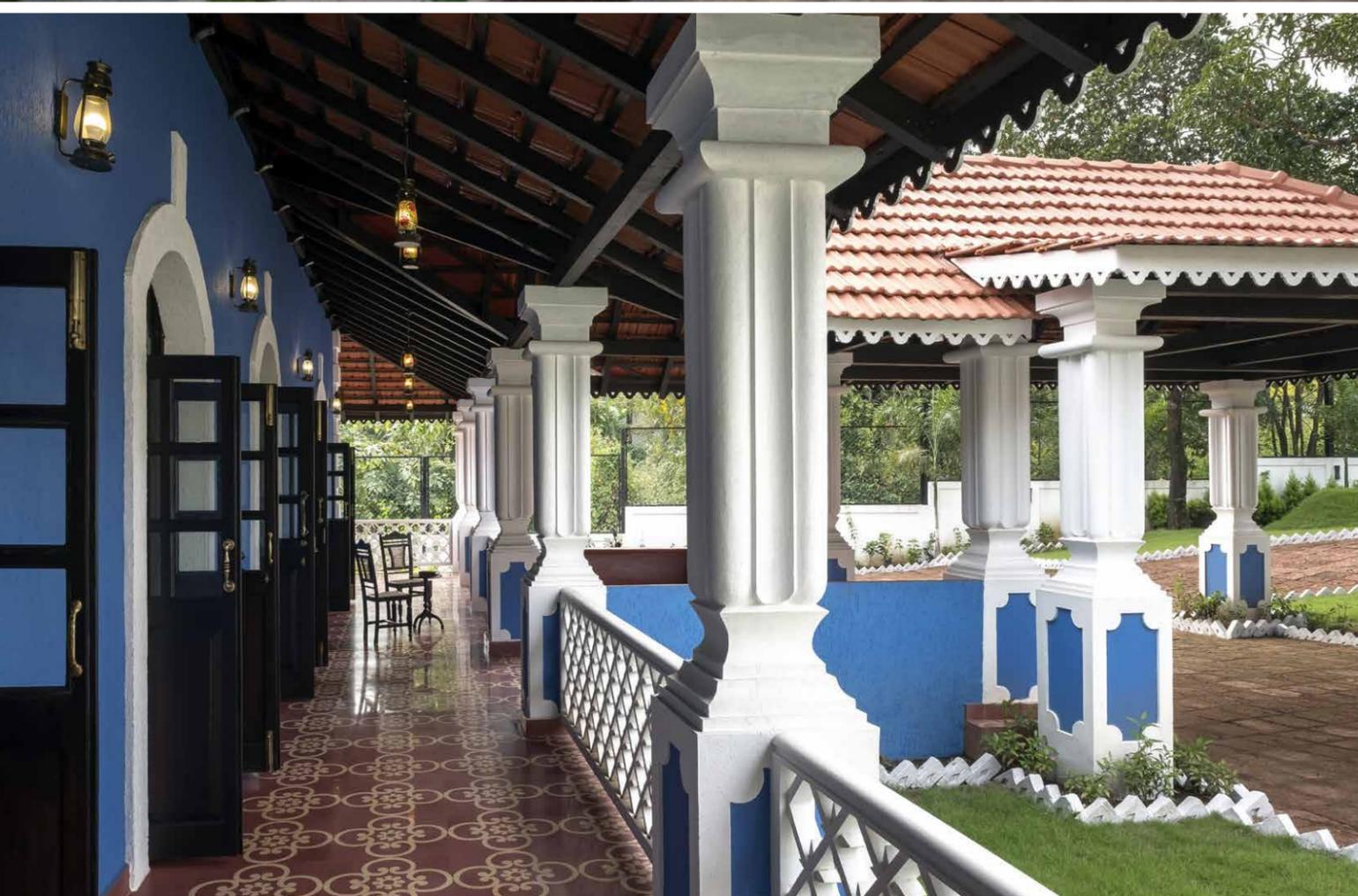




A TIMELESS HERITAGE HOME IN ALDONA

BARDEZ, NORTH GOA

"The front and one side of the house is surrounded by a generous, beautifully latticed balcao or Goan verandah..."



This century-old two-level Portuguese villa, situated in the heart of the verdant Goan village of Aldona, exudes an old-world charm. Sensitively revived and updated to include modern day amenities, it offers the best of both worlds. The three-bedroom home, externally painted a vivid blue, is spread over 5,000 square feet (approximately 464.5 square metres) on a total plot area of 16,000 square feet (approximately 1,486 square metres). A road runs alongside the property, leading to an entrance gate and a circular path to the front porch.

The entire house is furnished with restored antique furniture and an off-white colour scheme, which complements the handmade mosaic floor tiles manufactured in Bikaner, Rajasthan, specifically customised for the property. The ground floor contains a spacious living room, a smaller family lounge for more intimate gatherings, two bedrooms with ensuite bathrooms, a large kitchen, a dining room, and a dedicated sit-out.

The first floor comprises a living room, a family lounge, and a master bedroom with an en-suite bathroom and a walk-in closet. All three bedrooms are furnished with traditional four-poster beds, dressing tables, antique wardrobes made of old wood, sitting areas with tables and chairs, lamps, and a set of bedside tables. All the bathrooms feature fittings from the Jaguar Queen collection, Kohler and Toto, and their walls – in shades of blue, green and sepia – are coated with IPS (Indian Patent Stone) and have an additional PU (Polyurethane) coating, making them waterproof and scratch-proof.

The living rooms are furnished with a set of chairs, tables and sofas, as well as large wooden display cabinets, while the cosier family lounges contain an assortment of table, chairs, rockers and a television. The dining room features a 10-seater colonial-style dining table with a centre mash and tiles, ideal for meals with friends and family. The adjoining modular kitchen references the past with a charming period look, and is fully-equipped with appliances including a hub, hood (chimney), dishwasher, RO system, oven, microwave, and a fridge.

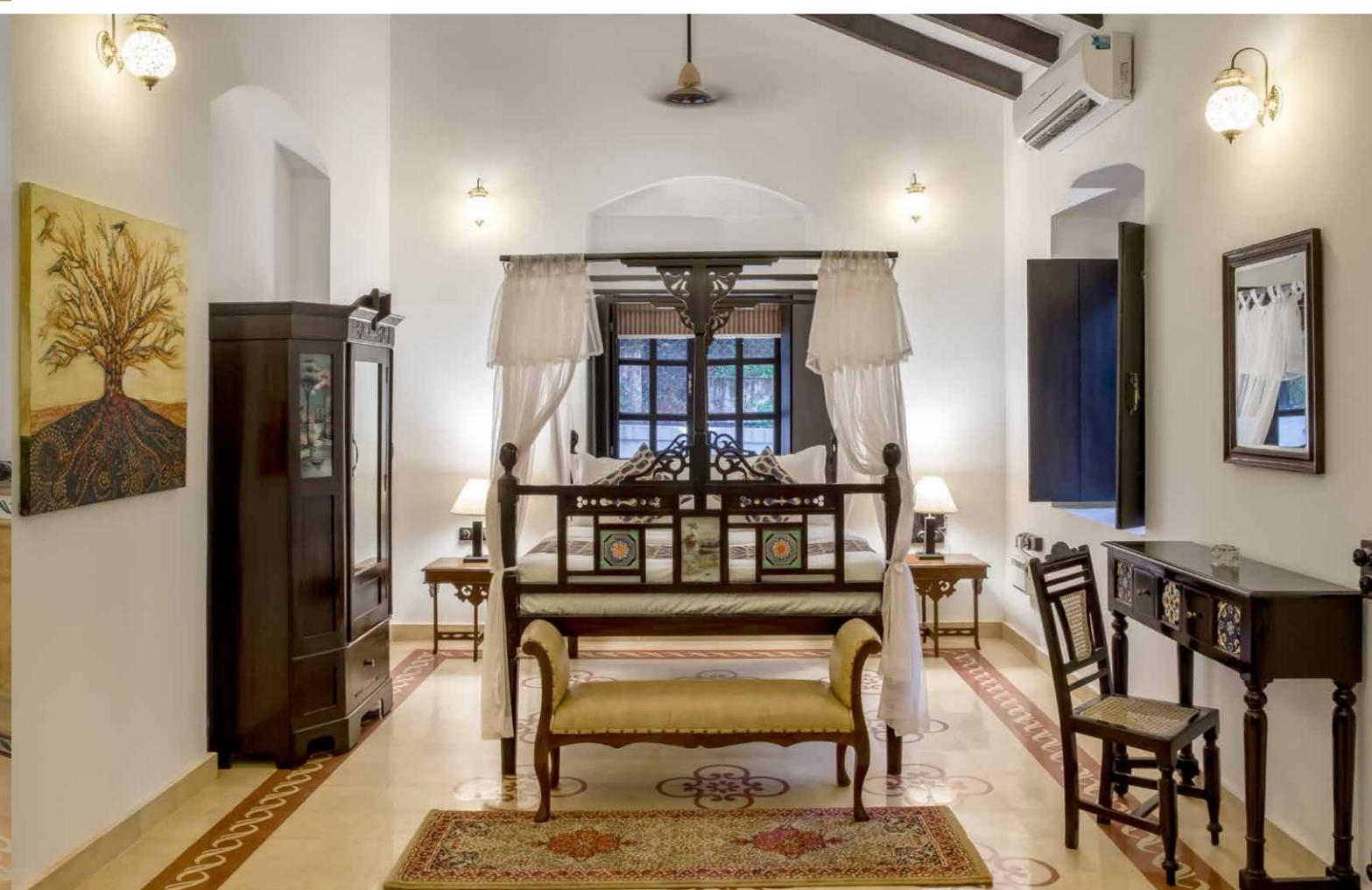
All the doors and windows within the house comprise an inner set of traditional eight-foot high foldable doors divided into four parts, and an outer set of restored doors made of glass and wood, which are a nod to the history of the house. The walls have a coat of IPS with PU protection at 90 cm throughout the public areas of the house, above which is a hand-painted design matching the border of the floor tiles. Every room contains Panasonic split air-conditioners and television sets with cable connections. Additionally, an EPBX system is installed throughout the house.



The front and one side of the house is surrounded by a generous, beautifully latticed *balcao* or Goan verandah, culminating in a well-appointed porch. Beyond this is a neat driveway and a cabana with ten wooden, beautifully carved pillars and plenty of seating areas, leading to a 65 metre swimming pool complete with a baby pool; and finally, a manicured lawn. To the side of the cabana are two staff quarters with separate bathrooms. Five coconut trees, two mango trees and a jackfruit tree are interspersed across the property, which also has a natural well.

Additional features include a Kirloskar KOEL 30kVA generator backup, an 8000-litre underground water tank with two 1 HP hydropneumatic pumps, and an overhead 1000-litre loft tank placed in the master bathroom in case of an emergency. The property contains parking space for up to three cars. Security features include CCTV surveillance in the outdoor portion of the house, as well as a security cabin.

This villa is truly a throwback to a bygone era with all the comforts of modern life.

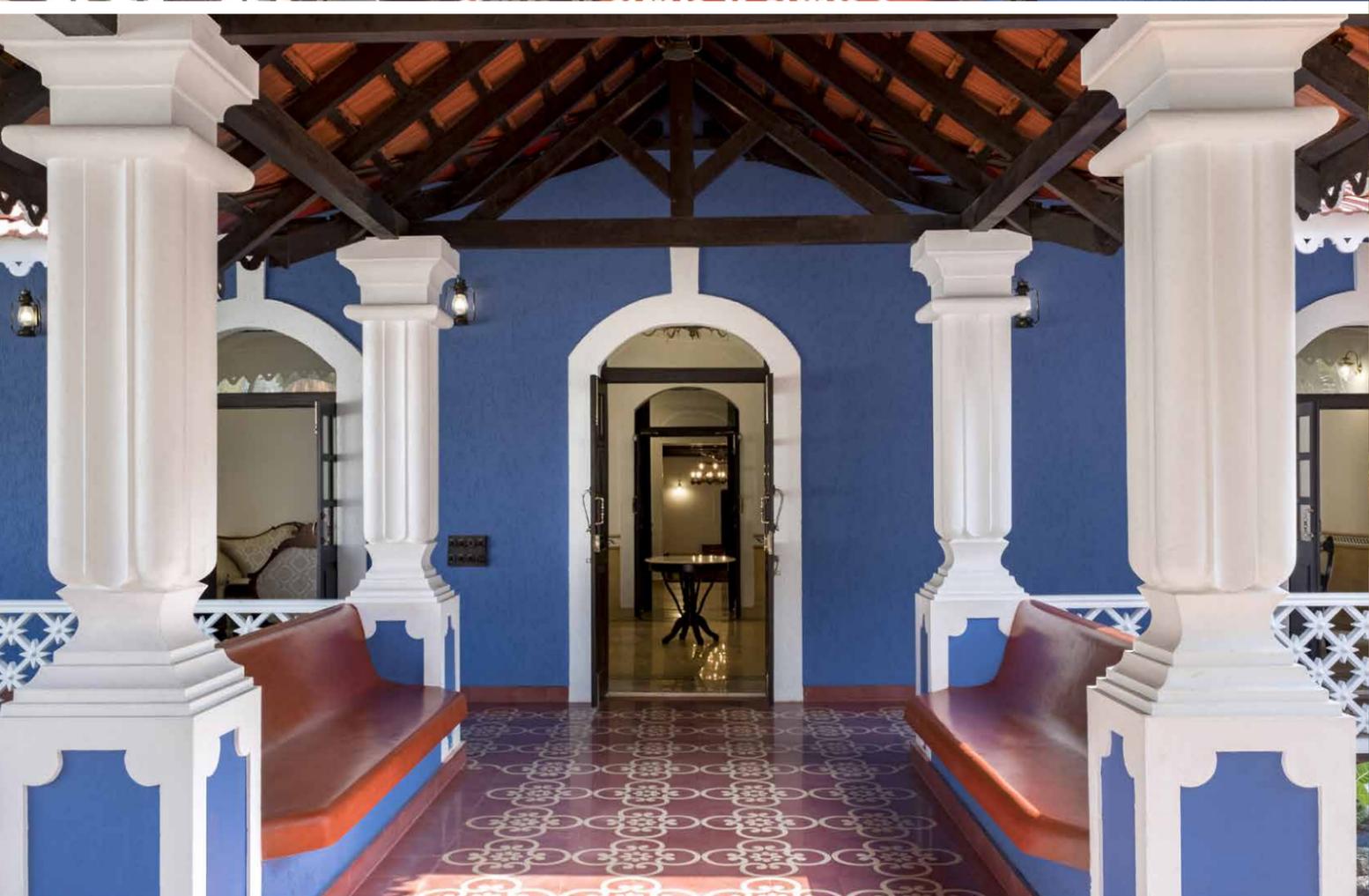






HIGHLIGHTS

- A 100-year-old refurbished two-level Portuguese villa with a plot area of 16,000 square feet (approx 1,486 square metres) and built up area of 5,000 square feet (approx 464.5 square metres)
- The house is furnished with restored antique furniture
- Three bedrooms with en-suite bathrooms; each bedroom is furnished with a bed, a dressing table, a wardrobe, tables and chairs, lamps and bedside tables
- Bathrooms with fittings from the Jaguar Queen collection, Kohler and Toto, and waterproof and scratch-proof walls
- A spacious living room and two family rooms
- A dining room furnished with a 10-seater dining table with a centre mash and tiles
- A fully equipped modular kitchen with all necessary appliances
- Panasonic split air-conditioners in every room
- Television sets in all the rooms, with cable connections
- EPBX system throughout the house
- Walls with a coat of IPS with PU protection
- Flooring consisting of customised handmade mosaic tiles manufactured in Bikaner, Rajasthan
- All the doors and windows comprise an inner set of traditional eight-feet high foldable doors divided into four parts, and an outer set of restored doors made of glass and wood
- Two dedicated staff quarters with two separate bathrooms
- Kirloskar KOEL 30KvA generator backup
- Outdoor areas feature a lawn dotted with garden plants, a 65 square metre swimming pool with a baby pool, and a wooden cabana
- An 8000-litre underground water tank with two 1 HP hydropneumatic pumps, and an overhead 1000-litre loft tank
- A typical Goan verandah and a porch
- Parking space for three cars
- Located in a quiet, green area in the village of Aldona in close proximity to most necessities
- CCTV surveillance in the outdoor portion of the house, as well as a security cabin



LOCATION PROFILE

Aldona is located in Bardez, North Goa, and is a serene, nostalgic village approximately 20 minutes by road from the buzzing Calangute-Candolim-Baga beach stretch. The house is located in a quiet neighbourhood, in close proximity to basic amenities such as supermarkets, a health centre, banks, schools and a police outpost. Both Panjim and the upcoming International Mopa Airport are a 25-minute drive away.

Asking price: On request
Property sold furnished

3 bedrooms and 3 bathrooms

Built-up area: 5,000 square feet (approx 464.5 square metres)
Plot area: 16,000 square feet (approx 1,486 square metres)

For additional information on this property and to arrange a viewing, call us at +91 22 4333 6200 (Mumbai), +91 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at saffronart.com, where additional images and details can be viewed.

Saffronart will charge the Buyer a fee of 2% of the sale price up to and including INR 5 crore, plus 1% of the sale price in excess of INR 5 crore, plus service tax on this property. For more detailed information please refer to the Conditions for Sale in this catalogue.





JORDAN'S NEST: A TRANQUIL COUNTRY HOUSE WITH PANORAMIC LAKE VIEWS
PAWNA, MAHARASHTRA

"...the serenity inside the villa is permeated only by the sounds of water, bird calls and the breeze rustling through branches."



Nestled in the hills overlooking the expansive Pawna lake, this standalone four-bedroom villa is an idyllic hideaway in the midst of nature. It is accessible by a private driveway lined with bright bougainvilleas and various trees, including mango, jacaranda, gulmohar and the local acacia, which are planted across the 2.54 acre property. The dense foliage offers shade, greenery and privacy, making the house practically invisible from the road, and the serenity inside the villa is permeated only by the sounds of water, bird calls and the breeze rustling through branches.

The 10-year-old, west-facing house comprises light-filled, airy interiors designed with Balinese accents. The front porch leads to the main structure, opening into a spacious dining and living room area. The sloping, high ceiling culminates in a central skylight and ventilator, which streams light onto a floating Buddha placed directly below. Two similar bedrooms with en-suite bathrooms are located to either side of the living room, and there is a third bedroom with an adjoining bathroom to the right of the dining room. The main house also contains a fully-fitted kitchen and a dedicated airtight pantry. The rooms are minimally and tastefully semi-furnished with beds, tables, Stanley leather couches and more, while leaving plenty of scope for additional furnishings and decor according to preference. The flooring throughout the interiors of the house and bathrooms is of durable, high-quality Spanish tiles. Sliding glass doors and windows with sleeper wood frames allow plenty of light and fresh air into the house.

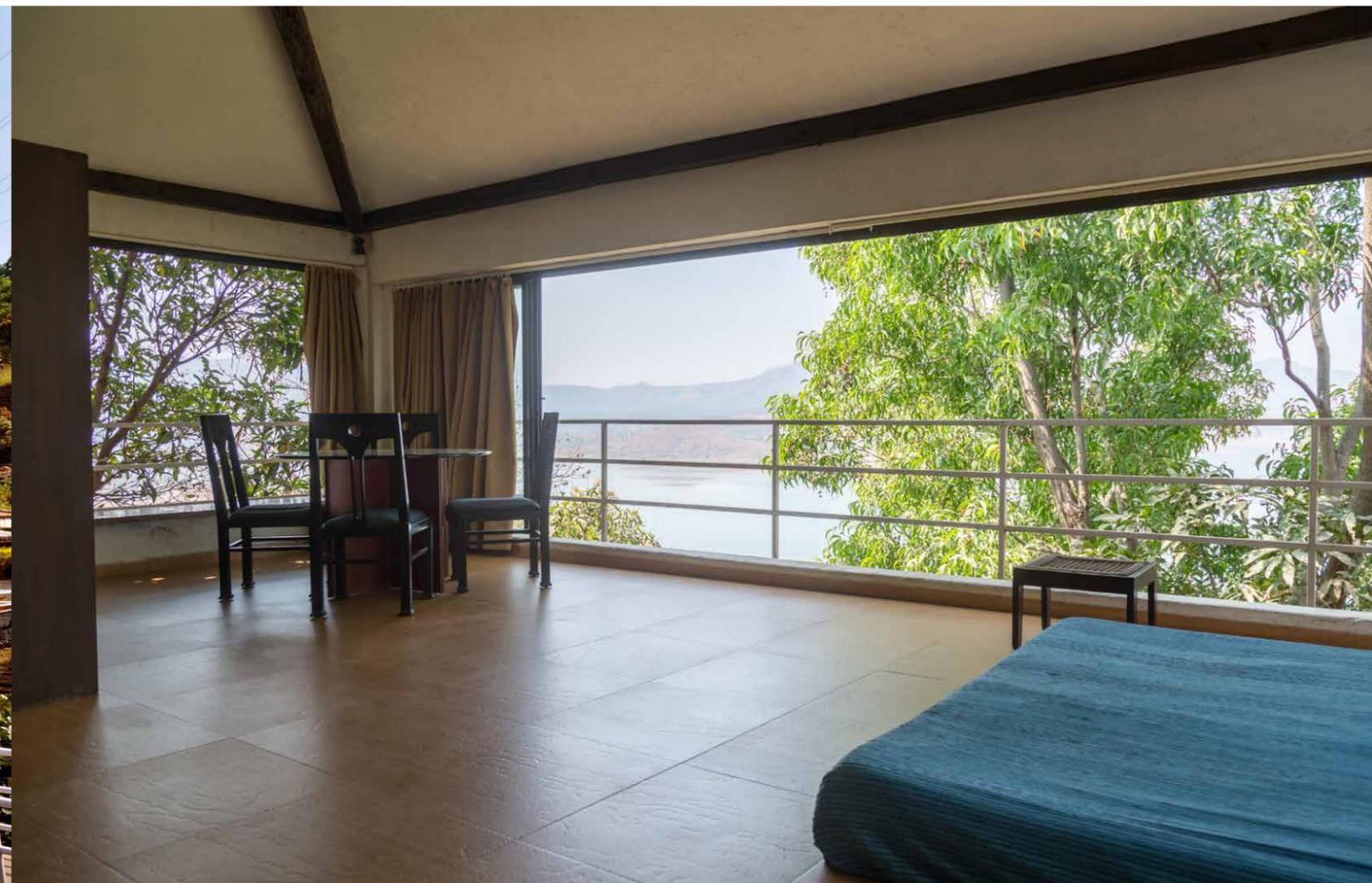


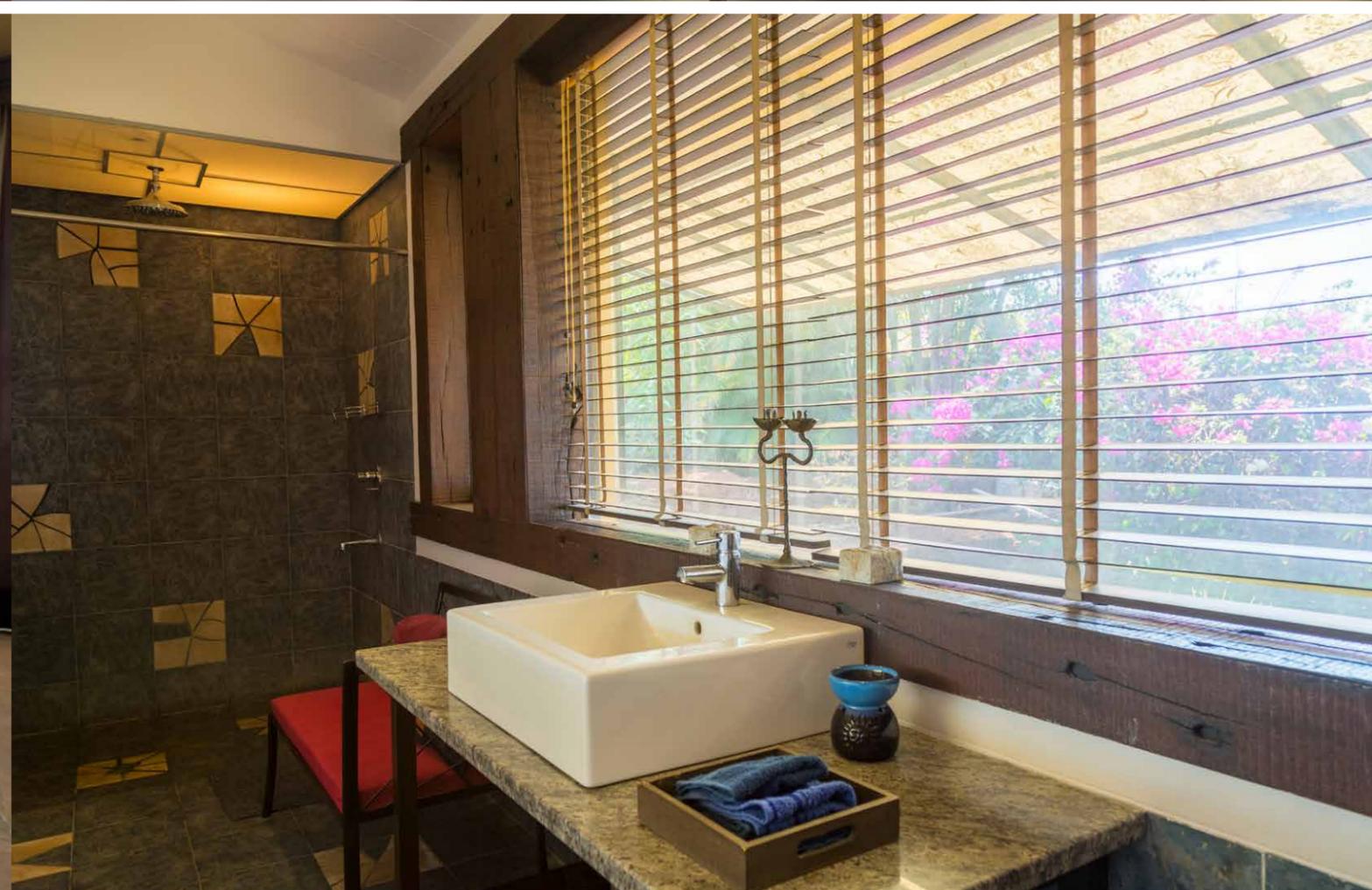
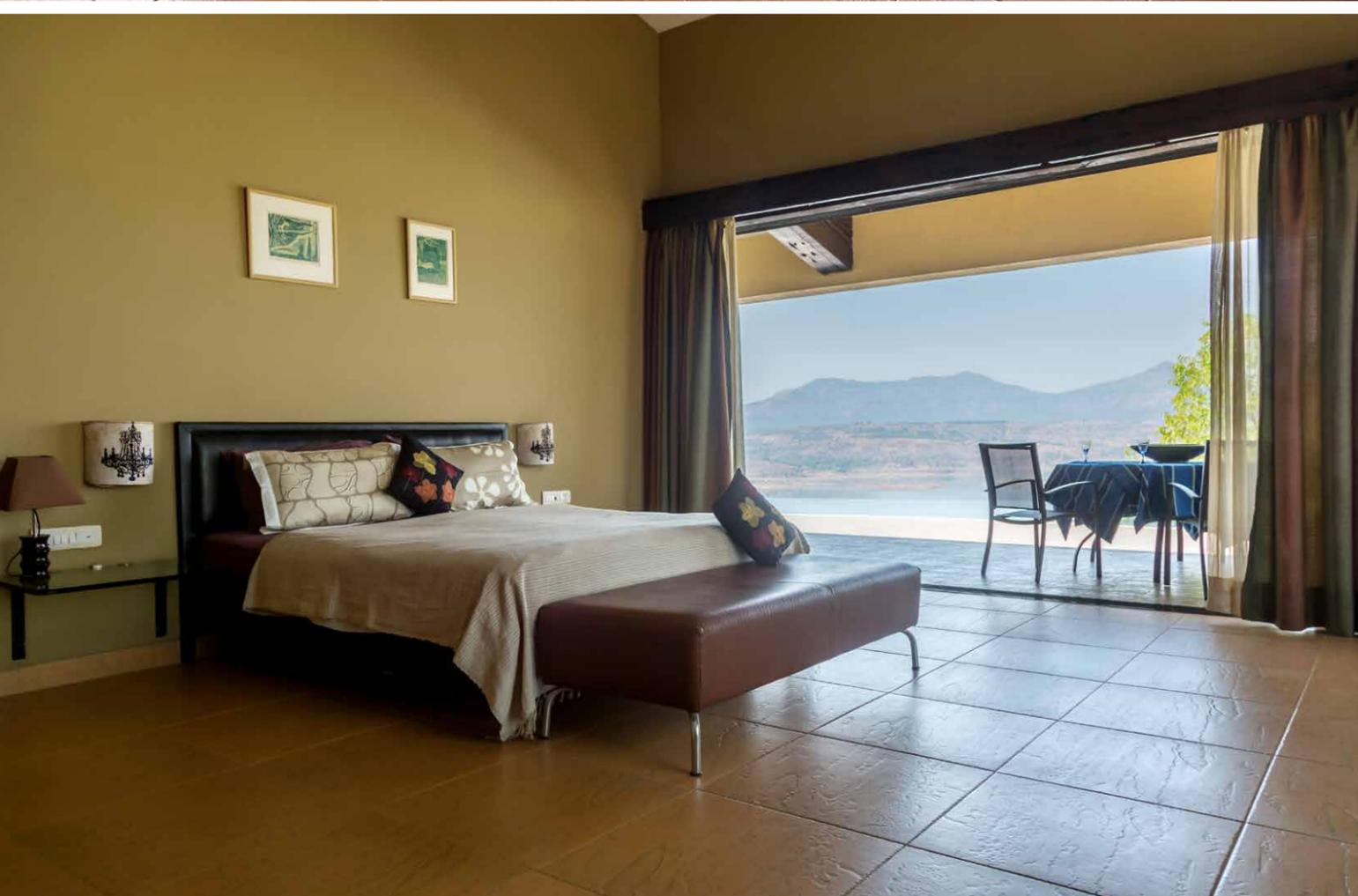
The living room and two bedrooms open out onto a wide, sunny deck offering glorious unobstructed views of the lake. The deck is partially covered by the building's 60-foot cantilevered roof, and features ample sitting areas and poolside furniture, perfect for afternoons of reading and relaxation. A suspended infinity pool, designed in the "Mexican wave" style, blends visually with the waters of the lake below and beyond, and has been created using seven floors' worth of steel.

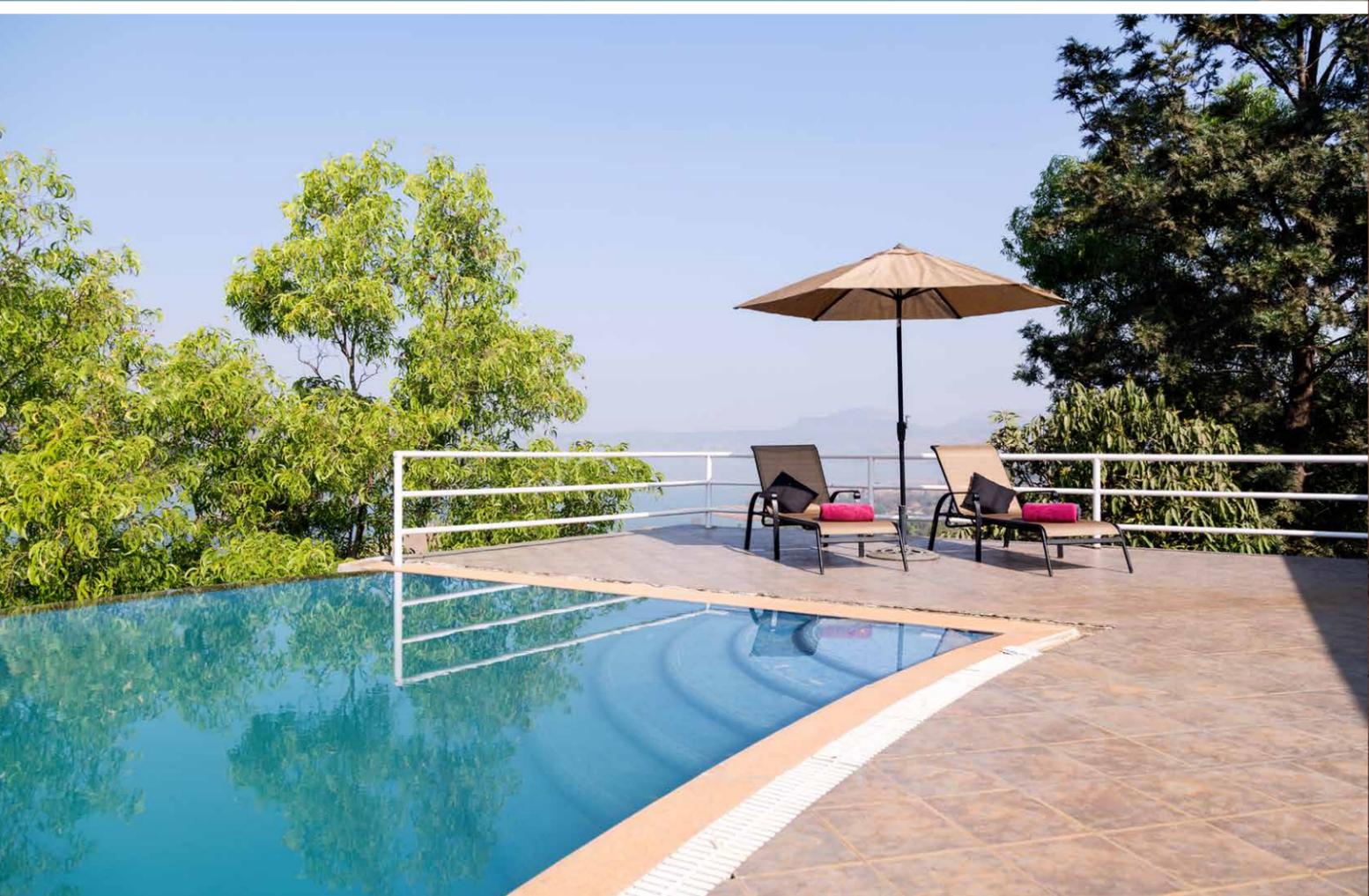
A separate structure to the left houses a large master bedroom with a luxurious en-suite bathroom, a dining area, a verandah, and an adjoining garden. It is connected to the porch and the deck via a walkway. A patch of trees and a waterfall that flows during the monsoons separates the two structures, and a second waterfall is located to the right of the main house.

Two self-contained staff quarters are located in a building beside the entrance gate to the property. The generous basement area houses a third staff quarter, and also contains ample storage space, room to park at least six cars, and a 25 KVA generator that can power the entire house. More cars can be accommodated in the driveway, and up to two can be parked in the front porch.

Jordan's Nest is an elegant, functional, sprawling property equipped with all the features essential for comfortable and serene living.







HIGHLIGHTS

- A standalone one-level villa with an open basement, and a built-up area of 4,200 square feet (approx 390 square metres)
- A plot area of 2.54 acres (approx 10,279 square metres)
- Private tree-lined driveway
- Four large bedrooms with double beds and bedside tables, and four bathrooms (three bedrooms and bathrooms in the main house, and a master bedroom and en-suite bathroom in a separate structure)
- A fully-fitted kitchen with a refrigerator, microwave, a hob and chimney, and ample storage space
- An airtight pantry
- Spacious living and dining area with a dining table and chairs/benches, a side table, Stanley leather couches, and a skylight/ventilator
- Three staff quarters (two at the entrance of the property and one in the basement)
- Air-conditioners in the master bedroom and second bedroom
- Wide deck with poolside furniture and ample sitting areas
- A "Mexican Wave" style infinity pool overlooking Pawna lake
- Spanish tiles flooring in the interiors and bathrooms
- Window frames made of old sleeper wood; nets on all the windows and doors
- A basement that can accommodate six cars (with further parking on the porch and driveway), with staff quarters and ample storage space
- A 25 KVA generator that powers the entire house
- A small garden and two waterfalls on either side of the villa
- Located in a safe, friendly neighbourhood with an active association of homeowners and night patrols for added security



LOCATION PROFILE

The villa is situated in a tranquil location in the middle of a hill overlooking Pawna Lake and the distinctive Tungi Fort, and is accessible via a private driveway. The lush surroundings offer opportunities for nature walks, cycling and bird watching. A 15-minute downhill walk leads to the lake. Activities in the area include paragliding, kayaking, boating and jet skiing.

Pawna is located less than an hour's drive from the popular hill town of Lonavala, 1.5 hours via road from the city of Pune, and a three-hour drive from Mumbai's buzzing metropolis and domestic and international airports.

Asking price: On request
Property sold semi-furnished

4 bedrooms and 4 bathrooms

Built-up area: Approximately 4,200 square feet (390 square metres)

Plot area: 2.54 acres (approx 10,279 square metres)

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