



# BENTO MIGUEL

PANJIM



*“A Project by Sun Estates Developers”*

BENTO MIGUEL

RESTORING A PIECE  
OF HERITAGE



## CREATING LANDMARK BUILDING IN PANJIM

The aim is to create a landmark and set the standard for redevelopment and reuse/ adaptation of existing structures in conservation zone to current uses.

The design is influenced by four key elements that well known German architect Robert Patzschke has thoughtfully incorporated, they being the existing streetscape, use of traditional Goan architectural language, roof formation and pattern and covered walkways.





## CREATING THE LIFESTYLE DESTINATION OF GOA

This will be a redevelopment consisting of commercial spaces offered only to premium brands to maintain the slick culture and the prime value of the property and vicinity



## GROUND FLOOR PLAN

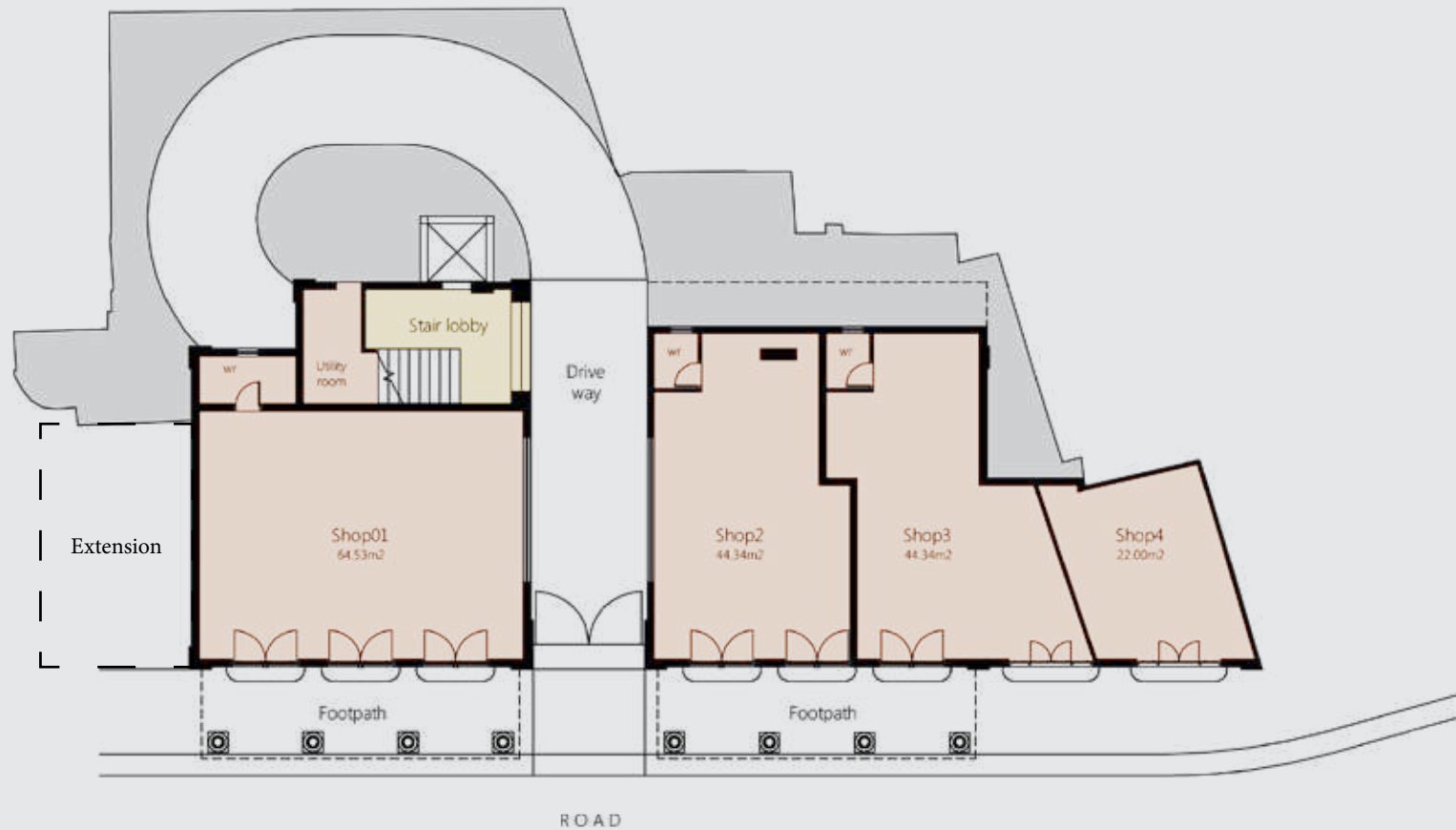
SHOP1 BUA = 80.53 SQM/ 866.50 SFT

SHOP2 BUA = 52.76 SQM/ 567.70 SFT

SHOP3 BUA = 52.76 SQM/ 567.70 SFT

SHOP4 BUA = 18.21 SQM/ 195.94 SFT

EXTENSION = 46.55 SQM/ 500.88 SFT

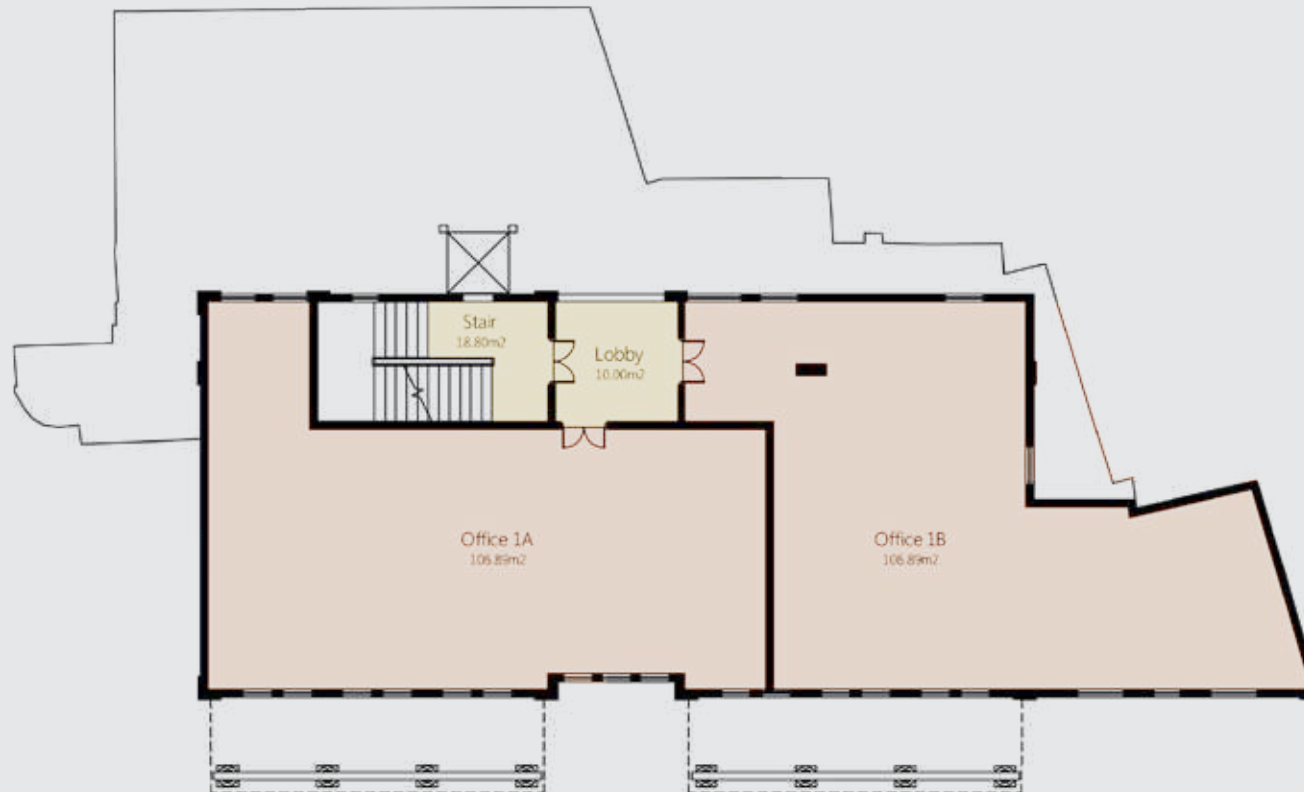




## FIRST FLOOR PLAN

OFFICE 1A BUA = 138.98 SQM/ 1495.42 SFT

OFFICE 1B BUA = 138.98 SQM/ 1495.42 SFT



## SECOND FLOOR PLAN

OFFICE02 BUA=294.68 SQM/ 3170.76 SFT

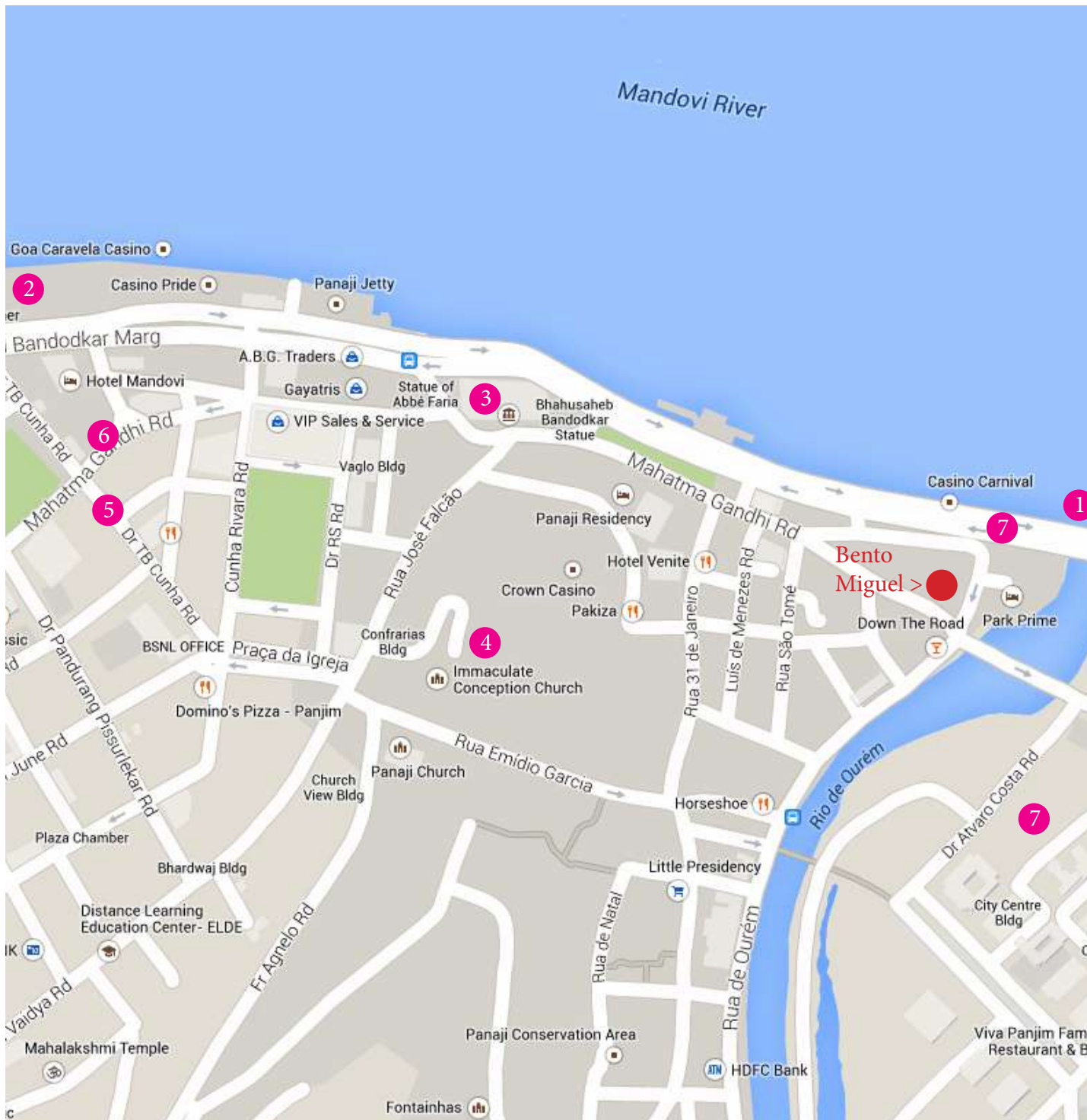


# THIRD FLOOR PLAN

OFFICE03 BUA=205.33 SQM/ 2209.35 SFT



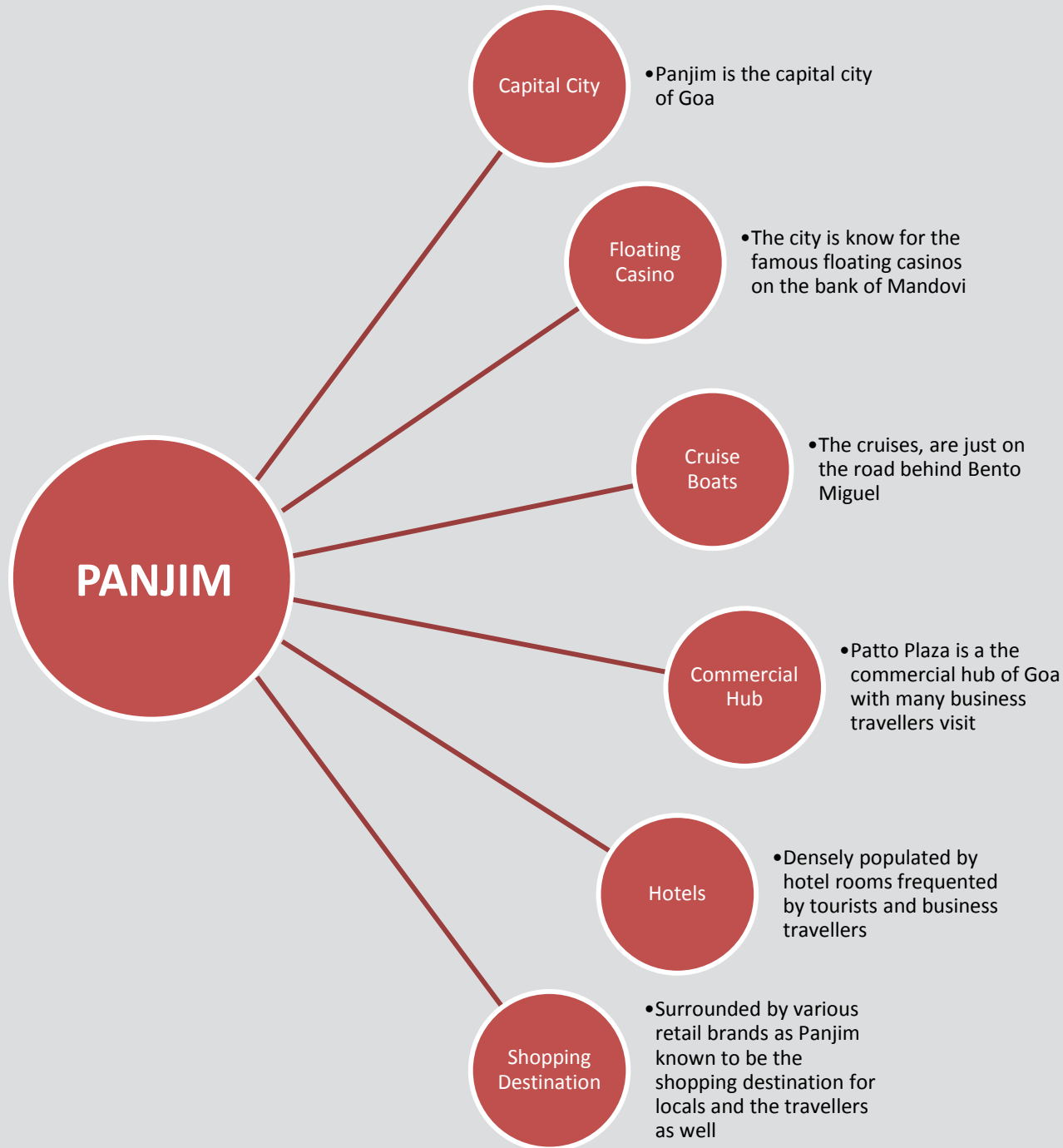
	BUA	
	M2	FT2
GROUND FLOOR - SHOP1	80.53	866.50
GROUND FLOOR - SHOP2	52.76	567.70
GROUND FLOOR - SHOP3	52.76	567.70
GROUND FLOOR - SHOP4	18.21	195.94
GROUND FLOOR - EXTENSION	46.55	500.88
FIRST FLOOR - OFFICE1A	138.98	1495.42
FIRST FLOOR - OFFICE1B	138.98	1495.42
SECOND FLOOR - OFFICE02	294.68	3170.76
THIRD FLOOR - OFFICE03	205.33	2209.35
<b>TOTAL</b>	<b>1028.78</b>	<b>11069.67</b>
	M2	FT2



PANJIM: Slung along the banks of the wide Mandovi River, Panaji, Goa's small and spritely state capital since 1843, boasts its own laid-back brand of originality. Purpose-built neat and tidy by its former Portuguese colonisers, the city's inhabitants have adapted its European-flavoured legacy to suit their affluent and easygoing needs.

## MAP

1. Cruise boats jetty
2. Floating casino jetty
3. Adil Shah Palace (Formerly Secretariat)
4. Panjim Church
5. 18th June road-Shopping street
6. M.G. road-Shopping street
7. Pato Plaza-Commercial & Business Hub
8. Main Entry to Panjim city



## LOCATION HIGHLIGHTS

- The building is strategically located right as you enter the capital city. The city is well connected to all the major towns in the state with a large number of commercial establishments having their major centers of operation in the city.
- Well situated and exclusive space in the city makes it a very lucrative option for establishments planning to set up shop in the city.
- In close vicinity of commercial spaces at the Patta Plaza and famous shopping streets viz. the 18th June Road and M.G. Road.
- Monuments of historical importance which are the Church of Immaculate Conception and the Adil Shahs Palace at walk able distance.
- Frequently visited tourist hotspots like the Offshore Casinos, Evening Cruises just around the corner.



1. SOL DE GOA, Boutique Hotel
2. SOHAM VILLA
3. SAGE HOUSE
4. MANGROVE VILLA
5. QUARRY VILLA
6. SAIPEM HILLS
7. SOLARIS
8. SOLITUDE
9. SOL BANYAN

## SUN ESTATES DEVELOPERS

*Sun Estates combine age old principles with modern sensibilities*

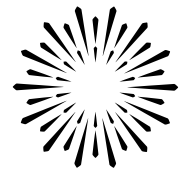
Sun Estates are unique amongst developers who understand the need for a contemporary aesthetic in Goa's architecture and are Committed to the development and building of high end luxury homes in Goa, by drawing inspiration from the strong Goan tradition. There is an uncompromising emphasis on quality and detail for each and every development. One can experience the trademark sophistication in every aspect of the properties and with every project,

Sun Estates continues to raise the bar of luxury living, consistently.

An exceptional involvement among all the enlightened architects from across the world, who work effortlessly to create the best, right from creating modern compositions of colour, texture and form to the materials and fittings that are to be used, so also the quality of construction, is of high grade so as to satisfy the aesthetic sensibility of the most discerning clientele.

Sun Estates has received tremendous accolades and acknowledgement from its clients for outstanding products, quality and reliability. Its reputation is impeccable, driven by trust, integrity and quality.

*Sun Estates brings you The Hilton, located at Saipem, Goa. The Hilton has richly-appointed 110 guest rooms and suites and multiple dining options that will set this property above others.*



**SUN**  
ESTATES

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