



# Karma Realty's Yugal Villas

TWO PRIVATE VILLAS. ONE THOUGHTFUL DESIGN.



THE GOA YOU DREAM OF

# Green Valleys. Timeless Rivers.

Mandovi River flows through the heart of Goa,  
where nature, culture and tranquility come together.

YUGAL  
VILLAS

## YUGAL VILLAS

*meaning a pair in Sanskrit  
reflects the essence of this project: just two thoughtfully designed villas.*

Goa

*Good Vibes. Great Times.*

A LIFESTYLE WHERE EVERY DAY FEELS LIKE A GETAWAY.



#### THE PROJECT

# A Boutique Development of Just Two Exclusive Villas

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Crafted by Karma Realty, Yugal Villas offers a rare opportunity to own one of only two private residences — designed for comfort, privacy, and refined living.

Each villa is a complete world into itself. Where architecture meets intention, and every detail is a considered choice.

BAINGUINIM, GOA

*Privacy, redefined.*

# Building More Than Homes - Creating Lasting Legacies



## *Our Previous Project in Raibander*

Since 2018, Karma Realty has focused on creating a limited number of homes where design, comfort, and longevity come together.

Each project is approached with care—prioritising space, light, and materials that age well over time.

We don't build at scale. We build with clarity—so every home feels considered, and every detail has a purpose.

*"Designed for slower living."*

2018  
ESTABLISHED

2  
EXCLUSIVE VILLAS

Goa  
LOCATION



A SERENE ADDRESS  
CLOSE TO PANJIM & OLD GOA.

### PERFECTLY CONNECTED

Peaceful living. Just minutes  
from everything important.

#### KEY AMENITIES

	Karmali Railway Station	1.9 Kms
	GMC, Bambolim Hospital	12 Kms
	Healthway Hospital	3.7 kms
	The Gera School	2.7 Kms
	Sharda Mandir School	5.2 Kms
	Podar International School	2.4 Kms
	Sunshine Worldwide School	1.0 Kms
	Bambolim Beach	13.8 kms
	Siridao Beach	14kms
	Dona Paula Beach-	18kms
	Goa Dabolim International Airport	26 kms

# PANJIM & OLD GOA

A LOCATION THAT KEEPS YOU  
CLOSE TO EVERYTHING.



SERENITY OF NATURE.  
CONNECTIVITY OF CITY.  
THE BEST OF GOA, TOGETHER.

## LOCATION

# Panjim, Goa

*Where Heritage Meets Coastal Charm*

Banguinim, Kadamba Plateau — a peaceful green location with excellent connectivity to Panjim city and all key lifestyle hubs.

Surrounded by Goa's signature canopy of trees, Yugal Villas sits at the perfect intersection of tranquility and urban convenience.

*Where space meets silence.*

## BAINGUINIM VILLAGE

# Kadamba Plateau

A region celebrated for its lush green hills, clean air, and proximity to Goa's cultural and commercial heart.

# Connected Yet Peaceful

Every essential — schools, hospitals, airports — within easy reach. Yet the villa itself remains a world apart.



Karmali Railway Station – 1.9 Kms



GMC, Bambulim Hospital – 12 Kms



Healthway Hospital – 3.7 kms



The Gera School – 2.7Kms



Sharda Mandir School - 5.2 kms



Podar International School – 2.4 kms



Sunshine Worldwide School – 1.0 Kms



Goa Dabolim International Airport - 26 kms



Manohar International Airport - 41 kms

## HIGHLIGHTS

# What Makes Yugal Villas Exceptional

Only Two Private Residences

A scale that ensures true privacy and  
exclusivity

Private Pool, Garden & Lift

Designed for comfort, ease, and complete  
independence

5-Bedroom Layout

Generous spaces for family living and hosting

Thoughtfully Detailed Interiors

Premium specifications with a focus on  
longevity and finish

3-Car Parking & Full Power Backup

Everyday convenience, seamlessly integrated

Clean, Contemporary Design

Minimal, refined architecture adapted to  
Goa's setting

"Intentionally limited.

Naturally private."



villa - A



villa - B

## AMENITIES



# Every Comfort. Considered.

Curated for a life of ease — every specification chosen for quality, not quantity.



A Master Bedroom with Spa & Whirlpool Bathtub



Private swimming pool



Private garden



3 Car parking



Balconies & terraces



Private lift in each villa



Modular kitchen



Heat pump by Jaquar



Individual Borewell



Italian marble in living room



High-end 1800 x 1200 tile. with a Marble finish



false ceiling, lights



Air conditioner system



All Bathroom fixtures Kohler make



CCTV



Power backup



Aluminium windows



In-line pressure pump for water supply



## VILLA A

# Your Private Estate Awaits

A thoughtfully proportioned villa with generous living areas, designed to feel spacious yet intimate — a home that breathes.

PLOT AREA	274 sqm
SUPER BUILT UP AREA	354.68 sqm
BEDROOMS	5 Bed
PRIVATE ELEVATOR	Yes
POOL & DECK	Yes
PARKING	3 Cars



## VILLA B

# An Equal Statement of Luxury

Mirrored in ambition,  
unique in character. Villa B  
offers the same  
uncompromising  
specifications — with its  
own distinct personality.

PLOT AREA 275 sqm

SUPER BUILT UP AREA 340.07 sqm

BEDROOMS 5 Bed

PRIVATE ELEVATOR Yes

POOL & DECK Yes

PARKING 3 Cars

# FLOOR PLANS



## Ground Floor

Entry lobby, living & dining, kitchen, utility, powder room, garden & pool deck.

### GROUND FLOOR PLAN DRAWING (TO SCALE)



GROUND FLOOR PLAN

**villa - A**



GROUND FLOOR PLAN

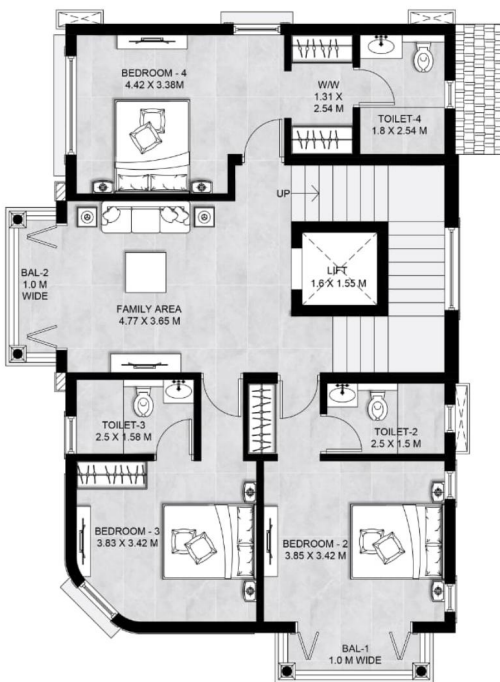
**villa - B**

## FLOOR PLANS

# First Floor

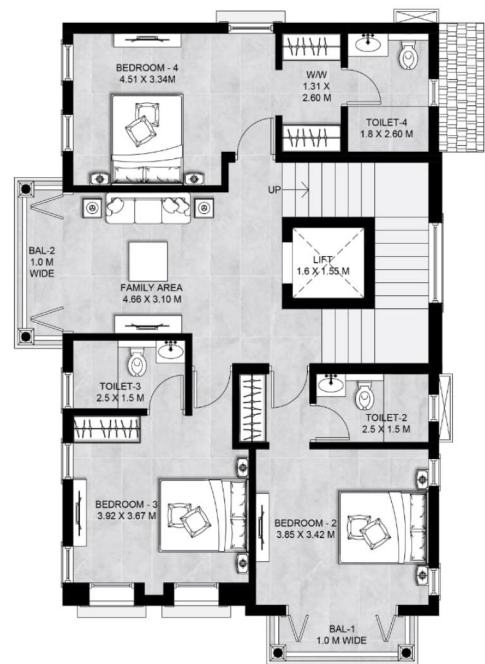
Three bedrooms, two bathrooms, sit-out balcony, family lounge.

### FIRST FLOOR PLAN DRAWING (TO SCALE)



FIRST FLOOR PLAN

villa - A



FIRST FLOOR PLAN

villa - B

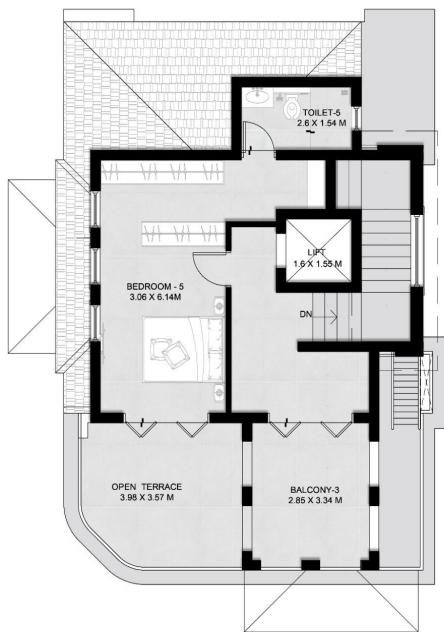
# FLOOR PLANS



## Second Floor

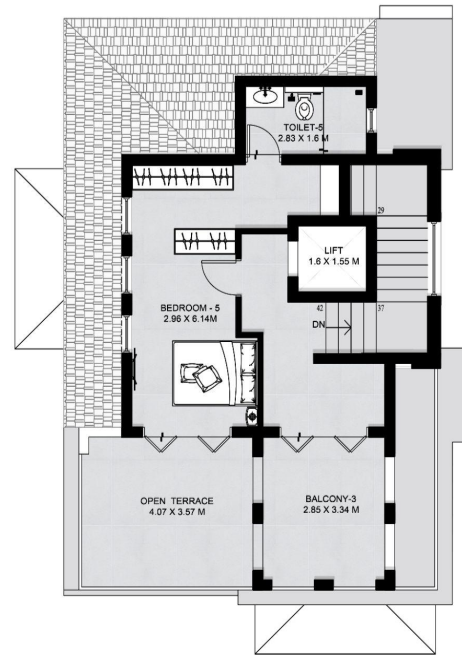
Master suite, walk-in wardrobe, master bath, private terrace.

### SECOND FLOOR PLAN DRAWING (TO SCALE)



**SECOND FLOOR PLAN**

**villa - A**



**SECOND FLOOR PLAN**

**villa - B**



# Inspired by Scandinavian Principles

A design language that prioritises function, light, and natural material where nothing is excess and everything has purpose.

## Clean Lines

Geometrically considered architecture free of ornamentation — beauty through proportion.

## Natural Materials

Stone and marble — materials that age with grace and ground the home in its landscape.

## Open Spaces

Generous volumes that breathe — rooms that feel as expansive as the Goa sky above.

## Natural Light

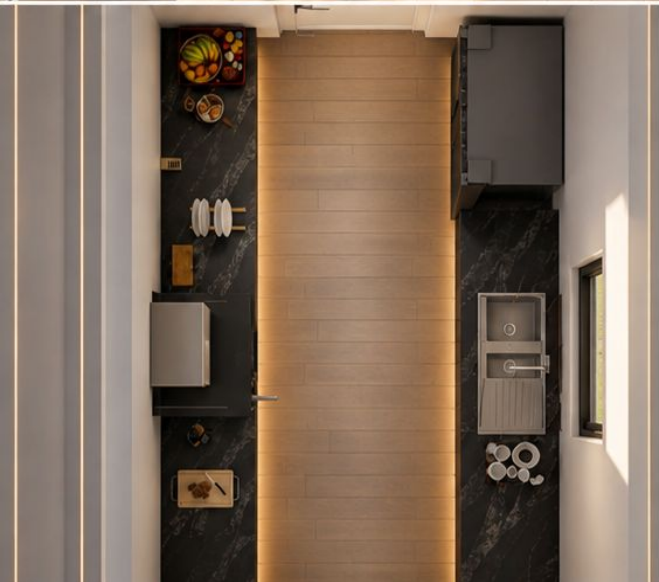
Every opening designed to invite the sun in changing the character of each space through the day.



## THE BEDROOM

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Designed for comfort and calm.



## THE KITCHEN

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Where elegance meets functionality.



THE DINING

Made for moments that matter.



————— KARMA YUGAL VILLAS —————

Two Villas. One  
Statement of Living.



## CONTACT US

# Karma Realty

Bainguinim, Kadamba Plateau, Goa

Phone

+91 80107 73602

Website

karmarealty.co

*Two Villas. One Thoughtful Design.*