



THE SANCTUARY

PHASE 1 - VANA

Own Your Private Goan Retreat.

WHERE LUXURY BECOMES A LEGACY.



Near Mopa International Airport, North Goa

AN EXCLUSIVE COLLECTION OF LIMITED-EDITION TWIN VILLAS

A rare opportunity to own a private pool residence in one of Goa's most promising luxury corridors—crafted for discerning individuals seeking exceptional living and enduring wealth creation..

Nestled amidst the serene landscape of North Goa, these meticulously designed 3 BHK villas offer the privacy of a standalone home, the comfort of a world-class luxury resort, and the advantage of a professionally managed income-generating asset.

From sun-drenched pool decks and soaring double-height interiors to elegant master suites overlooking tranquil waters, every detail has been curated to elevate everyday living.



THE ART OF PRIVATE LIVING

Signature Features

- Limited Collection Twin Villa Residences
- Private Designer Swimming Pool
- Grand Double-Height Living Pavilion
- Three Elegant Bedrooms
- Master Suite with Walk-In Wardrobe & Poolside Balcony
- Contemporary Open Kitchen & Dining Experience
- Seamless Indoor-Outdoor Living
- Secure Gated Community with Curated Amenities





GOA'S ADDRESS OF TOMORROW

Satarda | North Goa

Positioned moments away from Mopa International Airport, this address sits at the heart of Goa's next luxury growth story.

As international connectivity, hospitality investments, and premium infrastructure continue to transform North Goa, ownership here represents more than a lifestyle—it represents foresight.

-  Minutes from Mopa International Airport
-  6 KM from Pernem Railway Station
-  Easy Access to Goa's Finest Beaches & Luxury Resorts
-  Positioned Within a High-Growth Tourism & Investment Corridor

CURATED AMENITIES

Inspired By Luxury Resort Living


Elegant Gated
Entrance


Residents'
Clubhouse


Premium
Fitness Centre


Landscaped
Community Spaces


Resort-Style
Swimming Pool


Professional Property
Management





OWNERSHIP JOURNEY

Villa Completion Within 12 Months | Clubhouse Ready

10% Upon Reservation	20% Within 30 Days	10% On Plinth Completion	10% On First Slab Completion	10% On Structural Progress	20% On Wall & MEP Completion	15% On Flooring Completion	5% Upon Handover & Occupancy
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INVESTMENT OVERVIEW

WITH ASSURED RENTAL INCOME & PRIVILEGED OWNERSHIP BENEFITS

Starting From ₹1.51 Crore*	Financing Support Up To 75% Bank Funding Available	Residence Size 1668 Sq. Ft. Built-Up Area	Premium Amenities Private Pool with Approx. 2000 Sq. Ft. Saleable Area
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Some Addresses Are Purchased. The Exceptional Ones Are Acquired.

This is not simply a villa in Goa.

It is a private retreat, a lifestyle asset, and a future-forward investment positioned within one of India's most desirable coastal destinations.

Only 8 Units Available in Phase 1

Private Presentations By Appointment Only



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