



A true oasis to call your own.

Welcome to a new way of living.

This is Saldanha Rosa's— an exclusive and intimate collection of 32 row villas, inspired by nature and nested in the quaint village of Utorda, with less than a mile to the famous Utorda beach.

These spectacular suites overlook a beautiful water garden and green fields, offering comfortable outdoor area, thriving landscaping, conversation and much more.

Resort inspired living, private courtyard with master bedroom terrace.
A true oasis to call your own.



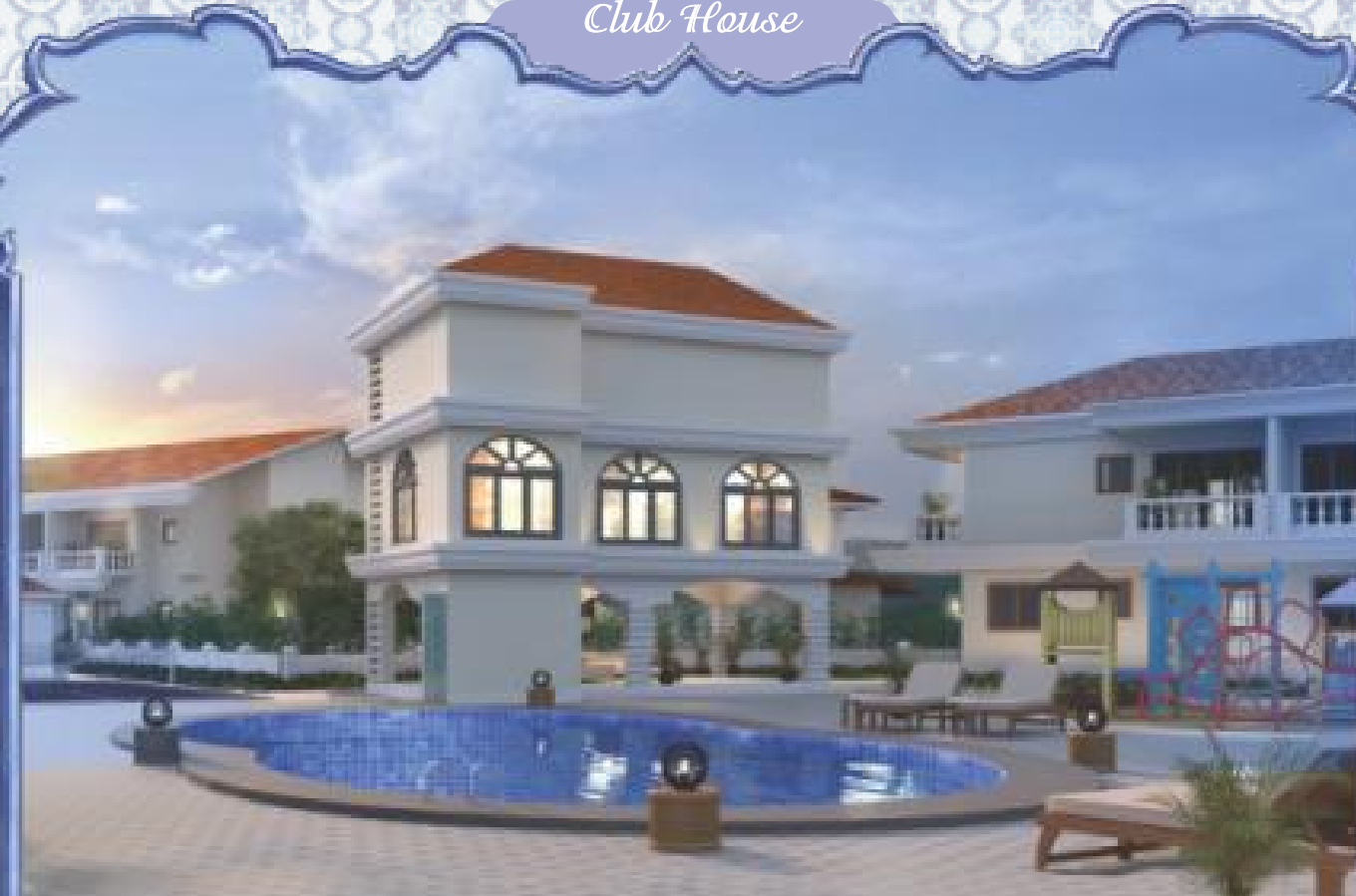
Specifications

- R.C.C. Framed structure.
- Ceramic / Vitrified floor.
- Marble sills.
- Designer tiles for bathrooms, coloured sanitaryware & hot/cold arrangement.
- Granite kitchen platform with Stainless Steel Sink.
- Teak Wood pannelled main door with brass fittings, other doors to be of teak wood frame with marine ply panel, windows of teak wood / sliding Aluminium.
- Concealed electrical conduits with necessary plug/power/AC points
- Interiors with acrylic distemper & Exteriors with weather protective Paints.
- CPVC Rust-free plumbing.
- Solar Water Heater for each Villa.
- Cable T.V. provision.
- Provision for Inverter.

Amenities

- Swimming Pool.
- Landscaped Garden.
- 24 Hrs. Security.
- Gated Complex.
- Club House

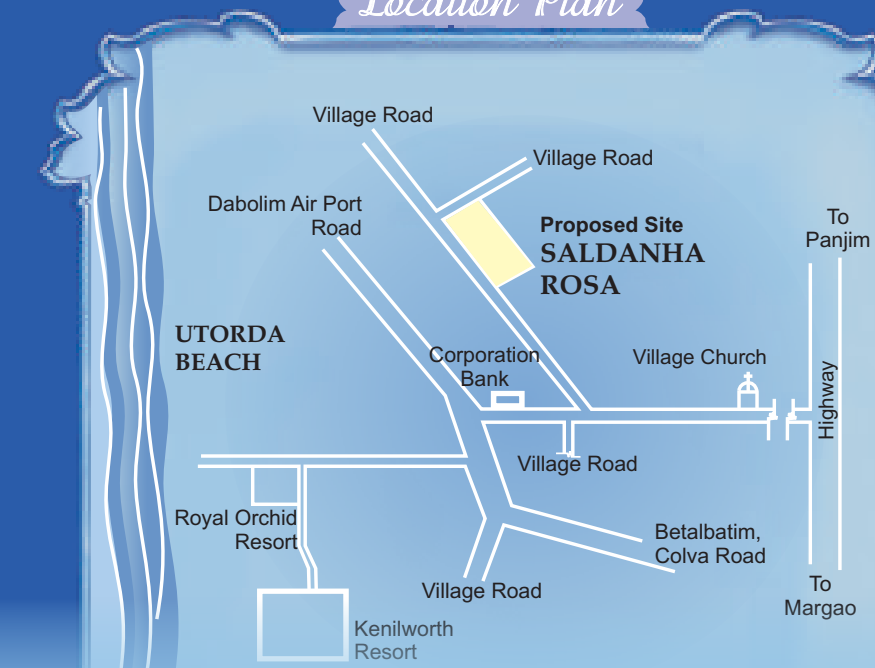
Club House



Project Neighbourhood

With its splendid location within a mile from Utorda Beach, Saldanha Rosa Villas is just 6 kms from Margoa city, 12 kms from Dabolim airport, 17 kms from Vasco railway station, and walking distance to local markets. Heading to the beach, you will discover trendy local shacks, local goan bars, and Goan food grocery market. So conveniently located, yet Rosa villa's finds itself surrounded with fields, green spaces weaving itself wonderfully around the resort style villa complex.

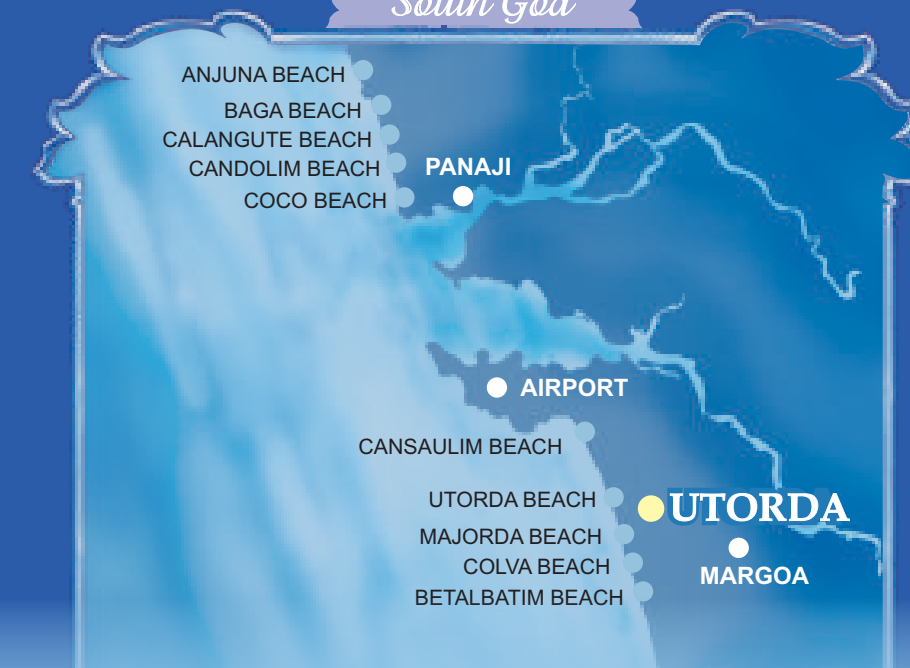
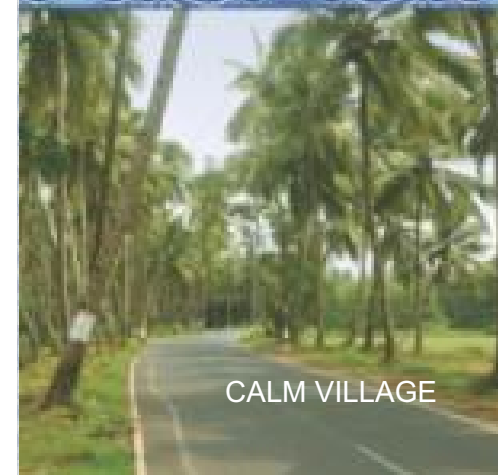
Location Plan



Distance from Project

- 1.2 K.m To The Church
- 3.0 K.ms To Margao Panjim Highway
- 4.0 K.ms To The Betalbatim Village
- 17.0 K.ms To Tthe Vasco Da Gama
- 12.0 K.ms To The Air Port
- 1.5 K.ms To The Utorda Beach

South Goa



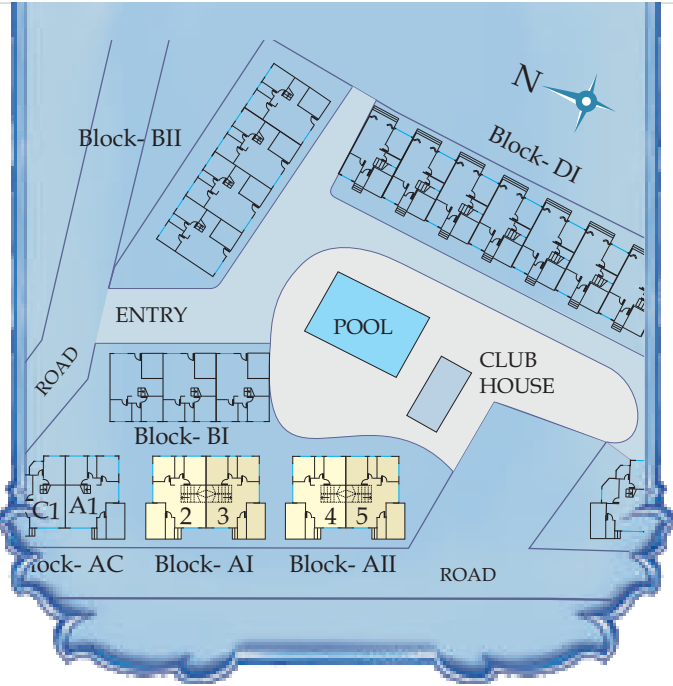
CALM VILLAGE



UTORDA BEACH



VIEW FROM THE SITE

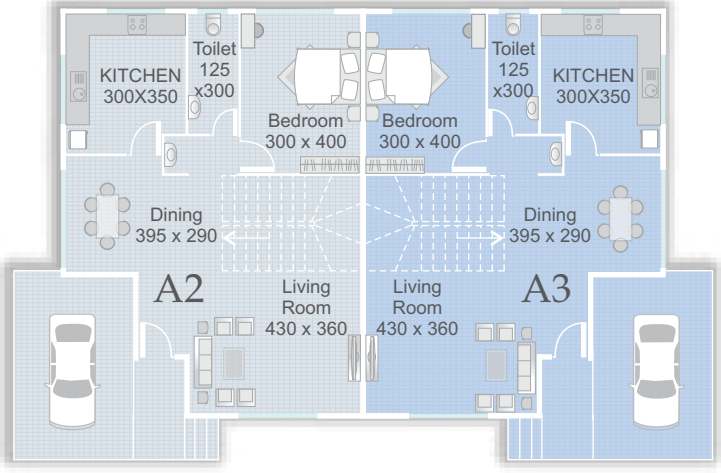


Block AI

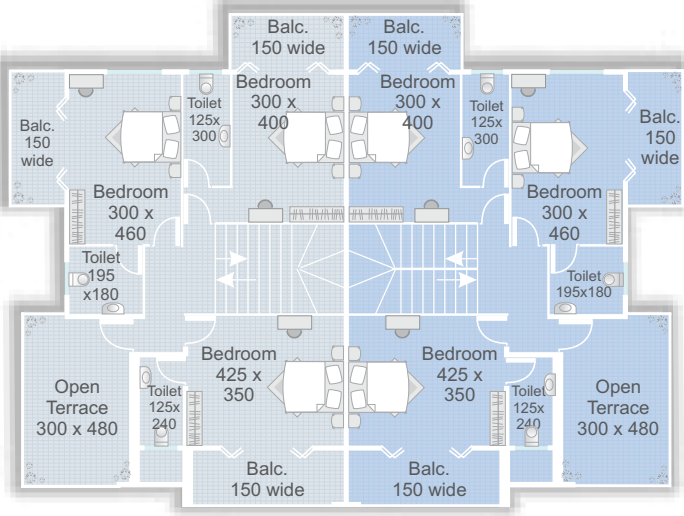
Villa no. A2 & A3	Floor Area	167.13 Sq.m
	Open Terrace	14.03 Sq.m
	Car Parking	14.03 Sq.m

Block AII

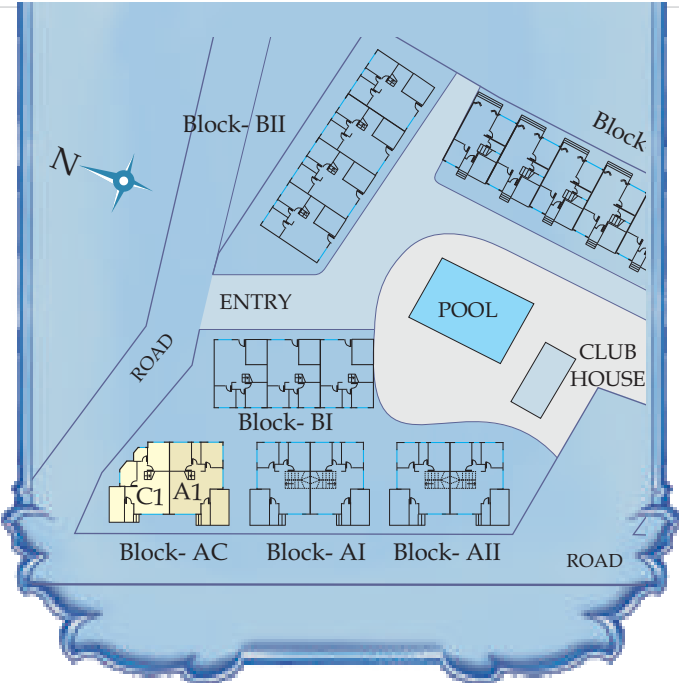
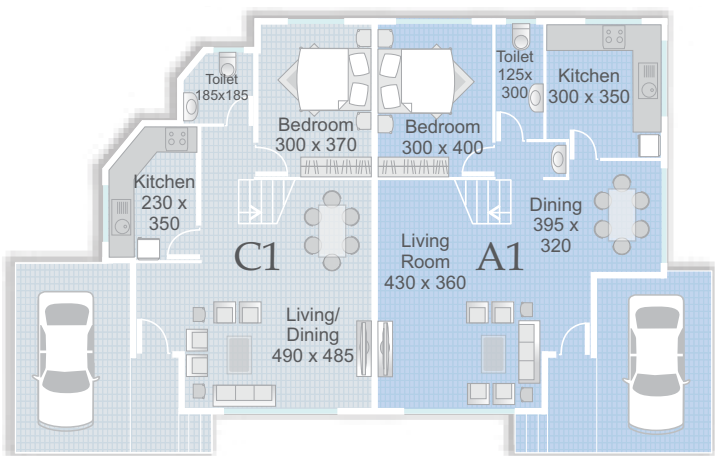
Villa no. A4 & A5	Floor Area	167.13 Sq.m
	Open Terrace	14.03 Sq.m
	Car Parking	14.03 Sq.m



GROUND FLOOR PLAN AI & AII



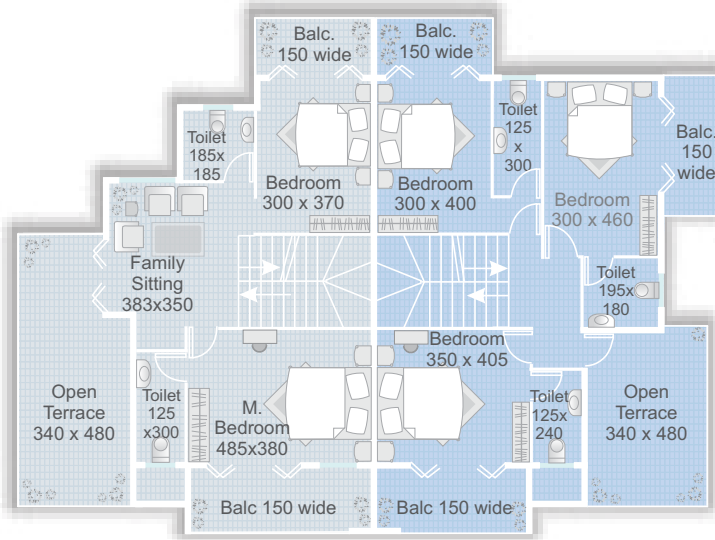
FIRST FLOOR PLAN TYPE AI & AII



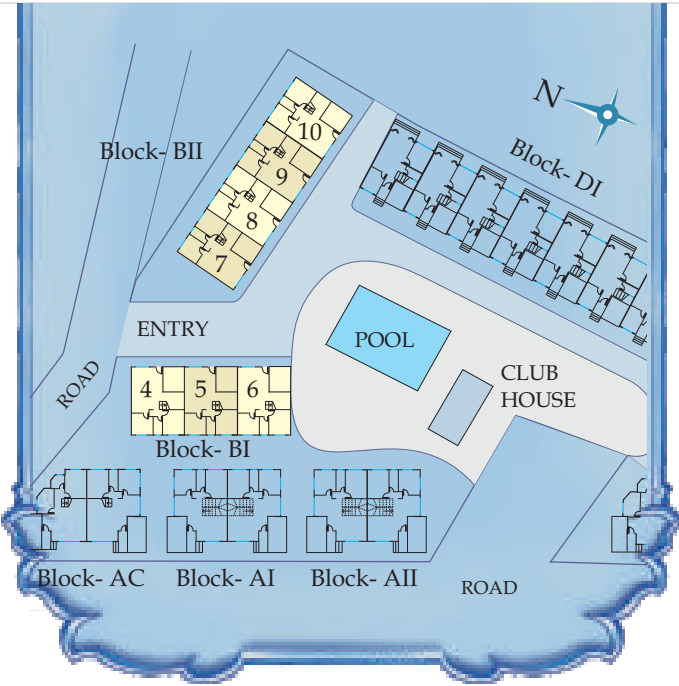
GROUND FLOOR PLAN TYPE AC

Block AC

Villa no. C1	Floor Area	142.35 Sq.m
	Open Terrace	20.15 Sq.m
	Car Parking	20.15 Sq.m
Villa no. A1	Floor Area	164.74 Sq.m
	Open Terrace	15.15 Sq.m
	Car Parking	15.15 Sq.m



FIRST FLOOR PLAN TYPE AC

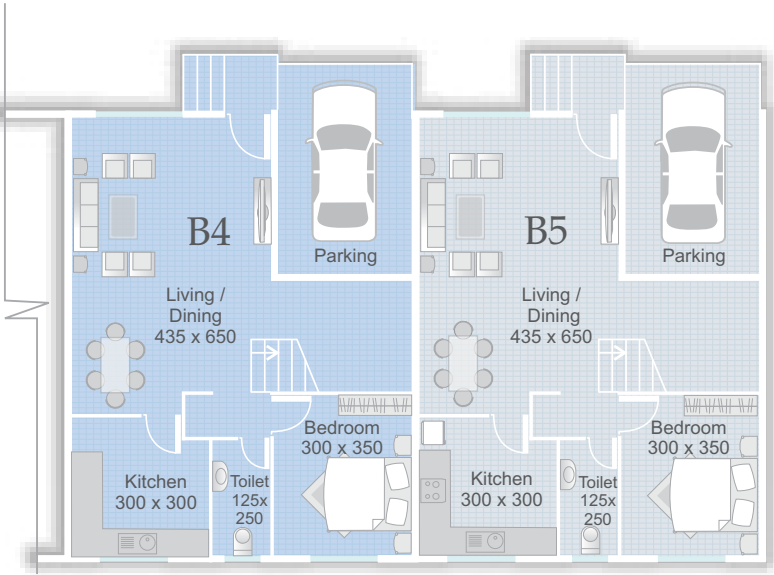


Block BI

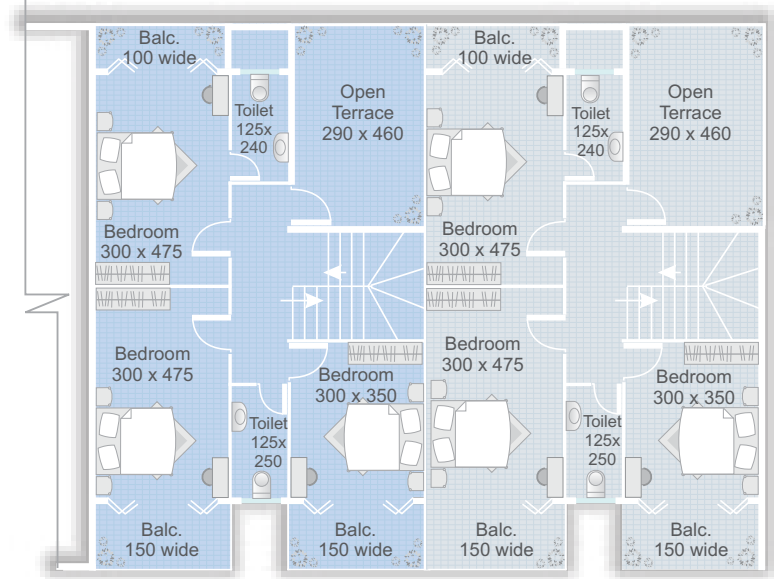
Villa no. B4	Floor Area	147.07 Sq.m
	Open Terrace	14.26 Sq.m
	Car Parking	14.26 Sq.m
Villa no. B5	Floor Area	145.64 Sq.m
	Open Terrace	13.8 Sq.m
	Car Parking	13.8 Sq.m
Villa no. B6	Floor Area	147.89 Sq.m
	Open Terrace	13.8 Sq.m
	Car Parking	13.8 Sq.m

Block BII

Villa no. B7	Floor Area	147.89 Sq.m
	Open Terrace	13.8 Sq.m
	Car Parking	13.8 Sq.m
Villa no. B8 & B9	Floor Area	145.64 Sq.m
	Open Terrace	13.8 Sq.m
	Car Parking	13.8 Sq.m
Villa no. B10	Floor Area	147.07 Sq.m
	Open Terrace	14.26 Sq.m
	Car Parking	14.26 Sq.m



GROUND FLOOR PLAN TYPE B

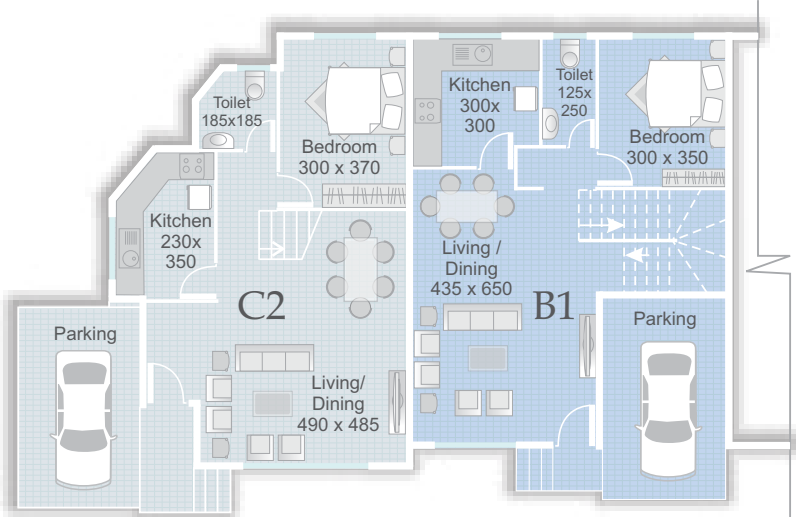


FIRST FLOOR PLAN TYPE B

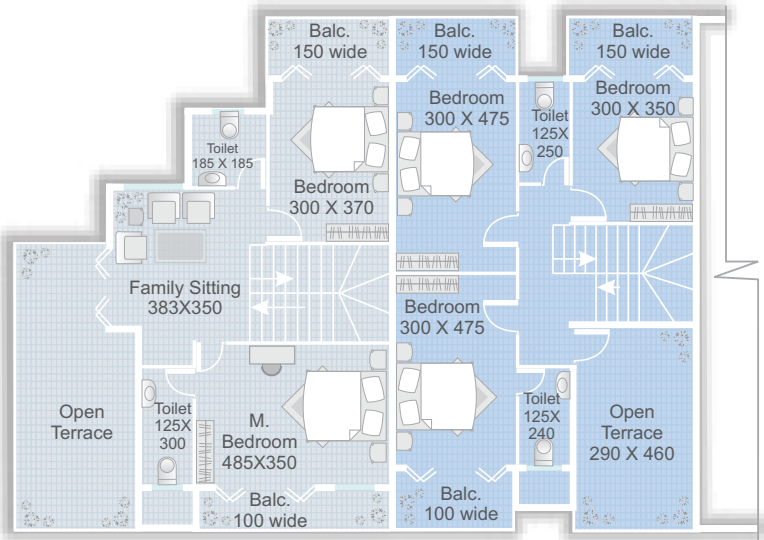


Block BC

Villa no. C2	Floor Area	142.4 Sq.m
	Open Terrace	20.15 Sq.m
	Car Parking	20.15 Sq.m
Villa no. B1 & B2	Floor Area	146.98 Sq.m
	Open Terrace	15.6 Sq.m
	Car Parking	14.41 Sq.m
Villa no. B3	Floor Area	148.39 Sq.m
	Open Terrace	16.11 Sq.m
	Car Parking	14.91 Sq.m



GROUND FLOOR PLAN TYPE BC



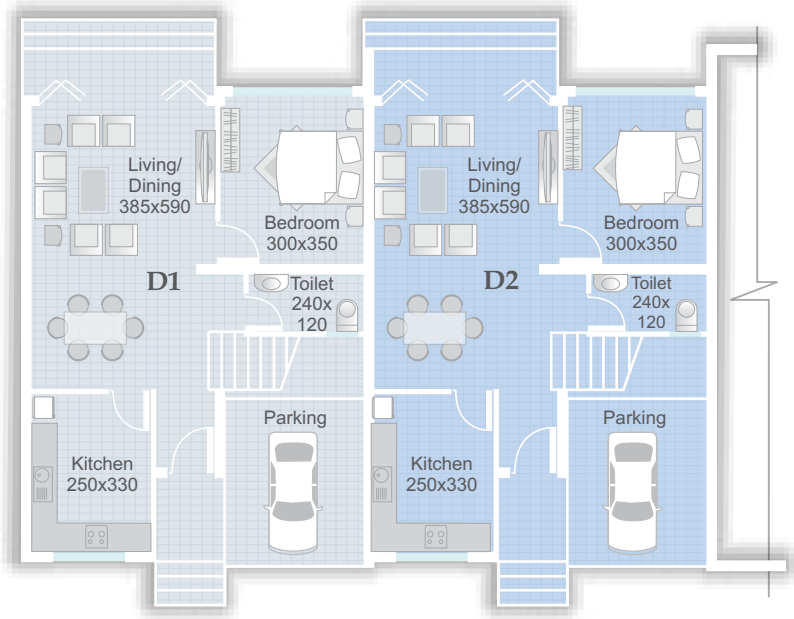
FIRST FLOOR PLAN TYPE BC



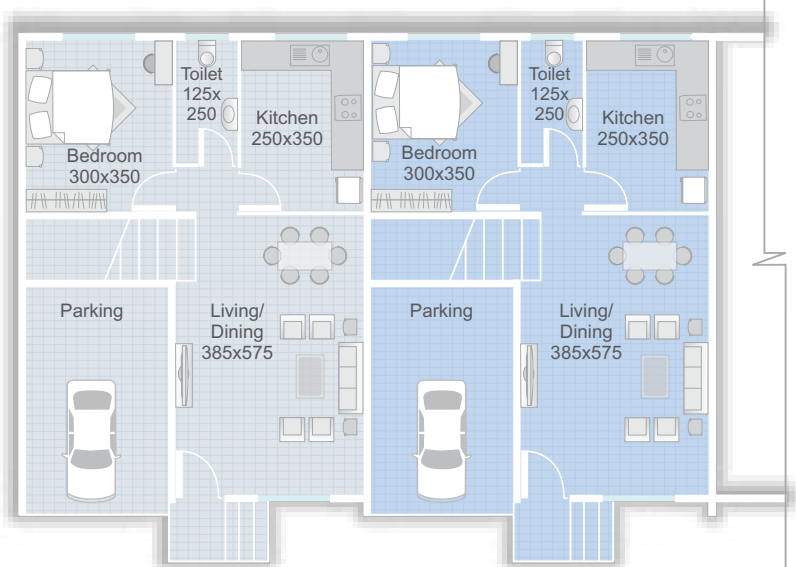
Block DI			
Villa no. D1	Floor Area	129.23 Sq.m	
	Open Terrace	11.14 Sq.m	
	Car Parking	12.99 Sq.m	
Villa no. D2, D3, D4, D5 & D6	Floor Area	127.31 Sq.m	
	Open Terrace	11.14 Sq.m	
	Car Parking	12.99 Sq.m	
Villa no. D7	Floor Area	128.56 Sq.m	
	Open Terrace	11.51 Sq.m	
	Car Parking	13.33 Sq.m	

Block DII			
Villa no. D8	Floor Area	129.23 Sq.m	
	Open Terrace	11.14 Sq.m	
	Car Parking	12.99 Sq.m	
Villa no. D9, & D10	Floor Area	127.31 Sq.m	
	Open Terrace	11.14 Sq.m	
	Car Parking	12.99 Sq.m	
Villa no. D11	Floor Area	128.56 Sq.m	
	Open Terrace	11.51 Sq.m	
	Car Parking	13.33 Sq.m	

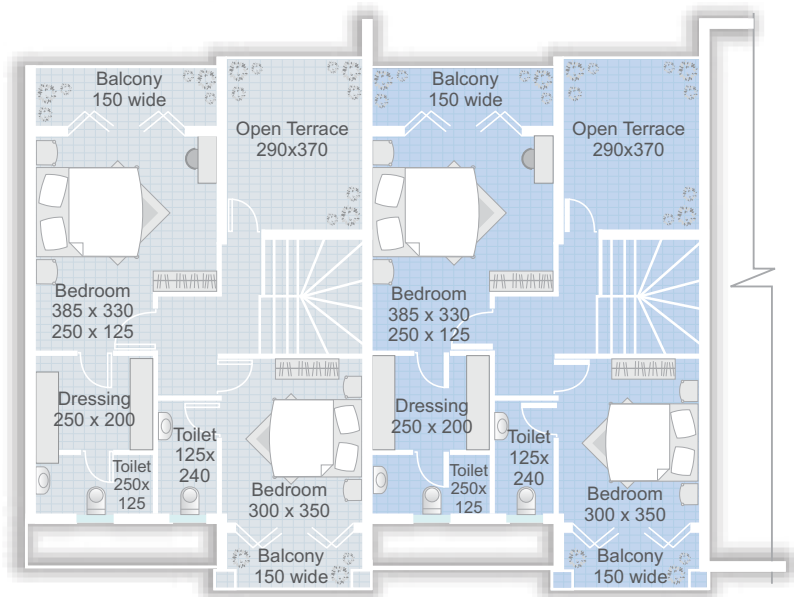
Block DIII			
Villa no. D12	Floor Area	127.42 Sq.m	
	Open Terrace	12.7 Sq.m	
	Car Parking	16.43 Sq.m	
Villa no. D13, & D14	Floor Area	126.24 Sq.m	
	Open Terrace	12.29 Sq.m	
	Car Parking	15.9 Sq.m	
Villa no. D15	Floor Area	128.27 Sq.m	
	Open Terrace	12.29 Sq.m	
	Car Parking	15.9 Sq.m	



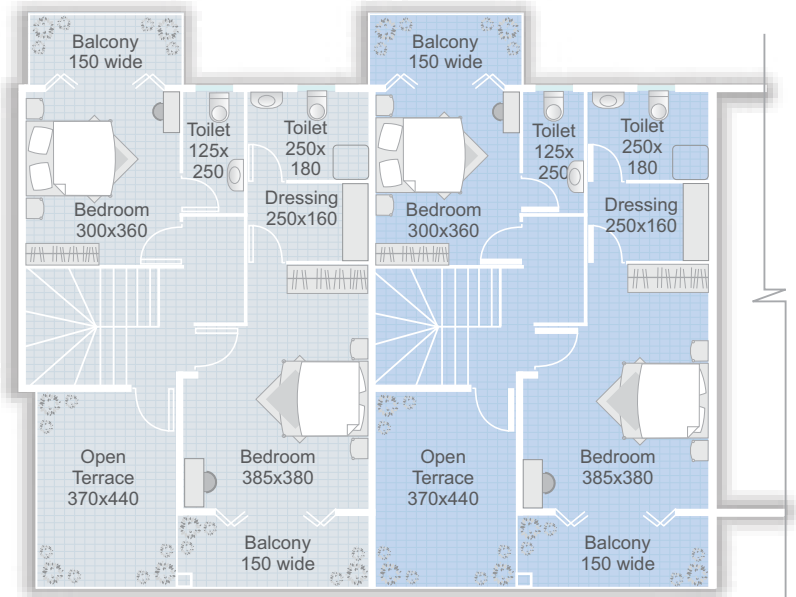
GROUND FLOOR PLAN TYPE DI & DII



GROUND FLOOR PLAN TYPE DIII



FIRST FLOOR PLAN TYPE DI & DII



FIRST FLOOR PLAN TYPE DIII



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Designed by: SHIRISH, 9822144621

**On Going
Projects**

