

QOVA

by

TELLADO

Tierra y Cal, translated for the coast.

A world away from Mexico, on a shoreline closer to home.

Qova borrows its bones from the walled courtyards, deep arches and sun-warmed plaster of Mexican hacienda architecture — and rebuilds the language a few minutes from the Arabian Sea. Lime-washed walls in clay and ochre, hand-planed teak, wrought ironwork: reworked for Goa's light, its heat, its instinct for living outdoors.

Spaces are shaped by shadow, breeze, and the ritual of watching the sun dissolve each evening into the horizon.

Every villa is conceived as a private world first, a residence second.



Derived from the word cove, Qova suggests a place slightly
removed from the world
but open to the sky.

A home designed less around spectacle, and more around the feeling of exhale. Villas standing quietly in the vastness of Tiracol, where the river moves slowly below and the sky stretches open toward the west.

A home where the hours are left open. Mornings begin in the courtyard. Afternoons drift through shaded rooms. Evenings rise to the rooftop, where a plunge pool and open lounge look across the river as the last light settles.



A cooler kind of blue.

Deep jewel-toned tiles hold the water dark and cool beneath the open sky. Against the sun-warmed tones of the architecture, the pool becomes a cool, saturated centre — water, shade and colour gathered against the heat of the day.





The sky is the ceiling.

A sculptural metal canopy traces the rooftop above a plunge pool, bar and open lounge, with the river and western horizon stretching out beyond. The day passes overhead. The shadows keep time below. A place to dip, gather, linger and watch the sky change overhead.



04	05	02
Bedrooms	Bathrooms	Pools

Powder Room ✳ Elevator ✳ Rooftop

~500 sq. m.	4,300 sq. ft.
Plot Size	Built Up Area





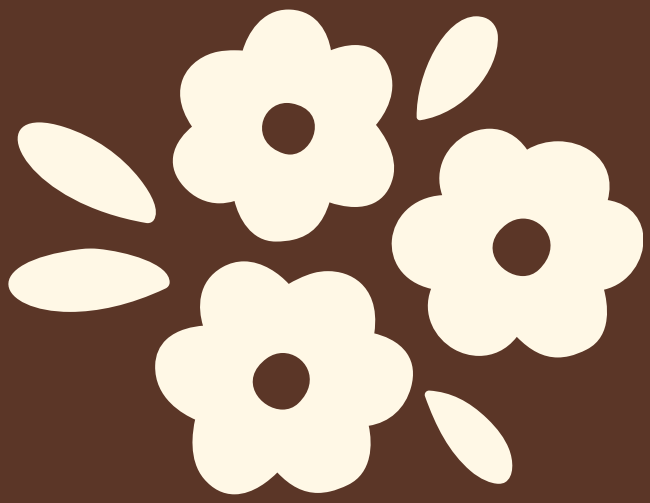
Two villas, both facing the sea breeze.

The Villas

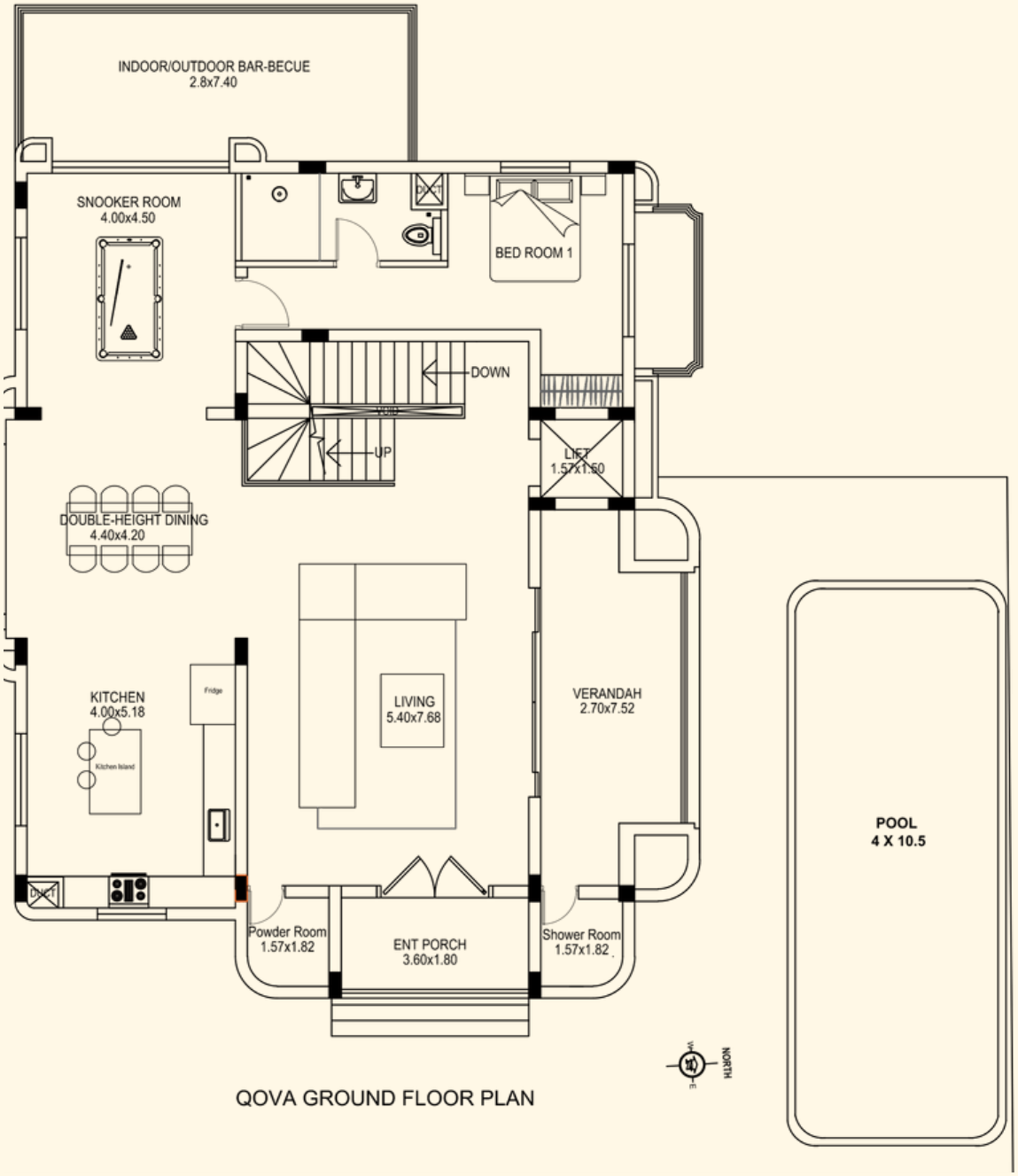
Each residence unfolds across three levels, with the courtyard and living spaces forming the heart of the home, private bedrooms above, and a rooftop lounge at the top. The rooftop extends the living space outdoors, with its own plunge pool and open views across the river and towards the western horizon.

The Location

In Tiracol, where the river meets the Arabian Sea and the landscape remains largely undisturbed. Close to the beaches and villages of North Goa, but away from its busier stretches, Qova sits among open skies, laterite earth, and long views towards the coast.



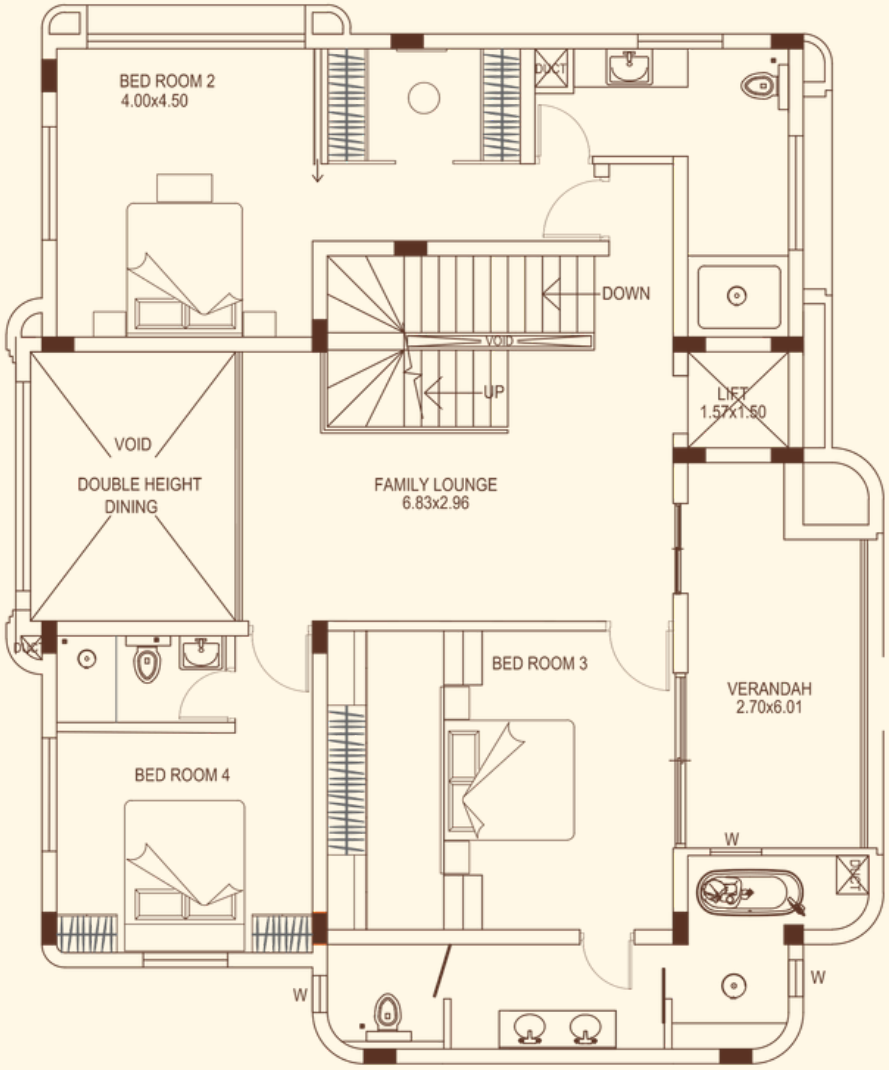
Floor Plans



QOVA GROUND FLOOR PLAN

Ground Floor

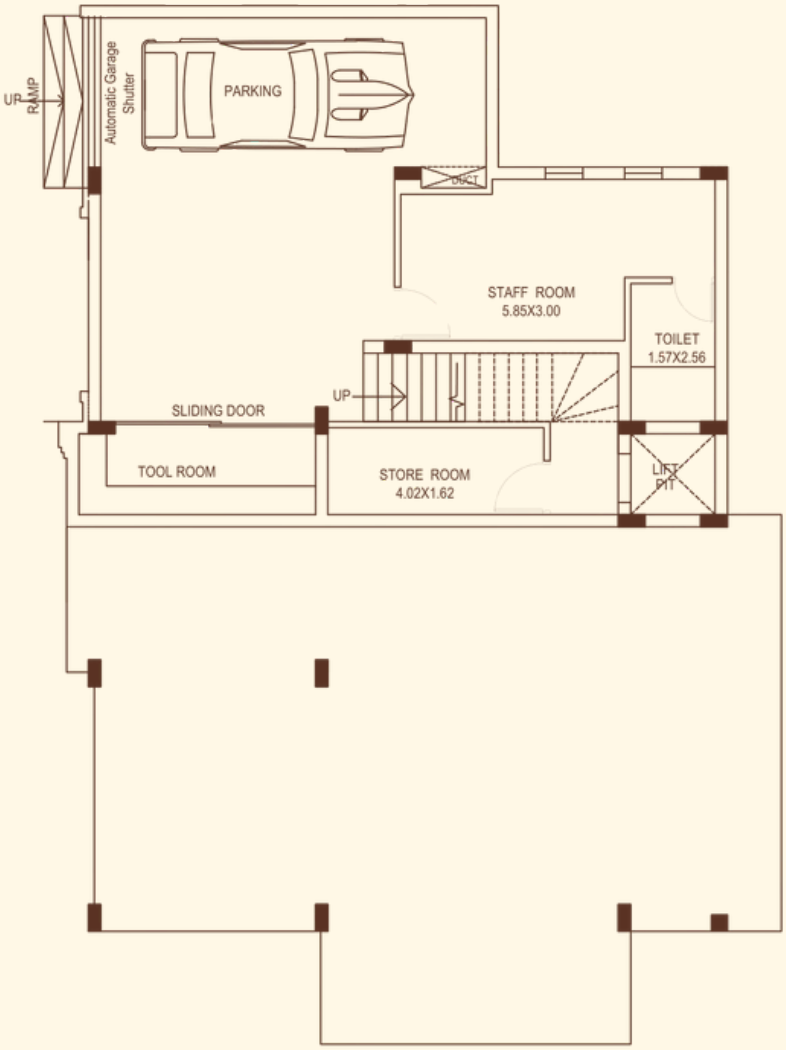
1,798 sq. ft.



QOVA FIRST FLOOR PLAN

First Floor

1,798 sq. ft.



Lower Ground Floor

715 sq. ft.





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