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PATNEM BEACH PARK

PATNEM BEACH PARK is a residential project designed by THE TUBKI REALTORS. The project is located at Patnem, Patnem-Palolem Beach Road, Canacona-Goa. It's just 5 minutes walk to peaceful Patnem Beach. A beautiful Palolem Beach is just 2 km away. The project lies in the coastline of Arabian Sea on one side and the beautiful Sahyadri mountain range on the other hand. The project area is 3800 sq. mts, consisting of 50 units. 30 1BHK flats and 20 2BHK flats. It has all 5 star amenities such as swimming pool, garden, gated complex, elevator and power back-up for the entire common area. 24x7 security, cover parking and offers a great rent back facility as well.

QUALITY & STANDARD MATERIAL
ADVANCE FACILITIES
SPECIOUS & RICH LIVING

AMENITIES

- Swimming pool.
- Fully landscaped garden.
- Childrens play ground cum park.
- Ample stilt parking areas.
- Club house with gymnasium including table tennis/pool table, carrom board etc.
- Good standard hi-tech lift with power back ups.
- Generator back ups for common areas.
- Society office & multi-porpose hall.
- Secured gated complex with 24hrs security with intercom facility.
- C.C.T.V. cameras in common areas.
- Use of rain water harvesting with sump, chargeable pit etc.
- Sewerage treatment plant.
- Seprate transformer for full project.
- WiFi for internet facility.
- Underscaped pathway.

SPECIFICATIONS

STRUCTURAL WORK
R.C.C. framed structure. Main wall latterate messonery & internal wall good quality mud Burent Bricks/fly ash brick.

WALL FINISHINGS
Cement plastrer single coat/gypsum inside & double coat outside.

PAINTING WORK
Internal tractor emulsion & external wheather shield apex

FLOORING
Vitrified tiles flooring for all rooms. Toilet flooring antiskid ceramic & dado tiles of design pattern.

KITCHEN
Granite kitchen platform with S.S. sink with drain board of Nirali/equivalent. Ceramic dado tiles up to 60cm. height.

DOORS & WINDOWS
Main door of Vineer matt polish/Teak wood & other doors of Mazzonite. Windows powder coated Aluminium sliding.

ELECTRICAL WORK
3 Phase concealed copper wiring with Finolex/equivalent & fittings of Legrant/equivalent.

PLUMBING & SANITARY
Plumbing all pipes of Finolex/equivalent. Sanitary of Cera/equivalent. Concealed pipe fittings of Grohe/ equivalent.

Multi-purpose Hall

Club House

Gymnasium

Ample Parking

Landscaped Garden

Security Alert

Swimming Pool

Power Back-ups

Childrens Park

Assured Rental Scheme Available

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ACTUAL PHOTOGRAPHS TAKEN BY A PROFESSIONAL FROM THE SITE & LOCATION

The panoramic view around the site

Live with Nature

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1 BHK APARTMENTS

Area (approximate) : 93 Sq.Mt.
1000 Sq.Ft.

What You Benefit

- A spacious ambiance consisting only 2 apartments in each floor with an absolute privacy.
- Material used with modern and rich standards
- Elevators in each building.
- Vitrified tiles in apartments

1BHK AGONDA BUILDING C

FLOOR	1st	2nd	3rd	4th	5th	SQ. MT.	SQ. FT
APARTMENT NUMBERS	301	303	305	307	309	93.08	1001.54
	302	304	306	308	310	93.97	1011.11

1BHK RAJBAG BUILDING D

FLOOR	1st	2nd	3rd	4th	5th	SQ. MT.	SQ. FT
APARTMENT NUMBERS	401	403	405	407	409	93.97	1011.11
	402	404	406	408	410	93.08	1001.54

1BHK GALGIBAG BUILDING E

FLOOR	1st	2nd	3rd	4th	5th	SQ. MT.	SQ. FT
APARTMENT NUMBERS	501	503	505	507	509	93.97	1011.11
	502	504	506	508	510	93.08	1001.54

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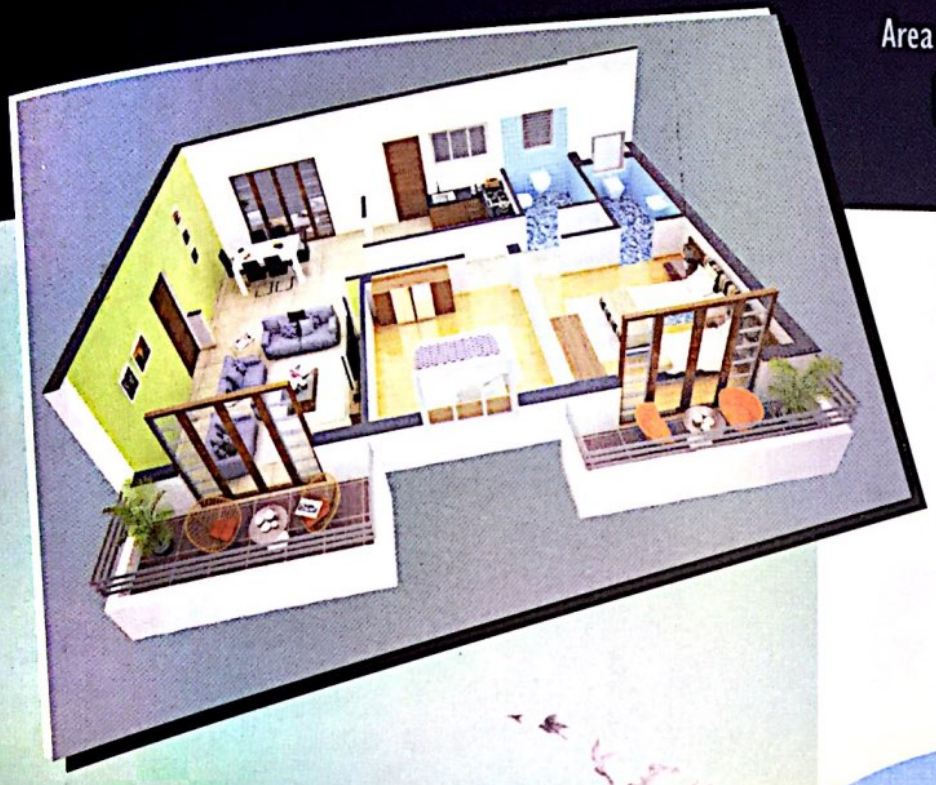

Area (approximate) : 128 SqMt
1400 Sq.Ft.

2 BHK APARTMENTS

Take Posession & Very Next Start Enjoy Living*

FULLY FUNISHED FACILITY AVAILABLE ON DEMAND

*Conditions apply

2BHK PATNEM BUILDING A

FLOOR	1st	2nd	3rd	4th	5th	SQ. MT.	SQ. FT
APARTMENT NUMBERS A	101	103	105	107	109	128.28	1380.29
	102	104	106	108	110	129.90	1397.72

2BHK PALOLEM BUILDING B

FLOOR	1st	2nd	3rd	4th	5th	SQ. MT.	SQ. FT
APARTMENT NUMBERS B	201	203	205	207	209	128.28	1380.29
	202	204	206	208	210	129.9	1397.72

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TYPICAL FLOOR PLANS

1 BHK APARTMENTS

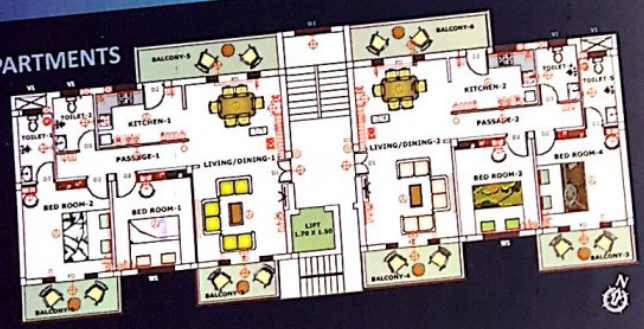
SIZES CHART

DESCRIPTION	SIZES (IN METER)	SIZES (IN FEET)
KITCHEN - 1&2	3.50X2.00	11.50X6.55
BEDROOM - 1&2	3.75X3.25	12.30X10.65
	4.00X3.25	13.10X10.65
LIVING/ DINING - 1&2	3.50X1.00	11.50X3.30
	2.55X2.10	8.35X3.90
	0.20X0.35	0.65X1.15
PASSAGE - 1&2	2.85X1.00	9.35X3.30
TOILET - 1&2	1.40X2.75	4.60X9.00
SERV.BALCONY - 1&2	3.55X1.50	11.65X4.90
SERV.BALCONY - 2&4	5.55X1.50	18.20X4.90

INDICATIONS

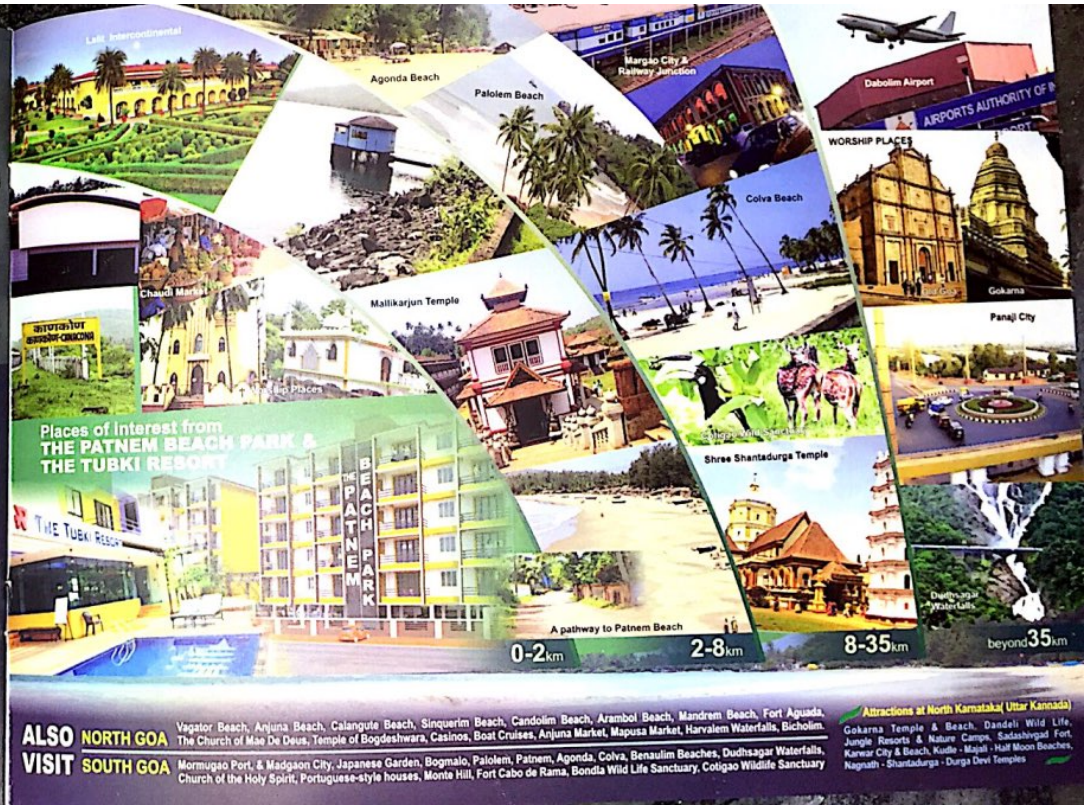
- LIGHT ON WALL
- LIGHT ON CEILING
- BRACKET LAMP ON WALL
- TUBE LIGHT ON CEILING
- CEILING FAN
- CHANDILEAR
- REFRIGERATOR SOCKET SWITCH
- 15 AMP SOCKET SWITCH
- 5 AMP SOCKET SWITCH
- ONE WAY SWITCH
- TWO WAY SWITCH
- FAN REGULATOR
- T.V. SOCKET SWITCH
- DISTRIBUTION BOARD
- DOOR BELL
- BELL PUSH BUTTON
- METER
- EXHAUST FAN
- AIR CONDITIONER
- TELEPHONE SOCKET
- G GYSER

2 BHK APARTMENTS



SIZES CHART

DESCRIPTION	SIZES (IN METER)	SIZES (IN FEET)
KITCHEN - 1&2	3.50X2.20	11.50X6.55
BEDROOM - 1&3	3.20X3.80	10.50X12.45
BEDROOM - 2&4	3.50X3.80	11.50X12.45
	3.60X1.75	11.80X5.75
LIVING/ DINING - 1&2	3.80X2.05	12.45X6.70
	3.90X3.30	12.80X10.80
PASSAGE - 1&2	5.35X1.00	17.55X3.30
TOILET - 1&3	1.35X2.70	4.40X8.85
TOILET - 2&4	1.65X2.20	5.40X7.20
BALCONY - 1&3	4.05X1.50	13.30X4.90
BALCONY - 2	3.40X1.50	11.15X4.90
BALCONY - 4	4.20X1.50	13.75X4.90
BALCONY - 5&6	5.80X1.50	19.00X4.90



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