



# **SAIPEM HILL-2**

**RIVER VILLAS**



## OUR PROMISE

Being in Luxury Real Estate Sector for over two and a half 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 - Portuguese architecture, our homes are a reflection of what we believe in - “ Homes with a Heart, Mind and Soul”

# SCREEN

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THE TRADITIONAL ELEMENT IN TRANSITION, FROM DECORATIVE ACCESSORY TO ARCHITECTURAL SURFACE.





# CONTEMPORARY

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WHILE PRESERVING THE CULTURAL HERITAGE WE  
MOVE FORWARD.





# NEW STYLE

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PAST AND PRESENT, TWO IN ONE. THE NEW LINGO.



# NOSTALGIA

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THE PORTUGUESE HAVE BEEN GONE FROM GOA FOR A LONG TIME AND LEFT BEHIND SIGNS OF THEIR TIMES. WE ARE NOW IN THE SIXTIES.





# SHUTTER

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THE ARCHITECTURAL TRADITIONAL ELEMENT IS REINTERPRETED AND FRAMED IN A NEW LIGHT.



# SAIPEM HILLS EXPERIENCE



Nestled atop a tranquil hill, the luxury villa project boasts panoramic views of the stunning countryside. With its opulent 4BHK villas, each built to perfection, this project offers a lifestyle of utmost sophistication and comfort.

As you make your way through the winding roads leading up to the villas, you'll be met with breathtaking views of the surrounding hills and greenery. Once you step inside your villa, the lavish interiors and top-of-the-line amenities will take your breath away.

With the city just 3 km away and the beach a mere 2 km away, you'll enjoy the perfect balance of serene countryside living and the excitement of the city and the sea. Whether you're looking for a permanent residence or a vacation home, this luxury villa project will exceed your expectations and provide you with the ultimate living experience.

[Click here to experience the view](#)



# AERIAL VIEW OF THE PROJECT







## Villa Features

- A private gate for entry and exit, ensuring maximum security and privacy for its residents.
- Spacious garden that for relaxation or outdoor activities.
- Swimming pool that is perfect for leisure or exercise.
- Modern and contemporary design that incorporates the latest trends in architecture and design, open spaces, and minimalistic elements to create a sense of luxury and sophistication.
- Custom designed interiors that are unique to the your preferences and taste.
- Use of high-quality materials, luxurious finishes, and the latest technology to create a comfortable and functional living space.
- Designed by a renowned architecture firm from Singapore that incorporate elements of the local culture and environment to create a unique and memorable living experience.
- A picturesque view of the countryside or a nearby river.



# MASTERPLAN



SAIPEM HILLS-II  
MASTERPLAN





## **FLOOR PLANS ( Villas I - A6)**





GROUND FLOOR PLAN



LOWER GROUND FLOOR

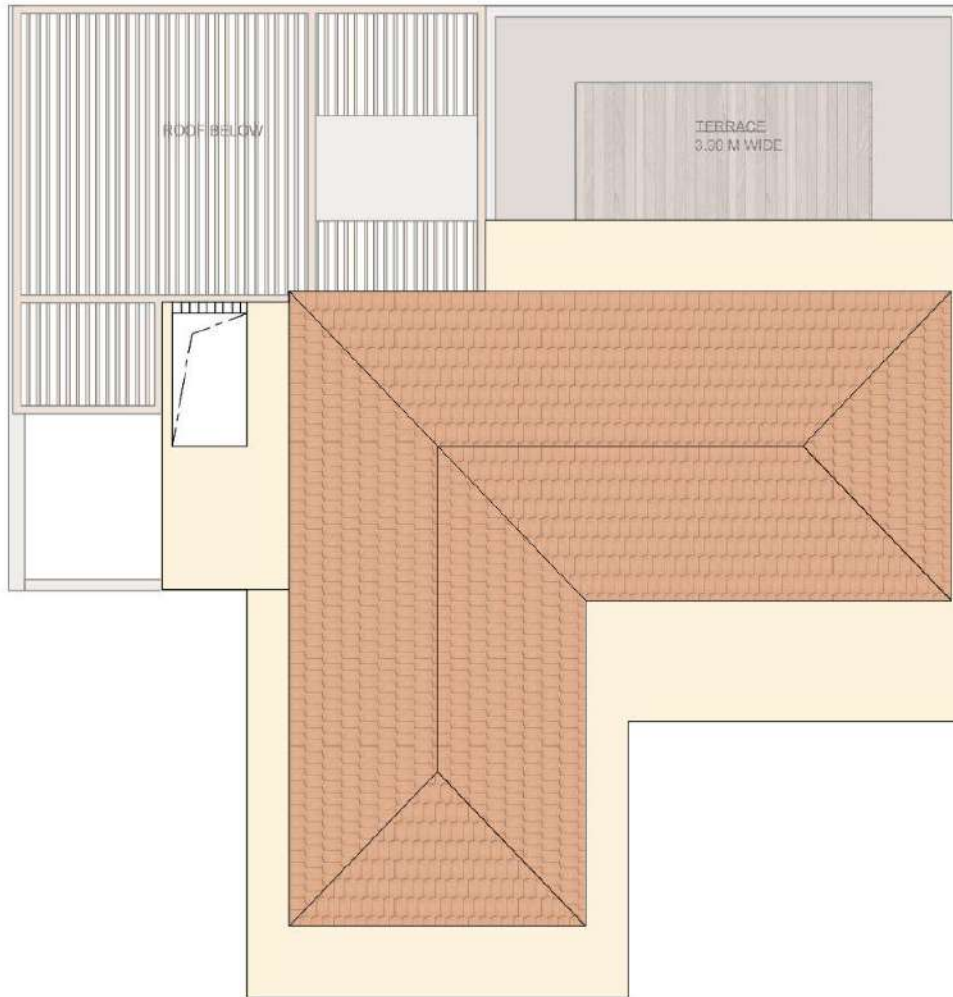






FIRST FLOOR PLAN





ROOF PLAN





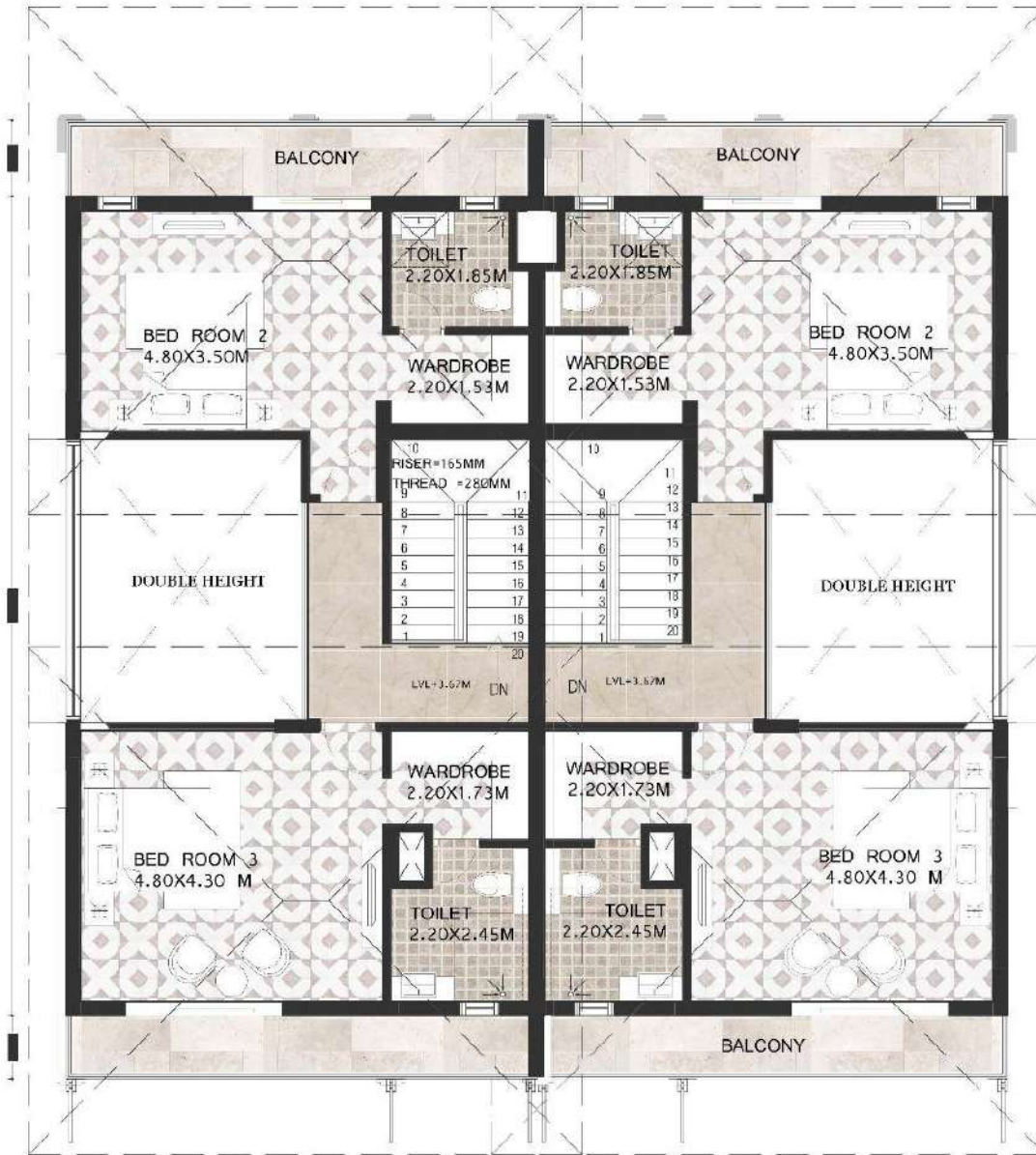
# FLOOR PLANS (Villas B1 - B9)





GROUND FLOOR PLAN  
TWIN VILLAS

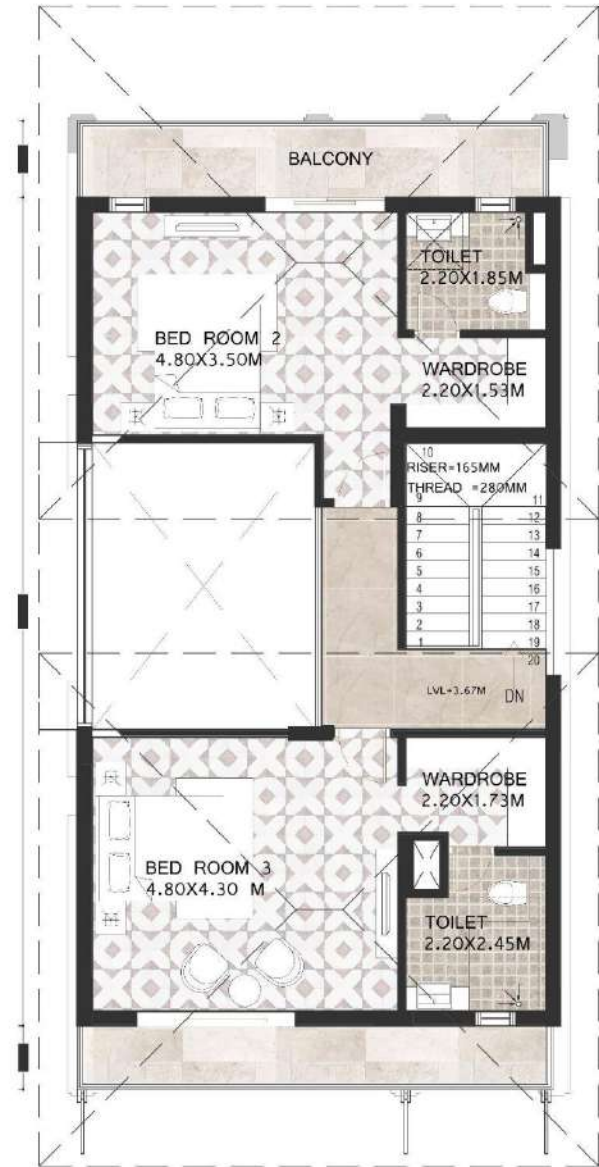




FIRST FLOOR PLAN  
TWIN VILLAS



**GROUND FLOOR  
TWIN VILLAS**



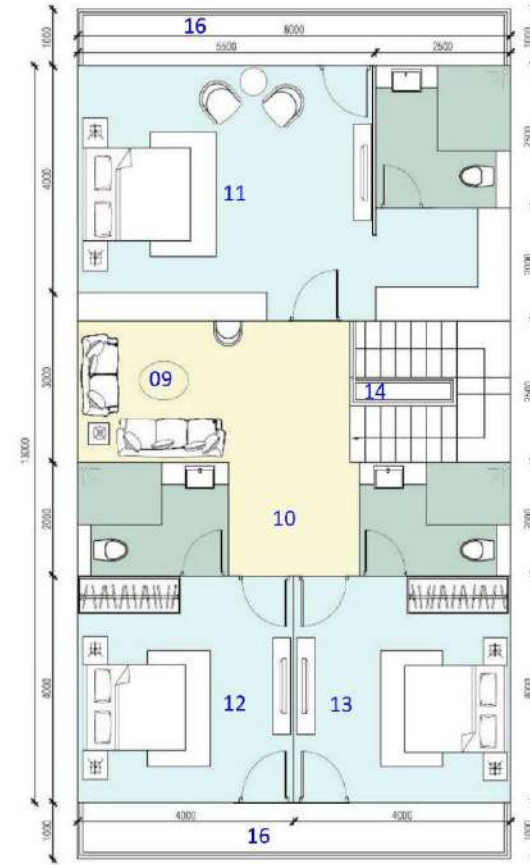
**FIRST FLOOR  
TWIN VILLAS**



# FLOOR PLANS (Villas B10)



# B10



GROUND FLOOR PLAN

1ST FLOOR PLAN

01. ENTRNCE FOYER  
02. KITCHEN  
03. UTILITY ROOM  
04. POWDER ROOM

05. DINING  
06. LIVING  
07. POOL DECK  
08. POOL

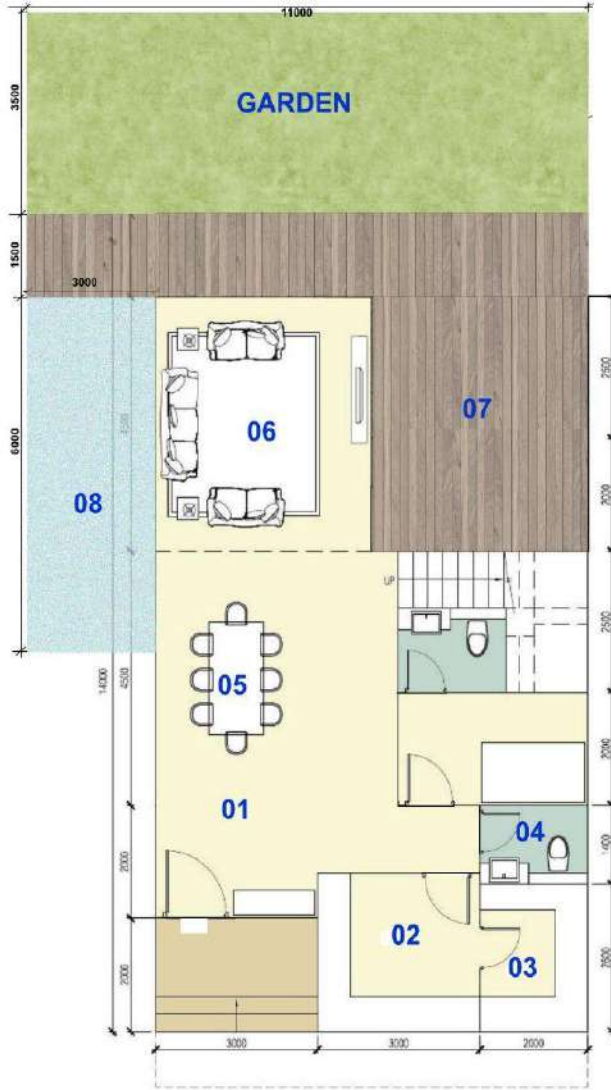
09. STUDY  
10. LOBBY  
11. BEDROOM 1+ ENSUITE BATHROOM  
12. BEDROOM 2+ ENSUITE BATHROOM

13. BEDROOM 3+ ENSUITE BATHROOM  
14. STAIRCASE  
15. WATERBODY  
16. BALCONY



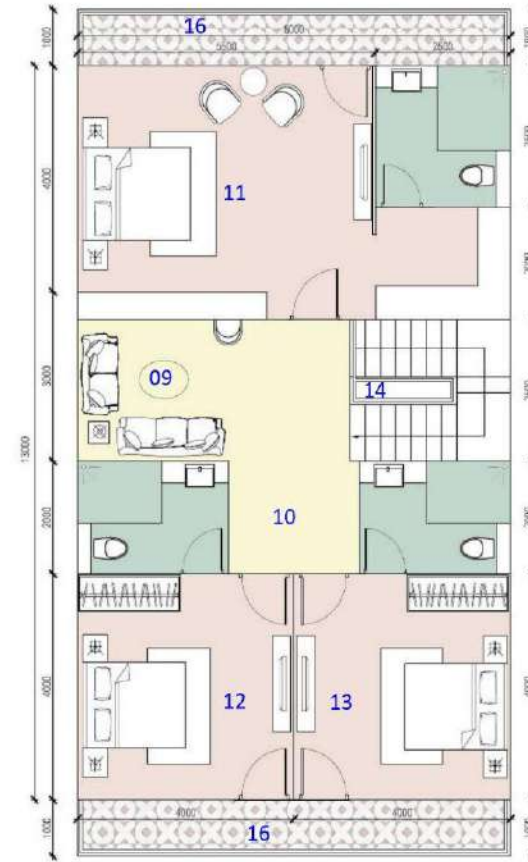
# B10

## OPTION - 2



**GROUND FLOOR PLAN**

- |                   |               |                                 |
|-------------------|---------------|---------------------------------|
| 01. ENTRNCE FOYER | 05. DINING    | 09. STUDY                       |
| 02. KITCHEN       | 06. LIVING    | 10. LOBBY                       |
| 03. UTILITY ROOM  | 07. POOL DECK | 11. BEDROOM 1+ ENSUITE BATHROOM |
| 04. POWDER ROOM   | 08. POOL      | 12. BEDROOM 2+ ENSUITE BATHROOM |



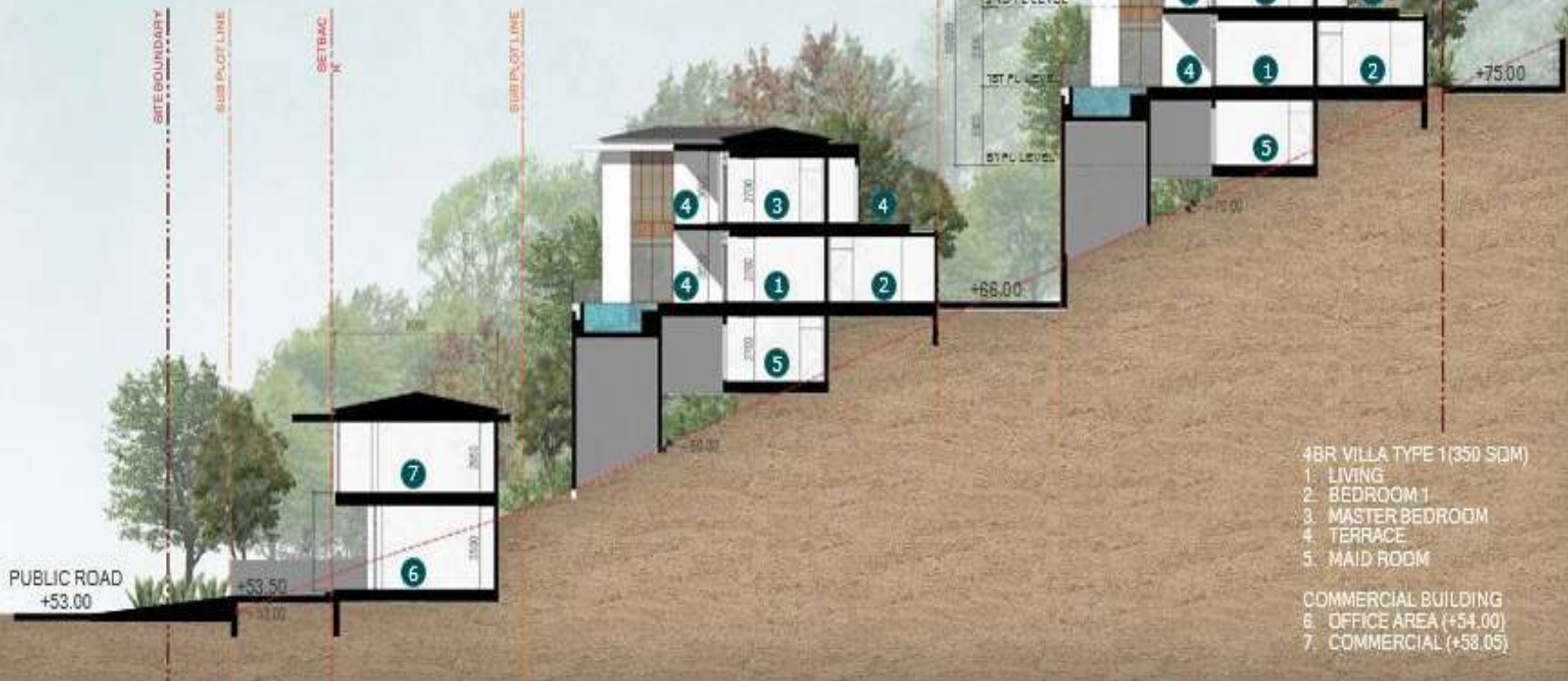
**1ST FLOOR PLAN**

- |                                 |
|---------------------------------|
| 13. BEDROOM 3+ ENSUITE BATHROOM |
| 14. STAIRCASE                   |
| 15. WATERBODY                   |
| 16. BALCONY                     |

# ELEVATION







**4 BEDROOM VILLA TYPE 1**  
SECTION









# GLIMPSE OF SAIPEM HILLS I



● CALANGUTE

● SALIGAO

● Shree Sai Mandir

● RG Stone Urology & Laparoscopy Hospital

● Calangute Beach

● Marina bay beach resort

● PILERNE

● Mall de Goa (Inox)

● Candolim beach water sports

● Ginger Tree Beach Resort

● SAIPEM

● SOL PILERNE

● Sterling Goa Bardez Resorts and Hotels

● Gauri Car Center Petrol Pump

● Novotel Goa Resort And Spa

● Hilton Goa Resort

● Masjid E Hamza  
● Casino Paradise

● CANDOLIM

● Candolim Beach

● Whispering Palms Beach Resort

● NERUL

● Sol de Goa

● Deltin Suites

● Radisson Goa

● Country Inns & Suite

● Bomra's

● Calamari

● Grand 7 Casino

● Coco Shambhala

● DLF Samaraya

● Deltin Royale Casino Ship

● Casino Pride Floating casino

● Sinqerim Beach

● Sinq Nightclub

● Tato's Coco Beach Village

● Military Area

● Deltin Royale Jetty

● Deltin Royale

● Sinqerim Fort

● Taj Fort Aguada Resort & Spa

● Cohiba

● Coco Beach

● Ahilya by the Sea

● Reis Magos Fort

● Inox

● Immaculate Mary conception church

● Aguada Fort

● Aguada Childrens Park

● PANAJI

● Goa Marriott Resort & Spa

Arabian Sea



# 27 Years of Excellence

**1995**  
SET UP  
COMMUNICATION  
BUSINESS

**1999**  
FORAYED INTO  
REAL ESTATE

**2003**  
LAUNCHED  
SAIPEM HILLS

**2010**  
ENTERED  
HOSPITALITY  
SECTOR

**2016**  
MANGO VILLA  
(FLAGSHIP  
PROJECT)

**2018**  
OVER 55  
PROJECTS  
COMPLETED

**2020**  
LAUNCHED  
HILTON GOA  
RESORT

**2020**  
SUCCESSFUL  
25 YEARS OF  
EXCELLANCE

**2021**  
LAUNCHED  
BANYAN BEACH  
HOUSE

**2022**  
LAUNCHED SOL  
RESERVE



## **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.





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