



Watercolours

LUXURY VILLAS BY UMIYA

*A skillfully painted watercolour is a
beautiful experience to see.
The light captured, frozen in that moment,
defines the art and artist.*





*Every transparent watercolour awakens
forever your mind,
glows into your memories,
hallows this ephemeral and transitory*



Introducing Watercolours – Two exquisite luxury villas by UMIYA, where nature, tranquillity, and opulence seamlessly blend. Nestled within a sprawling 1252 sqmts, these villas are perched upon a gentle hill, commanding breathtaking views of the lush paddy fields.

One villa boasts a captivating traditional Portuguese design, while the other showcases contemporary architecture. Each villa offers its own private lounge area alongside an inviting pool. The expansive gardens surrounding the villas enhance the serene ambiance, providing a perfect retreat for relaxation. Experience the idyllic charm of countryside living with all the luxurious amenities that ensure an indulgent stay in Goa.

The contemporary, modern Villa A, spans across a ground floor and two additional floors, providing an elevated vantage point that gazes over the picturesque paddy fields. On the other hand, the traditional Villa B features a layout with a ground floor and an upper floor, both offering views of the surrounding paddy fields. The living room seamlessly connects to the private pool and lounge, allowing for a refreshing dip just steps away. The first floor reveals a spacious deck, providing an ideal setting to revel in the soothing evening breeze.

Located in the enchanting village of Sangolda, Watercolours offers convenient access to the vibrant attractions of Goa. Delight in an array of fine dining restaurants and luxury boutiques, all within close proximity. The capital city of Panjim is a mere 20-minute drive, while the stunning beaches of Calangute and Candolim are just 10 minutes away.

Why Choose Sangolda?

- Sangolda village is adorned with upscale cafes and restaurants, attracting both astute residents and artists alike.
- In contrast to popular tourist destinations like Assagoa, Candolim, and Baga, Sangolda provides a tranquil escape from the bustling crowds while granting convenient access to the region's prominent attractions and a diverse culinary scene.
- Sangolda seamlessly combines the tranquillity of its surroundings with opportunities to savour local flavours and appreciate artistic expressions and create memories in this charming Goan village.

Noteworthy Features of Watercolours by UMIYA at Sangolda:

- Two luxurious villas situated in the heart of Sangolda, one of North Goa's sought-after destinations.
- Proximity to renowned beaches such as Calangute, Candolim, Baga, Anjuna and Sinquerim.
- Serene and verdant surroundings, providing a peaceful living experience.
- A pinnacle of opulence and a refined living immersed in lush landscapes adorned with peacocks gracefully traversing the vicinity of the villas.
- Central location near Dabolim Airport (30.3 km) and Mopa Airport (25.9 km) for convenient travel. The NH 66, connecting Goa and Mumbai, is easily accessible with just a 15-minute drive. A notable perk is the property's accessibility via various approach roads.
- Access to a variety of restaurants like Ping's Bia Hoi, Kismoor Sangolda, Prime Rose, Morgan's Place, Yaki Zushi, Copperleaf, and more within walking or a short driving distance.
- Commitment to high-quality construction materials, ensuring an uncompromising standard of luxury.

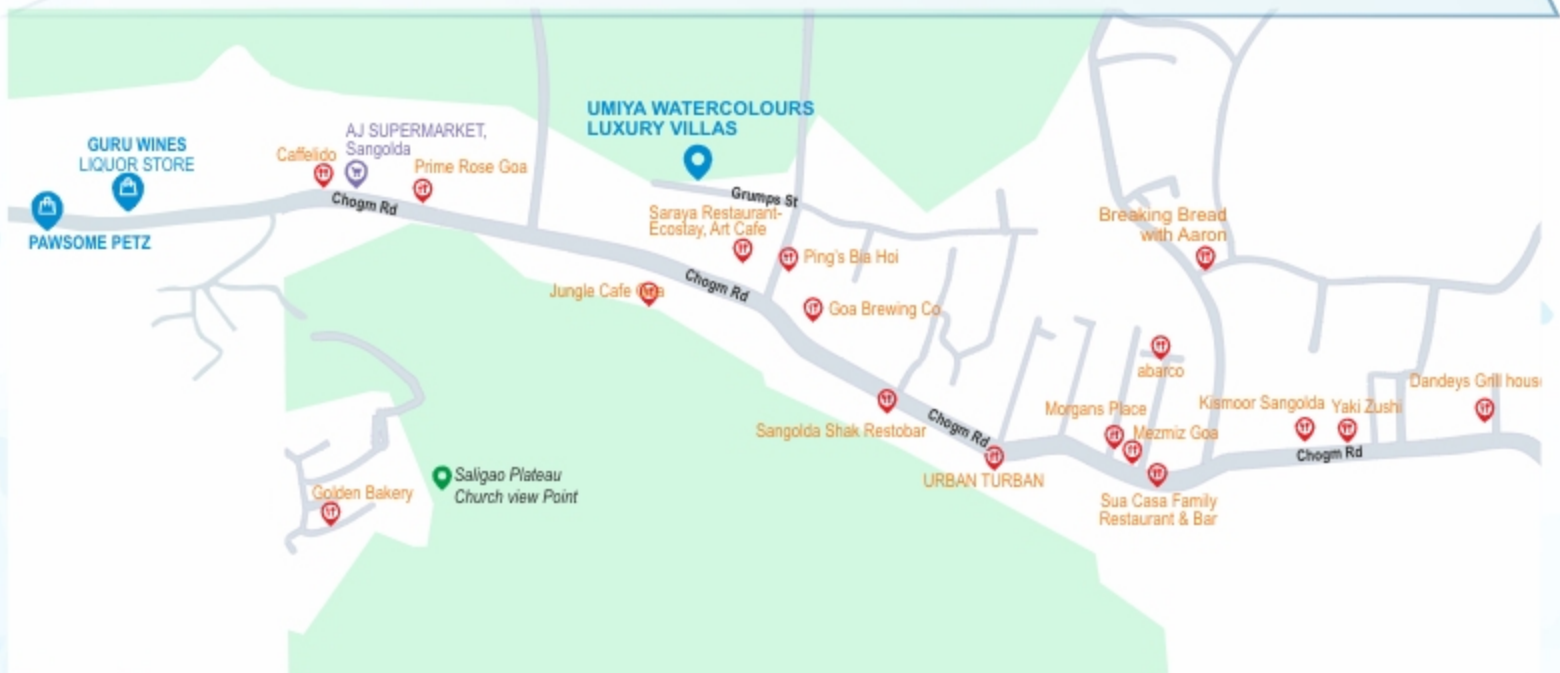


Location Map

Prominent location around the Property



Prominent Restaurants and facilities in close proximity to the Property





← Villa B

← Villa A

Site Plan

R O A D



*Visually, poetry is watercolour.
Watercolour is poetry.*

Villa A





APPROX AREA STATEMENT IN	SQFT	SQM
PLOT AREA	4921.69	457.24
POOL	419	38.93
COVERED GARAGE + PORCH (GF)	510	47.38
STAFF AREA (GF)	151.44	14.07
COVERED DECK (GF)	308	28.61
COVERED BALCONY + DECK (FF)	370	34.37
COVERED DECK (SF)	645	59.92
HABITABLE AREA		
GROUND FLOOR	1702	158.12
FIRST FLOOR	1822	169.27
SECOND FLOOR	941	87.42
TOTAL	6868.44	638.09



Villa A GROUND FLOOR

POOL BELOW



FIRST FLOOR

POOL BELOW



SECOND FLOOR

Villa A FIRST & SECOND FLOOR



Villa B



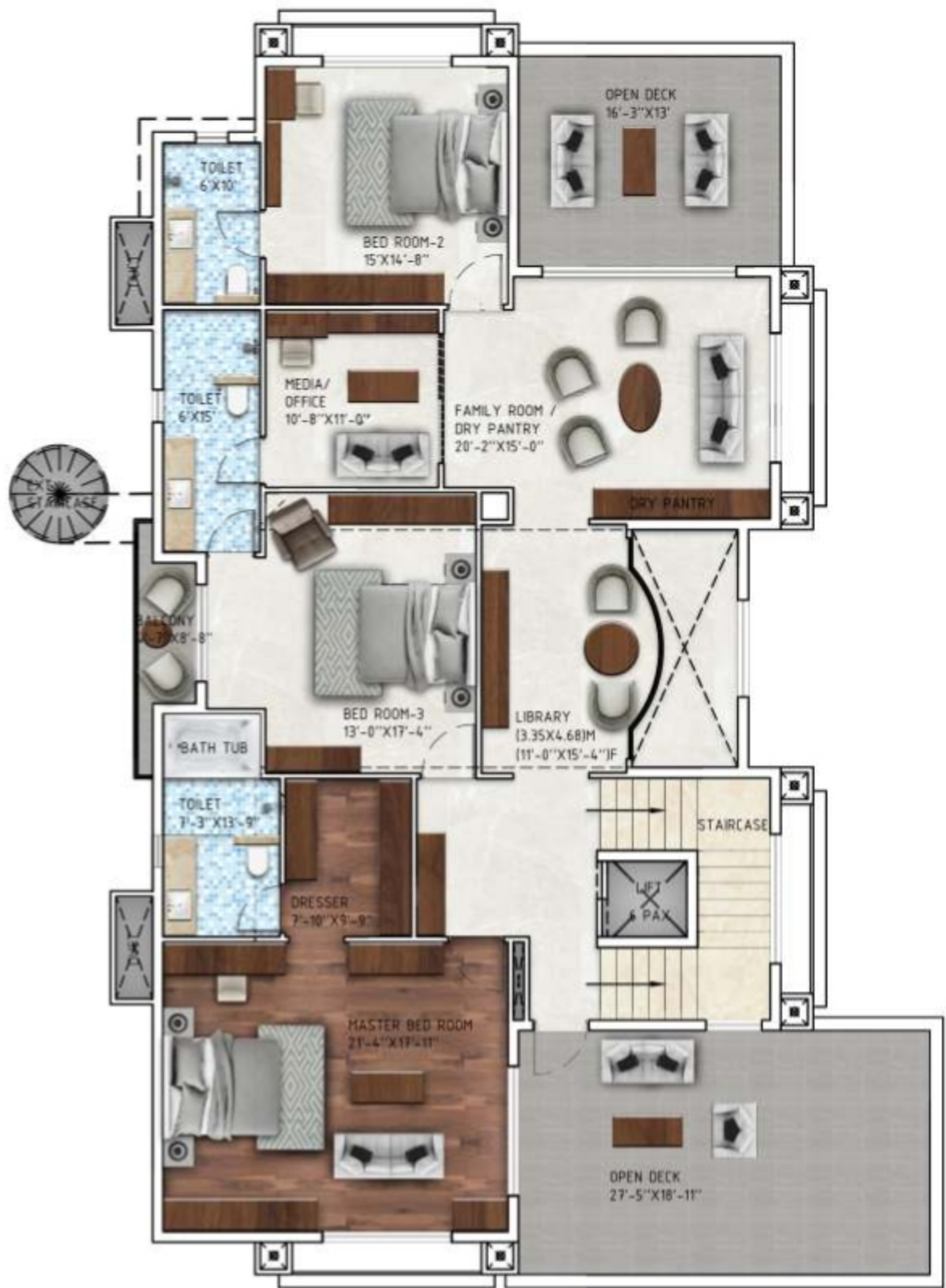


Ultra-Gracious villas in the pristine heart of Goa.

APPROX AREA STATEMENT	SOFT	SQM
PLOT AREA	6198.58	575.86
POOL	614.95	5713
COVERED GARAGE + PORCH (GF)	417.11	38.75
STAFF AREA (GF)	151.44	14.07
COVERED DECK (GF)	208.81	19.40
COVERED ENT (PORCH)	56.06	5.21
FF COVERED BALCONY BED-3	41.12	3.82
FF DECK	648	60.20
GF STAFF AREA	150.47	13.98
HABITABLE AREA		
GROUND FLOOR	2289.59	212.71
FIRST FLOOR	2520.81	234.19
TOTAL	7098.36	659.46



Villa B GROUND FLOOR



Villa B FIRST FLOOR

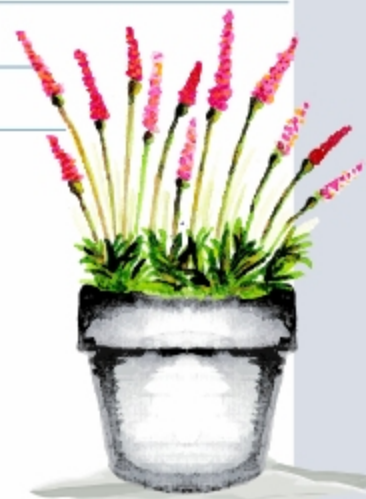




Specifications

Exterior & Interior Structure

Structure	RCC framed structure Internal and external walls of laterite stone/red bricks/CC blocks/fly ash blocks
Flooring	2'4 Vitrified tiles with Nano technology(stain proof) in living, dining and bedroom of Villa A, Natural Stone in living, dining and bedroom of Villa B
Wall tiles	Ceramic full height dado tiles in bathroom Ceramic 2ft height dado tiles in kitchen
Doors	Main door : Hard Wood frame with Marine Flush Decorative door with fittings Bedrooms : Hard wood door frame with Marine flush door and fittings Bathroom : Hard wood door frame with Marine flush door on one side and paint on other side with fittings.
Windows	Aluminium sections with powder coated/UPVC sections with clear glass or Hard wood frame with clear glass.
Kitchen	Granite platform Double bowl drain board stainless steel sink.
Bathrooms	CP fittings of Kohler or equivalent single lever fittings Sanitary ware of Kohler or equivalent, white sanitary ware. Gyser, Exhaust Fan with Louvers and Glass Partition for Shower Area
Painting	Texture finish along with two coat of superior quality paint Internal walls with first quality acrylic paint and ceiling with OBD paint
Power Supply	15KVA with 3phase power supply with Dedicated DG for each Villa Great White/equivalent modular Switches TV points in living room, bedrooms, Family room and Terrace AC Points in living room, bedrooms and Family room
Water Supply	Government/Treated water/Borewell/Tanker
Elevators	Each villa has it's own exclusive elevator of a reputed brand.
Sewage Treatment	Individual Septic Tank
Security	24 Hour security for common area
Add ons	Hob and Chimney Microwave Oven Bar Counter Refrigerator Water Purifier Washing Machine with Dryer Curtain Rods Ceiling Fans Air Conditioners in all Rooms Home Automation System & CCTV surveillance





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