PALMS

Boutique Apartments by UMIYA

A PLACE LIKE NO OTHER

Culturally rich, vividly cosmopolitan, elegantly heritage-rich, Goa is one of the most exciting cities in the world. Its infinite charm has drawn people from all over the world, enchanted by its water-scapes and beaches, glittering edifices and modern architecture.

Indulge in the Best of Candolim: Take a leisurely stroll along the picturesque Candolim Beach, soak in the breathtaking vistas at Baga Beach, savor a delectable dinner at The Fisherman's Cove and dance the night away at the vibrant Titos Club. For your business meetings select from renowned establishments like Taj, Le-Meridian, Radisson or Novotel. If you're feeling lucky, try your hand at the exhilarating Winn Grand 7 or Deltin Gold Casinos. Candolim truly offers something for everyone, ensuring unforgettable experiences for all.
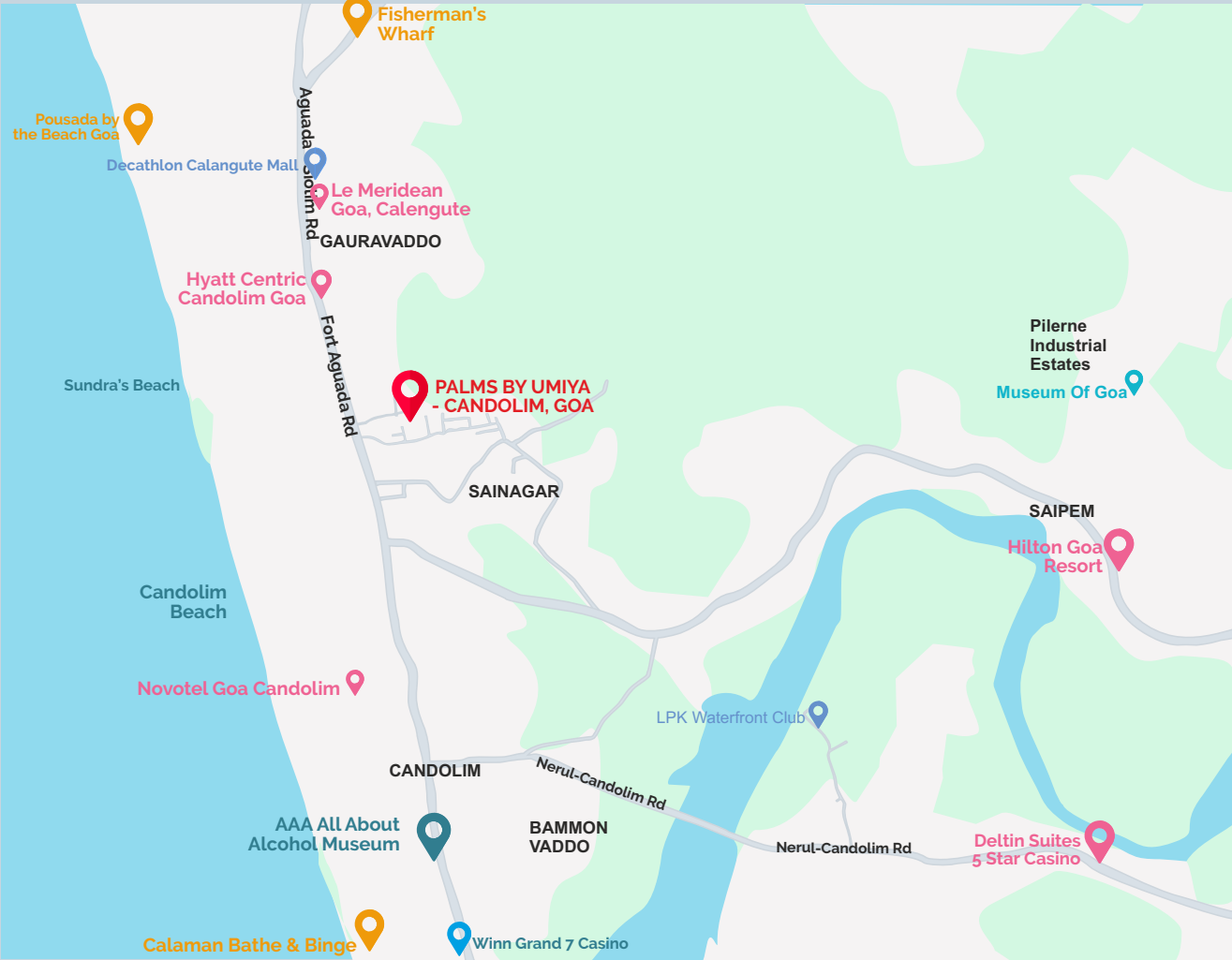
A HUSTLE OF ACTIVITY

A STONE'S THROW

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.

Fisherman's Wharf

Pousada by the Beach Goa

Decathlon Calangute Mall

Le Meridean Goa, Calengute

GAURAVADDO

Hyatt Centric Candolim Goa

Pilerne Industrial Estates

Museum Of Goa

Aguada Siolim Rd

Fort Aguada Rd

Sundra's Beach

PALMS BY UMIYA - CANDOLIM, GOA

SAINAGAR

SAIPEM

Hilton Goa Resort

Candolim Beach

Novotel Goa Candolim

LPK Waterfront Club

CANDOLIM

Nerul-Candolim Rd

BAMMON VADDO

AAA All About Alcohol Museum

Nerul-Candolim Rd

Deltin Suites 5 Star Casino

Calaman Bathe & Binge

Winn Grand 7 Casino

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.

PALMS
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PADDY FIELD

36.494 [119'-9"]

4.5M WIDE DRIVEWAY

4.5M WIDE DRIVEWAY

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4.5M WIDE DRIVEWAY

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

35.026 [114'-11"]

44.488 [145'-11"]

35.972 [118'-0"]

ROAD

SITE MAP

UNIT 01

101, 201, 301, 401
84 sq.mtr / 904.18 sq.ft

Unit 1 room labels
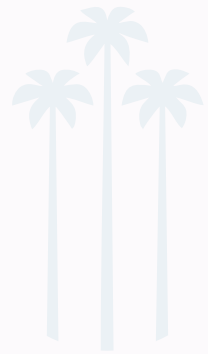
BEDROOM-1
(3.35 x 2.98)

2.65 x 1.06
BALCONY

TOILET-1
(2.34 x 1.37)

TOILET-1
(2.34 x 1.37)

LIVING ROOM
(2.845 x 5.62)

AC LEDGE
(UNIT 1)

BEDROOM-2
(3.35 x 2.88)

DINING

FOYER
(1.37 x 1.22)

UNIT 1

KITCHEN + UTILITY
(3.36 x 1.83)

W.M

UNIT 02

102, 202, 302, 402
84 sq.mtr / 904.18 sq.ft

Unit 2 room labels

BALCONY
2.01 x 1.06

BEDROOM-1
(3.35 x 2.98)

BEDROOM-2
(3.36 x 2.98)

LIVING ROOM
(2.85 x 5.62)

TOILET-1
(2.34 x 1.37)

TOILET-2
(2.34 x 1.37)

UNIT 2

AC LEDGE
(UNIT 2)

FOYER
(1.42 x 2.06)

DINING

KITCHEN + UTILITY
(3.16 x 2.14)

W.M

1.22 MTS
WIDE
PASSAGE

UNIT 03

103, 203, 303, 403
84 sq.mtr / 904.18 sq.ft

Unit 3 floor plan labels:
- BEDROOM-1 (3.35 x 2.80)
- BALCONY (2.01 x 1.08)
- TOILET-1 (2.34 x 1.37)
- TOILET-2 (2.34 x 1.37)
- LIVING ROOM (2.645 x 5.62)
- AC LEDGE (UNIT 3)
- DINING
- BEDROOM-2 (3.35 x 2.80)
- FOYER (1.27 x 1.22)
- UNIT 3
- KITCHEN + UTILITY (3.38 x 1.8)
- W.M

UNIT 04

104, 204, 304, 404
84 sq.mtr / 904.18 sq.ft

Unit 4 floor plan labels:
- W.M
- KITCHEN + UTILITY (3.35 x 1.83)
- BALCONY (1.83 x 2.08)
- LIVING ROOM (5.62 x 2.98)
- UNIT 4
- FOYER (1.27 x 1.31)
- DINING
- AC LEDGE (UNIT 4)
- TOILET-2 (2.34 x 1.37)
- TOILET-1 (2.34 x 1.37)
- BEDROOM-2 (2.75 x 3.35)
- BEDROOM-1 (3.35 x 2.80)

UNIT 05

105, 205, 305, 405
84 sq.mtr / 904.18 sq.ft
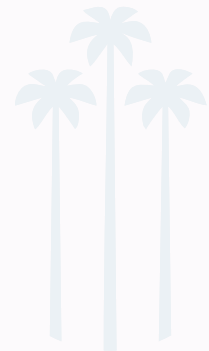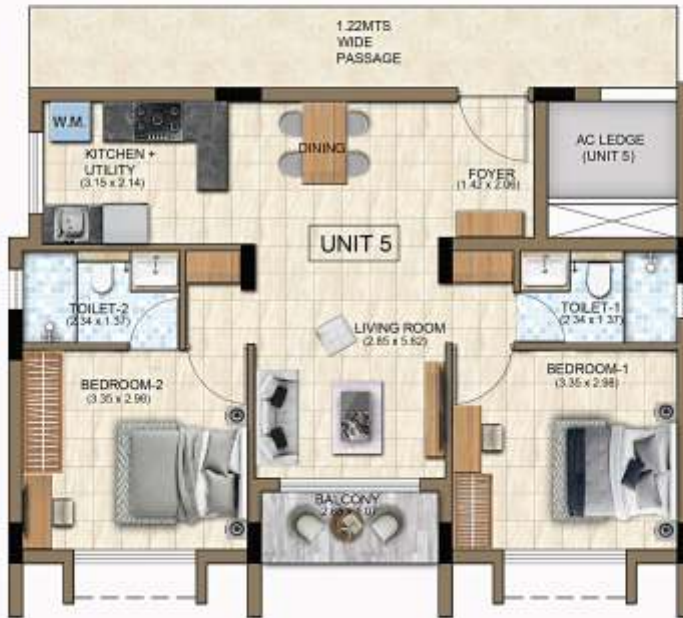
UNIT 06

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
Add ons	Ceiling Fans in the Living room, Dining room, both Bedrooms & the Kitchen
	Exhaust Fan with Louvers & Geysers in both the Bathrooms

www.umiyaindia.com

UMIYA

UMIYA Builders & Developers

Bangalore
29/3, H M Strafford, 2nd floor,
7th Cross Road, Vasanth nagar,
Bangalore 560 052.
Tel: +91 80 2225 2001/02

Goa
G-01, Ground Floor,
Quatro "D" Commercial, International
Airport Road, Dabolim, Mormugao,
 Goa – 403 801
Tel: +91 96071 63344

Mumbai
23, Sir P. M. Road, 3rd Floor,
Union Co-operative Insurance Building,
Fort, Mumbai - 400 001.
Tel: +91-22 2287 1604

To know more on our projects & connect with us
Call, at +91 96077 93344
Email: sales@umiyaindia.com
www.umiyaindia.com | http://www.facebook.com/umiyaindia

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