

LA WISTERIA[®]

LUXURY RESIDENCES WITH
PRIVATE POOL

SIOLIM, NORTH GOA

A VENTURE BY SEA BREEZE GROUP

01	INTRODUCTION	01
	About the project	01
	Our belief	03
02	AMENITIES	06
03	UNIT MIX	17
	Studio Apartment	18
	1 BHK Simplex Apartment	20
	1 BHK Duplex Apartment	26
	2 BHK Simplex Apartment	29
04	PROJECT SPECIFICATIONS	36
05	ACCESSIBILITY	38
06	WHY INVEST IN GOA	40
07	WHO WE ARE	43
	Introduction	43
	Our previous projects	44
	About the architect	46
	Founder’s note	49
01	CONTACT US	50
02	DISCLAIMER	51

WHERE TRANQUILITY MEETS UNMATCHED ELEGANCE.

ABOUT THE PROJECT

Situated in the heart of North Goa's entertainment, beaches, & nightlife capital 'Siolim'.

A mere 5-minute drive from 'Assagao', it is a scenic & quaint village situated along the banks of the Chapora River. Siolim is surrounded by lush greenery, coconut groves, and scenic views.

'Wisteria' is a stunning, cascading flower known for its fragrant violet, blue, or white blossoms.

'La Wisteria' is built on 3545 sq meters of 3-sided open land, with a lifelong view of the lush green paddy fields and a few minutes' drive to all major beaches, markets, hospitals, airports, and schools.





EXTERIOR | DAY VIEW

LA WISTERIA

AT LA WISTERIA, WE BELIEVE THAT TRUE LUXURY LIES IN THE DETAILS, WHICH IS WHY WE HAVE PARTNERED WITH THE FINEST GLOBAL BRANDS TO ENSURE A SUPERIOR LIVING EXPERIENCE. FROM PRECISION-ENGINEERED FITTINGS, TO SEAMLESS ELEVATOR SOLUTIONS, EVERY ELEMENT OF OUR APARTMENT REFLECTS EXCELLENCE.

The climate-controlled comfort, innovative water solutions, and cutting-edge appliances elevate both convenience and quality.

At La Wisteria, we settle for nothing less than the best, because our residents deserve only the finest in luxury living.

LA WISTERIA – FOR
UNMATCHED EXCELLENCE



EXTERIOR | REAR VIEW



YOUR LUXURIOUS RETREAT, WRAPPED IN NATURE'S SPLENDOR.

LA WISTERIA

01

PRIVATE POOLS IN ALL
1 & 2 BHK APARTMENTS

02

3 ELEVATORS

03

24-HOUR POWER BACKUP

04

ADVANCED FIRE
SAFETY SYSTEMS

05

FULLY EQUIPPED
GYMNASIUM

06

TUCK SHOP

07

CAFETERIA

08

STEAM & SHOWER ROOMS

09

RENTAL MANAGEMENT
SERVICES

AMENITIES

10

CENTRAL COURTYARD
WITH GRAND LAGOON

11

RECEPTION AREA

12

24-HOUR FILTERED WATER

13

24-HOUR SECURITY
WITH CCTV

14

VASTU COMPLIANT

15

CHILDREN’S PLAY AREA

16

DEDICATED COVERED
CAR PARKING

17

HOUSEKEEPING &
LANDSCAPING

18

LIFELONG PADDY FIELDS VIEW



CENTRAL LAGOON



LA WISTERIA
SIOLIM, NORTH GOA



HOUSEKEEPING



PRIVATE POOL



LAUNDRY



RENTAL SERVICES





CAFETERIA



EXTERIOR | NIGHT VIEW

LA WISTERIA

With large open spaces that flow seamlessly into lush outdoor areas, every villa is a sanctuary of tranquility. The central lagoon and uninterrupted views of paddy fields enhance the sense of openness, while high-end amenities—like steam rooms, a fully equipped gym, and 24-hour security—offer a lifestyle where luxury meets excellence. This careful balance ensures that residents indulge in both the finer things in life and the natural beauty that surrounds them.

UNIT MIX

RESIDENCE TYPE	TOTAL AREA	TOTAL UNITS
Studio's	560 - 590 Sq. Ft.	7
1 BHK (Simplex)	1150 - 1250 Sq. Ft.	50
1 BHK (Duplex)	1200 - 1300 Sq. Ft.	19
2 BHK (Simplex)	1650 - 1800 Sq. Ft.	3
2 BHK (Duplex)	1800 Sq. Ft.	1
Total Inventory		80 Units











1 BHK (SIMPLEX)

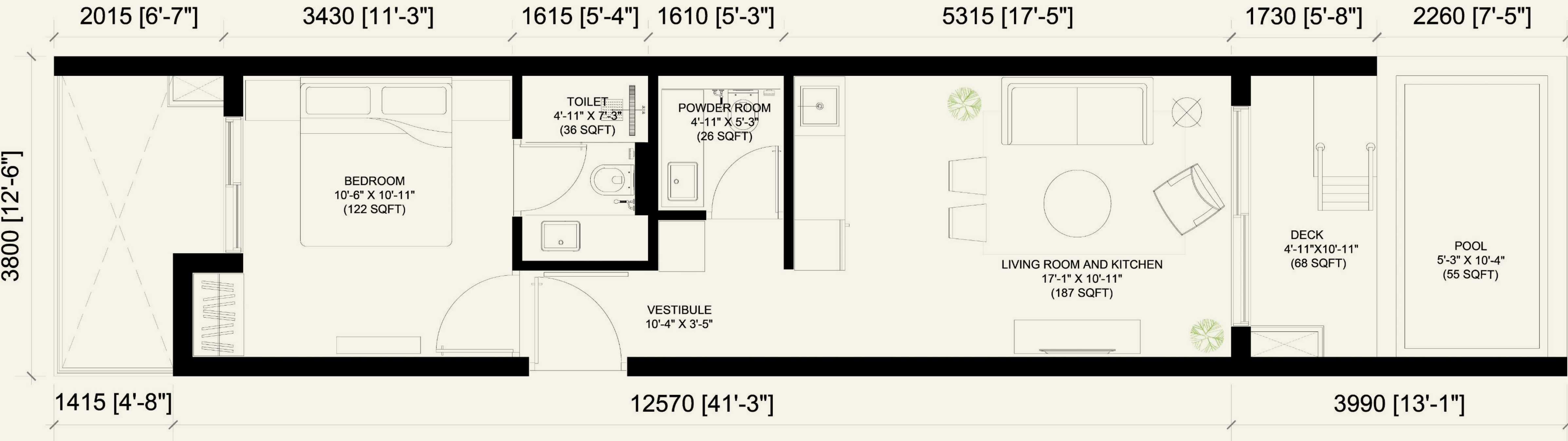
POWDER ROOM



1 BHK (SIMPLEX)

BATHROOM





01	LIVING ROOM & KITCHEN	187 SQ. FT.
02	BEDROOM	122 SQ. FT.
03	WSHROOM	36 SQ. FT.
04	POWDER ROOM	26 SQ. FT.

05	VESTIBULE	35 SQ. FT.
06	DECK	68 SQ. FT.
07	POOL	55 SQ. FT.

Images used are for illustrative purposes only.
This is a reference view of the multiple layout
plan's of the apartment. For more details please
contact our sales team.



01	LIVING ROOM & KITCHEN	187 SQ. FT.
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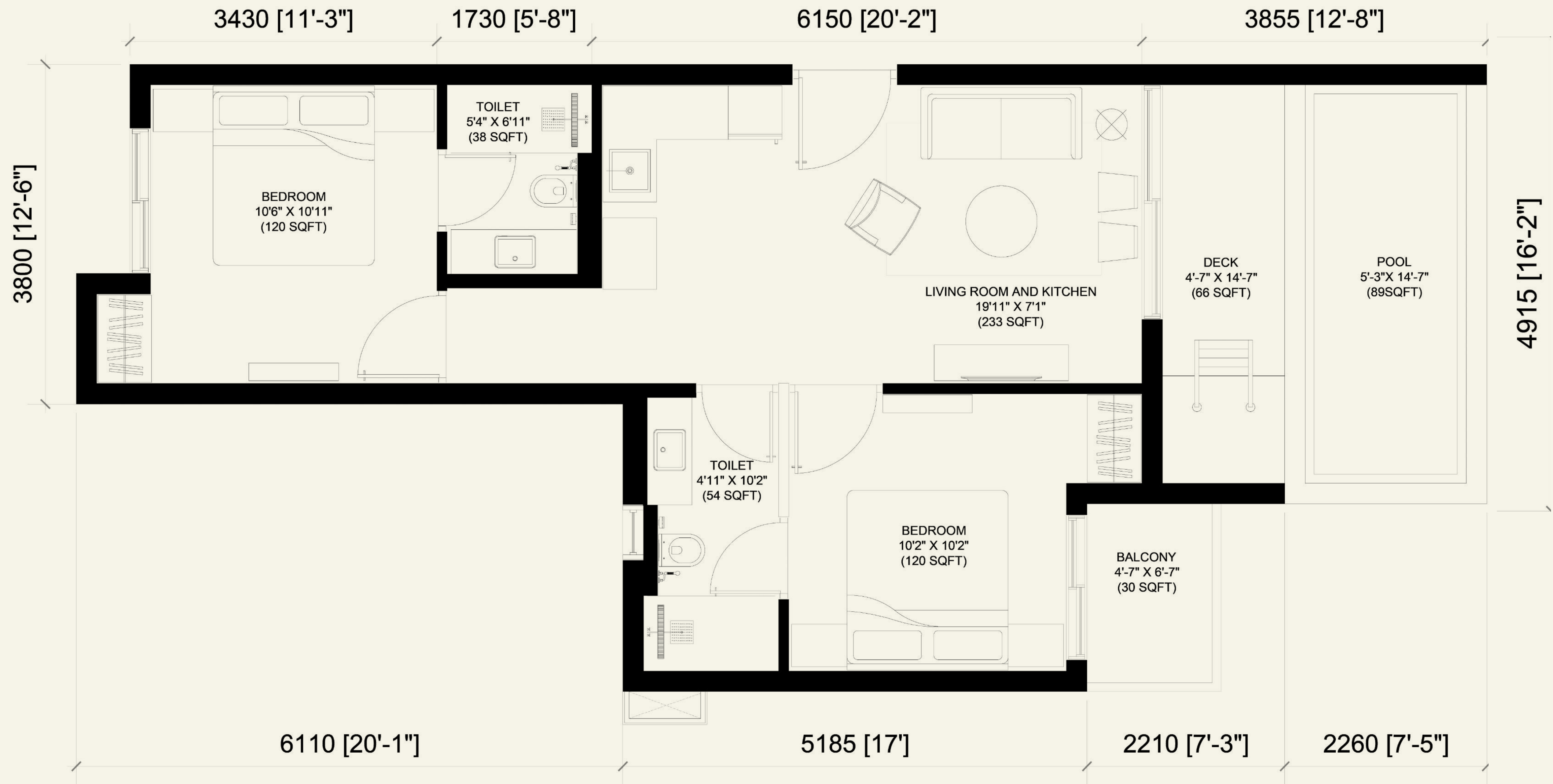
05	VESTIBULE	35 SQ. FT.
06	DECK	68 SQ. FT.
07	POOL	55 SQ. FT.

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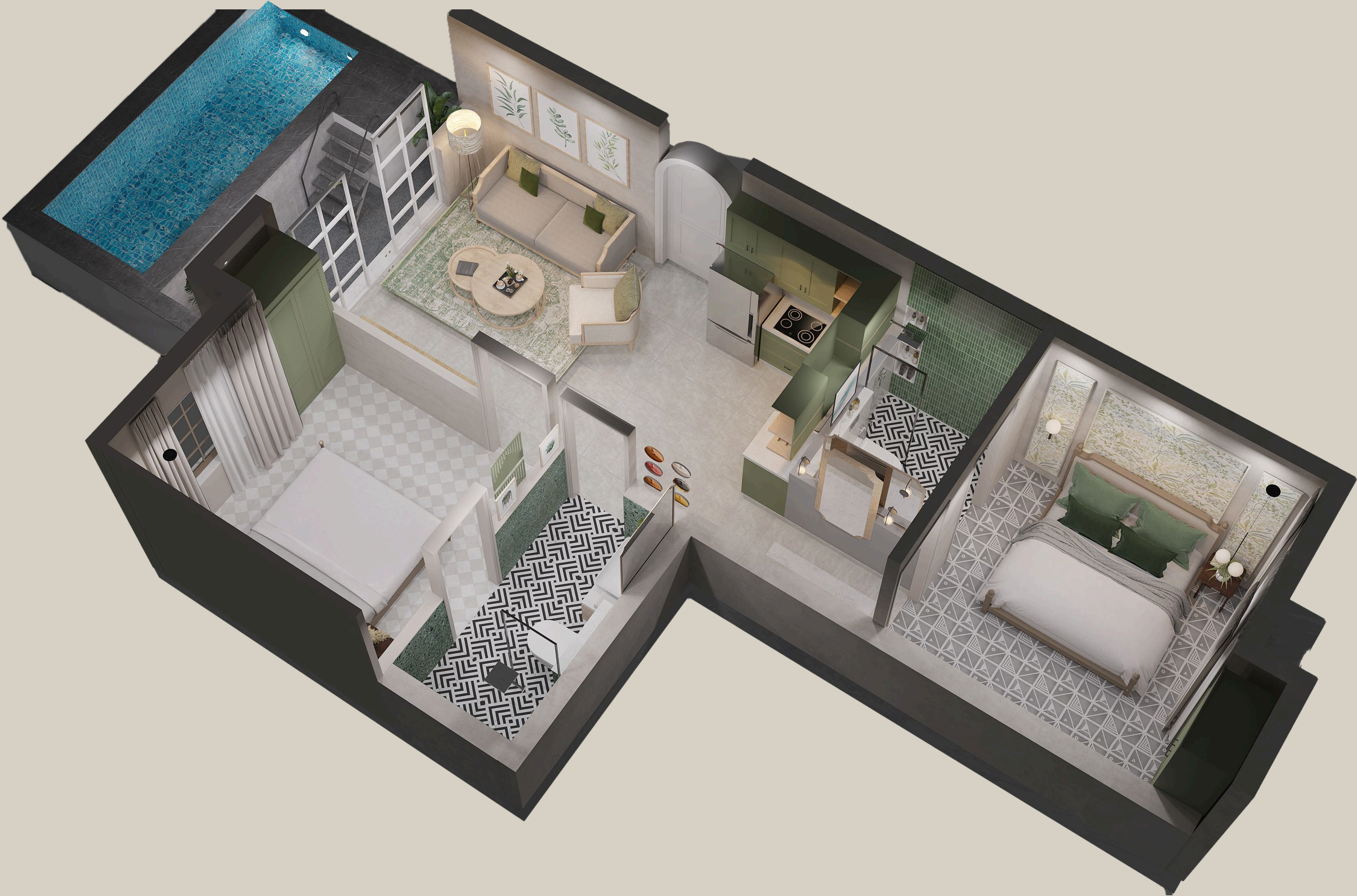




01	LIVING ROOM & KITCHEN	233 SQ. FT.
02	BEDROOM 1	120 SQ. FT.
02	BEDROOM 2	120 SQ. FT.
03	WASHROOM 1	38 SQ. FT.

05	WASHROOM 2	54 SQ. FT.
06	DECK	68 SQ. FT.
06	POOL	89 SQ. FT.
07	BALCONY	30 SQ. FT.

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01	LIVING ROOM & KITCHEN	233 SQ. FT.	05	WASHROOM 2	54 SQ. FT.
02	BEDROOM 1	120 SQ. FT.	06	DECK	68 SQ. FT.
02	BEDROOM 2	120 SQ. FT.	06	POOL	89 SQ. FT.
03	WASHROOM 1	38 SQ. FT.	07	BALCONY	30 SQ. FT.

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2 BHK (SIMPLEX)

BATHROOM 2



1650 - 1800 SQ. FT.

PROJECT SPECIFI- CATIONS

The apartment in Siolim Goa are a testament to luxury and superior craftsmanship, with each apartment meticulously constructed using premium quality materials and finishes. From the elegant flooring to the high-end fixtures, every detail has been thoughtfully selected to exude sophistication and durability.

Private pools in each unit, state-of-the-art fire safety systems, 24-hour filtered water supply, and advanced security measures with CCTV surveillance reflect the high standards of construction. The kitchens and bathrooms are outfitted with top-of-the-line fittings, ensuring functionality meets style. These apartments are designed to provide a luxurious living experience, where quality is at the forefront, and excellence is a standard.

Electrical

- Top Quality Electricals Modular Switches
Premium Wiring
- MCB

Doors, Windows & Staircase

- High Strength Glass Panel
- Windows/Sliding Doors in
UPVC Sliding Doors
- Premium Water Resistant Wooden
Flush Doors

Exterior

- External Paint in IPS Finish Landscaping With
Planters Cobble Stone from Driveway Stone
Finish in Courts

Kitchen

- Provision for Hob & Chimney
- Provision for RO, fridge & microwave

Rooms, Bathrooms & Swimming Pool

- High Quality Vitrified Tiles
- Light Fixtures
- Gypsum Plaster
- Branded Fittings (sanitary & chinaware)
Shower Enclosure
- Looking Mirror
- Vanity

Structure

- RCC Framed Structure with Branded HYSD Bars
- External Walls in ACC Blocks
- Internal Wall in Concrete Blocks

RECEPTION DESK



ACCESSIBILITY



RESTAURANTS

Izumi, Hosa Goa, Mystras, Bawri, Gunpowder, Jamun, Burger Factory



SUNDOWNERS

Thalassa, Purple Martini, Titlie Culinary Bar, Raeeth, Mayan Beach Club, Noah Goa



CAFES

Baba Au Rhum, Artjuna, Babka Goa, Eva Cafe, Cafe Cotinga



MARKETS

Mapusa Central Market



INTERNATIONAL AIRPORT

Mopa Airport

LA WISTERIA



BEACHES

Anjuna Beach, Vagator Beach, Ozran Beach



ATTRACTIONS

Sunburn, Chapora Fort, St. Anthony Church



HOTELS & STAYS

JW Marriott, Westin, W Goa



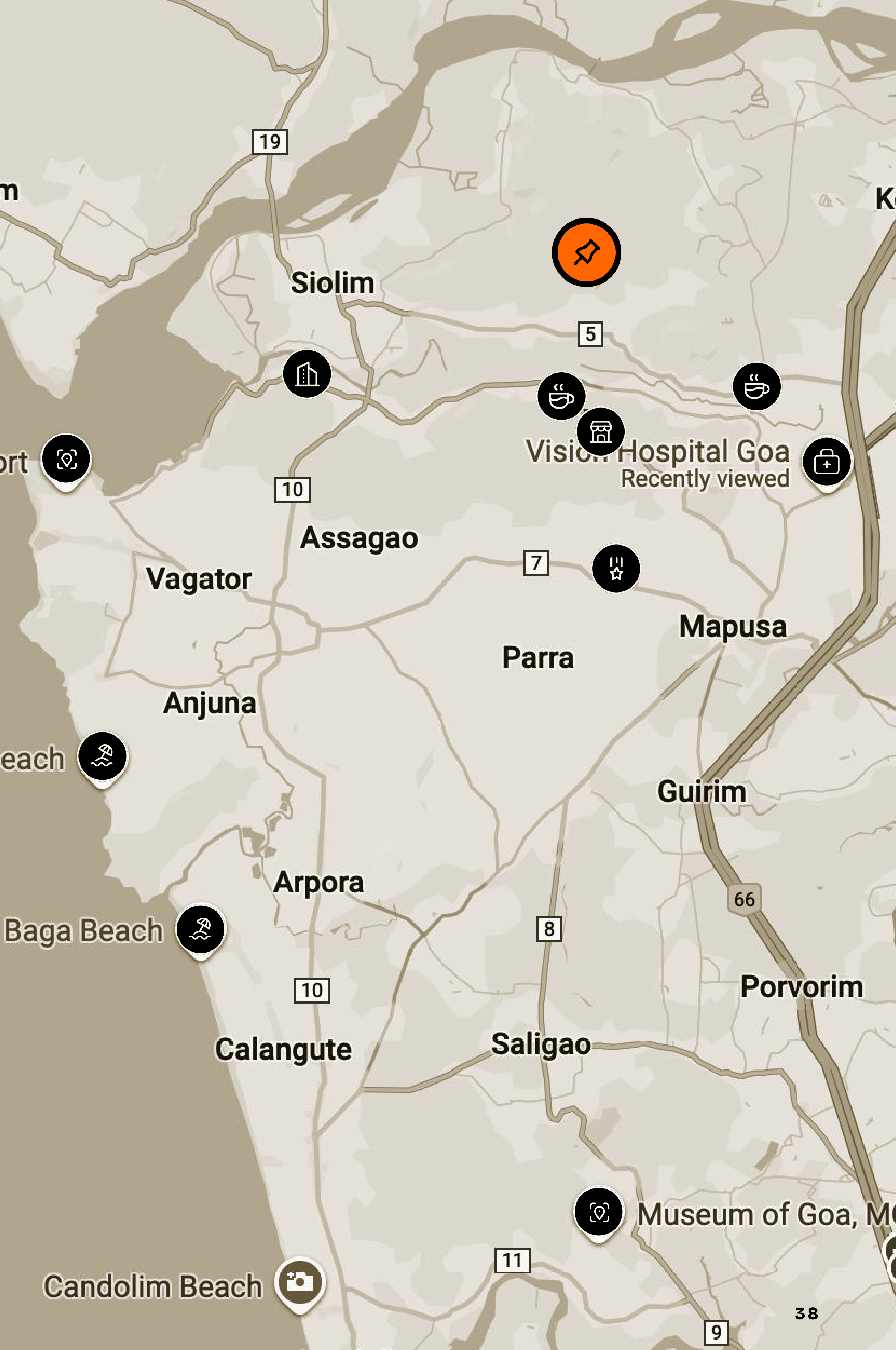
HOSPITAL

Galaxy Hospital, Vision Hospital



UPCOMING

Villa Encanto, Villa Noa





AERIAL VIEW | GROUND FLOOR

LA WISTERIA



LA WISTERIA

SIOLIM
NORTH GOA, INDIA

IN GOA, THE SUNSETS PAINT THE SKY WITH THE COLORS OF TRANQUILITY, AND THE BREEZE CARRIES THE WHISPERS OF THE SEA.

WHY INVEST IN GOA

Goa is not only India's most vibrant holiday destination but also a lucrative investment opportunity for discerning real estate buyers. Here's why investing in Goa is a choice you won't regret:

High Rental Yields: Due to its popularity among tourists, both domestic and international, Goa offers demand areas, rarely remain vacant, providing continuous income streams for property owners.

Tourist Hotspot: Goa is a magnet for tourists from around the globe, attracted by its scenic beaches, dynamic nightlife, and rich cultural heritage. The state welcomes millions of visitors each year, drawn to its laid-back lifestyle and exotic allure.

World-Class Beaches: Goa's nightlife is arguably the best in India, with an array of beach clubs, bars, and casinos. These entertainment options cater not only to young adults but also to a more mature audience, offering diverse experiences that ensure visitors return year after year.

WHY INVEST
IN GOA

Flourishing Food & Beverage Scene: The state is famous for its culinary diversity, with an impressive array of F&B outlets ranging from traditional Goan cuisines to international dishes. This thriving food scene makes Goa an attractive place for food enthusiasts and supports a healthy environment for F&B related investments.

Siolim, North Goa – The Commercial Hub for the Elite: Siolim in North Goa stands out as the most commercially vibrant area, appealing particularly to high-class demographics. Its blend of traditional Goan markets, modern eateries, and designer boutiques, combined with the beauty of rivers, makes it a uniquely appealing location for both commercial and residential real estate investments.

Investing in Goa offers more than just a piece of property; it's an opportunity to own a part of paradise with the promise of great returns. Whether for personal use or as a rental property, Goa's thriving tourism sector and high standard of living make it a smart choice for savvy investors.





EXTERIOR | NIGHT VIEW

LA WISTERIA

WITH OVER 10 YEARS OF EXPERTISE IN SUSTAINABLE CONSTRUCTION, SEA BREEZE VILLAS—LED BY OUR VISIONARY FOUNDER, MR. ARPIT BANSAL, BASED IN NEW DELHI—PRIDES ITSELF ON BEING A VIBRANT FAMILY OF YOUNG, PASSIONATE PROFESSIONALS. OUR CORE TEAM, COMPRISING HIGHLY EXPERIENCED ARCHITECTS, INTERIOR DESIGNERS, SITE MANAGERS, CIVIL ENGINEERS, AND LEGAL EXPERTS, IS DEDICATED TO DELIVERING EXCELLENCE IN EVERY PROJECT.

We are proud to have successfully completed 6 remarkable projects in the prestigious areas of Vagator, Anjuna, and Assagao in North Goa, all designed with a commitment to quality and sustainability.

OUR PREVIOUS PROJECTS

As the builders of La Wisteria, we continue this legacy of quality and innovation, crafting homes that blend luxury with nature. Our core team of architects, engineers, and designers brings expertise and dedication to every project, ensuring that each development is a reflection of our values—integrity, craftsmanship, and excellence.

Some of our successful project are listed below.

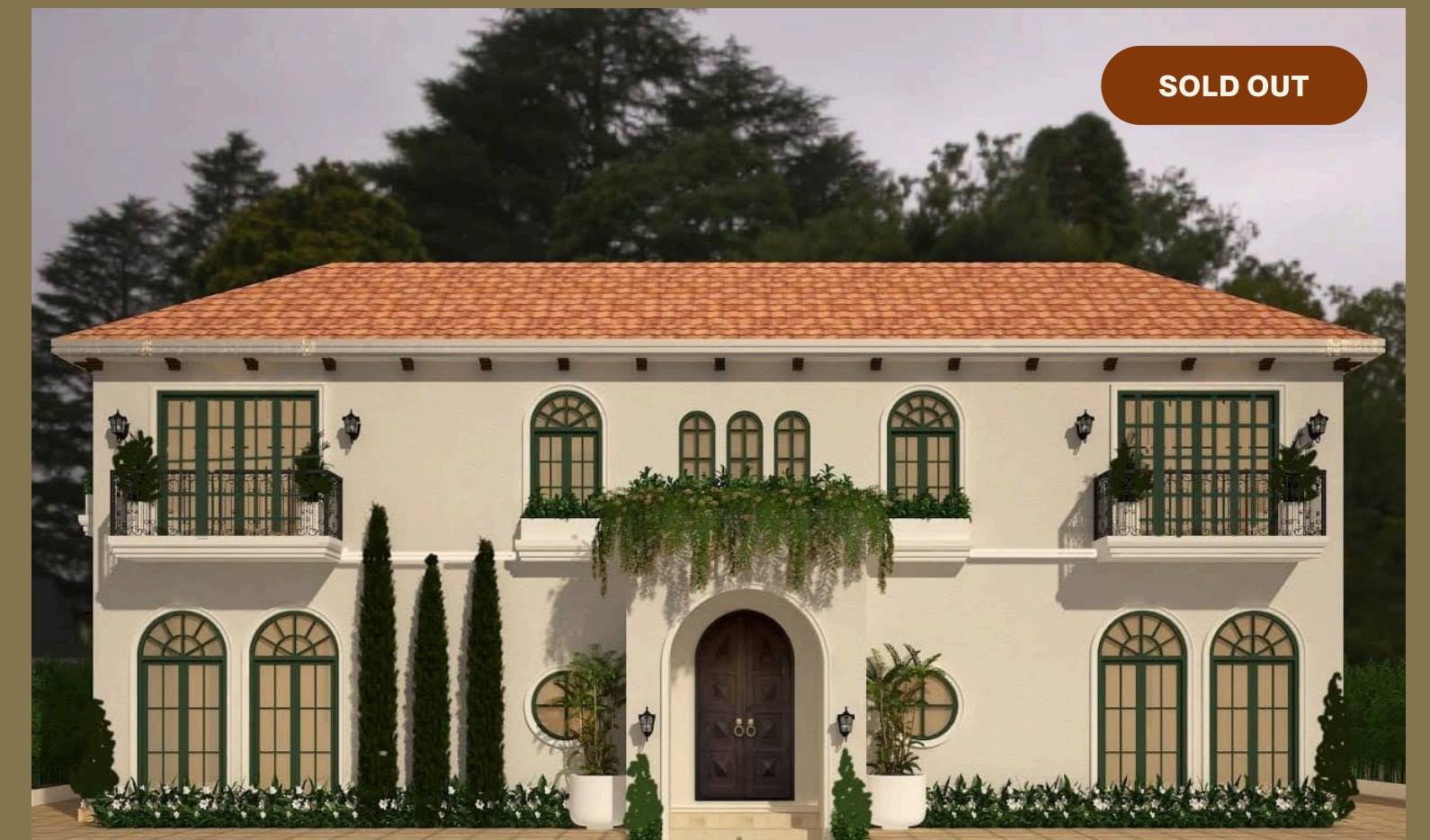
ASSAGAO, NORTH GOA

Area: 425 Sq. Mt.
Standalone, 5 Bedroom
Status: Completed and Sold Out



ASSAGAO, NORTH GOA

Area: 675 Sq. Mt.
Standalone, 5 Bedroom
Status: Completed and Sold Out



ASSAGAO, NORTH GOA

Area: 925 Sq. Mt.
2 Standalone Villas
Status: 1 Villa Sold out, Under Construction



VAGATOR,
NORTH GOA

Area: 201 Sq. Mt.
Standalone, 4 Bedroom with
Private Elevator
Status: Completed and Sold Out



LA WISTERIA

SIOLIM
NORTH GOA, INDIA

VAGATOR,
NORTH GOA

Area: 255 Sq. Mt.
Standalone, 4 Bedroom with
Private Elevator
Status: Completed and Sold Out



PANJIM,
NORTH GOA

Area: 800 Sq. Mt.
River touch standalone villa
with private yacht parking,
and fishing deck
**Status: Construction
begins October, 2024**



SIOLIM,
NORTH GOA

Area: 2800 Sq. Mt.
16 Villas of 3 Bedroom each
Status: in TCP Approvals



AGA KHAN AWARD 2010

ARCHITECTS DIRECTORY 2009

CITYSCAPE 2008, 2010 & 2016
ARCHITECTURAL AWARDS

HOLCIM AWARD FOR
SUSTAINABLE CONSTRUCTION 2011

DEDALO MINOSSE
INTERNATIONAL AWARDS 2017

ASIA-OCEANIA
ARCHITECTURE AWARD 2023

WIENERBERGER BRICK
AWARDS 2010

ABOUT THE ARCHITECT

The firm offers services in Architecture, Interior Design, Urban Design, Public Infrastructure Planning and Environmental Design. It practices conceptually bold and fresh spatial design that seeks sustainability across various registers, including optimum resource management, market forces, urban governance, globalisation, traditional practices, cultural identities, evolving technology and changing climate. It promotes an experiential reconnect with ecology through extensive research into mainstream and alternative building practices. Motivated to contribute towards greater environmental sustainability and social well-being, the firm also participates in policy, education and research.

Over the years the practice has garnered much international acclaim, including a nomination for the "Aga Khan Award 2010" and inclusion in the Wallpaper Magazine's "Architects Directory 2009". Its work has been premiated at the Architectural Review's World Emerging Architecture Awards 2007, United Kingdom, the Cityscape Architectural Awards 2008, 2010 & 2016, United Arab Emirates, the Wienerberger Brick Awards 2010, Austria, the Holcim Award for Sustainable Construction 2011, Switzerland, the Asia Pacific Design Awards 2012, United Kingdom, the Dedalo Minosse International Awards 2017, 2019 and 2022, Italy, 2A Asia-Oceania Architecture Award 2023, Dubai.



VAIBHAV DIMRI
PRINCIPAL ARCHITECT



CENTRAL COURTYARD

LA WISTERIA



LA WISTERIA®

LA WISTERIA



EVERY CORNER OF GOA TELLS A STORY OF
SUN-SOAKED SHORES, ENDLESS HORIZONS, AND
A LIFE LIVED IN HARMONY WITH NATURE.

FOUNDER'S NOTE

As the founder of Sea breeze villas Group, I am delighted to share a heartfelt reflection on our journey and the exciting road ahead.

From day one, our mission has been to build luxury homes in Goa, with sustainable practises. This mission has guided every step we've taken to the exciting milestones we're proud to celebrate today. We owe our success to the dedication of our team, the trust of our partners, and the loyalty of our customers, who have inspired us to keep pushing boundaries.

As we look to the future, we remain committed to delivering on time quality homes for our esteemed family of customers. Our values will continue to guide us, and we are excited about the endless possibilities ahead. Together, we'll continue building on the foundation we've laid that reflect our passion and drive.

Thank you for being part of our story. We look forward to what we'll accomplish together in the years to come.

Arpit Bansal
Founder | Director
Sea Breeze Villas

LA WISTERIA[®]

WHERE TRANQUILITY MEETS
UNMATCHED ELEGANCE

REACH OUT TO US!

📷 @seabreezevilas

LA WISTERIA

PROJECT TIMELINE

Construction Commencement Date:
January 1st, 2025

Expected Possession:
On or before September 30th, 2027

Grace Period: One year, accommodating
unpredictable weather conditions in Goa.

BANK DETAILS

Sea Breeze Villas Private Limited
HDFC Bank Ltd
Account No. : 50200080168223
IFSC Code : HDFC0001899
Branch : Sector- 36 Noida

CORPORATE OFFICE

B-20 Sector 30, Noida
Gautam Buddh Nagar, UP
India - 201301

SITE OFFICE

Sy. No 254 / 1-A-1, Siolim, Bardez taluka,
North Goa, Goa, India - 403517.

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Info@seabreezevilas.com

SCAN QR CODE TO VISIT WEBSITE



LA WISTERIA[®]

WHERE TRANQUILITY MEETS
UNMATCHED ELEGANCE

PROJECT APPROVED BY:



DISCLAIMER

All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are indicative in respect of the project: Name Yet To Be Decided , and is registered with UP-RERA bearing No. for details, please refer: <http://www.up-rera.in/index>. The project may be subject to revision/s and/or alteration/s in accordance with the approvals, orders, and/or in compliance with laws/regulation in force from time to time. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representation of the product and/or any amenities. None of the above may be construed to form any basis of, and/or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer under the relevant provisions. Actual properties may differ in design, materials, and finishes. We reserve the right to modify, revise, or withdraw any or all images at any time without prior notice. These images should not be relied upon as a definitive representation of the final project.

Amenities for third party equipments)/appliance(s): Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacture's corresponding warranty / guarantee terms & conditions.

Please note: The Basic Sale Price (BSP) quoted includes flooring , fans, fixed lights and bathroom only. It excludes any loose furniture, decorative lights, artwork, modular kitchen, appliances, soft furnishings, wardrobes, air conditioning units, and their installation shown in the brochure. These features are available at an additional cost if clients opt for the fully furnished option. Furthermore, no modifications or alterations will be accommodated concerning the layout, swimming pool sizes, electrical points, selection of tiles, changes in façade, wall colours or any other aspect of design and construction.

RERA Registration No.: