

# VIVENDAS SERENA

# WHY VIVENDAS SERENA?



Crafted by experts with 25+ years of excellence



Located in a prime and sought-after South Goa neighborhood



Modern architecture + high-end amenities



26 km from Dabolim Airport and just 2 km from Margao



Independent pool & private elevator in every villa

# MODERN LUXURY DESIGN

- Striking contemporary architecture with clean geometry, premium finishes, and large window walls for abundant natural light
- Planned by experienced Goa-based engineers Alinto Coelho & Jamie Dias
- Open layouts focused on seamless indoor-outdoor living and optimized airflow
- Spacious rooms with cross ventilation, designed for comfort and everyday luxury

\* The images are artist's impression. Villa colours are subject to change.

POOL

POOL

POOL

POOL

Villa  
01

Villa  
02

Villa  
03

Villa  
04





An independent four-villa project, strategically located approximately 2.8 km from Benaulim Beach, 3.5 km from Colva Beach, and 1.5 km from Margao city.

The project is situated near Patrocino Chapel, Benaulim. The surrounding area is predominantly characterised by Portuguese houses and villas and offers an extremely peaceful environment. Owing to this serene setting, the complex is named “Vivendas Serena”, where Serena in Portuguese means Serene Villas.

The villas reflect the unique tranquillity of Benaulim village and are designed in a modern architectural style. Each villa provides comfortable parking for two cars and includes space for a private garden, as the villas are thoughtfully placed well apart from each other.

# VIVENDAS SERENA

## OFFERS:

- Each villa includes a private swimming pool with a pool deck and garden.
- Each villa is equipped with an independent lift with an inbuilt inverter.
- Generously sized overhead and underground water tanks are provided to prevent water shortages.
- Each villa has a separate CCTV room.

# VILLA

## SPECIFICATIONS:

- M25 grade concrete used for the structural framework.
- Internal walls constructed using laterite / brick / fly ash masonry.
- External walls made of 23 cm thick laterite stone masonry.
- Earthquake-resistant RCC framed structure.

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## KITCHEN:

- Modular kitchen with provisions for Aqua Guard, microwave oven, Faber glass-top gas stove and chimney.



## BATHROOMS:

- Wall mixers and sanitary ware from Jaquar or equivalent.
- Geysers provided for all bathrooms.
- Hot and cold mixers for wash basins from Jaquar or equivalent.
- PVC ventilators with exhaust fans in all bathrooms.



## ELECTRICAL:

- Modular switches from Legrand or equivalent.
- Fire-resistant electrical wiring from reputed brands.
- One Earth Leakage Circuit Breaker (ELCB) for each villa.
- Sufficient power supply with PVC-insulated copper wiring, modular switches, basic lighting, and power sockets.
- Provisions for light fixtures, fans, and exhaust fans.
- TV points, telephone points, and broadband internet LAN cable points in the living room and all bedrooms.
- Air-conditioning points throughout the villa. Air conditioners can be provided on request.

## FLOORING:

- Italian marble-effect vitrified tile slabs in the living room, bedrooms, and dining area.
- Anti-skid tiles for attached terraces, balconies, and service areas.
- Anti-skid ceramic vitrified tiles in bathrooms.

# YOUR PRIVATE RETREAT

Step into modern interiors where clean lines, warm textures, and thoughtful details create effortless refinement.

Expansive windows and contemporary finishes shape a bright, calming home made for those who value comfort, sophistication, and understated luxury.



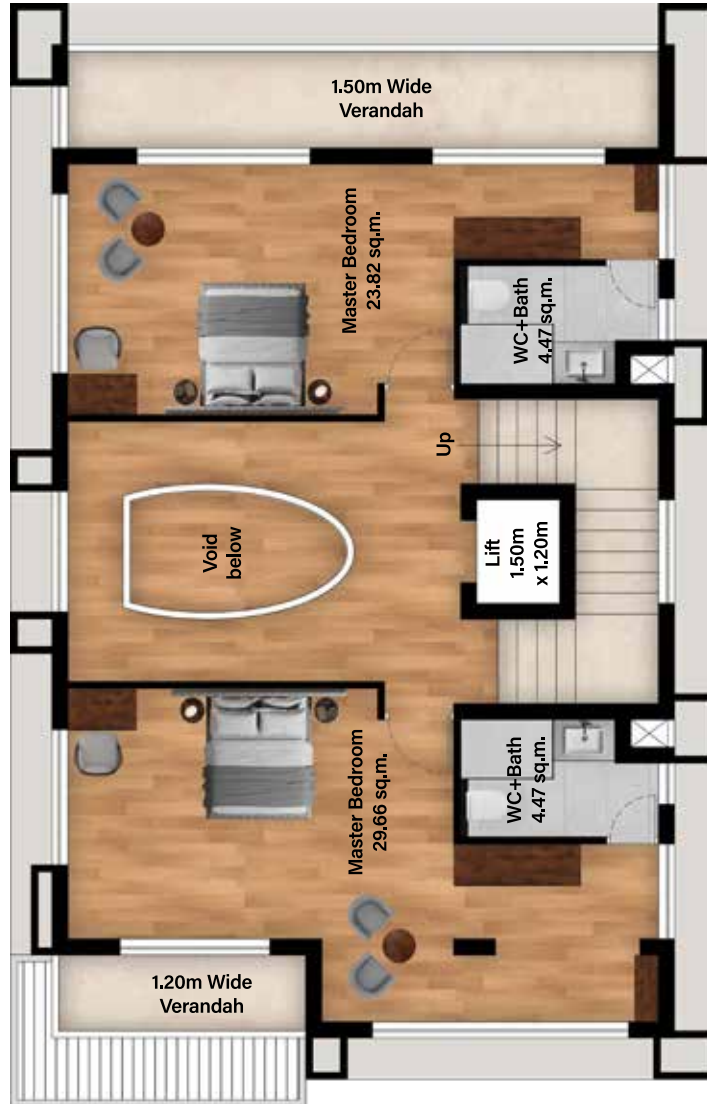
## GROUND FLOOR PLAN

Built Up Area  
360 m<sup>2</sup>



# FIRST FLOOR PLAN

Built Up Area  
360 m<sup>2</sup>



# SECOND FLOOR PLAN

Built Up Area  
360 m<sup>2</sup>

Open Terrace  
19.25 sq.m.



# A HOME IN SOUTH GOA. A LIFE AT YOUR OWN PACE.

South Goa is a place where life slows down and spaces breathe. Owning a home here is not just about property, it's about choosing peace, privacy, and a deeper connection with nature.

Vivendas Serena reflects the true essence of South Goa living. Thoughtfully designed homes set in calm surroundings, offering modern comfort without disturbing the natural rhythm of the land. Here, mornings are quieter, evenings are unhurried, and every day feels more intentional.

This is where you don't just own a home, you belong.





Gracefully detailed with contemporary villa design, the balcony opens to panoramic coastal vistas, creating a seamless blend of modern architecture and open horizons.

Crafted for quiet moments and elevated living, it captures the relaxed charm of South Goa. Here, every glance outward becomes a retreat inward, where beauty restores and the soul breathes.





# LIVE THE SUSEGAD GOAN LIFE

Unwind in sun-drenched serenity by the poolside. Sip, soak, and surrender to effortless luxury, where every moment is curated for leisure, indulgence, and susegad goan life.



Gather in refined tranquility, where curated barbeque evenings unfold amidst serene landscapes. Let conversations flow, flavours linger, and nature's quiet elegance elevate every moment shared under open skies.



ELEVATED LIVING,  
EFFORTLESSLY SHARED



# SIMPLE, SMART OWNERSHIP

## PRICING

₹3.85–4.5 CR  
per villa

## BOOKING

10%  
initial deposit,  
guided payments

## SUPPORT

On-site supervision,  
full property-handover,  
annual maintenance contracts

## QUALITY

M:25 Grade  
of concrete





# LIMITED TO FOUR DISCERNING OWNERS

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