

SOUZCO
HOMES & ESTATES

THE RETREAT

Hogares Regales

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A PRIVATE ENCLAVE OF EIGHT REGAL VILLAS
IN THE HEART OF SALIGAO, NORTH GOA

Introducing **The Retreat** – an exclusive collection of just 8 exquisite villas, set across a generous 3906 sq. meters in the tranquil village of Saligao, in the heart of North Goa. Designed to evoke a sense of regal heritage and contemporary luxury, each residence is a private haven inspired by the village's rich cultural tapestry.

Located beside the iconic Mae de Deus Church – the only Neo-Gothic marvel of its kind in Asia – The Retreat draws inspiration from centuries of architectural elegance and spiritual calm. Constructed in the late 1800s by Senhor Manuel Ferreira Martins, the church stands as a symbol of timeless beauty and cultural pride.

Tucked away from the coastal crowds yet moments from Goa's vibrant beaches, these villas offer the perfect balance between peaceful seclusion and connectivity. Surrounded by heritage homes, swaying coconut palms, paddy fields, and the serene Goan village landscape, each home is a tribute to graceful living – where modern design meets royal charm.

Discover an elevated lifestyle, rooted in tradition, wrapped in luxury – only at **The Retreat**.



THE NEIGHBORHOOD

Beyond the gates of *The Retreat* lies a world of quiet sophistication. Nestled amid Saligao’s leafy lanes is a close-knit community where heritage meets a contemporary rhythm of life. Here, mornings begin with the sound of church bells and the scent of frangipani, while afternoons unfold in sun-dappled cafés and artful courtyards.

A short drive connects you to Goa’s most sought-after experiences – from the golden beaches of Candolim and Calangute to the boutiques and restaurants of Panjim. Manohar International Airport (Mopa) is approximately 23–25 km away, while Mall de Goa, CMS Polyclinic, and local markets sit comfortably within the neighbourhood, ensuring everyday conveniences are always nearby.

This is more than a location – it’s a way of living: serene, cultured, and distinctly Goan, where time moves a little slower and every moment feels effortlessly refined.

PRIME LOCATIONS



THE RETREAT



MAE DE DEUS CHURCH



SALIGAO COCONUT TREE ROAD

COCONUT
TREE ROAD

MAE DE
DEUS
CHURCH

THE
RETREAT



SITE CONTEXT





MASTERPLAN

TYPE A

Villas - I, II, III, VI

TYPE B

Villas - IV, V

TYPE C

Villas - VII, VIII

MAINTENANCE ROOM

SECURITY CABIN

A COMMUNITY DESIGNED FOR COMFORT & PRIVACY

The site layout has been thoughtfully planned to optimize space, privacy, and accessibility. Each villa is strategically positioned along a wide internal road, ensuring convenient access and smooth circulation within the community. With landscaped surroundings, dedicated parking spaces, and a private pool for every villa, the design blends comfort with exclusivity.

The masterplan achieves a harmonious balance between privacy and openness, integrating lush green pockets, well-defined pathways, and modern living amenities – all within a secure gated community that seamlessly complements Goa's natural charm.





SAVOR LIFE AT NATURE'S CORE

TYPE A

This Type A Ground + One villa features 3 bedrooms with en-suite bathrooms, a double-height dining area, a spacious kitchen with breakfast counter, and a staff room with a separate entry. The expansive backyard, a private pool, and a large deck offer ample space for leisure and entertaining, making this home both stylish and inviting.



VILLA I, II, III, VI

FLOOR WISE AREA		
GROUND	143.10 Sq. M	1540 Sq. Ft
FIRST	85.76 Sq. M	923 Sq. Ft
POOL + DECK	36.81 Sq. M + 34.40 Sq. M	396 Sq.Ft + 370 Sq. Ft
VICINITY	~ 150.00 Sq. M	~ 1614 Sq. Ft



TYPE A GROUND FLOOR



TYPE A

FIRST FLOOR



TYPE B

This Type B Ground + Two villa features 4 bedrooms with en-suite bathrooms and dedicated walk-in spaces, a double-height dining area, a spacious kitchen with a breakfast counter, and a staff room with a separate entry and a provision for a lift. In addition, two open terraces—one overlooking the backyard pool and another facing the street with a pergola shade—along with two balconies, create a perfect balance of privacy and openness in this elegant, thoughtfully designed home.



VILLA IV & V

FLOOR WISE AREA		
GROUND	140.02 Sq. M	1507 Sq. Ft
FIRST	102.43 Sq. M	1103 Sq. Ft
SECOND	74.81 Sq. M	805 Sq. Ft
TERRACE	28.06 Sq. M	302 Sq. Ft
POOL + DECK	36.00 Sq. M + 10.06 Sq. M	388 Sq.Ft + 108 Sq.Ft
Vicinity	~ 200.00 Sq. M	~ 2152 Sq. Ft

TYPE B

GROUND FLOOR



TYPE B

FIRST FLOOR



TYPE B

SECOND FLOOR



TYPE C

This Type C Ground + One villa features a large living area with 3 bedrooms with en-suite bathrooms including a master suite with walk-in closet, a double-height dining area, kitchen with breakfast counter, and a staff room with a separate entry. A vast backyard, a private pool with deck, a balcony overlooking the pool, and an open terrace complete this warm and sophisticated home.



VILLA VII & VIII

FLOOR WISE AREA		
GROUND	176.83 Sq. M	1903 Sq. Ft
FIRST + TERRACE	84.48 Sq. M + 17.41 Sq. M	909 Sq. Ft + 187 Sq. Ft
POOL	36.00 Sq. M	388 Sq. Ft
Vicinity	~ 160.00 Sq. M	~ 1722 Sq. Ft



TYPE C

GROUND FLOOR



TYPE C

FIRST FLOOR



PROPERTY MANAGEMENT SERVICES



MAINTENANCE



SECURITY CAMERA



AUTOMATION SYSTEM



POOL MAINTENANCE



WASTE MANAGEMENT



DIESEL GENERATOR

MATERIALS & MAKERS

STRUCTURE

- RCC framework with Laterite stone for load-bearing walls and high-strength brickwork for partitions.

PAINT & PLASTER

- External: Double-coat plaster with premium weather-shield paint for lasting protection.
- Internal: Smooth single-coat plaster finished with elegant OBD paint on walls and ceilings.

FLOORING

- Premium vitrified tiles for an elegant and lasting finish throughout the home.

KITCHEN

- A modern modular kitchen featuring a quartz stone countertop and a premium quartz composite sink, inclusive of appliances such as a fridge, hob, RO filter, dishwasher, microwave, and oven, designed for refined contemporary living.

LAUNDRY

- An in-built utility cabinet seamlessly integrating a washer & dryer, designed to create an efficient and organized laundry space.

DOORS & WINDOWS

- Main and internal doors crafted in teak wood for timeless warmth and elegance.
- Periphery openings framed with sleek UPVC sections and toughened glass for lasting elegance and safety.

BATHROOMS & PLUMBING

- Sanitaryware: Kohler, for superior comfort and design.
- Pipework: Finolex or equivalent for reliable plumbing systems.

ELECTRICAL

- Wiring: Concealed Havells / Polycab for efficiency and safety.
- Switchgear: Legrand or equivalent for reliable, long-term performance.

POOL

- Built-in filtration system for crystal-clear water.

TERMS AND CONDITIONS

- All plans, layouts, images, and specifications shown in this brochure are illustrative and indicative only. The developer reserves the right to make changes as deemed necessary or as directed by authorities.
- All dimensions are near-approximate and subject to site conditions.
- The furniture, fixtures, and decorative items shown are only for representation and are not part of the standard offering unless expressly stated in the agreement.
- Common area maintenance will initially be undertaken by the developer or its appointed agency. Maintenance deposits and monthly charges shall be payable by purchasers as applicable.
- The contents herein shall not be construed as an offer, representation, or warranty. Final terms and conditions shall be as per the agreement for sale/booking form signed between the parties.

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