



SCAPE



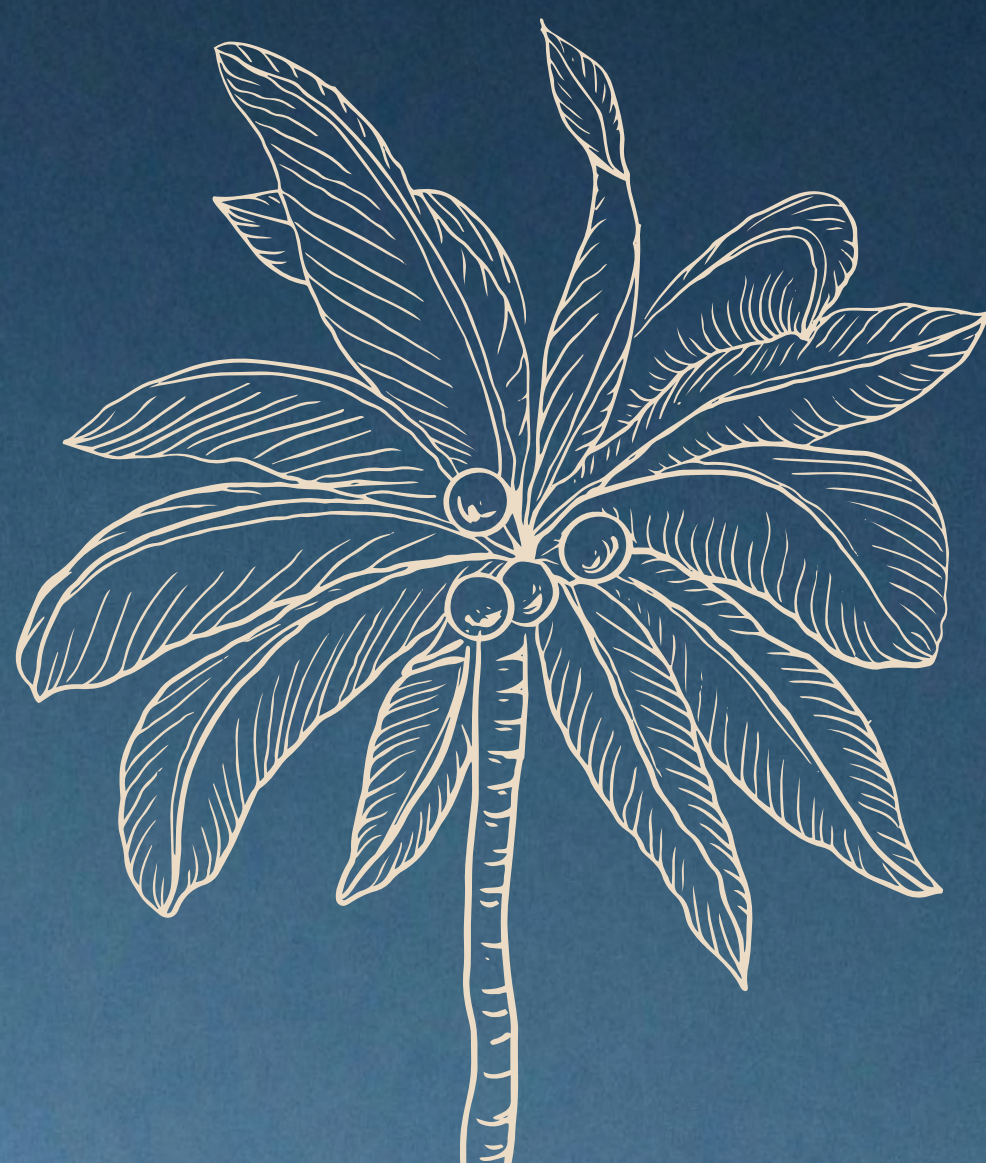
AKOYA VILLAS  
SIOLIM MARNA

*A luxury tucked away amidst the  
beauty of the Indian landscape.*

EMBRACE THE SCAPE







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## SIOLIM MARNA

01

### HERE TIME AND YOU *Go Hand In Hand*

Tucked away along the Chapora river, Siolim Marna finds its beauty in nature. From 500 year old churches to calming ponds, every landscape carries a unique charm and every bylane, a rich history.



SCAPE | AKOYA

8 LUXURY VILLAS  
SIOLIM MARNA

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GOA, INDIA









02


## THE WORLD OF Akoya

Where Design meets Nature!

Perched amidst the quiet lanes of Siolim Marna, Akoya Villas bring together understated luxury and a deep connection with nature. Designed with a vision of tropical minimalism, each villa offers a seamless blend of open spaces, lush greenery, and modern comforts that redefine everyday living.



MASTER LAYOUT



An aerial photograph showing eight modern villas, labeled Villa I through Villa VIII, arranged in two rows of four. The villas are surrounded by dense tropical vegetation, including palm trees and other lush greenery. Each villa has a white label with a bracket pointing to it. The villas have a contemporary design with flat roofs and large windows.

VILLA	I	II	III	IV	V	VI	VII	VIII
Total Area (sq. m)	251.16	176.15	185	198.88	235.84	214.08	189.67	254.29
Built Up Area (sq. m)	373.2	293.15	307.77	337.85	392.36	376.72	351.64	416.55
BHK	4	3	3	3	3	3	3	4
Key Features	Paddy Field View, Larger lounge & lawn, extended pool, spacious living area, private green belt courtyard	Double-height ceilings, sunken living room,private pool & deck, outdoor shower, utility & staff						Coconut Orchard View, Larger lounge & lawn, extended pool, spacious living area, private green belt courtyard

Akoya Villas are perfectly positioned to offer a lifestyle rich in experiences.

**Unwind by the Water:** From the quiet banks of the Chapora River to hidden beaches, serenity is always close by.

**Local Treasures:** Relish local favourites at Hosa or Tamil Table, or discover a modern take on Goan cuisine at Assagao’s most loved spots.

**Buzzing Nightlife:** Vibrant bars and cosy hideaways, like The Hideaway or Slow Tide, offer the perfect mix of energy and escape.

Conveniently located, Akoya Villas is just 30 minutes from Mopa Airport and an hour from Dabolim Airport. Here, life moves at a pace that feels just right— unhurried, inspired, and entirely your own.



MASTER PLAN









FLOOR PLAN

Villa I & VIII



Paddy Field  
Facing - Villa I  
Coconut Orchard  
Facing - Villa VIII

- Double Heighted Ceiling
- 4 Large Bedrooms
- Large Private Pool with Sunbeds
- Expansive Lawns



Ground Floor

Entrance Foyer  
1.4m x 3.5m

Living Room  
5.7m x 5.3m

Bedroom 1  
3.9m x 4m

Utility  
1.3m x 0.8m

Powder Toilet  
1.5m x 2.3m

Dining & Lounge  
6.1m x 4.3m

Toilet 1  
2.4m x 1.6m

Staircase  
5.7m x 2m

Kitchen  
2.7m x 2.8m

Toilet 2  
2.4m x 1.9m



FLOOR PLAN

Villa I & VIII



Paddy Field  
Facing - Villa I

Coconut Orchard  
Facing - Villa VIII

- Double Heighted Ceiling
- 4 Large Bedrooms
- Large Private Pool with Sunbeds
- Expansive Lawns



First Floor

Staircase  
4.6m x 2m

Bedroom 1  
3.8m x 4m

Toilet 2  
2.6m x 2m

Balcony 1  
8.3m x 1.1m

Planter Bed 1  
0.8m x 0.5m

Staircase Lobby  
1.5m x 3.5m

Toilet 1  
3.9m x 2.6m

Bedroom 3  
4.5m x 3.3m

Balcony 2  
8.6m x 1.3m

Planter Bed 2  
0.3m x 6.2m

Corridor  
6.7m x 1.2m

Bedroom 2  
5.1m x 3.4m

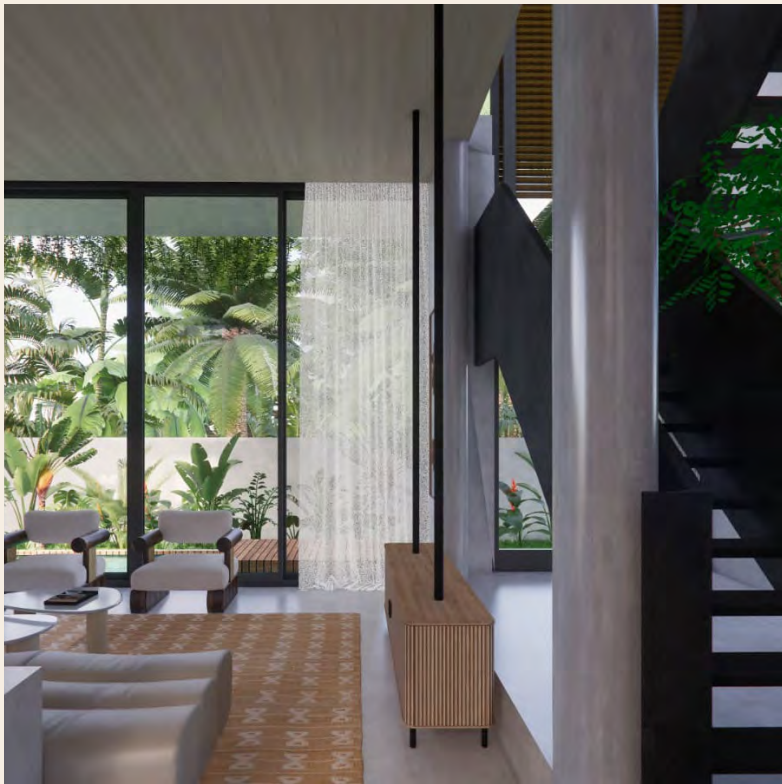
Toilet 3  
2.2m x 3.3m

Cutout  
4.6m x 5.3m



FLOOR PLAN

Villa II-VII



3BHK Villas

- Double-height ceilings
- Sunken living room
- Private pool & deck
- Outdoor shower
- Utility & staff



Ground Floor

Entrance Foyer  
1.4m x 3.5m

Living Room  
5m x 5m

Bedroom 1  
3.8m x 4.5m

Verandah  
1.3m x 2.4m

Guard Room  
1.5m x 3.2m

Staircase Lobby  
2.9m x 2m

Dining  
3.7m x 3.5m

Toilet 1  
2.7m x 2m

Servant Room  
2.2m x 2m

Powder Room  
2.7m x 1.3m

Staircase  
2.7m x 3.2m

Kitchen  
3.7m x 1.9m

Toilet 2  
2.7m x 2.1m

Servant Toilet  
2.2m x 1.4m



FLOOR PLAN

Villa II-VII



3BHK Villas

- Double-height ceilings
- Sunken living room
- Private pool & deck
- Outdoor shower
- Utility & staff



First Floor

Staircase  
2.7m x 4.6m

Lounge/Den  
3.2m x 3.5m

Toilet 1  
4m x 2m

Toilet 3  
1.8m x 3m

Planter Bed 1  
1.2m x 2.1m

Staircase Lobby  
2.7m x 3m

Bedroom Foyer  
4m x 2m

Bedroom 2  
3.8m x 5.1m

Balcony 1  
9.6m x 1.1m

Planter Bed 2  
0.3m x 6.7m

Corridor  
3.8m x 2m

Bedroom 1  
3.8m x 4.3m

Toilet 2  
2m x 3m

Balcony 1  
7.6m x 1.3m





SCAPE | AKOYA

03

PRINCIPAL ARCHITECTS

## *Akshay Julka and Karan Saraf*

A project that began in 2015 with two visionary founders, Akshay Julka and Karan Saraf, Studio AJAD, today, has a diverse array of impressive projects across the country.

Blending design nuances and thoughtful artistry with function, the firm has worked on luxury residence apartments and estates, penthouses, boutique stores, cafes, office spaces and much more.





With Akshay Julka's renowned technical skills and Karan Saraf's creative strengths, AJAD have crafted a haven of luxury that is tucked away in the shade of the palm trees—amidst an oasis of serenity. Conveniently located along the Siolim Marna Road, the villas draw inspiration from

their surroundings and embody modern tropical architecture, while highlighting monolithic curvilinear forms. The duo explore innovative techniques for heat and energy conservation through smart utilisation of courtyards, screened decks and the interlocking of solid and arched structures.





C h u r c h e s



T o u r i s t  
A t t r a c t i o n s



B a r s

Comunidades *of* \_\_\_\_\_ Siolim Marma







Restaurants

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- 01 Bawri - *15 mins drive*
- 02 Tanjore Tiffin Room, Anjuna - *20 mins drive*
- 03 Avo’s Kitchen Restaurant, Assagao - *10 mins drive*
- 04 Second House, Assagao - *15 mins drive*
- 05 Hosa, Siolim - *10 mins drive*
- 06 Izumi, Assagao - *15 mins drive*
- 07 Tamil Table, Assagao - *20 mins drive*
- 08 Vinayak Family Restaurant, Assagao - *20 mins drive*

Bars

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- 01 The Hideaway, Vagator - *18 mins drive from Siolim Marna*
- 02 Slow Tide, Anjuna - *25 mins drive*
- 03 Room One, Siolim Marna - *20 mins drive*
- 04 Pablo’s, Assagao - *15 mins drive*
- 05 1240, Rosetum - *20 mins drive*

Tourist Attractions

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- 01 Chapora Fort, Vagator - *25 mins drive*
- 02 Siolim Bridge - *20 mins drive*
- 03 Siolim River - *15 mins drive*

Airports

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- 01 MOPA (GOX) - *30 mins away*
- 02 GOA (GOI) - *1 hour away*

Hospital

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- 01 Galaxy Hospital - *5 mins drive | 2.1 km*
- 02 Vision Hospital - *9 mins | 3.2 km*



06

## *Our* Locations

At Scape, each location is cherry picked to provide an immersive experience like no other. Be it lush tropical forests, sun-kissed coastlines or rolling hillsides—every property has been especially curated to not only incorporate its surroundings but truly embraces it in a sanctuary where design and architecture come together to help you create memories.

SIOLIM MARNA

SALVADOR DE MUNDO

REIS MAGOS

PILERNE

ANJUNA





# SCAPE at a glance.

- 1 Siolim Marna
- 2 Salvador De Mundo
- 3 Reis Magos
- 4 Pilerne
- 5 Anjuna



07

# THE EXPANSE OF SCAPE

## *Upcoming Projects*

01

## SALVADOR DE MUNDO

*Project Salvador by Asheish Shah*

Blending the rustic charm of Goan-Portuguese style with modern luxury, this project has been carefully curated by Asheish Shah in the Wabi-Sabi philosophy—preserving the time-worn character of the structure as a nod to a bygone era.

02

## ANJUNA

*Principal Architecture by HBA Associates*

A mixed development that houses high-end luxury retail spaces as well as serviced apartments, amidst panoramic views of Anjuna beach and the stunning sea that brings the Goan coastline into your home.



03

REIS MAGOS

*Designed by Sanjay Puri*

A mix of villas s perched upon a steep gradient overlooking the beautiful river and sea, the project has been designed by the renowned Sanjay Puri who brings together modern design and sustainability through his use of locally sourced materials.

04

PILERENE

*Ikaahi By Homeland Group (managed by Scape)*

Set to be one of the largest luxury villa projects in the region, Ikaahi has been thoughtfully designed by the Bentel firm to blend into the lush green landscape while also offering the ease of 21st century luxury.

05

SALVADOR DE MUNDO

*In Partnership With Garage Aid*

Letting nature take centre stage, Garage Aid has specially designed this project in the midst of a 3 acre natural forest that gives you a chance to embrace a serene and immersive escape.



# Scape *Management*



Property  
Manager



Guest Relations  
Manager



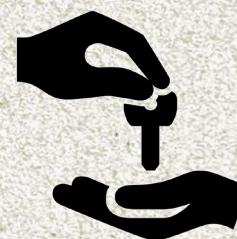
In-House  
Housekeeping &  
Permanent Cleaning  
Staff



Round The Clock,  
Multi Tier Security



Maintenance  
Staff



Short And Long  
Term Rental Services



## The Scape *Difference*



Personal Chef



Private Butler



Hosting Services For Gatherings



Luxury cars with chauffeur  
services (Chargable Basis)



Reservations At Local Hubs



Guidance On Local And Global  
Brand Outlets In The Vicinity



Reservations/Bookings For Outdoor  
Activities And Excursions



On-Call Spa And Fitness Instructors



Curated Walks And Activities: Food,  
Nature, Local History, Etc.



# Contact Us

*Embrace the life of Scape and find  
a home you can call yours, today!*

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