

RERA ID: PRGO04180082

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ESTILO
PATIO



A TRADITION OF ELEGANCE

Estilo Patio is your private relaxing oasis, set amidst beautiful Goan life, with European styled villas, peacefully tucked in the folds of the lush green Sancoale Village. An elegant collection of luxurious individual and row villas in South Goa, with French windows and cobbled road pathways that walk you back home. Our carpet sizes along with the rich majestic looks and the amenities provided make your home exclusively special. Estilo Patio villas in Goa are merely a 10 minute drive by the riverside road from Dabolim airport, which winds through the picturesque sights and natural splendour Goa has to offer, only 20 minutes from both North and South Goa.



VILLA ARMERIA

a name inspired by an elegant white coloured sea rose- Armeria Pungens. Sitting beside the Zuari River, these villas are inspired by the Mediterranean coastal architecture.



VILLA BELLIS

Villa Bellis is perfectly named after the cheerful white coloured daises called Bellis Perennis. Little details like country roof tiles and colonial plaster moulds add to its appeal.

VILLA ARMERIA



GROUND FLOOR



FIRST FLOOR



TOWER LEVEL

TOTAL CARPET AREA ON ALL FLOORS = 216.41 SQ.M

TOTAL BALCONY + COVERED SITOUT + CAR PORCH + OPEN TERRACE + UTILITY AREA = 85.18 SQ.M

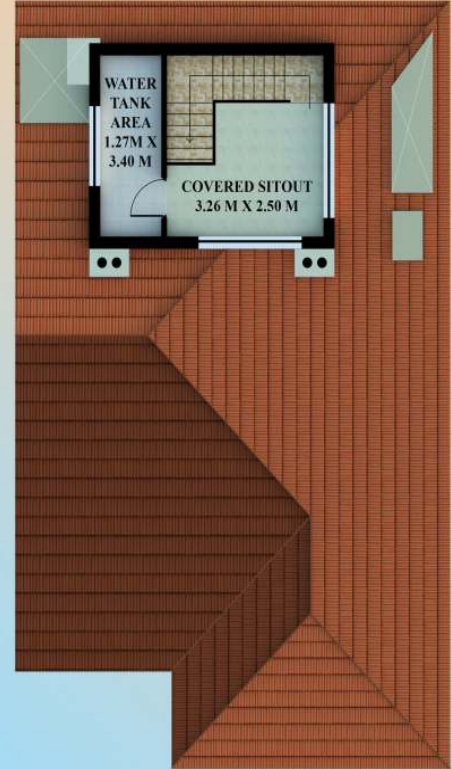
VILLA BELLIS



GROUND FLOOR



FIRST FLOOR



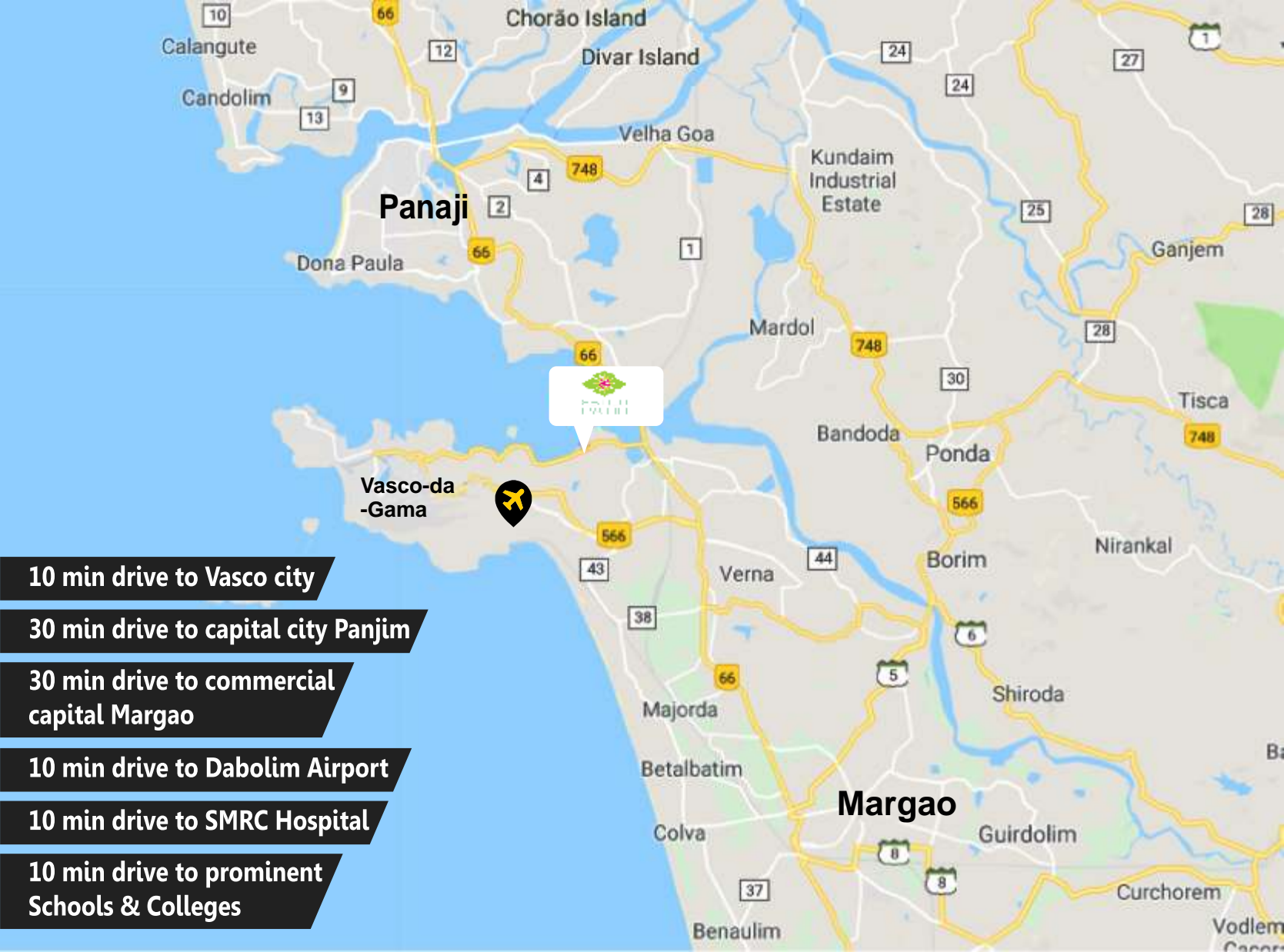
TOWER LEVEL

TOTAL CARPET AREA ON ALL FLOORS = 170.15 SQ.M
 TOTAL BALCONY + COVERED SITOUT + CAR PORCH + OPEN TERRACE = 33.53 SQ.M

SPECIFICATIONS

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|-----------------------|---|
| STRUCTURE | R.C.C frame structure with M20/M25 grade concrete. |
| MASONRY | All external walls shall be constructed with 23 cm thick lateritemasonry / 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 Johnson 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. |
| BATHROOM & WC | 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 RowVillas / 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. |





Panaji

Vasco-da-Gama

Margao

10 min drive to Vasco city

30 min drive to capital city Panjim

30 min drive to commercial capital Margao

10 min drive to Dabolim Airport

10 min drive to SMRC Hospital

10 min drive to prominent Schools & Colleges

| | |
|---|----------------------------|
| MANAGING DIRECTOR | Dr. SAGAR SALGAOCAR |
| DIRECTOR | MRS. PALLAVI SALGAOCAR |
| DEPUTY GENERAL MANAGER + CIVIL ENGINEER | EKNATH DHURI |
| HEAD SALES AND MARKETING | NIKHIL DESAI |
| MANAGER ACCOUNT AND STORES | PALLAVI GHODGE |
| SITE SUPERVISOR | ASIF SHAIKH |
| ARCHITECT | DAAT India Private Limited |
| STRUCTURAL ENGINEER | PARESH GAITONDE |
| INTERIOR DESIGNING | SIDDHARTH PAROOLKAR |

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Disclaimer : All the furniture, interiors & cars shown are of indicative nature & they do not form the part of an legal offer or contract.