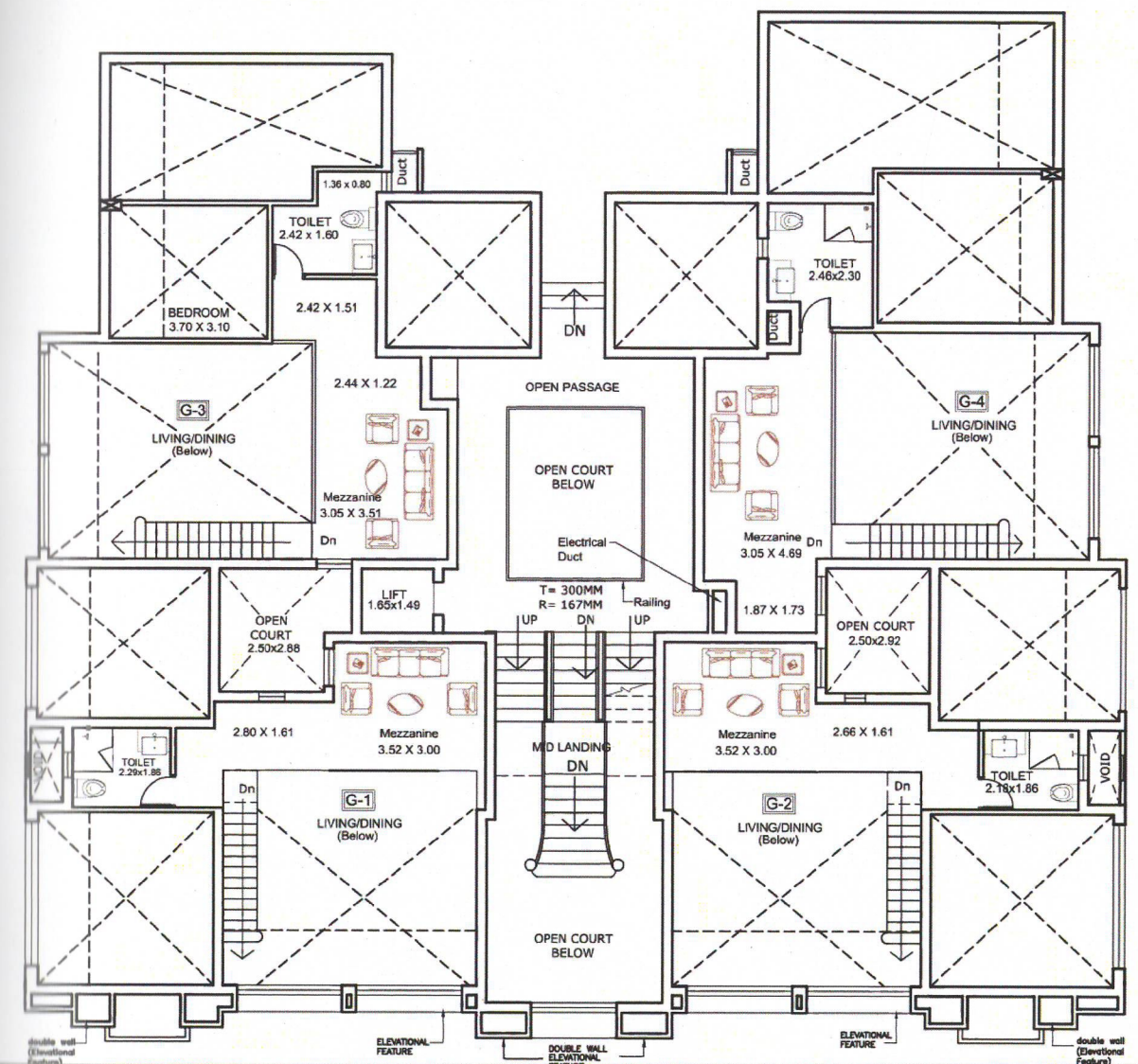
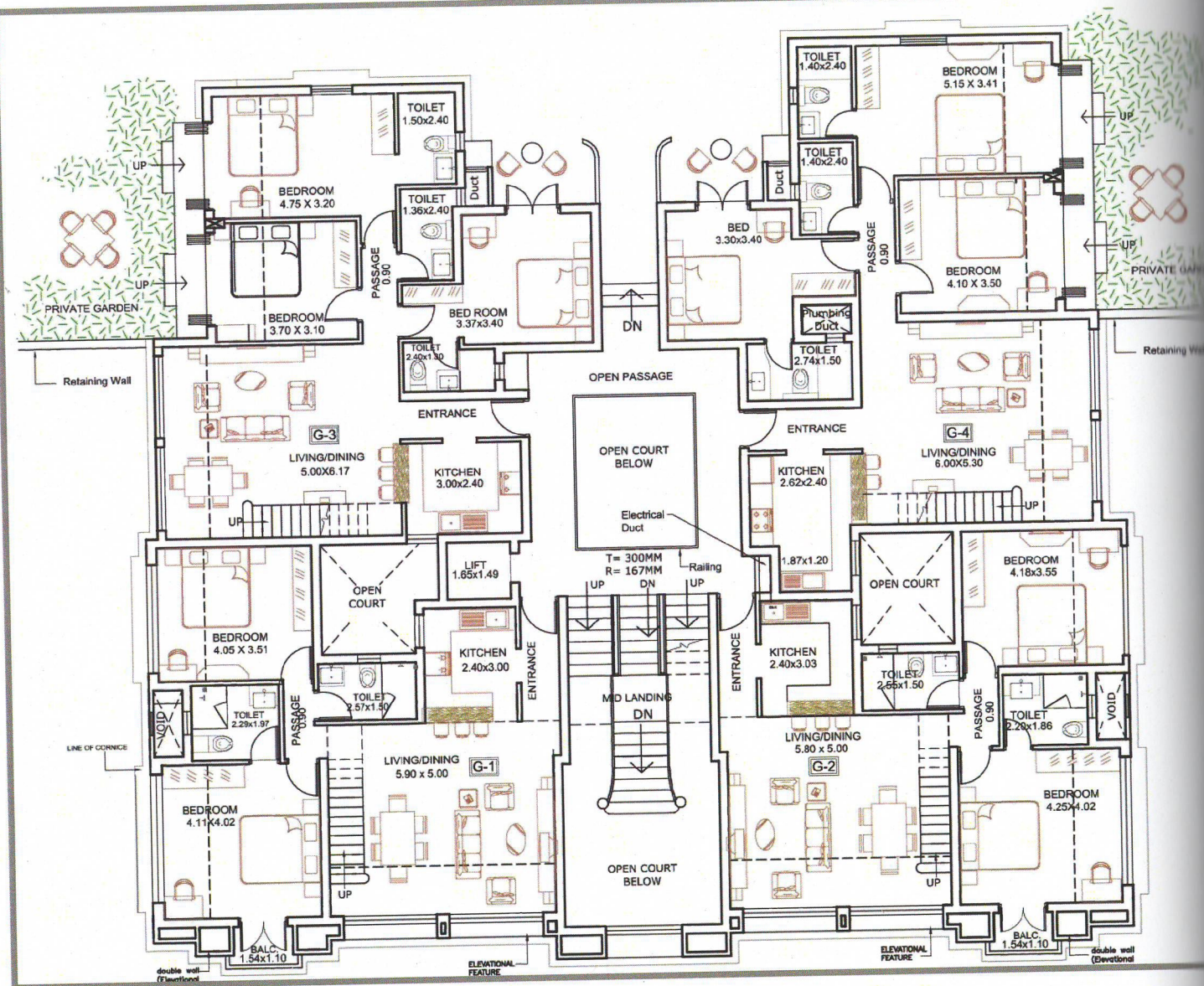
Elegance in the only beauty that will not fade. Delicate Victorian etchings strewn on select walls, large French windows and high-raised walls in bedrooms give the interiors timeless moments to reminiscence.



COMFORT & SPACE

Your comfort is our priority. Spacious rooms with clean designs are ready for you to enhance as per your desires. The built in wardrobes lined to a side, ensure perfect storage spaces.

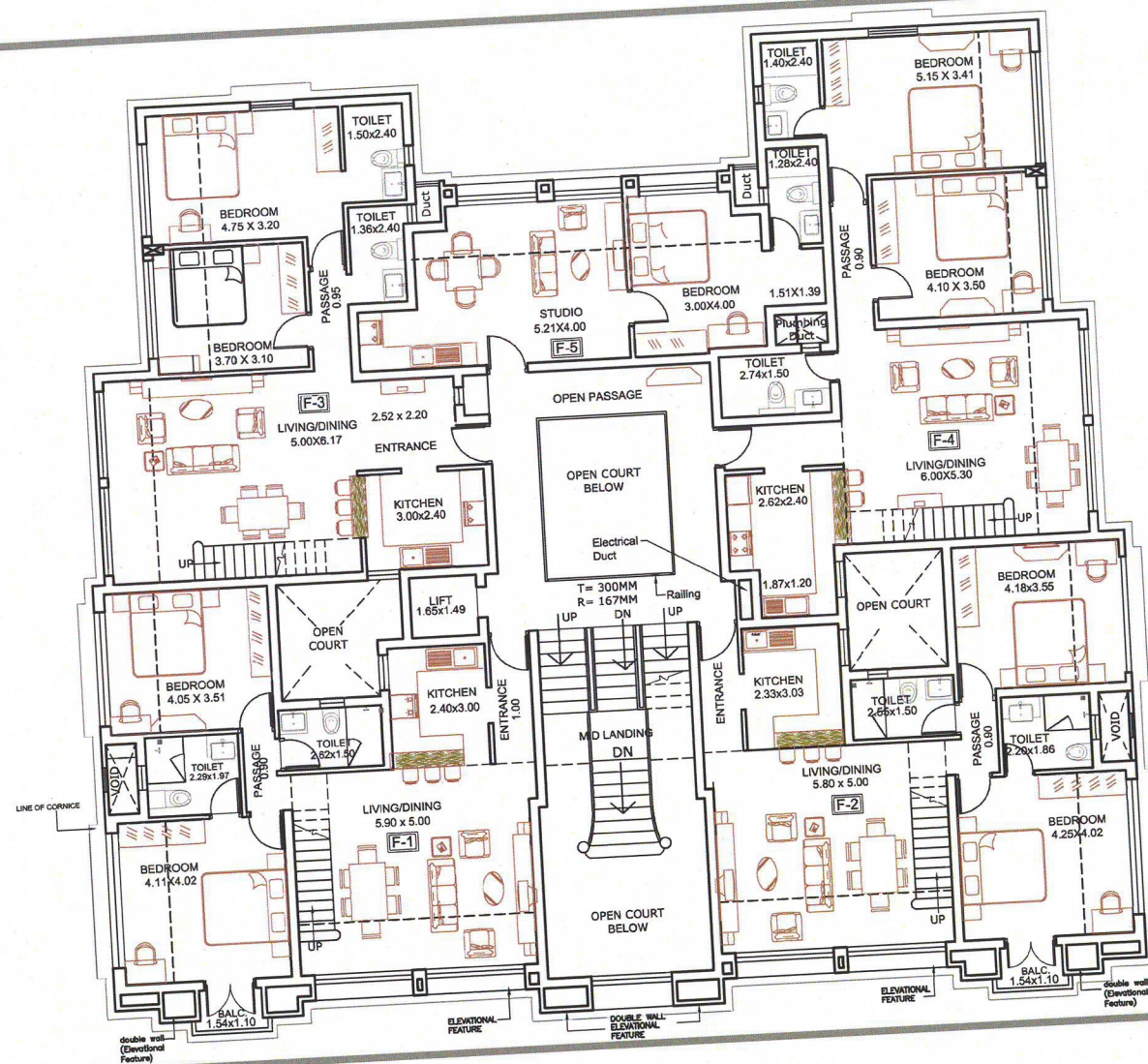




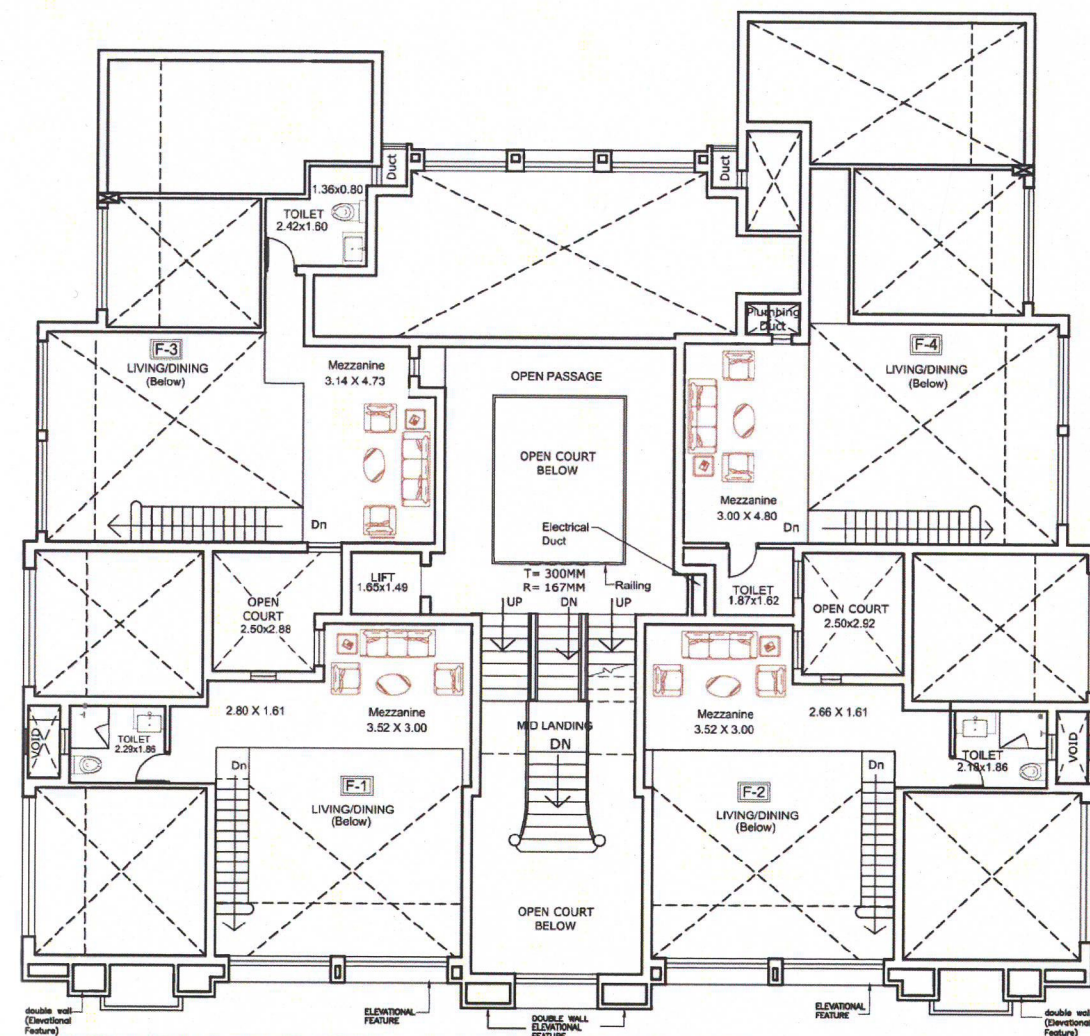
GROUND FLOOR PLAN

GROUND FLOOR MEZZANINE

FIRST FLOOR PLAN



FIRST FLOOR MEZZANINE



CONCEPT & FEATURES

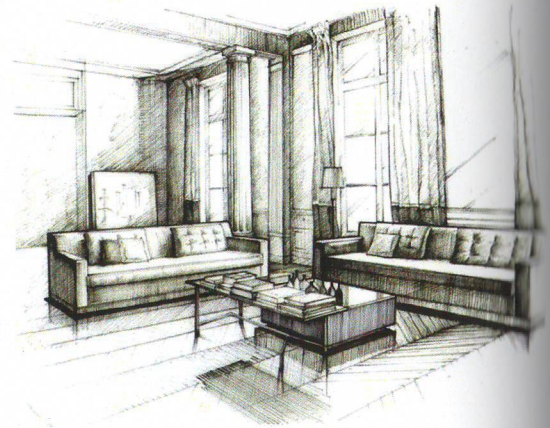
- French château style & design concept
- Project located 5 -7 minutes to beach
- Large rooms with tall windows
- Optimum usage of natural lighting
- Double heighted duplex apartments
- Château style balconies
- Royal palacial look to the front facade
- Mezzanine floor for entertainment/study/office area
- European landscaping concepts
- Large swimming pool club house
- Central "Open to Sky" courtyard with trees
- Private parking for each home at no additional cost
- Tall majestic sloping roof
- Only 09 Exclusive apartments
- Gracefully surrounded by orchards

STRUCTURAL CHARACTERISTICS

- Exterior walls in laterite stone that are natural cooling agents
- Internal walls heat resistant fly ash bricks
- Strong foundations ISO approved steel and cement
- High grade waterproofing
- High plinth-levels with damp-proofing
- Acacia wood windows frames
- Hand crafted wrought iron work balconies
- Cement tiles on the roof for added waterproofing
- Healthy, earth-friendly & bio-futuristic paints

KITCHEN

- Modular kitchen with Hettich fitting cabinets
- Hob and chimney
- End-to-end granite kitchen counter
- Provisions for washing machine, dishwasher
- In- built oven provided
- LED lighting



LIVING AND DINING

- Victorian interiors with vintage style walls
- Classic flooring in living room
- Double heighted ceilings
- False ceiling with LED lights
- Air Conditioners in all rooms including mezzanine floor
- Best in class electrical fittings (lights, switches, etc)
- Intercom & video phones connecting to security , concierge and reception
- Satellite television integrated cables

BATHROOMS

- Fully fitted bathrooms
- Wet and dry area with glass partitions
- Imported "Queo" fittings
- Rain showers
- Exhaust and solar water heating systems
- Classic vintage tiles
- Solar water heating
- LED Lighting



AMENITIES AND HIGHLIGHTS

- Swimming pool with orchard surroundings
- Club house
- Movie library
- 24 hour security
- Concierge desk
- WIFI enabled project
- Chef on call service
- Doctor on call
- Door step services
- House- keeping & property management services
- Rental Management



BENNET & BERNARD
CUSTOM HOMES PRIVATE LTD.

With a penchant towards exclusive designs, idiosyncratic living concepts along with finest quality of construction, Bennet & Bernard Custom Homes has positioned itself as a mark of quality, passion and innovation.

Goa attracts the holiday home aspirants from India and overseas to indulge in her culture and geography including the niche who look out for luxury and elite private homes. Bennet & Bernard Custom homes enhances their living experience with unmatched finesse.

An end to end solution offers each home furnished, and fully serviced solutions with housekeeping, rental management, doctor on call, concierge services and much more

SOME OF OUR SIGNATURE PROJECTS



SUPERLUXURY

ELMSGATE in a milieu of an old private forest, paddy field approaching roads, and quiet backwaters gracefully receive the diversity of contemporary amenities and features, fashionable and modern-day Bali architecture. It is a salute to the nations of India and Indonesia that have long embraced diversity. The two fully furnished villas, Wahyu, meaning "revelation" and Indah, meaning "beautiful" each about 5000 sq.ft., feature four bedrooms, a Mini cinema room, office space, kitchen with dry pantry areas, wine cellar, private swimming pools, Koi ponds, Fitness & Zen recreation area, gymnasium and servant quarters



ELMSGATE - I

MOIRA - GOA
Luxury Balinese Villas



SEVENS

LIFESTYLE VILLAS

LIFESTYLE

Like every Bennet & Bernard Custom Homes project, Sevens presents the exclusive side of grandeur. And a sea of space. Sevens offers three bedroom villas each with a private garden area, a home office, servant quarters, laundry utility area and your own parking. Each of these smart villas is equipped with home automation that controls your lighting, entertainment, security surveillance at a touch on your phone or tab. All this, in a carpet area of 3200 Sq. ft. Sevens is located in the beautiful village called Assagao, North Goa that is just 5 minutes to the gorgeous beaches of Anjuna & Vagator





AWARDS AND CERTIFICATIONS

Awarded "IGBC - Most innovative design 2014
- Gables By The Bay

Best West Division Small Housingproject 2015
- Gables By The Bay.

Outstanding Innovative Quality Design 2015 Indian Realty
- Gables By The Bay

Nominated for: National outstanding quality development -
Indian Realty
-Gables By The Bay -

Certified by Indian Green Building Council
- All projects

TUV SUD Certified
-All Projects

Only CRISIL rated project in Goa, with one of the
highest rating of 6/7 in the first audit.
- Casa Del Señor

