



LUXURY VILLAS by  
AURORAA SOLUTIONS PVT.LTD.





Auroraa, inspired by the ethereal beauty of the Northern Lights, symbolizes wonder, renewal, and rare natural brilliance.

Just as the aurora transforms the night sky into a spectacle of light, Auroraa Villas in Anjuna bring an extraordinary glow to everyday living, luxury homes designed to illuminate life with serenity, elegance, and timeless charm amidst Goa's coastal greens.

AN INVITATION TO  
live a life less ordinary





AURORAA VILLAS

# Beyond walls. Beyond time. Beyond ordinary.

A rare collection of luxury homes in  
Goa by the Auroraa Solutions Pvt. Ltd.

Thoughtfully crafted for the discerning few,  
each villa is an ode to refined living, where  
design meets serenity, and every detail speaks  
of quiet sophistication.

Surrounded by nature and inspired by  
mindful architecture, Auroraa Villas offer  
more than a residence, they promise a  
luxurious way of life.

From curated materials to spacious layouts  
and a seamless indoor-outdoor flow, these  
villas are built for those who seek not just  
luxury, but a lifestyle that is intentional,  
elegant, and deeply fulfilling.



MEET THE ARCHITECT:  
MEETU AKALI, STUDIO MOMO

I design not just  
for walls and roofs,  
but for light, air, and the  
stories that unfold within.

Award-winning architect and founder of Studio Momo, Meetu Akali is known for creating homes that are as soulful as they are sophisticated. Drawing inspiration from nature, heritage, and the timeless philosophy of wabi-sabi, she designs spaces that breathe, where light, texture, and flow come together in harmony.

Her work is deeply rooted in Goa's landscape and spirit. From restoring heritage villas to designing contemporary residences, she blends sustainability with elegance, using local materials like laterite, wood, and lime plaster to craft homes that are enduring and alive.

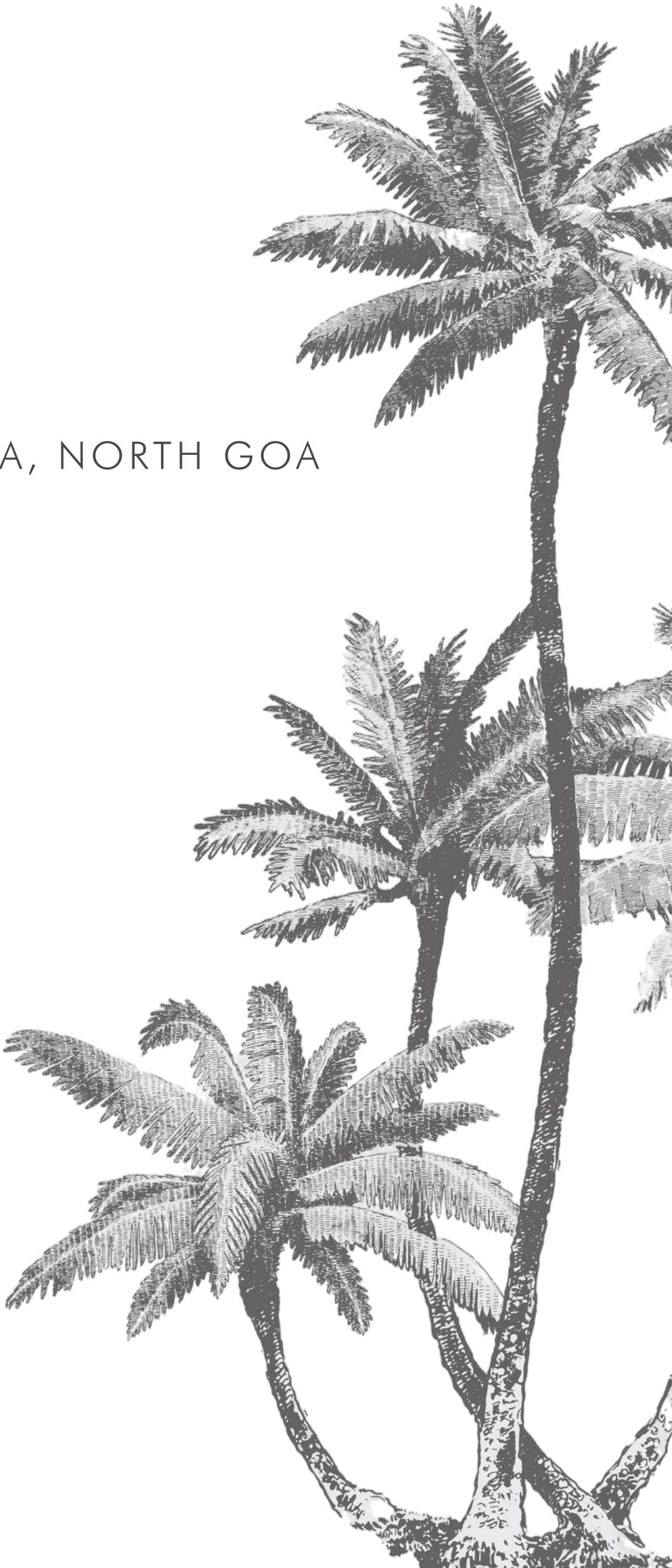
For Auroraa Havens, Akali has imagined villas that invite you to live a life less ordinary, homes that blur boundaries between indoors and outdoors, celebrate natural beauty, and offer comfort that feels personal and profound. Each villa reflects her belief that architecture should not just house life, but elevate it.



HERITAGE | CULTURE | CALM - ANJUNA, NORTH GOA

**Wake up to birdsong,  
unwind to sunsets.  
Welcome to Anjuna.**

Goa is more than a retreat, it's a way of life. In Anjuna, heritage and modern spirit blend seamlessly, offering serene mornings, vibrant evenings, and a warm community. With luxury, culture, and comfort at your doorstep, Anjuna is the perfect place to call home.



WHERE LOCATION MEETS LIFESTYLE

**Auroraa Havens connects you to everything that matters.**

NEARBY LOCATIONS & AMENITIES

RESTAURANTS

Izumi  
Second House  
Mystras  
Gunpowder  
Jamun  
Burger Factory

SUNDOWNERS

Thalassa  
Purple Martini  
Titlie Culinary Bar  
Raaeth  
Mayan Beach Club  
Noah Goa

CAFES

Baba Au Rhum  
Artjuna  
Babka Goa  
Eva Cafe  
Cafe Cotinga  
Cream Choc  
Curlies Beach Shack

BEACHES

Anjuna Beach  
Vagator Beach  
Orzan Beach  
Baga Beach

ATTRACTI0NS

Sunburn  
Chapora Fort  
St. Michael Church  
Anjuna Lake

HOTELS & STAYS

JW Mariott  
Westin  
W Goa  
Radisson Resort

AIRPORT

Goa International Airport  
Dabolim: 1 hour 8 minutes  
Manohar International Airport  
Mopa : 44 minutes

MAJOR CITIES

Panaji: 43 minutes  
Mapusa: 18 minutes  
Margao: 1 hour 20 minutes  
Vasco-Da-Gama: 1 hour 05 minutes





ABOUT AURORAA HAVENS

# Serenity, Thoughtfully Designed

Auroraa Havens is a retreat of quiet luxury, where nature and design exist in harmony. Created by celebrity architects, each villa offers serene living amidst greenery, open skies, and thoughtful spaces.

With sustainable materials and mindful construction, every detail supports a life of balance and beauty. Auroraa Havens isn't just a home, it's a way of living slowly, purposefully, and with meaning.

Here, calm and connection take center stage, inviting you to savour each moment and embrace a life rooted in peace and purpose.

Come, discover spaces that beckon.



AURORAA HAVENS, ANJUNA | LUXURY VILLAS by AURORAA SOLUTIONS PVT LTD.



An entryway that whispers serenity and sets the tone for life within



A haven of light and tranquility



Where indoor comfort meets the beauty of nature



Your personal space of peace, calm, and serenity



Designed with artistry, perfected for your comfort and luxury



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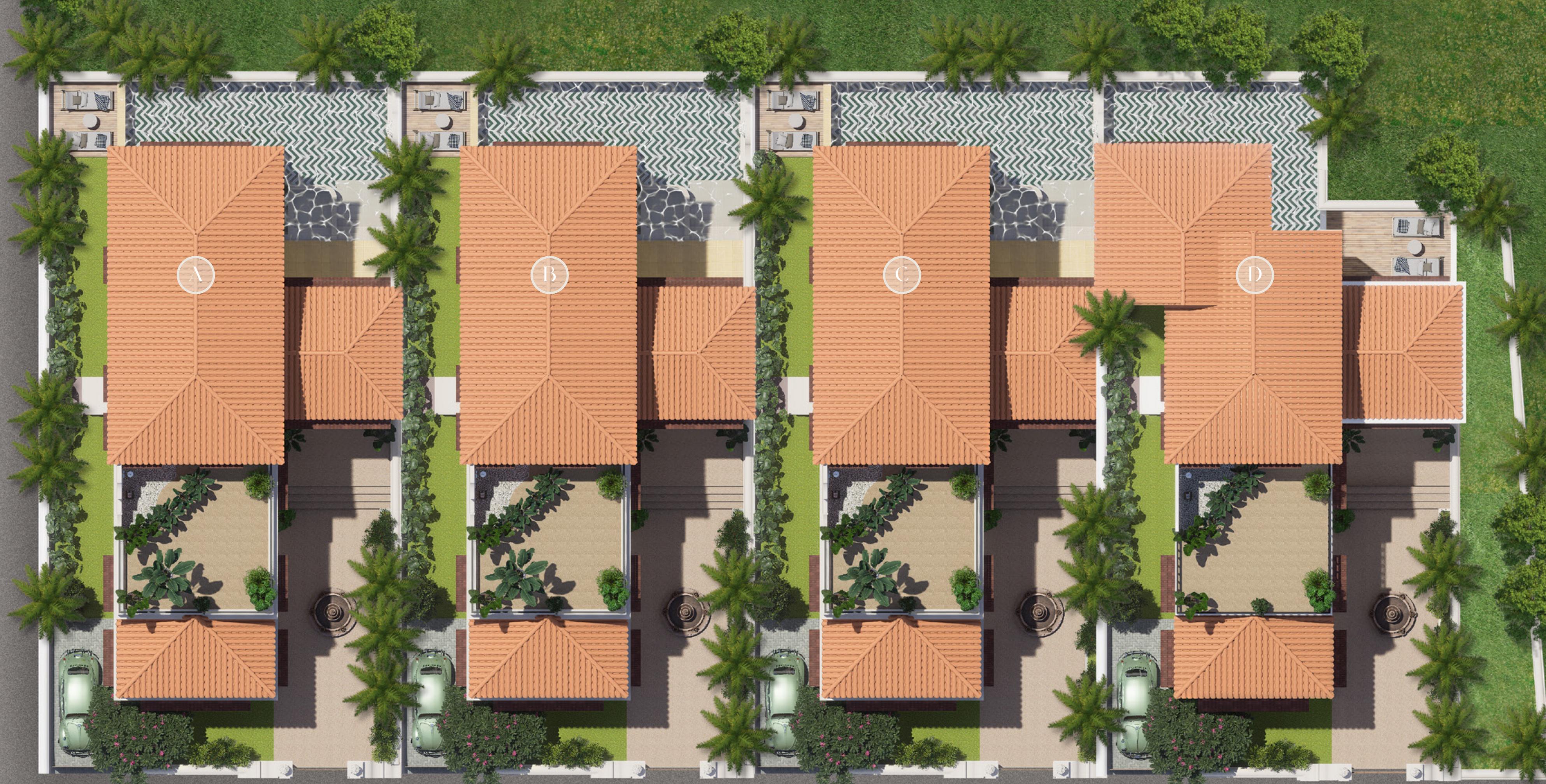


Dream away on a balcony embraced by greenery,  
where happiness blooms all around



An oasis of ease and elegance

# A Mediterranean Muse, A Goan State of Mind.



Name	Plot Area (sqft)	Total Built Up Area (sqft)
Villa A	4,284	4,590
Villa B	4,211	4,590
Villa C	4,284	4,590
Villa D	4,565	4,611

Choose from meticulously designed 4BHK individual villas of 4590-4611 sqft (built-up).

Each villa maximises space and natural light, offering a perfect balance of luxury and comfort for modern living.

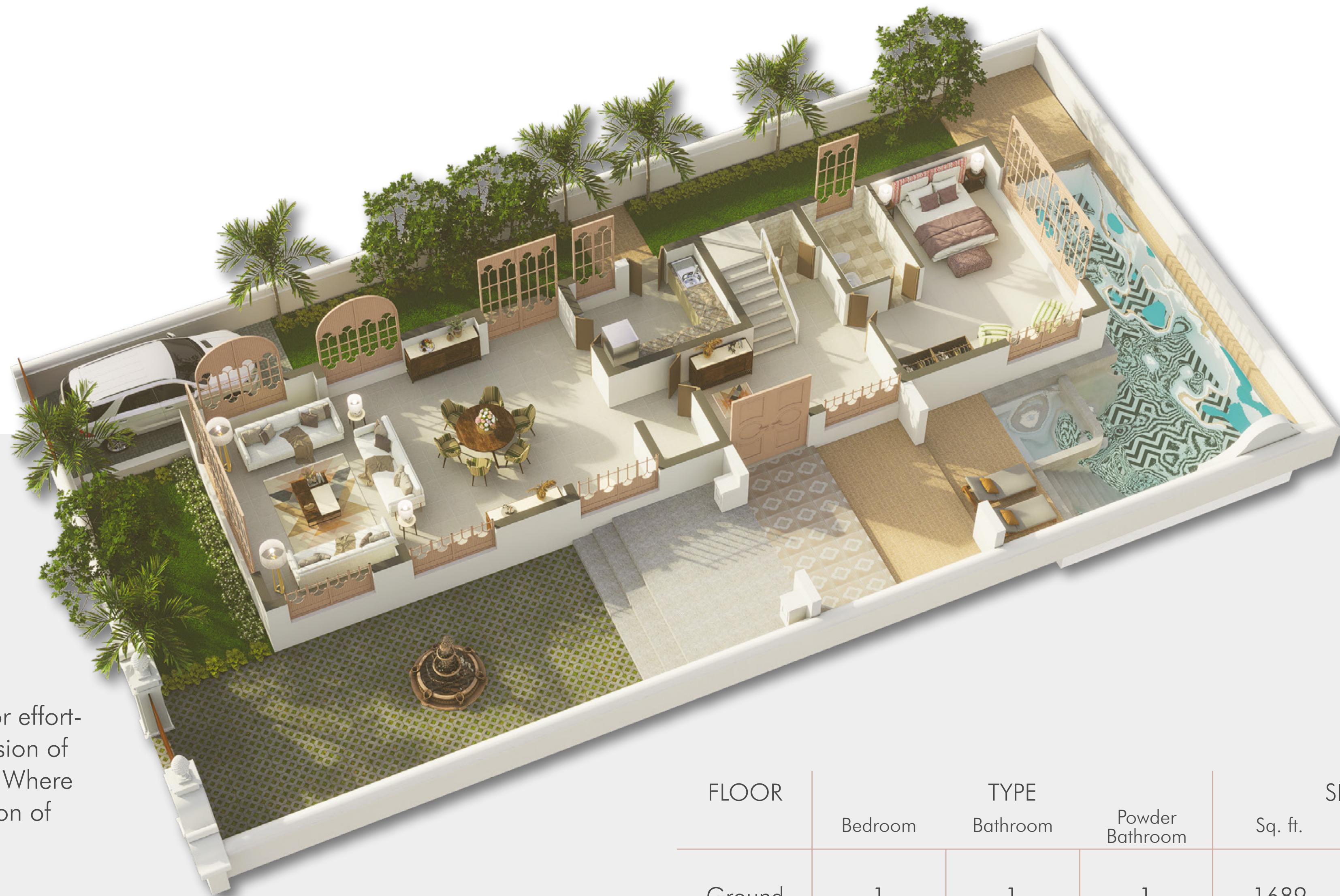


FRONT ELEVATION

SIDE ELEVATION

# Floor Plans

## GROUND FLOOR



A seamless flow designed for effortless living. An elegant extension of your space to the outdoors. Where every moment is a celebration of comfort and luxury.

FLOOR	TYPE			SIZE	
	Bedroom	Bathroom	Powder Bathroom	Sq. ft.	Sq. m.
Ground	1	1	1	1689	156.87

# Floor Plans

## FIRST FLOOR



A seamless flow designed for effortless living. An elegant extension of your space to the outdoors. Where every moment is a celebration of comfort and luxury.

FLOOR	TYPE		SIZE	
	Bedroom	Bathroom	Sq. ft.	Sq. m.
First	2	2	1689	156.87

First

2

2

1689

156.87

# Floor Plans

## SECOND FLOOR



A seamless flow designed for effortless living. An elegant extension of your space to the outdoors. Where every moment is a celebration of comfort and luxury.

FLOOR	TYPE		SIZE	
	Bedroom	Bathroom	Sq. ft.	Sq. m.
Second	1	1	1205	112.87

# Specifications



## CONCEPT & FEATURES

Indo Portuguese concept villas  
Motorised main and service gate for each villa  
Accessible to North Goa's best hospitals



## PROJECT FEATURES

Prominent central staircase with Schindler lift access for all floors  
Large heated swimming pool with jacuzzi and deck  
Standalone villa  
Wi-fi enabled project  
Decorative lighting in the verandah  
Intercom system  
Manicured landscaped gardens  
Cobbed/paved driveway  
Ample private car parking  
DG back-up provided  
Video door phone  
Premium wooden roofing  
Solid wood door and windows  
CCTV



## LIVING & DINING & FAMILY LOUNGE

Ceramic / vitrified / natural / clay tiles for flooring  
LED or filament lighting  
Hand-crafted teak main door



## BEDROOMS

4 large bedrooms with attached bathrooms and outdoor shower on terrace and Ground Floor  
Lighting with LED fixtures  
Smart access to power points  
Provision for TV and set top box  
Ceiling Fans

## VALUE ADDED SERVICES

Housekeeping Services, along with pool and garden maintenance.



## PHILOSOPHY & STRUCTURE

Solid Teak wood door and windows  
Handcrafted lighting  
LED Lighting  
Warranted roof waterproofing  
Classic Spanish country tiles  
Central pressurised system  
3-coat exterior paint (base, primer, water repellent paint)  
Fire retardant wiring  
Brass hardware for doors  
Wrought iron railings  
Damp proofing above the plinth  
Food grade sump tank



Hand crafted soft close kitchen cabinets  
Electronic charcoal-filtered chimney  
Kitchen Hob  
LED Lighting  
Water Purifier  
Scratch and rust proof sinks  
Handcrafted backsplash tiles  
Provision for washing machine



## BATHROOMS

TOTO Sanitary ware and Toilet Fittings  
Glass enclosures for wet and dry areas  
Wash basin  
LED Lighting



# Facilities & Amenities



## Gourmet Kitchen

Fully equipped with top-of-the-line appliances, custom cabinetry, and elegant countertops, catering to both culinary enthusiasts and casual cooks.



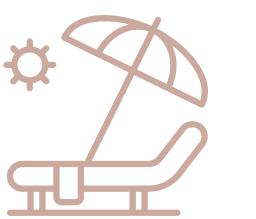
## Exquisite Interiors

From hand styled Spanish tiles to bespoke wooden rafters, every interior detail exudes craftsmanship and elegance, creating a warm and inviting atmosphere.



## Sustainable Living

Eco Friendly design elements such as energy-efficient lighting and reflecting a commitment to preserving Goa's natural beauty.



## Perfect Location

The serene location allows you to disconnect when desired, while still being within short distances of popular places and international airport.



# Property Management Services

We extend our commitment beyond creating exquisite homes by offering professional Property Management Services, ensuring every detail of maintenance, care, and upkeep is seamlessly handled, so you can enjoy a truly effortless, stress-free lifestyle.





[www.auroraavillas.com](http://www.auroraavillas.com)

+91 99309 21697 • [connect@auroraavillas.com](mailto:connect@auroraavillas.com)