



THE TERRACES

BY **ANOKHA**
— ESTATES —



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From the creators of
Villa in the Palms,
India's most award-winning
home, comes
The Terraces by Anokha Estates.

8 Triplex Villas, 2 Condos,
2 Duplex Penthouses

Rera Registration No. PRGO09211391





Premium, luxury living at Pilerne, Goa - Green, serene village right in the middle of the North Goa beach belt
Near Reis Magos, Candolim Beach, Nerul, Porvorim, Saipem and Saligao





3 minutes or less to the
New Hilton Goa Resort,
House of Lloyds,
Cantare Jazz Club,
Mafia Cocktail Bar, Museum
of Goa and Nerul River.

10 minutes or less to
Candolim Beach, Coco
Beach, Delfino Supermarket,
Newtons, Ahilya By the Sea,
Lazy Goose, Babazin, Thaal,
Sol de Goa, Yazu, Ping's,
Morgan's Place, Mezmiz,
Freedom Tree, The Flame
Store, Neomis Salon,
Paperboat Collective, Snip
Salon, A Reverie, Literati, Art
Chamber, Amavi, Calamari,
SinQ, Taj Holiday Village, and
the Reis Magos Fort.



BEDROOM



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TRIPLEX VILLA

Each Triplex Villa features private garden and plunge pool, 3 bedrooms with en suite bathrooms, wide terraces, balconies and decks on each floor (both covered and uncovered), open-to-sky shower option, luxurious master suite with terrace and double vanity bathroom, powder room, large living and dining room with open-plan island kitchen, private car park, floor-to-ceiling windows, and a sky-bridge over an internal road.

LIVING ROOM

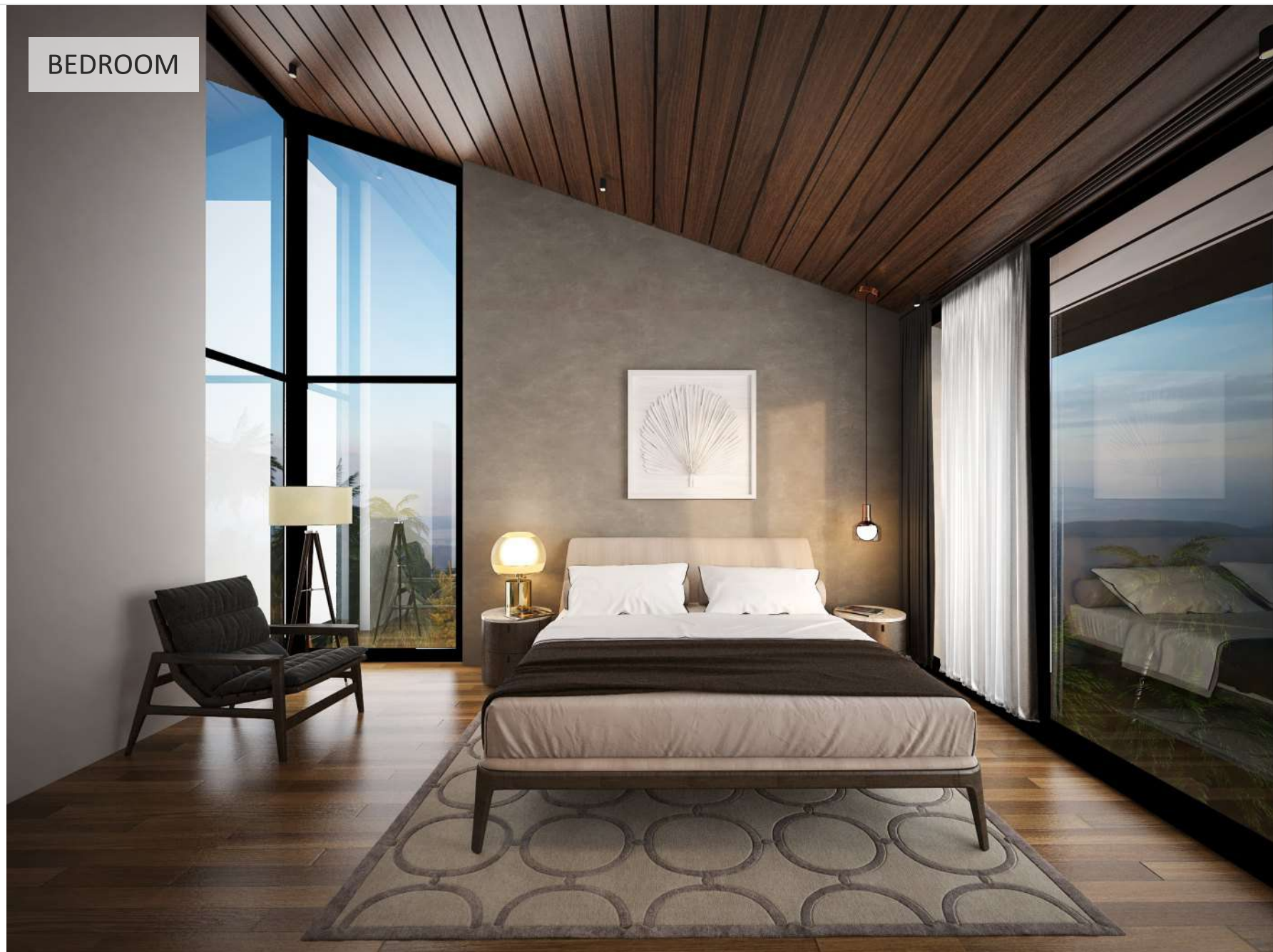
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SERENE STYLE



BEDROOM



SLEEK & UNIQUE





THE VILLA



TOP FLOOR TERRACE



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INDOOR / OUTDOOR LIVING





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THE VILLA





UBER LUXURY CONDO



2 single-story condos each have ample outdoor space in the form of private gardens and plunge pool (for ground floor condo), over 2,000 square feet of living area spread over a single floor with floor-to-ceiling windows and wide open spaces, large covered deck off the living room, multiple balconies, 3 bedrooms with en suite bathrooms, and luxurious master suite.

CONDO PLUNGE POOL



REFRESH



LIVING ROOM



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STUNNING DUPLEX PENTHOUSE



2 duplex penthouses, accessed by stair or elevator, feature either 2 or 3 bedrooms, multiple decks, gorgeous master suite, and a rooftop bar and open terrace lounge with jacuzzi and stunning panoramic view of the valley, hills and mountains of Pilerne and Reis Magos.

PENTHOUSE MASTER SUITE

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CHIC MYSTIQUE



Living Room and Kitchen



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PENTHOUSE LIVING



ACTUAL VIEW FROM DUPLEX PENTHOUSE



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HIGH LIFE



PENTHOUSE ROOFTOP BAR & LOUNGE (ACTUAL VIEW)



OPEN TO SKY LOUNGE





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CONDOS & DUPLEX PENTHOUSES





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All of the homes are being built in the same “neo tropical” style as Villa in the Palms, featuring blurred lines between indoor and outdoor spaces, pockets of nature through broad terraces that look down on private gardens and to the tropical green landscape lining the horizon. The open spatial layout with large windows and minimal internal partitions allows for ample cross ventilation, harnessing the tropical breezes from the nearby river and sea.

Villa Sizes

Builtup Area:
2258 sq ft

Carpet Area:
1883 sq ft

Super Built-Up Area:
2762 sq ft

Garden Area:
506 to 926 sq ft

Terrace Area:
511 sq ft

Villa Plot Areas:
1625 to 1980 sq ft

Condo Sizes

Builtup Area:
2056 sq ft

Carpet Area:
1683 sq ft

Super Built-Up Area:
2502 sq ft

Garden Area (Ground Floor):
741 sq ft

Terrace Area:
280 sq ft

Duplex Penthouse Sizes

Builtup Area:
2132 sq ft

Carpet Area:
1677 sq ft

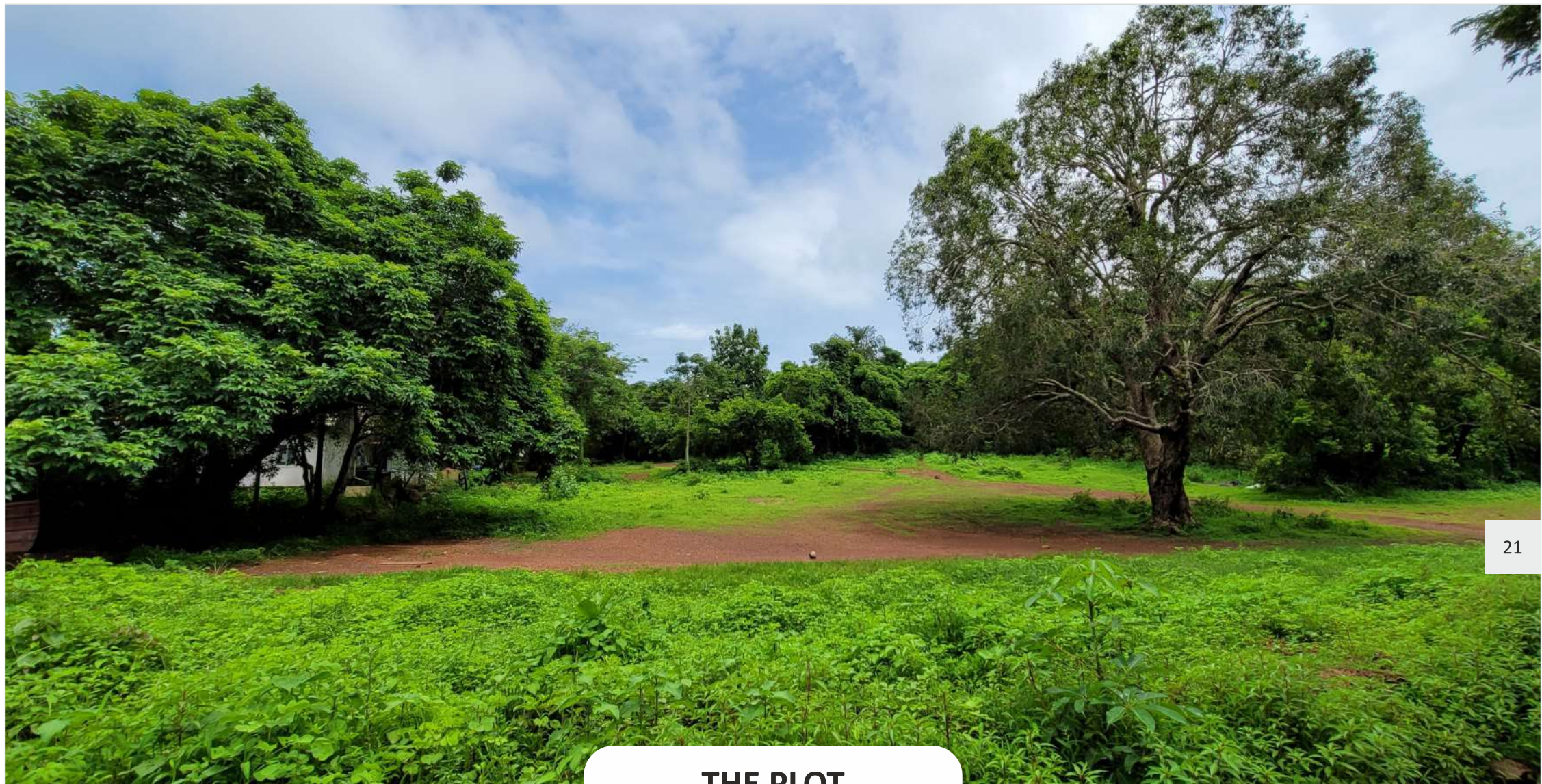
Super Built-Up Area:
2797 sq ft

Terrace Area:
435 sq ft

Possession: December 2023

LIVE LARGE





THE PLOT



Like Villa in the Palms, The Terraces is being built without felling a single tree - honoring the philosophy of environmental respect and sustainability that is a cornerstone of Anokha Estates.



GOA'S MOST CENTRAL LOCATION





SITE PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VILLA TYPE A





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VILLA TYPE B





CONDO PLAN





ENTRY LEVEL



UPPER LEVEL



TERRACE LEVEL

DUPLEX PENTHOUSE PLAN - 2BHK





ENTRY LEVEL



UPPER LEVEL



TERRACE LEVEL

DUPLEX PENTHOUSE PLAN - 3BHK





STRUCTURE

- Earthquake resistant RCC framed structure
- External walls with Laterite masonry
- Internal walls in fly ash bricks
- High plinth-levels with damp-proofing below the ground-floor
- Reinforced-concrete sloping roofs
- Waterproofing for terraces/sundecks and sloped roofs



EXTERNAL (Condos and penthouses)

- Landscaped entry garden
- Cobble stone- Paved street
- Dedicated car park in stilt area with lift access
- Outdoor ambient lighting - solar powered



INTERNAL

- A combination of high-quality vitrified tiles and wooden flooring
- Highest quality plaster for all walls
- Floor to ceiling doors and windows of aluminium glass panels (to exterior)
- Sal wood flush doors with SS ironmongery to all rooms
- Glass handrails for balconies and staircase
- All lighting fixtures provided



TERRACES

- Spanish terracotta floor tiles
- Exposed laterite walls
- Shaded pergolas
- Landscaped with ambient lighting
- Outdoor furniture - (Rattan)
- Provision for Barbecue and Bar



EXTERNAL (Villas)

- Private landscaped garden with lawn
- Private plunge pool
- Personal car park/driveway with stone paving
- Outdoor garden lighting - solar powered



KITCHEN

- Modern, modular state-of-the-art kitchen
- Quartz (Engineered stone) counter tops
- Designer ceramic tiles as back splash over quartz worktops
- Hettich fittings for pull outs and shutters
- Double stainless-steel sink in kitchen
- Hob and chimney provided
- Dedicated utility space for washing machines and dryers
- Kitchen appliances (Fridge, Oven, Dishwasher etc)

SPECIFICATIONS FOR THE TERRACES





BATHROOM

- Kohler / Toto fixtures and fittings
- High quality vitrified tiles for walls and floor (anti-skid)
- Toughened glass partitions to shower area
- Quartz/granite wash basin counter tops
- Double vanity in master suite
- Electrical water heater for all bathrooms



RENT-BACK OPTION

Rental management for all owners wishing to participate, including advertising, cleaning, key delivery, booking and fee collection



FULLY FURNISHED (Optional)

- Fitted furniture, Loose furniture, and Soft furnishing
- Home appliances (AC, Geysers, Kitchen appliances etc)



SERVICES

- 24 hour security
- CCTV in all common areas
- Fire Fighting systems
- Visitors car parking
- On call concierge service
- Double entrance (west and east roads) with security cabins



ELECTRICAL

- Inverter provision
- Generator back up for lift and common areas
- Intercom to main gate
- Built-in cabling for satellite TV
- High quality covered wiring with branded modular switch

SPECIFICATIONS FOR THE TERRACES



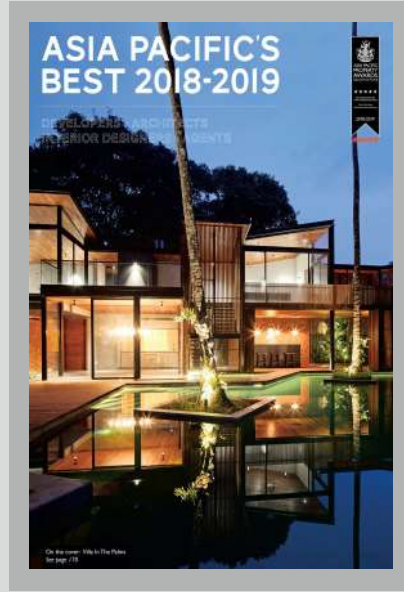


VILLA IN THE PALMS



ALSO BY ANOKHA ESTATES

Villa in the Palms, a single residence, 7500 square foot villa located in Sangolda, Goa, is the winner of the International Property Award for Best Single Residence in Asia Pacific, the Architecture MasterPrize, and the Aces of Space Design Awards. Arch Daily, considered the Bible of daily architecture coverage, named it one of the top 80 homes of the world (one of just two in India). Today, it serves as a celebrity guest house catering to the well-heeled of India and beyond.



AWARDS

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ABOUT ANOKHA ESTATES

Anokha, the Hindi word for “One Of A Kind,” is the estates company founded by Marisha Dutt and Steven Gutkin.

The married couple have been building, renovating, buying and selling homes for many years, in Goa, Jerusalem and Atlanta, Georgia. Their creation Villa in the Palms stands out as one of the finest and most awarded homes in the world.

Steven’s family has been in the real estate development business in Arizona since the 1930s.

To read about his extraordinary life journey, Google: Steven Gutkin From Taliban Bombs to Coconut Palms!

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