# AFS-RM41016

Signature

**North Goa, Goa, India**

5 BHK | 5 Baths | 15 Guests





+91 8469548000 | letsplan@all4season.com | www.afsvillas.com

# USPs

- Bar
- Barbecue Grill
- Bonfire
- Private Beach Access
- Waterfront Property


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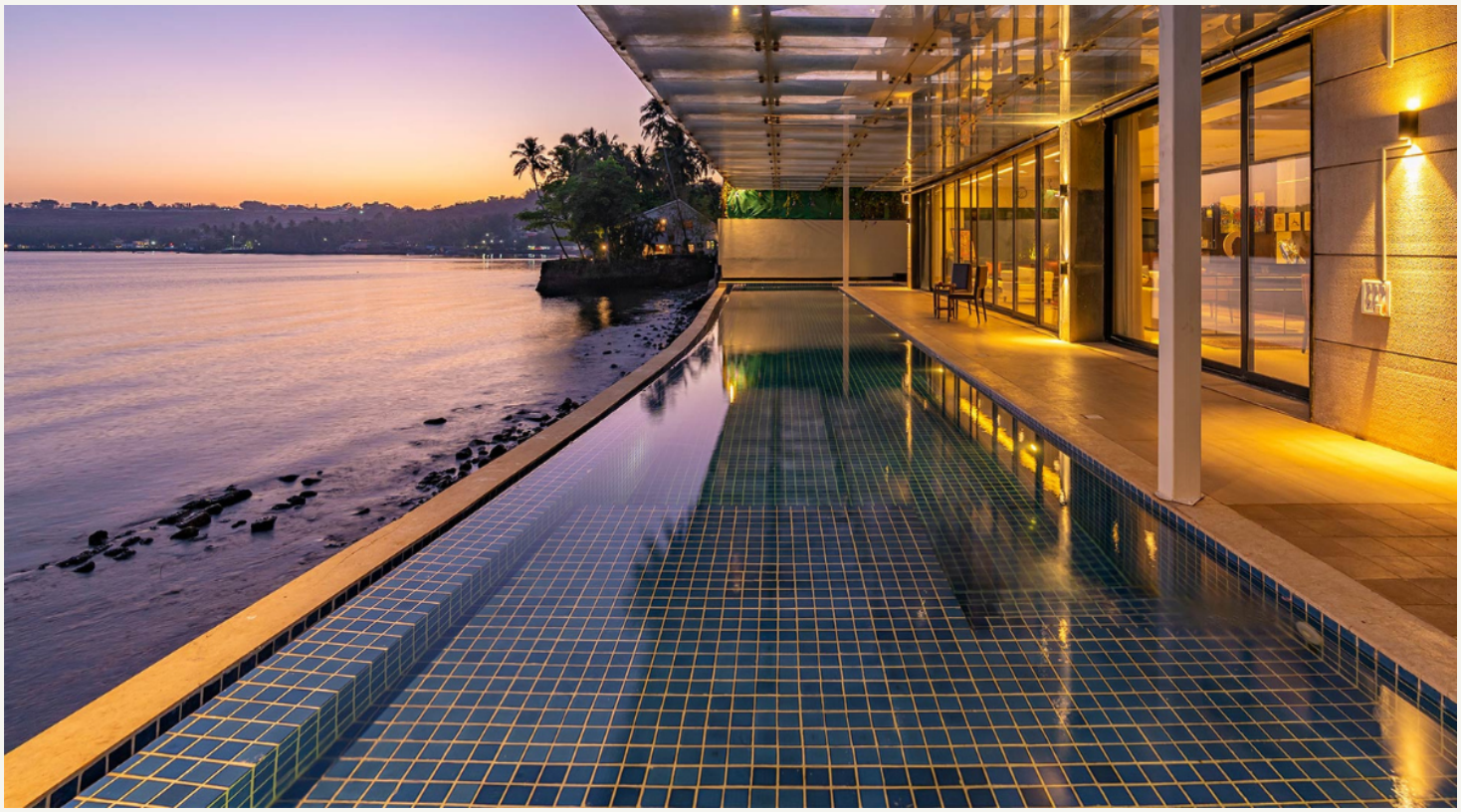
# Description



Tucked away in the peaceful neighbourhood of Reis Magos, this villa offers the perfect blend of deep seclusion and easy accessibility. Just a short 15-minute drive from Candolim Beach, it promises a calm, soothing, and truly serene getaway far from the usual Goan buzz. The villa features a lavish sea-facing infinity pool, a manicured garden, and a curated mix of indoor games for relaxed, quality time. With spacious interiors and modern conveniences throughout, it is designed for families and groups seeking both comfort and togetherness. For a smooth and secure stay, guests are encouraged to review the home truths, rules, and policies carefully.

# Amenities

AFS Villas



- 24-Hour Hot Water
- Air-conditioning (Bedroom & Living Room)
- Bar
- Barbecue Grill
- Basic Toiletries (Soap, Shampoo, etc.)
- Bonfire
- CCTV / Security Surveillance
- High-Speed Wi-Fi / Internet
- Indoor Games (Board Games, Chess, etc.)
- Lawn / Garden / Terrace
- Outdoor Games
- Outdoor Living Space (Patio, Balcony, Sunbeds)
- Private Chef / Catering
- Private Swimming Pool
- Refrigerator
- Secured Parking / Valet Parking
- Smart TV / Cable TV / Streaming Platforms
- Towels and Linens
- Water Purifier / Air Purifier

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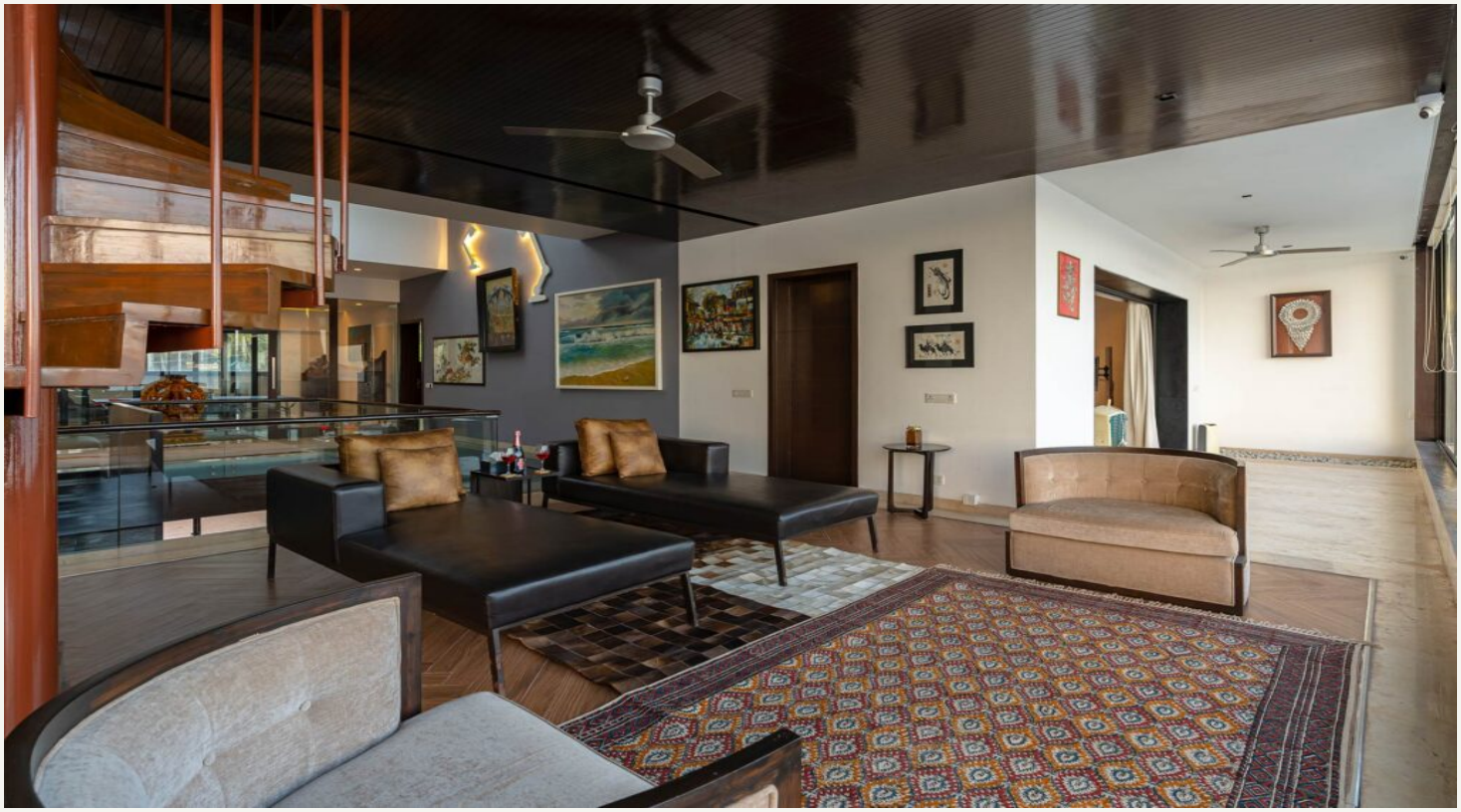




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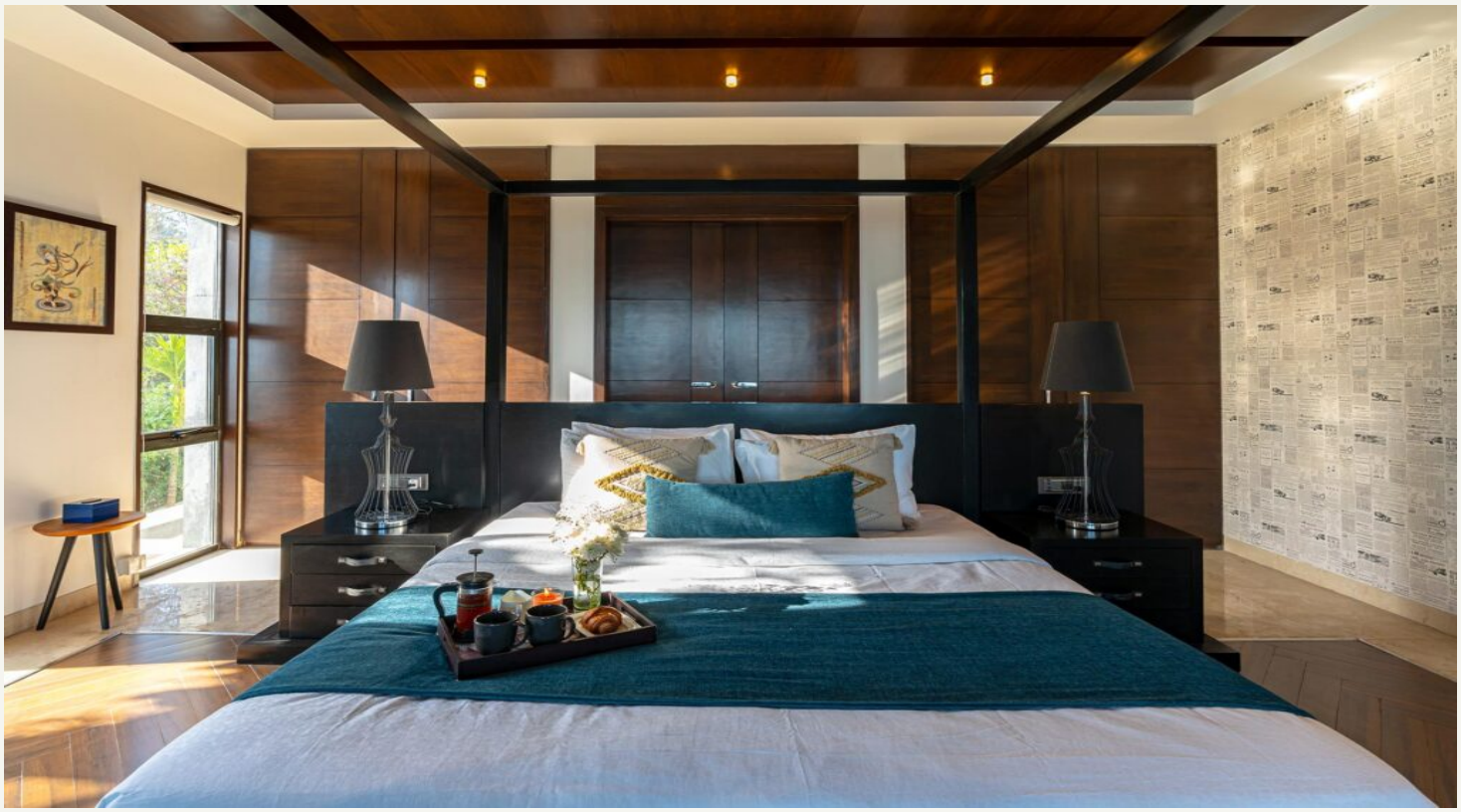






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# Meals & Dining



Meals at Villa are prepared by an on-call chef, offering freshly cooked dining experiences at your convenience. Guests are requested to share any special requirements at least 72 hours in advance. Meals can be enjoyed at flexible timings and venues within the villa. Please note that charges are separate unless specified in the booking, with additional costs for off-menu or imported items.

# Nearby Locations

| | |
|---|---|
| Dabolim Airport | 28.6 km |
| Karmali Railway Station | 15.1 km |
| Calangute Bus Stand | 10.1 km |
| Delfino’s Hymart | 6.2 km |


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# Terms & Conditions

- The road leading up to the homestay may not be concrete.
- Guests are not allowed to access the kitchen except for infants with prior permission.
- Smoking is allowed only in the exterior areas of the villa.
- Alcohol consumption is allowed in designated areas and within limits.
- Do not carry food or drinks in and around the pool area.
- Guests are urged to wear swimming attire and shower before entering the pool.
- Children should always be supervised while in or around the pool.
- Playing with hard balls or objects in the yard is not allowed as it might damage glass walls and property.
- Please be mindful and keep noise to a minimum after 10 PM.
- Loud music and late-night revelry are not permitted.
- Guests cannot invite other guests or day visitors during their stay.
- When golfers are at the course, guests are advised not to make loud noise and must maintain golfing etiquette.
- Walking along the golf course path is allowed only during the stipulated time frame.
- Trespassing into the golf course during playtime and jumping off the black railing is strictly prohibited.
- CCTV cameras are installed in common and exterior areas for guest safety.
- All mobile networks work fairly well here.
- Complimentary Wi-Fi is available; network is subject to availability.
- We do not provide or supply any music or audio systems at the property.


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# Terms & Conditions

- Guests are requested to treat the home and its belongings with care.
- Guests are responsible for their personal valuables; management is not liable for loss, theft, or damage.
- Illegal activities, including carrying or consuming drugs/narcotics and firearms/weapons, are strictly prohibited.
- Smoking inside villa rooms is not permitted.
- Guests must carry valid government-approved photo ID proof with address (Aadhar Card, Driving License, or Passport).
- Management reserves the right to refuse booking or request guests to leave in case of inappropriate behaviour or violation of house rules.
- Hosting of events, celebrations, or ceremonies (weddings, pre-weddings, milestones, etc.) requires prior permission from management.
- Additional venue charges, deposits, and event-related fees may apply for special occasions.
- We will assist guests in obtaining necessary compliances for hosting approved events.
- Guests are requested to avoid stepping out or making loud noises after dark for their safety.
- In case of a special event, details must be informed at the time of booking.
- Management reserves the right to report any illegal activity to local authorities.
- Security deposit: ₹5,000 per room (may vary by villa; confirm before booking with the team).


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Villas

# Get In Touch

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