



SUN  
ESTATES

# SOHONOS

CONTEMPORARY LUXURY VILLAS + APARTMENTS

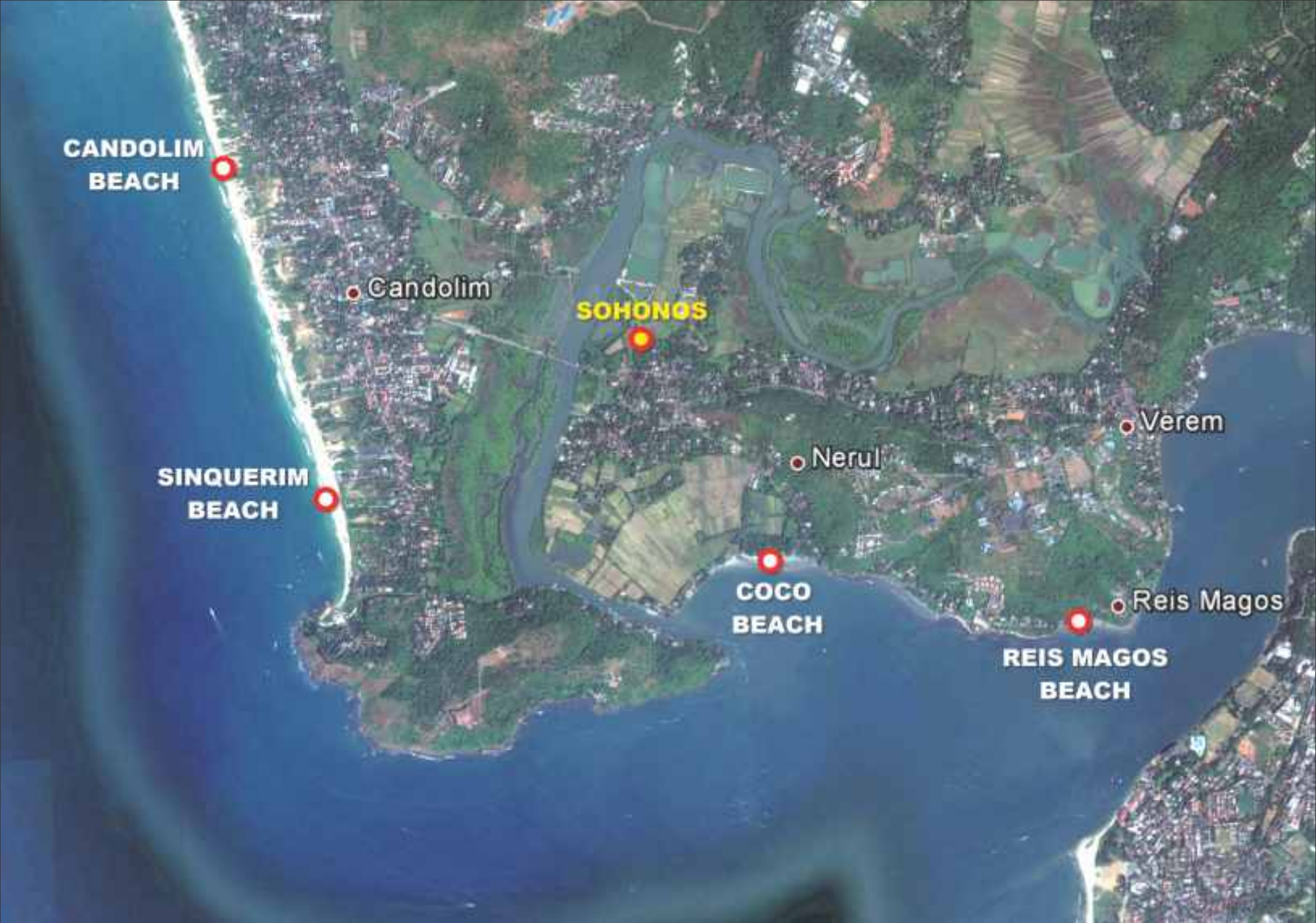
NERUL, GOA

*“A Project by Sun Estates Developers”*

A photograph of a person's legs from the knees down, walking barefoot on a golden sandy beach. The person is walking away from the camera towards the ocean. The waves are visible in the background under a bright, slightly cloudy sky. The overall mood is serene and suggests a journey or a new beginning.

SOHONOS

*"Let the journey begin"*



#### LOCATION FEATURES

Sohonos is located in Nerul – The pristine heart of Goa, which is minutes away from the high profile beach belt of Candolim, Calangute and Baga.



# Live the enriched life

We take pride in introducing our new development - Sohonos exclusive villas and apartments located in Nerul – the pristine heart of Goa.

Sohonos offers cutting-edge, fully-integrated resort-style living. It comprises of 16 villas and 9 apartments surrounded by 2.5 acres of beautifully landscaped gardens and flora, with a choice of independent and semi-detached villas featuring a private garden, deck and swimming pool.

The project is thoughtfully designed by architect David Ruff from New York and the landscaping is being done by the renowned landscape architects - Burega Farnell from Singapore.







A woman with long dark hair, wearing a white sleeveless dress, is seen from behind, running through a field of tall, golden-brown grass. Her arms are outstretched to the sides, and she appears to be enjoying the moment. The background is a soft-focus landscape with trees and a bright sky, suggesting a peaceful, natural setting.

# LET LIFE UNFOLD

With the ideal location of Sohonos, not only do you enjoy the peace and quiet of your home away from the bustle of more populated areas, but by simply taking a short drive you can enjoy all the other great attractions Goa has to offer.

Sohonos has been designed to pamper you; from spacious homes to abundant greenery, from international amenities to supreme convenience.

The highlight of Sohonos is that it overlooks the verdant fields and the enchanting backwaters.

# SAVOUR THE PLEASURES OF TOTAL RELAXATION

Each luxury villa enjoys the element of water. Your private pool brings forth bursts of brilliant blue that gently mesmerizes you into an ultimate state of relaxation. Begin your day with a refreshing dip or soothe away the effects of a long day.



# THOUGHTFUL DESIGN AND PLANNING



Architecturally designed by New York based architects David Ruff / Nava Companies, Sohonos villas and apartments are stylish and contemporary with modern functionality and have been designed to capture the essence of this extraordinary location.

Using high quality materials throughout, Sohonos will showcase the very best elements of contemporary style and elegant sophistication and will be beautifully appointed with exceptional details and finishing.

Designed to make the most of the outdoor environment, every unit has a real feeling of connection with the outdoors. The landscape design by world-renowned, Singapore based landscape architects Burega Farnell, draws from the beautiful, lush surroundings to create an unparalleled living environment for its residents. The landscape has been designed to create a backdrop of visual beauty while generating a strong sense of place and identity.

Several aspects are planned keeping your worry-free lifestyle in mind. Apart from being completely water-proofed, each home comes with ample openings to let in natural ventilation, dependable power back-up, and hydro-pneumatic water pumps to ensure unfailing supply.



MASTERPLAN



CENTRAL COURTYARD VIEW



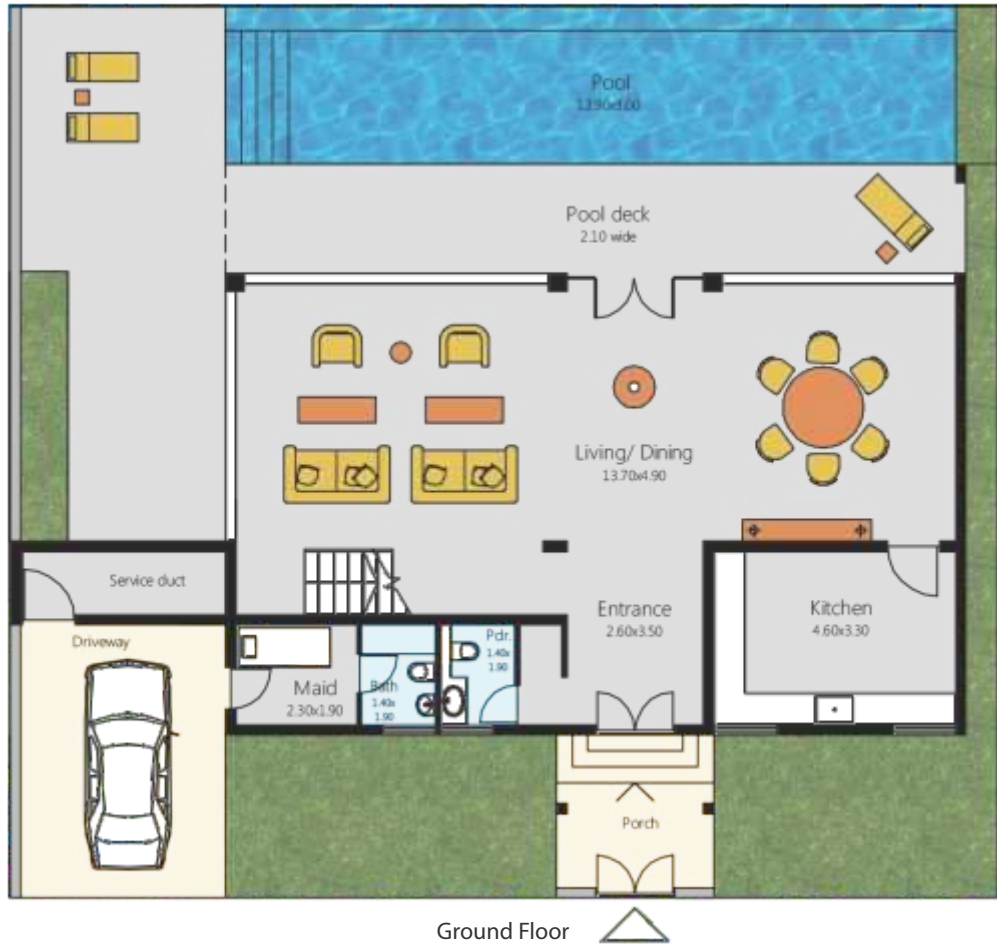




Sohonos is a lifestyle experience that offers a generous mix of villas, apartments and outdoor landscaped areas.



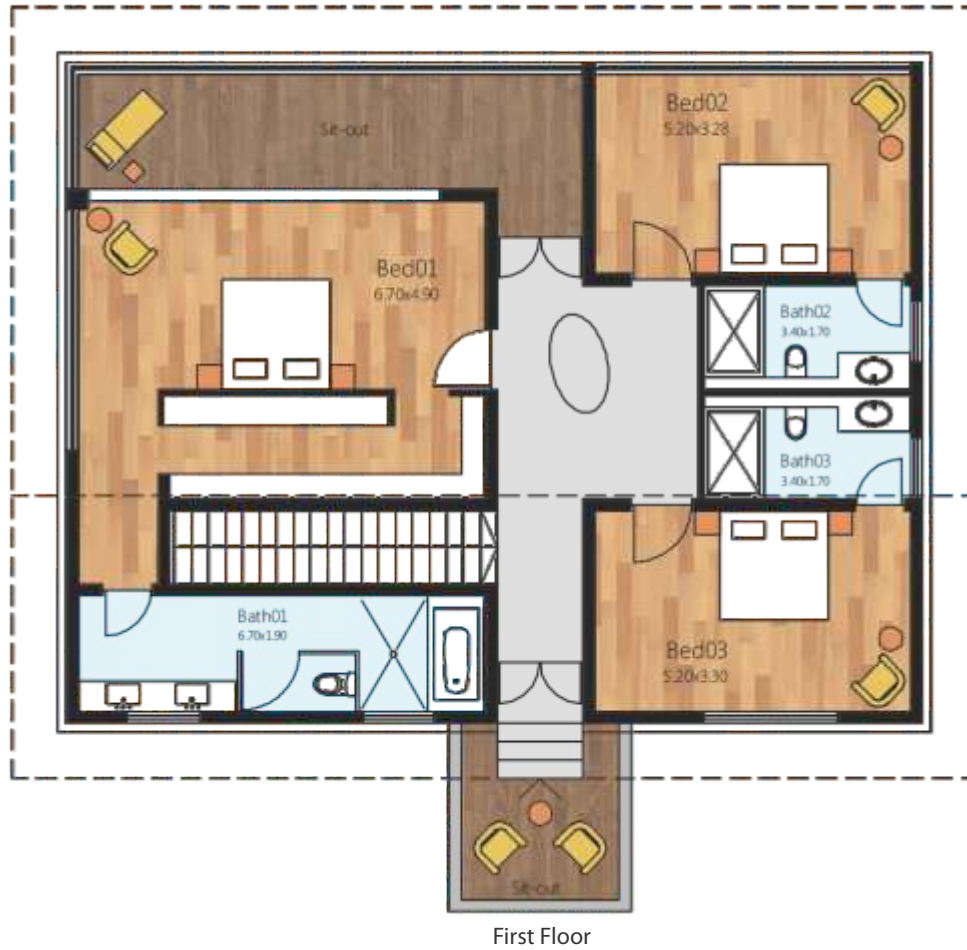
## INDEPENDENT VILLA / TYPE 1



### VILLA FEATURES:

- Spacious living and dining with full length glazing over-looking the panoramic view of the fields
- Private swimming pool with infinity edge
- Fully fitted kitchen

## INDEPENDENT VILLA / TYPE 1



### VILLA FEATURES:

- Pool decks with exquisite landscaping
- Large screened balcony and open terrace
- Three bedrooms with en-suite bathrooms
- Staff facility and private parking

## INDEPENDENT VILLA / TYPE 2



Ground Floor

### VILLA FEATURES:

- Spacious living and dining with full length glazing looking with a panoramic view of the fields
- Private swimming pool with infinity edge
- Fully fitted kitchen
- Pool decks with exquisite landscaping



## INDEPENDENT VILLA / TYPE 2

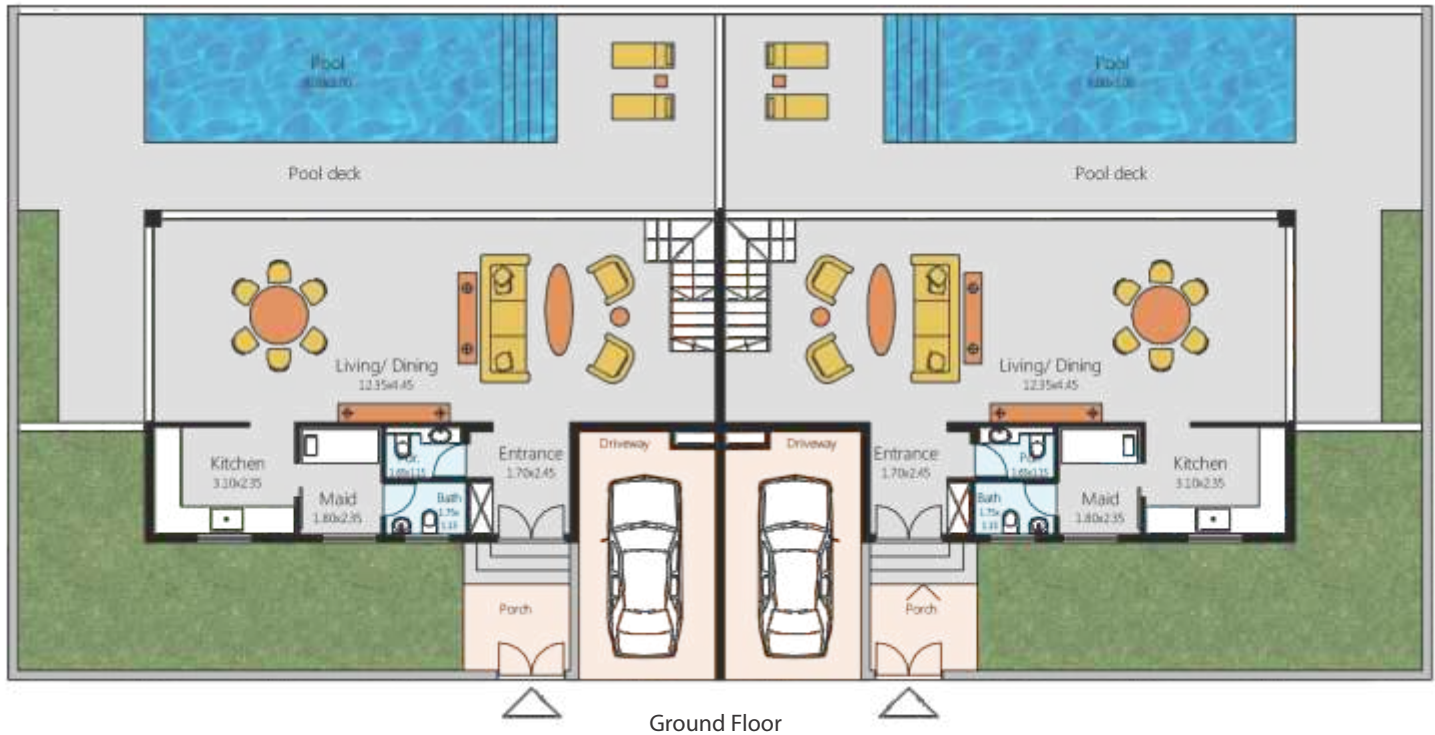


First Floor

### VILLA FEATURES:

- Four bedrooms with en-suite bathrooms
- Staff facility and private parking
- Large screened balcony and open terrace

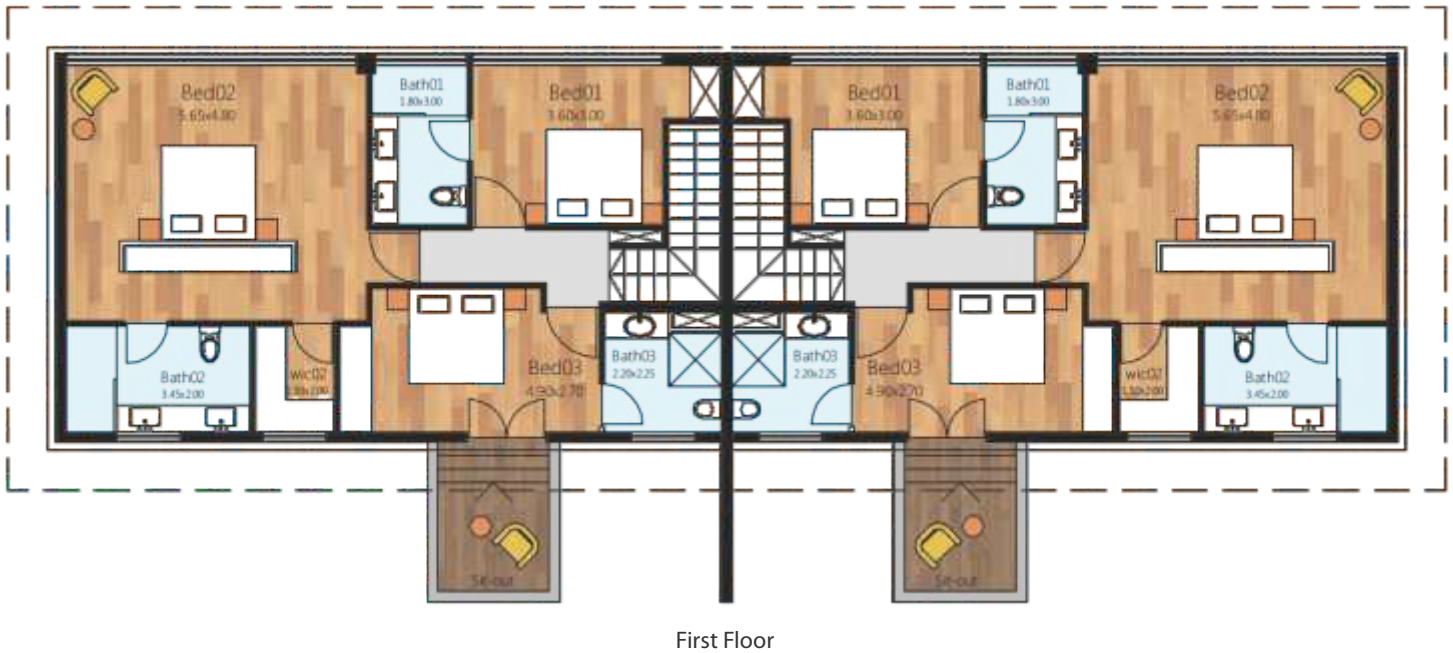
## SEMI-DETACHED VILLA / TYPE 3



### VILLA FEATURES:

- Spacious living and dining with full length glazing
- Pool decks with exquisite landscaping
- Private swimming pool

## SEMI-DETACHED VILLA / TYPE 3

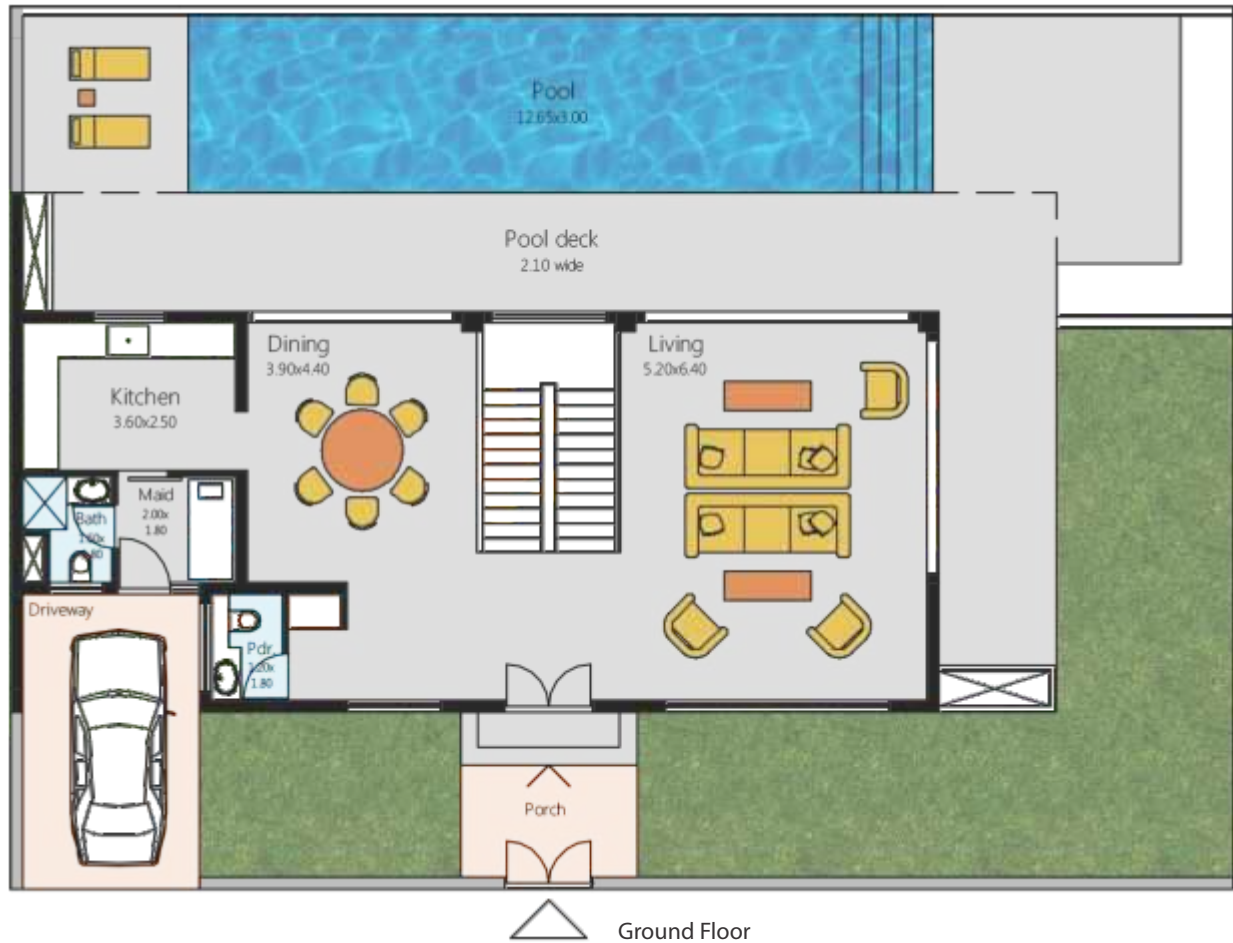


### VILLA FEATURES:

- Fully fitted Kitchen
- Three bedrooms with en-suite bathrooms
- Staff facility and private parking



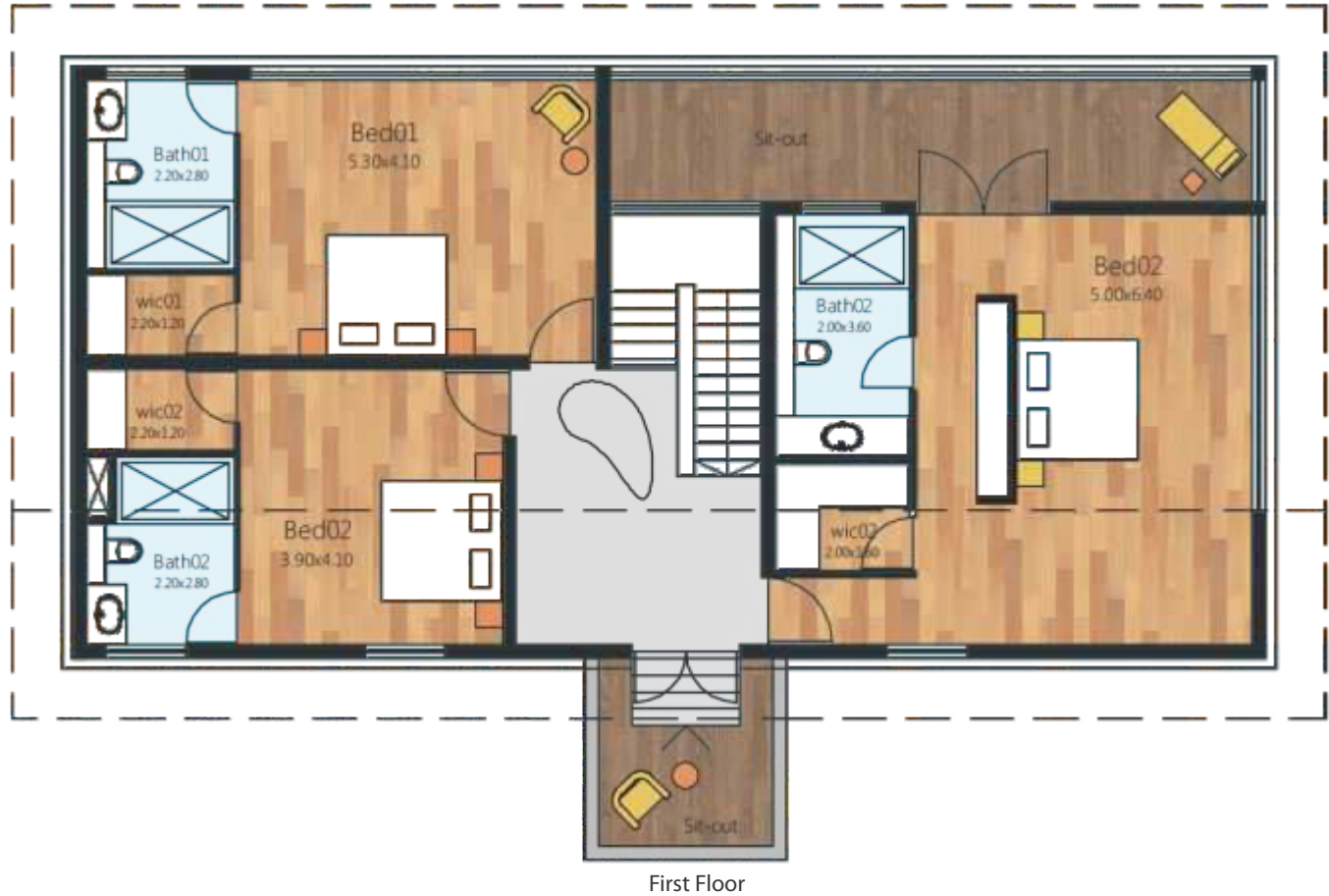
## COURT HOUSE VILLA / TYPE 4



### VILLA FEATURES:

- Spacious living and dining with full length glazing overlooking the central courtyard
- Private swimming pool with infinity edge
- Fully fitted kitchen
- Pool decks with exquisite landscaping

## COURT HOUSE VILLA / TYPE 4



### VILLA FEATURES:

- Three bedrooms with en-suite bathrooms
- Large screened balcony and open terrace
- Staff facility and private parking

## APARTMENTS



Typical Floor Plan: Ground Floor/ First Floor/ Second Floor

### APARTMENT FEATURES:

- Spacious living and dining with full length glazing
- Fully fitted kitchen
- Two bedrooms with en-suite bathrooms
- Study room
- Large screened balcony
- Elevator & pool



## INDEPENDENT VILLA / TYPE 1



### INFINITY POOL AND DECK

Full length windows open into the infinity pool and pool decks which overlook the beautiful fields. The screened balcony on the first floor overlooks the pool.

## INDEPENDENT VILLA / TYPE 1



### BIRDS EYE VIEW

While we have planned for all conveniences in Sohonos, this exclusive development is cordoned off from the rest of the world within a private oasis of green and luxury. The landscape is an integral part of the design.



## COURT HOUSE VILLA / TYPE 4



### COURTYARD VIEW

The court houses open into the central courtyard that features exquisite landscaping and foliage.



## COURT HOUSE VILLA / TYPE 4



### MASTER BED

Step into the luxurious and spacious master bed with high ceilings. Exceptional design meets exquisite features throughout these villas

## COURT HOUSE VILLA / TYPE 4



### SPACIOUS LIVING & DINING

The open plan living & dining area flow with the outdoor decks and pool.



## APARTMENT BLOCK



### VIEW FROM THE INTERNAL DRIVEWAY

The apartment block facade follows the same design language as the villas.

## SPECIFICATIONS

### VILLA SPECIFICATIONS

- 1) RCC framed structure of minimum M 20 Grade concrete.
- 2) External masonry in 23 cms laterite stones.
- 3) Internal masonry in single brick/ laterite stone of minimum 10cms thickness.
- 4) External plaster is of two coats cement plaster of 20 mm thickness.
- 5) Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP.
- 6) Electrical wiring will be concealed with switches of Legrand or equivalent brand. 3 phase power supply will be provided.
- 7) Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- 8) Sanitary ware will be of of Kohler or equivalent brand and Plumbing fittings will be of Jaquar or equivalent.
- 9) Internal painting will be Acrylic emulsion (Royale of Asian paints).
- 10) External painting will be done with Apex Ultima of Asian paints.
- 11) External doors and windows will be of aluminium and powder coated.
- 12) Main door in Teak Wood.
- 13) Internal doors will be Flush doors with teak veneer.
- 14) Flooring will be of Vitrified tiles/ laminated wooden flooring/ Natural stone
- 15) Bathroom dado will have vitrified tiles up to ceiling height.
- 16) Modular kitchen will be provided with granite top of Veneta Cucine or equivalent.
- 17) Sloping roof of the structure will be covered with shingles / as per design.
- 18) Provision will be kept for telephone, television and inverter.
- 19) Underground sump and overhead tank will be provided for water storage.

### DISCLAIMER

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

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- 20) Elevator will be provided.

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 to

sign 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.





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