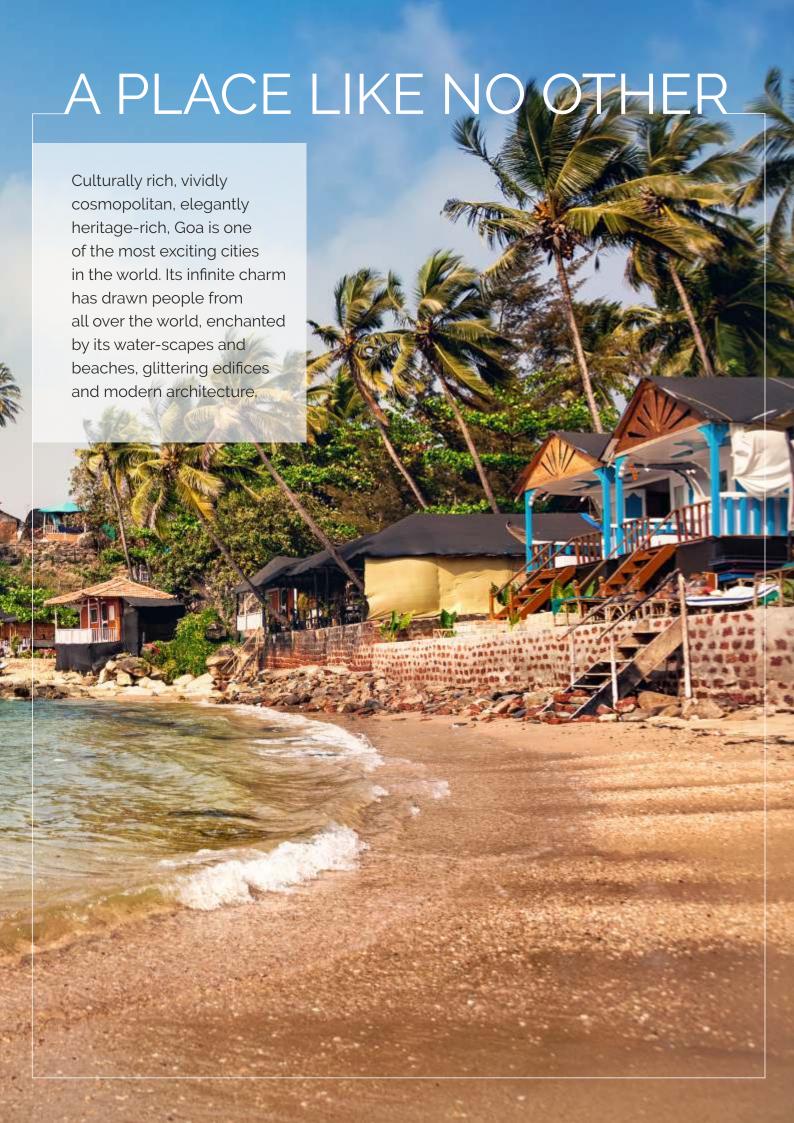
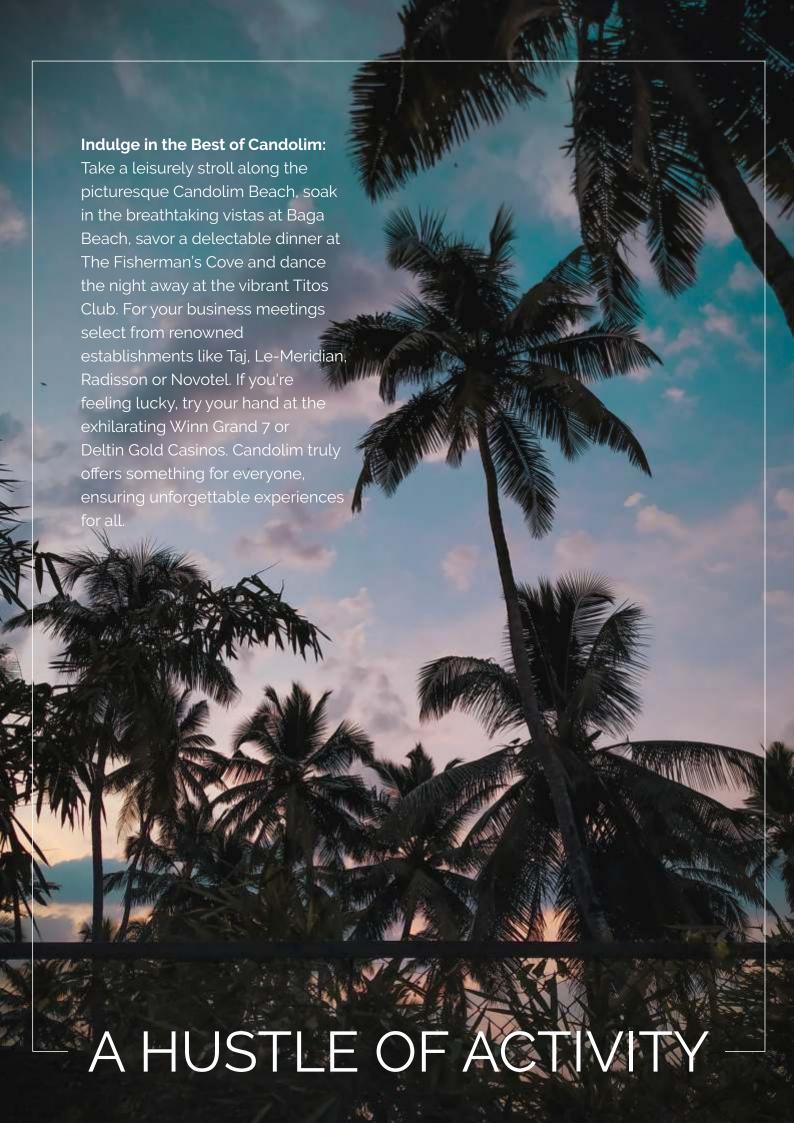


Boutique Apartments by UMIYA





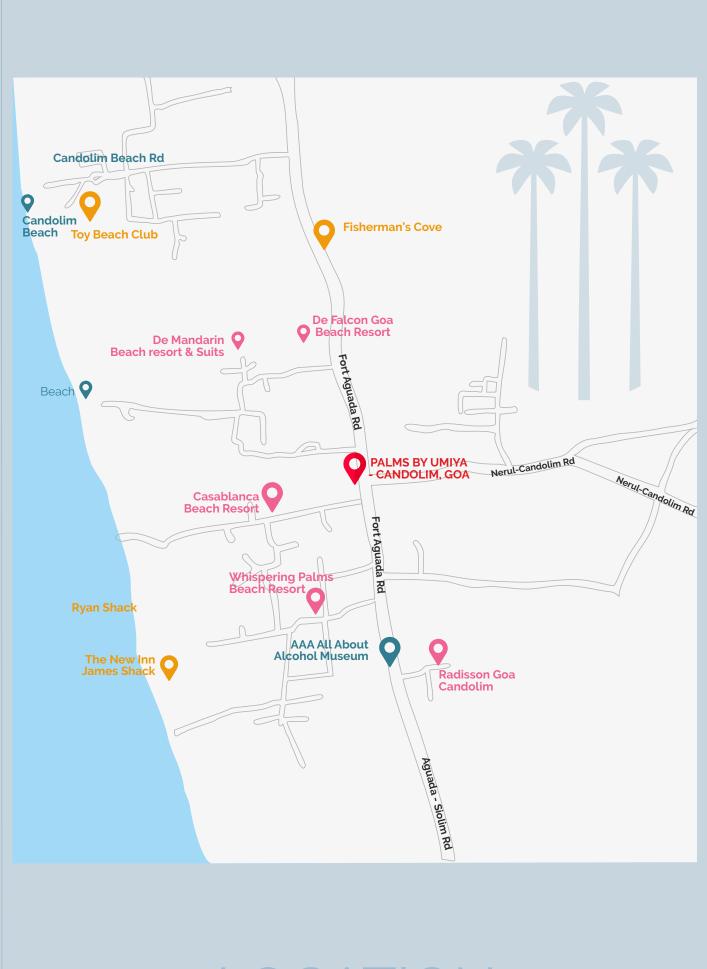


Experience Unparalleled Convenience at The Palms - Boutique Apartments by UMIYA:

Benefit from its prime central location, ensuring excellent connectivity. Within mere minutes by foot, you can explore The Mango Grove and Fisherman's Wharf along with the renowned beaches of Baga, Candolim, Calangute, and Sinquerim. For added excitement, indulge in the thrill of Casinos, clubs or visit the nearby fort that is just a short drive away.

The Palms offers you the perfect gateway to immerse yourself in the vibrant and captivating surroundings of Goa.





LOCATION



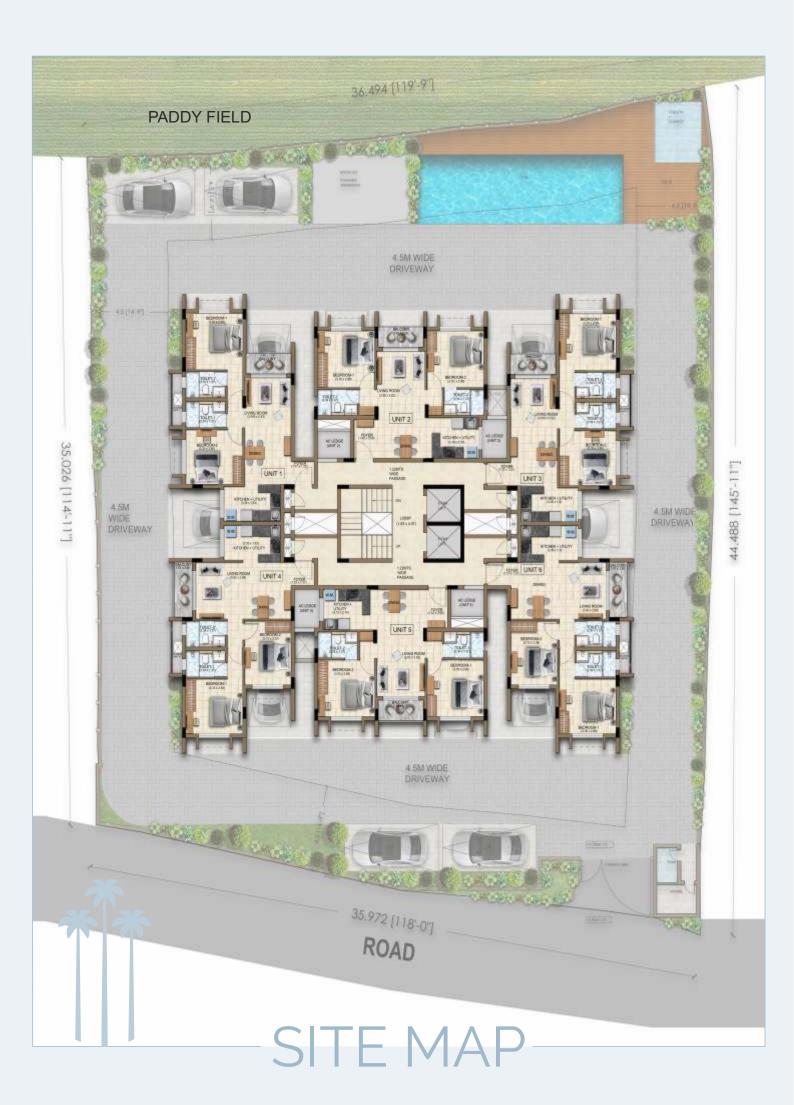
With only 24 meticulously designed 2 bedroom units, this is your chance to own a coveted piece of Real Estate in a prime destination.

# Why The Palms?

- Exclusive living in a limited-edition boutique project designed for utmost luxury and comfort.
- Easy access to the sun, sand, and sea.
- Potential for high rental yield, making it an attractive investment opportunity.
- Proximity to renowned 5-star hotels, restaurants, and entertainment options.
- A unique chance to own a home in one of Goa's most prestigious neighbourhood.
- Excellent capital growth potential in a thriving real estate market.



P / L M S





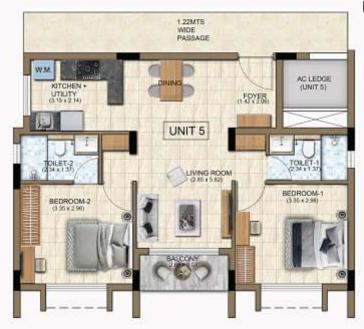












# UNIT 05

105, 205, 305, 405 84 sq.mtr / 904.18 sq.ft







# UNIT 06

106, 206, 306, 406 84 sq.mtr / 904.18 sq.ft



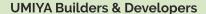
# SPECIFICATIONS Exterior & Interior Structure

## **Amenities Provided**

- Swimming Pool
- Landscaping around the Apartment and Swimming Pool.
- Open Party Deck with Pantry & Washrooms
- Gym Room at the Terrace

Structure	RCC framed structure
	Internal and external walls of laterite stone / red bricks / CC blocks / fly ash blocks
Flooring	Vitrified tiles with Nano technology (stain proof) in living, dining, bedroom and kitchen.
	ceramic non-skid tiles in bathroom, utility and balcony
Wall tiles	Ceramic full height dado tiles till false ceiling in bathroom
	Ceramic 2ft height dado tiles in kitchen
Doors	Main door : Hard wood frame with Marine Flush decorative door with fittings
	Bedrooms: Hard wood door frame with Marine flush door with veneer with fittings
	Bathroom: Hard wood door frame with Marine flush door with veneer on one side
	and paint on other side with fittings
Windows	Aluminium sections with powder coated/UPVC sections with clear glasses
Kitchen	Granite platform
	Single bowl with drain board stainless steel sink
Bathrooms	Sanitary fittings Jaguar or equivalent single lever fittings
	Sanitary ware Jaguar or equivalent white sanitary ware
Painting	External wall with texture finish along with two coat of superior quality paint
	Internal walls with first quality acrylic paint and ceilings with OBD paint
Power Supply	5KVA with 3 phase power supply with dedicated transformer to avoid
	fluctuations and 100% DG back up for each flat.
	100 per cent power back up for common area, lift and pumps and club house
Water Supply	Government / Treated water/ Tanker Water/ Bore Well
Elevators	High speed elevators
Sewage Treatment	Sewage Treatment Plant (STP)
Security	24 Hour security
-	

# UMIYA



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