



UMIYA
PALOMA
— THE QUIET FOUR



CALL IT HOME

UMIYA

VISION

A PRIVATE OASIS

Located amidst Goa's paddy fields, Umiya Paloma is a limited collection of four ultra-luxury row villas. It offers spacious layouts, uninterrupted green views, and a considered balance of independence and community.

In a world of crowded communities, Paloma is a return to what truly matters—**space, freedom, and lasting value.** Whether as a **peaceful retreat** or a **legacy investment**, it's a home built with **thoughtful design, grounded in nature,** and **made to endure.**

SECLUDED, YET CONNECTED.
CRAFTED FOR GENERATIONS TO COME



EACH VILLA IS ORIENTED TO
MAXIMISE PRIVACY AND OPEN VIEWS.

LOCATION

Project Address:

No.86/C, Survey no.116/4,
Xell, Balbot, Bastora,
Bardez Goa-403507

NIGHTLIFE & DINING

Thalassa, Vagator:

12 km (25 mins)

Suwadik, Mapusa:

3 km (10 mins)

Soro – The Village Pub, Assagao:

4 km (10 mins)

Tito's & Mambo's, Baga:

10 km (20 mins)

Gunpowder, Assagao:

5 km (12 mins)

Anoshka's, Assagao:

5 km (12 mins)

The Villa Blanche Bistro, Assagao:

5 km (12 mins)

BEACHES

Calangute Beach:

8 km (18 mins)

Anjuna Beach:

9 km (20 mins)

Vagator Beach:

10 km (22 mins)

Baga Beach:

10 km (20 mins)

Candolim Beach:

12 km (25 mins)

CULTURAL & HISTORICAL ATTRACTIONS

Hacienda De Bastora:

2.5 km (5 mins)

Basilica of Bom Jesus:

15 km (30 mins)

SHOPPING & LOCAL MARKETS

Mapusa Market:

3 km (10 mins)

Assagao/Vagator Boutiques:

5–8 km (12–18 mins)

Anjuna Flea Market:

9 km (20 mins)

Calangute/Baga Shops:

10 km (20–25 mins)

Mackie's Saturday Night Market, Baga:

11 km (25 mins)

Aldona/Assagao Handicraft Shops:

6–8 km (15–20 mins)

HEALTHCARE FACILITIES

Mapusa District Hospital:

3 km (10 mins)

Manipal & KEM Hospital, Panaji:

20 km (30 mins)

Dr. Kamat's Medical Center:

4 km (10 mins)

Healthway Hospital, Mapusa:

5 km (12 mins)

Dr. Saldanha's Clinic, Assagao:

5 km (15 mins)

Goa Medical College, Bambolim:

25 km (45 mins)

AIRPORTS

Goa International Airport (Dabolim):

35 km (40 mins)

Mopa International Airport :

50 km (1 hr 15 mins)



THE RESIDENCES

A HOME BEYOND COMPARE

1

SENSE OF PLAY

Each villa has its own private pool, integrated into the landscape for comfort and ease.

2

PRIVACY AND ACCESS

Goa is buzzing with restaurants and bars, but for quiet moments, the landscaped gardens are the perfect escape.

3

INSPIRED BY HERITAGE

The architecture pays homage to the lush paddy fields while also adding contemporary elements for modern living.

4

YEAR-ROUND INTRIGUE

Long summer days, lush green monsoons, and colourful winters; the landscaping has been curated to mark the seasons.

AMENITIES



MASTER

PLAN & ARCHITECTURAL VISION

Four 4BHK row villas

Portuguese-inspired architecture blended with modern elegance

Designed to balance **space, natural light**, and the **landscape** around it.

	VILLA 1		VILLA 2		VILLA 3		VILLA 4	
	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT
PLOT AREA OF EACH VILLA	449.28	4836.05	345.58	3719.80	346.428	3728.95	457.10	4920.22
EXCLUSIVE GARDEN AREA	102.73	1105.79					108.03	1162.83
HABITABLE AREA								
GROUND FLOOR_ INCLUDING POOL	287.90	3098.96	286.33	3082.06	286.33	3082.06	287.90	3098.96
FIRST FLOOR	170.41	1834.29	169.99	1829.77	169.99	1829.77	170.41	1834.29
TERRACE FLOOR	110.74	1192.01	110.74	1192.01	110.74	1192.01	111.2	1196.96
Total BUA	569.05	6125.25	567.06	6103.83	567.06	6103.83	569.51	6130.21

TOTAL PLOT AREA

1816.72 SQM | 19555.175 QFT

PLOT AREA FOR ROAD WIDENING

189.62 SQM | 2041.07 SQFT

NET PLOT AREA FOR DEVELOPMENT/FAR

1627.10 SQM | 17514.10 SQFT





GROUND
FLOOR
Villa -03

FIRST
FLOOR
Villa -03

TERRACE
Villa -03

ROOF
TERRACE
Villa -03

SPECIFICATIONS

STRUCTURAL & UTILITY FEATURES

Structure

RCC framed structure

Internal and external walls of laterite stone or red bricks or concrete blocks

Power Supply

15KVA with 3 phase power supply with dedicated DG

Premium modular switches

TV points in living room, bedrooms, family room

AC Points in living room, bedrooms and family room

Water Supply

Government/Treated/Borewell/Tanker Water

False Ceiling

All the Toilet's, First Floor in the Master Bedroom, Bedroom 2, Bedroom 3 and Family Room

Air Conditioner's

All the Bedroom's, Informal Living, Dining and Family Room

Sewage Treatment

Individual soak pit

Security

24 Hour security for common area

CCTV surveillance

BATHROOMS, UTILITY & KITCHEN

Bathrooms

Sanitary fittings of single lever for all Toilets and Kitchen

Premium sanitary ware, geysers, exhaust fan with louvers

Ceramic 8 feet or false ceiling height dado tiles in bathroom

Kitchen

Granite platform

Stainless steel sink with drain-board

Ceramic 2 feet height dado tiles in kitchen

Hob and Chimney

Microwave and Oven

Refrigerator

Kitchen cabinets

FLOORING, WALLS, & PAINT

Flooring

Vitrified tiles with nano technology (stain proof) in living, dining and bedroom

Ceramic anti-skid tiles in bathroom, utility, balcony, kitchen and open-deck area

Roof Tiles

Clay or ceramic coated roof tiles

Painting

Texture finish along with 2 coats of superior quality paint

Internal walls with 1st quality acrylic paint; ceiling with premium quality paint

WINDOWS, DOORS, ELEVATORS, & ADD-ONS

Windows

Powder coated aluminum sections with glass

Doors

Main door:Hard wood frame with marine flush decorative door with fittings

Bedrooms: Hard wood door frame with marine flush door and fittings

Bathroom:Hard wood door frame with marine flush door on one side and paint on other side with fittings

Elevators

Each villa has it's own exclusive elevator

Add ons

Water Purifier

Washing machine and dryer

Curtain rails

Ceiling fans

Wardrobe for bedrooms and laundry



HISTORY

IN THE MAKING

With a legacy spanning over two decades, Umiya Builders has established itself as a trusted name in luxury real estate.

31	11.16	19.83	PRESENCE IN BANGALORE, GOA, AND LONDON
LAKH SQFT DEVELOPED	LAKH SQFT OF PREMIUM RESIDENTIAL PROJECTS	LAKH SQFT OF COMMERCIAL SPACES	

CONTACT

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PLEASE CONTACT US TO SCHEDULE A VISIT.