



*The*WINDSOULS®





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Where your soul finds its solace.



One Life

Indulge in the sheer beauty of life as you immerse yourself in the essence of luxury. With our exquisite properties nestled amidst pristine beaches, lush green hills and majestic landscapes, experience a realm of tranquility and rejuvenation like no other.

At The Windsouls, we offer you a world of happiness by creating tranquil oasis that transcend ordinary living. We pride ourselves in offering an array of breathtaking destinations that cater to every individual's unique preferences.

Whether you long for the gentle lull of the sea, picturesque mountains or the allure of the desert sands, The Windsouls invites you to embark on a journey of discovery and indulge in the ultimate luxury experience.

The Windsouls

Welcome to The Windsouls where we specialize in building extraordinary boutique luxury villas and resorts in serene and off-beat destinations across India and abroad. Our passion lies in curating exceptional experiences that seamlessly blend comfort and elegance.

We aim to provide you with an effortless and fulfilling experience, whether you are buying your dream vacation home or seeking to generate rental income. With a high standard of construction and bespoke interior detailing done by some of the leading architects and designers in the country, we bring your luxury dream home to life.

VISION

Our vision is to redefine the concept of boutique villa and resorts by setting new standards in craftsmanship and design. We aspire to create extraordinary experiences that redefine the meaning of luxury living.

MISSION

To craft masterful villas and resorts that transcend expectations, embodying unparalleled architecture and exceptional quality standards. Each project we undertake is a testament to our unwavering commitment to craftsmanship and innovation.





Why choose Pilerne as your ultimate luxury living destination?

CLOSE PROXIMITY TO COASTLINE

Stunning Candolim Beach & Calangute Beach are just a leisurely 5-minute drive away.

NATURAL BEAUTY

A haven of natural beauty, Pilerne is adorned with swaying coconut and mango trees that lend a tropical ambiance to the surroundings.

CONNECTIVITY

A short drive away from the airport and well-connected to the rest of Goa.

RICH CULTURE

Vibrant festivals, captivating art and flavourful Goan cuisine is what attracts tourists to this cultural gem.

HERITAGE

Pilerne is a captivating blend of old-world charm and colonial heritage, showcasing a rich history through its preserved Portuguese houses and remnants of its colonial past.



Scan here to visit
our location



Pilerne, Goa

The property is located in North Goa with the best beaches, restaurants, markets and churches around.

- 37 minutes drive from Mopa Airport (GOX)
- 49 minutes drive from Dabolim Airport (GOI)
- 15 minutes to Calangute Beach
- 15 minutes to Candolim Beach
- 8 minutes drive from Porvorim
- 20 minutes drive from Panjim City
- 4 minutes drive from Hilton Goa Resort
- 21 minutes drive to Aguad Jail
- 21 minutes drive to Deltin Royale Casino





Scan here to visit
our location

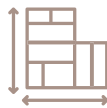
Pilerne, Goa: Where Sand Meets Serenity ⑤

Experience the magical beauty of Goa at our luxury villas in Pilerne. This coastal paradise boasts of captivating beaches and lush landscapes that create the perfect haven for relaxation and rejuvenation. Here, you can immerse yourself in the embrace of the fresh air and crystal clear waters. You can explore the vibrant tapestry of culture and captivating architecture that Goa has to offer.

Goa, with its idyllic climate and warm hospitality, becomes the perfect place to call home and start anew by owning The Windsouls Villa. Nestled ideally in Pilerne, North Goa, our luxurious villas are situated near the vibrant Candolim and Calangute beaches, offering you easy access to the pulsating energy of the coast. Our boutique luxury villas are designed to redefine the notion of luxury. As you step onto the balcony, you will get to enjoy the breathtaking views of the majestic Saipem hills. With exquisite service at the beck and call, you will truly enjoy your stay at our villas.



6 Villas
4 BHK



Super Built up area -
5447-5961 SQFT



Plot Size
400-535 SQYD



Staff Room
with Toilet



Semi/Fully
Furnished



Swimming
Pool



Manicured
Gardens



Outdoor
Bar



Jacuzzi



Garden Facing
Dining Room

Indulge in the wonders that surround our villas, where every moment of your stay becomes an opportunity for discovery. Surrender to the rhythm of waves at Candolim beach and Calangute beach or delve into the vibrant culture of Goa at Museum of Goa or discover the architectural marvel of Aguada Fort.



Site Plan

Villas	Plot Size (SQYD)	Super Built-up Area (SQFT)
Villa-1	535	5961
Villa-2	400	5351
Villa-3	404	5447
Villa-4	444	5622
Villa-5	488	5800
Villa-6	504	5845

Villa Configuration

GROUND FLOOR

- Manicured Gardens
- Green Court
- Entrance Foyer
- Double height Living Room
- Dining Area
- Cigar/ Entertainment Room

- Kitchen
- Powder Room
- Passenger Lift
- Bedroom 1
- Swimming Pool (10 X 24 FT)
- Outdoor deck with Bar and changing room
- Wet/ Dry Utility
- Staff Room with Bathroom

FIRST FLOOR

- Lobby
- Library
- Bedroom 2
- Bedroom 3
- Bedroom 3 balcony with pergola

SECOND FLOOR

- Lobby
- Bedroom 4
- Bedroom 4 balcony



Ground Floor Plan

	Room	Room Size (FT)	Room Area (SQFT)
1.	Living cum Dining Room	20.3 X 35.62	723.08
2.	Cigar Room/ Entertainment Room	22.25 X 10.5	233.6
3.	Kitchen	7.55 X 14.17	106.95
4.	Powder Room	5.41 X 6.89	37.30
5.	Pool	10 X 24	240.00
6.	Bedroom 1	17.68 X 14.14	250.05
7.	Staff Room	6.46 X 6.49	41.99
8.	Staff Toilet	4.56 X 6.89	31.42

First Floor Plan

	Room	Room Size (FT)	Room Area (SQFT)
1.	Bedroom 2	17.7 x 14.1	250
2.	Bedroom 2 Balcony	24 x 5	120
3.	Bedroom 3	22.6 x 13.8	312
4.	Bedroom 3 Balcony	12.9 x 10.9	140.61
5.	Library	9.5 x 10.2	97





Second Floor Plan

	Room	Room Size (FT)	Room Area (SQFT)
1.	Bedroom 4	11.7 x 19.4	226.98
2.	Bedroom 4 Front Balcony	40.5 x 14.2	575.1
3.	Bedroom 4 Rear Balcony	24.3 x 5	121.5







Standard Villa Specifications



STRUCTURE

- Internal walls in fly ash bricks and external walls in laterite stone
- One coat of internal plastering & two coats of external plastering.
- Waterproofing for wet areas
- Cement – ACC cement and equivalent
- TMT - JSW & equivalent



EXTERIORS

- Private landscaped garden
- Paved road and driveways
- Outdoor accent lighting
- Private parking
- Visitor parking



ELECTRO-DOMESTIC EQUIPMENT

- Lift
- Individual geysers in all bathrooms



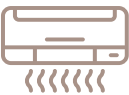
PAINTING

External

- Textured paint with 2 coats of exterior grade premium paint.

Internal

- 2 coats of Asian Paint Royal or equivalent.
- Texture paint on walls as per design.



AIR CONDITIONING

- Air Conditioning in all rooms- DAIKIN, HITACHI or equivalent



FLOORING

Foyer/Drawing Room/Living/Dining/Kitchen Bedrooms

- Italian or Indian stone as per the design
- Wooden flooring

Bathrooms

- Vitrified Tiles

Balconies

- Granite/ exterior grade tiles

Staff Room & Staff Toilet

- Vitrified Tiles



BATHROOMS

- Sanitary fittings - JAGUAR, GROHE, KOHLER or equivalent
- Glass shower cubicle
- Rain shower in bathrooms
- Vitrified tiles on walls & floor (anti-skid)
- Italian Marble/Granite vanity tops
- Designer vanity wood work
- Bathroom exhausts



DOORS & WINDOWS

Main Door

- Double height designer wooden door in Italian PU coated finish or equivalent.

Internal Doors

- Veneer/ PU high gloss finish internal doors

Door Hardware

- Blum, Yale, Hafele, Hettich or equivalent

Windows

- Sound-proof slim line aluminium windows with double-layer toughened glass



ELECTRICAL

- Concealed copper wiring – Havells, Finolex or equivalent
- MCB of Hager, Havells, ABB, Legrand or equivalent
- 11 KW Three Phase connection for each villa.
- High end electrical switches of Norysis or equivalent
- All necessary power plugs in each room
- Provision for cable TV, intercom & Wi-fi in all rooms



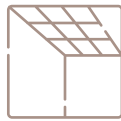
UTILITIES & SERVICES

- 100% DG power backup
- Hydro pneumatic water supply
- Rain water harvesting facilities
- Sewage treatment plant
- Pest control treatment done pre-construction



KITCHEN

- Ceramic tiles on kitchen walls
- Quartz/Granite kitchen slab
- Modular kitchen with Hob and Chimney



CEILINGS

- False ceiling in all rooms



SECURITY

- Gated Community with guard room
- CCTV surveillance in all common areas
- Intercom at Main Gate
- Provision for Biometric Lock



SWIMMING POOL

Private pool with deck

Stellar Services And Modern Amenities

If You Can Dream It, You Can Do It.

The Windsouls Special Offerings At An Additional Price

- FULLY FURNISHED Independent villas with designer furniture & furnishings
- DEVIALET, BOSE, B&O or EQUIVALENT Sound Systems in Pool Deck area
- Wall Clock from ULYSSE NARDIN
- Sanitary fittings from brands like - LAUFEN, GESSI, RITMONIO or EQUIVALENT
- Air Conditioning of MITSUBISHI, DAIKIN, HITACHI or EQUIVALENT
- LIGHTING AUTOMATION in living room
- JACUZZI in Bedroom balcony
- BATH TUB in Bedroom
- Water HEATING SYSTEM – AO SMITH OR EQUIVALENT
- Outdoor bar with SMART TV
- SMART TV in all bedrooms
- VIDEO DOOR PHONE at villa entrance
- YALE Biometric lock at villa entrance
- HEATED POOL

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