

'Casa Fernandes' (Sunny)

*The House stands on plot area of 650 sqmts. The built up area of the house is 220 sqmts. The house has 2 bedrooms, one Master bedroom en suite, with dressing, an expansive hall with side study, a **fitted modular Kitchen** and a Verandah running all around the house. The house also has an **indoor Spa** and a loft space for the entire length of the house.*

*Attached to the main house, is a **Single Bedroom Cottages/ Guest House** of 44sqmts, with its own little verandah having its unique place in the Sun overlooking **landscaped gardens**. It is attached to the main house through a **glass paneled dining room** with an over head weathered "**Pergola**"....*

*Situated in the pleasant and serene area of CostaVaddo, in the village of Siolim, "**Casa Fernandes**," which is now in a dilapidated condition, is awaiting approvals & will soon be under renovation.*

*We, the owners, **Iona Fernandes Developers Private Limited**, are re-creating the magic of a bygone era rich in a Goan Portuguese design with modern amenities.....*

The roof will have cross-sections and it will be as elaborate as roof designs of Old Portuguese houses. All doors are double shuttered french doors with full french louvard on the external facing.

The flooring will be 1st quality "Rustic Collection Vitrified Ceramic tiles from Nitco"; with mosaic borders wherever selected/ applicable according to the Portuguese design/ architecture. The plumbing hardware of 7 years warranty is from "Crabtree Frattini, Imperia Line/ Florence Line" (choice)....

The indoor spa bathtub is "Strauss" from Hind ware (180cms 90cms)*

The toilet furniture is from Hind ware premium line. And all bathrooms are fitted with Rainshowers.

All external doors from the bedrooms, hall, kitchen and dining are wide french doors, all done in Teak. The front pillars supporting the roof in the verandah are also of a unique Portuguese design.

It is approximately a 15 mins drive to the famous Anjuna- Vagator Beach and max. 10 mins from the Ashvem- Morjim Beach...but just a walk away from the magnificent Chapora River.

*The completion time would be within **6 months** including landscaping.*

*The price that we are expecting is **1.5 crores** (Rupees One Crore Fifty Lakhs Only)*

Option of 5% discount will be available on one stroke payment only.

(Specifications and Schedule of Payment will be provided on request)

*The property is sold as **freehold** property, and sale would include registering of Sale Deeds...Expenses of Stamp Paper 2% and Registration fees 2% are to be borne by the Home Owner.*

This property has a clear title, and all documentation is cleared by our legal panel.

- **Attached Plans are only for perusal and not available for copying or duplication in any form.***
- **All plans are property of Iona Fernandes Developers Private Limited.... and as such prior permission is required before duplication.***

Please Note:

In case of foreign Clients, permission/ approval to purchase from the Reserve Bank of India (R.B.I.) are a pre-requisite.

In all cases primarily Agreements for Sale will be executed, and Sale Deed/s will be registered later on completion, & in case of foreigners, pending the approval/ license from the R.B.I.

For further details, please contact the undersigned, on tel/fax: 0091-832-2277924, Mobile: +919850470755/ 09326102449; or email us to iona@ionafernandesgoa.com

I invite you now to realize your dreams of a lifestyle holiday home in the premier holiday destination.

Warm Regards and Happy home hunting...

Iona Yvette Fernandes
MANAGING DIRECTOR