



iLuxury

INNOVATIVE LUXURY

PARRA
NORTH GOA



PARRA
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An aerial photograph of a tropical beach. The top half of the image shows the turquoise ocean with white waves crashing onto a golden sand beach. The bottom half shows several palm trees leaning over the sand, with their shadows cast long and dark. A few small white vehicles are parked on the beach.

A Rare Goa Find

What is it about Goa? In the sun-kissed haven of Goa, architecture serves as a silent storyteller, whispering tales of a bygone era where Indian intricacy dances with Portuguese elegance. Its opulent churches and vibrant homes are like pages from a historical novel, each facade a chapter in the rich tapestry of its past. Amidst this architectural splendor, the people of Goa embody warmth and hospitality, their spirits as vibrant as the hues that adorn their streets.

Culture in Goa is a symphony of diversity, where Hindu traditions harmonize with Christian customs, and festivals paint the sky with kaleidoscopic joy. It's a land where every celebration is a testament to unity in diversity. And let us not forget the *pièce de résistance* - Goan cuisine. A tantalizing fusion of flavors, where spices from the east pirouette with techniques from the west, creating a culinary masterpiece that tantalizes the senses and leaves an indelible mark on the palate. Goa, truly a sanctuary where architecture, people, culture, and food converge in a symphony of splendor.

"Preserve and cherish the NATURE, it's the only home we've ever known."

The Story of a Treasured Site

ADDRESS : Parra, North Goa, India

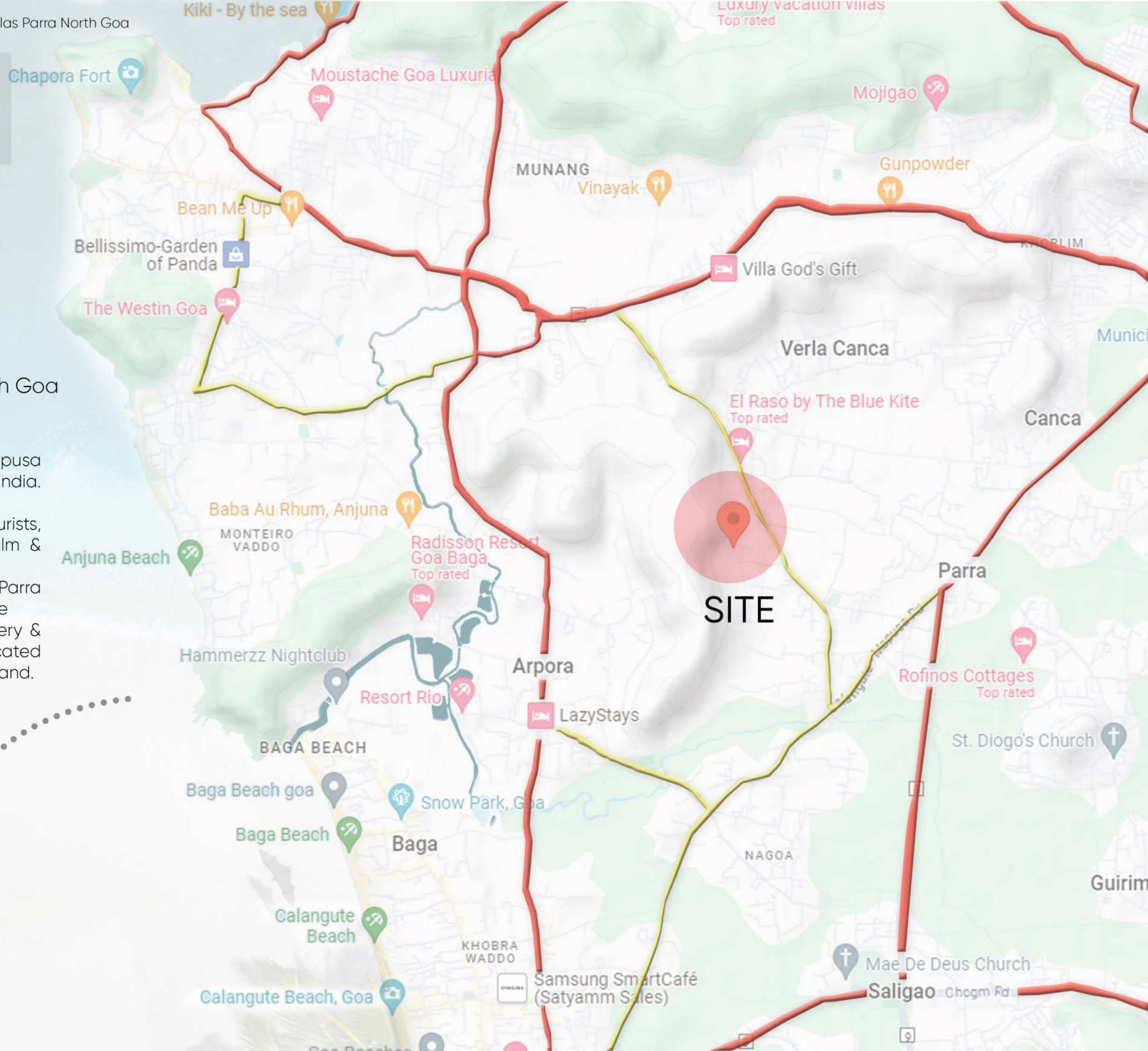
 Goa International Airport
38 km from site

 Goa Railway Station
49 km from site

 Bus Stand, Mapusa, North Goa
5.3 km from site

Parra is a village on the outskirts of Mapusa town Bardez sub-district, North Goa, India.

Parra in Goa is a paradise for those tourists, who are looking for a peaceful, calm & serene vacation away from the usual popular Goa tourist hubs. Villas at Parra overlook a natural paddy field and are surrounded by Goa's majestic greenery & traditional village life as Villas are located in midst of Parra's village agricultural land.





WHAT MAKES A BUILDING HOME?

It's more than smart desing, intricate architecture and modern facillities. It's a sensitive addition to a nature-surrounded neighbourhood, a perfect blend of simplicity and intricacy and the contrast of time-honoured craft and contemporary comfort.

A building as lyrical and traditional as it is practical and contemporary."



CONTEMPORARY STYLE

Contemporary architecture isn't defined by a single style but is unified in its imperative to be unconventional and to break with the past using innovation and imagination rather than replicating older styles.

Contemporary architecture is a form of construction that embodies the various styles of building designs stemming from a wide range of influences. Contemporary architecture cuts away from the modern architecture of the late twentieth century by including eco-friendly features and embracing all kinds of creativity. Aside from employing the different styles and influences, the contemporary architecture uses the latest technology and materials. With the aid of modern design software and the use of techniques such as simulations and computer-aided designs, buildings can be constructed with high-level precision and speed. The design programs allow for three-dimension modeling of a structure before it is built.





ARCHITECTURAL ELEMENTS

One distinctive element of contemporary architecture is the expressiveness of form and design. The buildings incorporate innovative and creative designs which are meant to be noticed and appreciated. The esthetic sense is very much emphasized in the design of structures. There is also a wide range of material combinations to bring out contrast or uniformity. A single building could be built using concrete, glass, aluminum screens and multiple other materials that may not be common in modern architecture buildings. The innovativeness includes asymmetric facades and crystal-like facets that change color depending on the orientation of the sun at different times of the day.



A building as lyrical and traditional as it is practical and contemporary.”

The Villa showcases exceptional attention to detail from the bespoke joinery to the light palette of timber enhanced by irrigated reenery and brass accents all of which is complemented by natural feature stone walls.

The open floor plan seamlessly characterizes the relaxed lifestyle Goa is renowned for, taking full advantage of indoor/ outdoor living with the use of cavity glass stacker doors and bi-folds, perfectly opening to create a harmonious flow of space throughout the entire downstairs living area.

Inspired by classic
details, designed for
modern comfort

These villas are inspired by modern aesthetics and is your transcendence to another world. Situated in Parra, North Goa, the exteriors and interiors of luxury villas deliver a perfect balance between comfort and modernity. We provided you not only an escape from the routine stress of life. A luxurious stay that will leave you with a lasting sense of peace and tranquility.



Luxury Features



Life turns even more exciting when you are surrounded with minute to large epitome of excellence. Such is the way these villas have been built with every thing selected and crafted ensuring flawlessness in your everyday moments. From brilliant Selection of brands for equipments to perfect finishing in erection, it's not surprising when you fall into the habit of precision, just the way we have.

Fully Air Conditioned House

Separate A.C unit is provides in every units of house.

Excellent Flooring

Imported stones and marbles has been used while vitrified tiles in kitchen and anti-skit ceramic tiles for bathrooms.

Doors & Windows

Insulated UPVC / Aluminium windows for low noise & heat High quality wood for doors.

Stone clad elevation and textured attractive walls

Exterior- walls are finished in stone and travertine texture finish. Interior- pop levelled internal walls finished with lustre paint.

Modular Kitchen

Indulge your passion for cooking in a most welcoming kitchen.

Bathroom & Toilet

Luxurious bathrooms with high quality fixtures.



The Villa offers a spacious living room with double-height ceiling and large sundecks that allow for excellent light and ventilation. Your home is thoughtfully designed with access to a private garden, so when you come home to your opulent town home, you will forget the world outside.

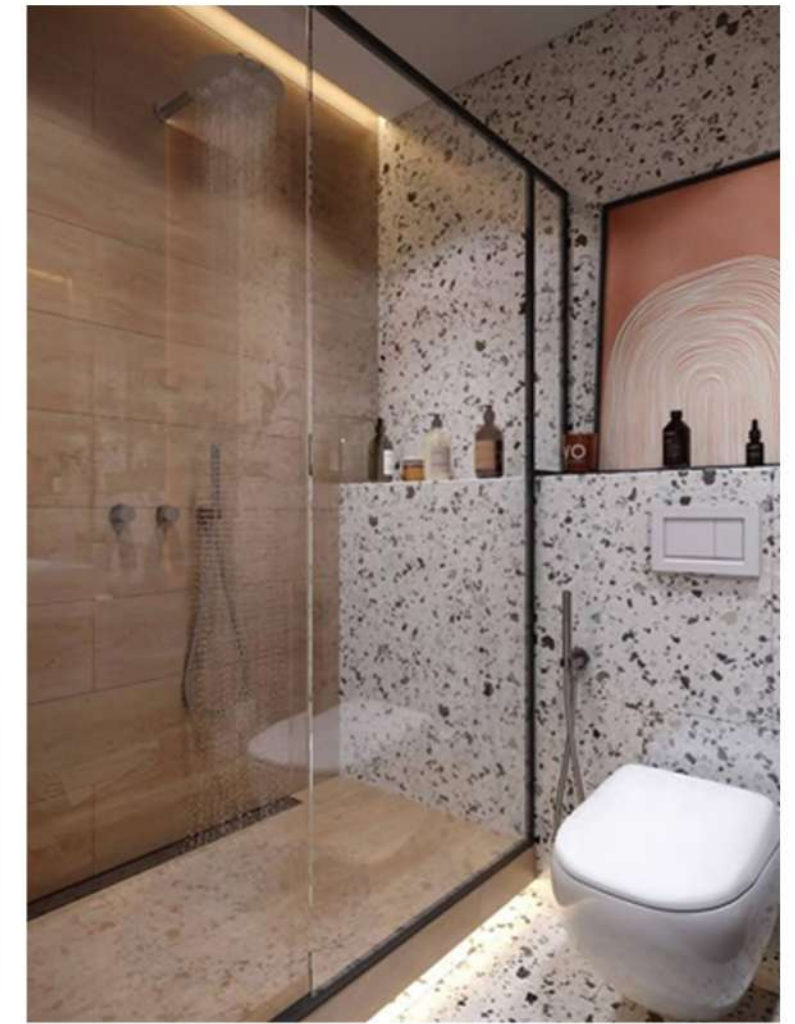




Comfort design

The bedrooms, have its own spacious bathrooms, as well as a wardrobes and balconies for the provision of ample amount of light..

We created a modern and elegant bathroom design with vitrified tiles, adding to which a subtle world class fixtures.





Kitchen area is followed by a transition space and separates the entrance and the dining area.

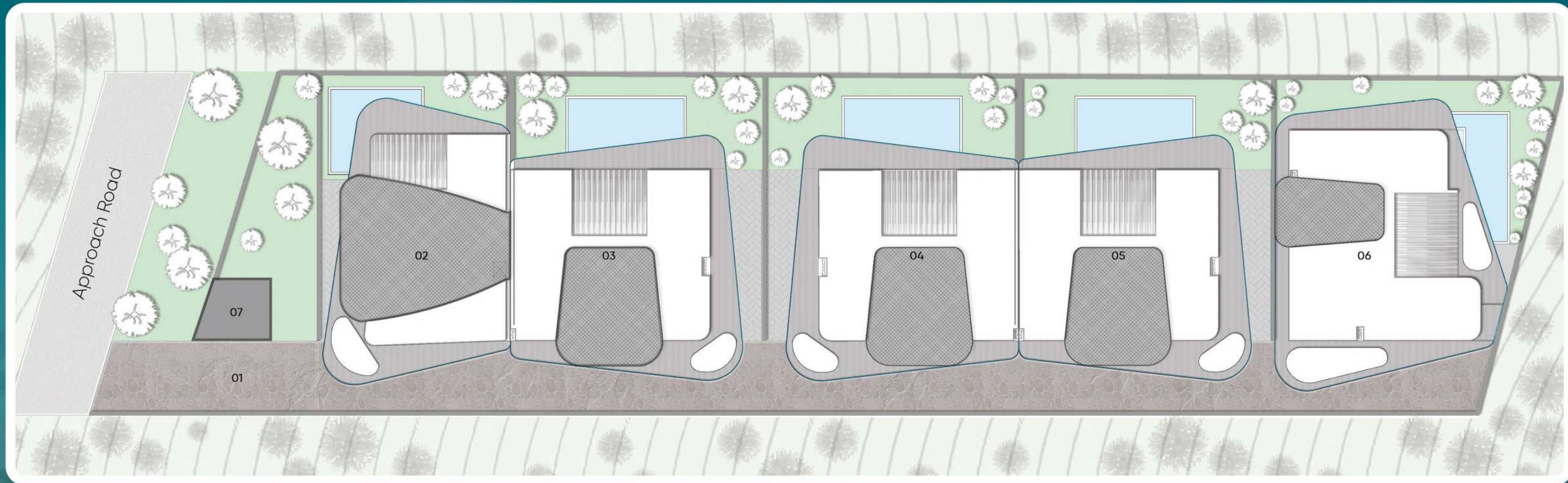
A lasting quality

A luxurious, island kitchen with a stone top and separate wet area is provided.



Site Plan

- 01 Approach Road
- 02 Villa-01
- 03 Villa-02
- 04 Villa-03
- 05 Villa-04
- 06 Villa-05
- 07 Guard Room



VILLA - 01

01 Plot Area	2047.29 Sq.ft.
02 Built Up Area	3670 Sq.ft.
03 Carpet Area	1826.74 Sq.ft.

VILLA - 02

01 Plot Area	2690.98 Sq.ft.
02 Built Up Area	3947.71 Sq.ft.
03 Carpet Area	1870.76 Sq.ft.

VILLA - 03

01 Plot Area	2669.45 Sq.ft.
02 Built Up Area	3947.71 Sq.ft.
03 Carpet Area	1870.76 Sq.ft.

VILLA - 04

01 Plot Area	2647.92 Sq.ft.
02 Built Up Area	3947.71 Sq.ft.
03 Carpet Area	1870.76 Sq.ft.

VILLA - 05

01 Plot Area	2690.98 Sq.ft.
02 Built Up Area	4123.65 Sq.ft.
03 Carpet Area	2036.20 Sq.ft.

VILLA - 01

Ground Floor Plan

01	Entrance Porch	33.70	Sq.ft.
02	Lobby/ Dining	270.65	Sq.ft.
03	Living Room	145.00	Sq.ft.
04	Bedroom	169.44	Sq.ft.
05	Dresser	33.85	Sq.ft.
06	Toilet	48.50	Sq.ft.
07	Kitchen	150.62	Sq.ft.
08	Powder Room	24.20	Sq.ft.
09	Driveway	314.78	Sq.ft.
10	Swimming Pool	225.77	Sq.ft.

VILLA-01

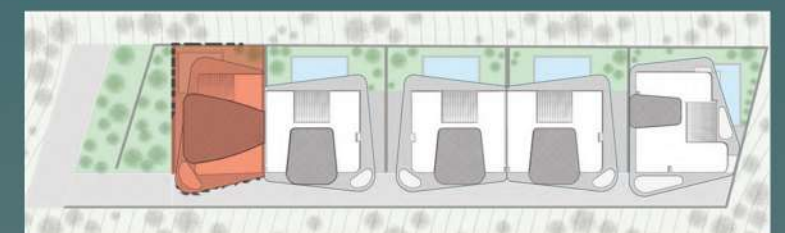
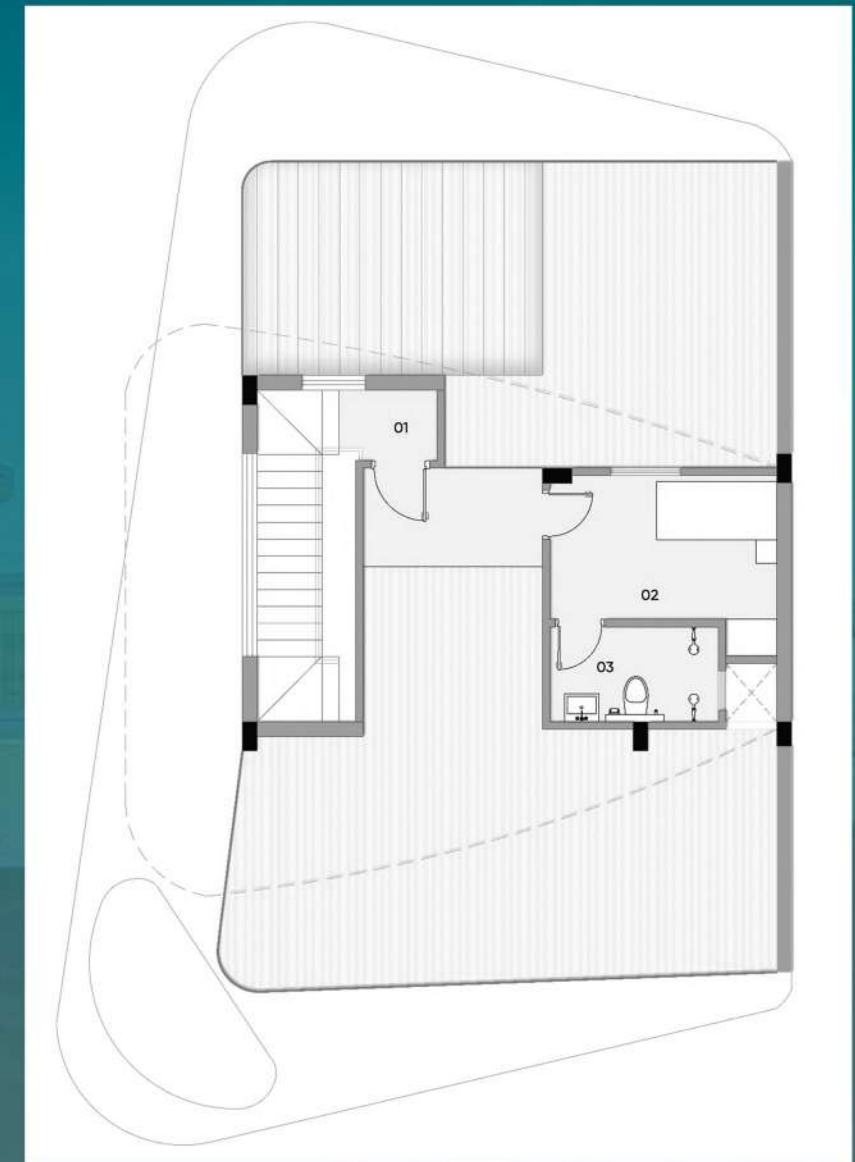
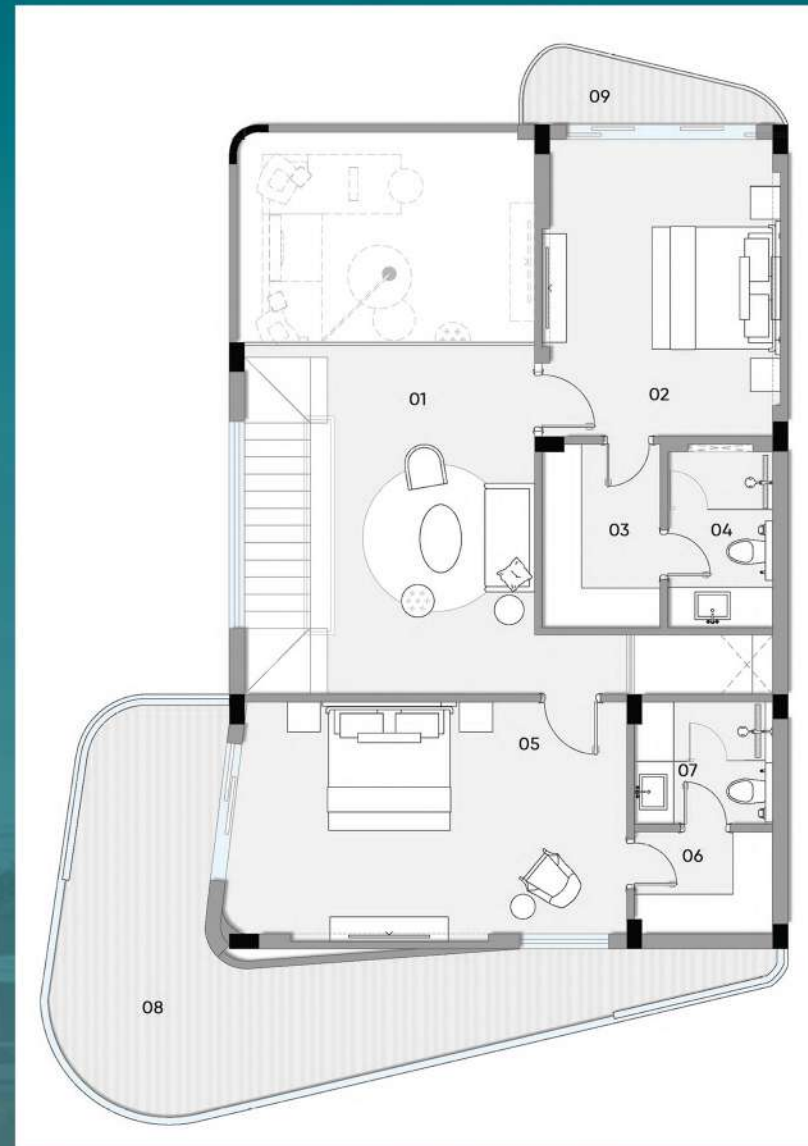
01.	Plot Area	16.14	Sq.ft.
02.	Built Up Area	87.18	Sq.ft.
03.	Carpet Area	40.90	Sq.ft.

First Floor Plan

01.	Lounge	16.14	Sq.ft.
02.	Bedroom 1	169.44	Sq.ft.
03.	Bedroom 1 Dresser	54.92	Sq.ft.
04.	Bedroom 1 Toilet	50.00	Sq.ft.
05.	Bedroom 2	219.76	Sq.ft.
06.	Bedroom 2 Dresser	40.00	Sq.ft.
07.	Bedroom 2 Toilet	39.10	Sq.ft.
08.	Bedroom 2 Balcony	239.08	Sq.ft.
09.	Bedroom 1 Balcony	30.59	Sq.ft.

Terrace Plan

01.	Staircase Landing	16.14	Sq.ft.
02.	Servant Bedroom	87.18	Sq.ft.
03.	Servant Washroom	40.90	Sq.ft.



VILLA - 02

Ground Floor Plan

01	Entrance Porch	32.36	Sq.ft.
02	Lobby/ Dining	289.74	Sq.ft.
03	Living Room	181.55	Sq.ft.
04	Bedroom	192.06	Sq.ft.
05	Dresser	55.00	Sq.ft.
06	Toilet	59.17	Sq.ft.
07	Kitchen	131.53	Sq.ft.
08	Powder Room	25.78	Sq.ft.
09	Patio	147.25	Sq.ft.
10	Driveway	381.66	Sq.ft.
11	Swimming Pool	282.85	Sq.ft.

VILLA-02

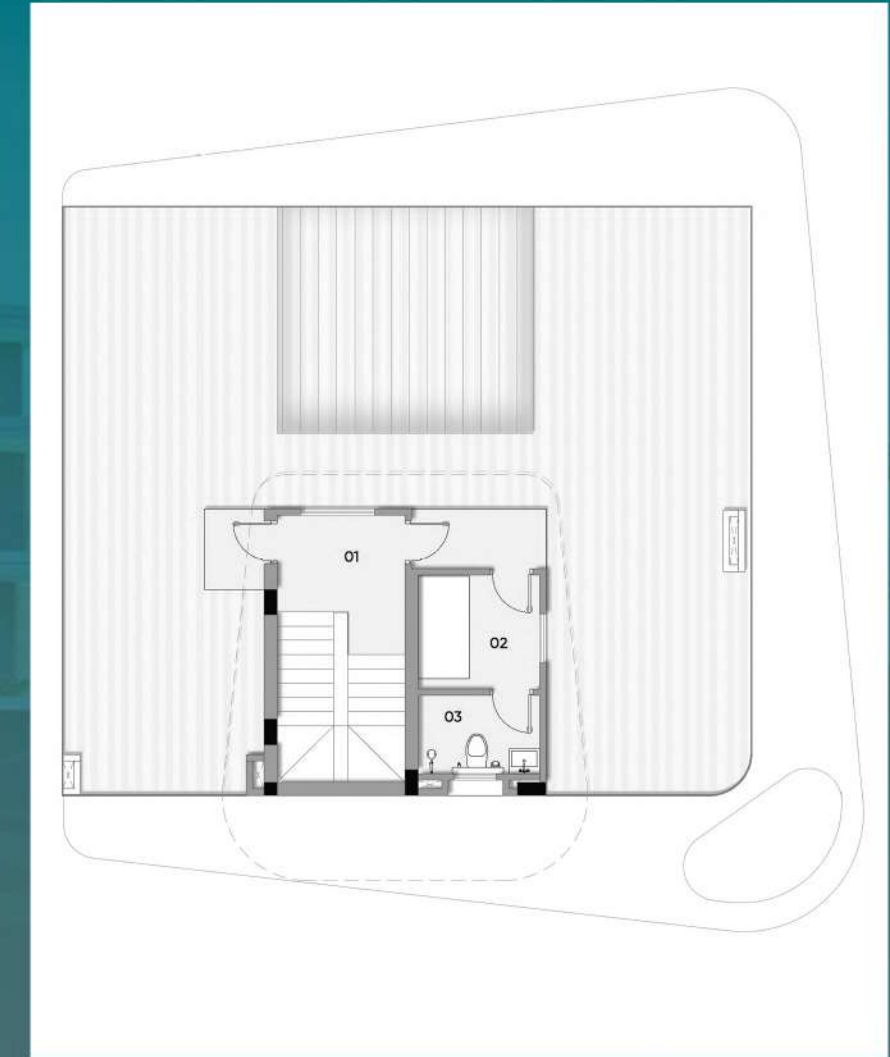
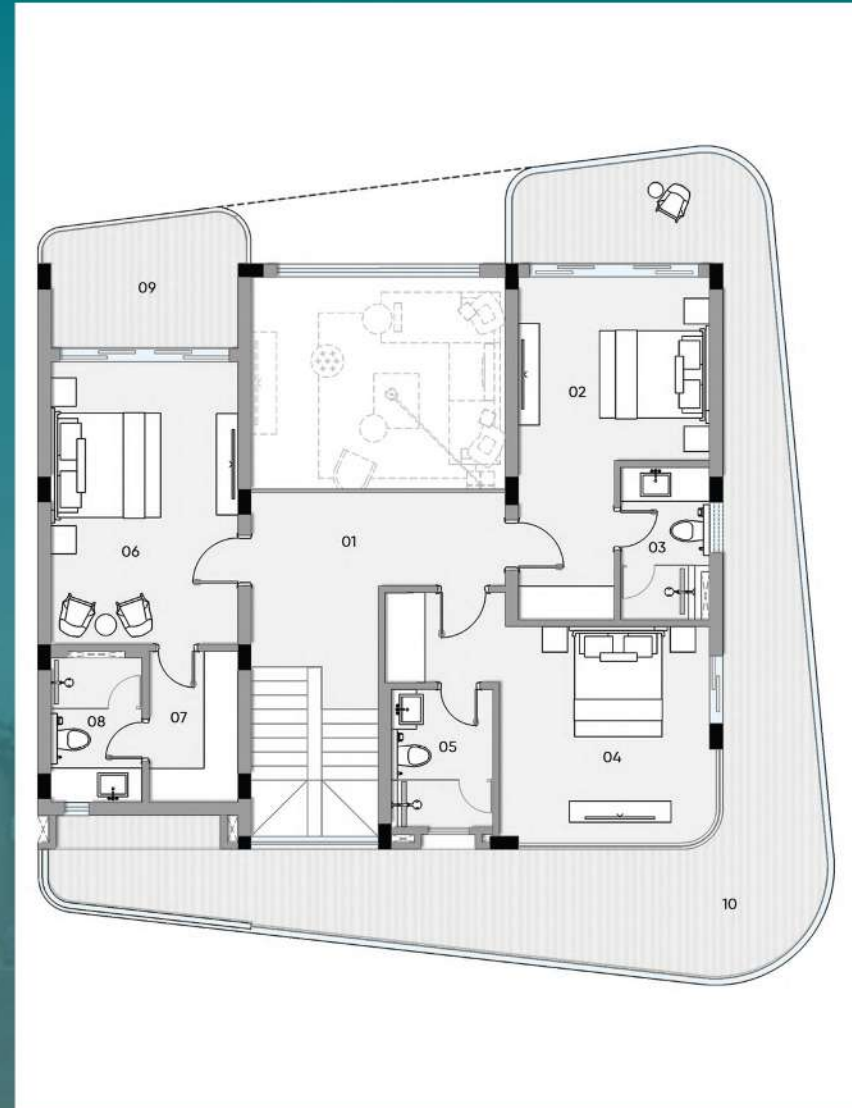
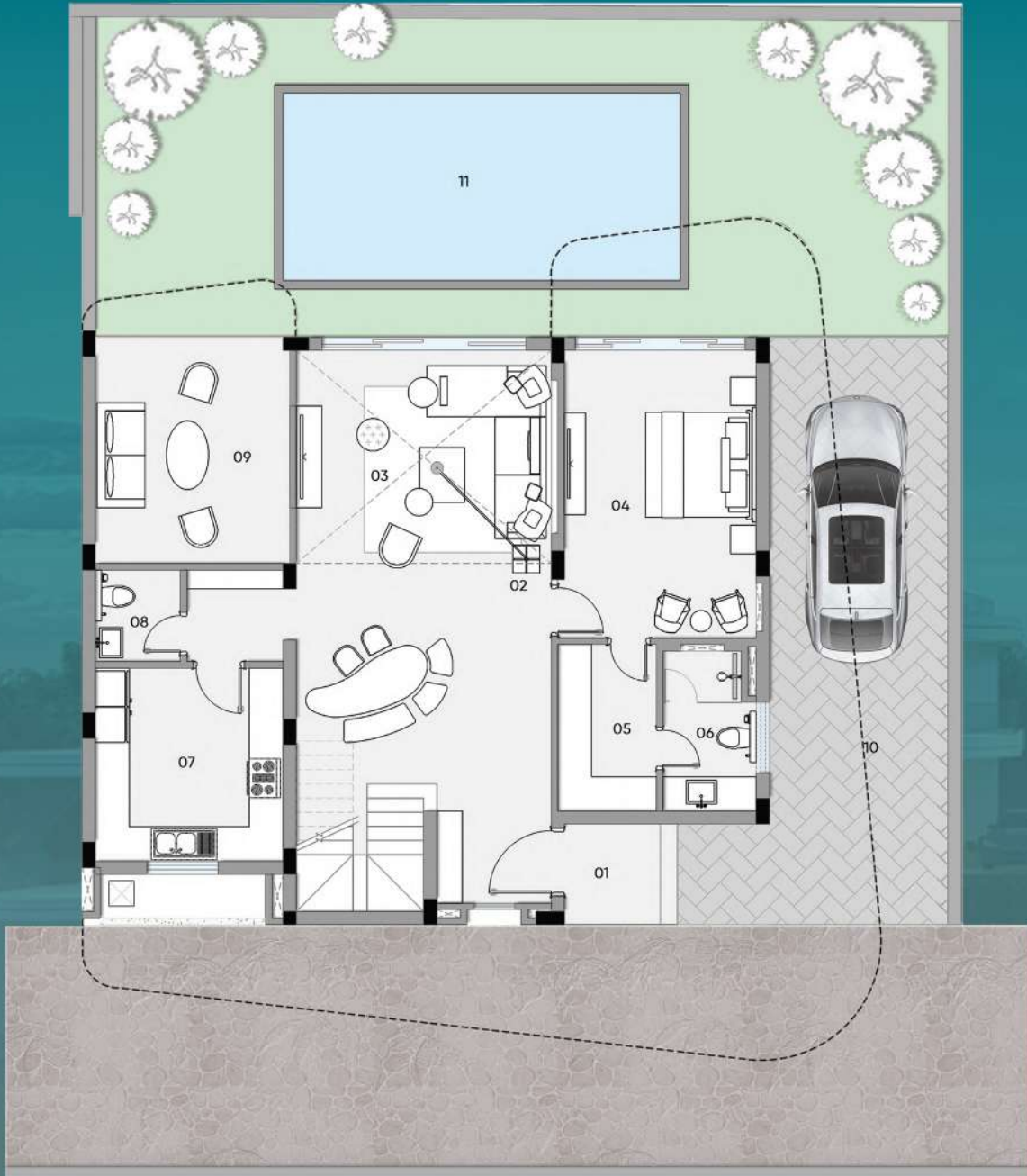
01.	Plot Area	2690.98	Sq.ft.
02.	Built Up Area	3947.71	Sq.ft.
03.	Carpet Area	1870.76	Sq.ft.

First Floor Plan

01.	Lobby	96.53	Sq.ft.
02.	Bedroom 1	126.74	Sq.ft.
03.	Bedroom 1 Toilet	45.67	Sq.ft.
04.	Bedroom 2	157.75	Sq.ft.
05.	Bedroom 2 Toilet	47.38	Sq.ft.
06.	Bedroom 3	178.27	Sq.ft.
07.	Bedroom 3 Dresser	47.33	Sq.ft.
08.	Bedroom 3 Toilet	48.00	Sq.ft.
09.	Bedroom 3 Balcony	79.18	Sq.ft.
10.	Terrace	468.37	Sq.ft.

Terrace Plan

01.	Staircase Landing	48.43	Sq.ft.
02.	Servant Bedroom	45.20	Sq.ft.
03.	Servant Washroom	31.21	Sq.ft.



VILLA - 03

Ground Floor Plan

01	Entrance Porch	32.36	Sq.ft.
02	Lobby/ Dining	289.74	Sq.ft.
03	Living Room	181.55	Sq.ft.
04	Bedroom	192.06	Sq.ft.
05	Dresser	55.00	Sq.ft.
06	Toilet	59.17	Sq.ft.
07	Kitchen	131.53	Sq.ft.
08	Powder Room	25.78	Sq.ft.
09	Patio	147.25	Sq.ft.
10	Driveway	381.66	Sq.ft.
11	Swimming Pool	282.85	Sq.ft.

VILLA-03

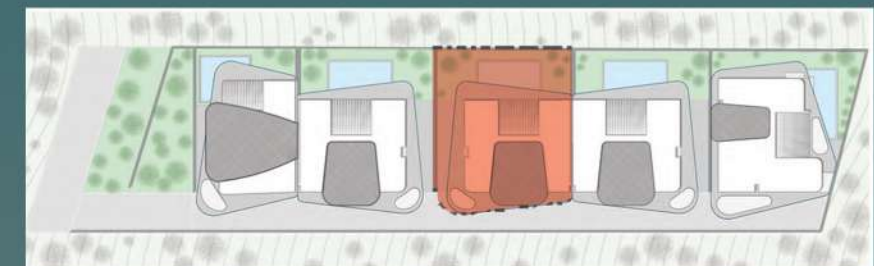
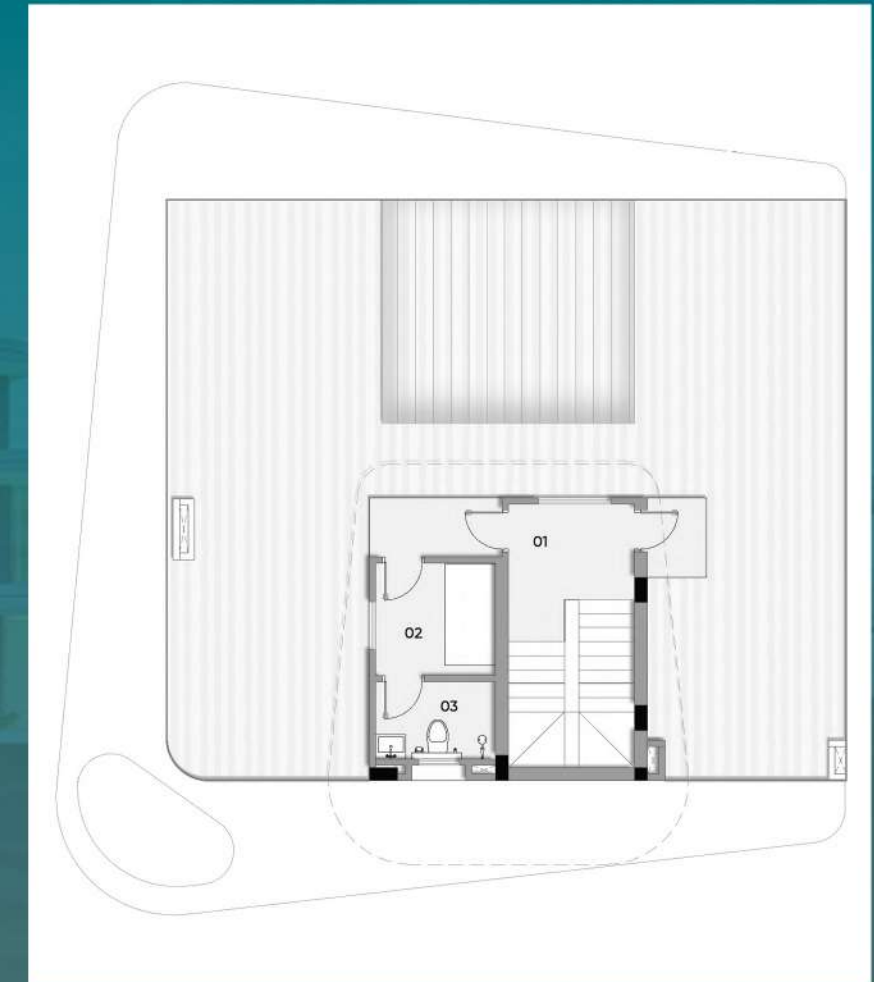
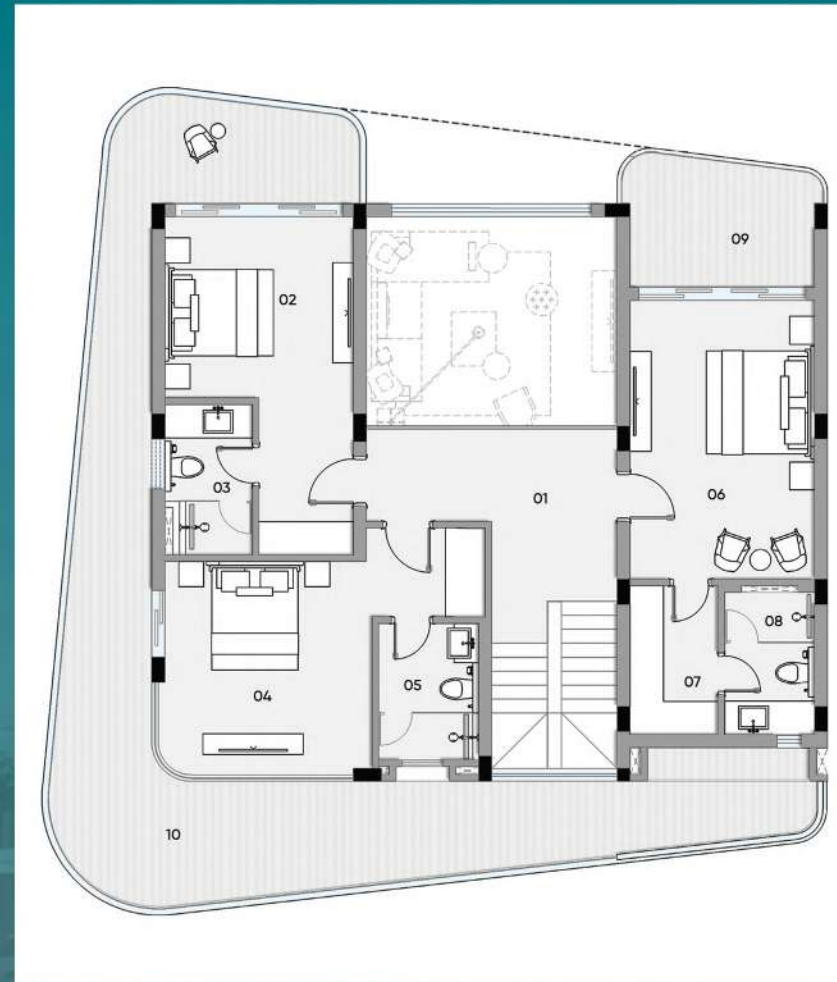
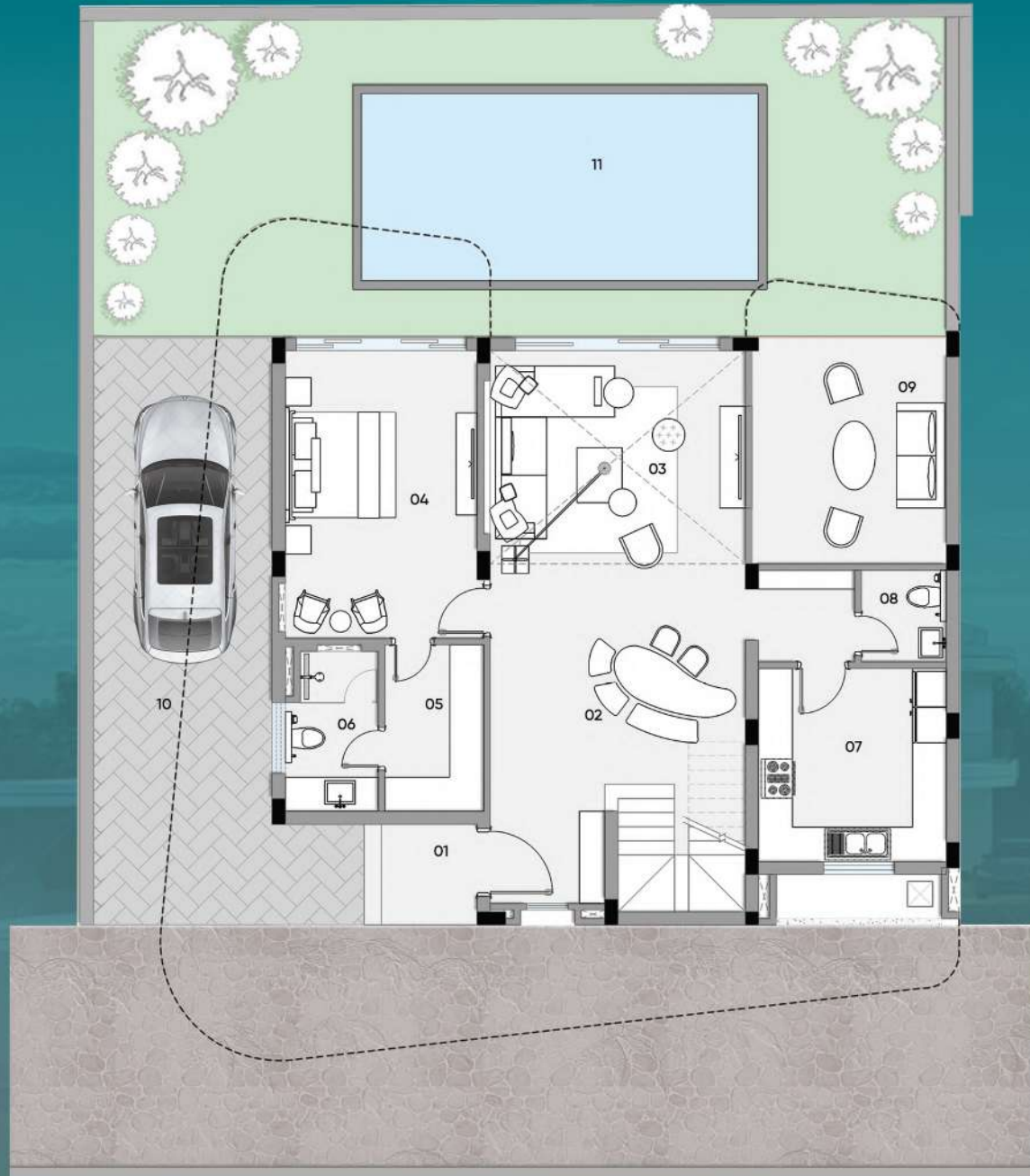
01.	Plot Area	2669.45	Sq.ft.
02.	Built Up Area	3947.71	Sq.ft.
03.	Carpet Area	1870.76	Sq.ft.

First Floor Plan

01.	Lobby	96.53	Sq.ft.
02.	Bedroom 1	126.74	Sq.ft.
03.	Bedroom 1 Toilet	45.67	Sq.ft.
04.	Bedroom 2	157.75	Sq.ft.
05.	Bedroom 2 Toilet	47.38	Sq.ft.
06.	Bedroom 3	178.27	Sq.ft.
07.	Bedroom 3 Dresser	47.33	Sq.ft.
08.	Bedroom 3 Toilet	48.00	Sq.ft.
09.	Bedroom 3 Balcony	79.18	Sq.ft.
10.	Terrace	468.37	Sq.ft.

Terrace Plan

01.	Staircase Landing	48.43	Sq.ft.
02.	Servant Bedroom	45.20	Sq.ft.
03.	Servant Washroom	31.21	Sq.ft.



VILLA - 04

Ground Floor Plan

01	Entrance Porch	32.36	Sq.ft.
02	Lobby/ Dining	289.74	Sq.ft.
03	Living Room	181.55	Sq.ft.
04	Bedroom	192.06	Sq.ft.
05	Dresser	55.00	Sq.ft.
06	Toilet	59.17	Sq.ft.
07	Kitchen	131.53	Sq.ft.
08	Powder Room	25.78	Sq.ft.
09	Patio	147.25	Sq.ft.
10	Driveway	381.66	Sq.ft.
11	Swimming Pool	282.85	Sq.ft.

VILLA-04

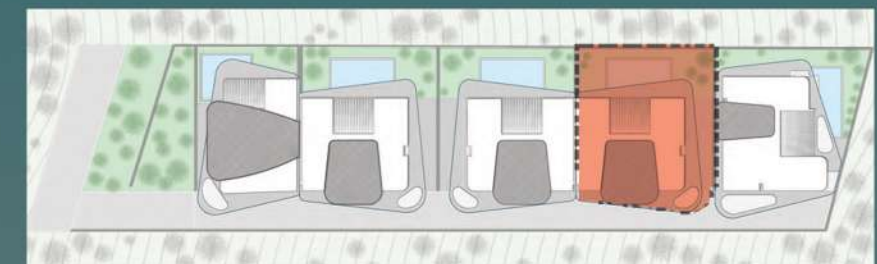
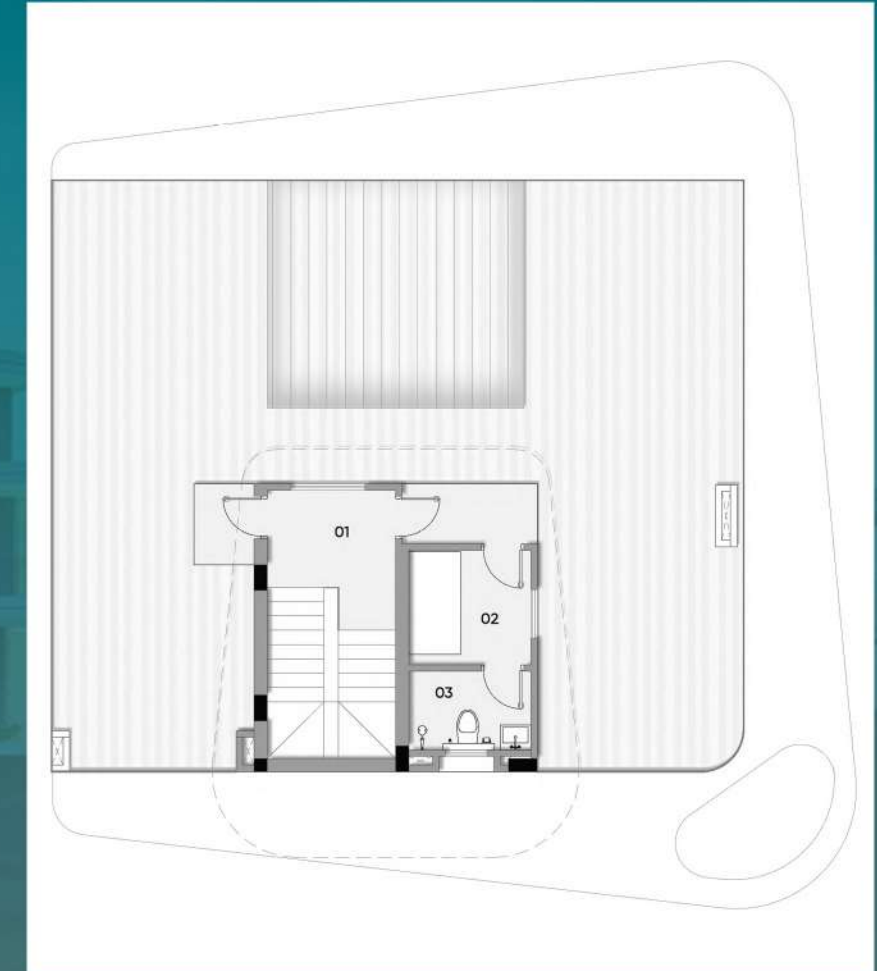
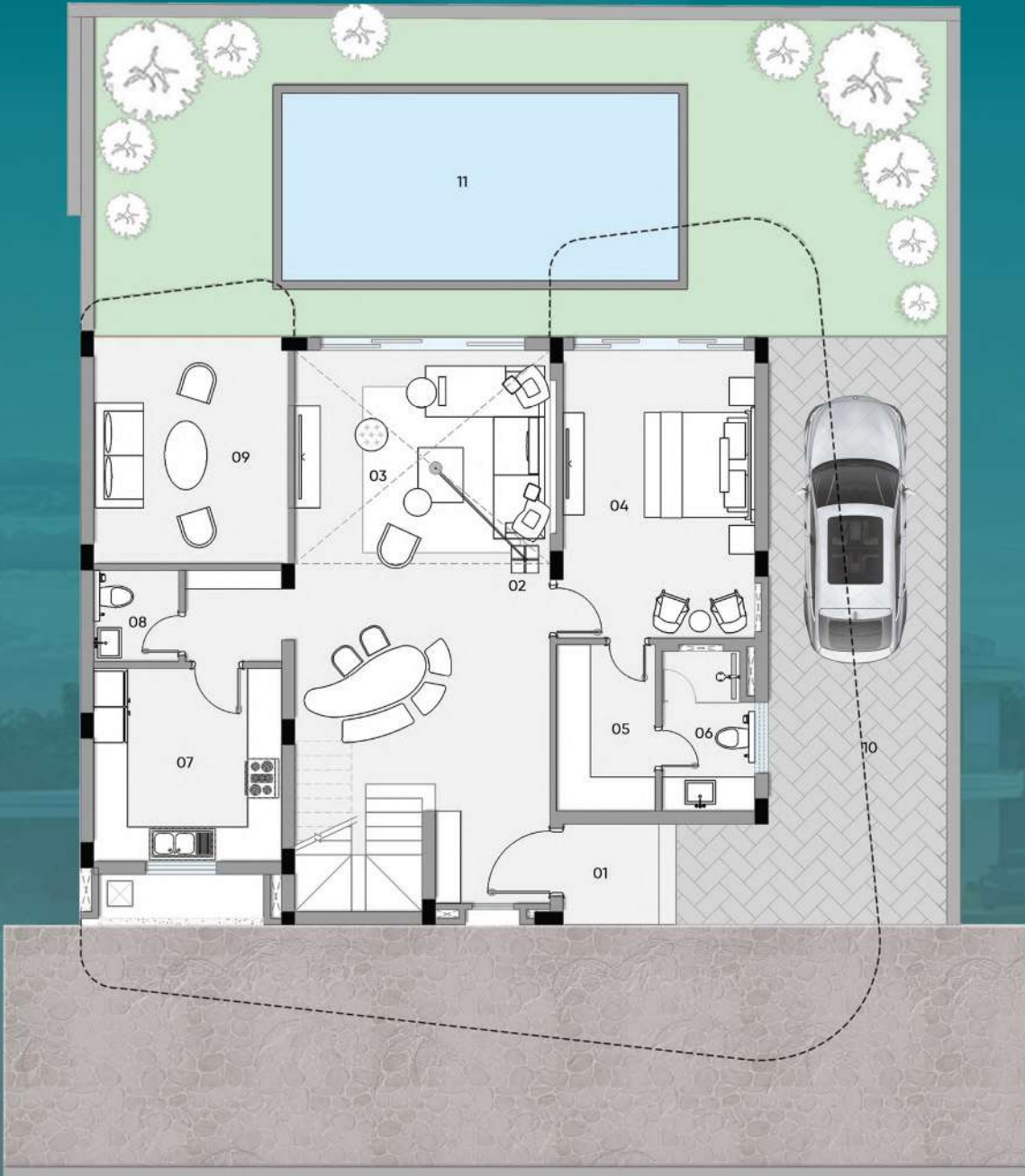
01.	Plot Area	2647.92	Sq.ft.
02.	Built Up Area	3947.71	Sq.ft.
03.	Carpet Area	1870.76	Sq.ft.

First Floor Plan

01.	Lobby	96.53	Sq.ft.
02.	Bedroom 1	126.74	Sq.ft.
03.	Bedroom 1 Toilet	45.67	Sq.ft.
04.	Bedroom 2	157.75	Sq.ft.
05.	Bedroom 2 Toilet	47.38	Sq.ft.
06.	Bedroom 3	178.27	Sq.ft.
07.	Bedroom 3 Dresser	47.33	Sq.ft.
08.	Bedroom 3 Toilet	48.00	Sq.ft.
09.	Bedroom 3 Balcony	79.18	Sq.ft.
10.	Terrace	468.37	Sq.ft.

Terrace Plan

01.	Staircase Landing	48.43	Sq.ft.
02.	Servant Bedroom	45.20	Sq.ft.
03.	Servant Washroom	31.21	Sq.ft.



VILLA - 05

Ground Floor Plan

01	Entrance Porch	36.55	Sq.ft.
02	Lobby/ Dining	224.10	Sq.ft.
03	Living Room	196.07	Sq.ft.
04	Kitchen	146.26	Sq.ft.
05	Powder Room	29.03	Sq.ft.
06	Bedroom	150.62	Sq.ft.
07	Dresser	60.64	Sq.ft.
08	Toilet	64.00	Sq.ft.
09	Deck	93.33	Sq.ft.
10	Servant Room	50.29	Sq.ft.
11	Servant Toilet	36.99	Sq.ft.
12	Swimming Pool	32.87	Sq.ft.

VILLA-05

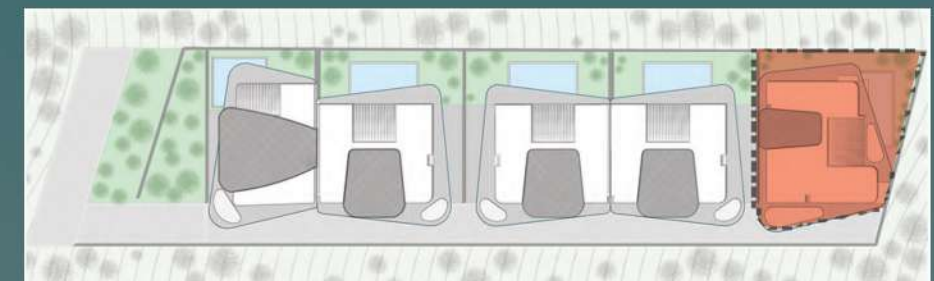
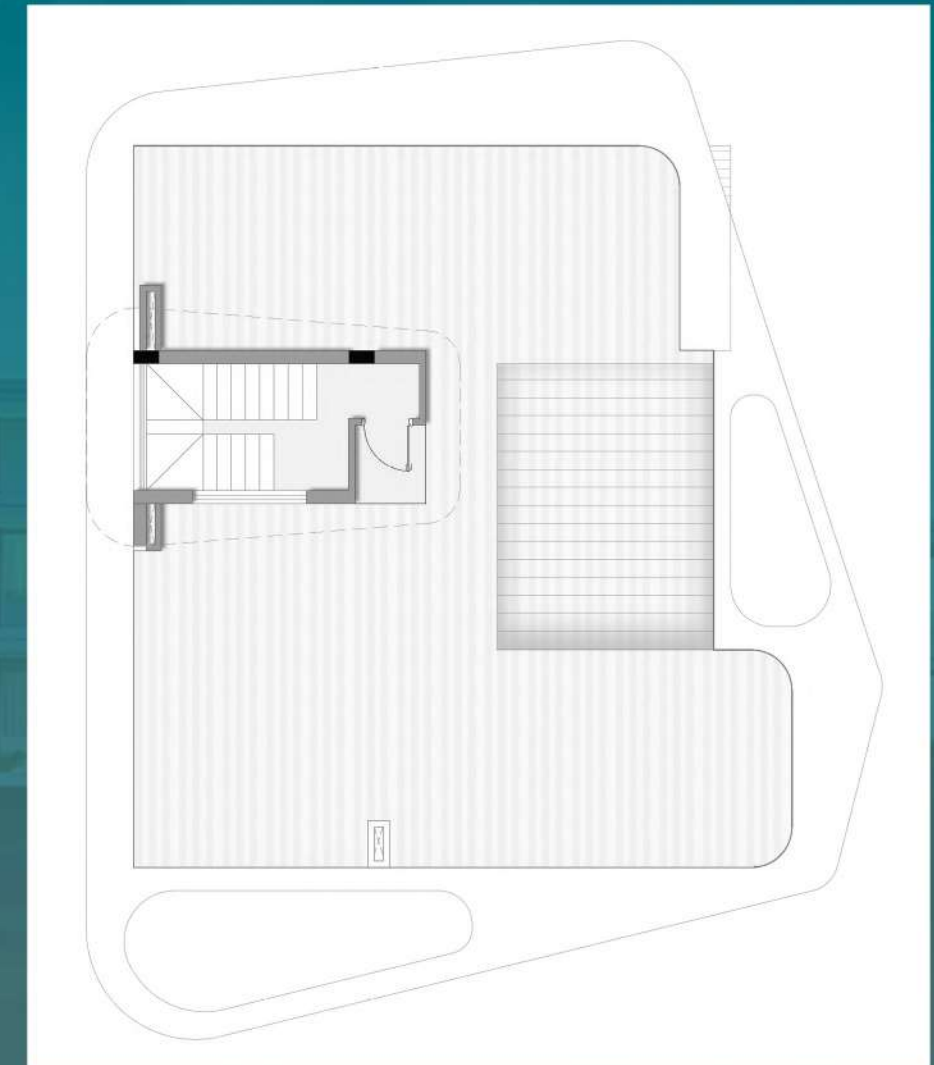
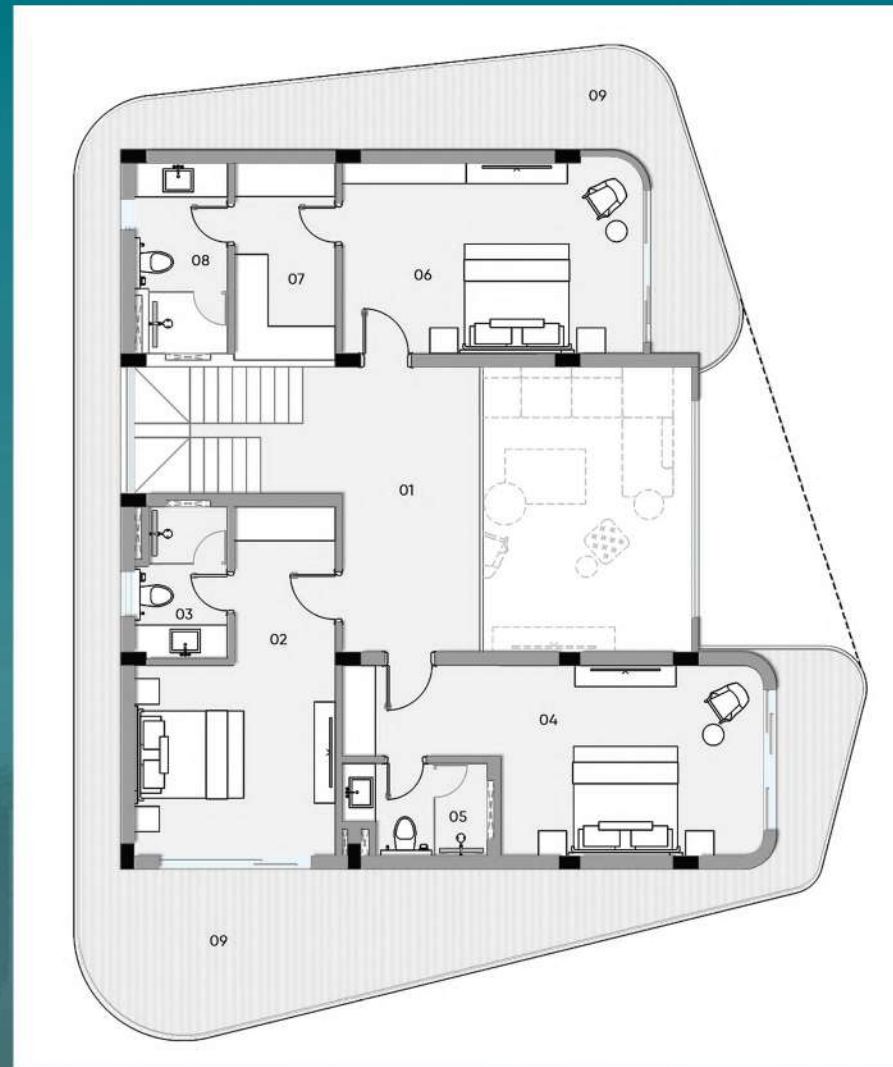
01.	Plot Area	2647.90	Sq.ft.
02.	Built Up Area	4123.65	Sq.ft.
03.	Carpet Area	2036.20	Sq.ft.

Terrace Plan

01.	Staircase Landing	34.98	Sq.ft.
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First Floor Plan

01.	Lobby	141.60	Sq.ft.
02.	Bedroom 1	192.63	Sq.ft.
03.	Bedroom 1 Toilet	46.15	Sq.ft.
04.	Bedroom 2	134.31	Sq.ft.
05.	Bedroom 2 Toilet	48.1	Sq.ft.
06.	Bedroom 3	241.46	Sq.ft.
07.	Bedroom 3 Dresser	73.70	Sq.ft.
08.	Bedroom 3 Toilet	65.20	Sq.ft.
09.	Terrace	00	Sq.ft.





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