



FOUR PRIVATE VILLAS · SOUTH GOA, INDIA

CASA SAXTTI

*Where the land remembers
to breathe.*

TPOLOGY
Residential Villas

NO. OF UNITS
04

LOCATION
South Goa

01

QUIET ROADS. OLDER TREES. THE SEA, NEARBY.

Casa Saxtti sits within one of South Goa's few remaining pockets of unhurried landscape — laterite paths, coconut groves, and the particular calm that comes from a village that hasn't rushed to become anything else.

The site is bordered by a neighborhood in the village. The main road opens toward a lane that connects, in minutes, to the coast. This is a place where the morning sounds are birds, not engines.

- Access to a quiet village market and café
- Under 5 minutes to the nearest beach by road
- No high-rises, no dense development in immediate view
- Village life — fishermen, fruit sellers, morning mist



PLACED WITHIN A QUIET QUARTER.

South Goas most unhurried stretch- the project is accessible,
yet genuinely removed.

PROXIMITY INDEX

Nearest Beach
Walkingdistance · Secluded cove 1.2 km

Fatrade Beach
SouthGoa's iconic arc 2 km

Varca Beach
Serene, low-crowd 3 km

Margao City
Market, hospital, rail 14 km

Dabolim Airport
National & international 42 km

Mopa Airport
NorthGoa · Alternate hub 85 km

Village Café
Filtercoffee, fresh catch 0.4 km





EXTERIOR PERSPECTIVE

The sloping roof breaks the skyline, framing the canopy beyond



01

THE FACADE & VERANDAH

The front face of each villa is designed as a composition of shaded depth and material warmth — a generous verandah running the full width of the entrance and a sloping Mangalore-tile roof that overhangs far enough to shield the interior from afternoon glare.

The façade does not perform. It simply belongs.

- SLOPING MANGALORE TILE ROOF WITH DEEP OVERHANG
- LATERITE PLINTH AND BASE COURSING
- FULL-WIDTH VERANDAH — 1M DEPTH
- TIMBER LOUVERS TO MODULATE AFTERNOON LIGHT

02

LIVING & DINING

The living and dining areas occupy a single, flowing volume — connecting to the backyard, opening east to the verandah through full-height framed shutters. The room breathes: cross-ventilation is guaranteed by the section, not the air conditioner.

Flooring in local kota stone. Ceiling designed with The kitchen is separated by a low shelf — visible but not intrusive.

- DOUBLE-HEIGHT CENTRAL VOLUME
- KOTA STONE FLOORING, HAND-POLISHED
- EXPOSED BAMBOO CEILING STRUCTURE
- FULL-HEIGHT EAST-FACING SHUTTERS
- OPEN KITCHEN WITH MASONRY COUNTER



INTERIOR - LIVING

Light pools on the floor, then retreats with the afternoon.

03

THE BEDROOMS

Three bedrooms per villa, each on the upper level with views into canopy or open sky. The master suite includes a private sit-out — a small, shuttered balcony with a low seat, sized for one, or two in close company.

Walls in lime plaster tinted with local laterite pigment. Floors in reclaimed teak. No false ceilings — the roof structure is left visible and honest.

- THREE BEDROOMS, ALL EN-SUITE
- MASTER SIT-OUT — PRIVATE BALCONY
- PLASTERED WALLS PAINTED W CALM COLOURS
- RECLAIMED TEAK PLANK FLOORING
- OPERABLE JAALI SCREENS — PRIVACY + BREEZE



MASTER BEDROOM

The room holds dusk light for longer than any other

04

POOL & OUTDOOR LIVING

Each villa has its own private pool — 12×4m, positioned to receive the eastern morning light and shaded by the verandah overhang by afternoon. The deck is in kota stone, kept level with the pool edge for a seamless outdoor-to-water transition.

The garden beyond is planted in native species — neem, coconut, and flowering undergrowth — requiring minimal intervention.

- PRIVATE POOL — 8 × 4M PER VILLA
- KOTA STONE POOL DECK, FLUSH EDGE
- OUTDOOR DINING PAVILION — TILED ROOF
- NATIVE SPECIES LANDSCAPE EXTERNAL SHOWER IN
- NATURAL STONE

OUTDOOR - POOL DECK

The pool is designed to disappear into the garden edge



GOAN VERNACULAR, DISTILLED.

"A HOUSE IN A WARM CLIMATE IS NOT A SHELTER FROM THE OUTSIDE — IT IS A NEGOTIATION WITH IT."

DESIGN PREMISE — Casa Saxtti, 2026

Mati draws from the architectural intelligence embedded in centuries of Goan house-building: the verandah that buffers heat before it enters, the sloping roof that sheds rain and lifts airflow, the thick masonry wall that stores coolness through the day.

These are not aesthetic choices — they are environmental strategies. The result is a home that runs cooler, feels calmer, and demands less of its systems.

CLIMATE RESPONSIVE

VERNACULAR INTELLIGENCE

MATERIAL HONESTY

TROPICAL MINIMALISM

PASSIVE COOLING

SLOW ARCHITECTURE

GOAN HERITAGE

NATURAL LIGHT

MATERIAL PALETTE

LATERITE STONE

Locally quarried, iron-rich, porous — the defining material of the Goan coastal belt. Used for plinths, boundary walls, and feature walls.

LIME PLASTER

Breathable, hygroscopic, and warm — applied in two coats with a hand-polished finish. Tinted subtly with natural oxide pigments.

RECLAIMED TEAK

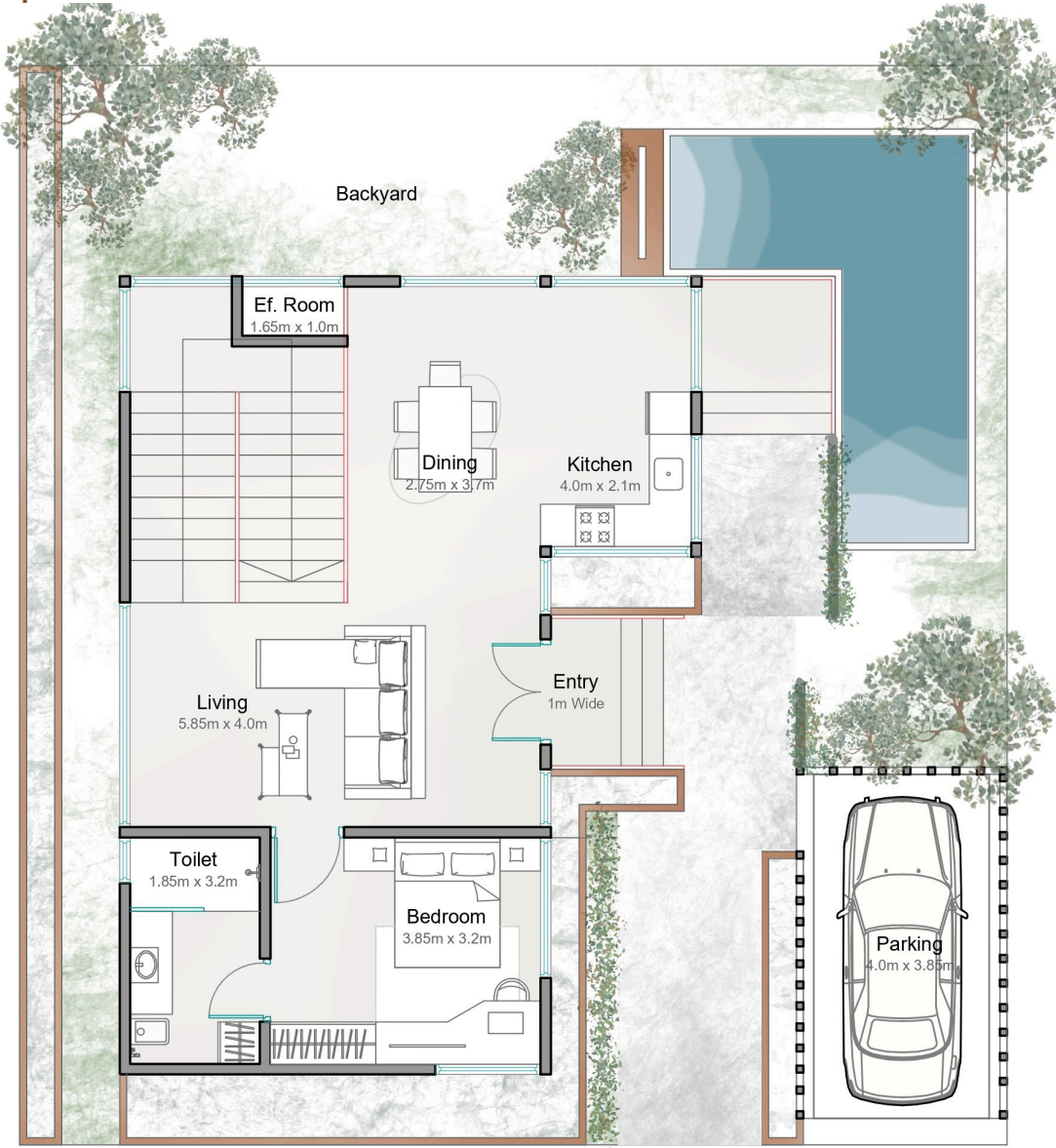
For floors, shutters, and ceiling elements. Sourced locally from salvage, carrying the grain and patina of prior lives.

BAMBOO & CANE

Ceiling slats, jaali screens, and furniture frames. A material that brings rhythm to surfaces and recalls the region's craft tradition.

CLIMATE STRATEGIES

- Deep verandah overhang cuts direct solar gain by 70%
- Cross-ventilation through east-west orientation
- Sloping roof creates rising air stack effect
- Thermal mass in laterite walls buffers day-night swing

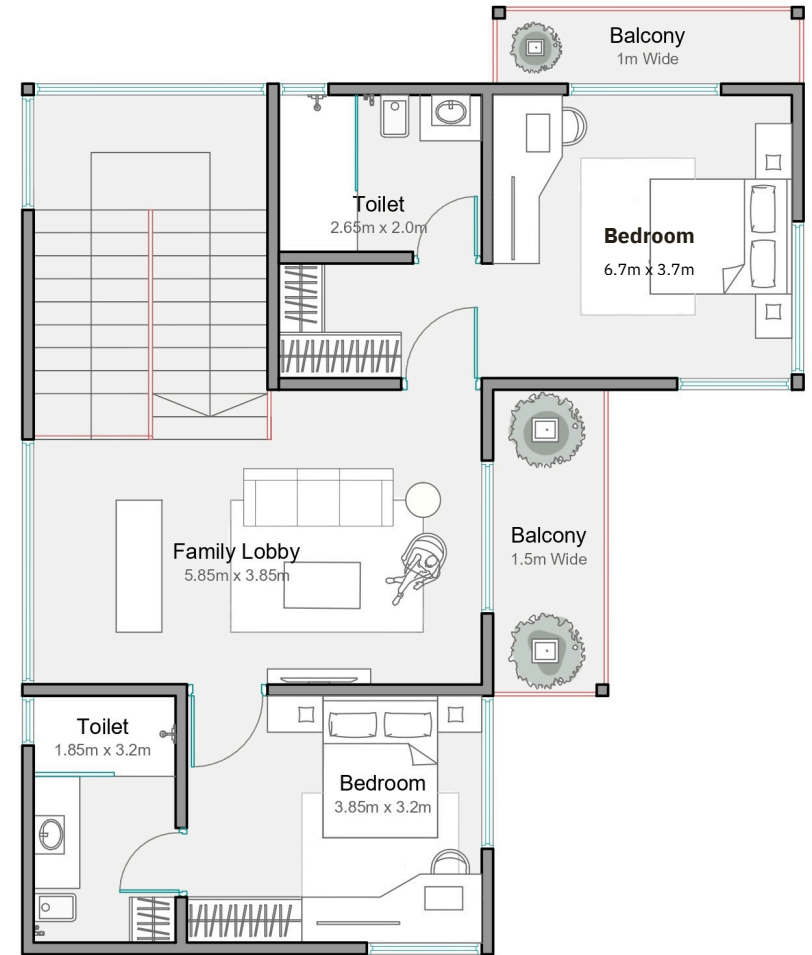


GROUND FLOOR

Entry, living-dining, kitchen, guest bedroom, pool, verandah

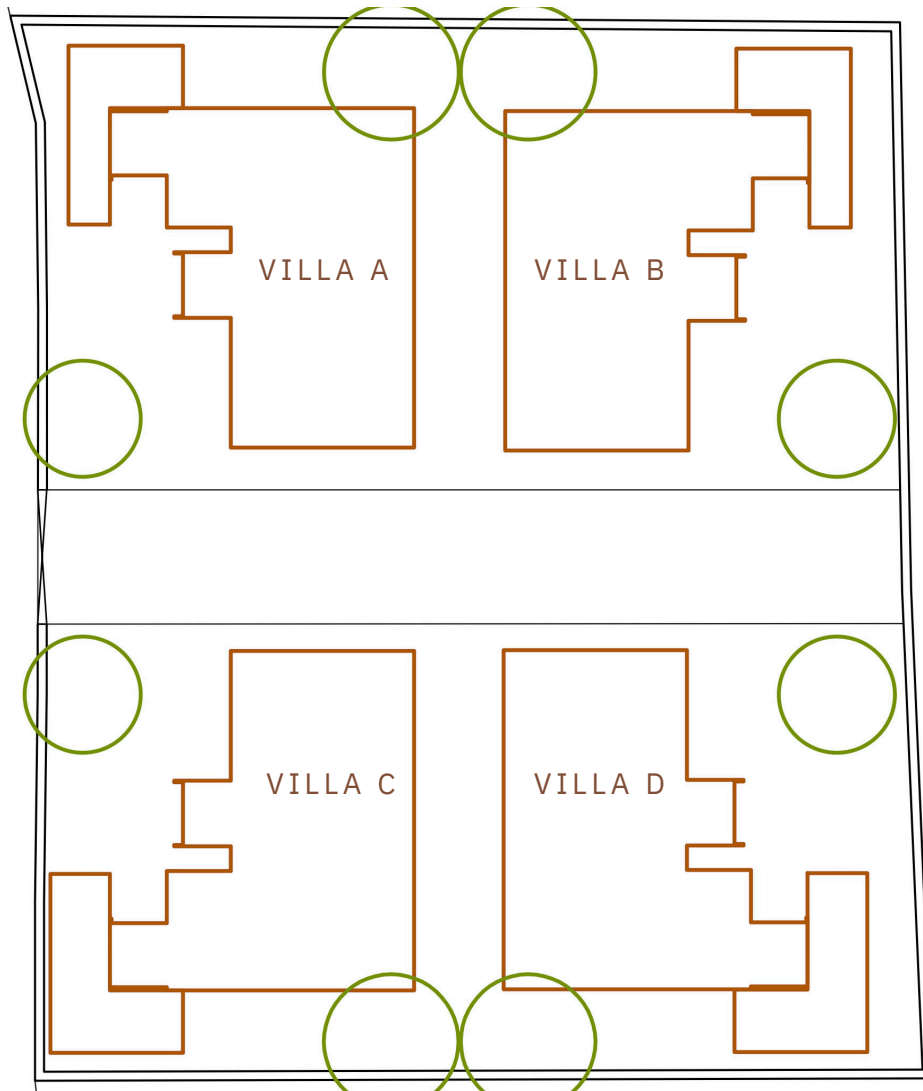
A CLEAR PLAN. NOTHING REDUNDANT.




Each villa is organised around a central spine —public spaces at ground, private above, with the staircase as the social hinge between both levels.



FIRST FLOOR

Three bedrooms, master suite with sit-out, study, three bedrooms



-  Villa units (x4)
-  Landscape buffer zones
-  Internal access path

SITE ORGANISATION

FOUR VILLAS. ONE SHARED ADDRESS.

Access

A single primary entry off the village lane distributes to each villa via an internal path. No through-traffic. The road ends here.

Privacy

Each villa is separated by a minimum 6m landscape buffer. Boundary walls in laterite with hedged planting ensure visual independence.

Landscape

Native tree species are retained where possible. New planting in coconut, areca, and frangipani — fast-growing, Goa-appropriate.

Services

Shared underground services infrastructure — water, power, drainage — maintained as a collective. STP included on site.

EVERY SQUARE METRE, ACCOUNTED.

The areas are presented per-villa and as a collective. Each villa is equivalent – no unit is disadvantaged in size, orientation, or access.

Each villa occupies an independent plot within the larger land parcel, with its own legal title and UDS (Undivided Share) of the common areas and infrastructure.

4

INDEPENDENT
VILLAS

3

BEDROOMS PER
VILLA

PER VILLA – UNIT AREAS

COMPONENT	LEVEL	AREA (SQ.FT)
Plot Area	Site	11,571.2
Built-up Area	G + 1	8,148.28
Carpet Area	Habitable	6,024.776
Verandah & Sit-outs	Semi-covered	264.15
Landscape & Garden	Open	1,453.12
TOTAL PLOT AREA – ALL 4 VILLAS		27,461.52 SQ.FT

ROOM-WISE BREAKDOWN – PER VILLA

ROOM	FLOOR	AREA (SQ.FT)
Living & Dining	Ground	361.4
Kitchen	Ground	90.5
Guest Bedroom + Bath	Ground	196.33
Master Bedroom + Bath	First	323.88
Bedroom 02 + Bath	First	196.33
Family Lounge / Flex Room	First	242.43
NET CARPET AREA		1,410.87 SQ.FT

CURATED FOR THE CLIMATE.

Every furnishing choice is a considered response to the tropical context – materials that age gracefully in humidity, forms that prioritise air circulation, and a palette that recedes in favour of light, view, and landscape.

Furnishings are offered as an optional package, sourced from Goa-based and regional artisans wherever possible.

DESIGN APPROACH

- A mix of natural and synthetic materials.
- Open forms that allow air to pass through
- Warm, low-lumen lighting throughout
- Regional craft integrated into key pieces



Light and natural colours, reclaimed furniture, terracotta, ceramics, linen all sourced from Goa.

LIVING ROOM

PRIMARY SEATING & TABLES

Solid wood frame sofa with deep-cushion cotton linen upholstery

Low cane-weave lounge chairs — pair

Reclaimed wood coffee table, raw-edge

Rattan side tables (set of 2)

Knitted jute area rug — natural tone

Open teak shelving unit

DINING ROOM

DINING SET & STORAGE

Solid mango wood dining table — seats 6

Mixed seating — 4 teak chairs + 2 cane armchairs

Mango wood sideboard with rattan drawer fronts

Pendant lighting — blown glass, warm amber

MASTER BEDROOM

BED, STORAGE & LINEN

King platform bed — solid wood with low headboard

Handwoven cotton linen bedding — off-white

Pair of reclaimed wood bedside tables

Standing clothes rack — wrought iron + cane

Woven cotton dhurrie rug
Brass reading sconces — adjustable arm

GUEST BEDROOMS

SECONDARY ROOM

King bed — wood frame, slatted headboard

Cotton voile curtains — natural white

Single cane armchair per room

Bamboo floor lamp — diffused shade

Ceramic table lamp — hand-thrown, matte

OUTDOOR

POOL & VERANDAH

Sun loungers with canvas cushions (×4)

Rope-seat verandah chairs (×4)

Outdoor dining table — powder-coated steel + wood top

Stone-wash outdoor cushion fabric

Hanging macramé pendant — verandah

LIGHTING & ACCESSORIES

LIGHTING & FURNISHINGS

All lighting in warm 2700K — no harsh white light

Terracotta planters — hand-thrown, set of 6

Woven palm leaf storage baskets

Handloom cotton throw blankets (×4)

Copper wall art — regional craft

Linen window sheers throughout

ARCHITECT & DESIGNER

ARCHITECT DARWIN DOURADO

We are a Goa-based architecture practice with a focused portfolio of residential, hospitality, and cultural projects across the southern coast of Goa.

Our work begins with site, climate, and community — not with a style. The result is buildings that feel of their place, because they are. Materiality is never decorative; structure is never concealed; ornament, when it appears, is earned.

DEVELOPER

D & D DEVELOPERS

D and D Developers is a Goa-based development company specializing in luxury villa development, seamlessly blending refined design with strong investment potential. Founded by Dillon Dourado and Leandro Da Costa, the company builds on years of industry experience and deep understanding of premium real estate.

D and D Developers is committed to setting new benchmarks in luxury living, with a clear vision to expand across India's leading metros and into select global markets.

OUR PRINCIPLES

- 1** **Climate First**
Every design decision is tested against thermal comfort, ventilation, and solar response before it is tested against aesthetics. Good architecture in a tropical climate is always climate architecture.
- 2** **Material Integrity**
We use materials that are honest about what they are. Laterite is not painted. Lime is not made to look like marble. Wood is not stained to imitate something else.
- 3** **Local Knowledge**
Vernacular building traditions contain centuries of accumulated climate intelligence. We don't imitate vernacular — we study it, extract its logic, and translate it into a contemporary practice.
- 4** **Restraint over Novelty**
We are not interested in buildings that demand attention. A well-made room, perfectly lit, with the right proportions, earns its place without performing.

CONTACT

ARCHITECT DARWIN DOURADO D & D DEVELOPERS

darwindourado.com	dandddevelopers@hotmail.com
@architectdarwindourado	dillon@dourado.co.in
darwin@darwindourado.com	+91 9665060366
+91 9665056666	+91 7743931047

