

# A ROOM *with a View*

Samira Sheth takes in panoramic views of the ocean from Milroc's collection of luxury villas, Vista do Mar





ANTI CLOCKWISE FROM ABOVE: The meditation deck and infinity reflection pool reach out to the horizon; one of the simple and spacious independent villas on the first level overlooking the sea; a view of the resort styled clubhouse



## 'Location, location, location'

are simply the three most important words to consider when buying property. How many times have we been told that for investors and home owners location is simply the single most important criterion to consider when entering the property market?

With Vista do Mar, derived from the Portuguese phrase meaning 'view of the sea, you can happily tick-mark your 'Location' boxes. Built high on a hill in Reis Magos, the exclusive complex of villas offers 180 degree views of the ocean. And even if you're the type who never looks out of the window, Coco beach is next door and the happening night-life scene a few minutes away.

In fact, with Vista do Mar you can happily tick-mark every other criterion box as well. 'Size – generous; Maintenance – fantastic; Layout – intelligent; Facilities – luxurious and Finishes – Superb.' Did I mention the stunning ocean vistas from practically every room in every villa, in some cases, even from the staff room?

An architectural masterpiece, Milroc's collection of luxury villas has been built on three staggered levels on the hill. Rising approximately 117 feet above sea level, the beauty of these homes is that each one offers generous, uninterrupted vistas of the Arabian Sea.

Designed by leading architect, Daraes Batlivala, the residential estate holds just twenty exquisite bungalows and nine terrace villas spread across seven acres of prime property.

You pass gated security and CCTV cameras to enter the exclusive enclave. An elegant club house with swimming pool takes center stage in the overall architectural design. The private club boasts a gym, male and female spas, a pool and a

table tennis table, changing rooms, a sports bar, jacuzzi, lounge area, restaurant, card room and an amphitheatre. For those who lean towards more solitary pursuits, a gorgeous reflection pool and meditation area built high on the hill will take your breath away. Milroc obviously has a very high-end clientele in mind. Says K. KulaSekhar Director, Milroc, "This is probably the only development in Goa that offers such exclusive luxury. Unlike other projects on offer in Goa, we have built a limited number of villas. These are only for a privileged few."

As you wander through each villa, the spacious living areas, contemporary styling, teak woodwork with antique brass finishes and other fine detailing will definitely impress. Simple in design, with a lot of light caressing the interiors, the villas range in size from 5,500 sq ft to 8000 sq feet and while the 'smaller' ones are 4-bedrooms each, the larger ones go up to a hearty 8 bedrooms! Says the Director, Mr. Sekhar, "Goa is a holiday place and people love to vacation here so we designed Vista do Mar as a resort."

Keeping this in mind, the gated community has the flair of a tropical resort. All the homes on the uppermost level of the hill have a private pool. Each residence has wide french windows leading onto spacious sit-outs overlooking the sea, little private sanctuaries of un-invaded calm. Rich earthy tones of laterite and stone lend the project a typical Mediterranean character.

Combining elegant indoor spaces with a beautiful outdoor setting, Vista do Mar spells understated luxury, comfort and style with a conscience. Milroc Good Earth Property and Developers is a member of the Indian Green Building Council and has ensured that the complex has its own composting plant, rain water harvesting unit and complies with all environmental regulations. So, there you go, you can happily tick your 'Green Building' box too!