



SCAPES

Siolim



LUXURY DESTINATION VILLAS

What is Luxury?



Luxury is
Sophistication
spoken in a whisper

We believe that luxury comes
in the thoughtfulness of small
details, executed perfectly.
It speaks softly, quietly and is
never loud or ostentatious.

Luxury doesn't have
a point to prove.





Luxury is an
Experience
- an index to life

We measure our lives in experiences, not in years, not in time. How often we create those experiences, their richness and their depth is what make for a truly luxurious life.





Luxury is
Individuality

To be unique; to be yourself;
to be recognized for that
distinction and have the ability
to express that individuality.

We believe that
that is the key to success and
the true basis of luxury.



Luxury is
The Ability to
Take a Pause

It is the ability to take time out from
the pressures of daily life, let the mind
re-charge, let it re-set, to let your
mind breathe and be free.

There is no greater luxury
than a free mind.



Luxury is a Mindscape

painted with the
colours of ease



SCAPES

LUXURY DESTINATION VILLAS

We are not
Real Estate Developers

We are
Experientialists

To think beyond
brick and mortar,
beyond square footage
and floor area ratios

to think of spaces as
the backdrop
to experiences

we call that thinking

Experientialism

and that is our core philosophy.

We think from the perspective of what a space should feel like; what state-of-mind it should evoke; what luxuries it must provide-- and then begin planning a project. It becomes the crux of our decisions on what destinations to choose, which locations and what the design of our villas should be.

We believe that the truest experiences are located where the **mindscape** is in harmony with the **landscape**.

It is this belief that sums us.



Our Cornerstones

PRIVACY

That no experience of a home holds true without Privacy. With that as a basis, we ensure that every project we envision, ensures that you would never be in view to any prying eyes— every development would be enclosed and secure, and that no villa would look into another.

EXPANSE

Having space is the basic building block of luxury. We ensure that all our projects are created with an abundance of space, with enough left over to allow for each area to flow into the other creating a sense of expanse.

LOCATION

We are committed to creating spaces that are explore the best natural assets of the destination we build in to ensure that your villas will always have the best views and allow you to be close to those experiences that you most cherish.

EASE

We believe that complexity is antithetical to experiences. We go the extra mile to ensure that everything is as uncomplicated and easy to use as possible. This reflects both in the spaces we build, and the processes that must be followed.

TRANSPARENCY

We abhor fine prints. We are committed to keep all the cards on the table, so you always know each aspect of your villa's construction. We deliver what we commit to, and we do it keeping you informed every step of the way.

QUALITY

We go the extra mile to ensure that everything that we create is of the optimum quality, whether its tracking down obscure suppliers or researching the newest materials. No corners are ever cut. No compromise ever made.

The Future

Pioneering Villa Developments

Luxury Retirement Villas



There are no Luxury Retirement Spaces in India, as of today. Certainly none that offer the comfort and luxuries that we are used to. With this in mind, Scapes began exploring the possibility of Collections of Villas, set amidst beautiful natural landscapes; yet connected to major Urban Areas; which cater to the elderly. The developments are planned to have cutting edge Wellness and Assisted Living Facilities and Include a top-of-the-line hospital complex within or adjacent to the developments. The Scapes Luxury Retirement Villas are imagined to be positive spaces that foster a community of like minded families.

Luxury Villotels



Imagine having a Holiday Villa in some of India's most beautiful locations, and have your villas earn for you, when you are not using them. That is the concept behind Scapes Villotels. We plan to create boutique villa properties that would be managed and run as Hotels during the periods that you would not be using them. Unlike Time-Share and other similar schemes, these would belong outright to you and be available to you without any lengthy booking times or availability hassles. When you visit, you find your villa, with your belongings and knickknacks the way you wish them to be. You stay in control and let your Villa be whatever you wish it to be.



The People



Sameer
The Visionary

Sameer was recently tagged as one of the top 20 Experientialists by Advertising Age, and is said to have pioneered the thinking behind the term. He began his career in the hospitality sector after having graduated from the Institute of Hotel Management. He then moved to Marketing and Events, where he crystallized his concepts of experientialism drawing from his experiences in hospitality and Events. He sold his 100 Crore Experiential Design firm in 2005 to begin a career in mentoring young entrepreneurs who take his philosophy forward.

Sameer is a Charter member of The Indus Entrepreneur; the prestigious non-profit global network of entrepreneurs and professionals. He also serves on the MICE Advisory board of the Starwood Hotels.

Sameer Joins Scapes as the thinker and the philosopher, and ensures that the company never strays from its commitment to creating spaces with experientiality at its heart.



Rahul
The Financial Wizard

Rahul is a recognized entrepreneur heading companies worth hundreds of crores, but at heart, he's a numbers man. He graduated from the Narsi Monjee Institute with an MBA in '95 and cut his financial teeth working at the HDFC. His entrepreneurial spirit moved him to Kolkata where he set up Petrochemical Distribution. In 2007, Rahul established a steel plant in Durgapur - East India Holdings Pvt Ltd, which today has a capacity of 1.2 lac TPA and a turnover of over a hundred crore. But his heart lay in finance, and has fuelled that passion with a small Equity Brokerage firm in his free time. He is a member of the All India Management Association, a Paul Harris Fellow and a member of The Indus Entrepreneur.

Rahul joins Scapes to get back to his first love, ensuring financial stability and transparency.



Sachin
The Market Guru

Sachin began his career in Sales and Marketing at the Indian Express. In 1995, he Co-Founded Rams Relationships, one of India's premier experiential design organizations. Rams began with pioneering corporate conferences with experience design at its core, and expanded into Events; Reward and Recognition programs in '97. By 2005, Rams Relationships had grown to become one of South Asia's leaders in Events and Conferences. The company is generally held responsible for having changed the industry's outlook towards service delivery and orienting it towards Experientialism, with an enviable client list including Hero Honda to Genpact, General Motors, Diageo, Pernod Ricard, BMW, HP, Tata AIG, Microsoft, Nestle India and Reliance.

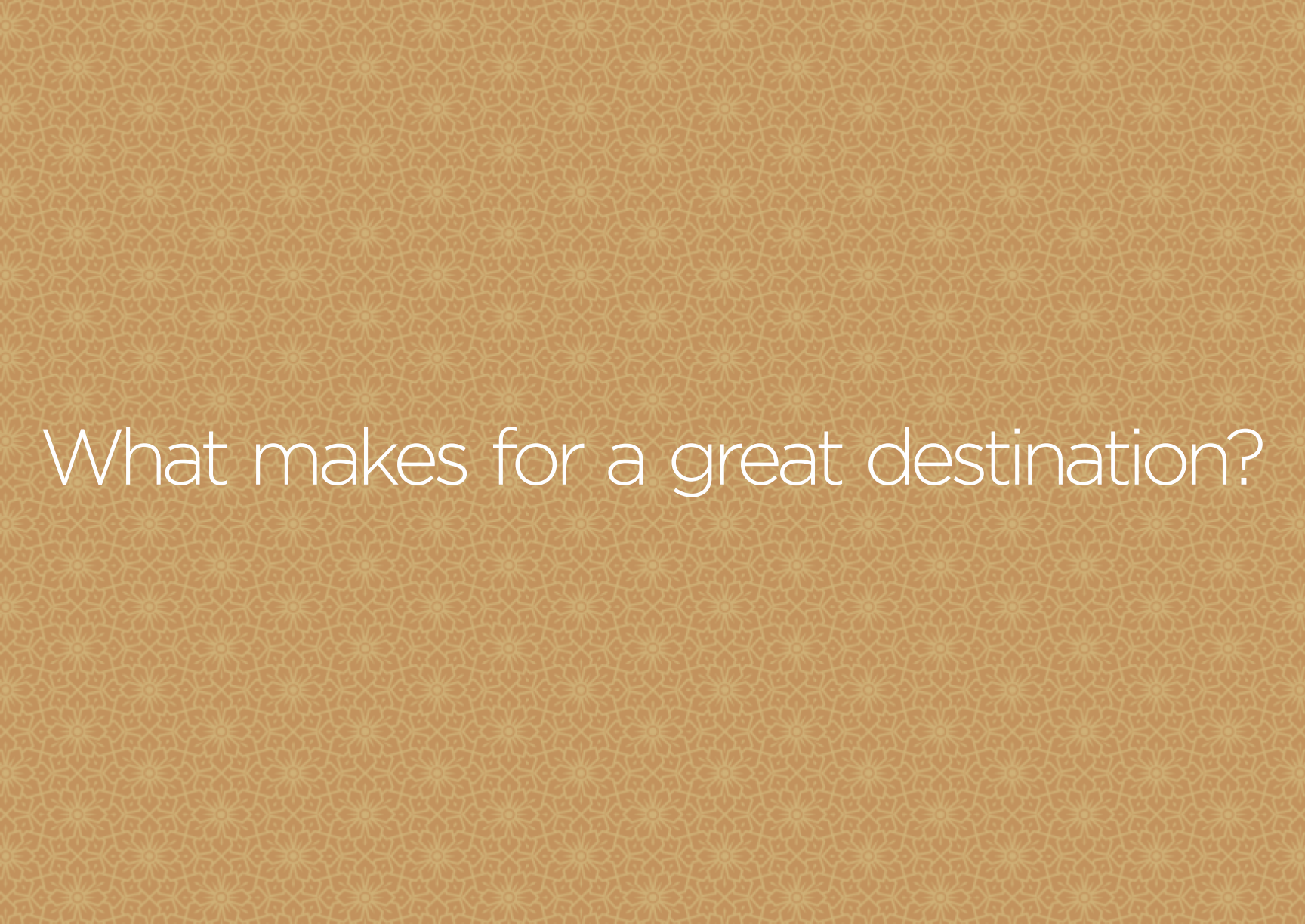
Rams Relationships merged with the WPP group (A Global Fortune 500 Company) in 2007.



Subhash
The Advisor

Subhash knows how to get things done; serving the Indian Navy for 20 years builds you up to do just that. He took premature retirement at the rank of Commander to join the Goa Shipyard Limited, a Public Sector Undertaking under the Ministry of Defense. A mechanical engineer by training Subhash grew fast within the ranks to becoming the Chief of Operations, involved in the planning, production and commercial aspects of the Shipyard. He moved from the Goa Shipyard to head Business Development for the ABG shipyard and from there to becoming the whole-time Director and CEO of the Western India Shipyard Ltd. for the last six years.

Subhash joins Scapes as the On-Ground Wisdom where he will bring his mechanical and construction expertise to bear. Quality Assurance also falls within his purview, being a qualified Lead Auditor of the ISO 9000 system himself



What makes for a great destination?



The Option to Experience

Untrammeled Tranquility

goa



The Option to Experience an

Untouched Culture

North Goa

A MILIEU OF HISTORY AND ART

Home to the most stunning Portuguese architecture, the most prolific artists and the oldest villages, The north district of Goa is where history, heritage and the quintessential Goan lifestyle combine. A veritable hotbed where the arts combine with the everyday to create an atmosphere which is vibrant and alive.



The Option to Experience an

Unhindered Nightlife

Siolim

THE NEW HEART OF GOA

Siolim has grown to become the epicenter of the buzzing North Goan Lifestyle. Ideally situated on the Chapora River, and home to the protected Marna Forest; some of Goa's best venues – from the highest-end eateries, to the poshest nightclubs, are opening their doors in this area. Siolim is fast becoming the preferred address of the who's-who from within the Goan community and the visiting cognoscenti.





SCAPES
Suqin

Master Plan



Villas	Villa Built- Up Area (incl Pool and Terraces) in Sq. m	Plot Size (Exclusive Rights*) in Sq. m	Your Private Area in Sq. m
1 Villa Type 1	423	385	581
2 Villa Type 1	423	430	626
3 Villa Type 3	368	474	599
4 Villa Type 2A	275	184	342
5 Villa Type 2A	275	178	335
6 Villa Type 2A	275	171	329
7 Villa Type 2A	275	217	375
8 Villa Type 2B	202	170	264
9 Villa Type 2B	213	181	275
10 Villa Type 2B	213	260	354
11 Villa Type 2	283	304	469
12 Villa Type 2	283	190	355
14 Villa Type 2	283	190	355
15 Villa Type 2	283	330	494
A Club House			
B Reception			

1) Undivided proportionate share of land will be registered in the buyers' name
2) Parking rights for one car with each villa



The Option to
NOT HAVE TO
CHOOSE



SCAPES
Siolim



SCAPES *Siolim*

Scapes Siolim is a Luxury Boutique Collection Of Villas with an ethos of privacy and exclusivity. Designed in the Tropical Villa style, no villa overlooks another. Located next to protected forests, these villas ensure great views; open, airy spaces and are fitted with top-of-the-line accoutrements for your comfort.





Ashvem
18 minutes
20 Jade Jagger
14 Bardo's
10 La Plage

Morjim
15 minutes
7 Marbela

5
Chapora Fort

Vagator
10 minutes
6 Thalassa

4
St Michael's Church

Anjuna
10 minutes
12 Club Cubana

Baga
15 minutes
8 Cavala
13 Café La Musica
15 Tito's

Calangute
18 minutes
9 A Reverie
17 Malini Ramani
19 The Private Collection

Siolim House
1
2 St Anthony Church
3 Mae De Deus Chapel

Siolim

16
Laurent Rochon

18
Janota Goa

20 Minutes to Everything



HERITAGE

1 Siolim House	2 min
2 St Anthony Church	2 min
3 Mae De Deus Chapel	5 min
4 St Michael's Church	8 min
5 Chapora Fort	9 min



FOOD

6 Thalassa	12 min
7 Marbela	14 min
8 Cavala	17 min
9 A Reverie	19 min
10 La Plage	19 min



NIGHTLIFE

11 Teso Waterfront	5 min
12 Club Cubana	10 min
13 Café La Musica	18 min
14 Bardo's	18 min
15 Tito's	18 min



SHOPPING

16 Laurent Rochon	10 min
17 Malini Ramani	17 min
18 Janota Goa	18 min
19 The Private Collection	20 min
20 Jade Jagger	20 min





Forest of Marna

270° of Protected Forest

With the protected forests of Marna surrounding Sapes Siolim on three sides, your home will always be nestled in the midst of untouched nature.





THE SCAPES CLUB

Find Your Inner Nirvana

at the Scapes Club, equipped with the latest in fitness equipment; Yoga therapies and access to the best wellness experts.



THE SCAPES CAFÉ

Indulge Your Inner Culinaire

at the al-fresco Scapes Café; a place to meet the who's who of Goa while you satiate your gastronomic urges





SCAPES ECO-RESPONSIBILITY

Nurture Your Environment

Rain Water Harvesting, Sewage Treatment Plants, Energy efficient design and Environmentally responsible construction practices make Scapes Siolim one of the most Eco-aware projects.



SCAPES MAINTENANCE

Leave Your Worries Behind

The Scapes Maintenance Plan allows you to ensure that your gardens, pools and external areas remain in perfect condition even while you are away



By Invitation Only



Be Part of a Privileged Few

With just a handful of villas available, Scapes promises to be an exclusive retreat - a community of like-minded individuals who value the same ideas of Wellness, Privacy and Understated Luxury





Plans



Villa Type 1



VILLAS TYPE 1



Ground Floor



1	Entrance Lobby	5' X 5'	7	Dresser	6' X 7'
2	Living Room	14'-1" X 18'-7"	8	Washroom	6' X 14'
3	Powder Room	5' X 7'	9	Pool	30' X 18'
4	Dining	15' X 10'-11"	10	Terrace	
5	Kitchen	13' X 7'	11	Pavillion	
6	Master Bedroom	13' X 16'-3"			



First Floor

1	Study / Bedroom	11'-3" X 11"
2	Washroom	8' X 7'
3	Bedroom	13' X 16'-3"
4	Washroom	6' X 10'



Second Floor

1	Bedroom	14' X 11"
2	Washroom	8' X 7'





Villa Type 2



VILLAS TYPE 2

Ground Floor



1	Living Room	26' X 14'-6"	4	Terrace	
2	Kitchen	7' X 13'	5	Powder Room	3'3" X 8'
3	Lift		6	Pool	9' X 34'

First Floor

1	Master Bedroom	18'-3" X 12'-3"
2	Washroom	7' X 17'
3	Lift	
4	Terrace	
5	Bedroom	14" X 11'
6	Washroom	7' X 9'



Second Floor

1	Bedroom	13'-6" X 12'-3"
2	Washroom	7' X 17'
3	Lift	





Villa Type 2A



VILLA TYPE 2A

Ground Floor



1	Entrance Lobby	5'-6" X 4'-3"	5	Dining Room	11' X 10'
2	Powder Room	3'-3" X 8'-10"	6	Kitchen	6' X 12'
3	Living Room	18'-6" X 14'	7	Verandah	6'-3" X 6'-9"
4	Lift		8	Pool	9' X 26'-6"

First Floor

1	Master Bedroom	14'-6" X 14'
2	Washroom	5'-6" X 8'
3	Terrace	
4	Lift	
5	Bedroom	11" X 15'-3"
6	Washroom	6' X 10'



Second Floor

1	Master Bedroom	18'-6" X 14'
2	Dresser	11' X 7'
3	Washroom	11' X 7'
4	Lift	
5	Terrace	





Villa Type 2B



VILLA TYPE 2B

Ground Floor



1	Living Room	18'-6" X 18'	4	Bedroom	11' X 16'
2	Dining Area	7'-6" X 9'-6"	5	Washroom	5'-6" X 9'-10"
3	Kitchen	11'-6" X 7'	6	Pool	9' X 26'-6"

First Floor



1	Master Bedroom	14' X 18'	4	Bedroom	11" X 16'
2	Lobby	11'-6" X 9'	5	Washroom	5'-6" X 9'-10"
3	Master Washroom	11'-6" X 7'-6"	6	Terrace	



Villa Type 3



VILLA TYPE 3



Ground Floor



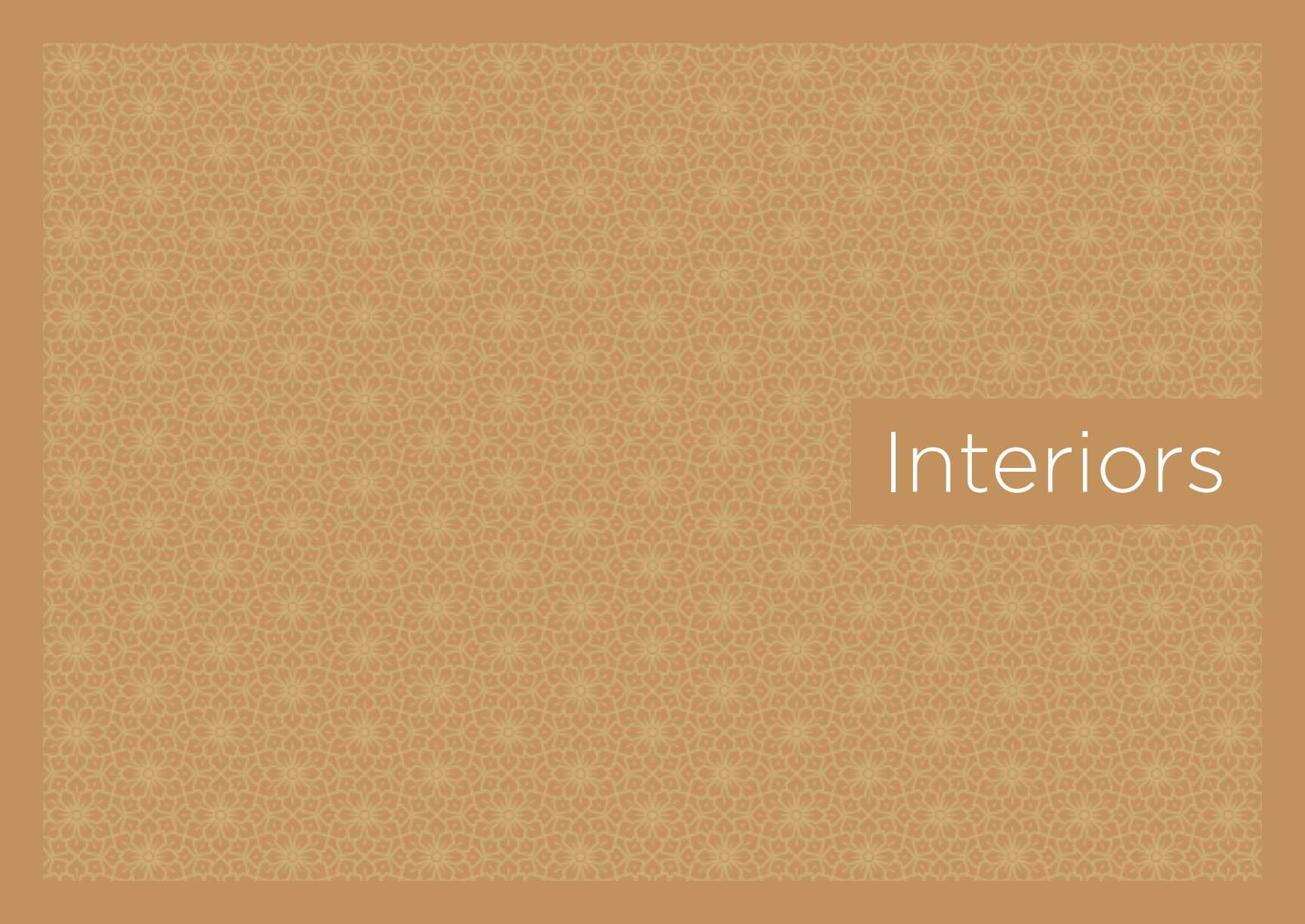
1	Entrance Lobby	5' X 5'	7	Dresser	6' X 10'8"
2	Living Room	14' X 18'7"	8	Washroom	11' X 10'5"
3	Dining	15' X 13'	9	Maid's Room	7' X 10'5"
4	Kitchen	13' X 7'	10	Pool	43'7" X 15'-4"
5	Powder Room	5' X 7'	11	Study	11' X 9'-3"
6	Master Bedroom	13' X 16'-5"			



First Floor



1	Bedroom	14' X 13'	4	Bedroom	13' X 16'5"
2	Study	13'9" X 9'1"	5	Washroom	6' X 10'3"
3	Washroom	10' X 7'	6	Gym	11' X 9'-3"
			7	Terrace	



Interiors



Living Room



Master Bedroom



Bedroom



SAMSUNG

FARBERWARE

.elmar

BOSE
Better sound through research.

Calphalon

SAINT-GOBAIN

DAIKIN

KOHLER.

QUICK-STEP

SIEMENS

DURAVIT
LEBEN IM BAD

BOVER

PHILIPS

hansgrohe

OSRAM

Schindler

good earth

SERRAMENTI
DOMAL



SPECIFICATIONS

Furniture, Appliances & Accessories

	Furniture	Appliances	Accessories
Living Room	1 Three-Seater Sofa 3 One-Seater Sofa 1 Sofa with Ottoman TV Console Table & Side Tables	1 Television LED /LCD Samsung or similar 1 Sound System Bose or similar 1 Split Air-conditioner Daikin or similar	
Dining	1 Six-Seater Dining Table 6 Dining Chairs 2 Bar Chairs	1 Split Air-conditioner Daikin or similar	6 Place Dining Set including Serveware 6 Place Tea Set Dining Cutlery Set Kitchen Cutlery Set 12 Pc. Kitchen Cookware Set 8 Place Table Linen Set Glassware set of 6+6+6 Set of Container and Jars Goodearth or similar
Kitchen	Fully Fitted-out Designer Kitchen Elmar Cucina, Italy	Refrigerator Oven and Cooker Microwave Food Processor Electric Kettle Dish-washer Siemens or similar	
Master Bedroom	King-size Bed with 8" Mattress 2 Bed-side Tables 1 Sofa with Ottoman 2 Wardrobes	1 Split Air-conditioner Daikin or similar	2 Bed-sets 2 Towel sets
Bedroom	King-size Bed with 8" Mattress 2 Bed-side Tables 1 Sofa with Ottoman 1 Wardrobe	1 Split Air-conditioner Daikin or similar	2 Bed-sets 2 Towel sets
Washroom	All the fittings used would be Hansgrohe, Duravit, Kohler, Jaquar or similar		
Outdoor Areas	1 Six-Seater Dining Set 1 Canvas Sun Umbrella 1 Pavilion Day-bed 2 Pool-deck Chairs 6 Verandah Easy Chairs 3 Side Tables	1 BBQ unit	

All areas private & public shall be landscaped, manicured and maintained by the estate till the society /RWA takes over



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