

"Le Sanctuaire" "...

de Marie Magdelin 

Welcome to Our luxurious French Spa Villas in the Valley.

Our latest in Premium Designer Homes,

'Le Sanctuaire' ...

Is located in the picturesque Oxel River Valley, of Siolim... just a walk away from the Chapora river, and a stone's throw from Calangute, and all the favorite night spots, restaurants, n' popular beaches in North Goa.

This idyllic valley setting overlooks the Siolim hills, where in 25,000sq.ft. property we have designed, and spaced out just **4 independent 'spa' villas** in a modern French architecture & design, set against the beautiful backdrop of a 'true to nature' **feature rock waterfall with garden spa**, leading to a **luxurious swimming pool**.

The charm of the French design is well appreciated in the '**enchanted turret tower**' of each villa (lending to a 'chateau' effect), the **expansive French doors**, the **conservatory** study, a **wide elegant sweeping staircase**, '**lazy-day**' verandahs, ... and **designer bathroom ensuites**.

Each Villa is 2,678sq.ft. (266sq.mtrs.), with conservatory and the entire living space oriented on the ground floor &, the elegant sweeping staircase leading to the 3 spacious bedrooms, ensuite, with balconies on the first floor.

One can relax by the waterfall or in the Garden Spa... or languish in the sinfully expensive designer pool, or simply just take in the **enchanted gardens** from your very own turret, or balcony with a view...

All licenses are secured from the relevant Town & Country Planning Authority (T.C.P), and the Village Panchayat authority.

The expected price is @Rs. 32,000/- per sq.mtr.
Rs. 85,12,000/- (Rupees Eighty Five Lakhs Twelve thousand only).

Work has already commenced.. Completion date is set for January, 2008.

The floor plans are available on site.

Schedule of Payments:-

- 40% As Down Payment, for completion of plinth and upto Ist slab Level...
- 20% For completion of Ist slab level, and primary masonry, and for IInd slab, & staircase.
- 20% On completion of IInd slab, for masonry.. & For plastering, wiring, plumbing.
- 15% For tiling, and finishing.
- 5% On completion...

This property is sold as freehold property, and the sale would include the registration of Sale Deeds.. Expenses of stamp paper and registration fees are to be borne by the home owner. Pls. enquire as to the details of this expense.

For further details, please contact the undersigned on +91 832 2277924; or on the mobile :+91 9850470755/ +91 9850470765; or email us at iona@ionafernandes.com.

Please refer to the Map for the site location of the Homes available on our website.. www.ionafernandes.com.

'Ever wonder why the French live such long & contented lives?'

That's because they savour everything,..
From their luscious wines.. to their fine cuisine,
even their relationships.

and yet, somehow,... they even manage to savour,
in each moment, a memory that will last a lifetime.
Come be a part of Le Sanctuaire ... Where you can
savour & experience many such moments.,
You'll soon realize... you don't have to be in France
to experience the '**Joie de Vivre**'.

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

Warm Regards & Happy Home Hunting,

Sd/-

Iona Yvette Fernandes
Managing Director