



SUN  
ESTATES

Casa Sol  
VILLAS

*“A Project by Sun Estates Developers”*



EXCLUSIVE VILLAS

VILLA 1: POOL VIEW







# Casa Sol

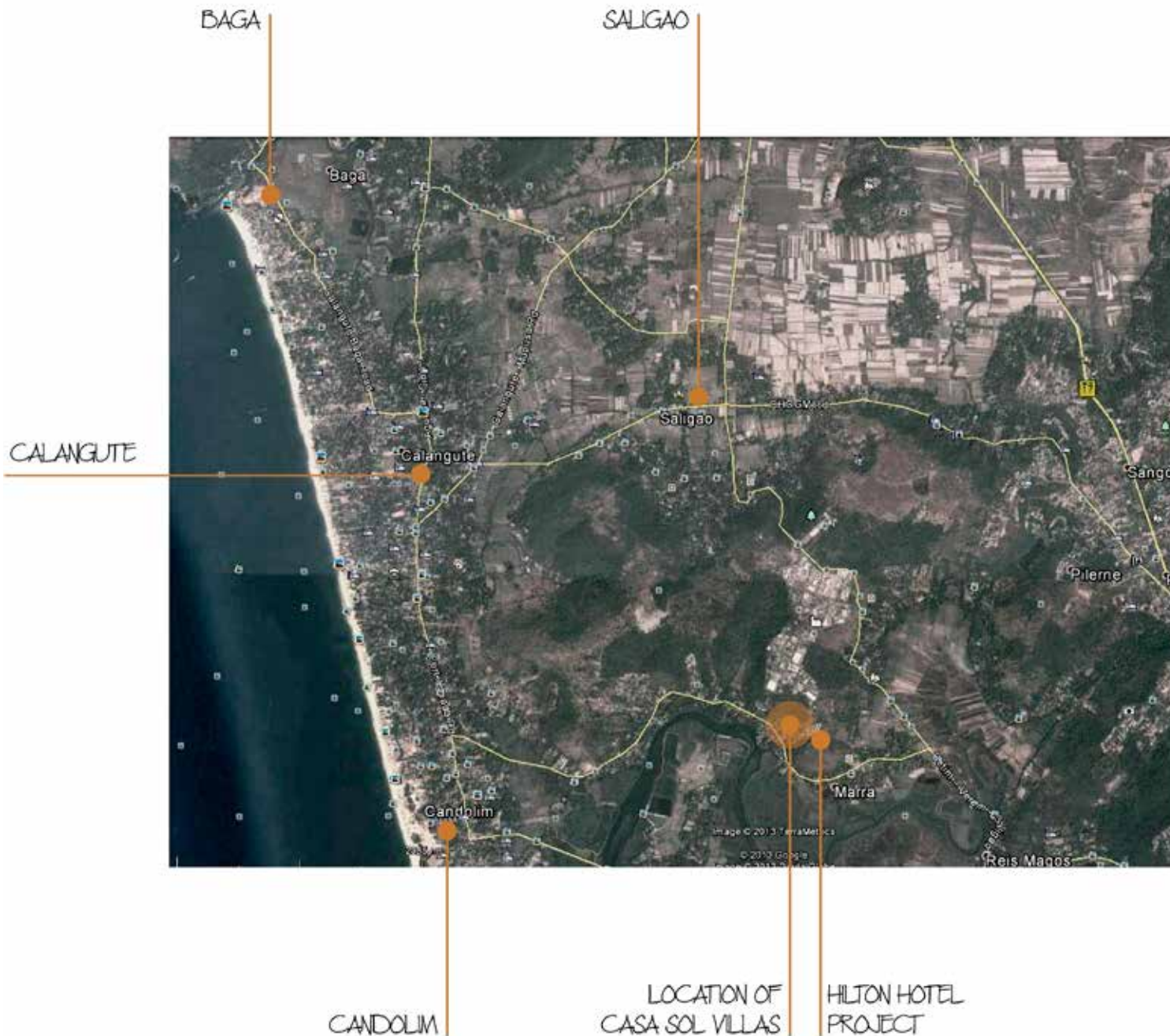
## VILLAS

*The Casa Sol villas are two impeccably designed villas having a touch of Goan and Contemporary look and feel with spectacular view of Sinkerim River and paddy fields.*

*With innovative design and architecture, Casa Sol offers an elegant mix of nature and luxury for your home. These villas have its own swimming pool, car park and garden areas. The Villas have been designed to an open plan living space with large covered sit-outs and is perfect for spending cool evenings watching the greenery around.*

*The stunning views of this Villas make this a truly wonderful home perfect for a family.*

# LOCATION PLAN

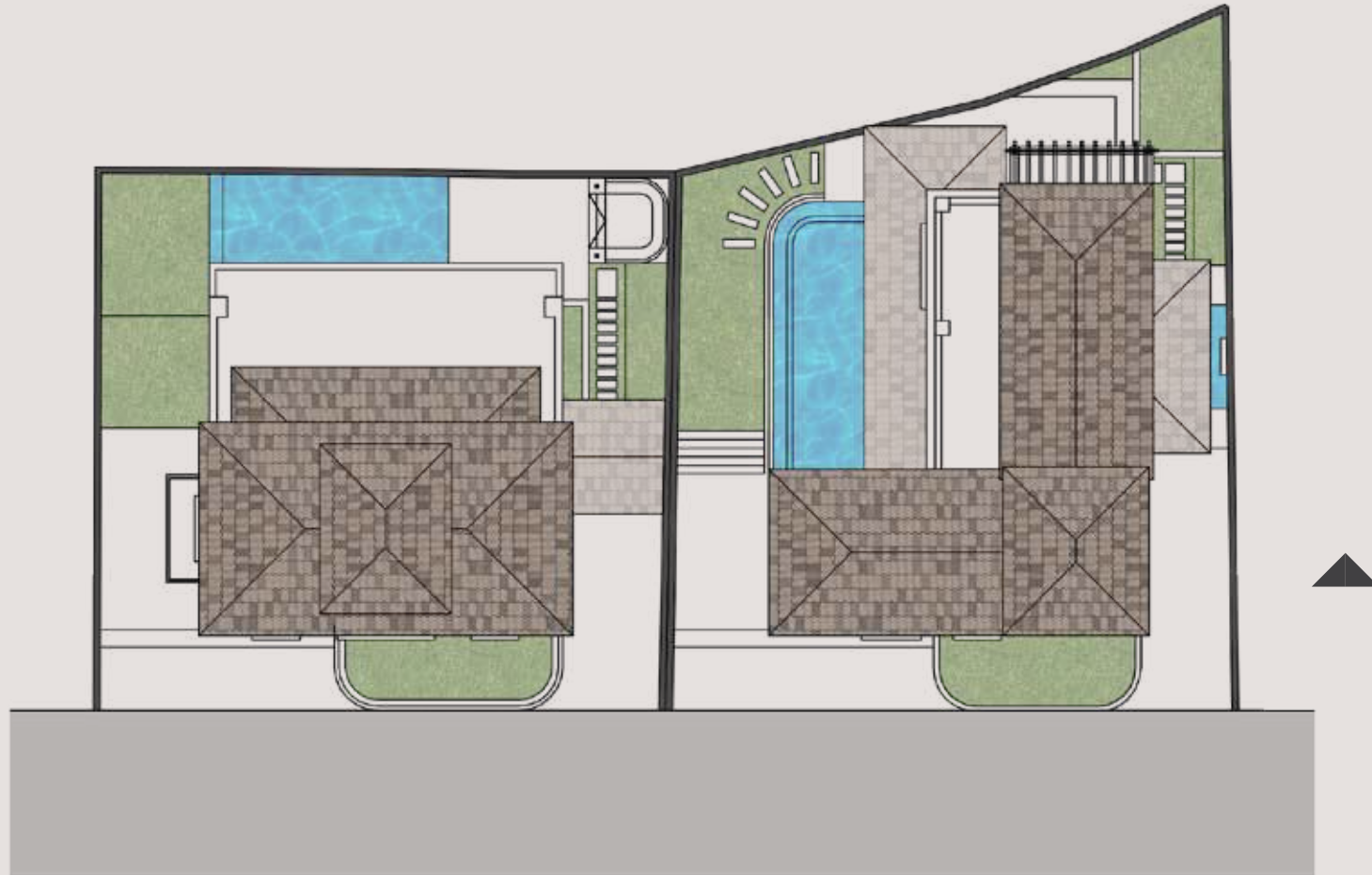


- Quiet and tranquil location, away from the busy and buzzing tourist hotspots in the vicinity.
- Approximately 3 kms away from the famed Candolim beach.
- Well known restaurants and nightclubs at driving distance. Supermarkets and shopping centers in close proximity.

MASTER PLAN

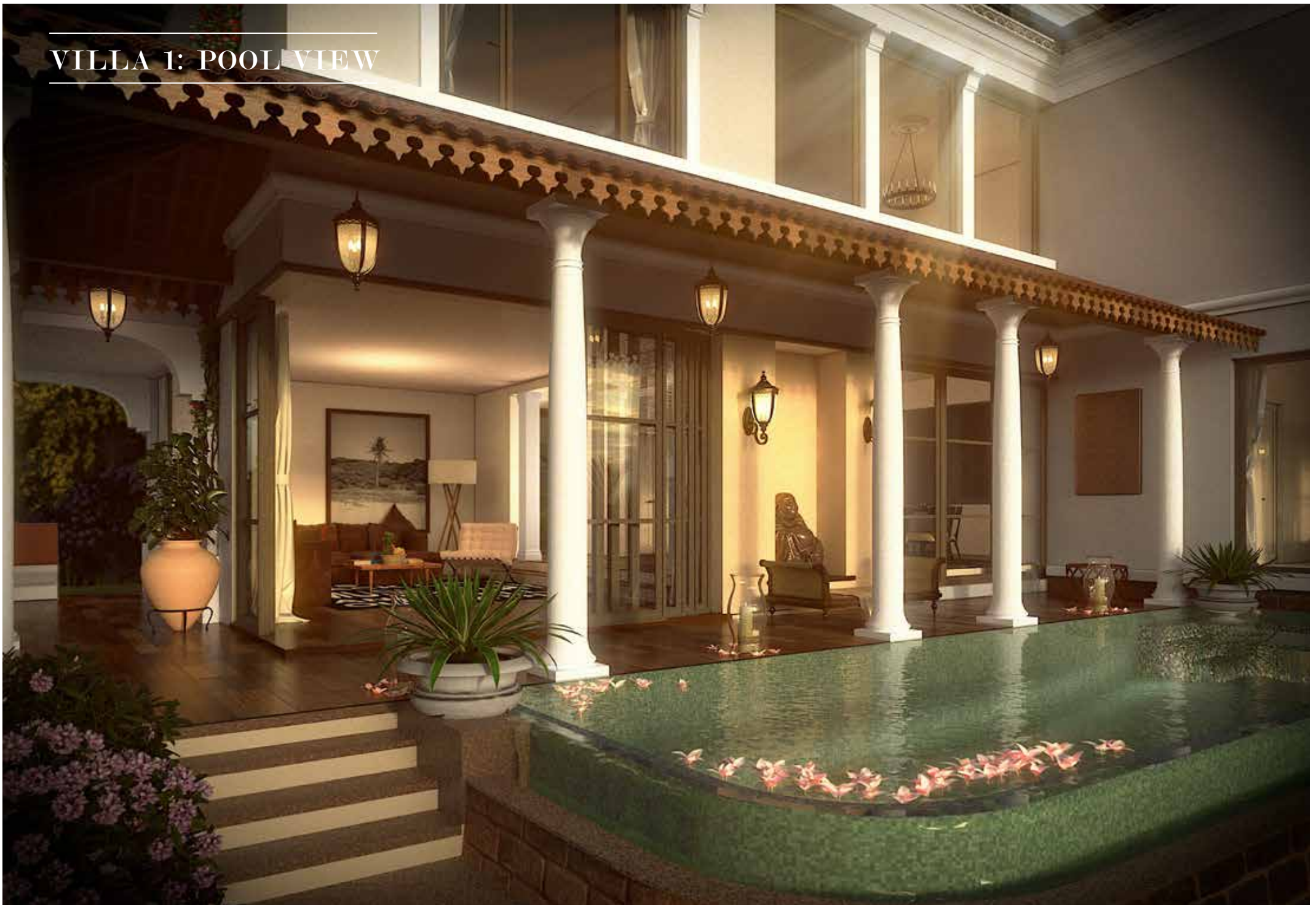
VILLA 02

VILLA 01





VILLA 1: POOL VIEW





VILLA 1: LOUNGE INTERIORS ON 2ND FLOOR





VILLA 1 : POOL VIEW



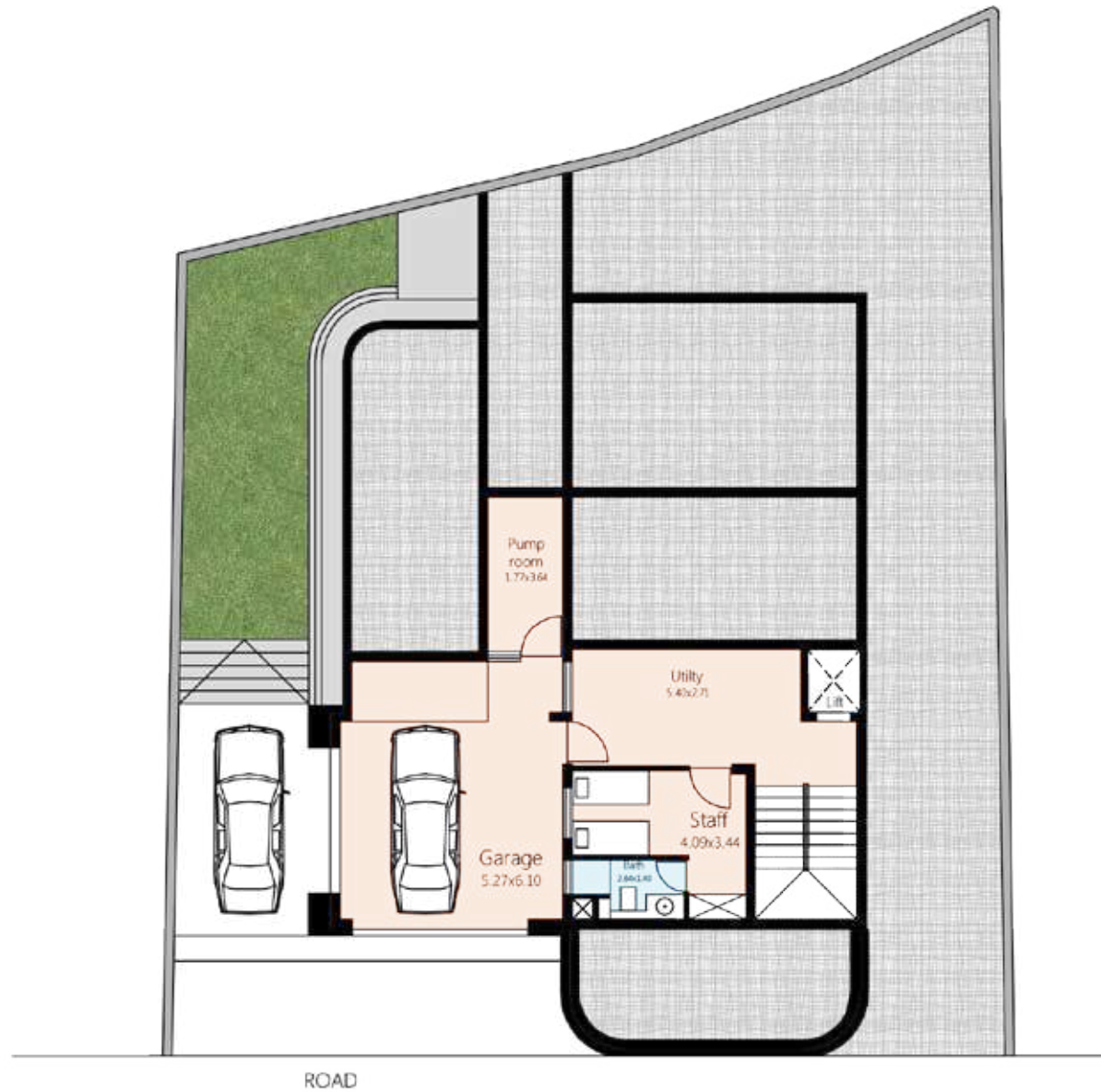


VIEW I: VIEW FROM THE ROAD





# BASEMENT FLOOR PLAN



# GROUND FLOOR PLAN



ROAD

# FIRST FLOOR PLAN





# SECOND FLOOR PLAN



VILLA II: INTERIOR





VILLA II: POOL VIEW





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VILLA II: ROAD VIEW

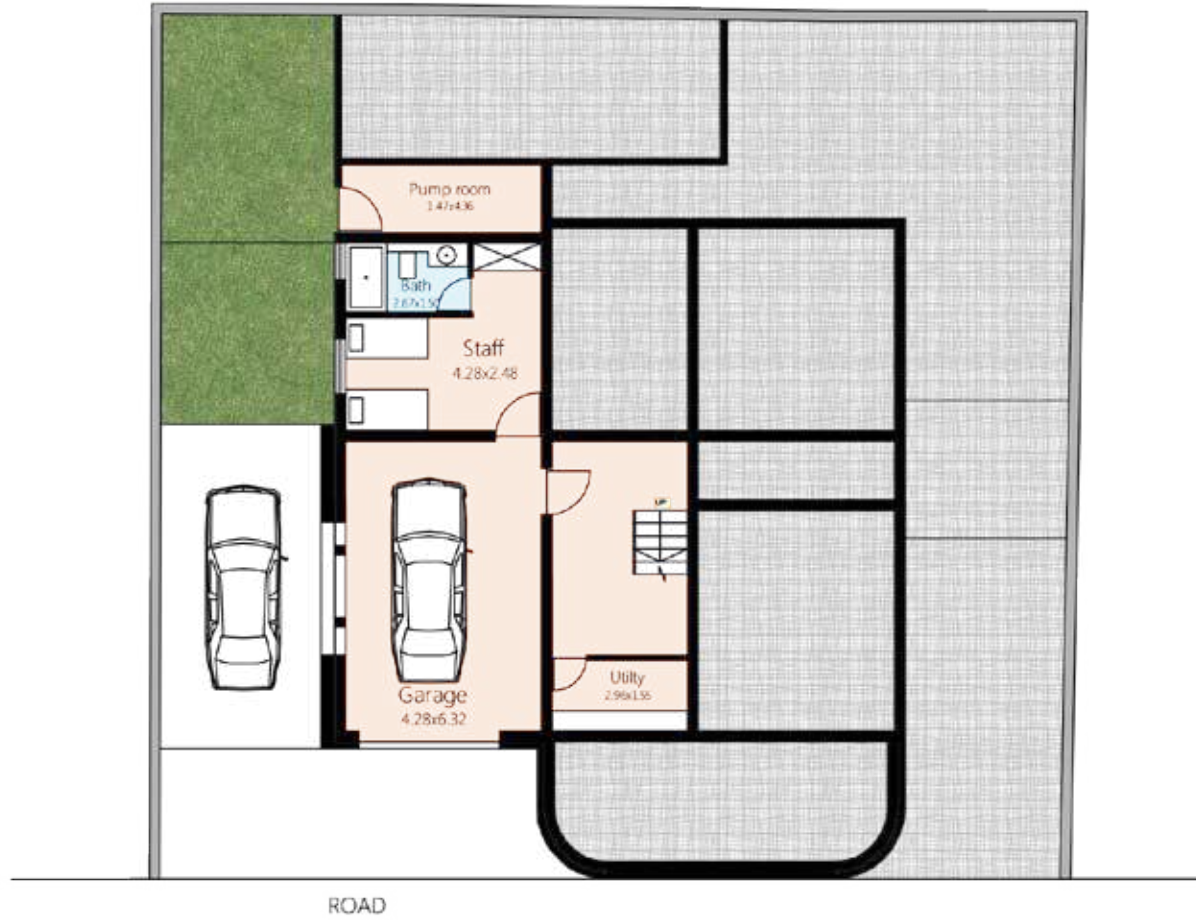
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# BASEMENT FLOOR PLAN





# GROUND FLOOR PLAN

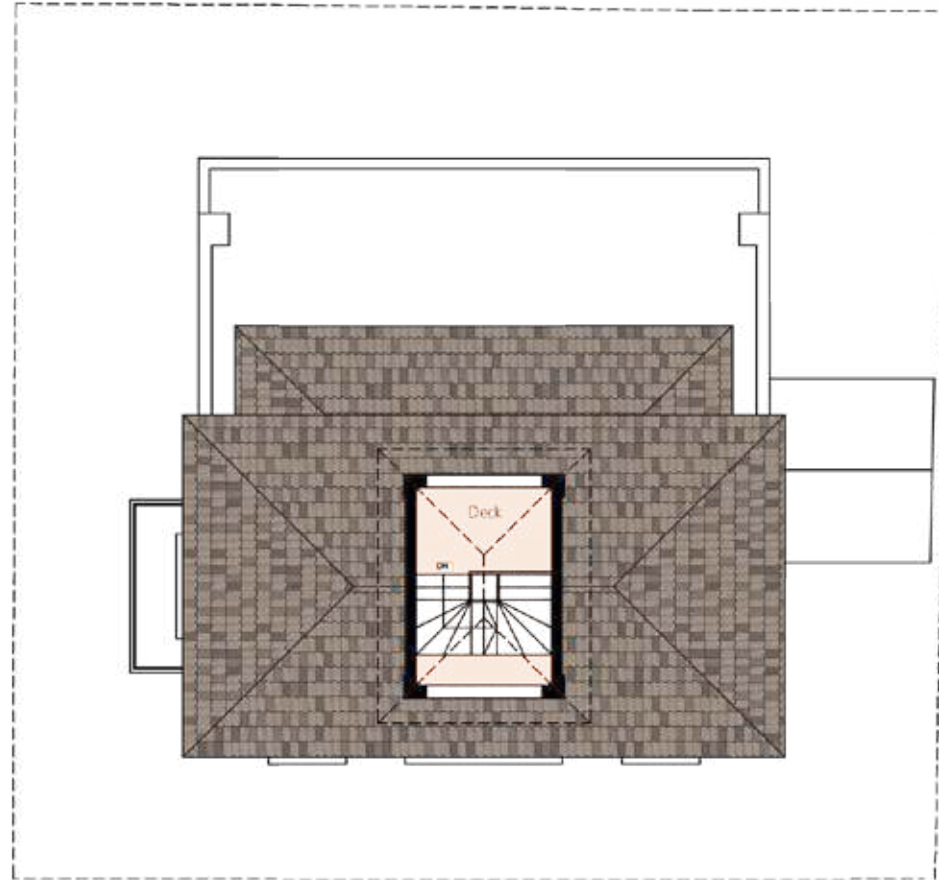


# FIRST FLOOR PLAN





**SECOND FLOOR PLAN**



# AREA STATEMENT

	VILLA 01		VILLA 02		TOTAL
	Area	SBUA	Area	SBUA	
1 BUA @ 100%	LG	92.47	92.47	81.97	81.97
	GF	178.01	178.01	169.16	169.16
	1F	129.68	129.68	102.06	102.06
	2F	64.80	64.80	16.35	16.35
		<u>464.96</u>		<u>369.54</u>	
2 Pool & waterbodies@ 100%		31.61	31.61	25.46	25.46
3 Pool deck @ 50%		0.00	0.00	23.72	11.86
4 Open driveway @ 50%		29.90	14.95	26.13	13.07
5 Garden @ 33%		183.48	60.55	138.82	45.81
6 Open terrace @50%		26.26	13.13	61.98	30.99
		<b>585.20 m2</b>	<b>496.73 m2</b>	<b>1081.92 m2</b>	
		<b>6296.73 ft2</b>	<b>5344.77 ft2</b>	<b>11641.50 ft2</b>	
Villa Plot area		<b>423.00 m2</b>	<b>383.29 m2</b>	<b>806.29 m2</b>	
		<b>4551.48 ft2</b>	<b>4124.20 ft2</b>	<b>8675.68 ft2</b>	

*The floor plans, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering. The information herein, i.e. specifications, designs, dimensions, areas, illustrations etc. are subject to change without notification, as may be required by the relevant authorities or the Architect and cannot form part of an offer or contract. Whilst every care is being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering.*

*The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state and/or as the dictates of good design and construction practice demand, provided that such substitution or change adheres to or preserves to the maximum extent practicable the quality and intent as stated in the Plans and this specification.*



# SPECIFICATIONS

1	STRUCTURE	Quake resistant RCC framed structure of minimum M 20 Grade concrete.	
2	SUPERSTRUCTURE	External masonry in 230 mm thickness laterite stones or 200 mm thickness blocks; Internal masonry in single brick/laterite stone of minimum 100 mm thickness; External plaster is of two coats cement plaster of 20 mm thickness; Internal plaster will of one coat of cement plaster of 12 mm thickness and 2 <sup>nd</sup> coat in POP; Anti-termite proofing at the plinth level.	
3	MOISTURE PROTECTION	Water-proofing over terraces, flat slabs and sloping roofs; Damp-proofing below the ground-floor.	
4	DOORS & WINDOWS	Entrance door Internal doors Bathroom doors  External doors & Glazing Windows	-Polished teak wood frame and shutter; -Polished teak wood frame with flush shutter and natural veneer finish on both sides; -Polished Teak wood frame with flush shutter and natural veneer finish on one side and laminate -finish on other side; -Glazed Aluminum with powder coating finish; -Teak wood frame with shutters having clear glass, polish finish on inside and paint finish on outside.
5	FLOORING	Living, Dining and family spaces -Vitrified tiles / Natural stone with 3" skirting  Kitchen and Utility -Ceramic tiles with Dado up to 2'0" height above kitchen counter  Master bedroom -Engineered wooden flooring with 3" skirting All bedrooms except Master-bed -Vitrified tiles with 3" skirting  Internal staircase -Marble/Hardwood with 3" skirting	Master Bathroom -Marble on counters, floor and walls up to ceiling  All Bathrooms/Pdr except Master Bathroom -Anti-skid ceramic tile with Dado up to 5'0" height. Balcony, Sit-out and Terraces -Ceramic tiles/ Natural stone Driveway -Pavers/Cobbles  Decks -Wpc/ Natural stone
6	ROOF FINISH	Sloping roof of the structure will be covered with Mangalore tiles.	
7	KITCHEN	Modular kitchen with Granite counter top, double stainless steel sink, Hob, Chimney, ( Veneta Cucine or equivalent), Provision for water purifier.	
8	BATHROOM	Superior make water-closets, wash basins with premium quality basin mixers, shower heads, and hand shower (Kohler, Grohe); Glass doors / partition for shower areas.	
9	RAILINGS	MS railings for balconies & staircases.	
10	INTERIOR	False Ceiling in selected rooms as per design; Wardrobes provided in bedrooms as indicated on plan.	
11	ELECTRICAL	Concealed wiring with PVC insulated copper wires and modular switches ( Legrand or equivalent brand), 3 phase power supply will be provided.	
12	PLUMBING	Internal Plumbing will be concealed with UPVC and CPVC.	
13	PLUNGE POOL	Pool with filtration system as per design.	
14	HVAC	Provision for Split air-conditioning system in bedrooms, living and dining rooms.	
15	PAINTING	Internal walls and ceiling External walls Elevation features	-Interior Acrylic emulsion (Royale of Asian paints) -Exterior emulsion (Apex Ultima of Asian paints) / textured paint in selected areas -Stone cladding
16	SECURITY	Provision for video door phone, CCTV for main entry.	
17	BACKUP & GENERATOR	Provision for Invertor/ Emergency backup.	
18	COMMUNICATIONS	Provision for Telephone points in bedrooms and living room, Cable connection in all bedrooms, living.	
19	SITE / EXTERNAL WORKS	External areas of the villa will have selected landscape, building lighting and paved driveway. Compound wall and gate to be provided; Selected areas to have hard-scaping with natural stone.	



1. SOL DE GOA, Boutique Hotel
2. SOHAM VILLA
3. SAGE HOUSE
4. MANGROVE VILLA
5. QUARRY VILLA
6. SAIPEM HILLS
7. SOLARIS
8. SOLITUDE
9. SOL BANYAN



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## SUN ESTATES DEVELOPERS

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*Sun Estates combine age old principles with modern sensibilities*

Sun Estates are unique amongst developers who understand the need for a contemporary aesthetic in Goa's architecture and are Committed to the development and building of high end luxury homes in Goa, by drawing inspiration from the strong Goan tradition. There is an uncompromising emphasis on quality and detail for each and every development. One can experience the trademark sophistication in every aspect of the properties and with every project, Sun Estates continues to raise the bar of luxury living, consistently.

An exceptional involvement among all the enlightened architects from across the world, who work effortlessly to create the best, right from creating modern compositions of colour, texture and form to the materials and fittings that are to be used, so also the quality of construction, is of high grade so as to satisfy the aesthetic sensibility of the most discerning clientele.

Sun Estates has received tremendous accolades and acknowledgement from its clients for outstanding products, quality and reliability. Its reputation is impeccable, driven by trust, integrity and quality.

*Sun Estates brings you The Hilton, located at Saipem, Goa. The Hilton has richly-appointed 110 guest rooms and suites and multiple dining options that will set this property above others.*



SUN  
ESTATES

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