



Luxury Amidst Nature




Our Promise

Being in the Luxury Real Estate sector for over two decades, our efforts have always been dedicated towards the development of high-end premium homes in Goa's most scenic locations. To fulfill this commitment, we work with world-renowned architects, interior designers, and technical consultants who are as attentive to detail as we are.

Keeping in mind the charm and aesthetics of Goan architecture, our homes are a reflection of what we believe in — "Homes with a Heart, Mind, and Soul".





The scent of the sea
The feel of grass tickling your feet
The sound of birds chirping





The Sol Pilerne Experience

If you're looking to be one with nature, Sol Pilerne's charming villas make for the perfect abode. Located in Pilerne, a North Goan village, our luxurious 3-4 BHK villas are designed by international architects to give you stunning designs with outstanding value.

Enjoy matchless serenity, lush landscapes, and priceless peace of mind without compromising on convenience. While tucked away in tranquil Pilerne, our Goan-style villas are located close to schools, hospitals, and malls.

Come, experience the essence of Goa in Sol Pilerne.





Live like royalty at
Sol Pilerne





Where elegance and
nature come together

Sol Pilerne under
the night sky





Enjoy stunning views
from your portico

Sun-kissed interiors





At Sol Pilerne,
each home is
uniquely yours



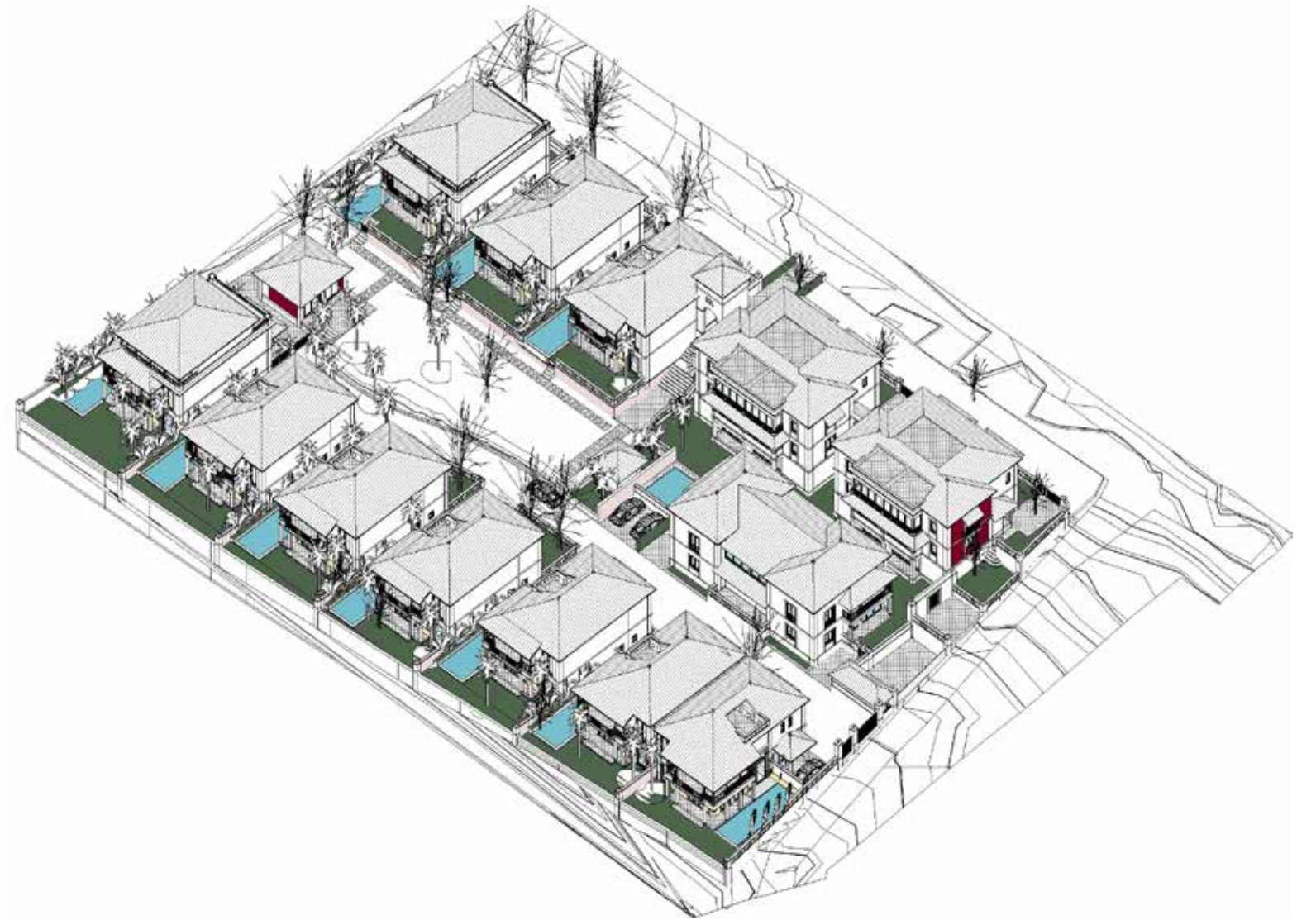
Masterplan



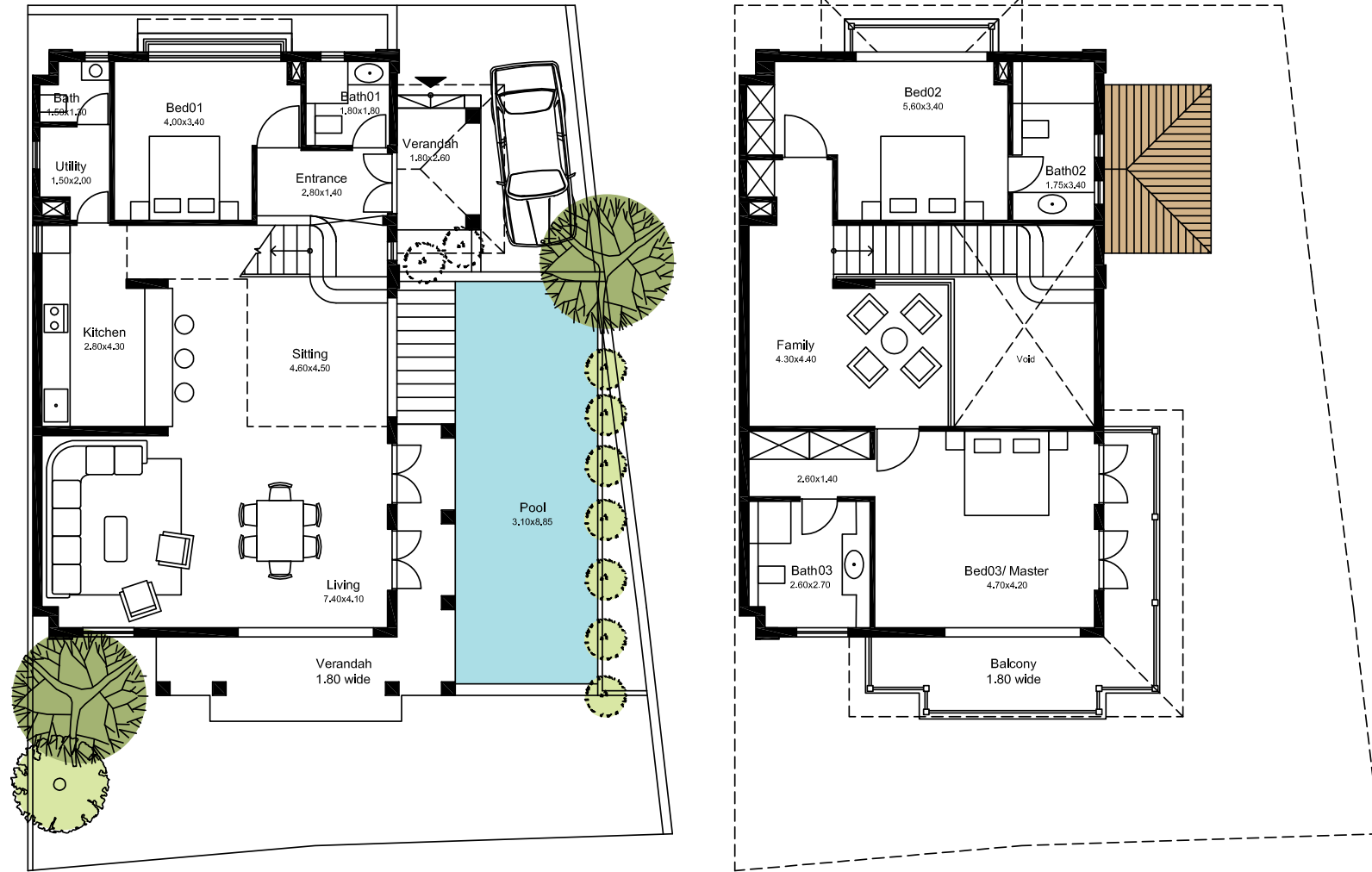
- 1 Villa 1 - Type A 5 Villa 5 - Type B 9 Villa 9 - Type B 13 Entrance 17 Club
- 2 Villa 2 - Type B 6 Villa 6 - Type B 10 Villa 10 - Type B 14 Driveway 18 Field view
- 3 Villa 3 - Type B 7 Villa 7 - Type C 11 Tower 15 Gazebo
- 4 Villa 4 - Type B 8 Villa 8 - Type C 12 Road 16 Lawns



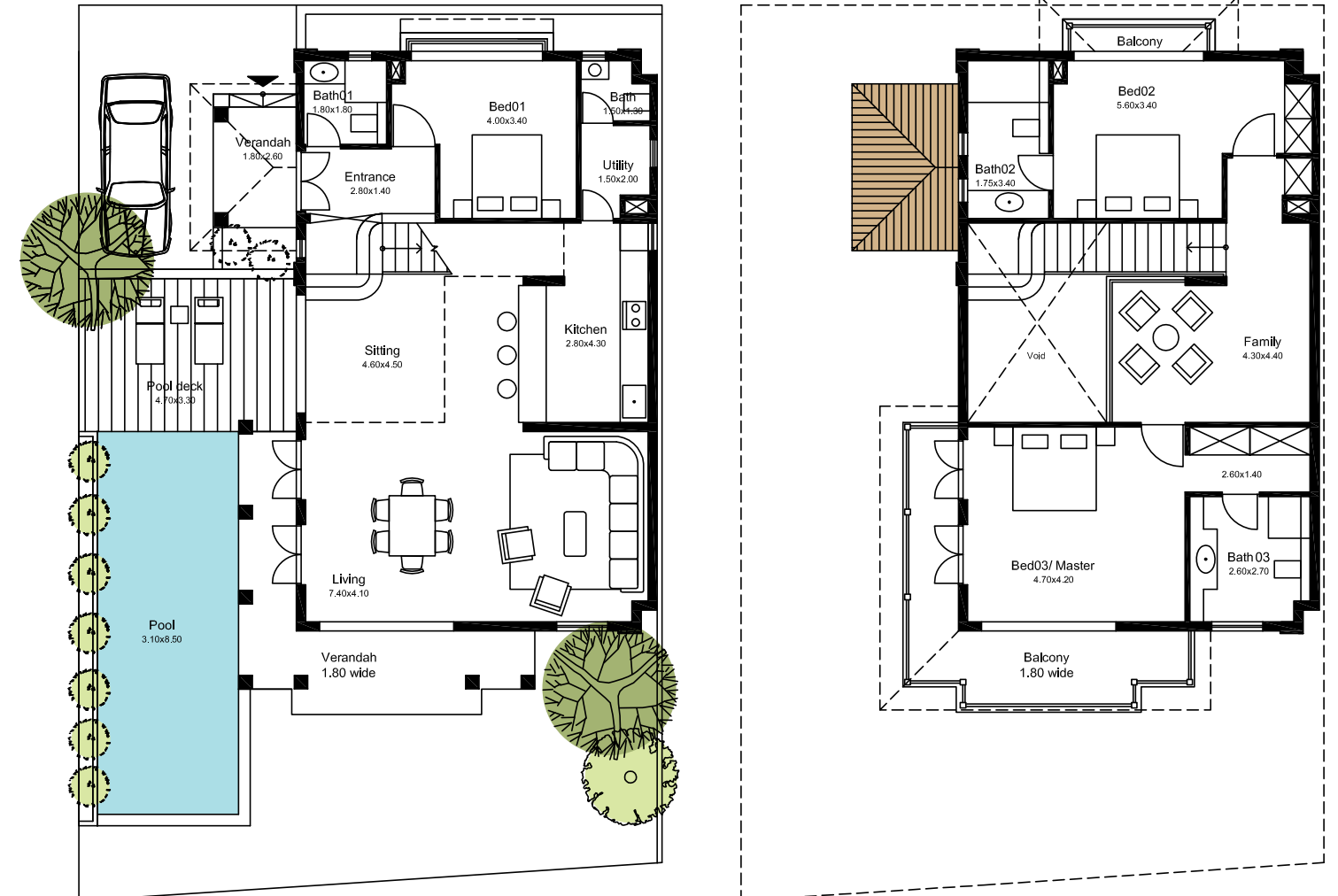
Overview



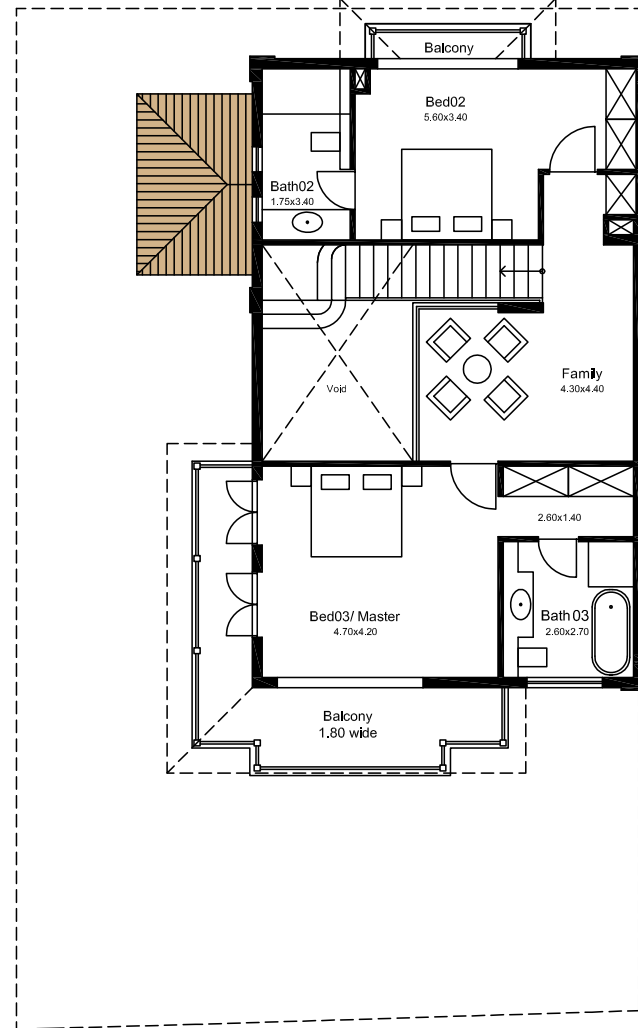
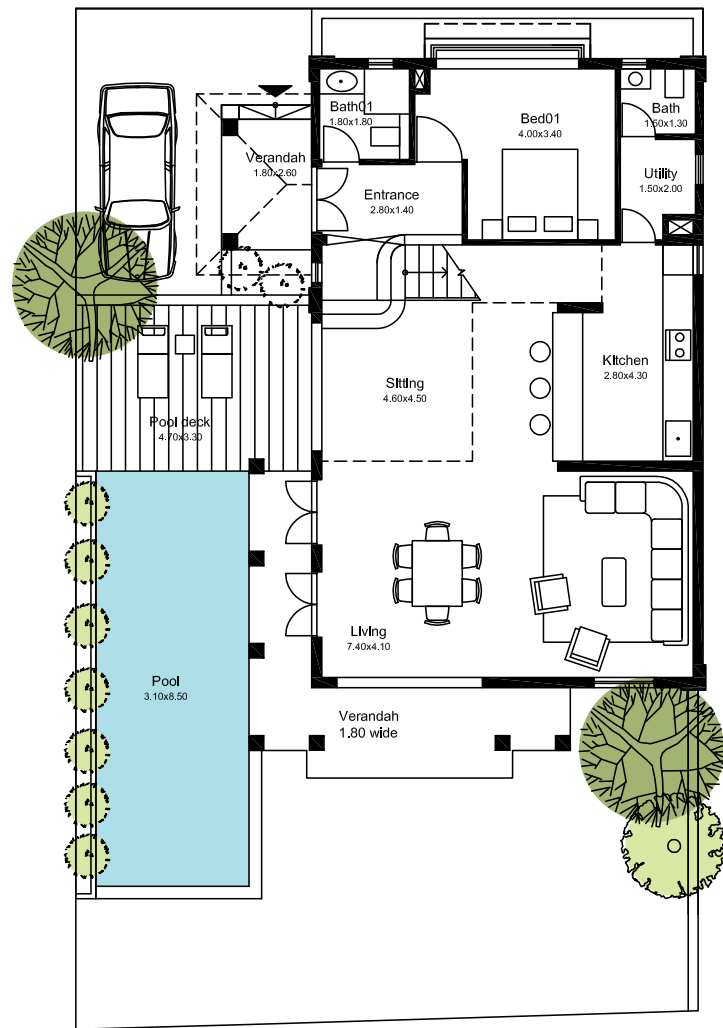
Villa 1 (Type A) - Field View Villas



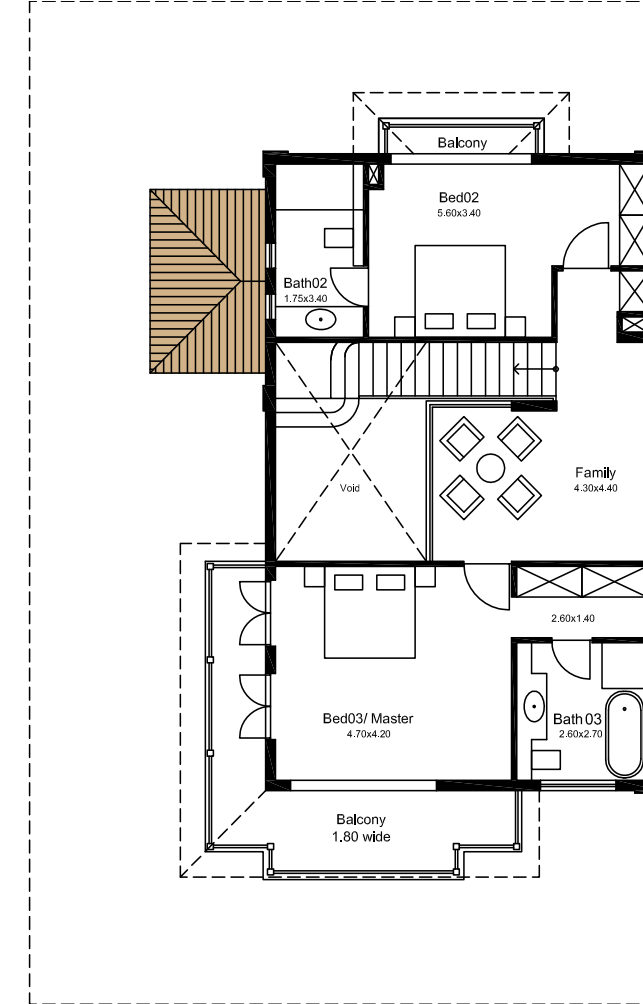
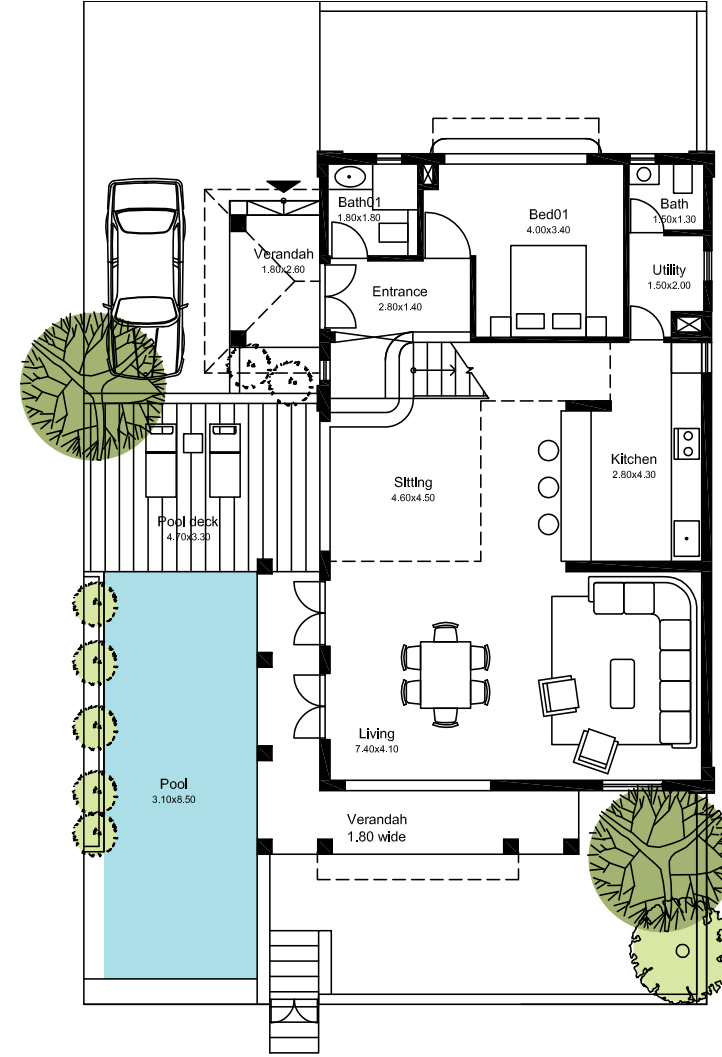
Villa 2 (Type B) - Field View Villas



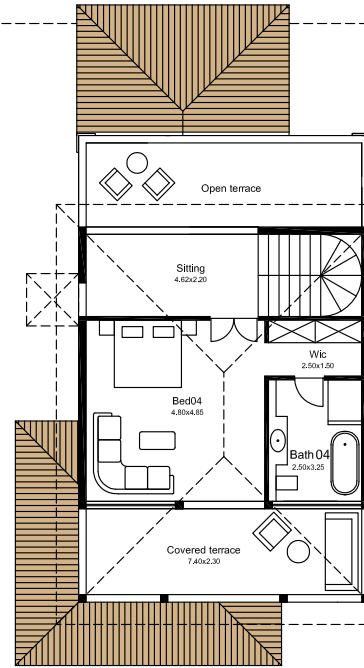
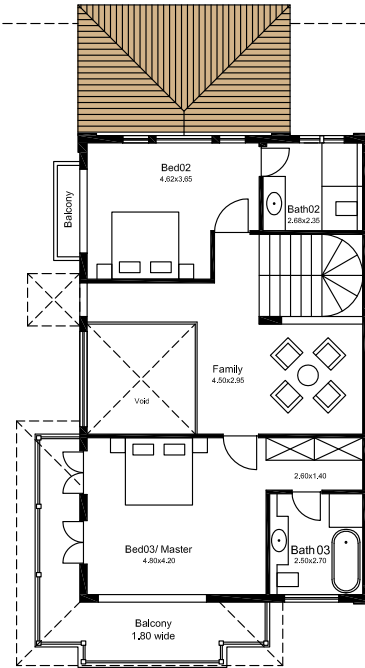
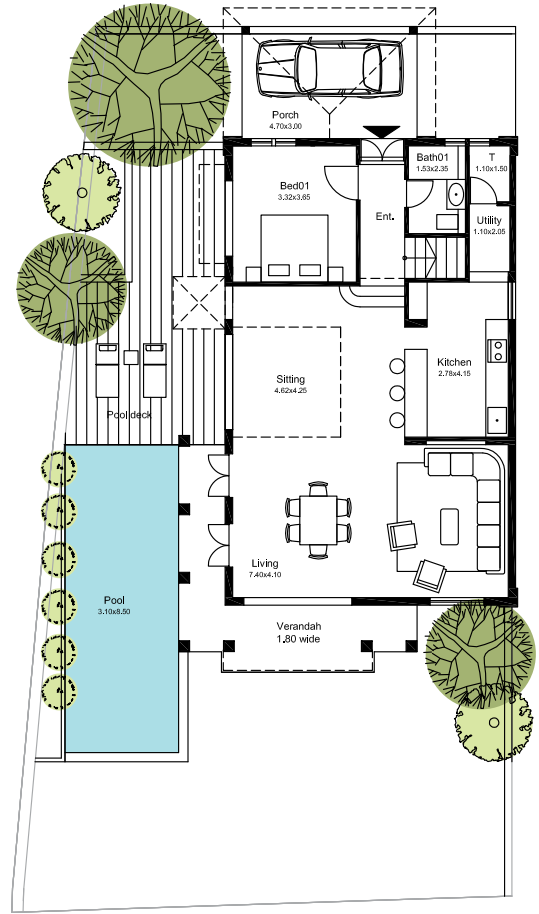
Villa 3, 4, 5, and 6 (Type B) - Field View Villas



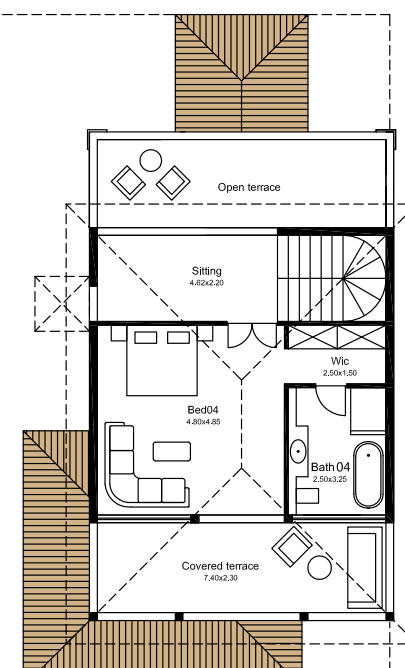
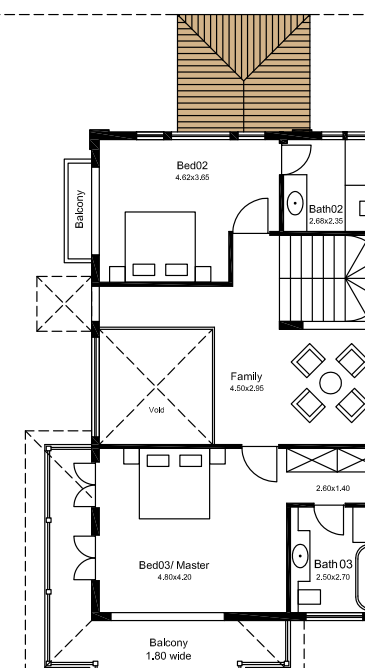
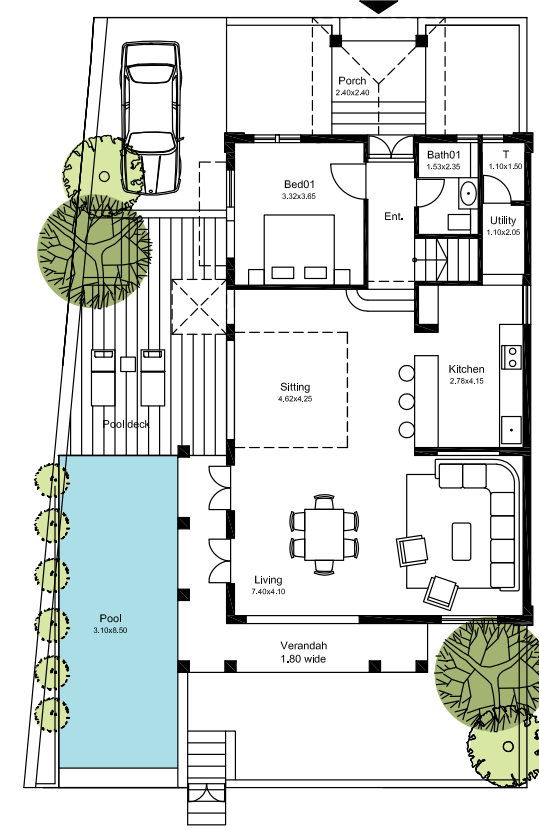
Villa 9 and 10 (Type B) - Courtyard Villas



Villa 7 (Type C) - Field View Villas



Villa 8 (Type C) - Courtyard Villas



Common Amenities



- Power backup for common lighting, pumps, etc
- Common lighting for internal roads and open spaces
- Electrical panel room



- Pressurized water supply system
- Common underground sump for water storage
- Water treatment plant
- Irrigation system for landscaping



- Themed landscaping in open spaces



- Clubhouse



- Entrance gate with security cabin



- CCTV security system for common areas
- Provision for WiFi connection
- Intercom connection to main gate

Specifications



RCC

- Earthquake resistant RCC framed structure of minimum M 20 Grade concrete



Brickwork

- External masonry: 20 cm laterite stones
- Internal masonry in single brick/laterite stone of minimum 10 cm thickness



Plaster

- External plaster: Double coat cement plaster of 20 mm thickness
- Internal plaster: Single coat cement plaster of 12 mm thickness and second coat in POP



Flooring and tiling

- Vitrified tiles (Basic rates of tiles: Rs 1000/sq mt)
- Sloping roof of the structure covered with Mangalore tiles



Bathroom

- Vitrified dado tiles up to ceiling height (Basic rates of tiles: Rs 1500/sq mt)
- Concealed internal plumbing with UPVC and CPVC of Astral or equivalent brand
- White color sanitary ware of TOTO or equivalent brand. Plumbing fittings of TOTO or equivalent brand (Cost of sanitary ware and fittings: Rs 35,000/- per bathroom)



Doors and windows

- Powder-coated aluminium external doors and windows
- Main door in teak wood
- Internal doors in flush doors with teak veneers



Kitchen

- Granite counter top. (As designed by the developer)
- Provision for LPG connection



Electrification

- Concealed electrical wiring with switches of Legrand or equivalent brand
- Provision for 3 phase power supply



Painting

- Internal painting: Acrylic emulsion (Royale of Asian Paints)
- External painting: Apex Ultima of Asian Paints



Miscellaneous

- Provision for telephone, TV, and inverter
- Individual plunge pool
- Themed landscaping



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, design, dimensions, area, 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 owner, developers, and managers cannot be held liable for variations. All illustrations are artist impressions only, and do not form any part of the standard offering. The building specification 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 material and/or due to 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. However, everything mentioned in the agreement for sale signed with the prospective client supersedes this brochure.





SUN
ESTATES

Sun Estates Developers
Next to Sol de Goa, Near Bank of India, Bhatiwado
Nerul, Bardez, Goa 403114, India

Tel: +91 9823038923 / +91 832 6714128

sales@sunestates.com | www.sunestates.com