

A close-up photograph of several large, light green leaves with prominent veins, creating a layered and textured background. The leaves are slightly out of focus, giving a sense of depth. Overlaid on this background is the word "Sanctum" in a large, white, elegant serif font. Below it, the words "JAGLAX HOMES" are written in a smaller, white, all-caps sans-serif font.

Sanctum

JAGLAX HOMES



"A holiday home is the sanctuary where we seek refuge from the chaos, and within its walls, we find the serenity of our own sacred **sanctum.**"

- Anon.



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N°1 CONCEPT

The quest for owning holiday homes in Goa typically involves discovering villas with private pools set against the backdrop of decent interiors. However, the essence of a holiday is so much more spirited!

A wholistic holiday experience encompasses a spectrum of desires- ranging from seeking tranquillity to embracing excitement. Whether yearning for a spa retreat or indulging in delectable culinary experiences, or simply savouring moments of idleness at home, the holiday spirit thrives on diverse connections with self and our loved ones. Most people seek **the opportunity to do everything with the option to do nothing.**

If our holidays are so dynamic then why must our idea of holiday homes remain so restricted? How can design and spatial planning enable exactly this in the realm of holiday homes?



DECONSTRUCTING
THE EXISTING IDEA
OF HOLIDAY HOMES



YOUR HOME COCOONED WITHIN THE COMFORTS OF **A LUXURY RESORT**

Located in Arpora, **Sanctum by Jaglax Homes** transcends the conventional definition of a gated community. Here, ten uniquely designed villas sprawl gracefully across two acres of pristine land with lavish amenities that rival those of a high-end resort, always ready to welcome you.

Picture waking up in a homely and private setting, yet knowing that a wealth of indulgences awaits just beyond your doorstep. This is the essence of Sanctum - a place where you can rightfully claim your permanent retreat, and **venturing out of it will be a matter of personal preference, not a necessity.**



RESTAURANT

RECEPTION,
WELLNESS BLOCK
& BUSINESS CENTER

EVENT LAWN &
AMPHITHEATRE

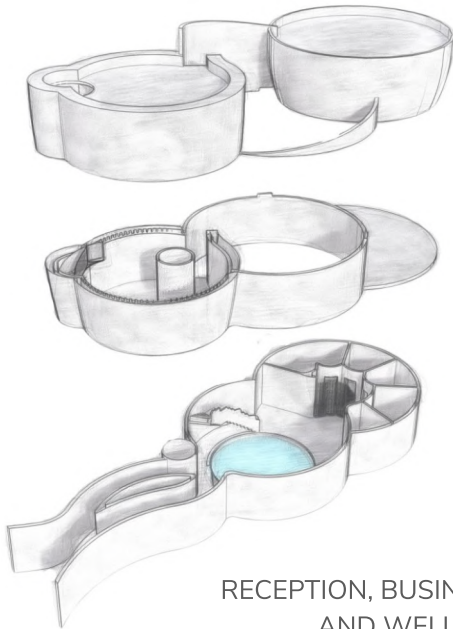
RESIDENTIAL BLOCK

N°2
COMMUNITY



A SANCTUM OF
UNPARALLELED EXPERIENCES
MADE FOR YOU





RECEPTION, BUSINESS CENTER,
AND WELLNESS BLOCK



AMPHITHEATRE AND RESTAURANT



AMENITIES AT A GLANCE



A grand reception and concierge space, where a warm welcome meets seamless support.



Convenient valet parking with buggy services right up to the villa doorstep.



Business center with a co-working space for a dynamic and collaborative work environment.



State-of-the-art wellness block, featuring a spa with a temperature-controlled pool, steam and sauna facilities.



An al fresco multi-cuisine restaurant serving delectable meals crafted by talented chefs.



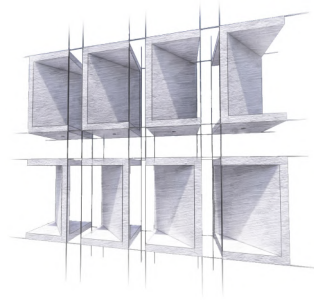
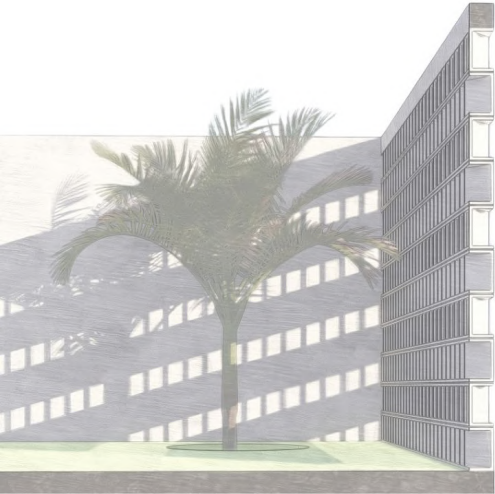
An open-air amphitheater besides the restaurant for the perfect fusion of entertainment and dining.



N°3
ARCHITECTURAL ELEMENTS



EXPLORING THE KEY ARCHITECTURAL DESIGN ELEMENTS



01. JAALI SCREENS

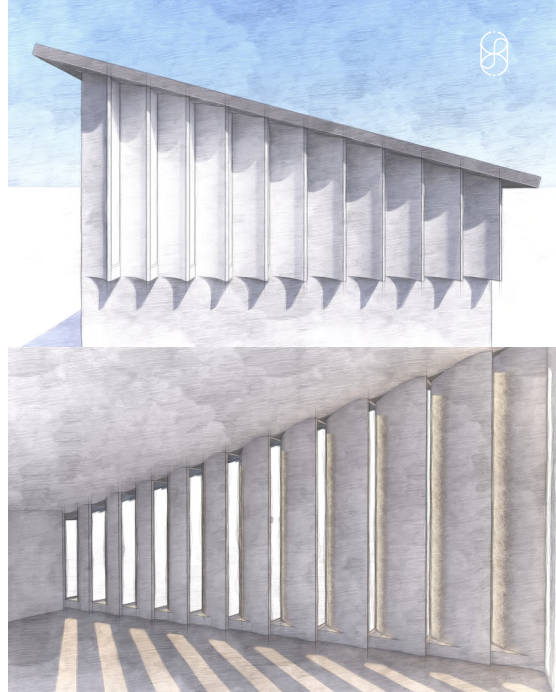
Aesthetically, the jaali screens craft an architectural ballet, choreographing daylight into a dance of shadows, sculpting interiors with dynamic grace. It seamlessly welcomes light and air while adeptly minimising the intrusion of the sharp sun rays and facilitating cool air through passive ventilation.

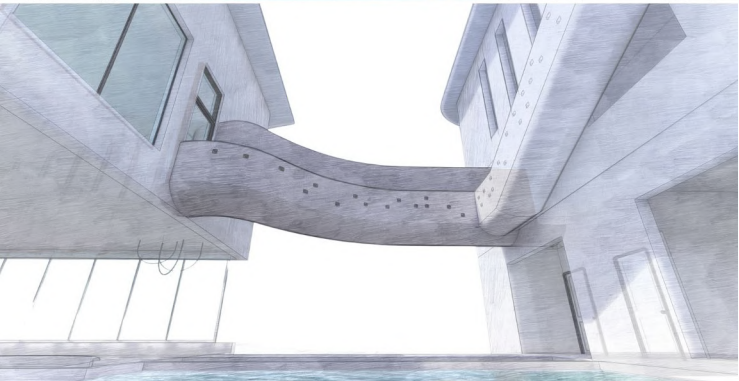
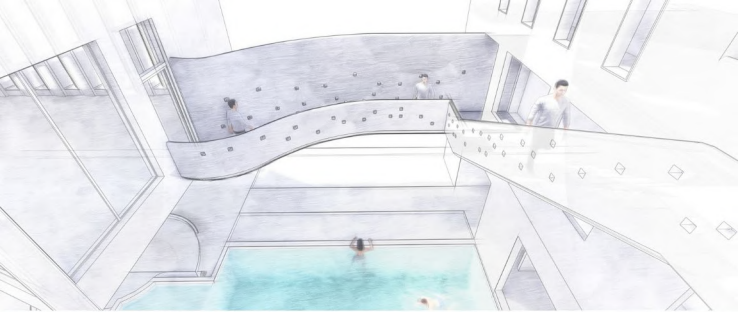
We have custom-designed the jaalis at Sanctum, born of Glass Fibre Reinforced Concrete. In contrast to enclosed walls, it safeguards privacy and exhales openness into spaces, orchestrating a seamless blend of functionality and elegance.



02. LOUVERED FINS

Louvers inspired by the grace of fish fins act as the architectural focal points at Sanctum. In the symphony of architectural innovation, louvers blend form, function, and flair. They regulate airflow and screen harsh sunlight, telling a tale of sustainable design. Picture them as ornaments, adorning the façade and enhancing the grandeur of the villas.





03. BRIDGES & CORRIDORS

Bridges and corridors, like threads, weave together the living and residential spaces in the villas.

The bridges command views of the villas' central courtyard featuring their respective pools and gardens. It unfolds into a sequence of interconnected spaces, orchestrating a flow within the architecture.

Their strategic placement infuses the design with drama and character, creating a compelling spatial experience for the occupants.



V1



V1

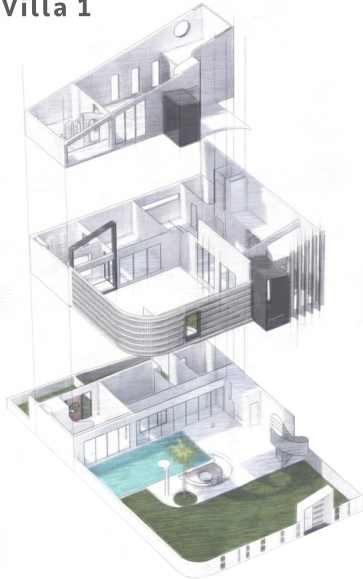
V2

V3

V4



Type A - Villa 1



N°4

FLOOR PLANS



Villa 1 unveils itself through a sunken alfresco lounge on the ground floor beside the centrally located private pool and an expansive garden. This space beckons as the heart of the villa, inviting the entire family to gather and revel in these open spaces complemented by a dedicated chef's kitchen. It features two bedrooms on the ground floor that include private gardens.

The first floor features the main living room that opens to a terrace garden, the second kitchen, and an opulent bedroom for those who seek to stay closer to these spaces.

The second floor unveils a luxurious suite, a realm in itself. A lounge, study, generously sized bedroom with a walk-in closet, and spacious en suite bathroom create an indulgent retreat. Adding to the allure are the exceptional views of the tropical surroundings, elevating the living experience of the dwellers.

KNOW YOUR **SANCTUM**



GROUND FLOOR



- Al fresco lounge with sunken seating, dining & bar
- Private pool and garden
- Chef's kitchen with utility
- Two bedrooms with private gardens and en suite bathrooms
- Powder room
- Elevator



FIRST FLOOR

- Living room with double-height ceiling
- Terrace garden
- Family kitchen
- Bedroom with ensuite bath
- Domestic help room
- Powder room





SECOND FLOOR

- Master suite
 - sofa seating
 - bedroom
 - walk-in closet
 - grand en suite bath
 - mezzanine study
 - bar/pantry





3813 Sq. feet

Carpet Area

5551 Sq. feet

Built up area

1343 Sq. feet

Carpet area of balconies &
terraces

2854 Sq. feet

Open area
(includes pool & garden)



V1











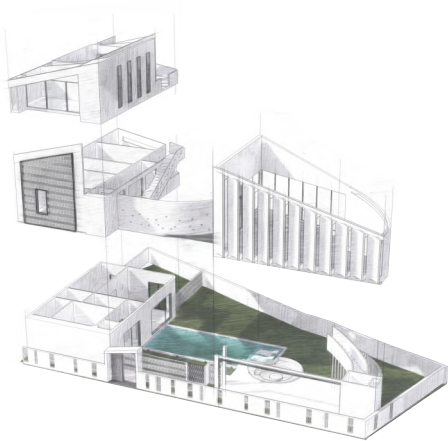








TYPE B - VILLA 6 FLOOR PLANS



Villa 6 distinctively separates living and residential areas, prioritising family comfort in a holiday home.

Upon entry, the swimming pool and garden welcome the residents. To the right is the living block with an alfresco lounge on the ground floor for entertainment. The first floor features the family living area with double-height sloping ceiling, seamlessly connecting to an open family kitchen and dining.

The two blocks connect via a bridge and corridor, offering picturesque views of the swimming pool and garden.

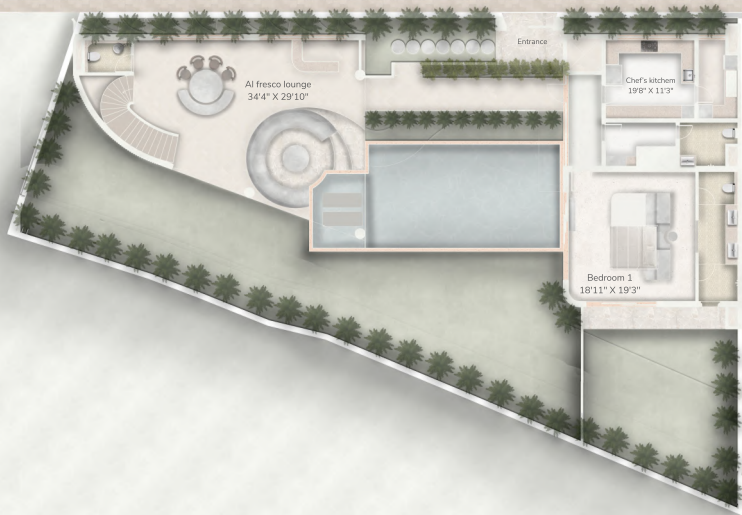
In the residential block, a chef's kitchen and a spacious bedroom await on the ground floor. This bedroom offers unobstructed views of the pool and garden. On the first floor of this block are two bedrooms, each with an en suite bath and private balcony.

The journey culminates on the second floor, where the master suite unfolds its grandeur. With a sofa seating, pantry, walk-in wardrobe, bedroom and en-suite, as well as panoramic view of the outdoors, this space offers a retreat within a retreat.

KNOW YOUR **SANCTUM**



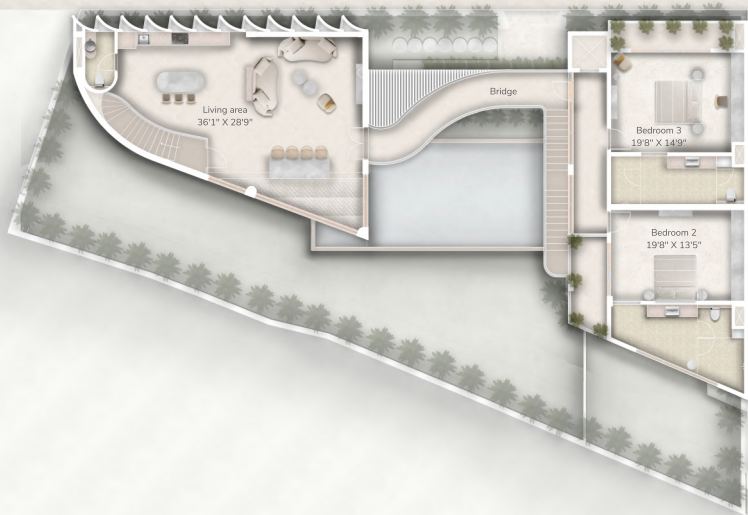
GROUND FLOOR



- Al fresco lounge with sunken seating, dining & bar
- Private pool and garden
- Chef's kitchen with utility
- Bedroom with ensuite bath and private garden
- Domestic help room
- Powder room
- Elevator



FIRST FLOOR

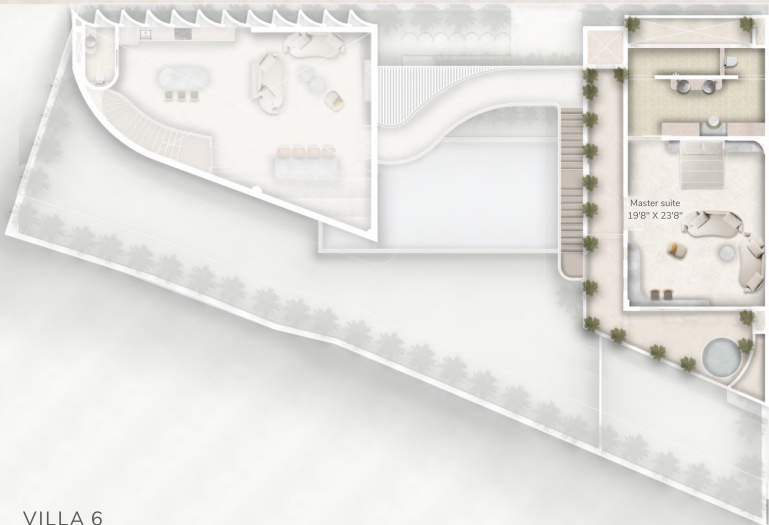


- Living room
 - Double-height ceiling
 - sofa seating
 - dining
 - day bed
 - open kitchen with an island
 - powder room
- Bridge
- 2 Bedrooms with ensuite bath and private balconies.



SECOND FLOOR

- Master suite
 - sofa seating
 - bedroom
 - walk-in closet
 - grand en suite bath
 - bar/pantry
 - private terrace with jacuzzi





3678 Sq. feet

Carpet Area

5721 Sq. feet

Built up area

1762 Sq. feet

Carpet area of balconies &
terraces

2822 Sq. feet

Open area
(includes pool & garden)

















N°5 HOSPITALITY

Koala by Jaglax Homes provides premium hospitality services across residences built by Jaglax Homes. Our service center around one fundamental principle: care beyond measure. We tailor them to offer to offer a sanctuary of tranquillity, allowing guests to escape the demands of everyday life and immerse in a haven of comfort. Our extensive experience hosting **over 20,000 guests** is a testament to our commitment to enhancing guest satisfaction and empowering Jaglax home owners with a high return on investment.

KOALA
By JAGLAX HOMES

CARE
BEYOND
MEASURE





Sanctum's appeal lies in its unique offering - a homely atmosphere with 5-star experiences at the doorstep.

Moreover, the holidays will be shaped better by the presence of our professional hospitality team offering a host of services at the multi-cuisine restaurant, open-air amphitheater, wellness facility and business centre. The concierge services, akin to those found in luxury resorts, ensure that every need is met with care, enhancing the overall living experience.

This allure makes it perfect for discerning persons seeking refined holiday experiences.

In essence, our holistic approach to building homes and hospitality services is **a strategic value addition contributing to higher ROI.**

N°6

LOCATION



Arpora, situated in North Goa, offers a perfect synthesis of tranquillity and connectivity. It is located centrally between Anjuna and Candolim beaches. Sanctum resides in the quieter lanes of this culturally rich region. With easy access to Goa's lively nightlife, and historic charms, Arpora remains a standout choice for luxury home buyers in North Goa, maintaining its preference and acclaim over the years.

- Anjuna Beach - 15 mins
- Candolim Beach - 10 mins
- Club Cubana - 5 mins
- Assagao - 10 mins
- Elephant & Co - 10 mins
- Pousada by the beach - 15 mins
- Thalassa - 20 mins
- Mopa Airport - 40 mins





N°7

ABOUT JAGLAX HOMES

Jaglux Homes is a boutique real estate development firm, based in North Goa, India since 2016. Over the years, we have gained recognition for our craftsmanship and unwavering attention to detail in the creation of holiday homes. Our aim is to offer our clients unparalleled homes and tranquil experiences in one of India's most coveted destinations. Our journey begins with the careful selection of prime land parcels and extends to our team meticulously overseeing every aspect of construction, down to the arrangement of the silverware on the table. Since our inception, we have successfully completed 25 luxury residences, with an additional 10 currently in the pipeline.





N°8 CONTACT US

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