



COCO BAÍA  
BY ANOKHA  
— ESTATES —



FROM THE CREATORS OF  
VILLA IN THE PALMS AND THE TERRACES, COMES



—\* 16 LUXURIOUS VILLAS \*—

Rera Registration No. PRGO11221831







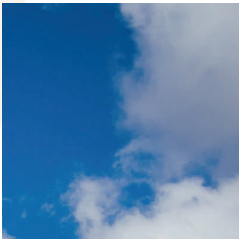




# CENTRALLY LOCATED

Premium, luxury living at Pilerne, Goa – serene village in North Goa minutes from the beach, top restaurants, cafés, and lifestyle stores

Close to Candolim & Sinquerim Beaches, Coco Beach, Reis Magos, Nerul, Saligao, Sangolda & Porvorim





### 3 MINS TO

Hilton Goa Resort  
 Cantare Jazz Club  
 House of Lloyds  
 Mafia Cocktail Bar  
 Museum of Goa  
 Nerul River

### 5 MINS TO

Coco Beach  
 Reis Magos Fort  
 Ahilya By The Sea  
 Tereza Beach House  
 Carlitos by the Sea  
 Lazy Goose  
 Sol de Goa  
 Babazin

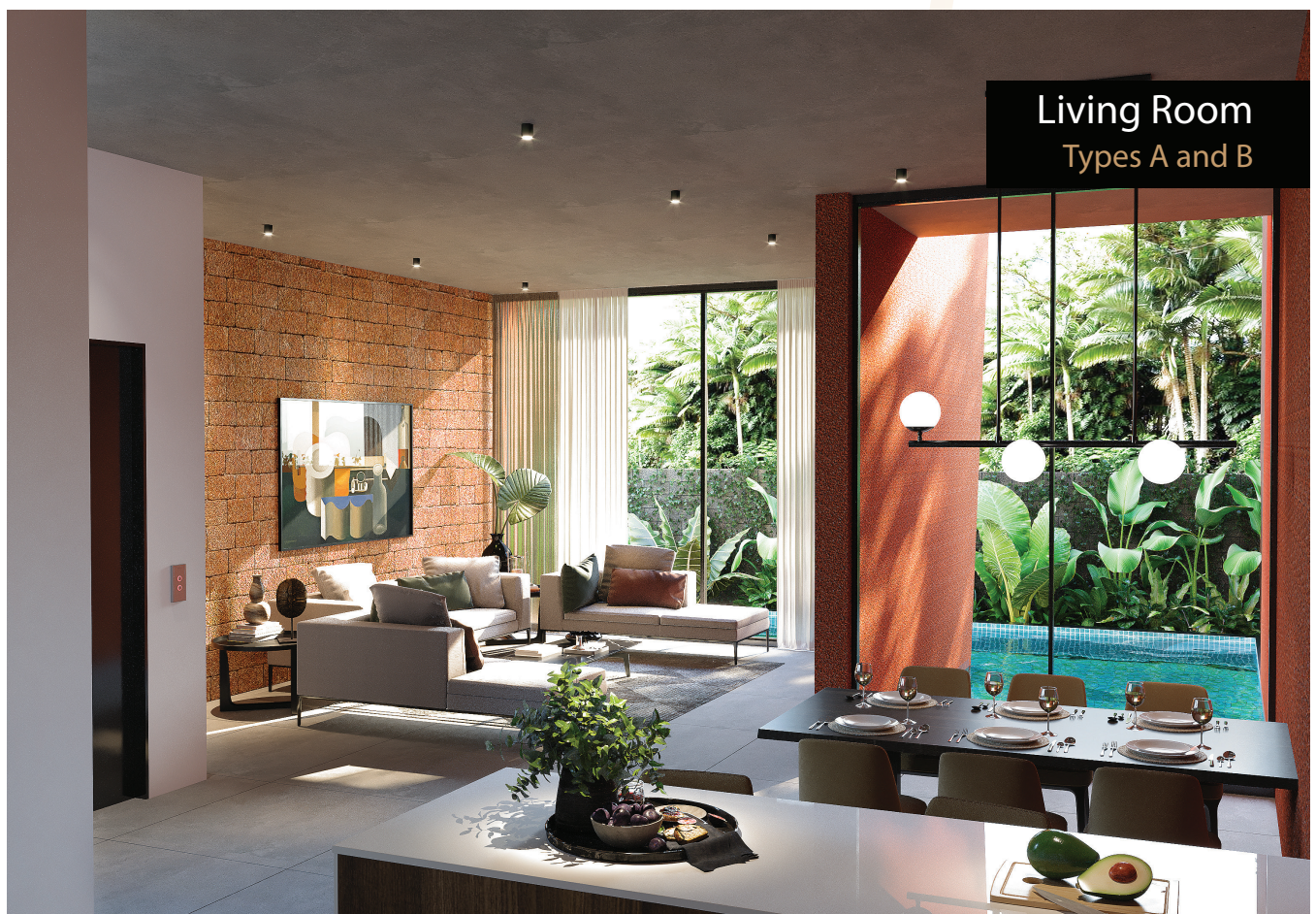
### 10 MINS TO

Candolim Beach  
 Sinquerim Beach  
 Delfino Supermarket  
 Yazu  
 Ping's Bia Hoi  
 Morgan's Place  
 Mezmiz  
 Freedom Tree  
 The Flame Store  
 Paperboat Collective  
 Literati  
 Art Chamber  
 Amavi  
 Calamari  
 SinQ  
 Taj Holiday Village  
 Taj Fort Aguada  
 Snip Salon  
 Neomis Salon  
 Villa in the Palms



# VILLA TYPE A, A1

Each Triplex Villa features private garden and pool, elevator, 4 large bedrooms with en suite bathroom, balconies, terraces and/or decks (both covered and uncovered) on each floor, luxurious master suite with double vanity bath, powder room, large living and dining room with open-plan kitchen, private car park, floor-to-ceiling windows, exposed brick walls, 100 percent generator backup. Some with open-air "sky bridge" over internal road. Top floor bar & lounge. Built up areas ranging from 260 to 272 square meters, super builtup from 302 to 330 square meters. Fully furnished.







**Bedroom**  
Types A and B



**Jaczzy Terrace**  
Villa 10 only





Top floor Bar & Lounge  
Types A and B



Side View  
Type A





The Villa  
Types A and B



Sky Bridge  
Type A





## TYPE A SIZE

Builtup Area:

**2,800 to 2,930 sq ft**

Garden Area:

**795 to 1,585 sq ft**

Carpet Area:

**2,205 to 2,400 sq ft**

Plot Area:

**1,810 sq ft to 2,600 sq ft**

Super Builtup Area:

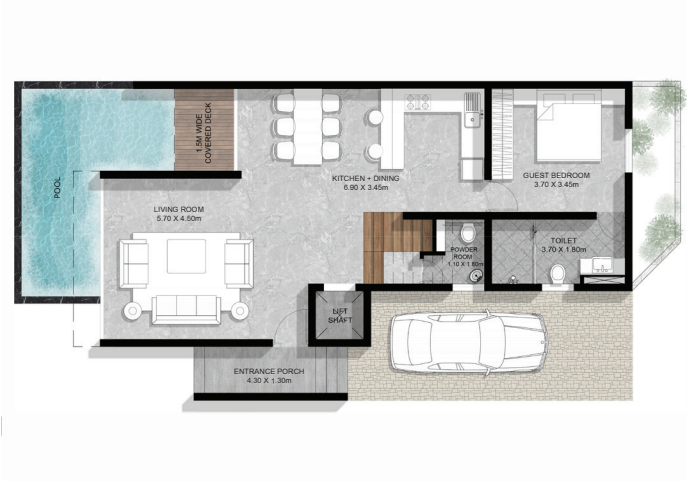
**3,255 to 3,545 sq ft**

Pool Area:

**210 sq ft**



# VILLA TYPE A



TYPE A – GROUND FLOOR



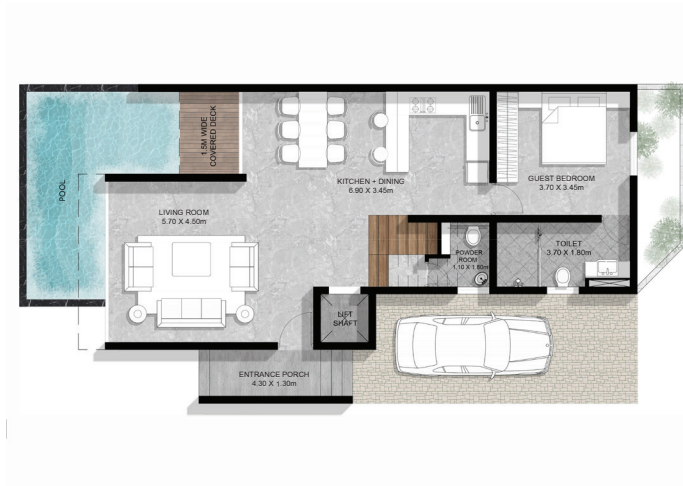
TYPE A – FIRST FLOOR



TYPE A – SECOND FLOOR



# VILLA TYPE A1



TYPE A1 – GROUND FLOOR



TYPE A1 – FIRST FLOOR



TYPE A1 – SECOND FLOOR



# VILLA TYPE B, B1, B2

All ground-plus-two villas feature private pool and garden, elevator, and 4 bedrooms with en suite bathrooms (B and B1 types with ground floor study room convertible into 4th bedroom, B2 types with top floor lounge convertible into 4th bedroom). Terraces and balconies on every floor, poolside deck, large living and dining room with open-plan kitchen, lush master suite with double vanity wash basins, floor-to-ceiling windows, powder room, exposed brick walls. Top floor bar & lounge. Some with open-air "sky bridge" over internal drive-way. 100 percent power backup. Builtup area 243 to 251 square meters, super builtup 279 to 302 square meters. All fully furnished.







Rooftop Bar & Lounge  
Types A1 and B2



The Villa  
Type B1





Bedroom  
Types A and B



Rooftop Bar & Lounge  
Type B2





**Bedroom**  
Types B1 and C



**The Villa**  
Types A and B





## TYPE B SIZE

Builtup Area:

**2,610 to 2,700 sq ft**

Garden Area:

**745 to 995 sq ft**

Carpet Area:

**2,030 to 2,185 sq ft**

Plot Area:

**1,655 to 1,905 sq ft**

Super Builtup Area:

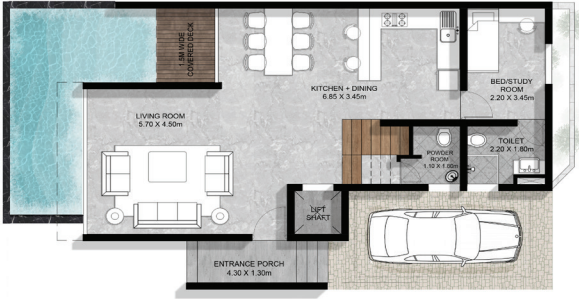
**3,085 to 3,250 sq ft**

Pool Area:

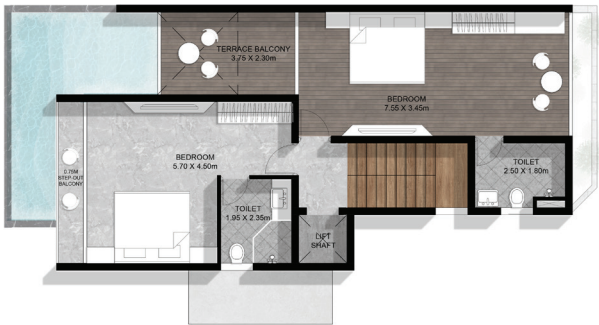
**155 to 210 sq ft**



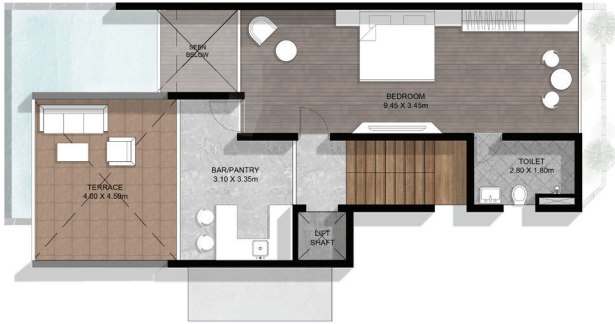
# VILLA TYPE B



TYPE B – GROUND FLOOR



TYPE B – FIRST FLOOR



TYPE B – SECOND FLOOR



# VILLA TYPE B1



TYPE B1 – GROUND FLOOR



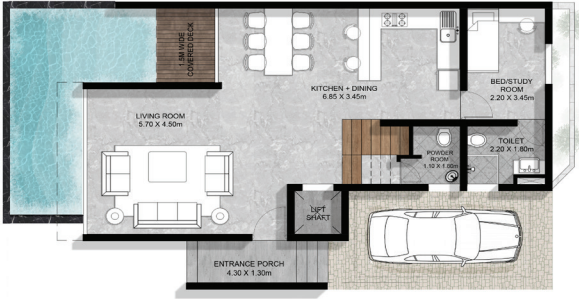
TYPE B1 – FIRST FLOOR



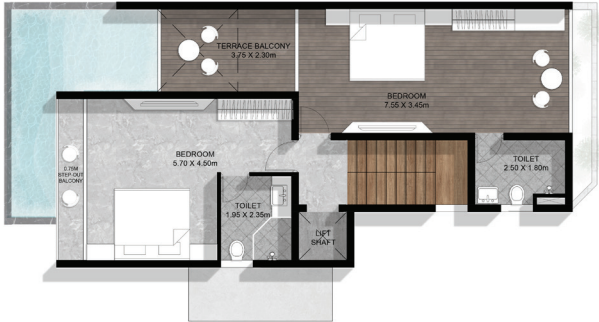
TYPE B1 – SECOND FLOOR



# VILLA TYPE B2



TYPE B2 – GROUND FLOOR



TYPE B2 – FIRST FLOOR



TYPE B2 – SECOND FLOOR



# VILLA TYPE C

Ground-plus-two Triplex Villas featuring 3 bedrooms, private garden and pool, luxurious master suite with double vanity bath, exposed brick walls, floor-to-ceiling windows, balconies and terraces on every floor. All with private elevator. Large living and dining area with open-plan kitchen, poolside deck, open-air "sky bridge" over internal road. Open air terrace at top floor. 100 percent power backup. Builtup area 218 square meters, super builtup 281 square meters. Fully furnished.





Top Floor Terrace  
Type C



The Villa  
Type C











## TYPE C SIZE

Builtup Area:  
**2,350 sq ft**

Carpet Area:  
**1,825 sq ft**

Super Builtup Area:  
**3,025 sq ft**

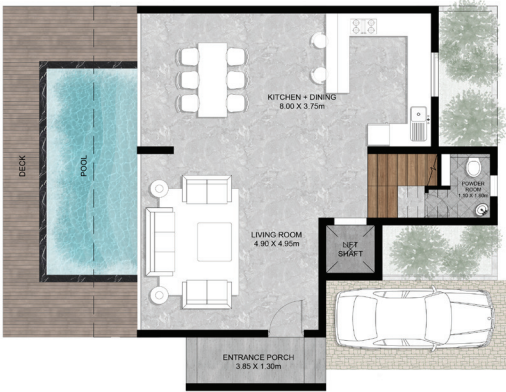
Garden Area:  
**705 sq ft**

Plot Area:  
**1,545 sq ft**

Pool Area:  
**155 sq ft**



# VILLA TYPE C



TYPE C – GROUND FLOOR



TYPE C – FIRST FLOOR



TYPE C – SECOND FLOOR





The villas at **Coco Baía** follow the same architectural philosophy as **Villa in the Palms** and **The Terraces** – a “neo tropical” style featuring blurred lines between indoor and outdoor spaces, pockets of nature through broad terraces that look down on private gardens and to the tropical green landscape lining the horizon. Each villa becomes a private equatorial oasis, with lush landscaping blending in with the natural environment. The open spatial layout with large windows and minimal internal partitions allows for ample cross ventilation, harnessing the tropical breezes from the nearby river and sea.

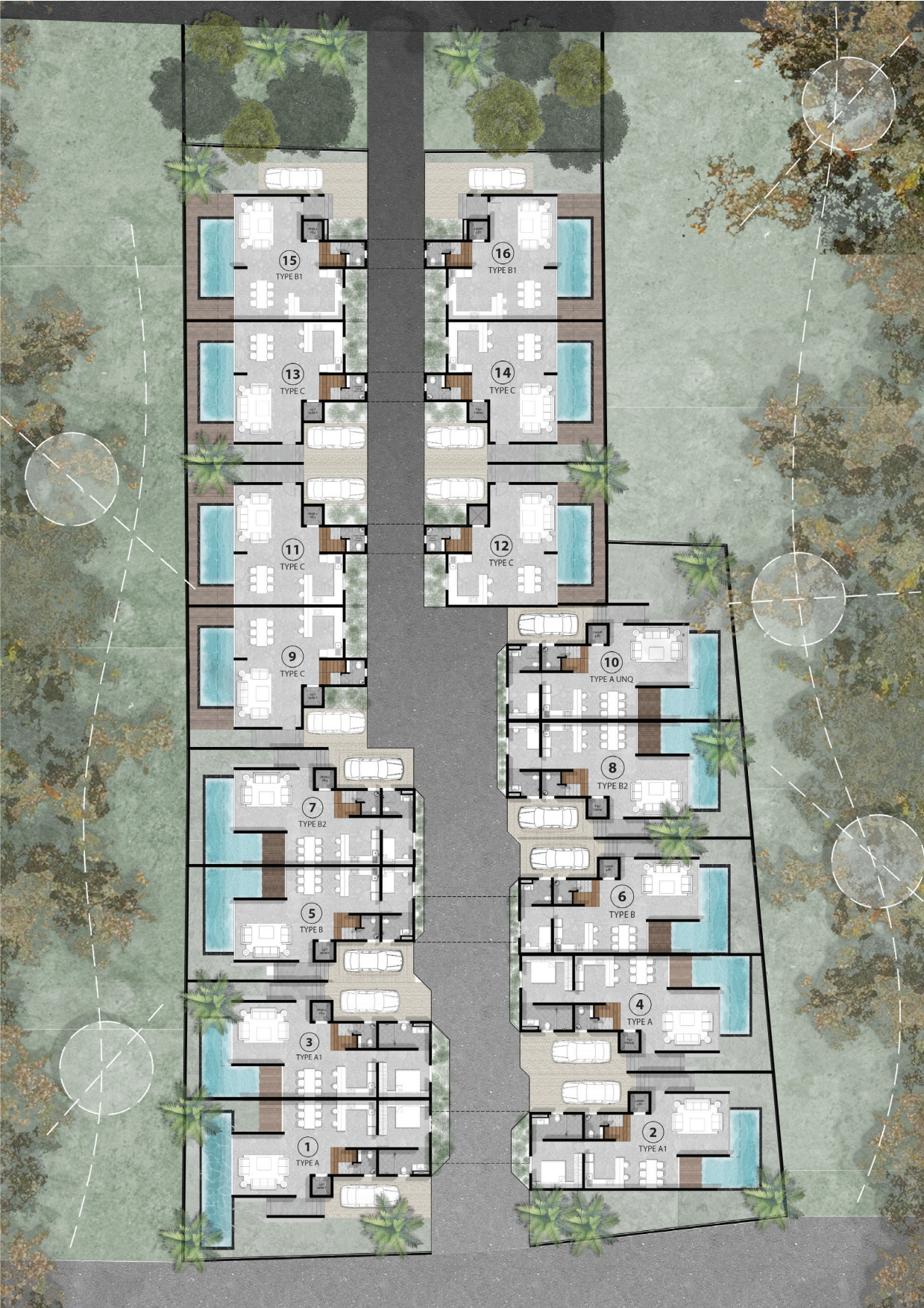
**Possession November 2024**

ARCHITECTS:

PLAYGROUPSTUDIO **PLAYGROUP**



# SITE MAP





# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC framed structure
- External walls with laterite masonry
- Internal walls in fly ash bricks
- High plinth-levels with damp-proofing below the ground-floor
- Reinforced-concrete sloping roofs
- Waterproofing for terraces/sundecks and sloped roofs

## INTERNAL

- A combination of high-quality vitrified tiles and wooden flooring
- Gypsum plaster/putti finish for walls
- Floor to ceiling windows of aluminium glass panels (to exterior)
- Sal wood flush doors with SS ironmongery to all rooms
- Glass handrails for balconies and staircase
- All lighting fixtures provided
- Elevator in each villa

## EXTERNAL

- Private landscaped garden with lawn
- Private pool
- Personal car park/driveway with stone paving
- Outdoor garden lighting

## TERRACES

- Top quality outdoor floor tiles
- Exposed laterite walls
- Shaded pergolas
- Landscaping with ambient lighting
- Outdoor furniture – (rattan)
- Provision for barbecue and bar

## KITCHEN

- Modern modular state-of-the-art kitchen
- Quartz (engineered stone) counter tops
- Designer ceramic tiles as back splash over quartz worktops
- Hettich fittings for pull outs and shutters
- Large stainless-steel sink in kitchen
- Hob and chimney
- Washer and dryer
- Kitchen appliances (fridge, oven, dishwasher)

## ELECTRICAL

- Full power back-up for entire compound
- Full generator backup for each villa
- Built-in cabling for satellite TV
- High quality covered wiring with branded modular switch



# SPECIFICATIONS

## FULLY FURNISHED

- Fitted furniture, loose furniture, and soft furnishing
- Home appliances (All ACs, geysers, kitchen appliances)
- One living room set
- One dining room set
- Full set for each bedroom (bed, side tables, chest of drawers, etc)
- Bar & Seating for top floor lounge (for A & B type villas)
- Built in wardrobe for each bedroom
- Outdoor furniture
- Curtains & blinds

## SERVICES

- 24-hour security
- CCTV in all common areas
- Fire fighting systems
- Visitors car parking
- On call concierge service/reception desk
- Double entrance (west and east roads) with security cabins

## BATHROOMS

- Kohler/Toto fixtures and fittings
- High quality vitrified tiles for walls and floor (anti-skid)
- Toughened glass partitions to shower area
- Quartz/granite wash basin counter tops
- Double vanity (his and hers wash basins) in master suite
- Electrical water heater for all bathrooms.

## RENT-BACK OPTION

- Rental management for all owners wishing to participate, including advertising, housekeeping, key delivery, booking and fee collection.



ALSO BY ANOKHA ESTATES

# VILLA IN THE PALMS

*Villa in the Palms*, a single residence, 7500 square foot villa located in Sangolda, Goa, is the winner of the International Property Award for Best Single Residence in Asia Pacific, the Architecture MasterPrize, and the Aces of Space Design Award. Arch Daily, the “Bible” of global architecture coverage, named it one of the top 80 homes of the world (one of only two in India). Today, it serves as a celebrity guest house catering to the well-heeled of India and beyond.









ALSO BY ANOKHA ESTATES

# THE TERRACES

**The Terraces** by Anokha Estates is another project in Pilerne, Goa, featuring 8 triplex villas, 2 uber luxury condos, and 2 stunning triplex penthouses with panoramic views of the surrounding fields and hills. Clean lines, open spaces and seamless integration into the lush tropical landscape carry forth Anokha Estates' neo-tropical vision of luxury living in Goa.









ABOUT

# ANOKHA ESTATES

Anokha, the Hindi word for “One Of A Kind,” is the estates company founded by Marisha Dutt and Steven Gutkin. The married couple have been building, renovating, buying and selling homes for many years, in Goa, Jerusalem and Atlanta, Georgia. Their creation **Villa in the Palms** stands out as one of the finest and most awarded homes in the world. Their current projects, **The Terraces** and **Coco Baía**, are carrying forward their vision of bringing “neo-tropical” architectural excellence to the sub continent. Steven’s family has been in the real estate development business in Arizona since the 1930s. To read about his extraordinary life journey, Google: Steven Gutkin From Taliban Bombs to Coconut Palms!

ANOKHA  
— ESTATES —



# ANOKHA ESTATES AWARDS





