



UMIYA



Umiya Builders and Developers

Bangalore
29/3, H M Strafford, 2nd floor,
7th Cross Road, Vasanth nagar,
Bangalore 560 052.
Tel: +91 80 2225 2001/02

Goa
#112, 1st Floor, Anand Tower- II,
Airport Road, Chicalim,
Goa - 403 711.
Tel: +91 0832 2540875

Mumbai
23, Sir P. M. Road, 3rd Floor,
Union Co-operative Insurance Building,
Fort, Mumbai - 400 001.
Tel: +91-22 2287 1604



FULLY FURNISHED

2 bedroom apartments



LOCATION

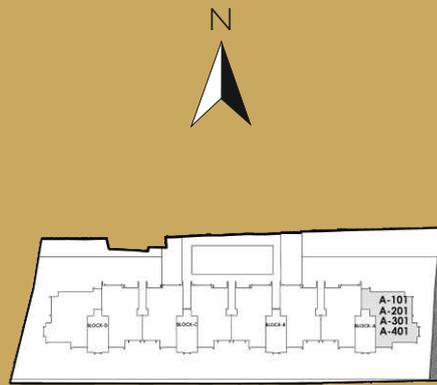
Located in the heart of Goa, each home is carefully furnished to ensure privacy, functionality and aesthetics. A short drive will take you to the beach belt of Candolim, Calangute and Baga. To ensure the ideal living environment at UMIYA Serene, residents also have access to modern amenities including a clubhouse, swimming pool and landscaping. These well planned apartments brings a sense of tranquility and serenity.





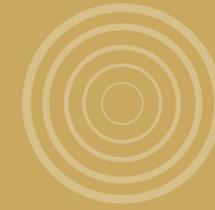
BLOCK A

A101 - A401



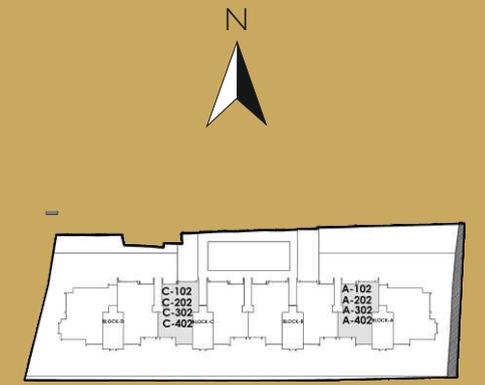
KEYPLAN

① Living	3.50M x 4.84M (11.6' x 15.1')	⑥ Bedroom	5.25M x 3.40M (17.3' x 12.0')
② Dining	3.36M x 2.84M (11.0' x 13.1')	⑦ Washroom	1.90M x 2.49M (5.11' x 8.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	2.49M x 1.63M (8.20' x 5.0')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	1.53M x 3.82M (5.0' x 12.6')
⑤ Bedroom	3.66M x 3.56M (12'.0 x 11.4')		



BLOCK A

A102 - A402



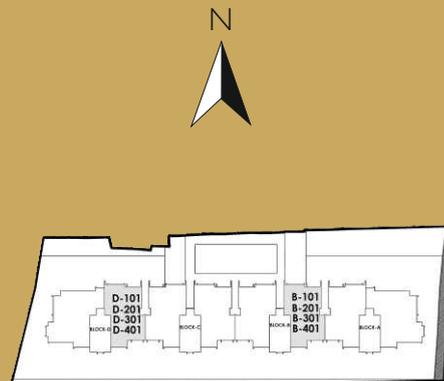
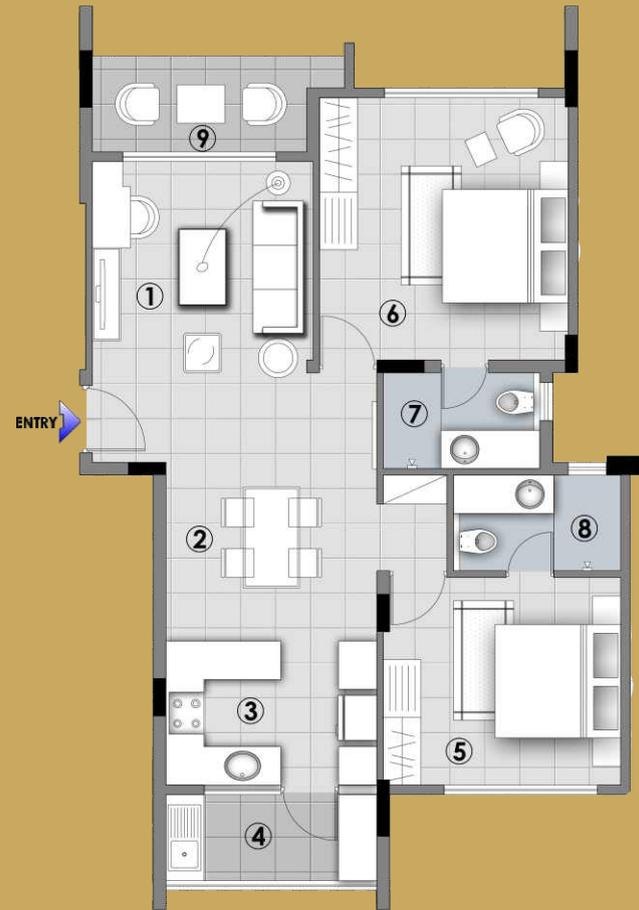
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 11.0')	⑥ Bedroom	3.96M x 4.17M (13.0' x 13.8')
② Dining	3.36M x 2.84M (11.0' x 14.1')	⑦ Washroom	2.54M x 1.53M (8.2' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	2.66M x 1.53M (8.9' x 5.0')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	3.41M x 1.53M (11.2' x 5.0')
⑤ Bedroom	3.78M x 3.30M (12'.5 x 10.1')		



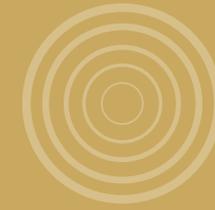
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B101 - B401



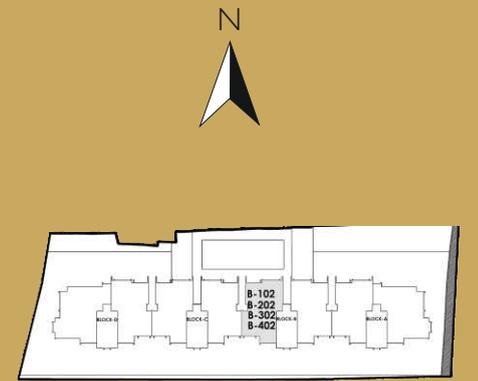
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 11.0')	⑥ Bedroom	3.96M x 4.17M (13.0' x 13.8')
② Dining	3.36M x 2.84M (11.0' x 14.0')	⑦ Washroom	2.54M x 1.53M (8.90' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	2.66M x 1.53M (8.20' x 4.8')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	3.41M x 1.53M (11.2' x 5.0')
⑤ Bedroom	3.78M x 3.30M (12.5 x 10.1')		



BLOCK B

B102 - B402



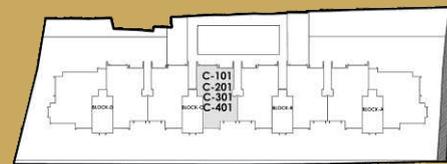
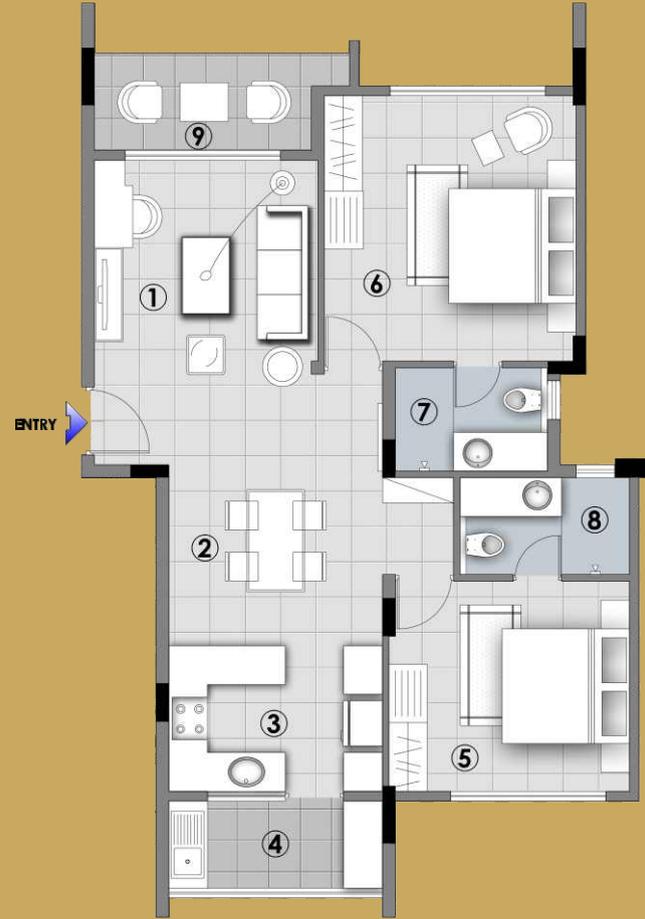
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 11.0')	⑥ Bedroom	3.96M x 4.17M (13.0' x 13.8')
② Dining	3.36M x 2.84M (11.0' x 14.0')	⑦ Washroom	1.63M x 2.44M (8.90' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	1.53M x 2.66M (8.20' x 5.0')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	3.41M x 1.53M (11.2' x 5.0')
⑤ Bedroom	3.78M x 3.30M (12.5 x 10.1')		



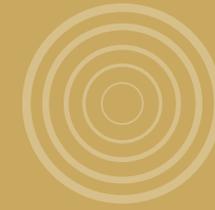
BLOCK C

C101 - C401



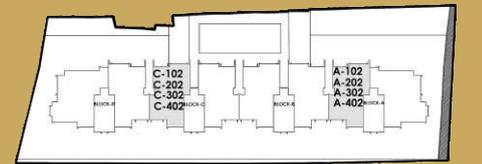
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 11.0')	⑥ Bedroom	3.96M x 4.17M (13.0' x 13.8')
② Dining	3.36M x 2.84M (11.0' x 14.0')	⑦ Washroom	1.63M x 2.44M (8.9' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	1.53M x 2.66M (8.20' x 4.8')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	3.41M x 1.53M (11.2' x 5')
⑤ Bedroom	3.78M x 3.30M (12'5 x 10.1')		



BLOCK C

C102 - C402



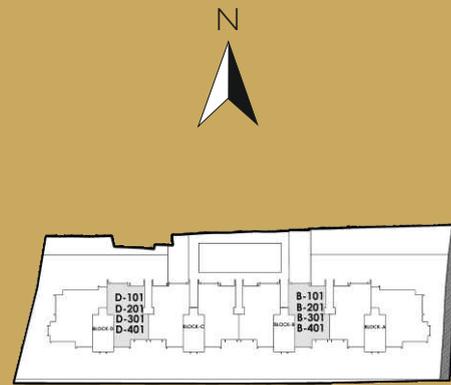
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 11.0')	⑥ Bedroom	3.96M x 4.17M (13.0' x 13.8')
② Dining	3.36M x 2.84M (11.0' x 14.0')	⑦ Washroom	2.54M x 1.53M (8.9' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.6')	⑧ Washroom	2.66M x 1.53M (8.20' x 5.0')
④ Utility	3.36M x 1.52M (11.0' x 4.6')	⑨ Balcony	3.41M x 1.53M (11.2' x 5')
⑤ Bedroom	3.78M x 3.30M (12'5 x 10.1')		



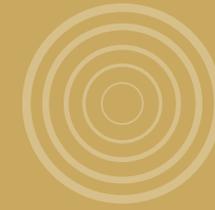
BLOCK D

D101 - D401



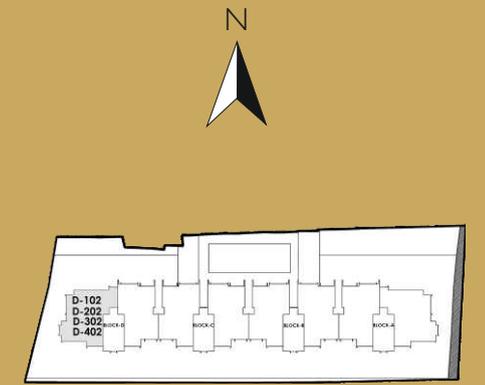
KEYPLAN

① Living	3.51M x 3.36M (11.6' x 15.1')	⑥ Bedroom	3.96M x 4.17M (17.3' x 11.2')
② Dining	3.36M x 2.84M (11.0' x 13.1')	⑦ Washroom	2.54M x 1.53M (8.3' x 5.0')
③ Kitchen	3.36M x 2.29M (11.0' x 7.60')	⑧ Washroom	2.66M x 1.53M (8.74' x 5.0')
④ Utility	3.36M x 1.52M (11.0' x 4.97')	⑨ Balcony	3.41M x 1.53M (11.19' x 5.0')
⑤ Bedroom	3.78M x 3.30M (12.40' x 10.84')		



BLOCK D

D102 - D402



KEYPLAN

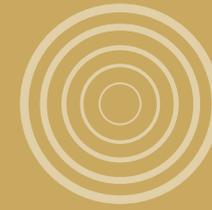
① Living	3.50M x 4.84M (11.48' x 15.88')	⑥ Bedroom	5.25M x 3.40M (17.24' x 11.15')
② Dining	3.36M x 2.84M (11.0' x 9.32')	⑦ Washroom	1.9M x 2.49M (6.23' x 8.17')
③ Kitchen	3.36M x 2.29M (11.0' x 7.51')	⑧ Washroom	2.49M x 1.63M (8.17' x 5.35')
④ Utility	3.36M x 1.52M (11.0' x 4.97')	⑨ Balcony	1.53M x 3.82M (5.02' x 12.53')
⑤ Bedroom	3.66M x 3.56M (12.01' x 11.68')		



SPECIFICATIONS

Exterior & Interior Structure

Structure	RCC framed structure Internal and external walls of laterite stone / red bricks / CC blocks / fly ash blocks
Flooring	Vitrified tiles with Nano technology (stain proof) in living, dining and bedroom & kitchen. ceramic non-skid tiles in bathroom, utility and balcony
Wall tiles	Ceramic 7ft height dado tiles in bathroom Ceramic 2ft height dado tiles in kitchen
Doors	Main door: Teak wood frame with teak veneer door with fittings Bedrooms: Hard wood door frame with marine flush door with veneer with fittings Bathroom: FRP frame and door with fittings
Windows	Aluminium sections with powder coated/UPVC sections with clear glasses
Kitchen	Granite platform Single bowl with drain board stainless steel sink
Bathrooms	Sanitary fittings Jaquar or equivalent single lever fittings Sanitary ware Jaquar or equivalent white sanitary ware
Painting	Texture finish along with two coat of superior quality paint Internal walls with first quality acrylic paint and ceilings with OBD paint
Power Supply	5KVA with 3 phase power supply with dedicated transformer to avoid fluctuations 100 per cent power back up for common area, lift and pumps and club house Roma /equivalent modular switches Telephone & T.V. points in living room and bedrooms
Water Supply	Government / Treated water
Elevators	High speed elevators
Sewage Treatment Plant (STP)	
Security:	24 Hour security



SPECIFICATIONS

Furniture, Appliances & Accessories

	Furniture	Appliances	Accessories
Living Room	6 Seater sofa set TV unit Centre table	Colour television Cable television network connection Split air conditioner Ceiling fan Internet connection WIFI Video door phone	Light fixtures Curtains with rods
Dining	Dining table + 4 chairs Crockery unit	Ceiling fan	Light fixtures
Kitchen	Kitchen cabinets (Top and below) with stainless steel Kitchen baskets	Refrigerator Microwave Water purifier Chimney and hob Washing machine	Clothes drying pulley Light fixtures
Master Bedroom	Double bed mattress Wardrobe Study ledge Bed with side table Single chair	Ceiling fan Split air conditioner	Light fixtures Curtains with rods
Bedroom (2)	2 Single bed mattresses Wardrobe Luggage rack 2 Single bed with side table Single chair	Ceiling fan Split air conditioner	Light fixtures Curtains with rods
Washrooms	All the fittings used would be Kohler, Jaguar or similar		