

LIVE
THE
DREAM
LIFE









Live the dream life

UMIYA Sundance is at the junction where the sun and sea meet luxury. Wake up to breathtaking sea views and enjoy watching the sun dancing on the waves. take a walk and be embraced by a refreshing sea breeze. There is really nothing quite like it.



Recreational facilities

Experience a wide range of amenities that leave you feeling spoilt for choice. You spend your free hours soaking in the sun, keeping yourself fit or find a quiet corner to sit with a book and coffee. Lounge around the pool deck before that much needed swim while the little ones splash around in the kids pool.

Here are some of the amenities we offer.

- Fully equipped gymnasium with state-of-the-art fitness equipment
- squash court
- Table tennis and a carrom board
- Reader room with tea/coffee vending machine
- swimming pool with deck
- Kids pool

Location

Scintillating and sanguine seaside living

Umiya Sundance offers spectacular views peppered with generous sunshine. Strategically positioned on the edge of a cliff, it offers residents the perfect perspective of the glimmering sea. It is located in close proximity to Bagmalo and Majorda beaches and the park Hyatt and Alila hotels and is an effortless 7 Km drive from the city hub and airport.

Greenscaping

Tranquil, green and simply perfect

Manicured gardens and lush green spaces invite you to take long walks. Discover peace at your own pace. Sink into serenity and let nature take over completely.

- **Some key Features include:** A jogging track and walkway. Specially designated children's play area

Architecture

Meticulously planned, luxurious layouts

With elegant buildings that are oriented for expensive sea views, Umiya Sundance has specially designed to celebrate nature's abundant glory. There is an emphasis on high quality standards that are illustrated in every detail of the apartment brought out by conscientious planning to create comfortable, cosy and natural living spaces.



Masterplan



Sitemap

Apartment floor plans

These are the different types of apartments available at UMIYA Sundance.



TYPE A
(193 Sqmt)



TYPE B
(157 Sqmt)



TYPE C (2BHK)
(112 Sqmt)



TYPE C (3BHK)
(169 Sqmt)



TYPE D
(112 Sqmt)

Structure

- RCC framed structure. Internal & external walls of latrine stone/Red bricks/CC Blocks/Fly ash blocks
- Wall tiles
- Superior quality, Dado tiles in the bathroom up to 7 feet height
- Superior quality, Dado tiles in the kitchen up to 2 feet above counter

Flooring

- Stain Proof Vitrified Tiles (Nano Technology) in the bathrooms, Living room, Dining & Kitchen
- Superior quality, antiskid ceramic tiles in bathroom, utility area and balconies.

Doors

- Main Door: Teak wood frame & Panelled shutters with brass fittings.
- Bedrooms: Hard wood door frame with architrave and marine flush door with both sides teak veneer and good quality fittings
- Bathroom-FRP frame and door with flush shutters

Windows

- Branded quality Aluminium sectors –powder coated/anodized with tinted glass to maintain ambient temperature with the residence.

Kitchen

- Granite platform
- Matte finish single bowl stainless steel sink with drain board

Fixtures

- Ceiling fans in living room, dining room and bedrooms
- Exhaust fan in Bathroom & Kitchen
- 25 Litre geyser in all bathrooms
- AC points with ducting in all bedrooms

Bathrooms

- Sanitary fittings: Kohler or equivalent fittings
- Sanitary ware Kohler or equivalent white colour sanitary ware

Painting

- External walls with Texture along with two coat of superior quality paint. Texture acts as additional waterproofing coat for the external walls and reduces the wall cracks
- Internal walls with quality emulsion paint and ceilings with oil based distemper.

Power supply

- 6KVA with 3 Phase power supply with dedicated transformer to avoid fluctuations
- 100 percent Power backup by generator for common area, elevators, pumps and house except ACs and Geysers
- Roma/equivalent modular switches
- Telephone & T.V.Points in living room and bedrooms

Water supply

- Government/Treated Bore well water

Elevators

- High speed elevators in block C and D

Sewage Treatment Plant (STP)

Security

- 24 Hours Security
- Electronic Surveillance

Common amenities

- Landscaped Garden with casual seating arrangement
- Play Area for kids
- Large swimming pool with spacious deck area
- Well furnished Club house with:
 - Gym
 - Indoor games
 - Reading room
 - Squash court
 - Lounge area

Automated homes

Imagine living in a home that is fully automated and can be controlled remotely! You can use your tablet or smartphone to control your home theater, dim the living room lights, adjust the air conditioner and set the security cameras from not just anywhere in your apartment...but from anywhere at all.



Smartphone/tablet control

Control the lights and appliances in your home from your smartphone or tablet without having to move from room to room with Fibaro home centre gateway. You can even switch on appliances and set the living room lights to just how you would like it before you even reach home to set the perfect ambience for those special evenings. There's also a Fibaro motion sensor in the foyer which turns the lights on when it detects a human presence.



At UMIYA, we pride ourselves on the care we take to be as environmentally friendly as possible. UMIYA Sundance apartments are energy efficient, reducing energy consumption without sacrificing comfort or convenience.



Energy efficiency

Ongoing Projects



UMIYA
Quatro (Apts & Commercial)

UMIYA
Seascapes Row Villas

UMIYA
Seascapes 1 BHK Apartments

UMIYA

Umiya Builders and Developers

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Union Co-operative Insurance
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About UMIYA

Umiya Builders and Developers began its operations in Bangalore in 2000 with a vision to combine high standards of construction with style and innovation.

Umiya's on-going residential developments include apartments, gated communities and independent villas.

Our commercial projects include the development of business parks for the IT/ITES sector and office spaces as well as retail spaces.

Umiya started operations in Goa in 2007 and has on-going residential and commercial projects.

We strive to develop exceptional quality properties through our dedicated team that shares the same core values to continuously strive for the best – to achieve customer delight and be the "Builder of Choice". We have our foundation resting on two fundamental principles - "Quality and Transparency"

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