

For SALE

# VILLA ARECA

*Private villa with a pool*

## Overview



Location  
**AWAS**  
Alibaug

Accessibility  
**12 min**  
drive, from  
Mandwa Jetty

Bedrooms  
**5**  
with en-suite  
washrooms

Washrooms  
**7**  
including one  
powder room and a  
poolside shower

Built Up Area  
**6,000**  
Square Feet

Plot Size  
**52,000**  
Square Feet

## About Villa Areca

Set amidst lush greenery and paddy fields with bordering palm trees, Villa Areca is built on a site that celebrates what makes Alibaug a unique environment. This stunning villa provides a 180 degree unimpeded view of the Kankeshwar mountain ranges to the east.

The pathway from the drop off point winds through neatly manicured hedges and ends at the entrance of the home entering into the living area, in a large open white double height space that opens out further onto the swimming pool and deck area. Large open spaces, plenty of natural light and cross-ventilation makes this contemporary structure feel light, open and airy. The home also incorporates strategically placed screens, large floor to ceiling windows, bespoke lighting, focal walls, pocket doors and a large skylight over the stairwell. The layout has been envisioned as an expression of a second-home owner's lifestyle, desired environment and flow of activities.

The ground level has two guest-bedrooms, while the first level has the master bedroom with its large north facing private terrace, and two guest bedrooms. Another terrace on the first level, built facing east was deliberately created so guests could enjoy sunsets in the evening facing the golden light over the mountain ranges.

# FLOOR PLANS



## *Ground Floor*

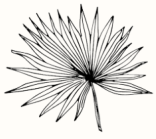
- Lounge
- Pool Deck
- Pool
- Pool Washroom
- Pathway
- Entrance
- Outdoor Deck
- Kitchen
- Powder Room
- Living/Dining
- Guest Bedroom 1
- Guest Bedroom 1 Toilet
- Guest Bedroom 2
- Guest Bedroom 2 Toilet



## *First Floor*

- Evening Terrace
- Guest Bedroom 3
- Guest Bedroom 3 Toilet
- Guest Bedroom 4
- Guest Bedroom 4 Toilet
- Master Bedroom
- Master Toilet
- Terrace
- L Shaped Corridor

# FEATURES



## Lifestyle

Built as a family villa with an emphasis on outdoor dining and living with large open grounds encouraging activity.



## Pool

A large infinity edge pool measuring 45 feet by 20 feet.



## Views

Full 180 degree unimpeded views of the Kankeshwar mountain range.



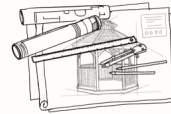
## Kitchen

Fitted with air conditioning, all cabinetry and washers with separate staff entrance accessible from the staff quarters.



## Rooms

1 ensuite master bedroom, 4 ensuite guest bedrooms, poolside games room and bar, poolside washroom two terraces, skylight in living area.



## Finising

Modern contemporary finishing.



## Facilities

3 parking spots and an outdoor gazebo.



## Vaastu Shaastra

Compliant with the principles of Vaastu Shaastra.



## Staff Quarters

A separate staff quarters with two ensuite rooms built as a separate unit to the main villa with a separate access through the kitchen.

*Every Palmore villa is equipped with amenities as below:*

- Wi-Fi
- Gardener
- Full furnishing
- Private storage
- Fire extinguishers
- Air conditioning units
- Concierge service accessible to all our home buyers
- Staff quarters with separate bedrooms and washrooms
- Cabling and wiring for all electronic equipment in place
- AMC looking after entire villa and all utilities and facilities
- Highest quality interior finishes
- Individual septic tank for each home
- Ample open landscaped green spaces
- Dedicated parking facilities on each plot
- Full-time dedicated and trained caretaker
- Managed organic vegetable and fruit garden
- Large size swimming pool with built pump room
- Onsite bore-well ensuring steady water of supply with rain water harvesting techniques used
- Dedicated power transformers supplying electricity to each home

## Quick Information

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