

Sol Banyan

—◆— VILLAS —◆—



“A Project by Sun Estates Developers”



**EXCLUSIVE
CANDOLIM
RESIDENCES**







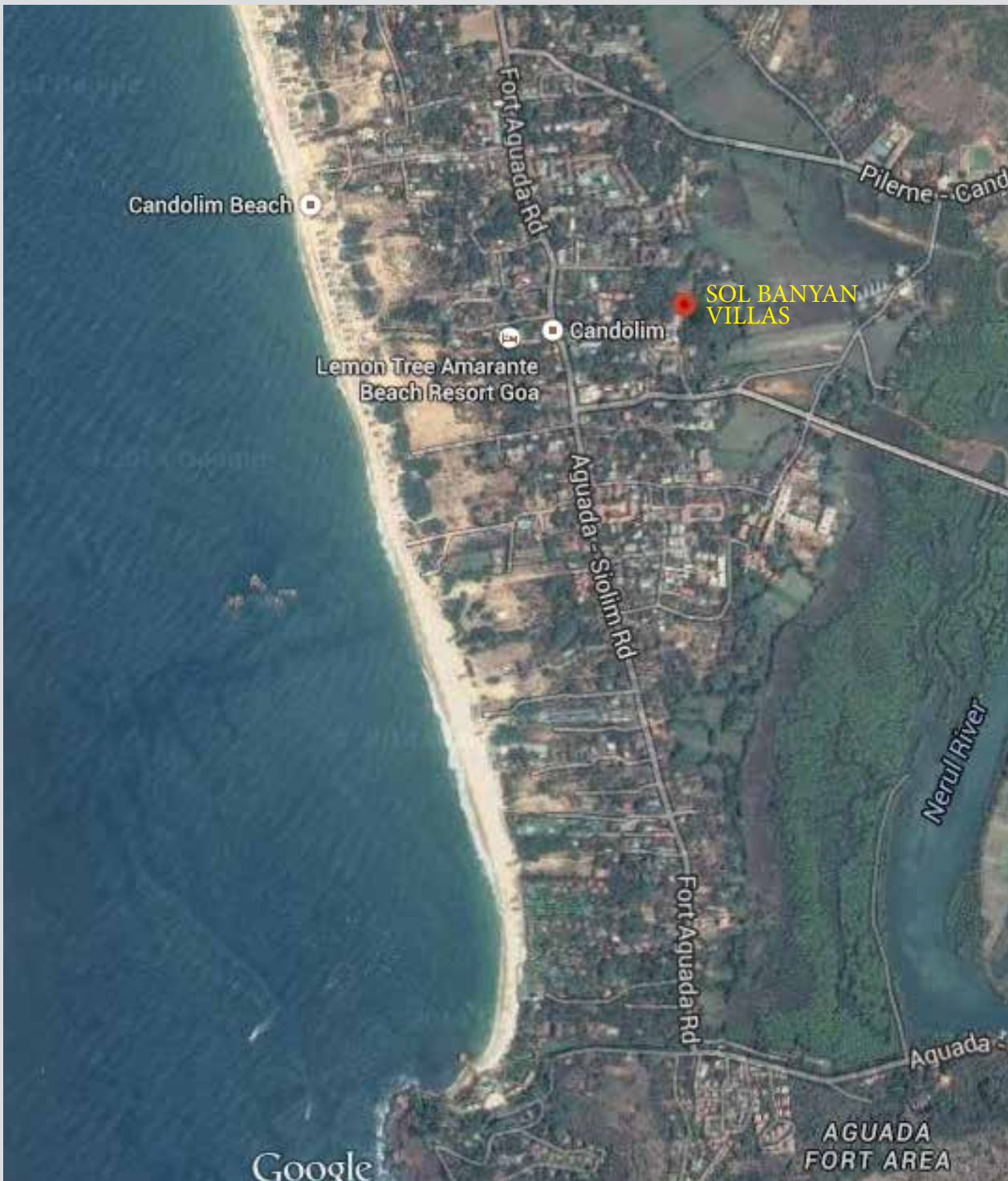
Evening View of the project.



SOL BANYAN VILLAS

Simple peeled back elegance, located in Candolim, Goa

A beautifully designed property, finished to the highest standards and impeccable quality, Sol Banyan consists of three outstanding individual villas. It is a boutique development that caters to those who appreciate abundance of space, sophisticated details and finishing, along with an extremely convenient beach living. It consists of a main house with three modern and comfortable rooms. Right behind each villa is a beautiful lap pool set in the lush garden.



- Only 600 meters from the famed Candolim beach as the crow flies.
- Tranquil location with beautiful lush paddy fields in the vicinity away from the hustle and bustle of North Goa's nightlife.
- Some of the most sort after restaurants catering to many Foreign and Domestic tourists in an around the Candolim beach are close by.
- Crowd pulling nightclubs like Sinq, and LPK at a driving distance of 5 minutes.
- Famous supermarkets viz. Delfinos and Netwtons at a walkable distance.

LOCATION

Retreat from the pace of the city to your home, a tranquil foliated getaway.

At Sol Banyan Villas, immerse yourself in a world that marches to a different beat. Retreat from the pace of your city. Here your home is your heaven, a tranquil foliated getaway. Sol Banyan Villas has embraced and nurtured its natural environment to create an environment that enthralls. This is where fast-paced living slows to a more fulfilling and contented rhythm. Break away from the tedium of city life and indulge your senses in this serene and verdant paradise. Sol Banyan enjoys access to some of the finest leisure, entertainment and social facilities at the beach.

VILLA I & II



VILLA III



LIVING ROOM



VILLA III, BEDROOM



MASTER PLAN



VILLA I & II PLAN



GROUND FLOOR



FIRST FLOOR

VILLA III PLAN



GROUND FLOOR



FIRST FLOOR

VILLA III PLAN



SECOND FLOOR



Committed to Excellence

Real Quality can only be achieved through careful attention to detail. High quality design features and specifications ensure comfort, convenience and security



Come home to a signature lifestyle

Sol Banyan Villas is home to bright and spacious portuguese influenced villas with timeless architecture and warm colours. Choose from three unique villa options which offer generous accomodation, with multi-functional spaces to suit your individual lifestyle and family needs.

AREA STATEMENT

		VILLA 01		VILLA 02		VILLA 03		TOTAL
		Area	SBUA	Area	SBUA	Area	SBUA	
1 BUA @ 100%	GF	116.00	116.00	116.00	116.00	96.00	96.00	
	1F	83.00	83.00	83.00	83.00	83.00	83.00	
	2F	0.00	0.00	0.00	0.00	50.00	50.00	
		<u>199.00</u>		<u>199.00</u>		<u>229.00</u>		
2 Pool @ 100%		24.00	24.00	32.00	32.00	35.00	35.00	
-Pool Dimensions		(3.15x7.60)		(3.15x10.15)		(3.45x10.15)		
3 Pool deck @ 50%		23.00	11.50	32.00	16.00	44.00	22.00	
4 Open driveway @ 50%		33.00	16.50	33.00	16.50	29.00	14.50	
5 Garden @ 33%		89.30	29.77	47.80	15.93	84.25	28.08	
6 Open terrace @50%		40.00	20.00	40.00	20.00	59.00	29.50	
		300.77 m2		299.43 m2		358.08 m2		958.28 m2
		3236.25 ft2		3221.90 ft2		3852.98 ft2		10311.13 ft2
Villa Plot area		285.30 m2		260.80 m2		288.25 m2		834.35 m2
		3069.83 ft2		2806.21 ft2		3101.57 ft2		8977.61 ft2

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 nd 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

SUN ESTATES DEVELOPERS

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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