

An aerial photograph of a tropical beach. The top half shows a sandy shore with several palm trees and white waves crashing onto the beach. The bottom half shows clear, turquoise water. The word "CURACAO" is overlaid in large, white, sans-serif capital letters across the middle of the image.

CURACAO

AZOIA





## THE AZOIA LIFE

There's a certain kind of home that doesn't need to announce itself. It's in the way light moves through a room at different hours. How a courtyard pulls in just enough breeze. The feeling that indoor and outdoor aren't separate worlds. It's design that understands the flow of life.

At Azoia, every home is built with meticulous care, every detail has a *raison d'être*, catering to the most discerning tastes. We believe in architecture with a soul, where beauty meets graceful living, and each space is a thoughtful blend of art and science.

This is slow architecture. The kind that prioritizes how a space feels at 6 AM and 9 PM, not just how it photographs. Where luxury isn't excess, but precision. Where investment isn't speculation, but something that grows quietly, beautifully, alongside you.

Curacao, our first villa in Benaulim, is where this philosophy takes form. We only build what we'd gladly choose to live in ourselves. Anything else is a compromise.

## WHERE TIME SLOWS DOWN

Goa still exists. The Goa with a beautiful coastline, swaying palms, quaint villages, shaded cafes, a blend of culture, heritage and graceful living. The Goa that calls to you.

Space that hasn't been squeezed out, the wholesome breath of fresh air, roads that don't choke, beaches you can walk without navigating crowds, and infrastructure without suffocation. The coast here remained itself. Palms dominating the skyline, cinematic sunsets worth the evening ritual, and monsoons that drench everything in wild shades of green. It's why the best five stars chose this stretch, exceptional nature and a luxury villa market yet to catch up. Benaolim sits at the heart of it, the most sought after pocket in the area. Happening but not bustling, serene but not sleepy.

The neighborhood around Curacao is entirely residential. No commercial intrusion, no maddening rush. Just homes, trees, and the kind of quiet that feels like a luxury in itself. Finding land here that touches unobstructed fields isn't common anymore. When it exists, it doesn't wait.





## INTRODUCING CURACAO

5 spacious ensuite bedrooms, multiple living areas for all your needs, an event sized garden, a private infinity swimming pool, and all this with unobstructed verdant views of expansive rice fields. Curacao is one of a kind. Named after the Caribbean island, it embodies tropical luxury shaped by modern Mediterranean style. A deliberate departure from Goa's familiar vernacular, a villa that stands apart without standing out.

Designed by the international award winning architect Milad Eshtiyaghi, the design emphasizes flowing arches, layered volumes, and generous open and semi open spaces, responding naturally to Goa's tropical climate and the rhythm of slow living. Huge windows and soaring ceilings don't just add grandeur, they orchestrate light and air through every level.

A central courtyard, deep balconies and vast terraces create shaded outdoor zones for that effortless susegad life. An infinity pool that frames nothing but green, that changes shade by the hour.

This is space designed to hold life, not just shelter it. Indoor and outdoor in constant conversation. A timeless investment shaped to evolve beautifully with you.

**KEY**

MAJORDA BEACH  
SERNABATIM BEACH  
BENAULIM BEACH  
VARCA BEACH  
CAVELOSSIM BEACH

THE ST. REGIS  
TAJ EXOTICA  
ALILA DIWA  
KENILWORTH  
ITC GRAND

BONITA  
SOUTHSIDE  
SOUTHERN DECK  
GOODFELLAS  
CAVATINA

**ACCESSIBILITY**

Highway : 1.6 kms | 3 mins  
Madgaon Station : 4.1 kms | 12 mins  
GOI Airport : 27 kms | 45 mins  
GOX Airport : 65 kms | 1 hour



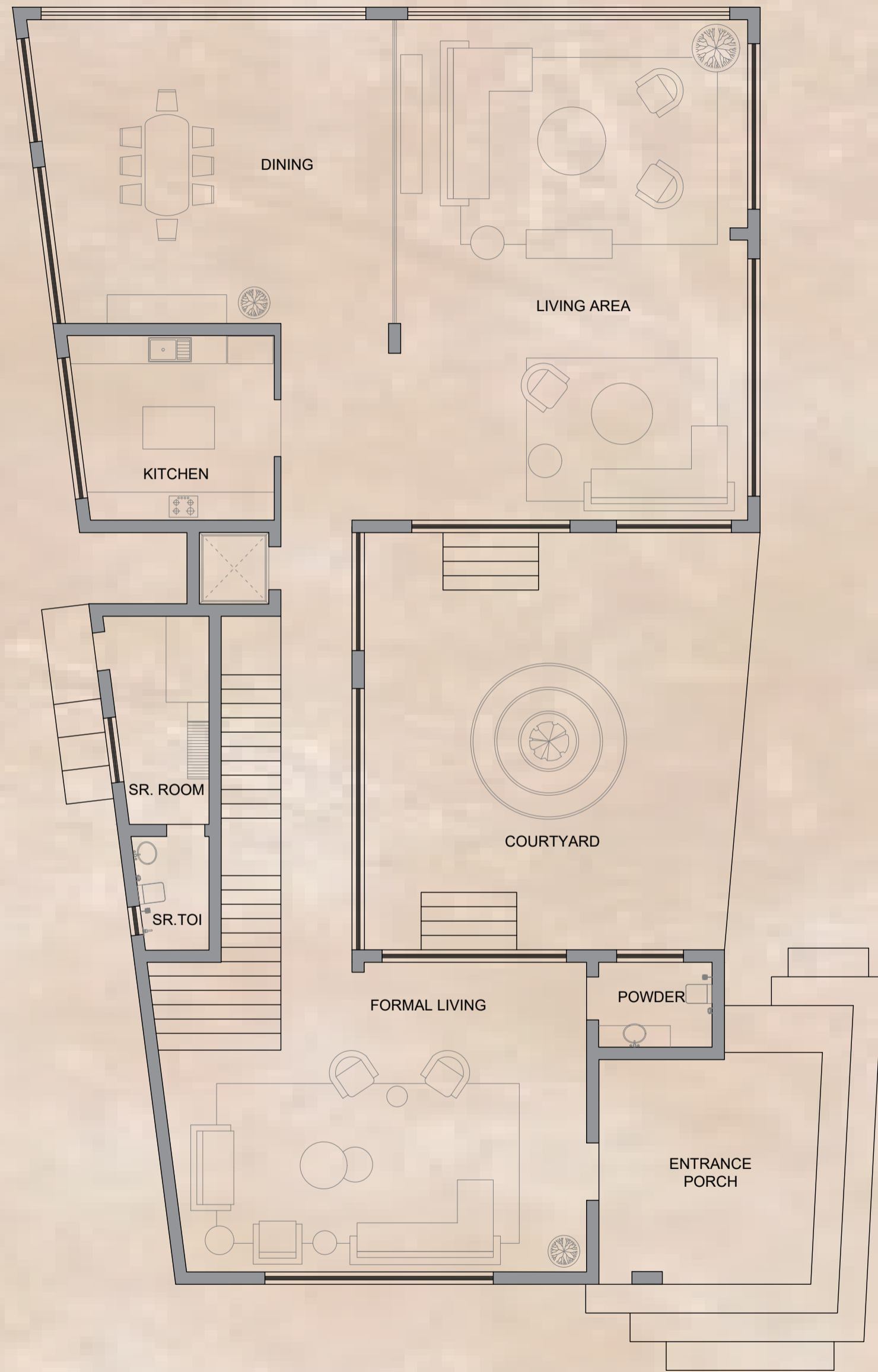


# SITE PLAN



- 1. SWIMMING POOL
- 2. COURTYARD
- 3. GARDEN
- 4. SUNKEN SEATING
- 5. ENTRY
- 6. ENTRY
- 7. PARKING
- 8. TERRACE
- 9. ACCESS ROAD
- 10. FIELD

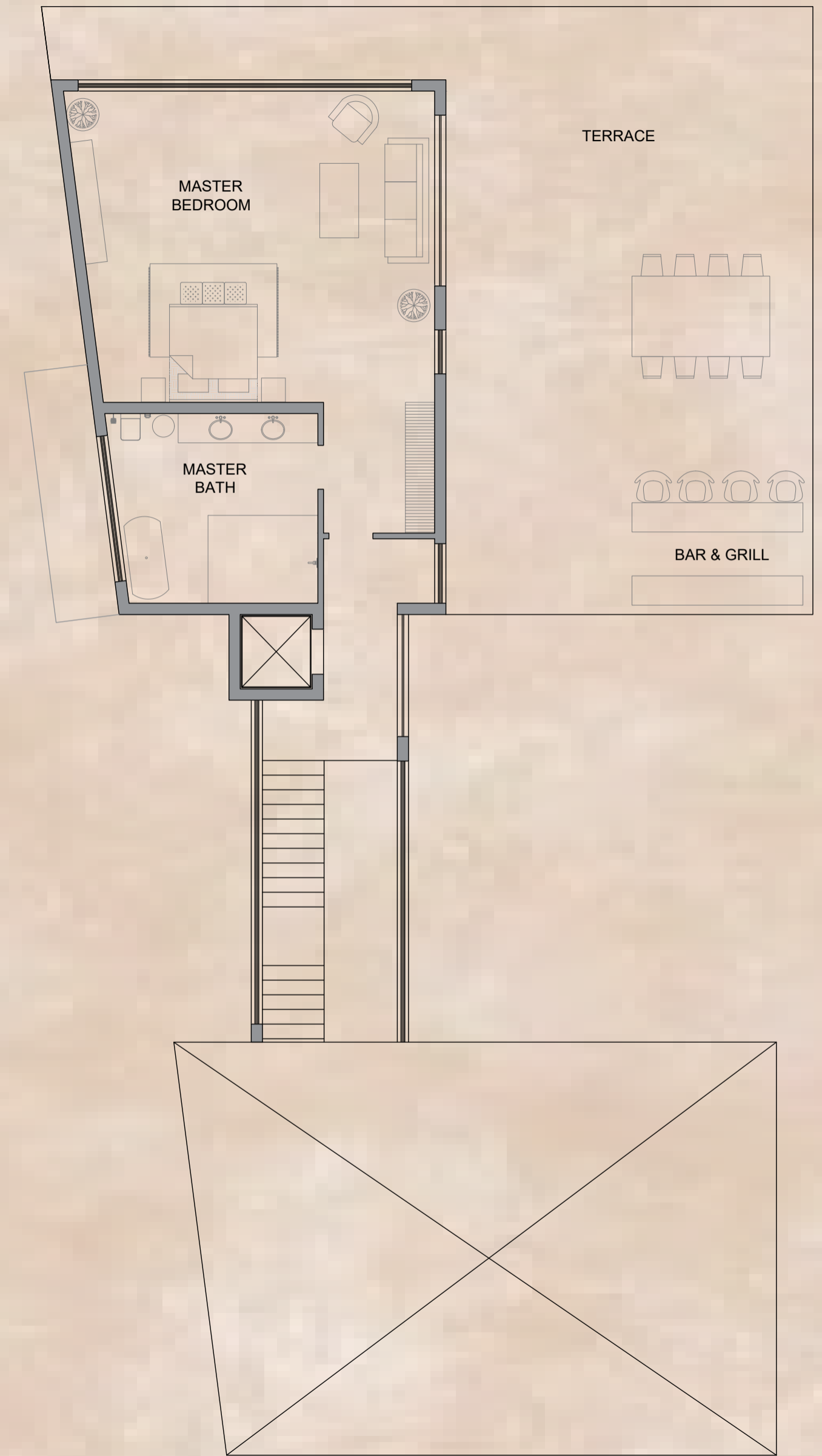
A GAUMUKHI PLOT - It's a rare gem in the world of Vastu.




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Swim, lounge, or simply watch the paddyfields shift with light.  
Every hour offers a different version of perfection

A modern dining room with a wooden table and chairs, large windows overlooking a lush landscape, and thatched pendant lights. The room features a wooden floor, a large rug, and a wooden cabinet with a lamp. The ceiling has exposed wooden beams and thatched pendant lights. The walls are made of light-colored plaster. The floor is made of wide wooden planks. A large, textured rug is placed under the dining table. The dining table is made of wood and has several chairs around it. The chairs have a woven backrest. The room is filled with natural light from the large windows. The view outside shows a lush green landscape with palm trees and mountains in the distance. The overall atmosphere is warm and inviting.

THE STORY IN IMAGES



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True luxury isn't about excess. It's about ease. Grace. Belonging. It's waking up to a view that shifts with the season. Hosting dinners that spill into the garden. Finding corners of your own home you forgot existed. It's living in a space that takes care of you without asking for attention

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Three living areas. Three distinct moods.

The first is the heart of the home. The rear end of the ground floor, with its own exterior access, overlooking the garden, the infinity pool, and the endless stretch of paddy fields beyond. Enclosed floor to ceiling in glass, it feels open, grand, free. This is where friends gather, parties happen, and events unfold. It's big enough to hold them all.

The TV lounge on the first floor is a more private lounge for those who live here. All four guest bedrooms are on this level, each with its own balcony, because what's a tropical home otherwise? This lounge has a cosy, intimate vibe, huge TV wall, fantastic audio provisions, built for late night movies with the people who matter most.

The formal living area opens out from the front entrance. It is the perfect place for discussions with business associates, work from home sessions with friends, or just you and a book.

The master bedroom on the second floor has its own en-suite lounge with the same jaw dropping views. Step outside to the terrace, one of the highest vantage points around, with a bar setup ready for sunsets that deserve company, or solitude.

Every space designed for a different slice of life. Every level holding its own rhythm.





BEDROOM - 3



BEDROOM - 1



BEDROOM - 4



BEDROOM - 2



MASTER BEDROOM



SCAN/CLICK FOR AN IMMERSIVE 360° EXPERIENCE

Good design doesn't chase trends. It responds to climate, context, and how people actually live. Curacao is built around Goa's tropical rhythms, managing heat, welcoming breeze, framing green. The materials will age gracefully, not deteriorate. The layout will make sense in twenty years as much as it does today. This isn't architecture for the moment. It's built for the life you'll grow into, the memories you haven't made yet, the decades ahead.

AZOIA **CURACAO**



MASTER BATHROOM



BATHROOM - 1



BATHROOM - 4



BATHROOM - 2



BATHROOM - 3



POWDER ROOM

## THE DETAILS

Land Area	:	856 sq m
Built Up Area	:	810 sq m
Floors	:	Ground + 2
Bedrooms	:	5
Bathrooms	:	5 ensuite + 1 powder room
Swimming Pool	:	11m × 4m, 1.2m depth with an infinity edge
Garden	:	130 sq m including sunken outdoor seating
Parking	:	2 cars + provision for 2 more
Design Architect	:	Milad Eshtiyagi
Local Architect	:	Meghna Chakraborty





[azoiahomes.com](https://azoiahomes.com)