



URBAN
ALCHEMY



COURTYARD
ROW-VILLAS



DRONE IMAGE OF COLVA BEACH ACROSS THE SITE



COURTYARD ROW-VILLAS

UA COURTYARD is inspired by the traditional **GOAN AANGAN** or open to sky inner courts. A vernacular Aangan is usually characterised by a central **Frangipani tree**.

The architecture of **UA Courtyard** is inspired by the gable roof **Houses of Goa** especially the likes of “**Saat Buzanche Ghor**” or the seven gabled house situated in Margao, Goa.

One is welcomed by the gushing sound of the sea waves hitting the pristine **Colva beach shore** and the ruffling of the green around the site.

“**URBAN ALCHEMY**” deals with aesthetically designed spaces with major importance given to architecture. It is an effort to strike the perfect balance between functionality and design thus creating the perfect Alchemy.

URBAN ALCHEMY refers to the urban transformations, mutations in the real estate field. It reflects a new direction towards masterpieces created through architecture which add to the **Image of the City** as a whole.



“**UA**” means “courtyard” in Swahili. UA is a project which makes a person reminisce about the rich architectural heritage that has evolved over the years in **GOA**.

The intricate cornices, plaster bands, Mangalore tiles(terracota tiles) , Azulejos, wooden windows all teamed up with tropical landscaping along with a perfect **Beach-side location** creates an interesting alchemy of OLD and NEW.The project is just a 5 minute drive from one of the famous beaches of Goa - **COLVA BEACH**.



LOCATION

UA Courtyard, is located in the pristine village of **COLVA**, in Salcete Taluka in Goa. It is located just **2.3 km** from COLVA BEACH and **2.7 km** from the OLD MARKET CIRCLE and major attractions.

Colvá is a coastal village in Salcete, south Goa, on the west coast of India. Colva Beach stretches for around 2.4 kilometres (1.5 mi), part of a beach consisting of about 25 kilometres (16 mi) of powder white sand, lined along its shore by coconut palms .



A. COLVA BEACH



B. OUR LADY OF MERCES, COLVA



C. SOUTH GOA COLLECTORATE COMPLEX

NEAREST LANDMARKS / CONVENIENCES

MAJOR ROADS / LANDMARKS :

- | | |
|---------------------------|--------|
| 1. Colva Beach | 2.3 km |
| 2. Old market Circle | 2.7 km |
| 3. South Goa Collectorate | 3.6 km |
| 4. Nehru Stadium | 3.8 km |
| 5. Ravindra Bhavan | 3.4 km |

GROCERIES :

- | | |
|--------------------------|--------|
| 6. Morning Star S.Market | 0.7 km |
| 7. Sho-Faz Supermarket | 1.0 km |
| 8. Borkar's Super Stores | 1.6 km |
| 9. Monginis Cake Shop | 0.8 km |

BANKS & ATM :

- | | |
|--------------------------|--------|
| 10. Axis bank | 0.9 km |
| 11. IDBI bank | 0.7 km |
| 12. Indian Overseas bank | 0.9 km |
| 13. ICICI bank ATM | 1.5 km |

HOSPITALS & CLINIC :

- | | |
|---------------------------|--------|
| 14. Dr. Elvis' Clinic | 0.9 km |
| 15. New District hospital | 4.8 km |
| 16. Hospicio Hospital | 3.7 km |
| 17. Victor Hospital | 5.3 km |

GOVERNMENT OFFICES :

- | | |
|--------------------------|--------|
| 18. Colva Post Office | 1.3 km |
| 19. Colva Police Station | 1.2 km |
| 20. Benaulim Panchayat | 2.9 km |
| 21. Colva Panchayat | 1.5 km |

SCHOOLS & INSTITUTIONS :

- | | |
|------------------------------|--------|
| 22. Little Flowers Kidzee | 0.3 km |
| 23. Infant Jesus High school | 1.4 km |
| 24. Euro Kids | 1.0 km |
| 25. Damodar Comm. College | 5.1 km |

BEACHES :

- | | |
|----------------------|--------|
| 34. Colva Beach | 2.3 km |
| 35. Benaulim Beach | 3.9 km |
| 36. Betalbatim Beach | 5.2 km |
| 37. Sernabatim Beach | 3.9 km |
| 38. Trinity Beach | 4.8 km |

PHARMACIES :

- | | |
|---------------------------|--------|
| 39. Infant Jesus Pharmacy | 1.2 km |
| 40. Colva Medical Stores | 1.9 km |
| 41. Holy Spirit Pharmacy | 2.8 km |

SHOPPING & ENTERTAINMENT :

- | | |
|-----------------------|--------|
| 26. SGPDA Fish Market | 3.2 km |
| 27. Inox Theatre | 3.1 km |
| 28. Pantaloons | 3.1 km |
| 29. Osia Multiplex | 3.1 km |
| 30. Ravindra Bhavan | 3.5 km |

TRANSPORT :

- | | |
|----------------------------|--------|
| 31. Margao Bus Stand | 3.4 km |
| 32. Margao Railway Station | 5.3 km |
| 33. Dabolim Airport | 21 km |



COURTYARD ROW-VILLAS

VILLA JUA

Carpet area : **124.82 sqm**

Terrace area : 5.38 sqm

VILLA UTU

Carpet area : **150.55 sqm**

VILLA HAUL

Carpet area : **127.33 sqm**

VILLA JUA

VILLA UTU

VILLA HAUL

COVERED CAR PARK - 2 NOS.

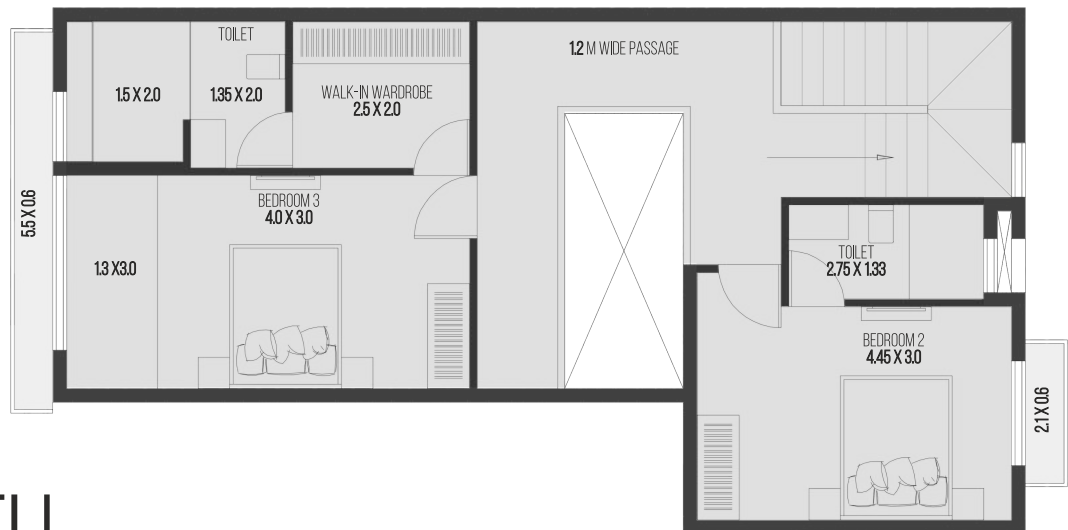
VILLA UTU

COVERED CAR PARK - 2 NOS.

VILLA HAUL

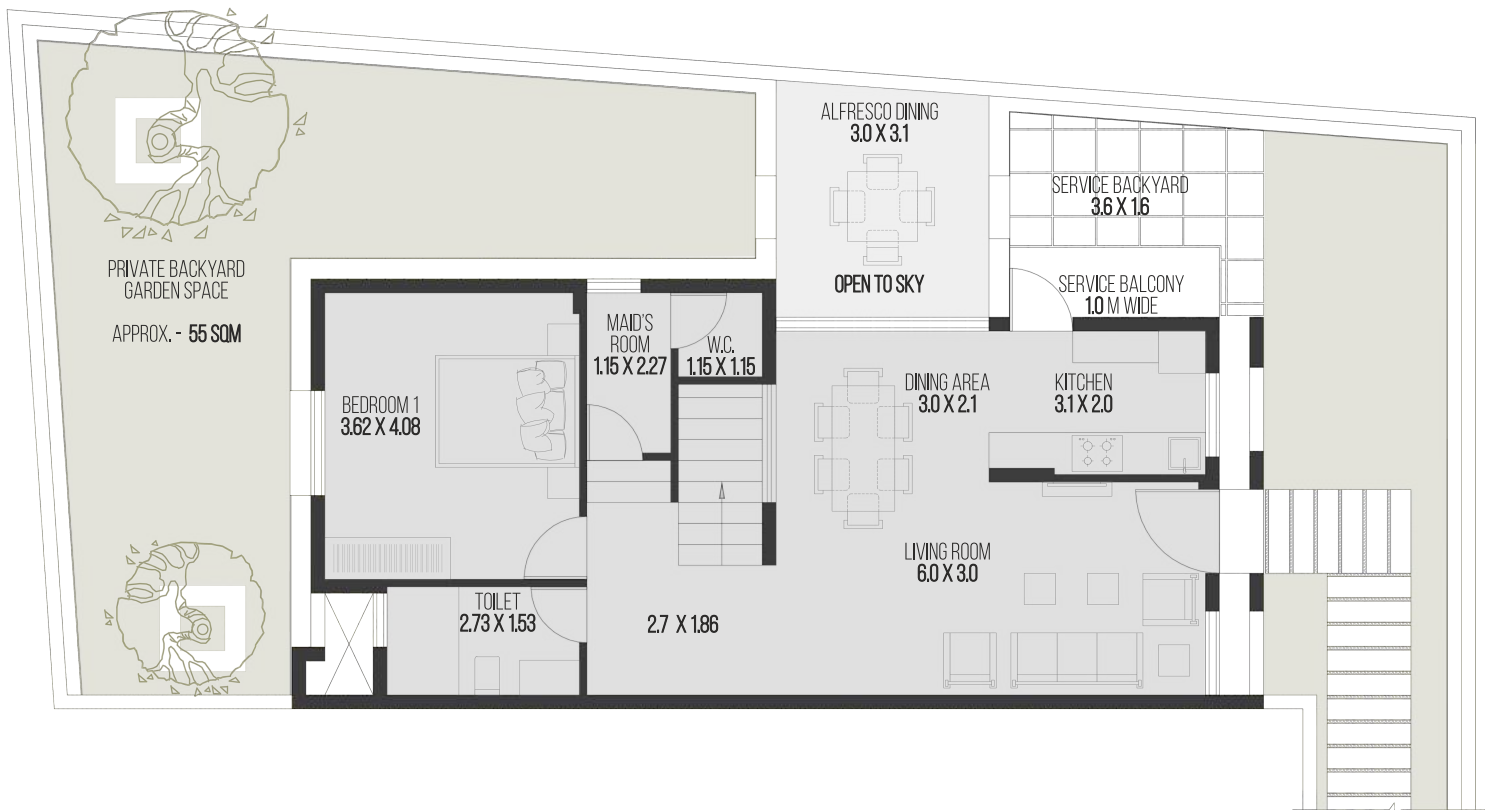
COVERED CAR PARK - 2 NOS.

VILLA JUA



VILLA UTU

“UTU” refers to Sun in Sumerian language and reflects the sun-lit courtyard within the villa.



VILLA JUA

"JUA" refers to Sun in Swahili language and reflects the sun-lit courtyard within the villa.

SPECIFICATIONS

INFRASTRUCTURE

Access Road	The complex is accessible by 8.0 m wide tarred road.
Water supply	Each villa will be equipped with a private sump and loft tank and a water pump.
Electricity	Individual electricity metres for each villa.
Telephone / Internet	Provision for telephone & broadband internet in each villa.

STRUCTURE

Foundation, Slabs & Roof	RCC structure as per approved design of competent authority.
Interior walls & Exterior walls	Fly-ash brick wall for internal walls and concrete blocks or laterite stones for external walls.

FINISHES

Exterior finishes	Double coat sand faced cement plaster with a mixture of weather shield paint.
Interior finishes	Cement plaster finished with plastic emulsion paint of reputed company.

FENESTRATION

Main Door	Teak wood frame with teak wood panelled door
Bedroom Door	Matti or Sal or equivalent wood frame with flushed door
Toilet Door	Stone or Cement frame with flush door
Windows	Wood casement window or Powder coated Sliding aluminium window



SPECIFICATIONS

ELECTRICAL

Connection	3 Phase connection for each apartment.
Wiring / Cabling	Reputed brand concealed PVC insulated copper wiring and cabling
Electrical fittings	Reputed brand modular switches, MCB, Distribution board with provision for inverter.

PLUMBING

Piping	Concealed CPVC pipes for internal use and PVC piping for external use.
Plumbing fittings	Plumbing fittings of reputed brand .
Sanitary ware	Wall-hung white colour WC and wall-hung white colour ceramic wash basin of reputed company.

FLOORING

Common areas	Polished natural stone or Vitrified tiles.
Steps	Polished natural stone or Vitrified tiles for tread and riser
Livng area	Polished natural stone or Vitrified tiles
Other areas	Polished natural stone or Vitrified tiles

BATHROOM

Walls & Floorings	Ceramic tiles for walls and flooring.
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KITCHEN

Counter & Dado	Granite platform with stainless steel sink and dado tiles up to a height of 60 cms above kitchen counter.
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architect

architecture + design **ANKIT**
PRABHUDESSAI

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Disclaimer :

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