



TREMONTE

Green Living | Smart Spaces



Goa Nestled along India's western coast, this tiny state is known for its carpeted fields and palmed shoreline. A tourist haven, where almost 2.5 million domestic and international travellers arrive annually,





keenly seeking its white sandy beaches, exquisite cuisine and a unique blend of cultures. While it may be the ultimate holiday sanctum, Goa is fast becoming home to settlers from across the country and beyond. With tourism and trade opportunities, established industrial hubs across the state, it provides its citizens

not just ample work and business opportunities but also a perfect work-life balance. Evenings and weekends transform into quality family time and quiet retreats as one recharges with Goa's many offerings of serene beaches, scenic hills, lush forests, diverse wildlife, vibrant cuisine and a warm friendly folk.



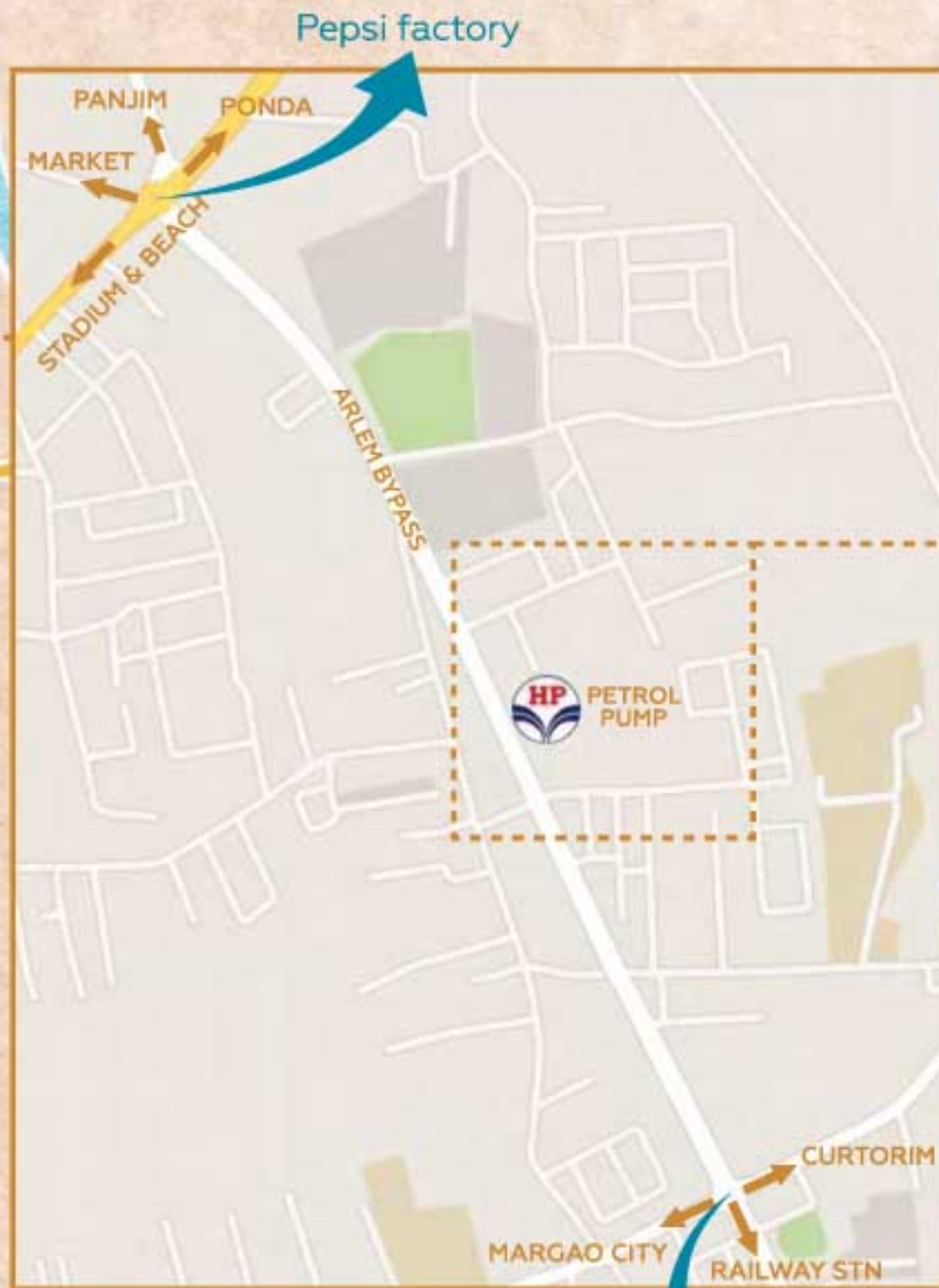
Margao

Goa's commercial and trade capital and second most populous city, Margao is the administrative headquarter of India's richest district, South Goa. A satellite town catering to administrative, business and daily needs of the population of Salcete taluka and district-South Goa. The city hosts a number of reputed schools, colleges and institutions, multi-specialty hospitals, a sports stadium hosting national and international tournaments, Olympic-length swimming pool, a vast cultural complex and above all, an uninterrupted power and water supply.

Fatorda - Arlem

Located on the north-eastern edge of Margao, Arlem is the youngest suburb of the city. It is connected by two National Highways, NH4 and NH17. This makes Arlem a convenient location to access Margao as well as the towns of Ponda, Vasco and Verna. The area is home to Goa's only 50,000-seater sports stadium and the Ravindra Bhavan, South Goa's cultural complex. Historically a sleepy quarter, Fatorda today boasts of several multi-storied residential complexes, making it a thriving neighbourhood of diverse communities, comprised of local and non-Goan residents.





Kilometers from:

Airport	23	Ponda	16	Market	2
Railway Station ...	4	Vasco	26	Verna	13
Bus Stand	4	Beach	9	Stadium	2
Panjim	35	Hospital	2	Schools	2



OPEN SPACES

MULTI AMENITY CLUB & GYM

LIGHT & VENTILATION

Earthquake Resistant Structure

NATURE - INSIDE & OUTSIDE

100% COVERED PARKING

CONVENIENT UTILITY SHOPPING

WELL CONNECTED LOCATION

CONTEMPORARY DESIGN

Designed on a sprawling land parcel of almost eight acres, TREMONTE, is the first of its kind in Goa. It is created in line with projects that conform to metropolitan standards. Located on Nh17 bypass, Tremonte is a few minutes drive from Margao Municipality or the SGPDA market and less than 15 minutes away from the famous beaches of Colva, Benaulim and Varca.

Tremonte:

The best seats in South Goa

All residential development

2 acres of landscaped area

Contemporary design

Energy and water efficient

Earthquake resistant structure

Life time maintenance*

Utility & stretcher elevators

Natural light and ventilation for
lobbies & stairs

3 & 4 bedroom layouts

Superior finish

.....
Easily accessible and independent
commercial area for daily essentials.





Life Before & After Work Swimming pool | Fully equipped gymnasium | 750 meter walking track | Recreational park | Squash & Badminton courts | Snooker, Billiard & Chess | Table Tennis | Basketball & Volley ball courts | Yoga Pavillion | Club house | Banquet area | Steam & Sauna | Library | Cycling Track | Party room |





All covered car parking | 24-hour security and day concierge | Padded children's play area | Essential services power backup | Sewage treatment plant | Solid waste management | Entrance Lobbies | Solar water heating | Handicapped & Senior Citizens friendly design | 300 Saplings to be planted | Landscaped gardens **and more.**



LEGEND

1. ENTRANCE GATE
2. SECURITY CABIN
3. ENTRY TO THE RESIDENTIAL BLOCK PHASE I
4. COMMERCIAL TERRACE LANDSCAPE
5. OPEN SPACE
6. TRELLIS
7. PADDED CHILDREN'S PLAY AREA
8. BASKET BALL HOOP AND SKATING AREA
9. FLOOR CHESS/STAGE FRONTING AMPHITHEATRE (INFORMAL SEATING PATTERN WITH PLANTING)
10. WATER PLAZA
11. WATER CASCADE
12. DECK SPACE WITH SUNSHADE AND SEATINGS FOR COFFEE AND SNACK STALL
13. TODDLER'S POOL
14. WALL CLIMB
15. HOP SCOTCH

ARLEM BYPASS





Designs & Layouts



- Apartments
- Duplexes
- Sky Villas





Apartment - Mountain View 3 BHK + Utility Room

3 ensuite bedrooms, living, dining & bar area.
A spacious kitchen & multi-utility room. All living spaces are externally ventilated & have balconies.



Space	Main Area		Bathroom		Balcony/ Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	16.97	182.66	3.03	32.61	3.15	33.91
Bedroom 2	13.20	142.08	3.04	32.67	3.15	33.91
Bedroom 3	15.05	162.00	3.02	32.51	2.38	25.62
Kitchen	8.60	92.57	-	-	2.80	30.14
Living/dining	39.02	419.95	1.60	17.22	2.80	30.14
Utility	4.39	47.25	2.00	21.53	-	-

Carpet area 124.19 Sqm 1,336.77 Sqft
Saleable area 171.75 Sqm 1,848.70 Sqft

*ALL AREAS ARE APPROXIMATE, FINAL AREAS WILL BE CALCULATED UPON COMPLETION OF CONSTRUCTION.

Apartment - Garden View 3 BHK + Utility Room

3 ensuite bedrooms, living & dining. A spacious kitchen & multi-utility room. All living spaces are externally ventilated & have balconies.



Space	Main Area		Bathroom		Balcony/Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	16.84	181.21	3.11	33.42	3.05	32.83
Bedroom 2	12.96	139.50	3.04	32.67	3.05	32.83
Bedroom 3	17.36	186.86	3.76	40.42	2.24	24.11
Kitchen	8.35	89.88	-	-	2.36	25.40
Living/dining	32.20	346.60	1.33	14.26	3.22	34.66
Utility	4.28	46.07	2.78	29.87	-	-

Carpet area	119.90 Sqm	1,290.59 Sqft
Saleable area	165.26 Sqm	1,778.84 Sqft

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Corner Apartment - Mountain View 3 BHK + Utility Room

3 ensuite bedrooms, living, dining & bar area.
A spacious kitchen & multi-utility room. All living spaces are externally ventilated & have balconies.



Space	Main Area		Bathroom		Balcony/ Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	16.97	182.66	3.03	32.61	3.15	33.91
Bedroom 2	13.20	142.08	3.04	32.67	3.15	33.91
Bedroom 3	15.05	162.00	4.25	45.75	4.90	52.74
Kitchen	8.60	92.57	-	-	2.80	30.14
Living/dining	31.29	336.75	1.70	18.30	2.80	30.14
Utility	2.79	30.01	2.55	27.45	-	-

Carpet area 119.26 Sqm 1,283.70 Sqft

Saleable area 164.90 Sqm 1,774.97 Sqft

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Corner Apartment - Garden View 3 BHK + Utility Room

3 ensuite bedrooms, living, dining & bar area. A spacious kitchen & multi-utility room. All living spaces are externally ventilated & have balconies.



Space	Main Area		Bathroom		Balcony/Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	16.84	181.21	3.11	33.42	3.15	33.91
Bedroom 2	12.96	139.50	3.04	32.67	3.15	33.91
Bedroom 3	15.50	166.84	3.76	40.42	3.22	34.66
Kitchen	7.72	83.10	-	-	2.36	25.40
Living/dining	45.19	486.42	1.33	14.26	4.48	48.22
Utility	3.69	39.72	3.22	34.66	-	-
Store/ Varandah	2.76	29.71	-	-	-	-

Carpet area 135.46 Sqm 1,458.08 Sqft
Saleable area 185.63Sqm 1,998.10 Sqft

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Duplex - Garden View 3 BHK

Garden view duplex, lower level comprising of an ensuite bedroom, living & dining area and a spacious kitchen. The entire lower level overlooks a terrace. The upper level comprises of two ensuite bedrooms, one of them being a master bedroom having closet and study space. All living spaces are externally ventilated and have balconies.



Space	Main Area		Bathroom		Balcony/Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	24.01	258.44	5.86	63.02	7.37	79.33
Bedroom 2	12.92	139.07	3.13	33.64	4.40	47.36
Bedroom 3	14.35	154.46	3.14	33.74	8.17	87.89
Kitchen	7.14	76.85	-	-	2.08	22.39
Living/dining	34.19	368.02	1.45	15.61	8.17	87.89
Family / Lobby	1.93	20.80	-	-	-	-

Lower Level Carpet Area	78.68 Sqm	846.90 Sqft
Upper Level Carpet Area	59.61 Sqm	641.64 Sqft
Carpet area	138.29 Sqm	1,488.54 Sqft
Saleable area	179.05 Sqm	1,927.28 Sqft

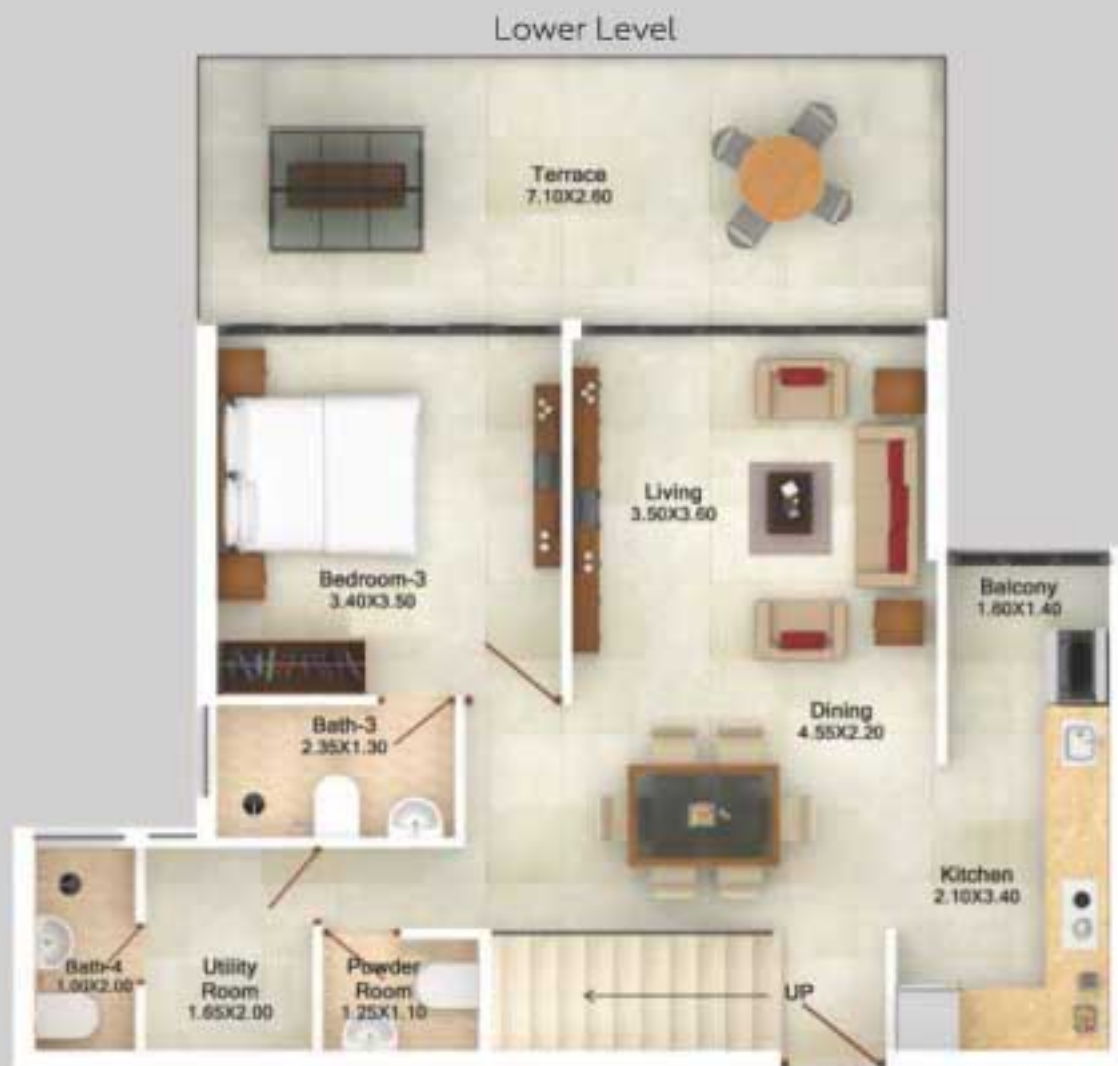
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Duplex - Garden view



Duplex - Mountain View 3 BHK + Utility Room

Mountain view duplex, lower level has an ensuite bedroom, living & dining area, a spacious kitchen and a multi-utility room. The entire lower level overlooks a terrace. The upper level comprises of two ensuite bedrooms, one of them being a master bedroom. All living spaces are externally ventilated and have balconies.



Space	Main Area		Bathroom		Balcony/ Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	16.87	181.59	5.69	61.19	7.37	79.33
Bedroom 2	12.96	139.50	6.23	67.01	4.46	48.01
Bedroom 3	12.00	129.11	3.13	33.69	9.23	99.35
Kitchen	7.46	80.30	-	-	2.08	22.39
Living/dining	27.96	300.98	1.77	19.05	9.23	99.35
Utility	3.30	35.52	2.06	22.17	-	-
Family / Lobby	3.44	37.00	-	-	-	-

Lower Level Carpet Area	78.21 Sqm	841.84 Sqft
Upper level Carpet Area	57.01 Sqm	613.65 Sqft
Carpet area	135.22 Sqm	1,455.49 Sqft
Saleable area	173.02 Sqm	1,862.37 Sqft

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Duplex - Mountain View



Corner Duplex

Corner duplex, lower level has an ensuite bedroom, living & dining area, a spacious kitchen and a multi-utility room. The entire lower level overlooks a terrace. The upper level comprises of two ensuite bedrooms, one of them being a master bedroom. All living spaces are externally ventilated and have balconies.



Space	Main Area		Bathroom		Balcony/Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	18.96	204.08	5.86	63.02	7.14	76.85
Bedroom 2	14.81	159.41	4.59	49.41	2.38	25.62
Bedroom 3	14.80	159.31	4.67	50.21	2.38	25.62
Kitchen	7.45	80.19	-	-	2.08	22.39
Living/dining	40.40	434.86	1.78	19.11	9.86	106.13
Utility	3.79	40.80	2.30	24.76	-	-
Family / Lobby	17.24	185.57	-	-	-	-

Lower Level Carpet Area	89.50 Sqm	963.37 Sqft
Upper level Carpet Area	70.98 Sqm	764.02 Sqft
Carpet area	160.48 Sqm	1,727.39 Sqft
Saleable area	213.16 Sqm	2,294.43 Sqft

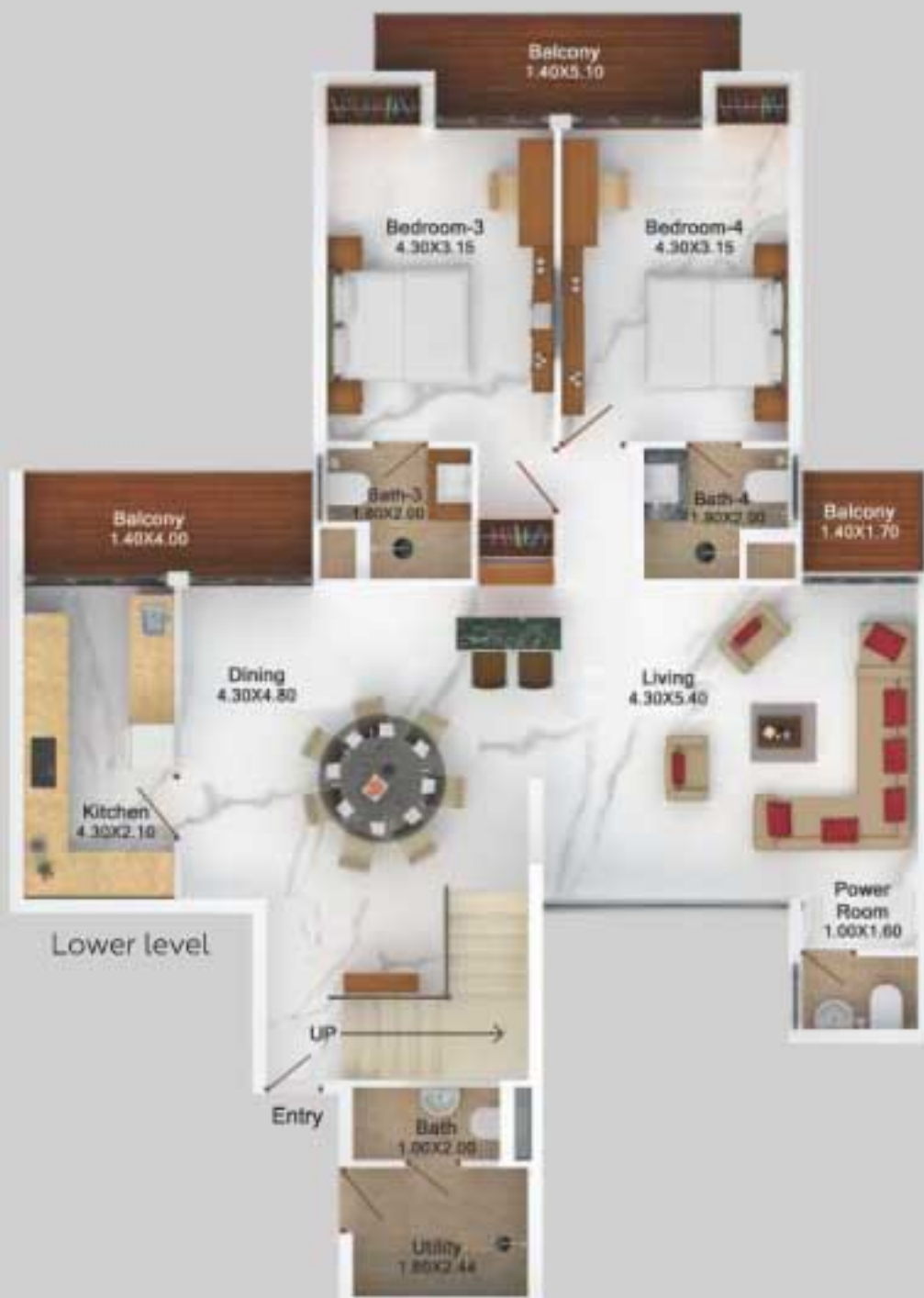
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Corner Duplex



Sky Villa - Mountain View

The layout consists of two ensuite bedrooms, large living room, double height dining room, kitchen, powder room and a multi-utility room on the lower level. The upper level comprises of a large master suite, an ensuite bedroom, family room and 40 sq.mt. landscaped terrace.



Space	Main Area		Bathroom		Balcony/Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	19.30	207.74	5.54	59.58	12.27	132.07
Bedroom 2	16.86	181.48	3.20	34.39	3.08	33.15
Bedroom 3	15.15	163.07	3.20	34.39	3.40	36.60
Bedroom 4	13.55	145.85	3.20	34.39	3.40	36.60
Kitchen	9.12	98.17	-	-	2.80	30.14
Living/dining	57.45	618.39	1.68	18.03	5.18	55.76
Utility	4.57	49.21	2.08	22.34	-	-
Family/Lobby	17.36	186.81	-	-	2.38	25.62
Terrace	-	-	-	-	40.00	430.56

Lower level Carpet area	124.76 Sqm	1,342.90 Sqft
Upper level Carpet area	119.98 Sqm	1,291.45 Sqft
Carpet area	244.74 Sqm	2,634.36 Sqft
Saleable area	321.69 Sqm	3,462.64 Sqft

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Sky Villa - Mountain View



Sky Villa - Garden View

The layout consists of two ensuite bedrooms, large living room, double height dining room, kitchen, powder room and a multi-utility room on the lower level. The upper level comprises of a large master suite, an ensuite bedroom, family room and 40 sq.mt. landscaped terrace.



Lower level



Upper level

Space	Main Area		Bathroom		Balcony/ Terrace	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Master Bedroom	22.41	241.22	7.40	79.65	12.27	132.07
Bedroom 2	15.33	164.96	3.20	34.39	3.22	34.66
Bedroom 3	16.13	173.62	3.20	34.39	3.40	36.60
Bedroom 4	16.13	173.62	3.20	34.39	3.40	36.60
Kitchen	9.84	105.92	-	-	-	-
Living/dining	59.77	643.33	4.60	49.51	7.72	83.10
Utility	4.40	47.36	2.90	31.22	-	-
Family/Lobby	32.20	346.60	-	-	-	-
Terrace	-	-	-	-	40.00	430.56

Lower level Carpet area	134.68 Sqm	1,449.68 Sqft
Upper level Carpet area	136.02 Sqm	1,464.11 Sqft
Carpet area	270.70 Sqm	2,913.79 Sqft
Saleable area	357.26 Sqm	3,845.51 Sqft

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Sky Villa - Garden View



Upper level



Lower level

Entry



Good design and planning are as critical to a project as the use of quality materials and excellent workmanship. Towards this, we have availed the services of the best and most experienced consultants, architects and engineers ensuring efficient, durable and healthy living spaces. With attention to detail and a keen sense of aesthetics, we aim to create homes that provide all the comforts of modern living along with a responsible environmental footprint.

CONSULTANTS

Lead Architect:
Mr. Dinesh Sareen
New Delhi

Structural Consultant:
Alpha Consultants
Goa

MEP Services:
Integrated Technical
Services Mumbai

Landscape Architects:
Shastri Associates
Bangalore

PROJECTS

Mahindra Anthei, Pune • Conrad Hilton, Pune • Raheja Exotica, Mumbai • Trichi Airport - Trichi • Kadamba Bus Stand at Margao, Ponda, Mapusa, Vasco • Chowgules 'Wind Mist' • Proctor & Gamble India Ltd, Kundaim- Goa • RMZ Eco Space, Ring road, Bangalore • Grand International Hotel (Formally Grand Hyatt) Vasant Kunj, New Delhi



Shrem Group

Founded in 2010, the group has business interests in Real Estate, Hospitality, Mining, and Finance. It recently developed two well-known hotels in Goa, The Novotel Goa Shrem Resort and The Grand Mercure Shrem Resort. The Group has upcoming projects across the country, with several to be completed in Goa in 2016. It is headed by **Mr. Nitán Chhatwal (CMD)**, **Mr. Hitesh Chhatwal (Joint MD)** and **Mr. Remun Bhutani (Director)**.

Marquis Group

Founded in 1990 under the leadership of **Mr. C. Xavier Marquis** and managed by a talented team of professionals, the group has grown multifold. With the primary focus being Hospitality, IT, and Real Estate the group currently is on an expansion plan with new projects situated in major tourism hubs spread across India. It owns and operates resorts under the Marquis hotels brand.

Aansav Group

Incorporated in 2005, Aansav Group has gained recognition as a quality-conscious business entity, operating in the core areas of Contracting, Manufacturing, Infrastructure and Realty. The group managed by brothers **Mr. Aatish Babani** and **Mr. Siddharth Babani** has its own competent in-house team of managers, civil engineers, architects, interior designers and contractors, focussed on customer experience and an on time quality build.

A project by:



CONTACTS

Reach us at:

Tremonte
Shrem Aansav Realty LLP
106 WDC Enclave,
Mabai Hotel Complex
Near Grace Church
Margao, Goa 403601
INDIA

P: +91 74 2006 2006
+91 832 2735035
+91 832 2733505/6/7

info@tremonte.in
www.tremonte.in

f /tremonte

@liveattremonte

#liveattremonte

Registered Office:

Shrem Aansav Realty LLP
1101 Viraj Tower
Western Express Highway
Andheri East
Mumbai 400069
INDIA

Project address:

Tremonte
Arlem Bypass
Behind Korgaonkar Petrol Pump
Fatorda, Margao
Goa 403716
INDIA

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