



**Champaka by Tarun Tahiliani-
Magnificent Villas on the Banks of the Moira River**

Goa

SAFFRONART



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River Champaka (rendering)



Courtyard Champaka (rendering)

Champaka by Tarun Tahiliani

Champaka is an ambitious project by one of India's most renowned fashion designers, Tarun Tahiliani, who has set the tone for elegant living not just in haute couture but also with his foray into designing homes in the past few years. Tahiliani has once again lent his signature stamp to prime second homes with Champaka, the latest in a short list of Goan villa embodying his personal and highly discerning taste. Three of his villas were previously featured on Saffronart and were very well received.

Champaka will comprise three spacious four-bedroom contemporary villas—River Champaka, Courtyard Champaka and Orchard Champaka, sprawled across approximately 1.11 acres. Nestled amidst vast paddy fields and overlooking the Moira river, all three villas open to unobstructed, breathtaking views of greenery. Each villa is envisioned as a duplex boasting elegant courtyards, large fully air-conditioned rooms, and floor-to-ceiling windows allowing for gentle cross-breezes.

The lower levels open to an entrance foyer, and passages lead to sun-bathed living and dining areas. Furbished with Hettich fittings, a modular kitchen lies adjacent to the dining areas. Spacious guest bedrooms and en-suite bathrooms are located on the ground floor. Taking the stairs to the first floor, the master bedrooms feature large windows opening to stunning vistas. The corridors lead to two other bedrooms, one of which has an adjacent dressing room and in-situ seating. Handpicked Indian stones, mosaic, inlays and wood promise a truly indigenous feel.

While the villas are opulent in terms of space, their integration with nature lends a feeling of living in the midst of it. River and Orchard Champaka feature courtyards dotted with tropical plants and trees, and Courtyard Champaka, a wide passage for leisurely strolls. Private bars open to capacious outdoor pools with wooden decks, and a medley of fragrances waft across from the neatly manicured gardens enclosing the property.

One can lounge in the patios overlooking the pool and fields, or stroll in the orchard common to all three villas. Each villa has parking space for one car, with additional parking just outside the premises. The entire property will be manned by security personnel, available 24 hours, and security cameras provided by AMC Solutions.

Champaka is easily accessible and well connected despite being insulated from the bustling chaos of city life. Taking the NH17A from Dabolim airport, one reaches the villas within an hour. Calangute, with its vibrant, thriving market scene and beaches, is 7 kilometres away. The Moira church is a kilometre from the property. When the sea beckons, an escape to North Goa's sprawling beaches is accomplished within fifteen to twenty minutes.

This property is under construction. River Champaka is scheduled to be completed by March 2015.

** All images for this property are computer renderings*



Dining room (rendering)



Living room (rendering)

Highlights:

- Total Moira site measuring approximately 1.11 acre
- Built-up areas:
 - River Champaka: Approximately 6,704 square feet
 - Courtyard Champaka: Approximately 7,743 square feet
 - Orchard Champaka: Approximately 7,915 square feet
- Private garden areas:
 - River Champaka: Approximately 3,218 square feet
 - Courtyard Champaka: Approximately 1,655 square feet
 - Orchard Champaka: Approximately 8,111 square feet
- Duplex luxury villas with individual private infinity pools and wooden decks
- 4 spacious bedrooms
- 4 high-end bathrooms with top quality fittings by Duravit and Kohler
- Large living and dining areas
- Powder toilets/dressing rooms
- High ceilings and large glazing with toughened glass panels
- Combination of wood, natural stone flooring, inlays and mosaic
- All rooms fitted with furniture, wardrobes and soft furnishings
- Fitted with modular kitchens and furnishings by Hettich
- External walls finished with textured paints and weather protection
- Large common landscape area with gardens, a common orchard and sit-outs
- 1 twin-sharing staff quarter in each villa
- Individual storage room in stilt area
- 1 covered car parking in stilt area
- Hydro-pneumatic water supply system
- Energy efficient split air-conditioning units
- DG set for standby power
- Entire estate secured with compound wall and advanced security system provided by AMC Solutions
- Annual maintenance services for security and upkeep



Asking price: On request
Property sold furnished

4 bedrooms and 4 bathrooms

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River Champaka: Approximately 6,704 square feet

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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

Saffronart and Cushman & Wakefield will charge the Buyer a fee of 2% of the sale price up to and including INR 5 crore, plus 1% of the sale price in excess of INR 5 crore, plus service tax on this property. For more detailed information please refer to the Conditions for Sale in this catalogue.

Location Profile:

Champaka is located in the idyllic village of Moira, on a gentle curve meandering around paddy fields. It is easily accessible from the NH17A route from Dabolim airport. One needs to continue along the NH17 and take a right at Moira chowk to reach the villas. The Moira church, a quaint parish built in the early 17th century, is only a kilometre away, and Calangute market is at a distance of 7 kilometres. The city of Mapusa is a ten-minute drive from Champaka, and Goa's sprawling beaches are reachable within twenty minutes.

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