

The background is a piece of marbled paper with a vertical crease down the center. The left side of the crease is a deep, dark green, while the right side is a lighter, earthy orange-brown. Both colors have a mottled, textured appearance with subtle variations in tone and some small dark specks. The text 'ESTILO PATIO' is centered horizontally across the crease.

ESTILO
PATIO

THE EPITOME OF LUXURY,
IN AN OASIS OF TRANQUILLITY.



INDULGE
IN THE NOVEL
ELEGANCE OF
GOAN LIVING

YOUR PRIVATE OASIS, BETWEEN RIVER AND SEA

Awaken to breathtaking views of the blue sky and clean air.

All our charming European villas sit by the Riverside of Zuari in a tranquil location, amongst cascading coconut trees. Beautiful spots to have a nice romantic meal with your love or a BBQ with your friends, in the lap of nature, while you enjoy the fresh breeze through the lush green foliage of the Oak trees. Live a healthier more wholesome life, breathing fresh clean air.

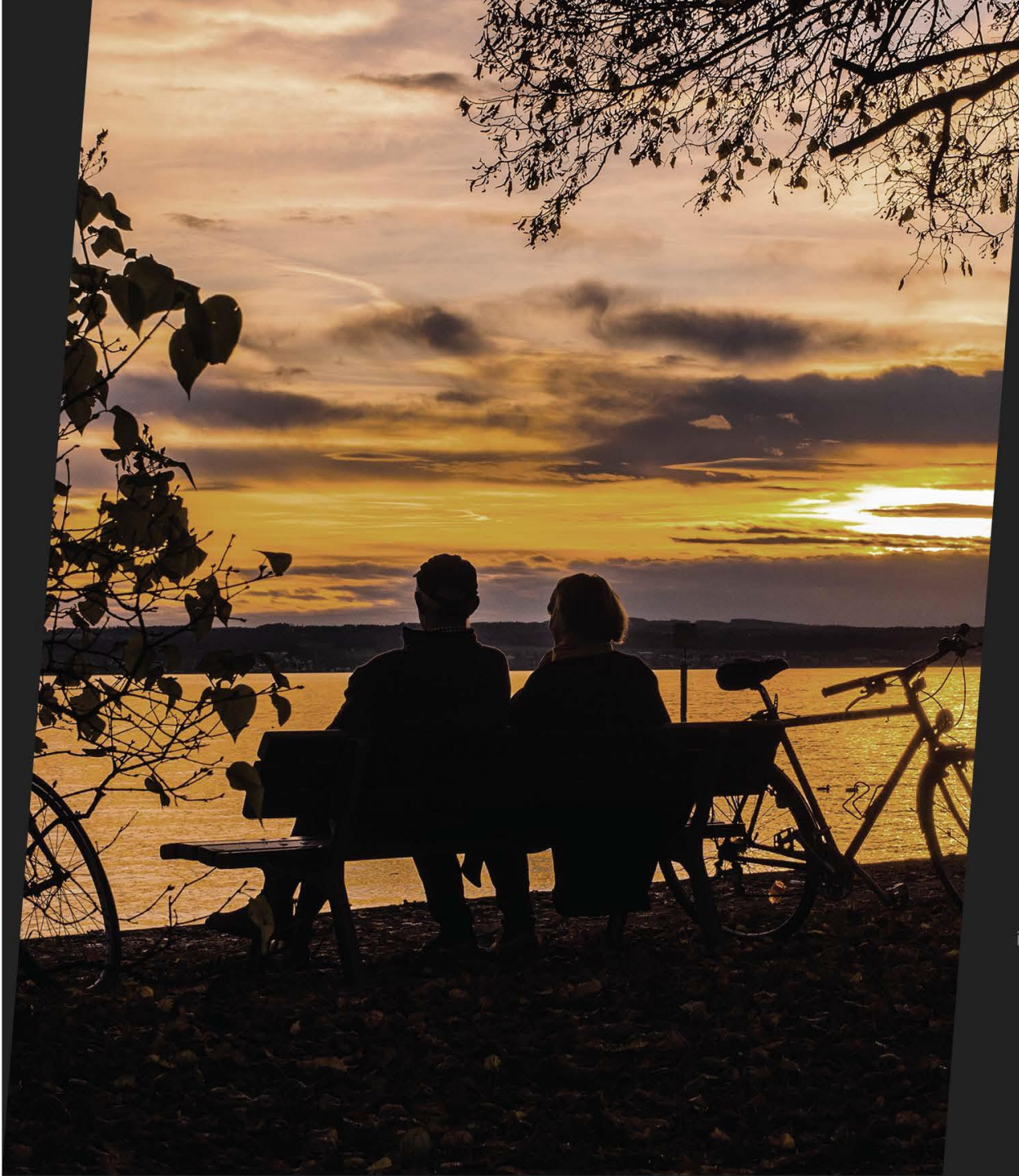




YOUR VILLAS

We have created a riverfront lifestyle of unsurpassed elegance and beauty. Live our philosophy of luxury and greener living, through our Row villas or Independent villas.

VILLA ARMERIA
and
VILLA BELLIS.

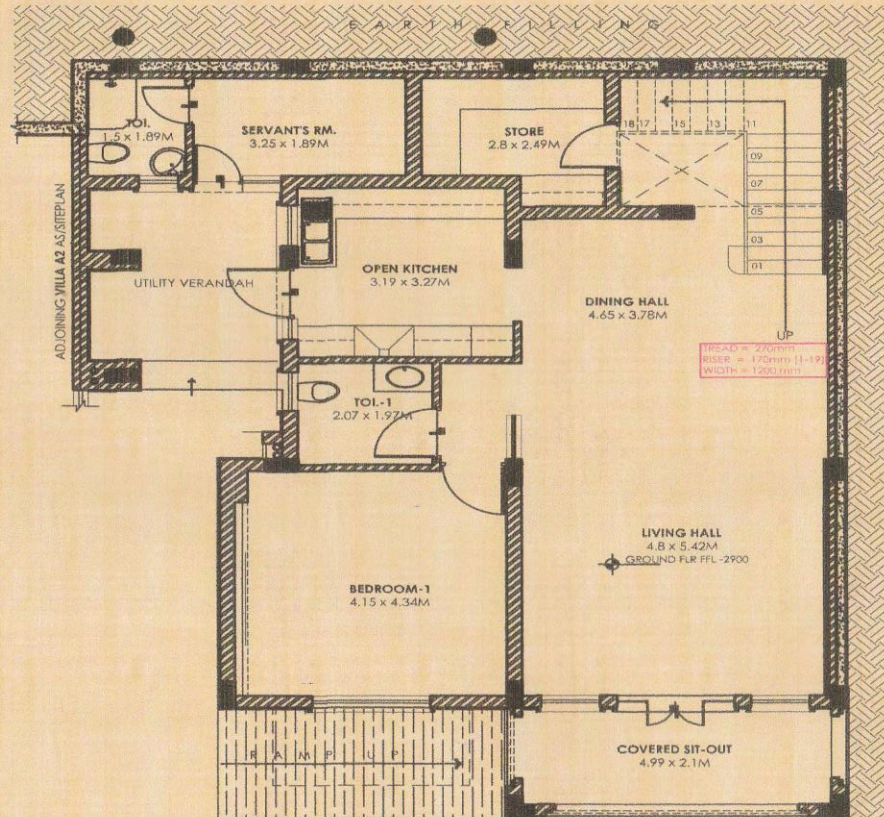


LIFE, AS IT SHOULD BE

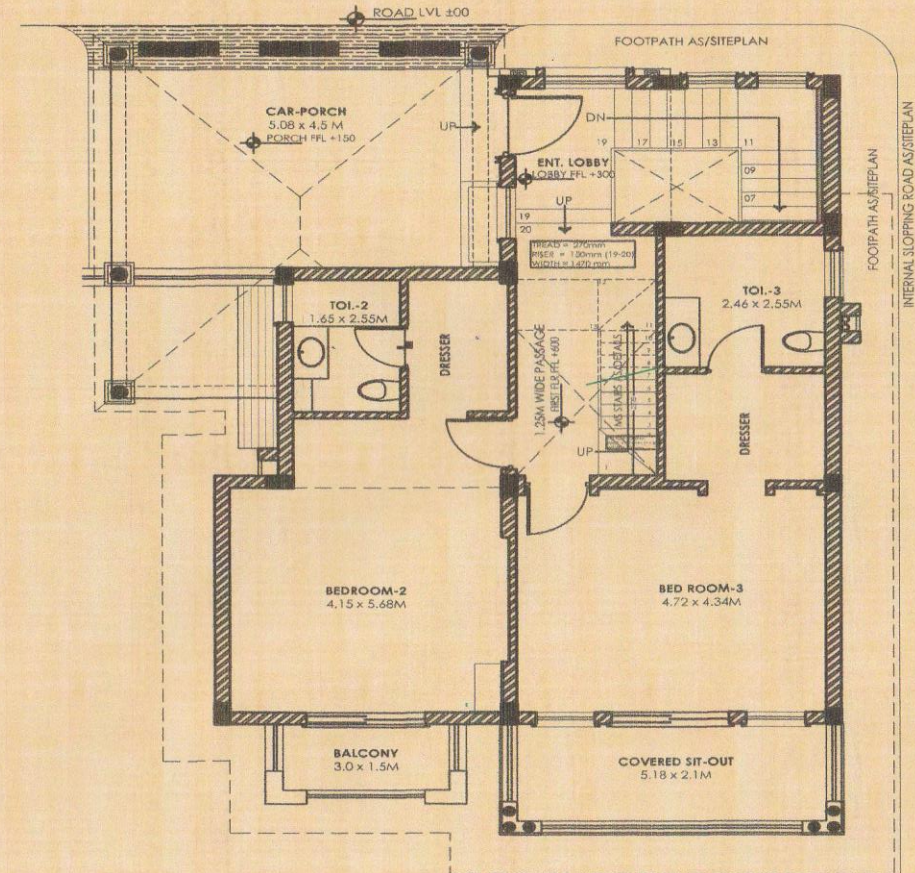
From sunup to sundown and deep into the night, enjoy living life to its fullest and creating memories that will last a lifetime.

Wake up every morning to the clean crisp riverside air, while the sun lights your day through the grand French windows. Kiss the day farewell, while you enjoy endless stars in the night sky, unwinding in your balcony. Every corner of our European styled villa and its surrounding landscape is your private escape. The spacious Gazebo overlooking the river and cascading greens with the glorious.

Villa Armeria

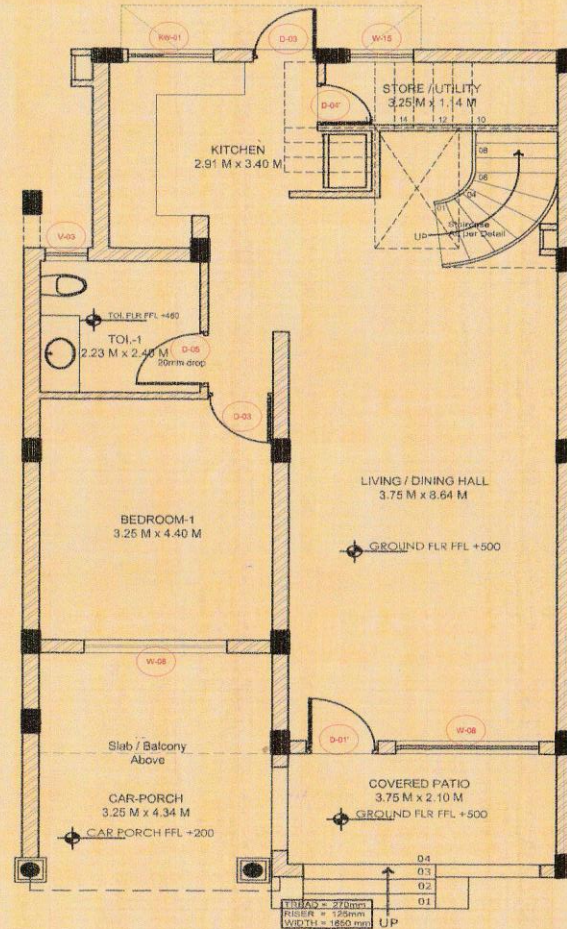


Ground Floor Plan

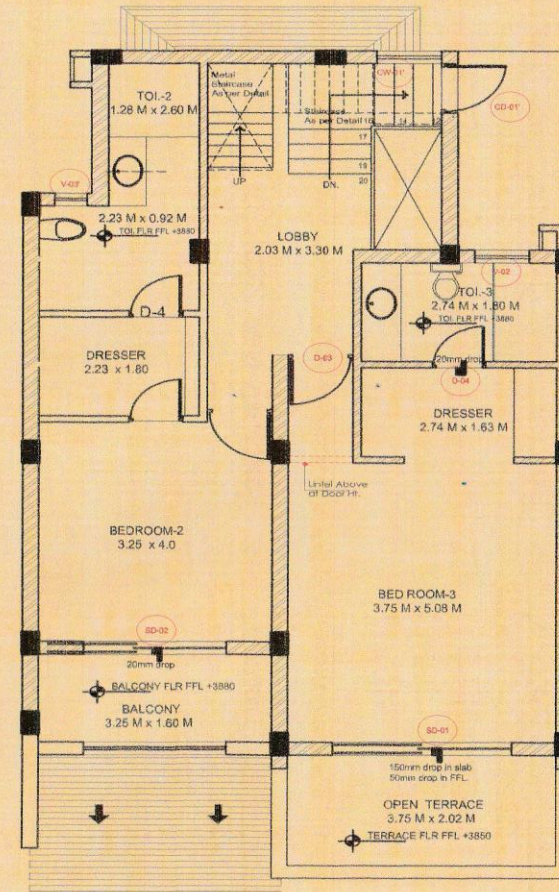


First Floor Plan

Villa Bellis



Ground Floor Plan



First Floor Plan

(SPECIFICATIONS)

- **STRUCTURE:** R.C.C frame structure with M20/M25 grade concrete.
- **MASONRY:** All external walls shall be constructed with 23 cm thick laterite masonry/ Cement blocks. Internal walls shall be of 10 cm thick with Single brick masonry.
- **PLASTER : INTERNAL :** - Single coat plaster/Gypsum Plaster

EXTERNAL : - Double coat plaster

- **TILING/FLOORING:** Vitrified (800 x 800mm) (Nitco /Kajaria World or Equivalent) in living/Dining and Kitchen. Wooden flooring in Bedrooms, Non – Skid Tiles in Balcony/Open Sit – outs.
- **PAINTING:** Internal walls to be painted with Emulsion Paints and external walls to be painted with Weather proof cement paint.
- **DOORS & WINDOWS:** Main Door shall be of Teak wood and shall have Mortise Locks. All the other doors (40mm Thick) shall be the Flush door with Veneer. Powder Coated Aluminum Windows.

- **TOILETS:** The toilet flooring shall be of non-skid ceramic tiles (Nitco/Kajaria/Johnson world or equivalent) and the walls will have contemporary tiling systems. Concealed plumbing with Grohe/Kohler or equivalent tap fittings shall be provided along with Grohe/Kohler or equivalent sanitary ware. All the toilet shall be provided with Exhaust Fans.
- **PLUMBING:** CPVC piping for hot water and PVC piping for cold water line.
- **ELECTRIFICATION:** The Row Villas/Villas shall have 3 phase power supply. Concealed conduits shall be provided of havells/RR Kable/KEI cables or equivalent. Adequate number of light points, fan points, power points, switches and sockets of Crabtree or Legrand/ equivalent. Wiring provisions for TV sets in each room shall be made. Provision for Inverter for each Row Villas/Villas will be made.
- **KITCHEN:** Kitchen Platform will be of granite top with S.S./Composite material sink. Chimney & Hob to be provided as standard fixtures
- **ANTITERMITE TREATMENT:** Anti - termite Treatment for the villas shall be carried out through the reputed Anti-termite agency.

SUSTAINABLE LIVING, BUILDING NURTURED RELATIONSHIPS

We as a company believe in balance. Thus our philosophy is deeply embedded with the need to give back to nature, to build a stronger community and empower our future generations with simple conscious steps. Green building rating brings together a host of sustainable practices and solutions to reduce the environmental impacts. Green building design provides an integrated approach considering life cycle impacts of the resources used.



We are a certified member of the Indian Green Building Council.





UNMATCHED, UNCOMPROMISING QUALITY

Enjoy accountable customer services with timely delivery and responsible quality with a brilliant turn around time. Expect to have the quality maintained to its highest standard even after completion and handing over the keys. It's the commitment that we adhere to as an organisation.



As of May 1, 2017, the Real Estate Regulatory Act (RERA) has come into effect in the state of Goa. The information in this brochure is indicative of the kind of development that is proposed. By reading this, the customer confirms the information in this brochure is for informational purposes only. Nothing stated here constitutes advertising, marketing, booking, selling or an offer for sale, or invitation to purchase a unit in any project by the Company. Company is not liable for any consequence of any action taken by the customer relying on such material/information.