



SCAPE

AKOYA VILLAS
SIOLIM MARNA

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

EMBRACE THE SCAPE



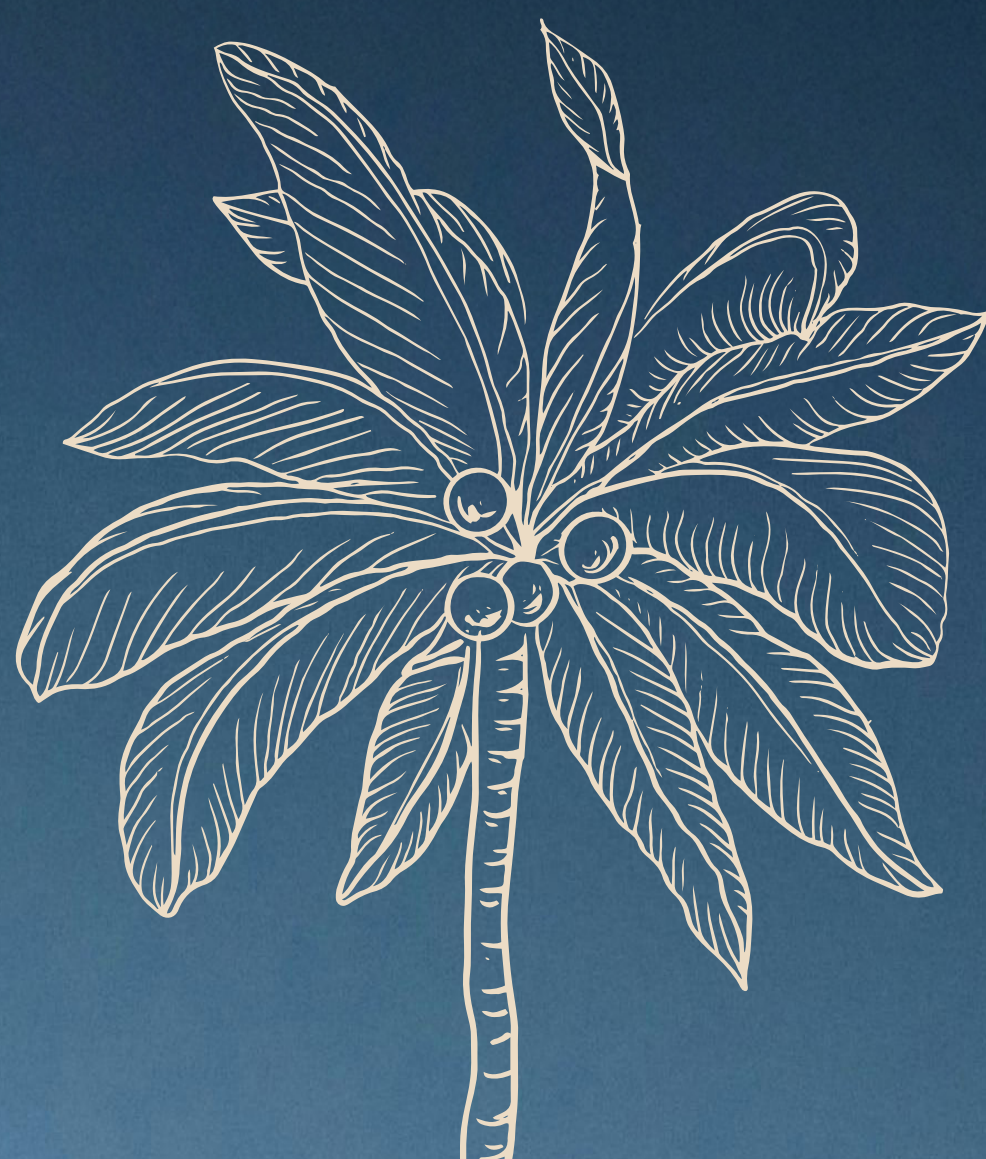


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SIOLIM MARNA

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.

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8 LUXURY VILLAS
SIOLIM MARNA

GOA, INDIA





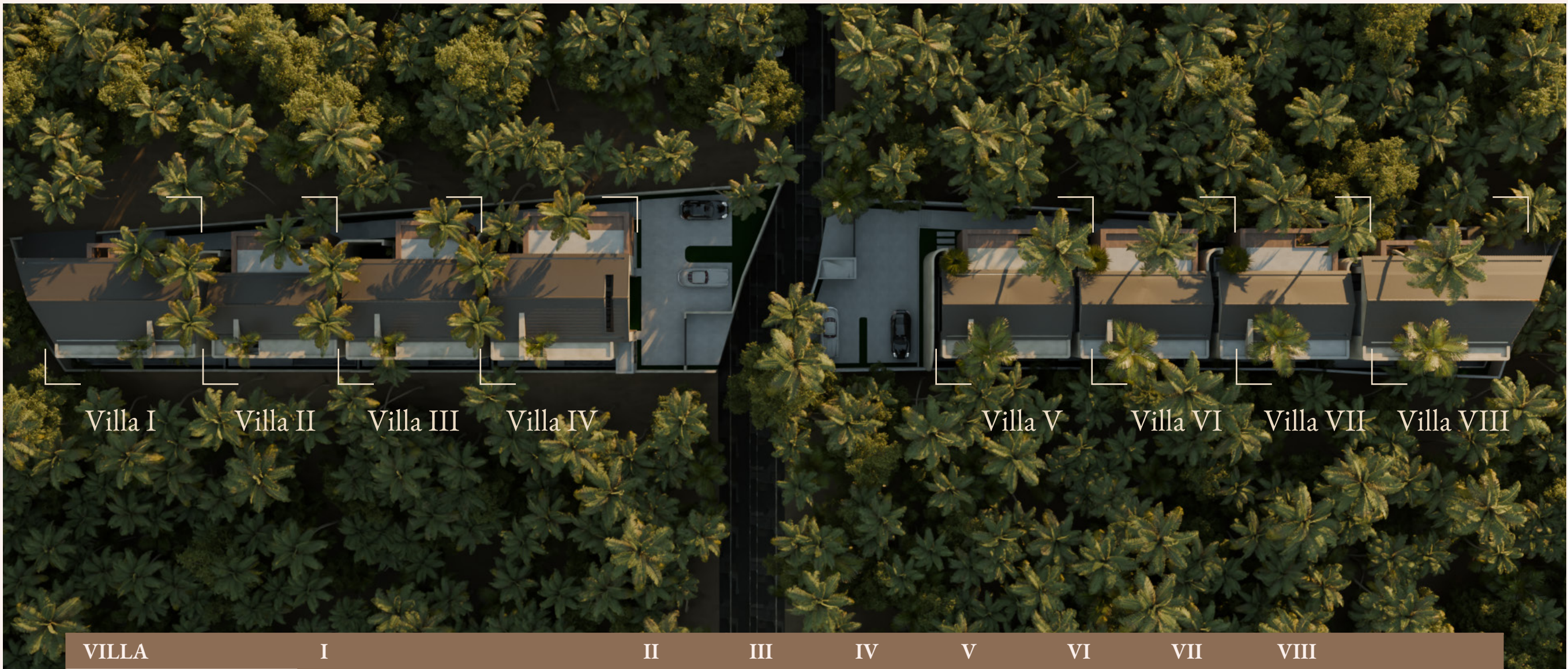
02

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



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

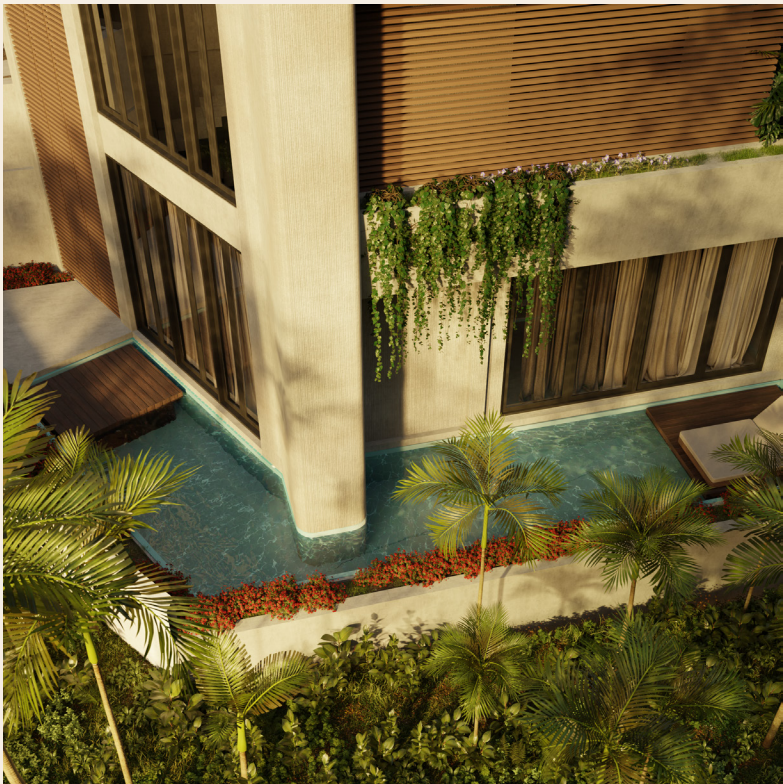
Bedroom 2
5.1m x 3.4m

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



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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.

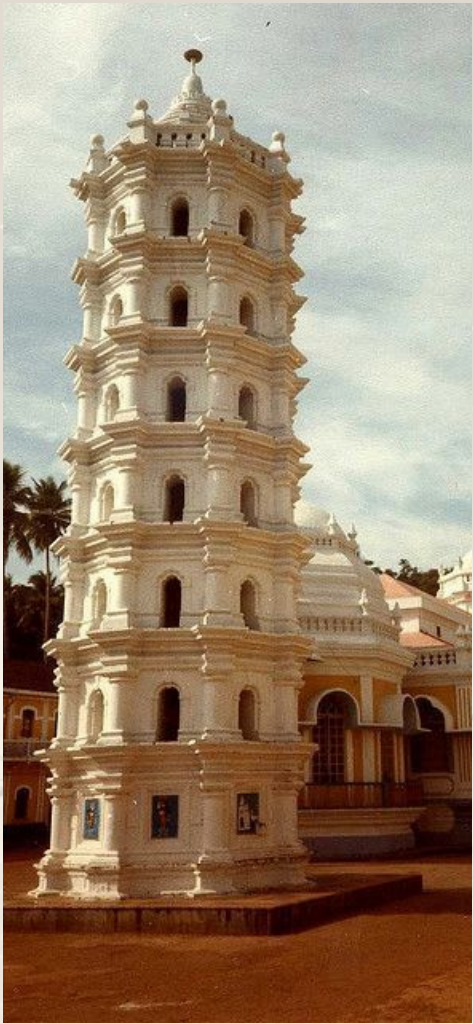


With Akshay Julka's renowned technical skills and Karan Saraf's creative strengths, AJAD have crafted a haven of luxury that is tucked away in the shade of the palm trees—amidst an oasis of serenity. Conveniently located along the Siolim Marna Road, the villas draw inspiration from

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

- 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 Min. 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

- 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

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

Airports

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

Hospital

- 01 Galaxy Hospital - *5 min 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



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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



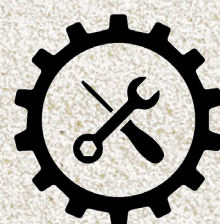
Guest Relations
Manager



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!*

Rudra Srivastava
+91 99994 17457

Harjinder Singh Chhabra
+91 93542 29412

