

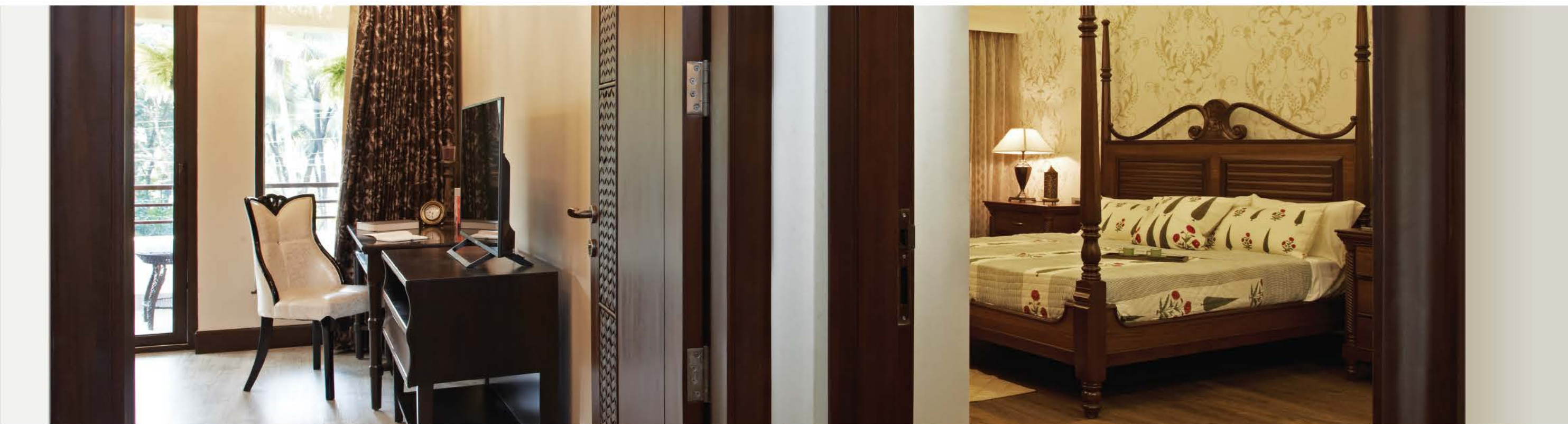
The image shows a close-up of a book cover with a marbled paper design. The design features a dark teal or green color on the left side, which transitions into a lighter, more vibrant green towards the right. A vertical, irregular boundary separates this green section from a tan or light brown section on the right. The marbling has a textured, organic appearance with fine, vein-like patterns. The text 'ESTILO PATIO' is printed in a bold, black, sans-serif font, centered horizontally and vertically on the green portion of the cover.

ESTILO
PATIO

THE EPITOME OF LUXURY,
IN AN OASIS OF TRANQUILLITY.



INDULGE
IN THE NOVEL
ELEGANCE OF
GOAN LIVING



Finely crafted
Luxury residences
In the heart of
One of the
Most beautifully
Tucked away
Destinations in
South Goa.



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 San-coale 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.

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.



TRANSLATED INTO PURE LUXURY SPACES

Enjoy expansive living with sprawling living spaces and rooms. Priceless opulence and space at unbeatable value.



QUALITY OF THIS DISTINCTION
REQUIRES NOT ONLY AESTHETIC VISION,
BUT ALSO THE EXPERTISE AND ENTHUSIASM
TO BRING IT TO FRUITION.





FINELY CRAFTED INTERIORS

Each villa is beautifully designed, leaving you spoilt for choice. The European characteristics have been carefully imbibed with attention to detail and symbolize the hallmark of Western European design and structure. Each is built with its own lush garden and private gated compounds with individual parking and independent entrance. Estilo Patio is thoughtfully designed with more than all your needs, built-in.

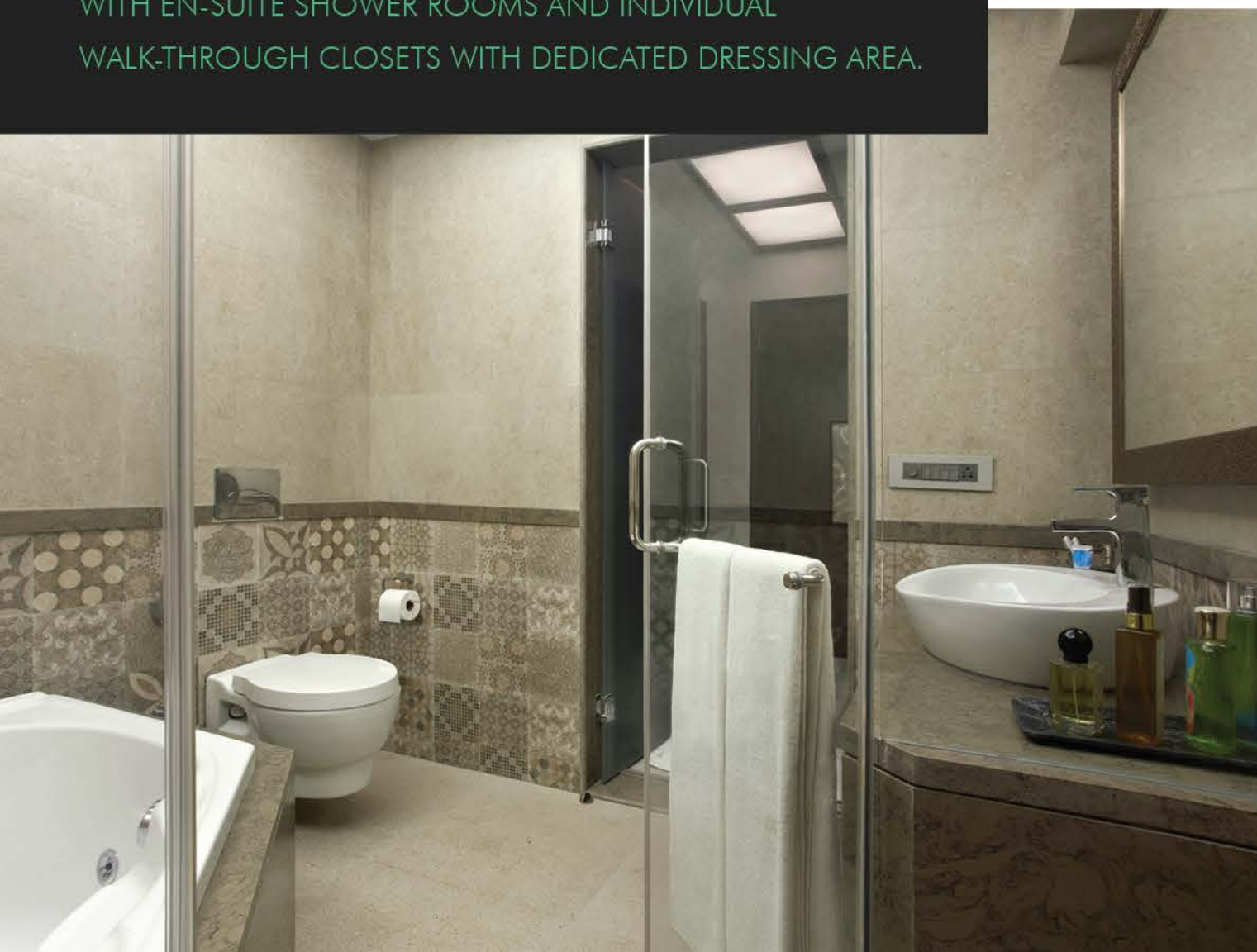




Pamper yourself in an elegant formal living space with a semi-open kitchen space, perfect to host intimate gatherings. Additionally enjoy a separate formal dining area, for those dazzling occasions. A home, for every mood.



ENJOY THE ELEGANT AND SPACIOUS MASTER BEDROOM WITH EN-SUITE SHOWER ROOMS AND INDIVIDUAL WALK-THROUGH CLOSETS WITH DEDICATED DRESSING AREA.





THE SECOND MASTER BEDROOM

The second Master Bedroom, can also be converted into a nursery or a kid's room. With a spacious bathroom and an attached walk-in wardrobe, you can spend your days in harmony within your new Goan Home.





GUEST BEDROOM

Your guests will enjoy waking up to the fresh riverside air and crisp sunshine through the French windows, overlooking your private lush garden. You will enjoy playing host, like never before.



YOUR OWN GAZEBO & TERRACE OVERLOOKING THE RIVER

Every corner of our European styled villa and its surrounding landscape is your private escape. From sun up to sun down and deep into the night, enjoy living life to its fullest and creating memories that will last a lifetime.



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.



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.

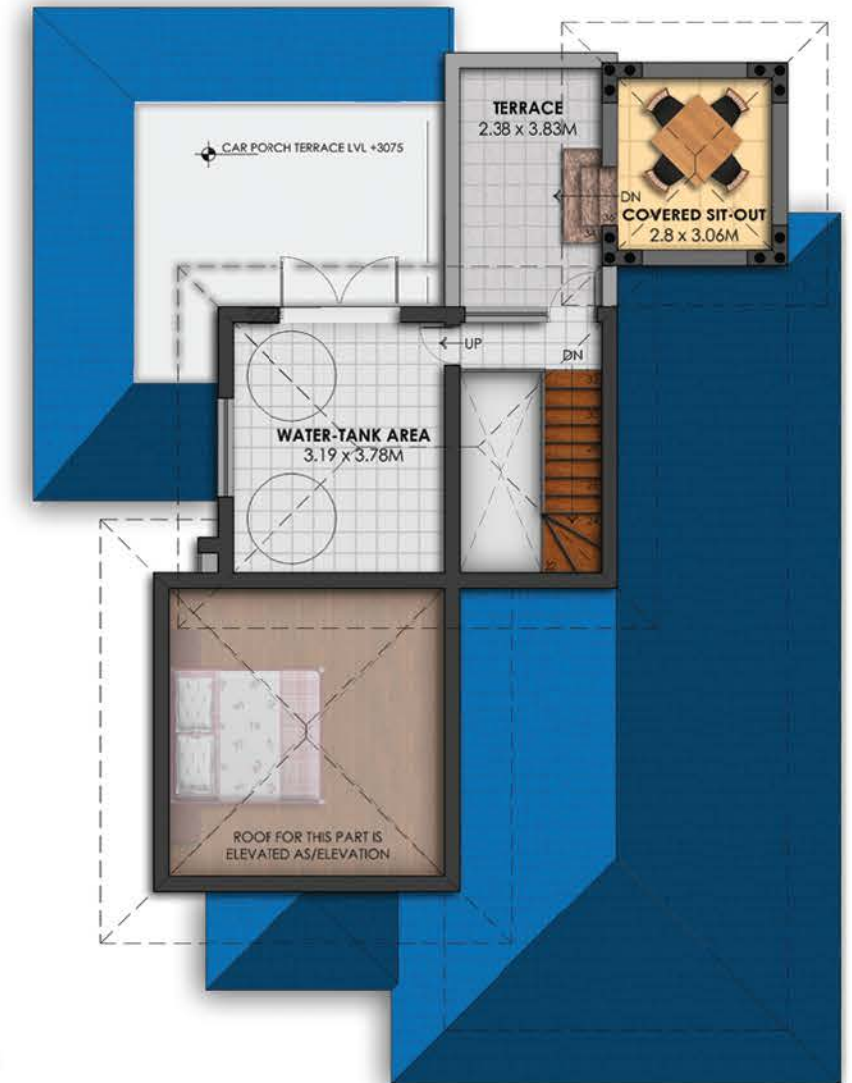
VILLA ARMERIA



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.

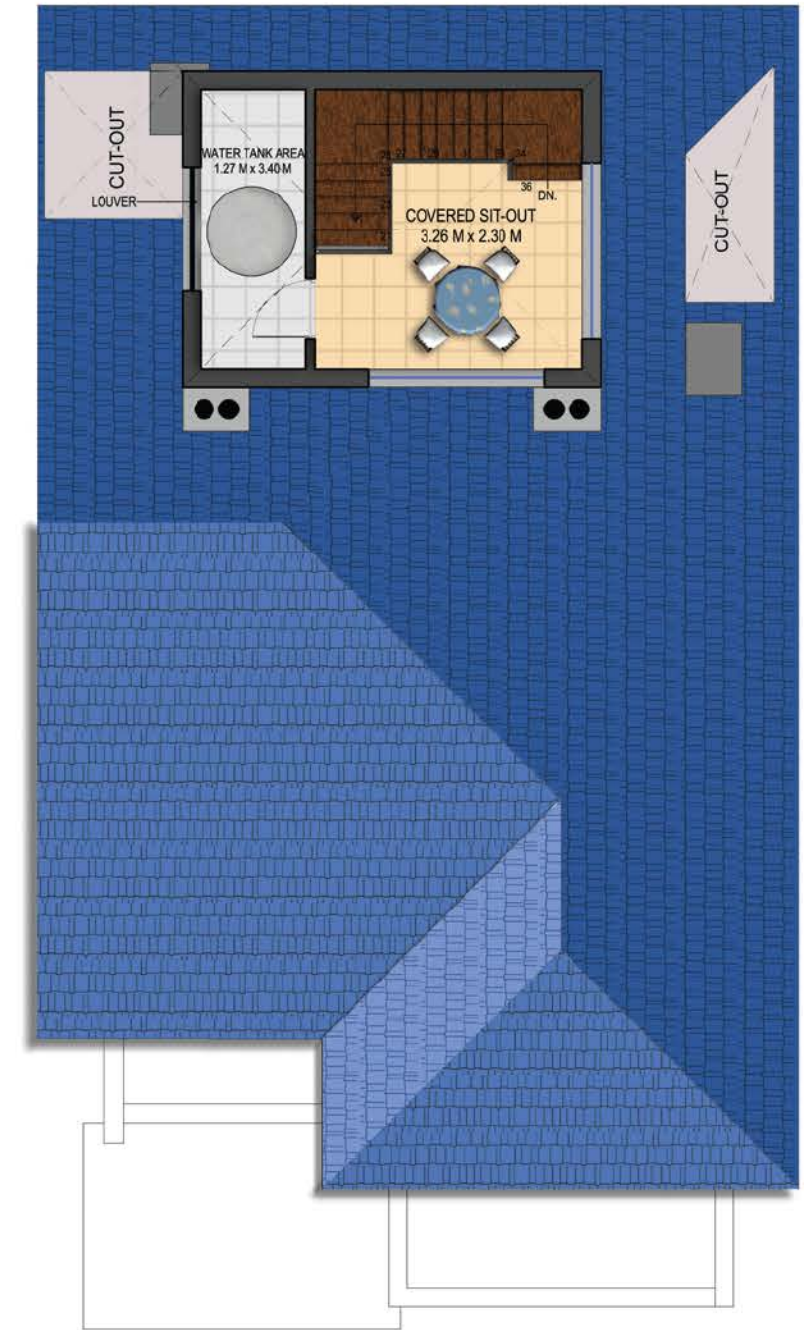
VILLA BELLIS



GROUND FLOOR



FIRST FLOOR



TOWER LEVEL

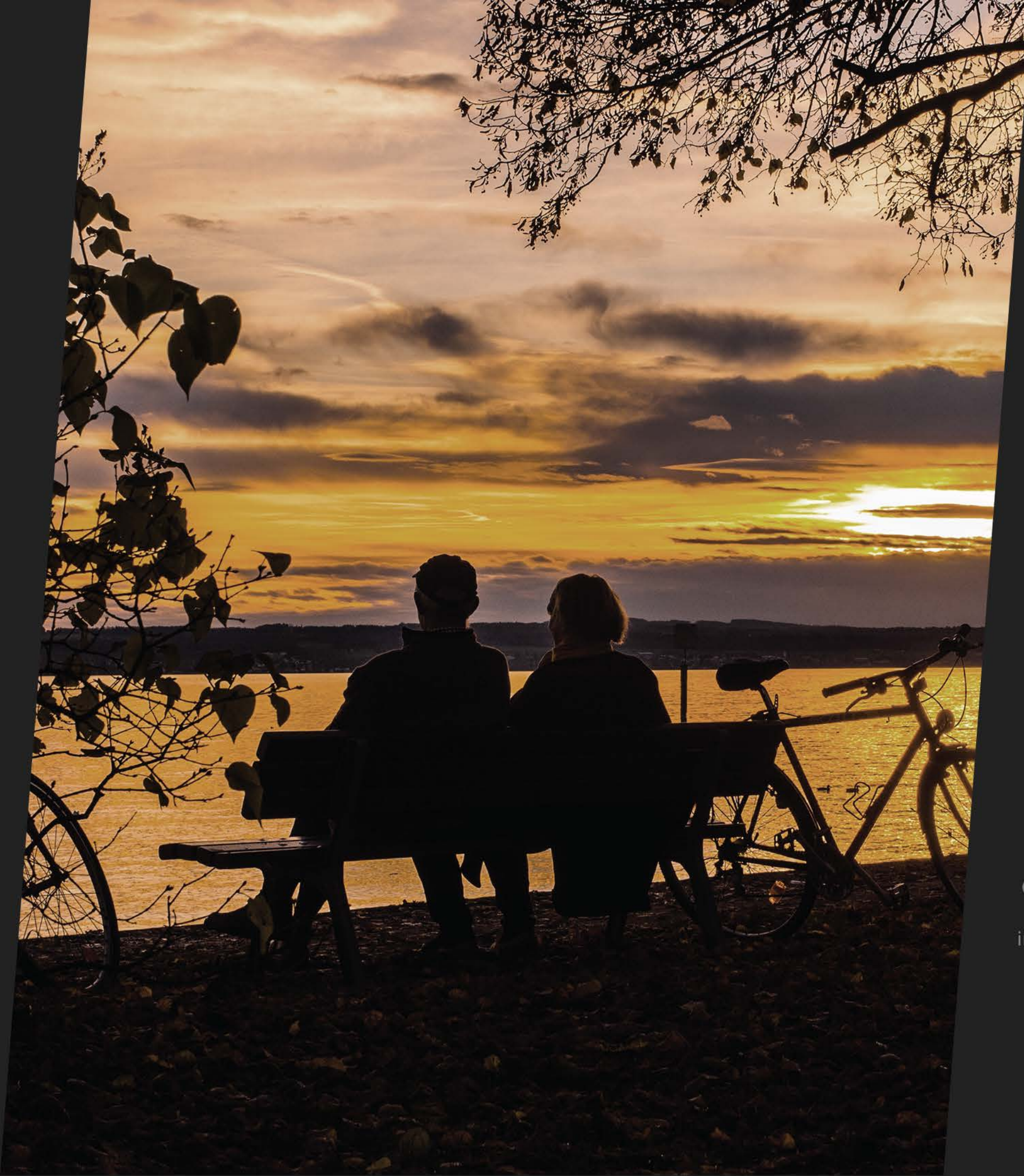
TOTAL CARPET AREA ON ALL FLOORS = 170.15 SQ.M.
 CAR PORCH + COVERED SITOUT + OPEN TERRACE = 33.53 SQ. M.



SWIMMING POOL*
 GYMNASIUM*
 SPA AREA*
 BANQUET LAWN*
 MANICURED LANDSCAPE
 WIDE APPROACH ROAD TO EACH VILLA
 GATED COMMUNITY WITH 24 HR. SECURITY
 CCTV SURVEILLANCE SYSTEM
 GUARD HOUSE
 INTERCOM FACILITY
 R.O. SYSTEM
 INTERNET / WIFI CONNECTIVITY
 PIPED GAS
 GREEN CERTIFICATION PROJECTS



* shall be provided in the 2nd phase of the project



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 over looking the river and cascading greens with the glorious.

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.



Indian Green Building Council
Greening India since 2001

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





**ESTILO
PATIO**

—Sancoale, Goa—

Goan Life. European Lifestyle.

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.



ESTILO MODERNO
REALTY PVT. LTD.

A Dr. Sagar Salgaocar INITIATION

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DIRECTOR	MRS. PALLAVI SALGAOCAR
DEPUTY GENERAL MANAGER + CIVIL ENGINEER	EKNATH DHURI
HEAD SALES AND MARKETING	HENNA BRAR
MANAGER ACCOUNT AND STORES	PALLAVI GHODGE
SITE SUPERVISOR	ASIF SHAIKH
PROJECT ENGINEER	TEJAS PATHDE
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STRUCTURAL ENGINEER	PARESH GAITONDE
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