



Belmont – Luxury Villas with Majestic River Views

Kadamba Plateau, Goa

Contemporary Villas on the Banks of the Mandovi River

This property was originally published in the Prime Properties Fall 2010 edition. Since then the clubhouse and swimming pool (both pictured in this edition) have been finished, and additional villas constructed.

Built on the lush Kadamba Plateau, these contemporary villas are surrounded by verdant greenery and face the clear stretch of the majestic Mandovi River upstream from Goa's capital, Panjim. Adding to the fine vistas and picturesque surroundings are the beautiful islands of Diwar and Chorao dotting the river. All the villas face the river and its islands, and also offer views of the spires of the churches and cathedrals of Old Goa. On clear summer days, these views extend as far as the Western Ghats.

This boutique development, spread across approximately 15 acres, includes 44 villas ranging from three-bedroom, duplex villas to four-bedroom, triple floor ones. The Belmont site is bounded by a secure perimeter wall, and the grounds are well lit, with power back-up facilities, property management staff and security on site and on call at all times. The landscaped grounds are dotted with manicured lawns and gardens, water bodies and children's play areas. In addition, the property comes with a well-equipped clubhouse located on the highest point of the property that includes air-conditioned spaces for large gatherings and comes complete with a state-of-the-art gym, card tables and comfortable sofas to lounge on. Large picture windows provide an uninterrupted view of the Mandovi River below and the lush landscape of Old Goa in the distance. Running the length of one side of the club house is an infinity pool looking out across the plateau and river, ideal for a relaxing dip, and the outdoor tables on the verandah are a good place to unwind after exercising in the gym.

For further details on individual villas, please see overleaf.

Location Profile:

The curved Kadamba Plateau is located on the banks of the Mandovi River, facing the islands of Diwar and Chorao. In close proximity to the verdant Salim Ali Bird Sanctuary and the Chorao Sanctuary, this plateau is also just upstream of Panaji, the capital city of Goa. A quiet city sandwiched between the beautiful Western Ghats, the Mandovi River, and the Arabian Sea, Panaji boasts of several waterfront restaurants and floating casinos on the River Mandovi, grand churches and heritage homes. There are no malls, only well stocked markets.

Located at Chimbel Village, a sparsely populated area just outside Panjim, this property is easily accessible by the National Highway 4A which passes close and connects with most major road networks across the country. The Dabolim International Airport is approximately 27 kilometers away. The nearest railhead is Karmali Station, a mere 8 kilometers away. Along the NH 4A that leads from Panaji to Ponda are some of Old Goa's most beautiful heritage sites. All other facilities are also in close proximity, including some of the finest health care facilities in Goa like Vivus, Apollo Victor etc.

Asking price: 3 BR Bali villas Rs. 2.5 crores | US \$568,000
 4 BR Superior-I villas Rs. 4.50 crores | US \$1.02 million
 4 BR Superior-II villas Rs. 4.25 to 4.5 crores | US \$966,000 to 1.02 million
 4 BR Majestic villas Rs. 5.5 crores | US \$1.25 million

No fee will be charged to the buyer for this purchase

Villas at various stages of construction ranging from unconstructed to fully finished
 Built up area: 2900 square feet (3 BR) and 4350/4750/5000 square feet (4 BR)

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (Mumbai), +91 (0) 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 (0) 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed

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Highlights and Amenities:

Three-Bedroom Bali Villas

- A limited edition of 4 villas with a built up area of approximately 2900 square feet each
- 2 floors
- Modular kitchen with vitrified tile floor and walls
- Italian marble flooring in living areas, wood laminate floors in bedrooms
- Large French doors and windows in German UPVC sections
- Built-in wardrobes in bedrooms
- Master bathroom comes fitted with a German Kohler Jacuzzi, glass screened shower and Kohler fittings. Other bathrooms will have glass shower cubicles and Kohler sanitary ware and plumbing fittings
- Staff quarters and restroom
- Swimming pool (shared by two adjacent Bali Villas, which may be purchased together as a six-bedroom holiday home)

Four-Bedroom Superior I Villa

- Built up area of approximately 4750 square feet each
- 3 floors
- Each villa enjoys an unrestricted view of the Mandovi river
- Parking space
- Internal elevator
- Modular kitchen with vitrified tile floor and walls
- Italian marble flooring in living areas, wood laminate floors in bedrooms
- Built-in wardrobes in bedrooms
- Master bathroom comes fitted with a German Kohler Jacuzzi, glass screened shower and Kohler fittings. Other bathrooms will have glass shower cubicles and Kohler sanitary ware and plumbing fittings
- Staff quarters and restroom
- Private swimming pool

Four-Bedroom Superior II Villa

- Built up area of approximately 4350 square feet each
- 2 floors
- Each villa enjoys an unrestricted view of the Mandovi river
- Double parking space
- Internal elevator
- Modular kitchen with vitrified tile floor and walls

- Italian marble flooring in living areas, wood laminate floors in bedrooms
- Built-in wardrobes in bedrooms
- Master bathroom comes fitted with a German Kohler Jacuzzi, glass screened shower and Kohler fittings. Other bathrooms will have glass shower cubicles and Kohler sanitary ware and plumbing fittings
- Staff quarters and restroom
- Private swimming pool

Four-Bedroom Majestic Villas

- A limited edition of 4 villas with a built up area of approximately 5000 square feet each
- 2 Floors
- Each villa enjoys an unrestricted view of the Mandovi river
- Double parking space
- Internal elevator
- Kitchen with vitrified tile floor and walls
- Italian marble flooring in living areas, wood laminate floors in bedrooms
- Built-in wardrobes in bedrooms
- Master bathroom comes fitted with a German Kohler Jacuzzi, glass screened shower and Kohler fittings. Other bathrooms will have glass shower cubicles and Kohler sanitary ware and plumbing fittings
- Staff quarters and restroom
- A private infinity pool

All Villas

- Generous water supply with a water treatment plant on the property
- In house sewage treatment plant
- Power supply is backed up by on-site generators to ensure an uninterrupted supply
- On-site transformers for fluctuation free power supply
- All air-conditioning ducts, diffusers and tubing are provided along with split Samsung air-conditioners of required tonnage
- Villas come with geysers, ceiling fans, exhaust fans and videophone access-control security systems.



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