



RUMAH HUTAN

Luxury Forest Homes

AT SIOLIM, NORTH GOA

A Balinese Forest Enclave

Inspired by the culture and architecture of Bali, Rumah Hutan is created with a community of eight independent villas, with azure pools, surrounded by a dense forest.



The Statement Maker

A home that you will fall in love with, embellished with furniture and artifacts imported from Bali.





Smart Investment

Rumah Hutan is styled as a private resort with high rental appeal to generate a good return on your investment. Our impeccable services manage your rental requirements, from concierge to housekeeping.



Exotic Living

Award-winning architects from India, Alva Architects & Bonafide Design, help achieve a distinct vision of Rumah Hutan. Highly skilled civil engineer and contractor teams back the entire development process. Our Balinese elevations coupled with modern interiors, and appliances appeal to a global audience.



Tropical Landscape

SHL Asia, our Bali-based landscape designers, are renowned across the continent for their authentic tropical landscape designs. Their vision encapsulates landscape and architecture as two elements completing a whole. SHL Asia believes that the two come in harmony, as the inner and outer space, to complete a melodious composition.

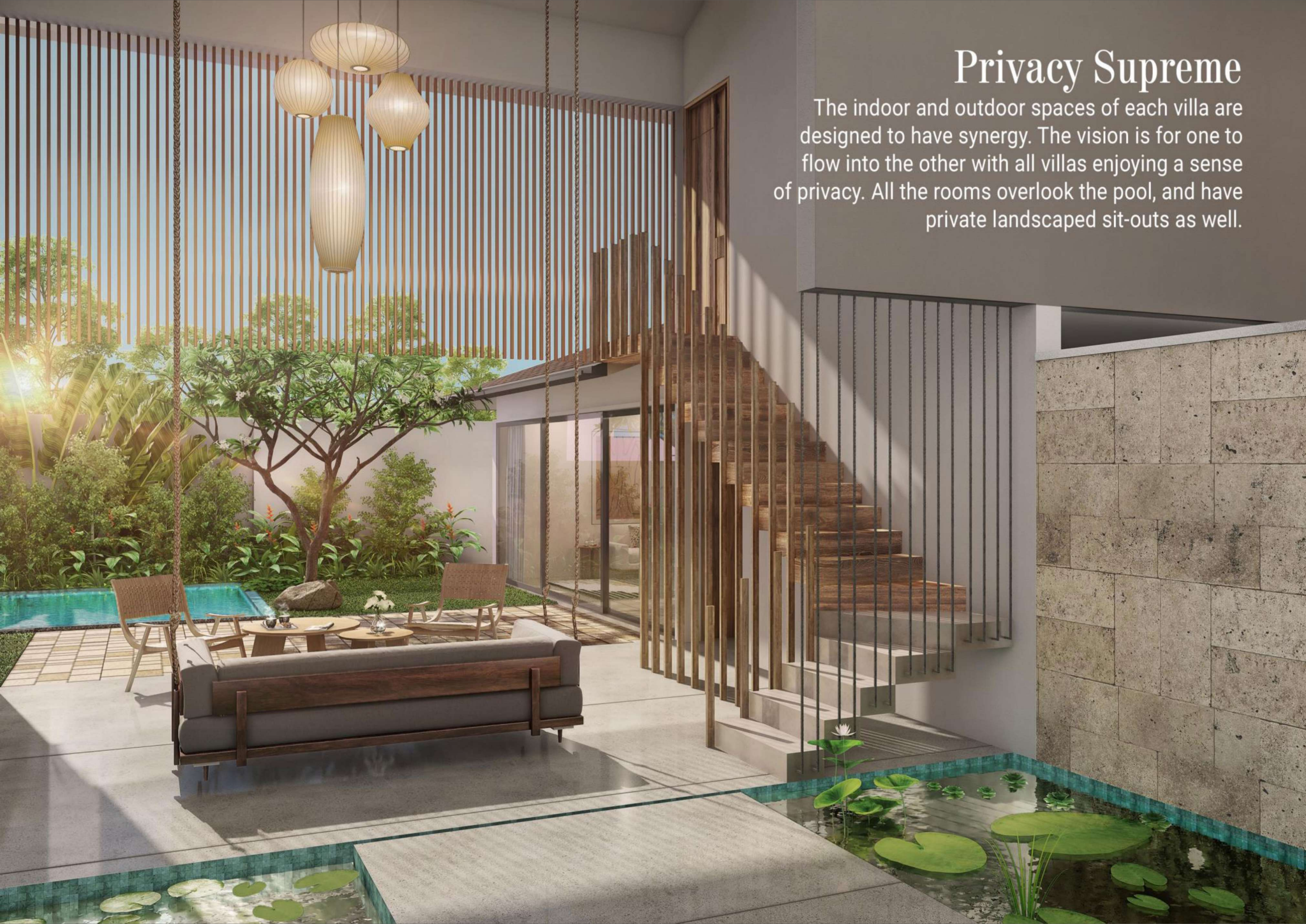


Bedroom Buzz

Spacious bedrooms at the villas feature tasteful furniture and décor to transport you to the wonderful island of Bali. Each home is crafted with an artistic and natural look, and a sense of urban comfort with enhanced usability.

Privacy Supreme

The indoor and outdoor spaces of each villa are designed to have synergy. The vision is for one to flow into the other with all villas enjoying a sense of privacy. All the rooms overlook the pool, and have private landscaped sit-outs as well.



Bathe In Bliss

All the villas come embellished with lotus ponds, bath courts with outdoor showers, and stone tubs from Bali.





Resort Amenities

There is seamless communication enabled with a robust security system. The entire property is secured with CCTV cameras. Each villa has a video door phone, and an intercom link to the main gate. For further safety, there is a centralised reception area, which also houses laundry and storage facilities provided for utmost convenience.

Site Plan

1. ENTRANCE PLAZA
2. RECEPTION (LGF+GF)
3. PARKING
4. SECURITY/GUARD
5. VILLA – 1 @ 526.32 SQ.M PLOT AREA G+1
6. VILLA – 2 @ 334.14 SQ.M PLOT AREA G+1
7. VILLA – 3 @ 346.54 SQ.M PLOT AREA G+1
8. VILLA – 4 @ 455.77 SQ.M PLOT AREA G+1
9. VILLA – 5 @ 515.85 SQ.M PLOT AREA G+1
10. VILLA – 6 @ 421.22 SQ.M PLOT AREA GROUND
11. VILLA – 7 @ 421.22 SQ.M PLOT AREA GROUND
12. VILLA – 8 @ 503.78 SQ.M PLOT AREA GROUND
13. DG YARD
14. METER ROOM



Villa 1: 4BHK, Plot Area 526 sq mt

1. ENTRY
2. OUTDOOR LIVING AREA – 6.35M X 5.90M
3. POWDER ROOM – 1.80M X 1.20M
4. LIVING/DINING – 8.45M X 5.45M
5. KITCHEN – 2.80M X 5.05M
6. UTILITY – 2.80M X 2.05M
7. WATERBODY FILTERATION PLANT
8. VALET ROOM WITH BATH – 3.75M X 1.95M
9. BEDROOM- 01 WITH DRESS – 5.40M X 3.80M
10. BATH- 01 – 1.80M X 2.85M
11. BEDROOM- 02 WITH DRESS – 4.70M X 5.10M
12. BATH- 02 – 1.80M X 3.85M
13. SWIMMING POOL – 4.95M X 12.40M
14. BATH COURT
15. GAZEBO
16. BEDROOM-03- 5.40M X 3.80M
17. BATH- 03- 1.80M X 3.90M
18. BEDROOM -04- 4.70M X 5.10M
19. BATH- 04 – 1.80M X 3.90M

TOTAL BUILT UP AREA: 452 SQ M



GROUND FLOOR



FIRST FLOOR

Villa 2: 3BHK, Plot Area 334 sq mt

Villa 3: 3BHK, Plot Area 346 sq mt

1. ENTRY

2. DOUBLE HEIGHT LIVING AREA – 5.25M X 6.10M

3. BEDROOM-1 – 4.80M X 5.60M

4. BATH COURT

5. BATH- 01 – 3.70M X 2.70M

6. BEDROOM- 02 – 4.80M X 4.15M

7. BATH- 02 – 3.70M X 1.85M

8. DINING/LOUNGE – 6.50M X 6.30M

9. KITCHEN+UTILITY – 6.25M X 2.45M

10. SWIMMING POOL – 4.25M X 9.50M

11. POWDER ROOM – 2.75M X 1.50M

12. POOL PLANT ROOM

13. WATER BODY FILTRATION PLANT

11. BEDROOM- 03 – 4.80M X 4.20M

12. BATH- 03 – 4.80M X 1.80M

13. WATER BODY FILTRATION PLANT

14. BEDROOM 3 - 4.80 X 4.20M

TOTAL BUILT UP AREA: 327 SQ M



GROUND FLOOR

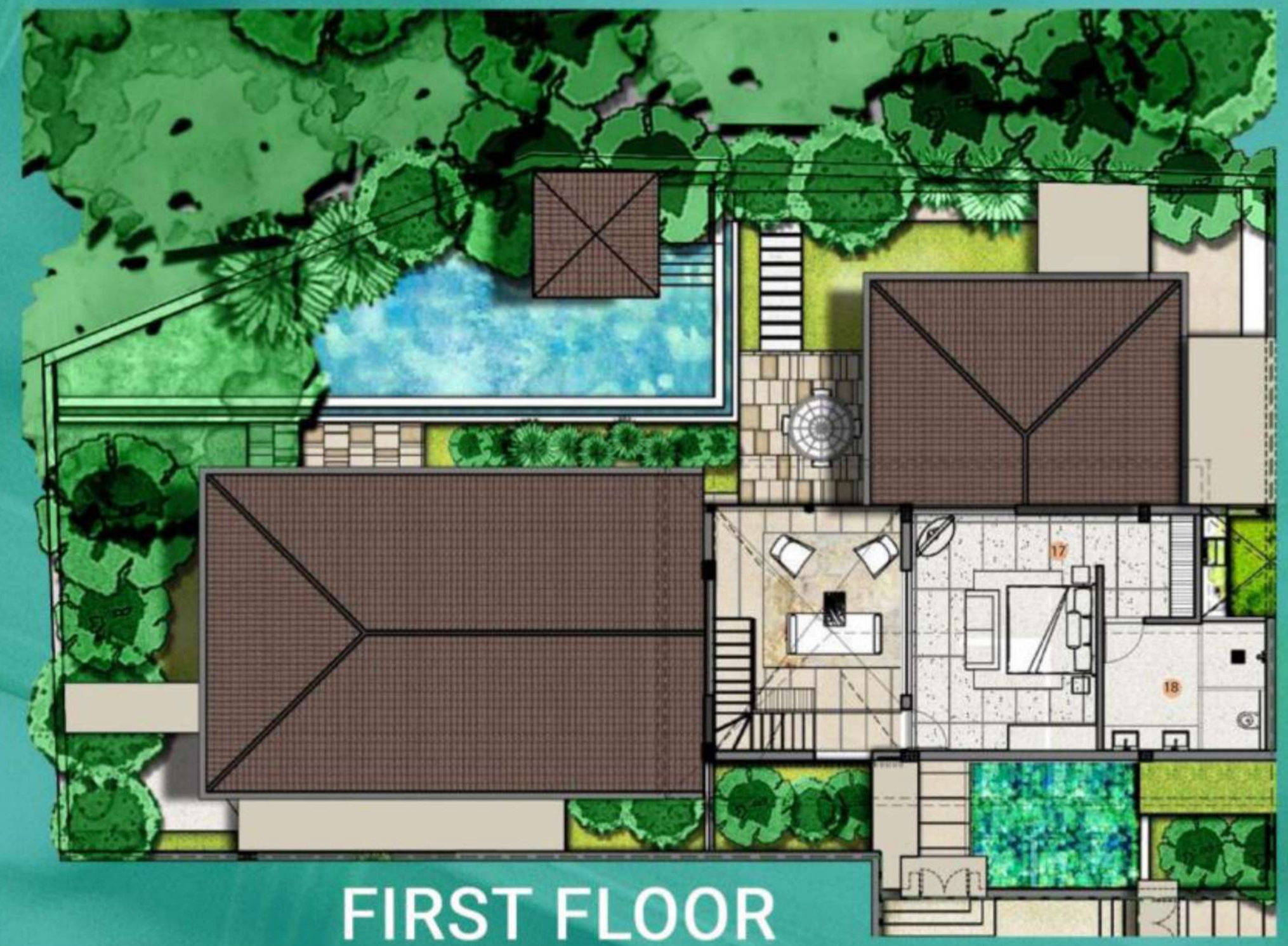
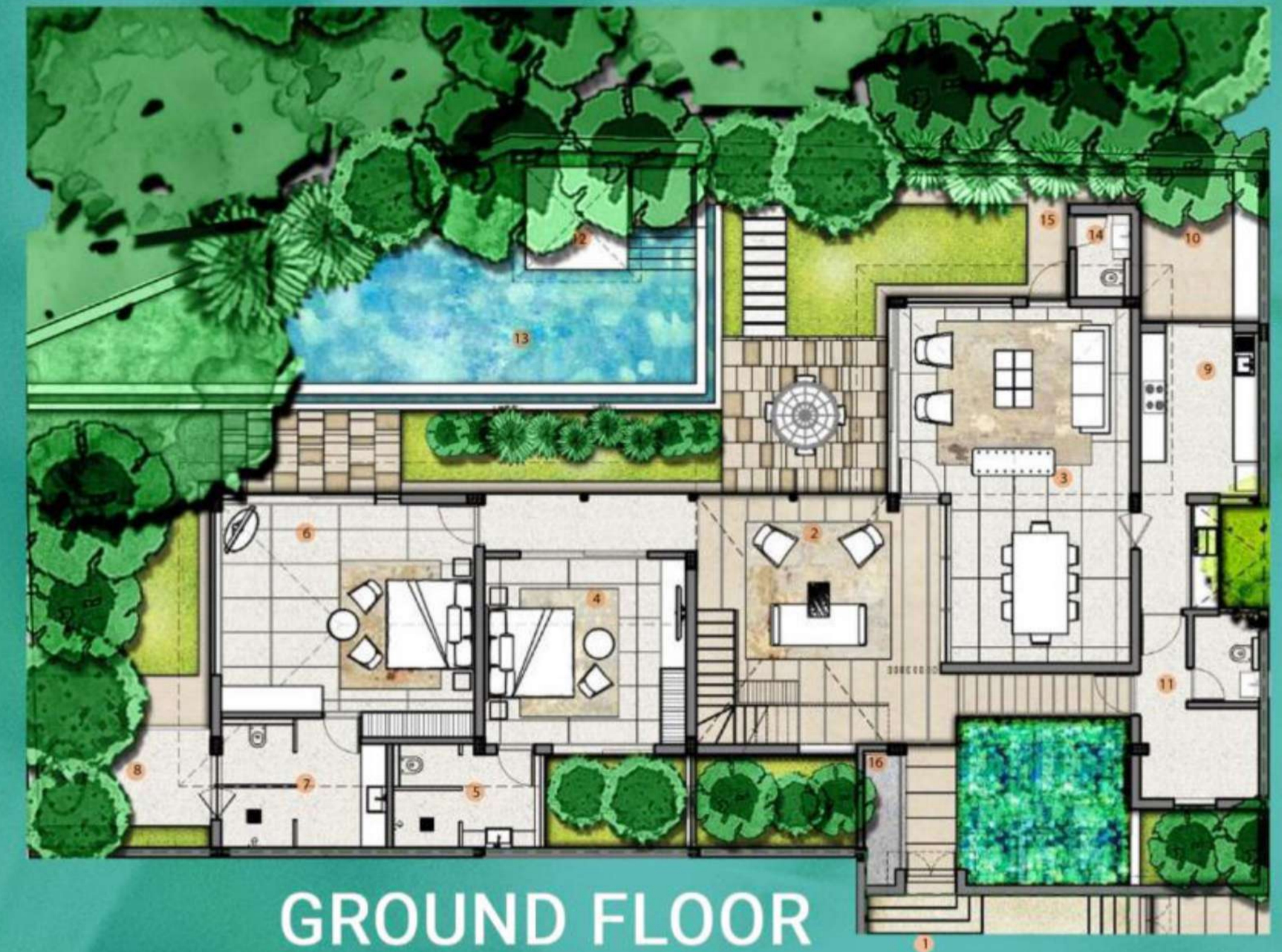


FIRST FLOOR

Villa 4: 3BHK, Plot Area 455 sq mt

1. ENTRY
2. DOUBLE HEIGHT LIVING AREA – 5.75M X 5.90M
3. DINING/LIVING – 5.45M X 8.35M
4. BEDROOM-1 – 4.75M X 4.40M
5. BATH- 01 – 3.35M X 2.45M
6. BEDROOM – 02 - 5.95M X 5.50M
7. BATH- 02 – 3.90M X 3.05M
8. BATH COURTYARD
9. KITCHEN – 2.80M X 3.80M
10. KITCHEN YARD
11. VALET ROOM – 2.80M X 4.30M
12. GAZEBO
13. SWIMMING POOL
14. POWDER ROOM – 1.95M X 1.30M
15. POOL PLANT ROOM
16. WATERBODY FILTERATION PLANT
17. BEDROOM -03 WITH DRESS – 6.80M X 5.65M
18. BATH- 03 – 3.90M X 3.05M

TOTAL BUILT UP AREA 430 SQ M



Villa 5: 3BHK, Plot Area 515 sq mt

1. ENTRY
2. OUTDOOR LIVING AREA – 5.70M X 6.70M
3. DINING/LIVING – 5.45M X 8.05M
4. BEDROOM-1 – 4.50M X 4.50M
5. BATH- 01 – 3.10M X 3.45M
6. BEDROOM- 02 – 4.95M X 5.10M
7. BATH- 02 – 4.95M X 2.75M
8. BATH COURTYARD
9. KITCHEN – 2.80 X3.80M
10. KITCHEN YARD
11. VALET ROOM – 2.80M X 4.30M
12. SWIMMING POOL – 7.50M X 10.45M
13. GAZEBO – 2.40M X 2.40M
14. POWDER ROOM – 1.30M X 1.95M
15. POOL PLANT ROOM
16. WATERBODY FILTERATION PLANT
17. BEDROOM -03 WITH DRESS – 6.75M X 5.65M
18. BATH- 03 – 2.80.M X 3.055M

TOTAL BUILT UP AREA 438 SQ M



GROUND FLOOR



FIRST FLOOR

Villa 6,7: 3BHK, Plot Area 421 sq mt

Villa 8: 3BHK, Plot Area 503 sq mt

1. ENTRY
2. ENTRANCE FOYER – 4.60M X 2.70M
3. LIVING – 7.60M X 4.65M
4. DINING – 4.60M X 4.25M
5. KITCHEN – 3.75 X 3.60M
6. BEDROOM-1 – 4.45M X 4.25M
7. BATH- 01 – 3.50M X 2.00M
8. SIT-OUT
9. BEDROOM- 02 – 4.55M X 4.25M
10. BATH- 02 – 1.80M X 2.95M
11. BEDROOM -03 – 5.00M X 5.60M
12. BATH- 03 – 4.55M X 2.00M
13. BATHCOURT
14. SWIMMING POOL – 10.15M X 3.70M
15. GAZEBO – 3.10M X 3.15M
16. VALET ROOM WITH BATH – 3.75M X 2.65M
17. POOL PLANT ROOM
18. WATERBODY FILTERATION PLANT

VILLA 6 & 7 TOTAL BUILT UP AREA 377 SQ M

VILLA 8 TOTAL BUILT UP AREA 380 SQ M



ONE LEVEL

PROJECT SPECIFICATIONS

DOOR, WINDOWS AND VENTILATORS

Commercial flushed doors with veneer and hardwood margin with Dorset/Ozone hardware
Windows and Fixed Glazing: Dark bronze anodized aluminum frames

CEILING & CORRIDORS

Wallpaper/ Fabric Panels

PAINT AND FINISHING

Corridors: External Paint/Cladding as per building facade
Living/Dining Room and Master/Other Bedrooms/ Common area: P.O.P Punning with acrylic emulsion paint
Kitchen: Modular kitchen cabinetry with laminate finish with tile on back splash
Master and Other Bathroom/ Powder Room: Full- height tile with Mirror, with composite/quartz counter top
Utility Area: Exterior paint/cladding as per building facade

ELECTRICAL WORKS

Conduit Pipes: 2mm thick AKG/ Precision make or equivalent
Switches and Sockets: L&T/ GreatWhite Myrah or equivalent make
PVC Insulated Copper Wires: Havells/ Finolex/ Polycab make or equivalent
Distribution Boards & MCBs: ABB/ Havells or equivalent make

FLOORING, SKIRTING AND DADO

Entrance Area and Corridor: In-situ Terrazzo
Living Room and Dining: In-situ Terrazzo
Kitchen: Vitrified tiles Kajaria Eternity or equivalent with granite/quartz counter top
Treads, Risers and Skirting: Timber
Bedrooms and Bathroom Floor: In-situ Terrazzo
Bathroom: Terrazzo tile
Utility Areas: Vitrified tiles Kajaria Eternity or equivalent with granite/quartz counter top

WATER SUPPLY AND SANITARY WORKS

Water Supply System: Submersible constant pressure hydro-pneumatic water supply
Water Supply Pipes: CPVC Pipes AKG/ Supreme or equivalent
Soil & Waste Pipes: PVC Pipes AKG/ Supreme or equivalent
Sanitary Fittings and Fixtures: Grohe/Duravit/Kohler or approved equivalent

AIR CONDITIONING

Bedroom, Living, Dining : Independent split air conditioners

What's Around?

Just a few minutes away from the famous Morjim beach, it's the perfect place to relax, swim or arrange a surf lesson during the day and have a refreshing drink at sunset.

Ashwem Beach

Morjim Beach

Thalassa, Siolim

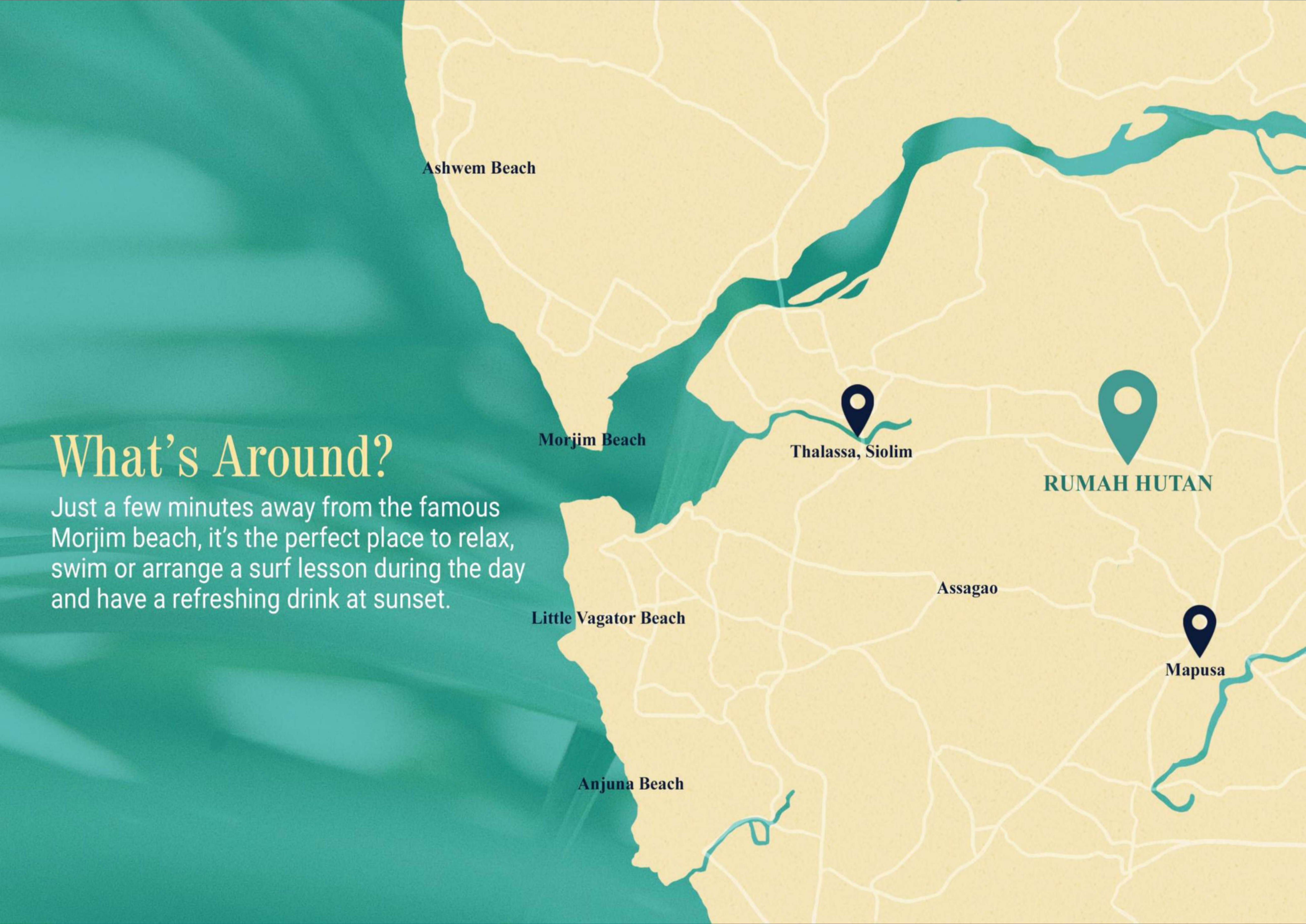
RUMAH HUTAN

Assagao

Little Vagator Beach

Mapusa

Anjuna Beach





Over the past decade Rio has created unique projects across Goa. A strong portfolio allows you to find exactly what you're looking for, and all our properties have a high rental appeal to maximize the return on your investment.

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