

- 16 STANDALONE VILLAS WALKING DISTANCE TO VAGATOR BEACH AND CHAPORA RIVER
 - RIVER AND FOREST VIEWS
 - EXCEPTIONAL INVESTMENT RETURNS
 - EXCLUSIVE NEO-TROPICAL DESIGN
 - SECLUDED WOODS, STEPS FROM LIVELY SPOTS
 - PRIVATE POOLS, GARDENS, ELEVATORS



ABOUT Q VAGATOR

From the creators of the award-winning Villa in the Palms, Anokha Estates proudly presents Q Vagator, an extraordinary haven of luxury and tranquility in the heart of Goa's most sought-after locale. Perfectly situated within a short stroll to both Vagator Beach and the serene Chapora River, and cradled between the renowned W Hotel and JW Marriott, Q Vagator offers the finest location in Goa, seamlessly blending access to vibrant cafes, world-class dining, and the area's rich cultural tapestry.

Some villas showcase stunning views of the river, others the lush forest, and the historic Chapora Fort, embracing nature's beauty in every vista. As an investment, Q Vagator is unmatched, promising exceptional rental returns and strong appreciation, driven by its unparalleled locale.

The design embodies modern neotropical elegance, merging contemporary architecture with warm, inviting elements: high ceilings, floor-to-ceiling windows, and each villa appointed with a private pool, jacuzzi, open terraces, and an exclusive bar on the top floor. Though just steps from Goa's bustling social scene, Q Vagator resides in a secluded, wooded enclave, where the sounds of peacocks in the trees meet the soft hush of nature, creating a sanctuary of both vibrance and peace.





THE PLOT

An idyllic retreat steps away from one of Goa's top beaches, Q Vagator is cradled between the JW Marriott and the W Hotel, walking distance to the cliffside restaurants of Little Vagator, the vibrant Chapora Main Street, Vagator Beach and the Chapora River. Q Vagator is part of greater Anjuna, and is a five-minute drive to Assagao. Arguably the most sought-after location in Goa.



PROJECT HIGHLIGHTS

Thoughtfully curated project highlights at Q Vagator

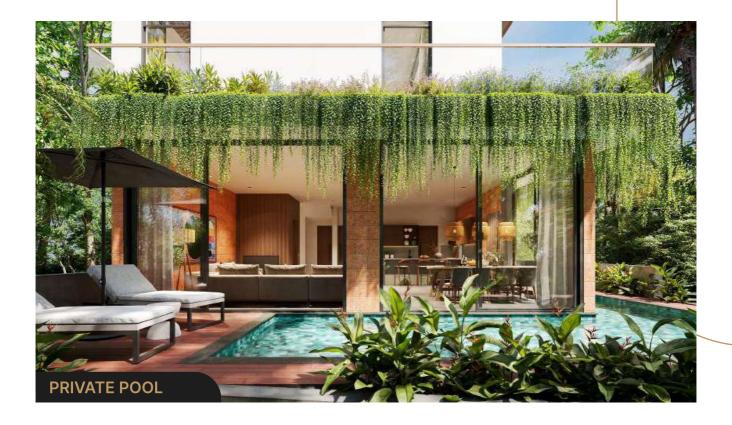


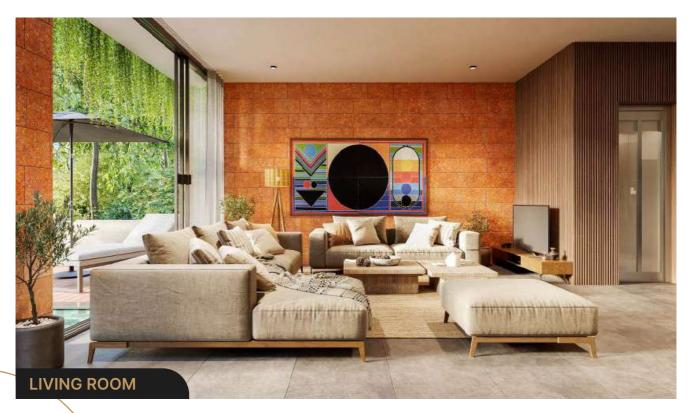
- Private pools, private gardens, wide verandas
- Unobstructed forest / river views
- Floor-to-ceiling windows, abundant natural light
- 4 bedrooms
- in-home elevators
- Terrace rooftop with bar & powder room
- Curated home furnishings
- State-of-the-art kitchens
- Staff quarters
- 24/7 power backup
- iii Jacuzzi
- Concierge services & rental management
- A blend of contemporary design with warm elements such as wood and laterite stone

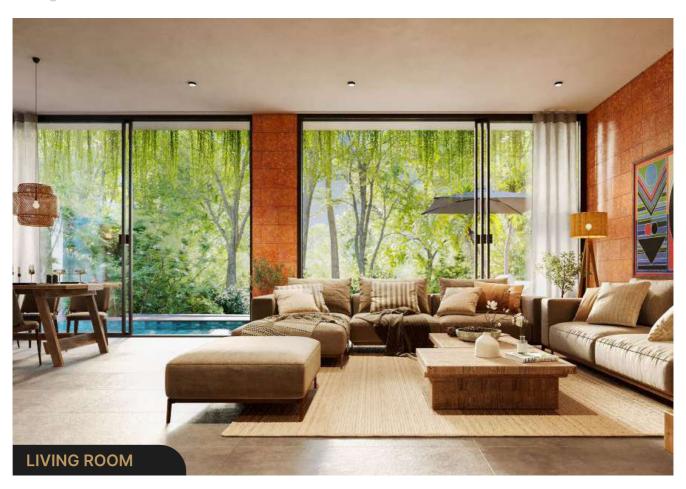


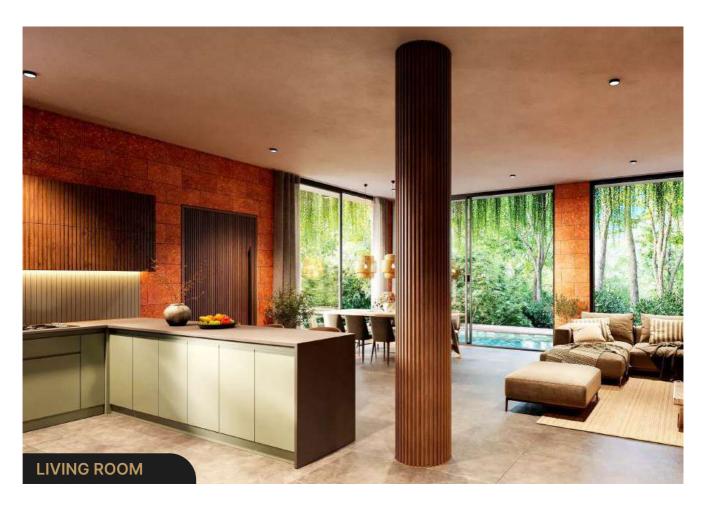
VILLA RENDERS

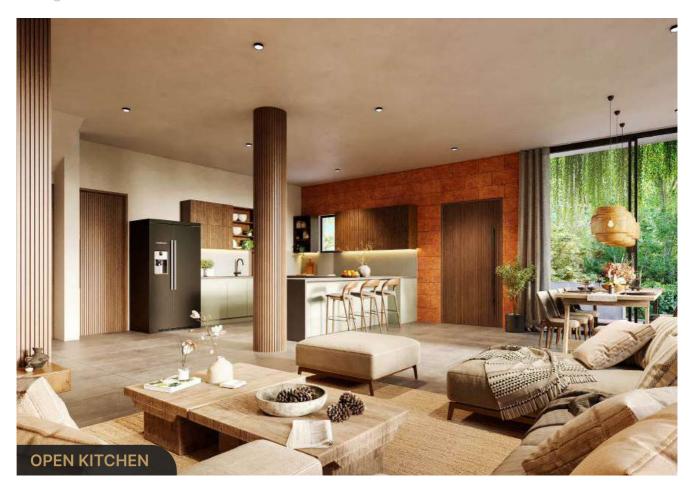
A sampling of Q Vagator's stunning landscapes & designs.

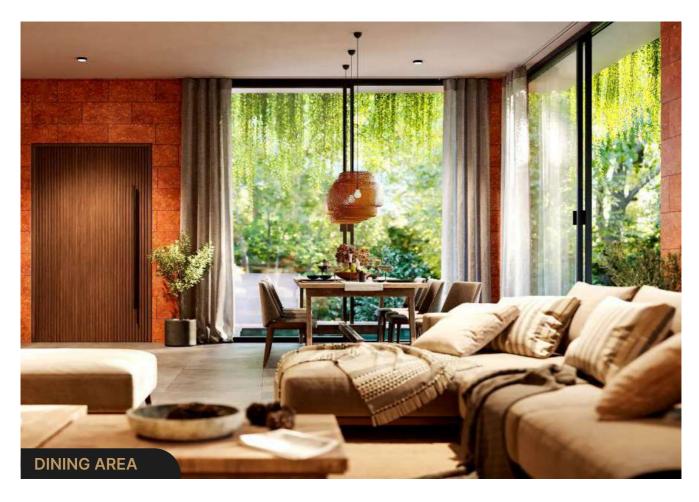






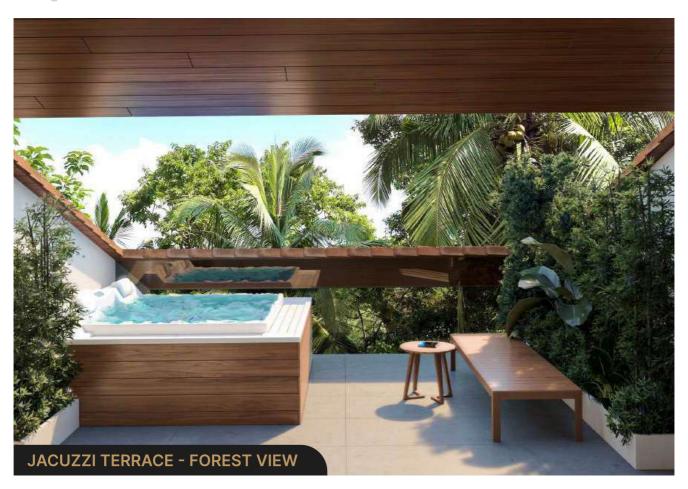




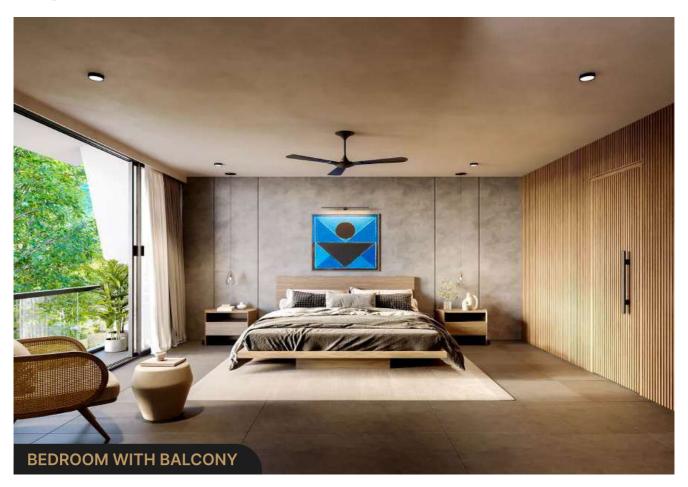




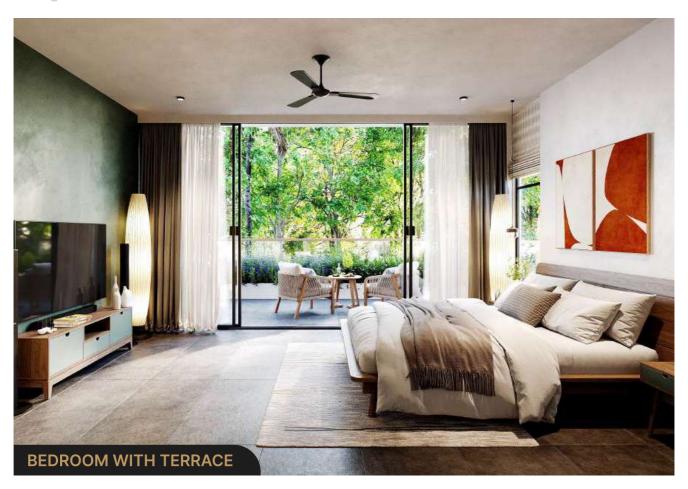


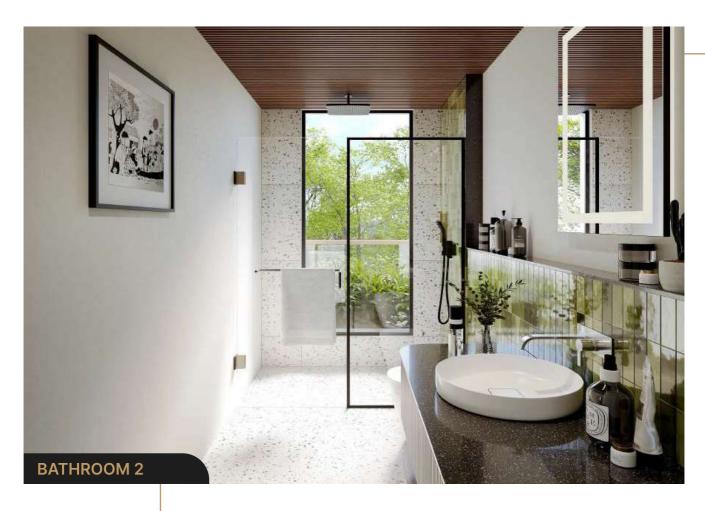


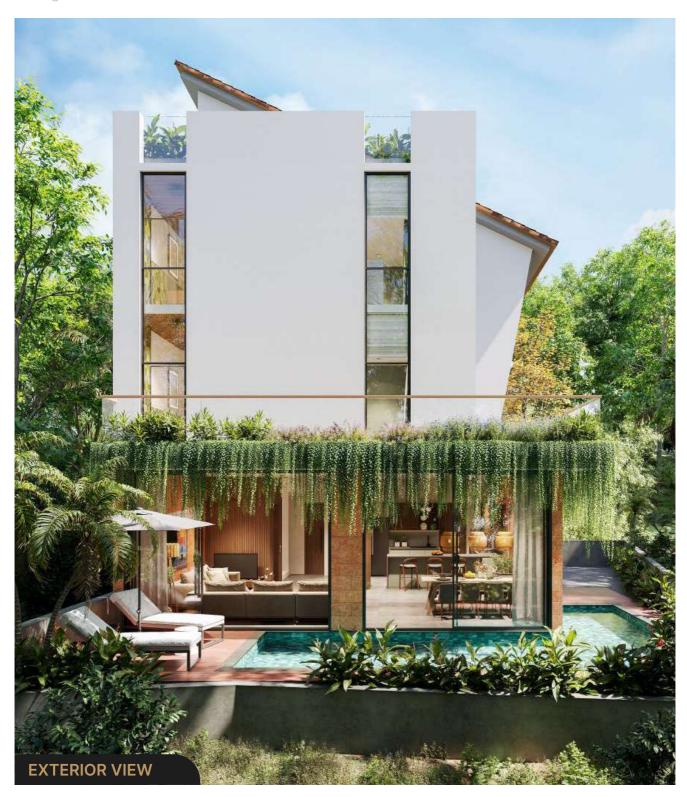












Choice of 3 mood boards: Rustic Luxe, Vibrant & Zen.

Renders for Vibrant & Zen coming soon.



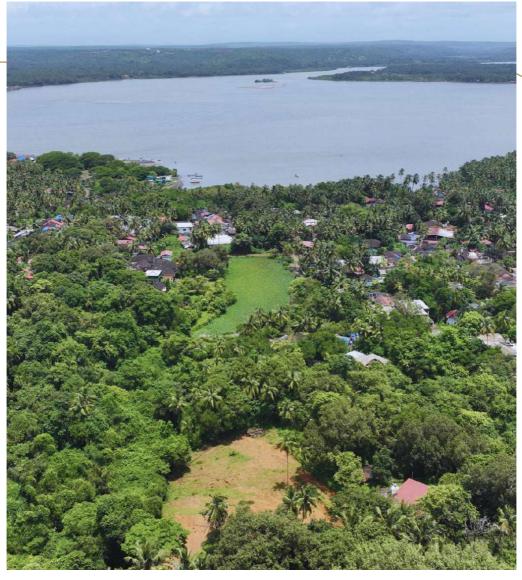
PROJECT DETAILS

The villas at Q Vagator will not be uniform; they will feature a multitude of designs reminiscent of a Goan village. Some will have views of the Chapora River from the top floor. Others have lush forest views. Special pre-launch prices from ₹ 7.5 cr to ₹ 10.5 cr.



Q Vagator







1. Riversong Villa

River view from top level, forest view to the east on all floors

Super Built-up Area: Built-up Area: 3959 sq. ft. Built-up Area: 3024 sq. ft.

Carpet Area: Plot Area: 2658 sq. ft. 2606 sq. ft.

Garden Area: Terrace Area: 644 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 230 sq. ft.

Bedrooms: Type 4 A

2. Aqua Vista

River and forest views

Super Built-up Area: Built-up Area: 3959 sq. ft. Built-up Area:

Carpet Area: Plot Area: 2658 sq. ft. 2622 sq. ft.

Garden Area: Terrace Area: 660 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 230 sq. ft.

Bedrooms: Type 4 A

3. The Summit Villa

River view from top level, secluded with 4-sided green view

Super Built-up Area: Built-up Area: 3459 sq. ft.. Built-up Area:

Carpet Area: Plot Area: 2518 sq. ft. 2362 sq. ft.

Garden Area: Terrace Area: 694 sq. ft. 515 sq. ft.

Balcony Area: Pool Size: 48 sq. ft. 172 sq. ft.

Bedrooms: Type 4 C1

4. Laguna Verde

River and forest views

Super Built-up Area: Built-up Area: 3944 sq. ft. 3024 sq. ft.

Carpet Area: Plot Area: 2658 sq. ft. 2501 sq. ft.

Garden Area: Terrace Area: 554 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 215 sq. ft.

Bedrooms: Type 4 A

5. Chapora Height

River view from top level, secluded with 4-sided green view

Super Built-up Area: Built-up Area: 2957 sq. ft. Built-up Area:

Carpet Area: Plot Area: 2174 sq. ft. 2252 sq. ft.

Garden Area: Terrace Area: 583 sq. ft 515 sq. ft.

Balcony Area: Pool Size: 52 sq. ft. 172 sq. ft.

Bedrooms: Type 4 C

6. Horizon Retreat

Forest views to north and west

Super Built-up Area: Built-up Area: 3898 sq. ft. 3013 sq. ft.

Carpet Area: Plot Area: 2582 sq. ft. 2491 sq. ft.

Garden Area: Terrace Area: 572 sq. ft. 580 sq. ft.

Balcony Area: Pool Size: 75 sq. ft. 230 sq. ft.

Bedrooms: Type 4 B1

7. Forestaire Villa

Forest views to west on all floors, north on upper floors

Super Built-up Area: Built-up Area: 3959 sq. ft. Built-up Area: 3024 sq. ft.

Carpet Area: Plot Area: 2658 sq. ft. 2578 sq. ft.

Garden Area: Terrace Area: 615 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 230 sq. ft.

Bedrooms: Type 4 A

8. Serenita Villa

Forest views

Super Built-up Area: Built-up Area: 3693 sq. ft. Built-up Area: 2798 sq. ft.

Carpet Area: Plot Area: 2399 sq. ft. 2264 sq. ft.

Garden Area: Terrace Area: 363 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 67 sq. ft. 169 sq. ft.

Bedrooms: Type 4 Unique

9. Skylight Haven

Forest views on upper floors

Super Built-up Area: Built-up Area: 3789 sq. ft. Built-up Area:

Carpet Area: Plot Area: 2582 sq. ft. 2468 sq. ft.

Garden Area: Terrace Area: 608 sq. ft. 560 sq. ft.

Balcony Area: Pool Size: 35 sq. ft. 170 sq. ft.

Bedrooms: Type 4 B

10. Palm Cove

Forest views on upper floors

Super Built-up Area: Built-up Area: 3959 sq. ft. Built-up Area: 3024 sq. ft.

Carpet Area: Plot Area: 2658 sq. ft. 2579 sq. ft.

Garden Area: Terrace Area: 616 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 230 sq. ft.

Bedrooms: Type 4 A

11. Woodland Villa

Forest views to east on all floors, north on upper floors

Super Built-up Area: Built-up Area: 3883 sq. ft. 3013 sq. ft.

Carpet Area: Plot Area: 2582 sq. ft. 2418 sq. ft.

Garden Area: Terrace Area: 524 sq. ft. 590 sq. ft.

Balcony Area: Pool Size: 75 sq. ft. 205 sq. ft.

Bedrooms: Type 4 B1

12. Casa Da Selva

Forest views to east on all floors, north on upper floors

Super Built-up Area: Built-up Area: 3883 sq. ft. 3013 sq. ft.

Carpet Area: Plot Area: 2582 sq. ft. 2687 sq. ft.

Garden Area: Terrace Area: 793 sq. ft. 590 sq. ft.

Balcony Area: Pool Size: 75 sq. ft. 205 sq. ft.

Bedrooms: Type 4 B1

13. Canopy Crest

Forest views on all floors to the north and east

Super Built-up Area: Built-up Area: 3883 sq. ft. 3013 sq. ft.

Carpet Area: Plot Area: 2582 sq. ft. 2519 sq. ft.

Garden Area: Terrace Area: 624 sq. ft. 590 sq. ft.

Balcony Area: Pool Size: 75 sq. ft. 205 sq. ft.

Bedrooms: Type 4 B1

14. Silva Verde

Forest views on all floors to the north

Super Built-up Area: Built-up Area: 3821 sq. ft. Built-up Area:

Carpet Area: Plot Area: 2582 sq. ft. 2530 sq. ft.

Garden Area: Terrace Area: 669 sq. ft. 590 sq. ft.

Balcony Area: Pool Size: 35 sq. ft. Pool Size: 172 sq. ft.

Bedrooms: Type 4 B

15. Palmera Residence

Forest views to west on all floors, north on upper floors

Super Built-up Area: Built-up Area: 3944 sq. ft. Built-up Area: 3024 sq. ft.

Carpet Area: Plot Area: 2658 sq. ft. 2586 sq. ft.

Garden Area: Terrace Area: 682 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 215 sq. ft.

Bedrooms: Type 4 A

16. The Grandeur Villa

Forest views on all floors to the west and north

Super Built-up Area: Built-up Area: 3998 sq. ft. Built-up Area: 3024 sq. ft.

Carpet Area: Plot Area: 2604 sq. ft. 2933 sq. ft.

Garden Area: Terrace Area: 974 sq. ft. 660 sq. ft.

Balcony Area: Pool Size: 45 sq. ft. 269 sq. ft.

Bedrooms: Type

A Unique



PERFECTLY SITUATED

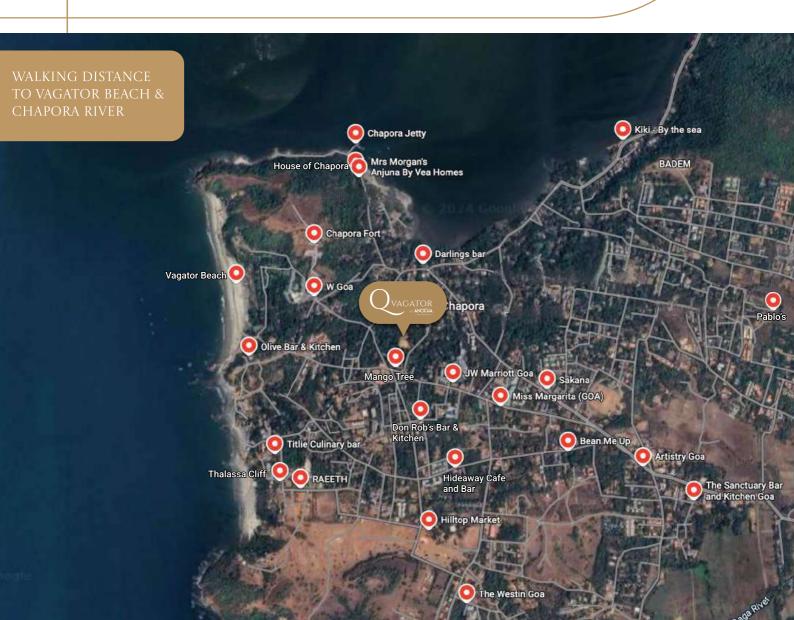
Walk to:

- JW Marriott
- W Hotel
- Olive Bar & Kitchen
- Titlie
- Mango Tree
- Sakana
- Don Rob's Bar & Kitchen
- Hideaway
- Miss Margarita
- Raeeth
- Chapora Fish Market
- Hilltop

5 - 10 minute drive to:

- Bomras
- Tanjore Tiffin
- Cream Choc
- Luna's Ristorante
- Elephant & Co
- Juna
- The Loft
- Oxford Supermarket
- Babka
- Avo's Kitchen
- Tamil Table
- Gunpowder

- Jamun
- Vinayak
- Izumi
- Mademoiselle
- No Nasties
- Rangeela
- Bawri
- Kefi
- Petrol Pump



WALKING DISTANCE TO











THE OPPORTUNITY



Value

Q Vagator will bring you a luxurious home in one of India's loveliest locales. It also offers a wonderful investment opportunity. A home at this prime beachside location – a rarity in Goa - should appreciate in value significantly.

Rentals



Rentals at Q Vagator will likely exceed 300 nights per year, fetching nightly rates ranging between ₹ 30,000 to ₹ 75,000 per night.

is for Quality, reflecting our commitment to high standards of construction, design, lifestyle and timelines

is for Quintessential, the perfect embodiment of luxury living in Vagator

is for Quaint, the charming and serene experience of living close to nature and the beach.

is for Quirky, unique, one-of-a-kind, Anokha

THE SPACE

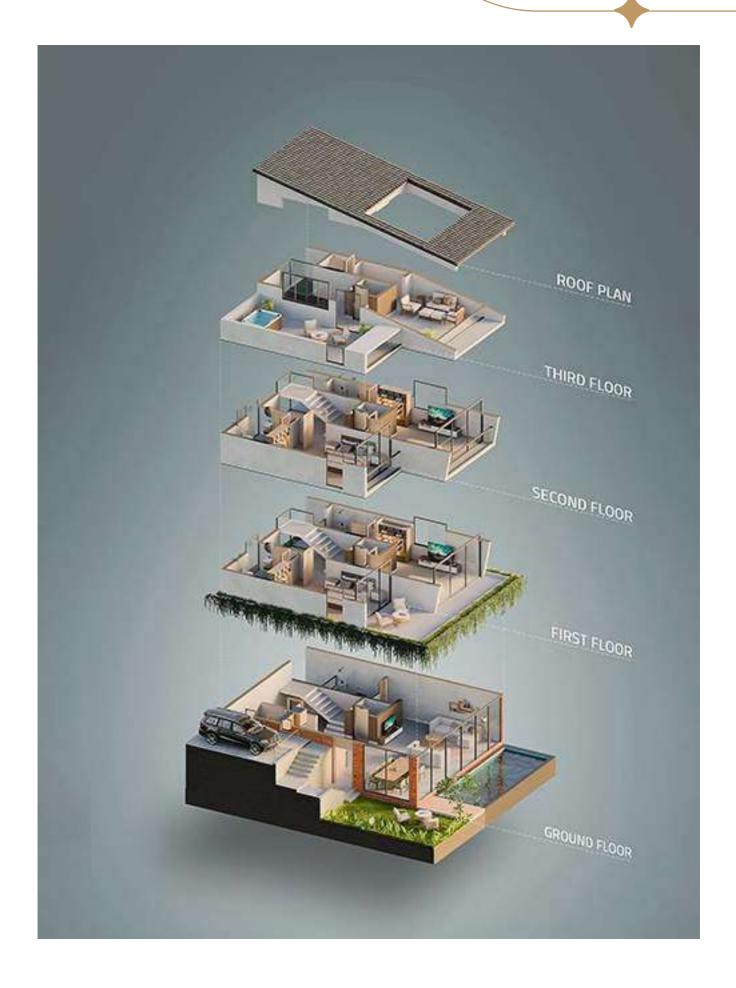
TYPE A (GF PARKING)

3D SPACE



TYPE A (FF PARKING)

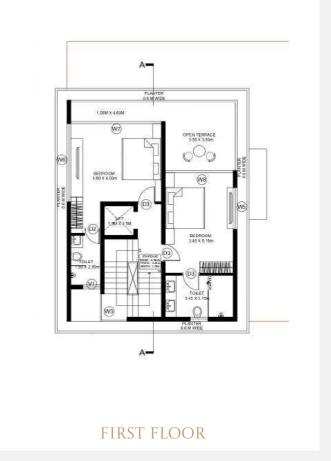
3D SPACE



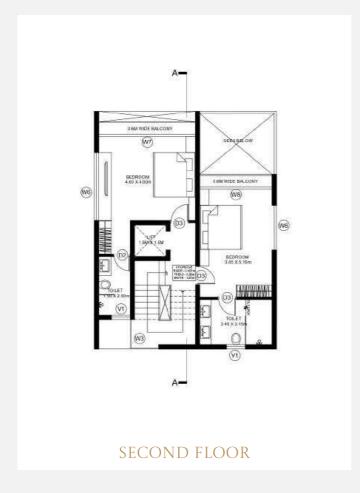
TYPE A

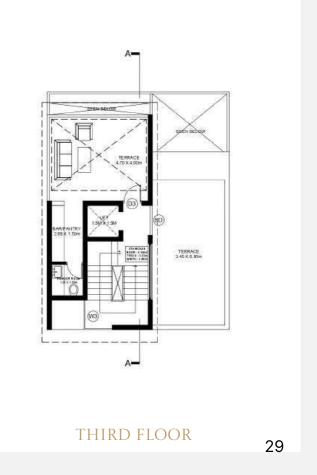
FLOOR PLAN













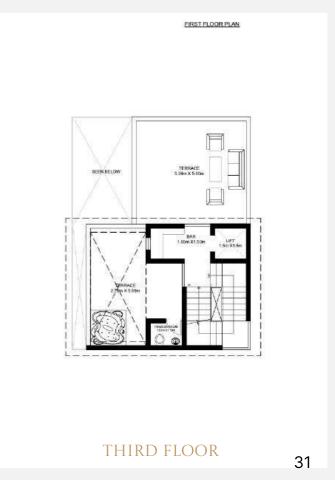
TYPE A UNIQUE - VILLA 16

FLOOR PLAN

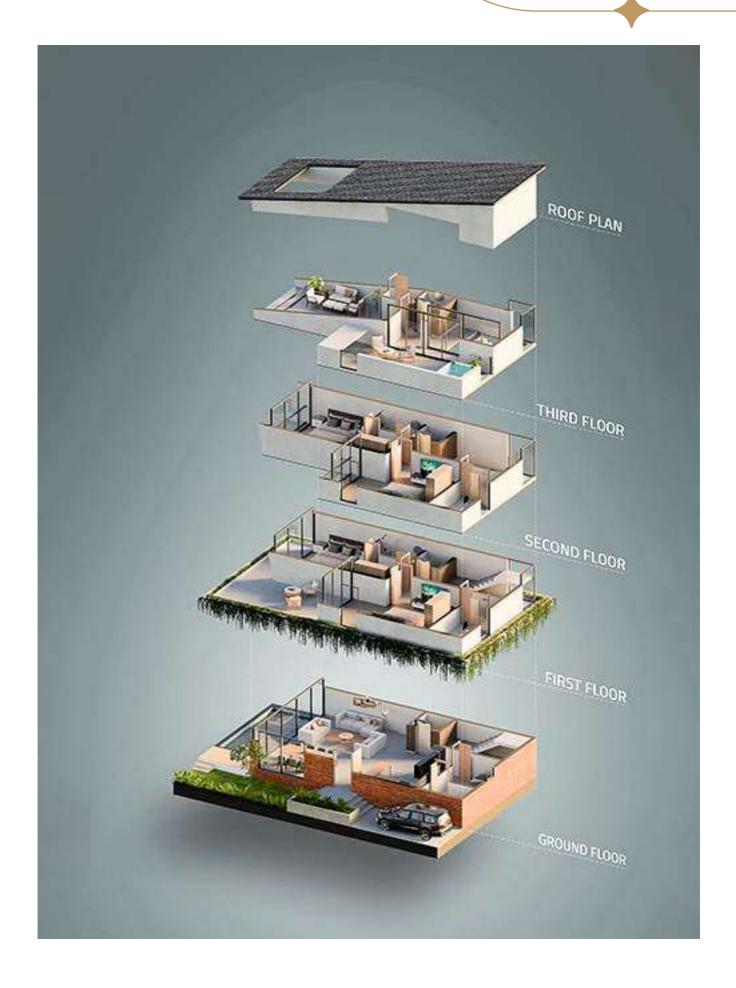








3D SPACE

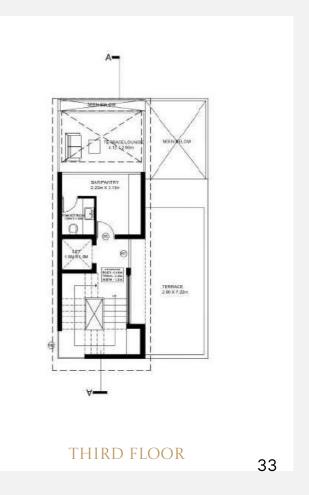


FLOOR PLAN

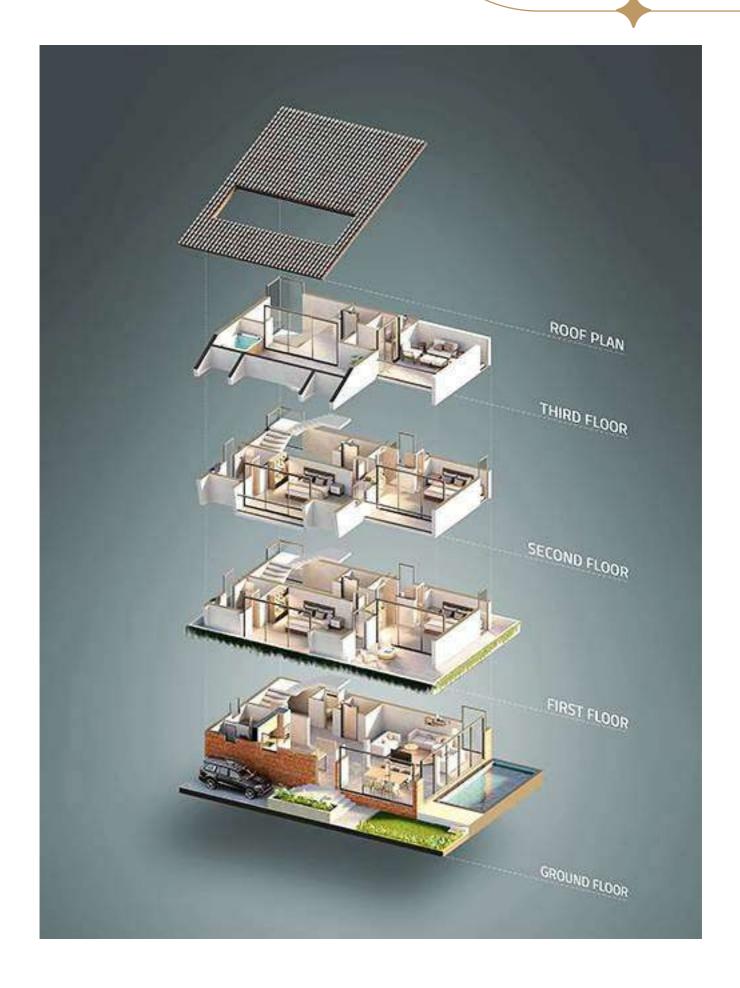




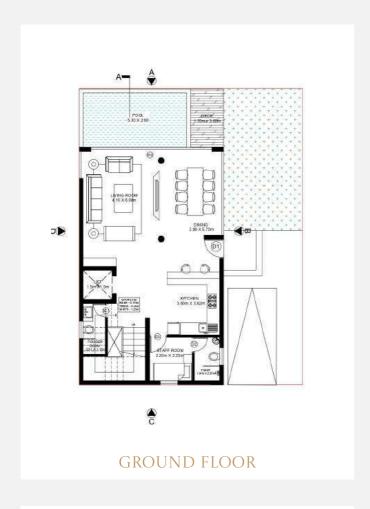




3D SPACE

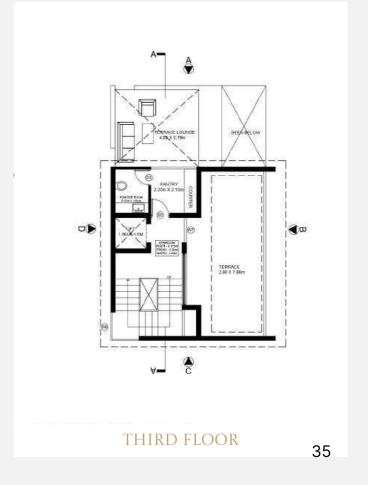


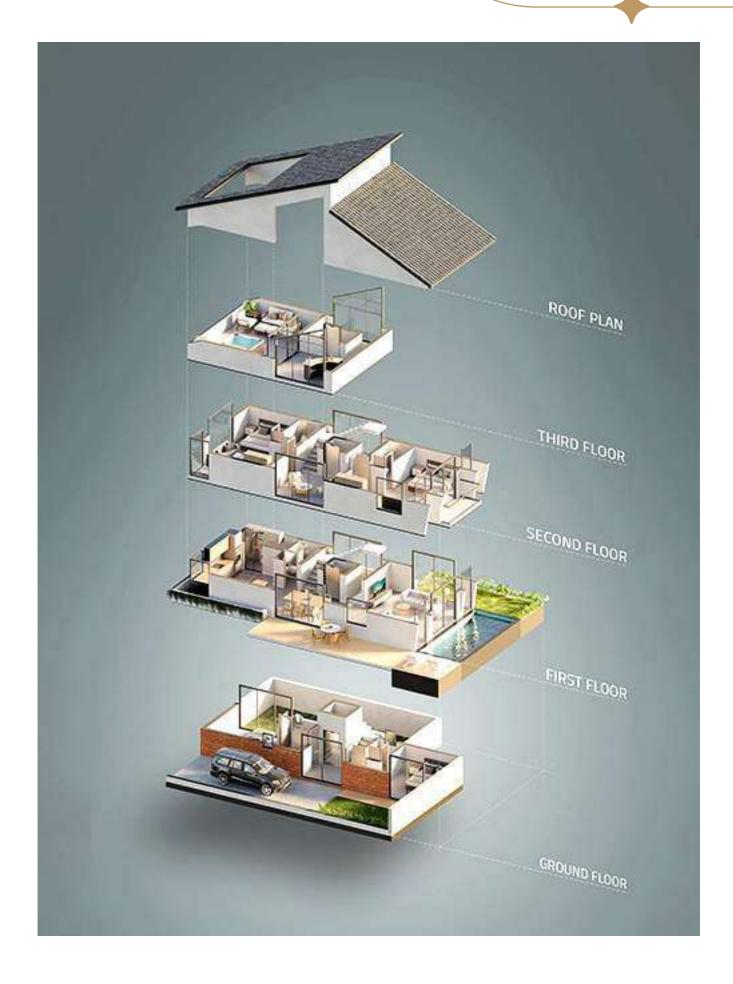
FLOOR PLAN











TYPE C

FLOOR PLAN

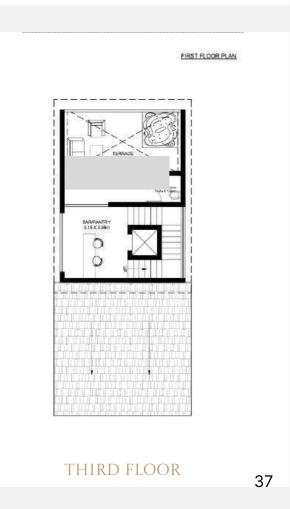




FIRST FLOOR

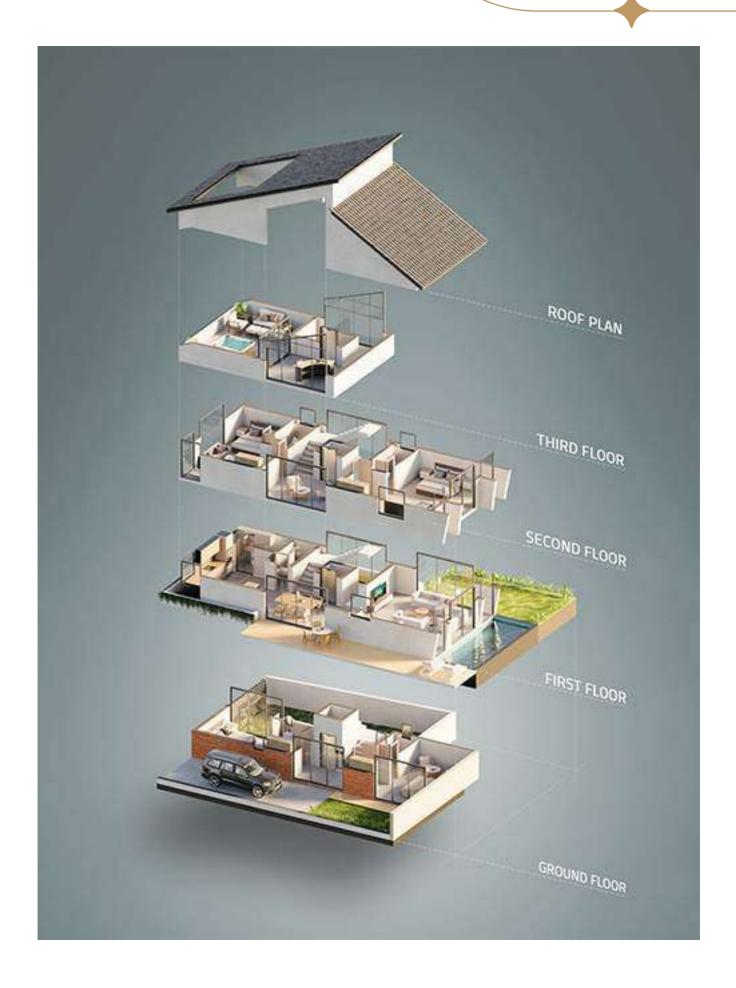


SECOND FLOOR



TYPE C1

3D SPACE



TYPE C1

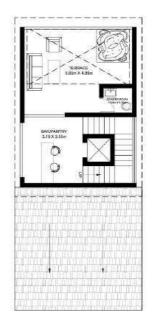
FLOOR PLAN



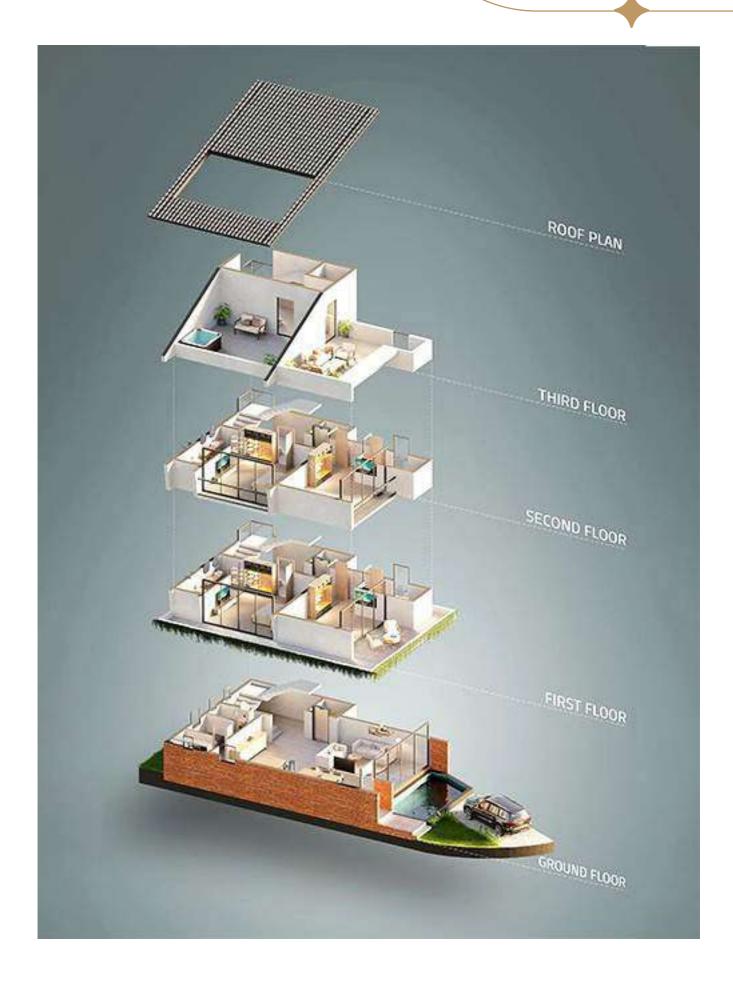




SECOND FLOOR

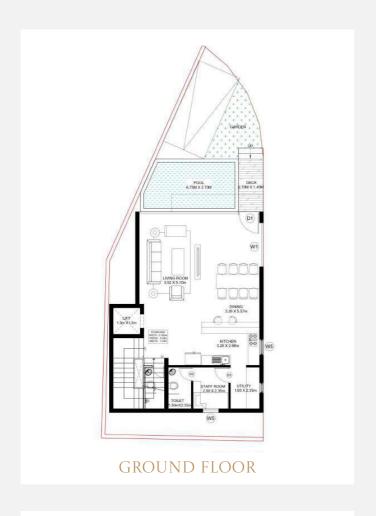


THIRD FLOOR



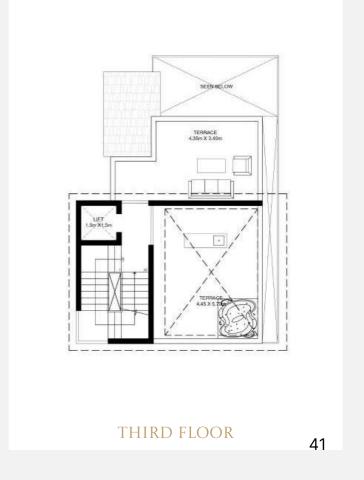
TYPE UNIQUE - VILLA 8

FLOOR PLAN











ANOKHA ESTATES

We are storytellers in stone and sand, crafting havens that meld contemporary luxury with the wild spirit of Goa. Our philosophy? To create sustainable neo-tropical homes where contemporary architecture comes alive with warm natural elements such as teakwood, exposed laterite and greenery at every corner. Our villas are graced with airy open spaces with minimal internal partitions, floor-to-ceiling windows, high ceilings, in-home elevators, wraparound pools and a top-floor bar & lounge.

The very name, Anokha, whispers of something rare, something singular. And true to its word, Anokha Estates offers sanctuaries unlike any other. Our creation Villa in the Palms stands out as one of the most celebrated homes on the sub-continent, one of only two homes in India to make Arch Daily's "Top 80 Homes of the World" list.

OTHER PROJECTS

Steven and Marisha's creation in Sangolda, Goa - Villa in the Palms - stands out as one of the most celebrated homes on the sub continent. It is the winner of the International Property Award (Best Single Residence Asia Pacific), the Architecture MasterPrize and the Aces of Space Design Award. Arch Daily named Villa in the Palms one of the top 80 homes of the world built in 2018 - one of only two in India that made the list. Anokha Estates' next project was The Terraces, 8 bespoke villas, two condos and two triplex penthouses in the serene village of Pilerne, Goa. Next came Coco Baía, Portuguese for "Coconut Bay", featuring 16 lovely villas in the same village. Carrying on the tradition of neo-tropical excellence, all the homes boast blurred lines between indoor and outdoor spaces and an open spatial layout with large windows and minimal internal partitions allowing for ample ventilation, harnessing the tropical breezes from the nearby river and sea.



VILLA IN THE PALMS SANGOLDA

THE TERRACES PILERNE





COCO BAÍA Pilerne









THE DIRECTORS



STEVEN GUTKIN



MARISHA ANN DUTT

STEVEN GUTKIN

Steven's family has been in the real estate business in Arizona for nearly a century. Starting with his grandparents in the early 1900s, his family helped build the state into what it is today. Steven has been a roving international correspondent and bureau chief. To read about his "anokha" life journey, Google Steven Gutkin From Taliban Bombs to Coconut Palms.

Emphasizing sustainability and natural materials, Marisha, Steven and their team craft homes that embody elegance, tranquility, and environmental respect, offering buyers a unique, rooted experience of luxury in Goa.

MARISHA ANN DUTT

Marisha, co-founder and director of Anokha Estates, combines her marketing expertise with a vision for sustainable, beautiful homes. Raised in Assam and Calcutta, her global outlook was shaped by rich cultural experiences. After studying in the U.S. and Scotland, she worked for Dow Jones International in Singapore, refining her skills in strategic communication.

Her journey with her husband, Steven, and their sons took them through Indonesia, Israel, and the U.S. before they settled in Goa. Rooted in her connection to the region, Marisha's work at Anokha Estates goes beyond building villas; she crafts luxurious, sustainable homes that harmonize with Goa's natural beauty, offering an elegant and tranquil experience of luxury.

45

