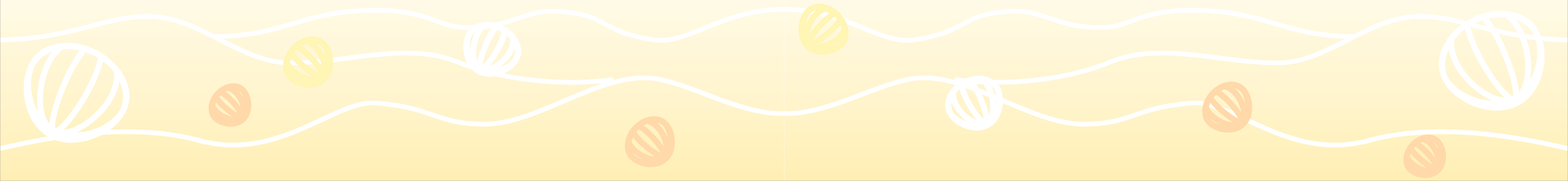


*Saldanha*



A N J U N A , G O A

Living luxuriously with the Symphony of Nature



# Your door step



Step outside and soak your feet in the warm moist sand and let the splashing waves of Anjuna beach caress you while the wind kisses you. This treat is barely 2 kilometers from your doorstep.

Goa's sun, sand and sea awaits to embrace you against the backdrop of swaying palms. Saldanha Villas has collaborated with the goodness of sun kissed beaches just to please absolute nature lovers.



# Your jogging track



Goa's long jogging tracks do not confine to planned and restricted laid paths. Just make your own jogging path and jog or walk your morning/evening workout on the serene Anjuna - Vagator beach stretch. There is no need to plug your ears with earphones producing monotonous music, as nature provides with the best of music as you jog or walk along this exceptional beach stretch.



The Free- spirited Village of Arpora & Anjuna enclave, that's the location of Saldanha Villas. Located on the main Arpora - Anjuna main road with 5 minutes equi distance drive to the beaches of Baga & Anjuna. The neighbourhood boost of the exquisite nightlife dinning and clubbing for the young at heart.

Although very convenient to all local bars restaurants & local markets etc. yet quietness and nature surrounds this 4.7 acre resort style villa complex.



# Your holiday home



Living well reaches new heights at Saldanha Luxurious Villas perched on elevated upper grounds bordering of Arpora & Anjuna overlooking the Valley & Horizon.

Spread over 4.7 acres, Saldanha Villa's will showcase accented one level bungalow styled row Villa's with sleek balconies & Mediterranean style architectures detailing openness and view of the horizon with palm trees surrounding different level of the property and streets lined with trees. Conveniences and night life are but moments away.



# Your comfort



A home is where your heart belongs, and the heart and mind are most relaxed, Your heart will leap with joy when you take a dip in the Swimming Pool amidst a Landscaped Garden, and when you work out at the Health Club and meet with pals at the Club House. Your mind will be at ease with the 24 security and intercom facility and CCTV surveillance for access control. Other amenities to mention are Children's play area, Jogging track, Cycling track, Open Badminton court and Sit out at different levels.



Developed by Reputed Brand



# Saldanha Developers Pot Ltd

Since 1981

Our team have been selling real estate in Goa since the mid eighties. Established with a purpose of providing right choice for secure buying amongst property seekers on the sunny coast of Goa-India.

The name 'Saldanha' has a long-standing reputation for superior quality, meticulous attention to detail and, above all providing outstanding customer service. Our success has been built on providing an individual and personal service.

Our choice of sites in around Goa have been selected keeping in mind the all round infrastructures for our project.

Managed by a group of professionals, Saldanha Developers have efficiently completed and sold over 1800 holiday homes and commercial spaces, spread across North and South of Goa.

Proud of the high standard, we have set and the enviable reputation, we have acquired, we continually strive to deliver unequalled quality and outstanding value. Our Design team provide innovative floor plans with supervision to maintain exceptional craftsmanship.



A warm welcome to Saldanha Developers – part of Saldanha Group. Each project is designed by first evaluating what nature has best to offer, and how best we can create the most liveable, sustainable and inspiring environment and home for you.

Whether you are looking for a new holiday home, or a permanent home or commercial property. We take pride in providing a truly valuable real estate in Goa.

## Some of Our Completed Projects



Actual picture



Actual picture



Actual picture

# Site plan



## Quality we can insure

Choice of One / Two / Three Bedroom Villas :-

Generous stepped Villa terraces that overlooking ravine and palm tree tops.

With an eclectic melange of traditional and contemporary Mediterranean style architecture. Expansive balconies are rendered even more stunning by incredible views of treetops and the sky.

Enjoy the oasis pool, fitness centre and lush outdoor gardens. A cohesive collection of area reserved exclusively for you with a cycle and jogging track for fitness enthusiasts.

Of course, the Saldanha Villas offers the very best in quality workmanship and design excellence that Saldanha are famous for.

Saldanha Keshia Cottages in Anjuna is a testament to our one level bungalow style villa complex.

We invite you to call today and reserve your private apportionment for this exceptional new residential opportunity.

A vibrant Saturday Night Market just a short walk for Saturday night out and social scene.

### Specifications

- R.C.C. Framed structure.
- Ceramic / Vitrified floor.  
Marble sills on windows.
- Designer tiles for bathrooms,  
coloured sanitaryware & hot/cold arrangement.
- Granite kitchen platform with Stainless Steel Sink.
- Teak Wood pannelled main door with brass fittings, other doors to be of teak wood frame with marine ply panel, windows of teak wood / sliding Aluminium.
- Concealed electrical conduits with necessary plug/ power/ AC points
- Cable T.V. provision.
- Interiors with acrylic distemper & Exteriors with weather protective Paints.
- CPVC Rust-free plumbing.







### Villa A1

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
A1-1, A1-2, A1-3	49.68 Sqm.	79.79 Sqm.	1 BHK

### Villa A1a

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
A1a-1, A1a-2, A1a-3	49.68 Sqm.	79.79 Sqm.	1 BHK



Villa A1



Villa A1a



### Villa B1

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
B1-1, B1-2	74.52 Sqm.	111.14 Sqm.	2 BHK

### Villa B1a

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
B1a-1, B1a-2	74.52 Sqm.	111.14 Sqm.	2 BHK





### Villa C1

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
C1-1, C1-2, C1-3, C1-4, C1-5, C1-6	96.61 Sqm.	144.31 Sqm.	3 BHK

### Villa C1a

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
C1a-1, C1a-2, C1a-3, C1a-4, C1a-5	96.61 Sqm.	144.31 Sqm.	3 BHK





### Villa B2

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
B2-1, B2-2, B2-3, B3-4, B2-5, B2-6, B2-7, B2-8	73.47 Sqm.	115.64 Sqm.	2 BHK

### Villa B2a

VILLA NO.	CARPET AREA	S. B. AREA	TYPE
B2a-1, B2a-2, B2a-3, B2a-4, B2a-5, B2a-6, B2a-7, B2a-8	73.47 Sqm.	115.64 Sqm.	2 BHK



## Commercial Block

Shop		
Shop No.	Carpet Area	S. B. Area
D-1, D-2, D-3, D-4, D-5	191.86 Sqm.	202.5 Sqm.
E-1, E-2, E-3	213.76 Sqm.	225.0 Sqm.
F-1	174.31 Sqm.	184.6 Sqm.
G-1	164.12 Sqm.	174.0 Sqm.
H-1	141.6 Sqm.	150.8 Sqm.

*Saldanha*  
**Villas**  
ANJUNA, GOA





# Saldanha Developers Pvt Ltd

**We invite you...** call us today and reserve your private appointment for this exceptional new residential opportunity.

We take pride in providing a truly valuable real estate to be your next home, and we make it part of our commitment to provide sustainable real estate development, balancing development with environment care and social responsibility.

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## On Going Projects



## On Going Projects

