

Square Foot Estates and Properties – Exclusive Properties



The Location: Morjim Beach, North Goa – India.

North Goa is a picturesque area boasting some of the most beautiful beaches in the state. One such place is the coastal village of Morjim. Neighbor to Siolim, Mandrem and Ashvem, Morjim is a shining example of magnificent beach; surrounded by water on three sides, the beach here is long, broad, clean and beautiful.

Morjim is approximately 55kms from Dabolim international airport and 25kms from the nearest railway station; consequently it is remarkably less crowded as compared to other beaches in the north. But don't let this fool you, as Morjim is home to a generous handful of well known restaurants and boutique hotels, as well as exclusive designer fashion boutiques and popular nightlife spots. Just enough to keep you busy, not enough to spoil the natural environment. All of one's needs can be met here (within reason...), as the main road is dotted with a number of small markets supplying everything from fresh fruits and vegetables to cheese and wine, Jameson whisky, olive oil and nut butters, fresh bread and nutella. And as Morjim is primarily a fishing village, fresh fish is readily available here nearly year round. Conclusion: one could easily and happily hide away in Morjim for an extended period of time relaxing and unwinding.

Amidst all this beauty but set apart from the hustle and bustle stands a majestic mansion overlooking the beautiful palm-lined Morjim/Ashvem beach. This grand home stands at a height on the slope of one of the green hills of Morjim on a plot of 1600 sqmts (that's a whopping 17222 sqft of land). It has a built-up area of 448 sqmts (4822 sqft) and is built according to the laws of Vastu Shastra. It has expansive and unobstructed sea view from almost all the parts of the house.

The Property



The house has 3 floors. The ground floor consists of a 38 sqmtr gym with a 180 degree view of the sea and lush green coastal hills of Morjim. Next to the gym is a gazebo over looking the garden, the greenery and the sea. Adjacent to the sitting area is a peaceful fish pond with colorful tropical fish. A semicircular flight of steps skirts around the fish pond leading to the main entrance of the house, which is in fact the first floor.

The main entrance of the house faces east. The entry level foyer has a 100 sqr foot marble floor which is directly below a glass pyramid of the same size, forming the central part of the roof. Apart from highlighting the aesthetics of the house, this massive glass pyramid (that weighs about 3 tons), is an important Vastu element and provides light and a sense of openness to the entire house. This floor is separated into 3 distinct levels. The lower level contains large living room, with a 2½ meter broad porch surrounding it on 2 sides. The northern and western facing sides of this huge living room is virtually open to the outside. The living room becomes an extension of its natural surroundings via the large glass doors and windows, bringing the vastness of the lush green hills and the Arabian sea directly into the house. This floor also has a study cum library with wooden shelves and cabinets and a ceiling height of 5 mtr .

The second level of the main floor has a large dining area with a cozy eating nook and picture window providing sea view. There is a small powder room with toilet and sink. And there is a bedroom with a veranda and an attached bathroom.

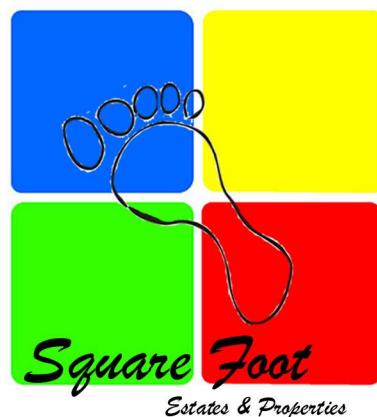
The third level is the kitchen and pantry. It is cleverly connected to the second level with a beautiful teakwood bar. The tastefully equipped kitchen has modular cabinets, granite countertops and a stainless steel double sink. There is a pantry for stocking provisions and providing extra storage.

These 3 different levels of the floor are in fact built into the natural contour of the hill where it sits. The second level houses the stairs to the top floor. The staircase is made of hard wood that adds to the rustic charm of the house.

The top floor consists 3 major bedrooms with wide verandas, all having sea view. The master bedroom, located at the NW corner of that floor, has 200 degree view of the surroundings. It has a walk-in closet and a very spacious bathroom with bathtub, rain shower and a beautiful glass partition. The top floor has 2 open terraces - one with a partially covered sitting area overlooking the green hills behind the house.

The entire house has rustic-themed tiled floors, granite door frames and modular doors. However the large main door is solid teak. All the windows have UPVC frames with toughened, double glazed glass. All bathrooms have Italian Cera and Jaguar fittings. The house is tastefully furnished with rustic theme furniture. The entire house is built with hollow terracotta and concrete bricks – this insulates the house from heat, moisture and sound. The house is surrounded by 1100 sqmtrs of garden with complete sea view. A central part of the lawn has been earmarked for a swimming pool which the owner promises to provide along with the house. The structural design, electrical and plumbing details are available. The property has a 2 meter high boundary wall, a carport for 2 cars and servant quarters. It also has a 70 meter deep bore-well with a submersible pump, 4000 liter overhead water tank and a 3kva inverter for constant electricity supply. All the bedrooms, living room and library have ACs and all the glass windows have tasteful window dressings.

The house is totally Vastu compliant. It is designed keeping in view the directions of the breeze and light. The house enjoys gentle breezes year round and the purposefully positioned 37 widows provide ample sun and moon light inside the house.



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