

Designed Luxury

The perfect harmony and balance between interior and exterior



The meticulously designed apartments sized 698 -1700 sqft are efficiently planned for a perfect living with proper and ample space for just about everything you may want to make your stay perfect.

Specification

Structure	Steel Frame structure (Tower A, B & C) RCC structure (Tower D, D1, F & F1)
Flooring	Living / Dining : Vitrified Tiles Bedroom : Vitrified Floor Tiles Kitchen & Toilets : Anti-skid Ceramic Tiles Balconies : Anti-skid Ceramic Tiles Staircase : Stone
Walls	Internal: : Acrylic emulsion paint Ceiling in oil bound distemper External : Combination of semi-permanent and permanent finish
Kitchen	Dado : Ceramic tiles
Toilets	Dado : Ceramic tiles Fixtures & Fittings : White sanitary fixtures, CP fittings
Doors & Windows	Doors : Wood frames / wooden flush doors Windows : Anodized / powder coated aluminum
Electrical	Copper electrical wiring in concealed conduits; Telephone and TV outlets in all bedrooms and living room; Moulded modular plastic switches with protective MCBs, ELCB
Power back-up	DG back-up on 24x7 basis

" All apartments are fully Air-Conditioned and come with fitted Wardrobe and Modular Kitchen "



Any time can be leisure time....



Lifestyle Facilities

Live next to Goa's most beautiful beach complimented by luxury lifestyle. Facilities and conveniences make Palolem Hills your perfect getaway.

Leisure :
Swimming pool with sit outs & sun tan deck
Kids Pool, Gymnasium, Games Room
Yoga Deck, Cafeteria, Lounge
Landscaped gardens with Barbeque area
Ample outdoor & Garden Area
Hangout Decks and Kids' zone

Convenience :
Secured Gated Community
Ample Car Parking
24x7 D. G. set Power Back up
Laundromat
Sewerage treatment plant

Location



Key Distances	
Chaudi Railway Station	2 km
Panaji	73 km
Margao	35 km
Dabolim Airport	58 km
School	1.5 km
College	2 km
Marketplace	500 m
Hospital	1 km
The Lalit Goa Resort	3 km
Karwar	1 hr drive

Palolem Hills is in the southern part of Goa, about 58 km from Dabolim Airport, an hour's drive. Being close to the NH 17, it's well connected to all parts of Goa.

Site office: B/S6, Campal Trade Centre, Opp. Kala Academy, Panaji, Goa - 403001

A project by:

UIN urban
nirmaan

Eclectic Developers Pvt. Ltd.

This brochure is purely conceptual and not a legal offering. The company reserves the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required.



Palolem Hills

Home on a hill by the sea

Minutes away from Palolem beach





On a hill, amidst lush greenery

Living at Palolem hills is more than just living.
It's your place for joy, fun and seasons in the sun.
Standing 74 meters above sea level, the exclusive Estate
faces the Palolem and Patnem beaches, just 600 meters away.
You can walk down to the beach in 10 minutes!



A Boutique Resort

At Palolem hills, buildings are planned in a stepladder fashion on the hillside to ensure that every home enjoys privacy while getting panoramic views of the lush surroundings. Choose between semi furnished (standard) or fully furnished (optional) apartment for a perfect holiday home.

Apartment type	Size & Specs.
Studio apartments	698 sqft
1 BHK Standard	880 sqft (entire unit is at the same level)
1 BHK Duplex	1047 sqft (entire unit at two levels)
2 BHK apartments	1158 sqft & 1300 sqft
3 BHK apartments	1600 sqft & 1700 sqft

1. Car Parking Optional Entrance-1
2. Driveway
3. Car Parking
4. Sloped Garden
5. Hangout deck
6. Utility Area
7. Optional Entrance-2
8. Utility Area
9. Entry to Block-A
10. Entry to Block-B
11. Entry to Block-C
12. Terraced Lawn
13. Stepped Seating
14. Security Cabin
15. Main Entry
16. Lawn in Natural Slope
17. Swimming Pool Deck
18. Swimming Pool, Baby Pool, Sun Deck
19. Outdoor Cafeteria
20. Cafeteria / Lounge
21. Gymnasium
22. Terraced Lawn
23. Yoga Deck
24. Barbeque Deck & Fire Place
25. Stepped Garden
26. Rotary
27. Grass Lawn
28. Slopped Grass Lawn
29. Walk Way
30. Grass Lawn

