



ETHEREA

Caladium

vaddo siolim



📍 Siolim, Goa






CalaDium
vaddo siolim

*Goa's Grace with
Timeless Opulence*

*Elegant, Expansive,
and Effortlessly Soothing*





Caladium

Rooted in Proven Excellence Across Sectors

Etherea brings together seasoned real estate visionaries and hospitality professionals with decades of expertise across premium residential and lifestyle projects. Our foundation in hospitality includes acclaimed ventures like Avo's Kitchen in Assagao, Goa and Biergarten Brewery & Kitchen in Bangalore, both known for curating memorable experiences that blend atmosphere with innovation.

This cross-industry insight helps us create homes that are not just functional, but emotionally resonant environments. Our group has successfully delivered high-end residential developments in the Chandigarh region and is currently working on boutique projects across Goa.

Our presence spans Goa's most sought-after locations - Siolim, Aldona, Assagao and Arpora... featuring a curated portfolio of villas and villaments that reflect timeless design, contextual architecture, and the rare luxury of space.

Caladium, Vaddo Siolim, is our latest creation... an intimate enclave of nine Portuguese inspired villas rooted in Goan essence, crafted for those who seek understated elegance and immersive living.

At Etherea, we don't just build homes... we craft legacies built on trust, artistry, and enduring value.



*Crafted in Quiet Grandeur,
Etched with Enduring Grace*

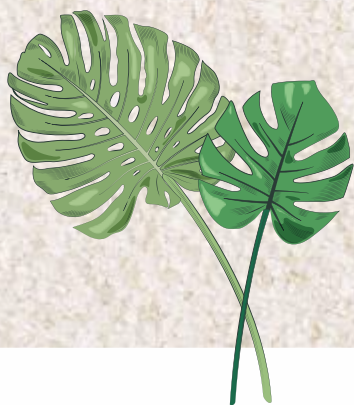
Goan Charm. Portuguese Grace. Timeless Home in Siolim!

Surrounded by swaying palms and drenched in natural light, Caladium offers a graceful take on Portuguese-inspired architecture... featuring arched façades, terracotta roofs and hand-finished details that blend effortlessly into Goa's vibrant landscape.

Each villa is a private retreat, featuring open gardens, tranquil gazebos, a large sparkling pool, seamless landscape views, and alfresco dining experiences embraced by greenery.

Expansive balconies, broad verandahs, soaring double-height ceilings, and thoughtfully designed sit-outs ensure a seamless transition between refined interiors and serene outdoor living. From imported marble finishes and artisanal interiors to integrated smart home automation, every detail reflects Etherea's pursuit of understated sophistication.

From private parking and a staff room to spaces designed for both comfort and beauty, Caladium is not just a home... it's your invitation to live gracefully, surrounded by soul and substance.







Alfresco Elegance with a View

Step onto the expansive verandah at Caladium, where every meal comes with a view of your private garden, shimmering pool, and a tranquil palm-strewn horizon.

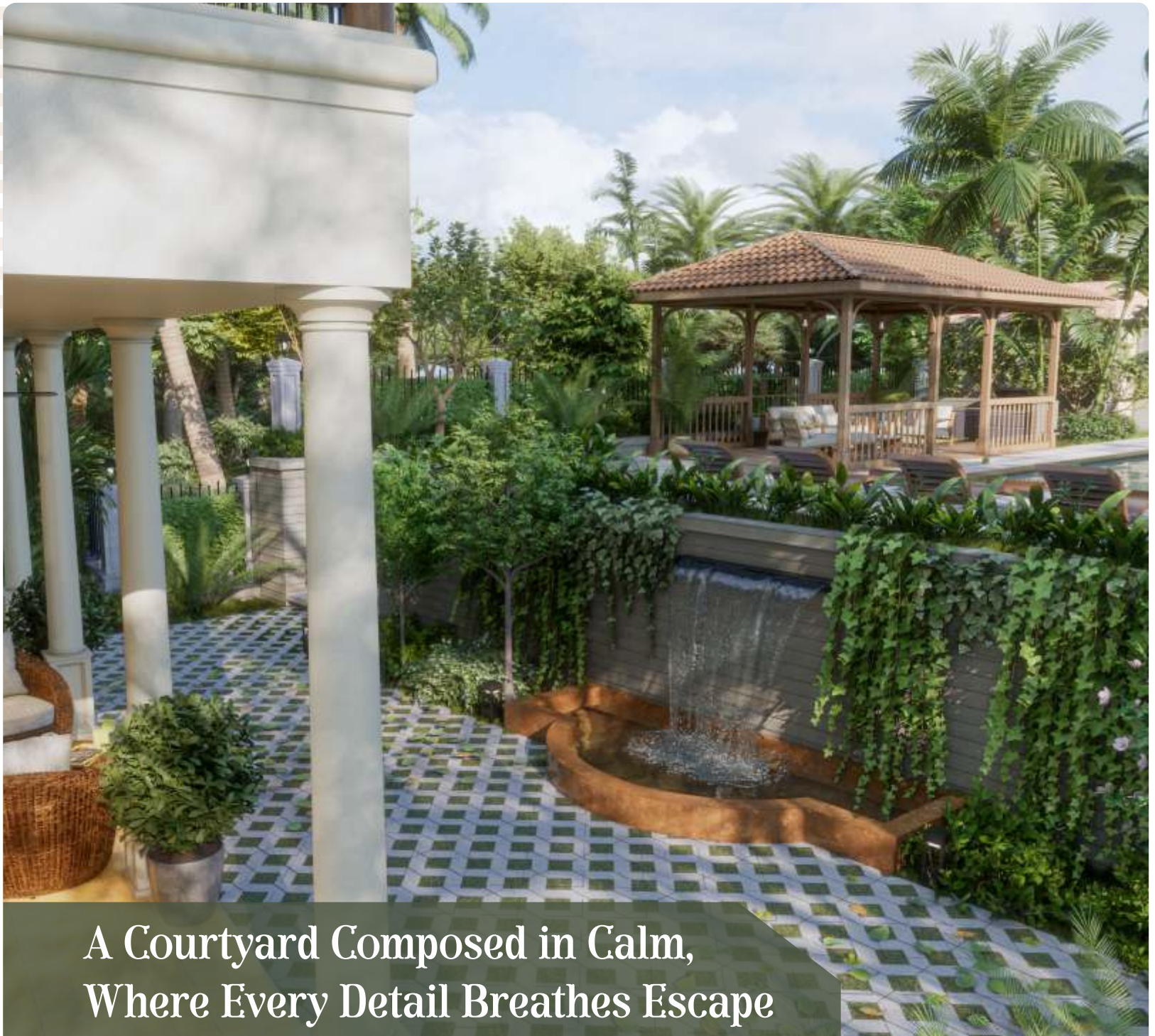
Framed by arched openings with deep green accents, this outdoor dining area is designed for both style and stillness. Handcrafted teak furniture, rattan lighting, and earth-toned flooring create a warm, refined setting. The pool, bordered by stone pavers and curated greenery, glistens quietly—offering a daily retreat into effortless luxury. Every element reflects Caladium's vision of understated sophistication, where nature and design coexist in perfect harmony.



Home & Harmony – Interiors Breathe into Nature

Framed by rich espresso-toned wooden doors and exposed timber ceiling beams, the indoor dining space at Caladium is crafted for both elegance and ease. A refined table for a full gathering, paired with plush chairs, sits beneath a sculptural chandelier—blending classic form with modern simplicity.

The space opens into a lush garden, where a charming outdoor dining corner sits among greenery and sunlight. Here, every meal feels special, with nature gently woven into daily life.



A Courtyard Composed in Calm, Where Every Detail Breathes Escape

From the textured tiles beneath your feet to the gentle cascade of water ahead, this private oasis evokes an effortless tranquillity. Shaded verandahs, sun-dappled foliage, and a poolside pavilion invite you to linger longer, live softer, and let time dissolve.

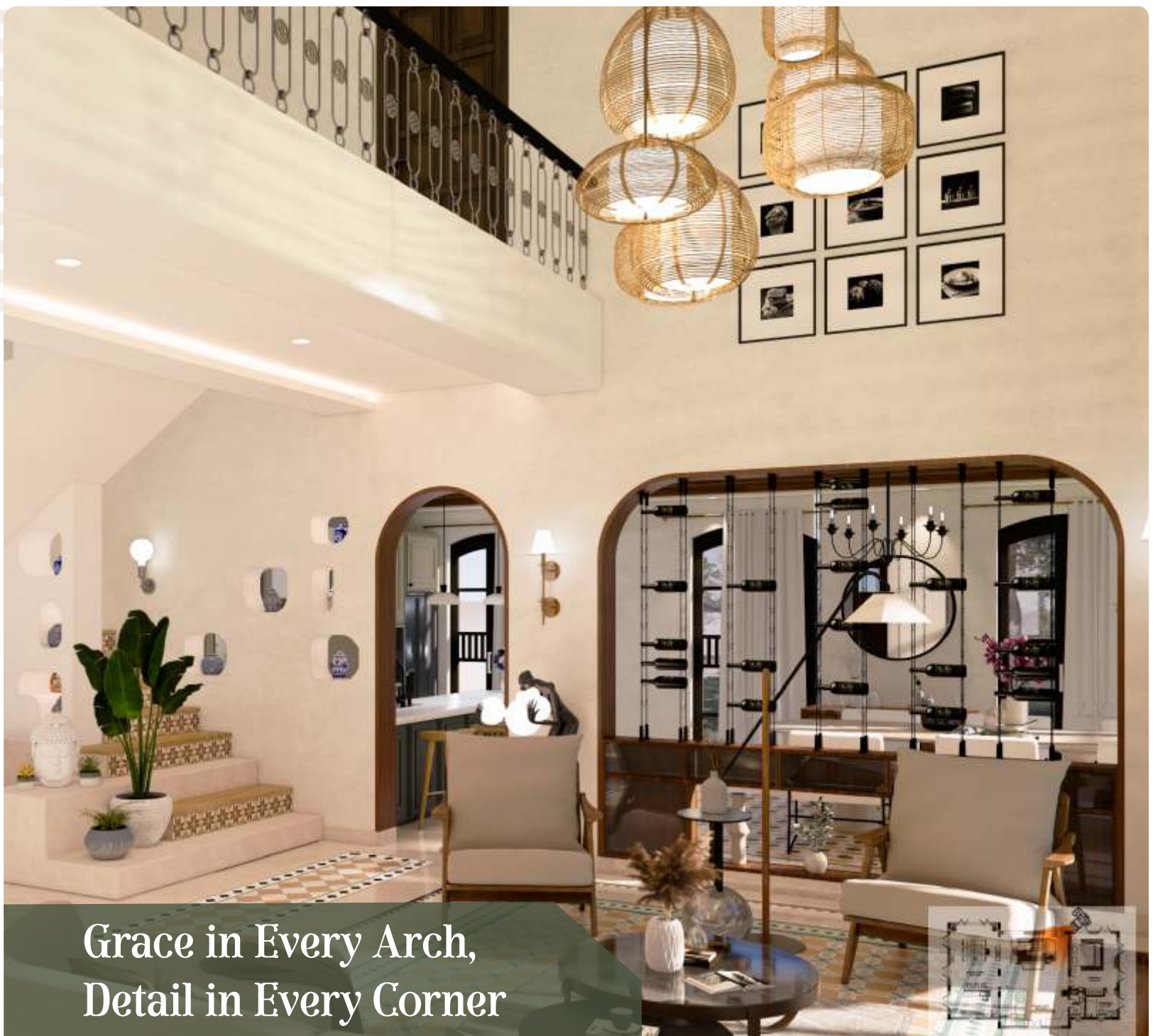
Every corner whispers calm... and makes you celebrate life in intimate and immersive style!



Magic in Moments... Architectural Elegance by the Poolside!

Framed by the refined symmetry of traditional tiled roofs and elegant balconies, this poolside setting embodies understated sophistication. Warm lighting accents lush greenery, enhancing the sense of calm luxury. Exquisite stone flooring and finely crafted wooden structures harmonize seamlessly, creating an inviting ambiance. Natural beauty is all around... blurring the line between indoor serenity and outdoor splendour.

Each detail is thoughtfully curated to not only captivate the eye but also nurture meaningful moments of relaxation and connection.



Grace in Every Arch, Detail in Every Corner

Step into a living space where volume meets warmth, and every detail is shaped with intention. Framed by graceful arched openings and soaring double-height ceilings, the design strikes a balance between quiet grandeur and intimate comfort.

Natural light pours in through tall French doors, illuminating a rich material palette—lime-finished walls, wood-accented beams, and handcrafted tile inlays that bring texture and depth. Above, woven pendant lights float like suspended sculptures, harmonizing structure with softness.

Thoughtfully composed seating, sculptural decor, and layered finishes create a space that feels both expansive and personal. Here, beauty lives in the balance and every room feels grand yet intimately yours!





Grandeur Flows with Grace, and Light Defines Space

The living room welcomes the day with sweeping light... vaulted ceilings and archways channel the sun, making every corner feel alive, open and deeply inviting.







Aesthetic Quietude and Curated Comfort in a Space Beyond Sleep.

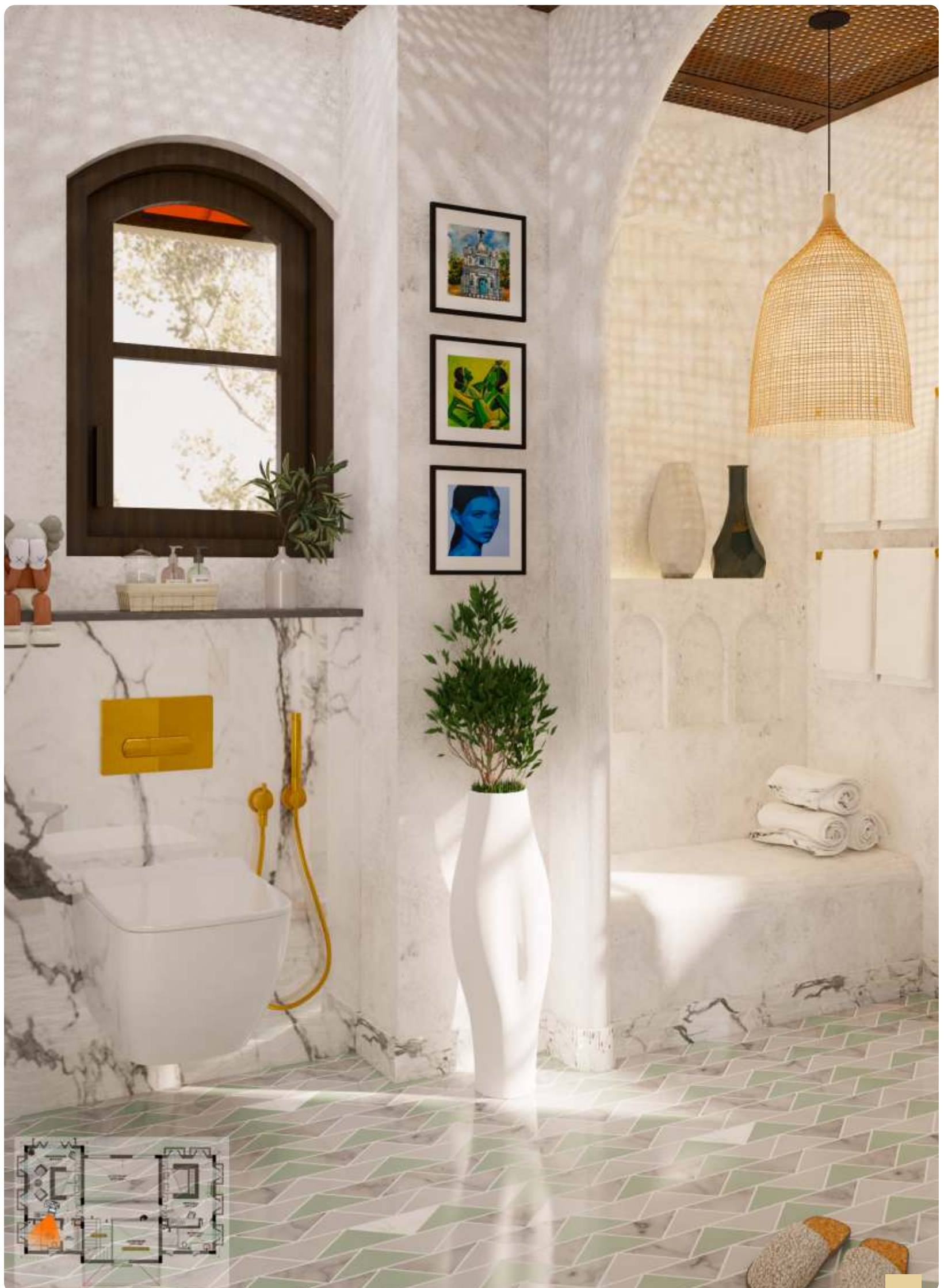
Master Bedroom... Sophistication Redefined!

Step into a serene retreat inspired by Portuguese elegance, where timeless design meets modern refinement. This master bedroom features a grand four-poster bed, warm wood finishes, and sunlit interiors framed by tall windows. Thoughtfully curated accents, plush textures, and a private balcony overlooking Siolim's lush landscape create an atmosphere of calm and comfort.



Ensuite Bath... Luxurious Vibes!

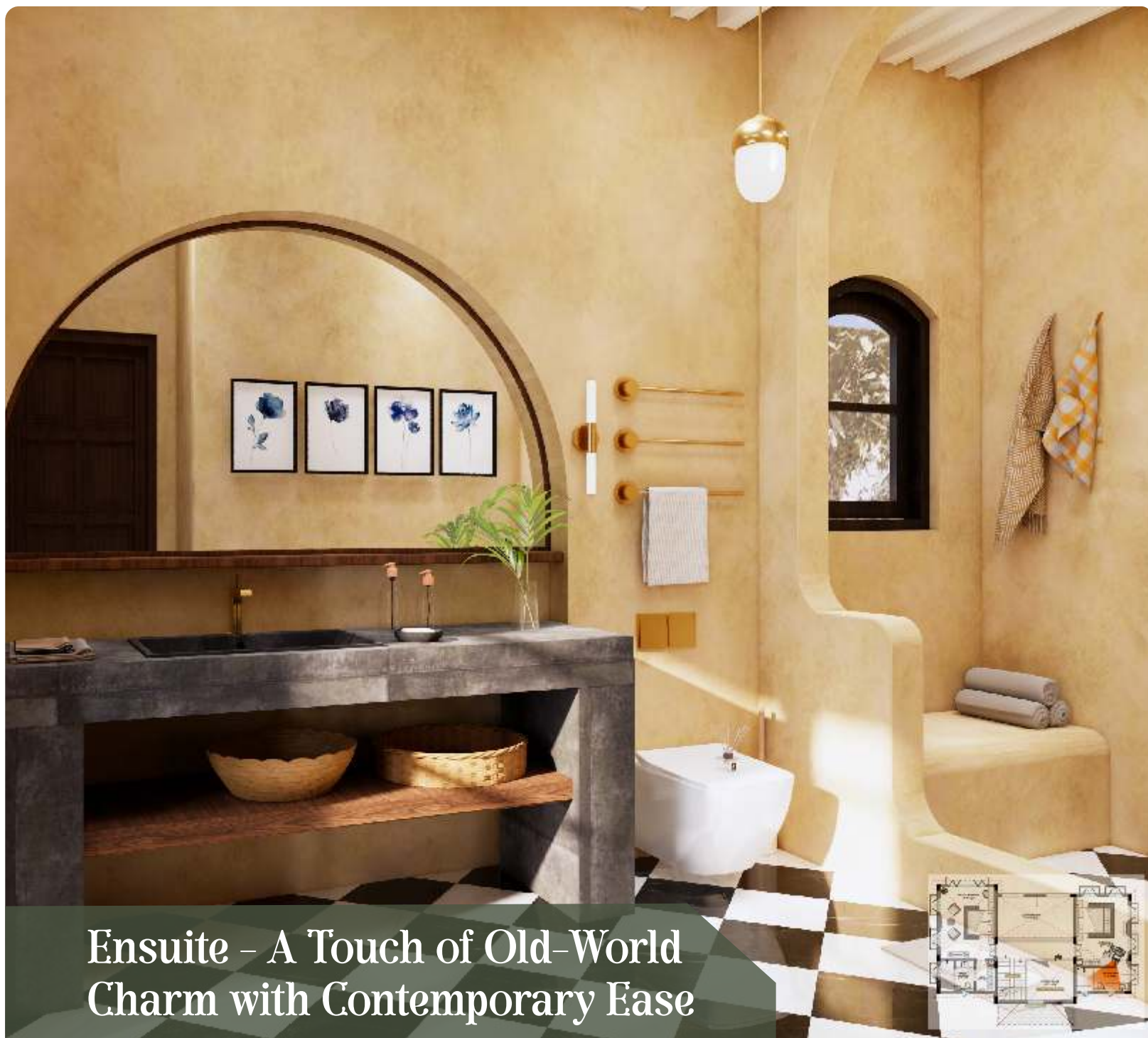
A spa-inspired sanctuary with gold-toned fixtures, a rainfall shower, and artisan stone finishes—crafted to turn your daily routine into moments of pure indulgence.





A Formal Retreat Framed in Poise & Purpose

Formal Bedroom... Designed to host with dignity or unwind in peaceful solitude, this room balances warmth with grandeur. Framed by tall French windows and soaring beam ceilings, the formal bedroom exudes poise and quiet sophistication. Arched wall niches adorned with curated artefacts bring a sense of heritage, while navy accents, elegant bench seating, and muted tones reflect refined minimalism.



Ensuite – A Touch of Old-World Charm with Contemporary Ease

Inspired by timeless Portuguese design, this ensuite blends arched forms, lime-washed stucco walls, and a classic black-and-white checkerboard floor to evoke a sense of enduring elegance. The handcrafted stone vanity with a floating wood-lined open shelf anchors the space with earthy sophistication, while brushed gold fixtures add a warm, luxurious gleam.

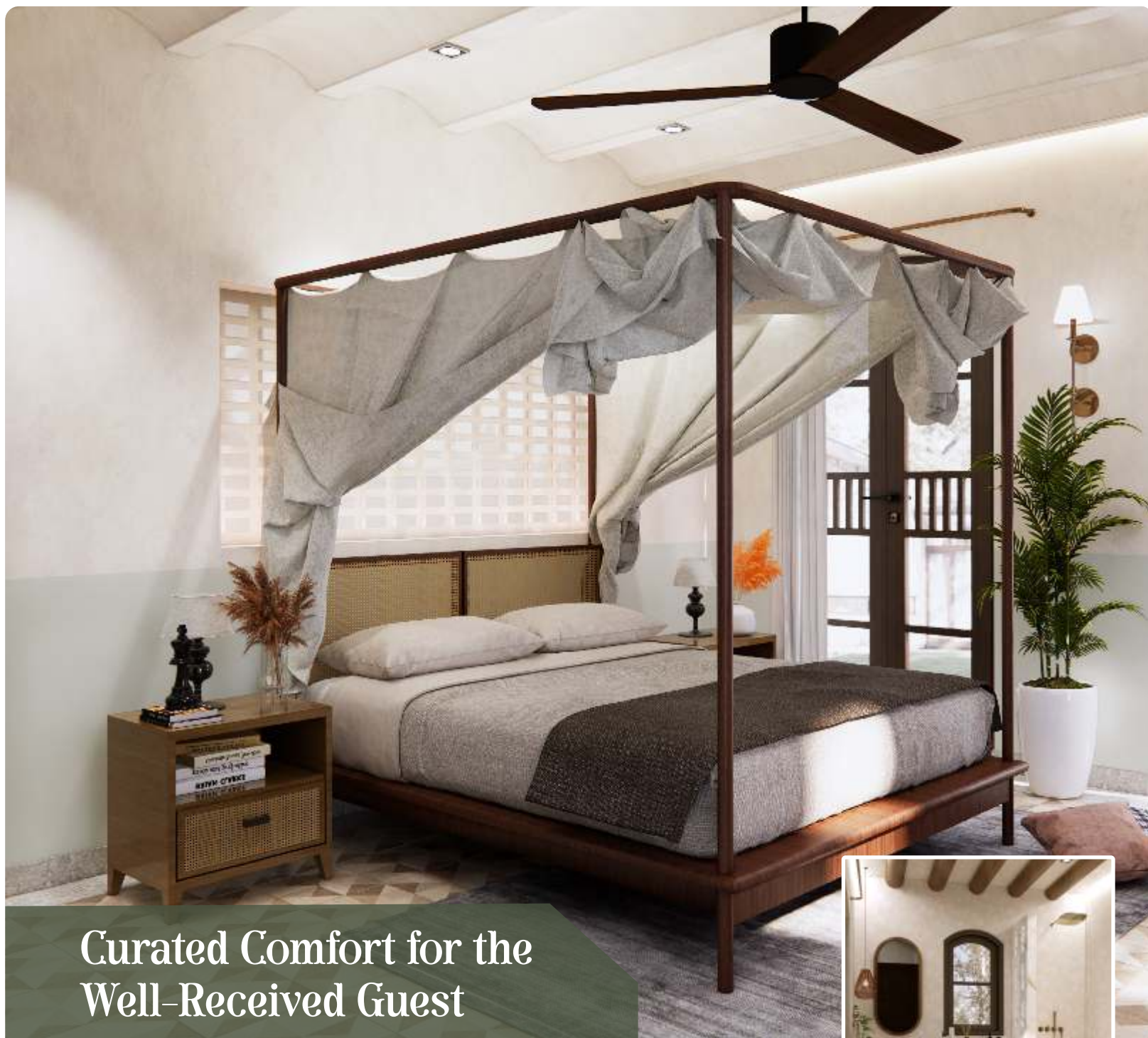
A softly curved built-in seating niche, detailed towel rails, and a sculptural pendant light create moments of comfort and visual interest. The interplay of natural textures, artisanal finishes, and tailored lighting makes the washroom not just functional, but a refined retreat. A subtle celebration of contrast and craftsmanship, this ensuite turns everyday rituals into experiences of quiet indulgence.



An Earthy Escape in Style

Bedroom — Rooted in Warmth, Elevated by DesignBathed in natural light and surrounded by artisanal textures, this serene bedroom brings together earthy tones and refined minimalism. The cane-crafted bed, arched wall detail, and exposed wood ceiling evoke a grounded aesthetic inspired by nature. Handpicked elements—woven rugs, organic fabrics, and soft lighting—foster a mood of calm retreat and quiet sophistication, perfect for laid-back yet elegant living.

Ensuite — Raw Simplicity Meets Subtle EleganceThe attached washroom showcases a refreshing blend of modern design and raw textures. Warm ochre tones, a terrazzo floor, and a wooden ceiling create a tactile, grounded atmosphere. Curved partitions, matte fixtures, and a floating basin add visual lightness, while open cubby shelves keep functionality stylishly simple. A space where every material speaks of ease, balance, and effortless charm.



Curated Comfort for the Well-Received Guest

Bedroom — Designed to Welcome, Styled to Impress With a canopy bed draped in soft linen, arched French windows, and a calming palette of sand and taupe, this guest bedroom offers a refined sense of welcome. Cane textures, sculptural nightstands, and patterned flooring blend warmth with thoughtful aesthetics. The space feels grounded yet sophisticated—perfectly poised for comfort, privacy, and timeless charm.

Ensuite — Sophistication in Every Surface The attached washroom is a visual statement in balance and materiality. marble textures, golden brass fixtures, and wood-beamed ceilings elevate the space into a serene sanctuary. A floating vanity with vertical ribbed detailing, arched mirrors, and ambient lighting create an atmosphere that is both intimate and indulgent—where your guest's experience is treated with the same care as your own.





Open Kitchen... Culinary Canvas Framed in Elegance

Where design meets utility in the most refined way—this open kitchen is crafted with bespoke cabinetry, hand-laid botanical tiles, and a statement island for stylish gatherings. From morning brews to midnight indulgence, every moment here is an invitation to celebrate taste and togetherness!

FLOOR PLAN - TYPE A

Villa No. 1

Ground Floor



Dimension

① Dining Area	18'1" x 13'9"
② Kitchen	8'4" x 13'9"
③ Living Area	16'4" x 19'4"
④ Entrance Foyer	10'0" x 19'4"
⑤ Bedroom 01	15'7" x 13'1"
⑥ Bathroom 01	5'11" x 8'8"
⑦ Powder Bathroom	6'6" x 4'2"
⑧ Entrance Verandah	5'5" x 18'1"
⑨ Patio	14'0" x 13'9"

First Floor



Dimension

⑩ Master Bedroom	18'1" × 13'9"
⑪ Dressing	7'10" × 5'0"
⑫ Master Bathroom	7'10" × 8'6"
⑬ Bedroom 02	15'6" × 13'0"
⑭ Bathroom 02	5'11" × 13'1"
⑮ Deck	14'0" × 13'9"



Second Floor

Dimension

⑯ Bedroom 03	15'3" × 9'11"
⑰ Bathroom 03	5'5" × 9'0"
⑱ Store	4'9" × 5'3"

FLOOR PLAN – TYPE B

Villa No. 3 & 4

Ground Floor



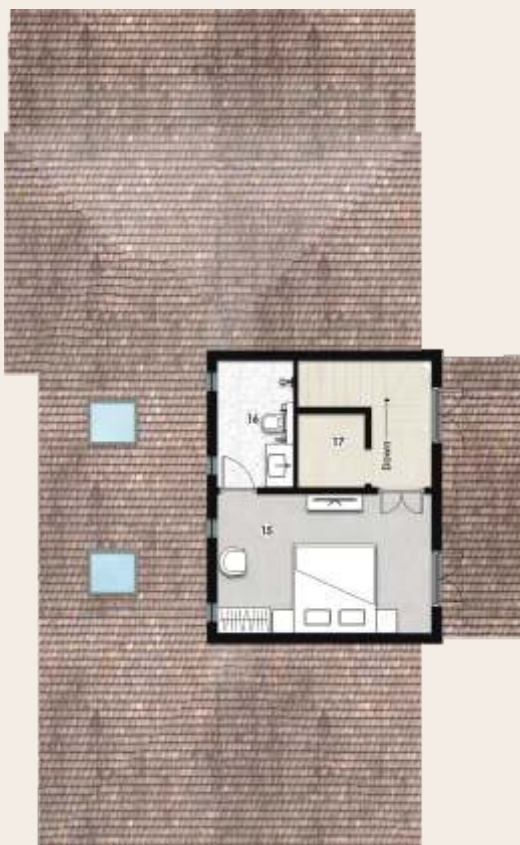
Dimension

① Dining Area	18'1" × 13'9"
② Kitchen	8'4" × 13'9"
③ Living Area	16'4" × 19'4"
④ Entrance Foyer	10'0" × 19'4"
⑤ Bedroom 01	15'7" × 13'1"
⑥ Bathroom 01	5'11" × 8'8"
⑦ Powder Bathroom	6'6" × 4'2"
⑧ Patio	27'9" × 7'3"
⑨ Entrance Verandah	5'5" × 18'11"

First Floor

Dimension

10	Master Bedroom	18'1" × 13'9"
11	Dressing	7'10" × 5'0"
12	Master Bathroom	7'10" × 8'6"
13	Bedroom 02	15'6" × 13'0"
14	Bathroom 02	5'11" × 13'1"
15	Deck	27'9" × 7'3"



Second Floor

Dimension

16	Bedroom 03	15'3" × 9'11"
17	Bathroom 03	5'5" × 9'0"
18	Store	4'9" × 5'3"

FLOOR PLAN - TYPE C

Villa No. 9

Ground Floor



Dimension

① Dining Area	18'1" × 13'9"
② Kitchen	8'4" × 13'9"
③ Living Area	16'4" × 19'4"
④ Entrance Foyer	10'0" × 19'4"
⑤ Bedroom 01	15'7" × 13'1"
⑥ Bathroom 01	5'11" × 8'8"
⑦ Powder Bathroom	6'6" × 4'2"
⑧ Entrance Verandah	27'9" × 7'3"
⑨ Patio	5'5" × 18'11"

First Floor

Dimension

10	Master Bedroom	18'1" × 13'9"
11	Dressing	7'10" × 5'0"
12	Master Bathroom	7'10" × 8'6"
13	Bedroom 02	15'6" × 13'0"
14	Bathroom 02	5'11" × 13'1"
15	Deck	27'9" × 7'3"



Second Floor

Dimension

16	Bedroom 03	15'3" × 9'11"
17	Bathroom 03	5'5" × 9'0"
18	Store	4'9" × 5'3"

FLOOR PLAN - TYPE D

Villa No. 6

Ground Floor



Dimension

① Dining Area	18'1" × 13'9"
② Kitchen	8'4" × 13'9"
③ Living Area	16'4" × 19'4"
④ Entrance Foyer	10'0" × 19'4"
⑤ Bedroom 01	15'7" × 13'1"
⑥ Bathroom 01	5'11" × 8'8"
⑦ Powder Bathroom	6'6" × 4'2"
⑧ Entrance Verandah	5'5" × 18'11"
⑨ Rear Verandah	25'0" × 5'0"

First Floor

Dimension

- | | |
|--------------------|---------------|
| 10 Master Bedroom | 18'1" × 13'9" |
| 11 Dressing | 7'10" × 5'0" |
| 12 Master Bathroom | 7'10" × 8'6" |
| 13 Bedroom 02 | 15'6" × 13'0" |
| 14 Bathroom 02 | 5'11" × 13'1" |



Second Floor

Dimension

- | | |
|----------------|---------------|
| 15 Bedroom 03 | 15'3" × 9'11" |
| 16 Bathroom 03 | 5'5" × 9'0" |
| 17 Store | 4'9" × 5'3" |



*An Architectural Masterpiece Framed in
Bold Contours and Refined Detail*



*Goan Heritage,
Framed in Every Arch*



*Twilight Tranquility,
Timeless Architecture*



*Crafted Exteriors,
Unforgettable Impressions*



*Sculpted Silhouettes and Striking Symmetry
Define Its Landmark Identity*



Specifications



Structure

- Strong and durable **RCC framed** structure
- Eco-friendly **ACC block walls** for thermal comfort
- Complete **waterproofing** for bathrooms, roofs, balconies, and verandahs
- Elegant **Mangalore-tiled** sloping roofs



Plumbing & Sanitary

- Quality plumbing by Finolex/Supreme
- Premium sanitary ware by Kohler/Jaquar
- Vanity mirrors and geysers in all 4 bathrooms
- Stylish stone/composite counter tops and tile or GFX wall finishes



Kitchen & Appliances

- Fully equipped modular kitchen with hob, chimney, microwave & oven (Bosch/Faber)
- Stone/composite kitchen countertop
- Includes refrigerator, RO system, and dishwasher (Bosch/Faber/LG)



Electrical & AC

- Designer modular/heritage switches
- Concealed fire-resistant wiring
- Ample power and lighting points across all rooms
- TV points in living and master bedroom
- Split AC units (Daikin/O General or equivalent)
- Hydropneumatic water system for constant pressure



Flooring

- Elegant flooring using cement tiles and natural stones



Doors, Windows & Wardrobes

- Sleek aluminium external doors & windows
- Solid wood internal doors and a grand polished main door
- Custom wardrobes in all bedrooms



Finishes & Amenities

- Premium Asian Paints emulsion (or equivalent)
- Designer wall treatments: GFX, IPS, or lime plaster
- Individual electric panel and DB
- Common power backup for essential services



Swimming

- Private swimming pool with filtration system and sit-out deck
- Premium Tiles.
- Premium filtration system.
- Anti-skid Limestone Pool Deck.

Optional Add-Ons (At Extra Cost)

- 40 KVA generator provision
- ₹7,00,000
- 21 KW pool heat pump provision
- ₹5,00,000
- Complete furniture package
- ₹52,00,000





Siolim: Cradled in Charm, Crowned with Promise

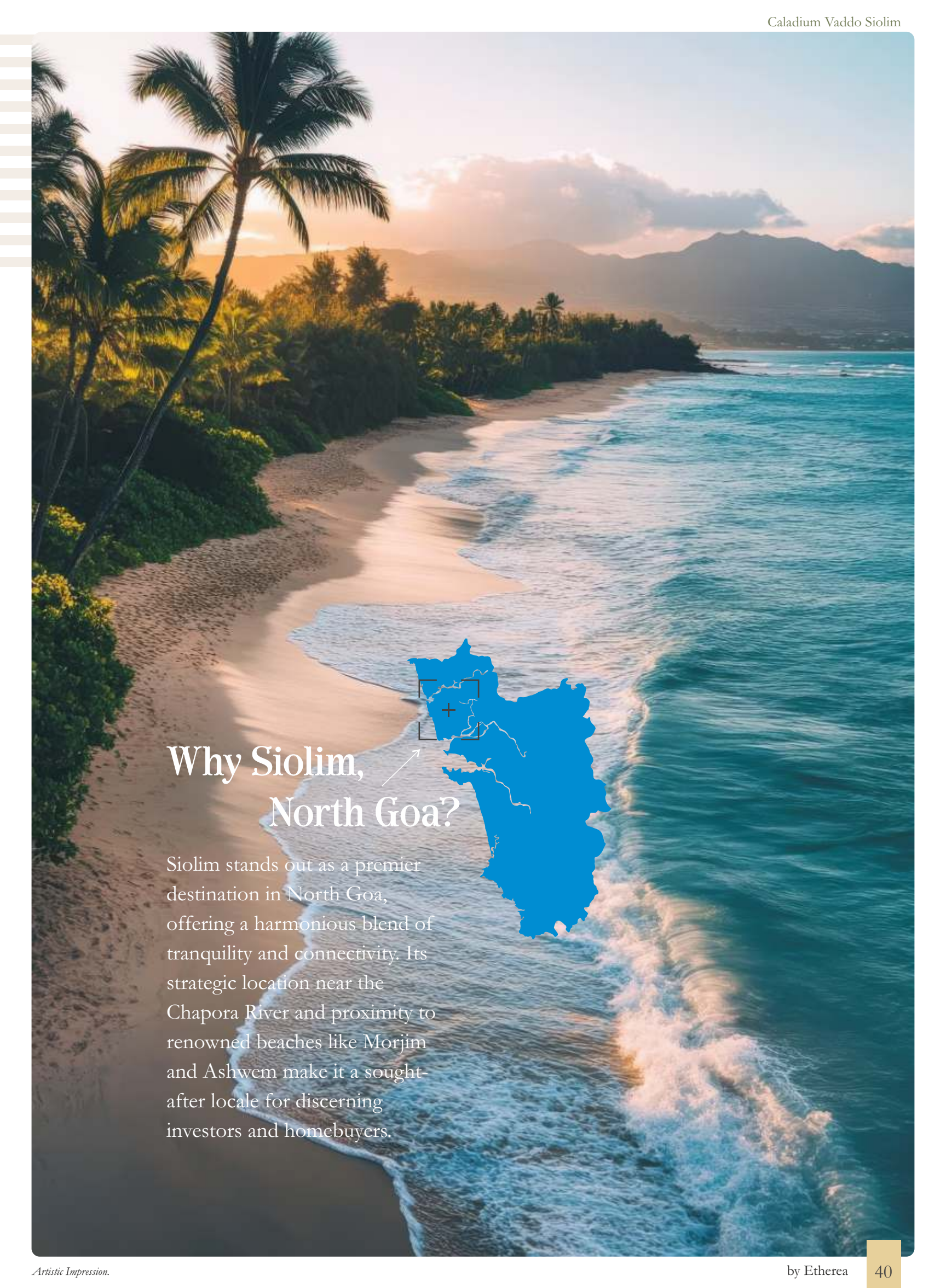
In the gentle bends of the Chapora River and under the shade of rustling palms, Siolim exudes an ageless charm that whispers of Goa's soul. This northern gem, once a quiet village, is now quietly rising as a destination of distinction—where heritage architecture, untouched landscapes, and modern indulgences coexist in rare harmony.

Perfectly positioned just 20 mnts from MOPA International Airport, Siolim offers effortless access to Goa's most celebrated beaches—Morjim, Vagator, Anjuna, and Arambol—while preserving the serenity that defines true luxury. Whether you're drawn to riverside sunsets, curated culinary spots like Thalassa, Avos kitchen or the slow rhythm of village life, Siolim welcomes you with open skies and open arms. But its true magic lies in what's unfolding.

As discerning investors and global citizens seek out places that balance peace with potential, Siolim stands tall... a canvas for curated living and intelligent investment. With premium developments emerging amidst nature's embrace and cultural richness, this locale is no longer a secret; it's a signature.

And at its heart lies Caladium by Etherea—a refined villa enclave where every detail reflects timeless aesthetics and future-forward design. Here, you don't just buy a home. You inherit a place in Goa's most graceful evolution.





Why Siolim, North Goa?

Siolim stands out as a premier destination in North Goa, offering a harmonious blend of tranquility and connectivity. Its strategic location near the Chapora River and proximity to renowned beaches like Morjim and Ashwem make it a sought-after locale for discerning investors and homebuyers.

Key Highlights:

Strategic Location: Siolim's serene environment, coupled with its accessibility to major hubs like Mapusa and Panaji, enhances its appeal.

Robust Infrastructure: The area boasts well-developed infrastructure, including quality roads, reliable utilities, and essential amenities, ensuring a comfortable living experience.

Cultural Richness: Siolim retains its Goan charm with traditional architecture, local festivals, and a close-knit community, offering an authentic cultural experience.

Rewarding Choice: Siolim's popularity as a vacation hotspot means villas here often earn between ₹20,000 to ₹35,000 per night. Indeed, a smart and rewarding choice for investors!

High Rental Yields: Siolim, one of Goa's top tourist hotspots, offers exceptional rental income potential with villa occupancy rates soaring above 65%. Luxury properties here consistently deliver rental returns exceeding 7% ROI, making it a smart choice for investors eyeing stable, high-performing assets.

To further enhance your earning potential, we connect villa owners with trusted rental partners to ensure seamless management and maximize returns in the booming vacation rental market.



Appreciating Property Values: The real estate market in Siolim has witnessed consistent growth, with villas priced between ₹3.8 Cr to ₹28.65 Cr, reflecting its premium status.

Caladium

A Benchmark in Luxury Living

Redefining refined living, Caladium Villas blend Portuguese-inspired elegance with modern sophistication.

Timeless Design: A harmony of heritage and contemporary architecture

Smart Living: Fully furnished, with automation, spa bathrooms & premium kitchens

Private Escape: Landscaped gardens, sunlit verandahs & serene pools

Trusted Legacy: An Etherea development known for quality and timely delivery



Investment Outlook

Investing in Caladium Villas offers more than just a refined lifestyle—it presents a compelling financial opportunity. Each standalone villa is thoughtfully designed for privacy and premium comfort, making it ideal for both personal use and high-yield vacation rentals. With rising property values in Siolim and growing demand for exclusive rental homes, owners benefit from strong capital appreciation, consistent rental income, and the flexibility to enjoy their villa or rent it out for intimate gatherings or private stays. It's a rare blend of lifestyle and return—crafted for those who seek both.

Project By



ETHEREA

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