



ALCON
ANIL COUNTO
ENTERPRISES

ISO 9001:2015 Company



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THE PALAZZO

Ponda-Goa



A DISTINCTIVE LEGACY

The Palazzo by Alcon fosters an environment that sparks feelings of calm and joy. The concept of commercial and residential spaces is transformed by the extensive incorporation of natural light, vegetation and expansive spaces. The structure enables excellence with thoughtfully designed spaces that promote creativity and a drive for excellence.

THE PALAZZO
A PROJECT BY ALCON

DESIGNED TO CAPTIVATE

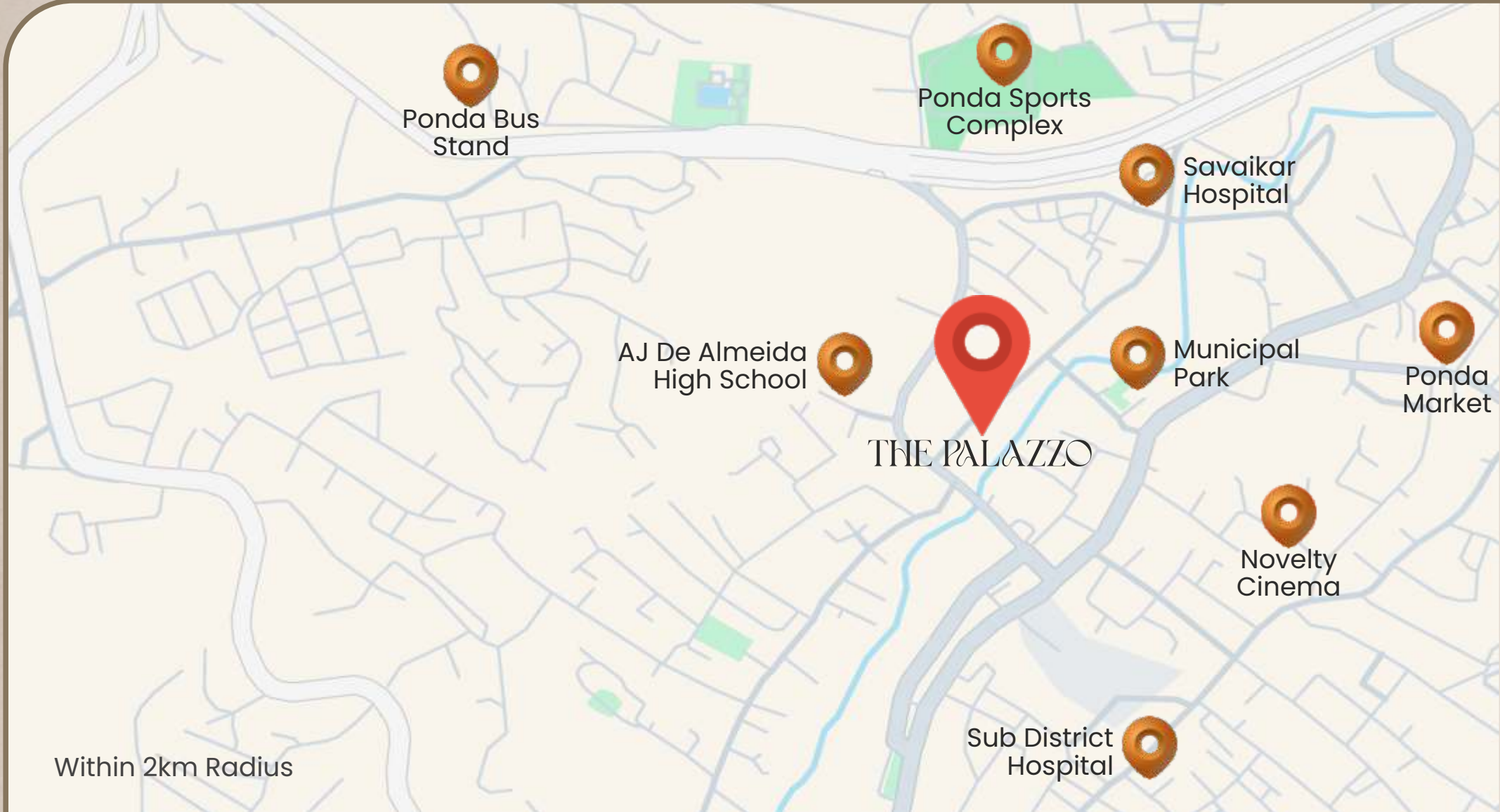
With an Inspiring aura and Sustainable design, The Palazzo owes its elegance to its structure with large glass areas for the commercial frontage clubbed with contemporary design for the residences. It offers unobstructed outside views too and bathes the building with ample natural daylight. With iconic architecture, functional design, Class-leading luxuries and privileged comforts, your productivity will rise and business image will soar into the elite league. Come; belong to Goa's finest address.





THE FINEST LOCATION IN GOA

The pleasant climate, plenty of soothing green cover, and abundant economic opportunities have made Goa a location of choice for people and businesses to live, work and grow. Road-touch location of The Palazzo offers easy access to all parts of Goa, it also provides quick connectivity to the residential pockets of the city. Besides the distance from transport nodes, travel time too plays a key role in driving present and future potential of the location.



Nearby Bus stop: 1 min

Nearby Hospital: 2 mins

Nearby Market: 5 mins

Nearby School: 2 mins

Goa Engineering College : 9 mins

Shantadurga Temple : 6 mins

Madcaim Industrial Estate : 16 mins

Kundaim Industrial Estate: 28 mins



Dabolim International Airport : 45 mins



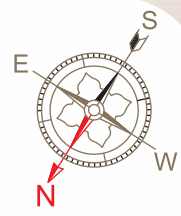
Margao Railway Station : 29 mins



SITE PLAN

SITE MAP

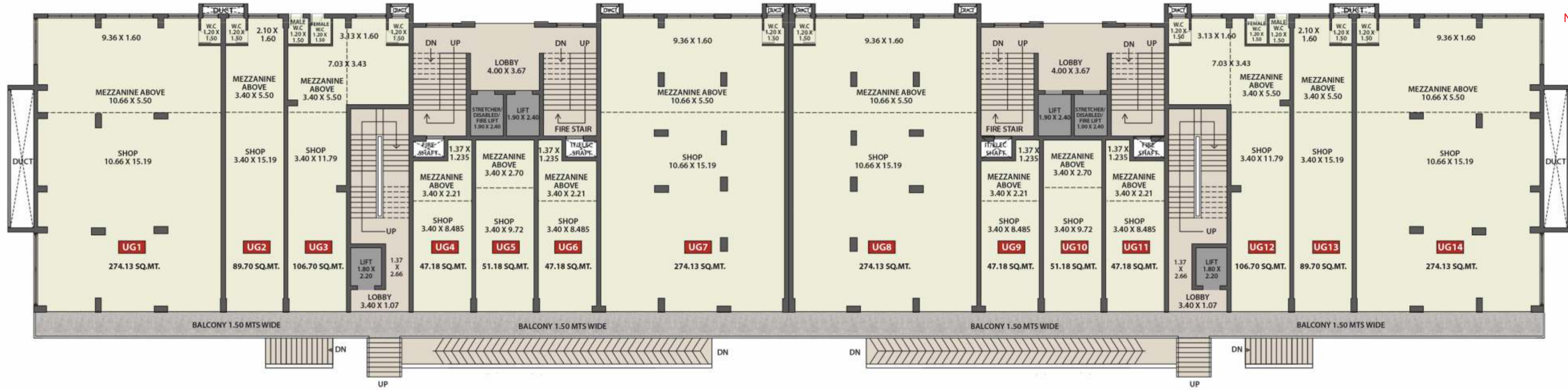
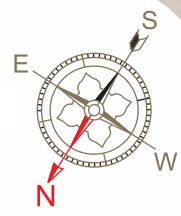
LOWER GROUND SHOPS PLAN



LG1 CARPET AREA: 11.50 M ² S.U.B AREA: 14.50 M ²	LG3 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG5 CARPET AREA: 37.50 M ² S.U.B AREA: 44.50 M ²	LG7 CARPET AREA: 33.00 M ² S.U.B AREA: 38.00 M ²	LG9 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG11 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG13 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG15 CARPET AREA: 25.00 M ² S.U.B AREA: 29.00 M ²	LG17 CARPET AREA: 30.00 M ² S.U.B AREA: 35.00 M ²	LG19 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG21 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²
LG2 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG4 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG6 CARPET AREA: 30.00 M ² S.U.B AREA: 35.00 M ²	LG8 CARPET AREA: 25.00 M ² S.U.B AREA: 29.00 M ²	LG10 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG12 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG14 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG16 CARPET AREA: 33.00 M ² S.U.B AREA: 38.00 M ²	LG18 CARPET AREA: 37.50 M ² S.U.B AREA: 44.50 M ²	LG20 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²	LG22 CARPET AREA: 23.00 M ² S.U.B AREA: 27.00 M ²

Disclaimer: Areas shown in the plan are indicative only.

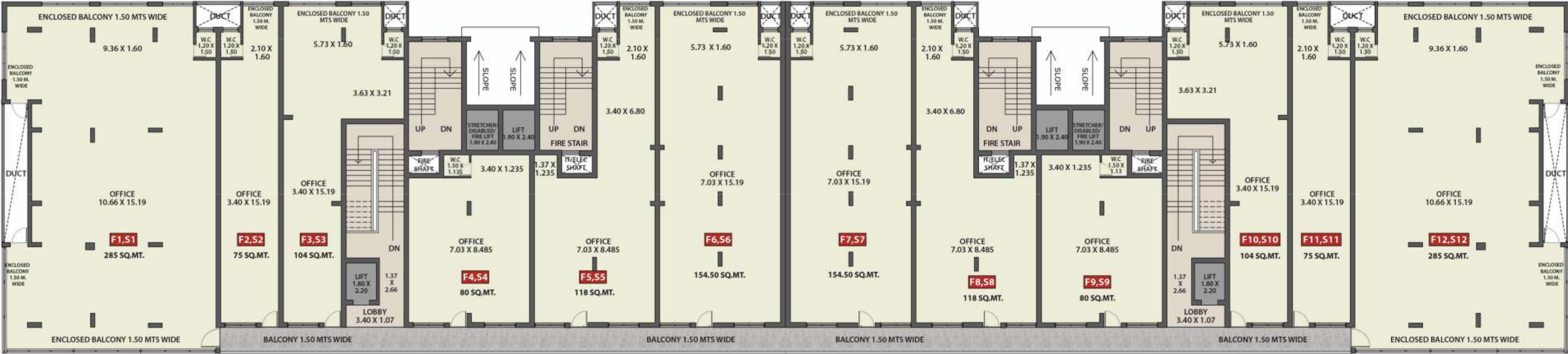
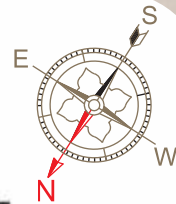
UPPER GROUND SHOPS PLAN



UG1	UG2	UG3	UG4	UG5	UG6	UG7	UG8	UG9	UG10	UG11	UG12	UG13	UG14
CARPET AREA: 179.00 M ²	CARPET AREA: 57.00 M ²	CARPET AREA: 71.00 M ²	CARPET AREA: 30.00 M ²	CARPET AREA: 33.00 M ²	CARPET AREA: 30.00 M ²	CARPET AREA: 179.00 M ²	CARPET AREA: 179.00 M ²	CARPET AREA: 30.00 M ²	CARPET AREA: 33.00 M ²	CARPET AREA: 30.00 M ²	CARPET AREA: 71.00 M ²	CARPET AREA: 57.00 M ²	CARPET AREA: 179.00 M ²
MEZANNIANE: 58.63 M ²	MEZANNIANE: 18.70 M ²	MEZANNIANE: 18.70 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 58.63 M ²	MEZANNIANE: 58.63 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 9.18 M ²	MEZANNIANE: 18.70 M ²	MEZANNIANE: 18.70 M ²	MEZANNIANE: 58.63 M ²
S.U.B. AREA: 274.13 M ²	S.U.B. AREA: 89.70 M ²	S.U.B. AREA: 106.70 M ²	S.U.B. AREA: 47.18 M ²	S.U.B. AREA: 51.18 M ²	S.U.B. AREA: 47.18 M ²	S.U.B. AREA: 274.13 M ²	S.U.B. AREA: 274.13 M ²	S.U.B. AREA: 47.18 M ²	S.U.B. AREA: 51.18 M ²	S.U.B. AREA: 47.18 M ²	S.U.B. AREA: 106.70 M ²	S.U.B. AREA: 89.70 M ²	S.U.B. AREA: 274.13 M ²

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TYPICAL FIRST & SECOND FLOOR OFFICE PLAN



F1/S1

CARPET AREA: 179.00 M²
BALCONY AREA: 58.63 M²
S.U.B AREA: 274.13 M²

F2/S2

CARPET AREA: 57.00 M²
BALCONY AREA: 3.00 M²
S.U.B AREA: 75.00 M²

F3/S3

CARPET AREA: 75.00 M²
BALCONY AREA: 8.00 M²
S.U.B AREA: 104.00 M²

F4/S4

CARPET AREA: 65.50 M²
BALCONY AREA: 0.00 M²
S.U.B AREA: 80.00 M²

F5/S5

CARPET AREA: 89.00 M²
BALCONY AREA: 3.00 M²
S.U.B AREA: 118.00 M²

F6/S6

CARPET AREA: 118.00 M²
BALCONY AREA: 8.00 M²
S.U.B AREA: 154.50 M²

F7/S7

CARPET AREA: 118.00 M²
BALCONY AREA: 8.00 M²
S.U.B AREA: 154.50 M²

F8/S8

CARPET AREA: 89.00 M²
BALCONY AREA: 3.00 M²
S.U.B AREA: 118.00 M²

F9/S9

CARPET AREA: 65.50 M²
BALCONY AREA: 0.00 M²
S.U.B AREA: 80.00 M²

F10/S10

CARPET AREA: 75.00 M²
BALCONY AREA: 8.00 M²
S.U.B AREA: 104.00 M²

F11/S11

CARPET AREA: 57.00 M²
BALCONY AREA: 3.00 M²
S.U.B AREA: 75.00 M²

F12/S12

CARPET AREA: 179.00 M²
BALCONY AREA: 58.63 M²
S.U.B AREA: 274.13 M²

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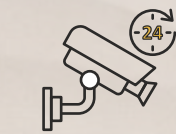


SPECIFICATION FOR RESIDENTIAL ONLY

- **Structure**
 - R.C.C. Framed, earthquake resistant structure with primary steel
 - Concrete block masonry / Laterite Block Masonary/AAC lightweight block masonry
- **Wall Finish**
 - Internal finish: Gypsum/ Cement Plaster with Premium Acrylic emulsion paint
 - External finish: Sand faced double coat cement plaster with Weather proof paint
- **Flooring**
 - Vitrified/ceramic Flooring of premium brand of Size 600x600
- **Doors & Windows**
 - Engineered wood frames /Salwood Frames and flush doors with laminate on both sides
 - UPVC Sliding/Casement windows
 - Granite Windows Sills
- **Electrical**
 - Concealed, fire resistant copper wires of premium brand
 - 3 phase connection for every unit
 - Concealed wiring provisions for cable T.V and DTH & high speed internet
 - Modular switches with sockets of premium brand
- **Bathroom**
 - 300 x 300 mm vitrified anti-skid tile flooring
 - Glazed / ceramic wall tiles for full height up to false ceiling
 - Geyser and Exhaust fan provision for each bathroom
 - All sanitary wares are wall mounted of premium brand white colour
 - All brass chromium plated fittings of premium brand
 - Ceramic wash basin with Granite counter
 - Single lever diverter for shower
 - Concealed cistern with dual flush
 - Granite door frames
- **Kitchen and Utility Balcony**
 - Granite kitchen platform
 - Single bowl with drain board Stainless Steel sink
 - Provision of water inlet/outlet and power points for washing machine, dish washer, water purifier, fridge, microwave & gas burner and other utilities
 - Designer Dado tiles above the kitchen platform upto a height of 60 cms above the platform

COMMON AMENITIES AND FACILITIES IN APARTMENTS

SAFETY AND SECURITY



CCTV Coverage for all Common Areas



Gated Complex with Round the Clock Security



Fire Fighting Systems for Entire Project

RECREATIONAL AMENITIES



Gymnasium



Dedicated Children Play Areas with CCTV



Outdoor Multipurpose Activity Area



Landscaped Garden on Terrace

COMMON AMENITIES



Covered Parking for Every Residential Unit



DG Backup for common areas and Elevators



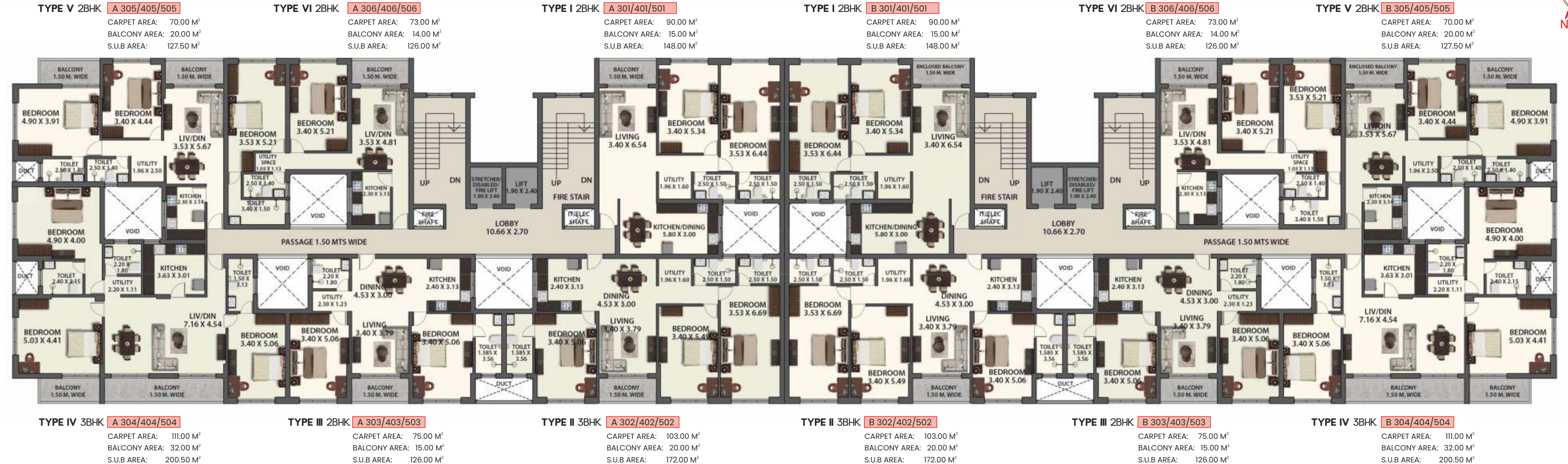
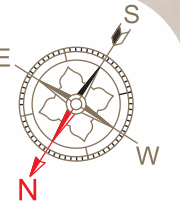
Drive ways with Concrete Pavers



High Speed Elevators

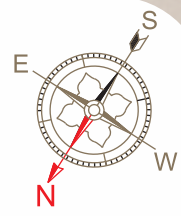


TYPICAL THIRD, FOURTH & FIFTH FLOOR PLAN



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SIXTH FLOOR PLAN



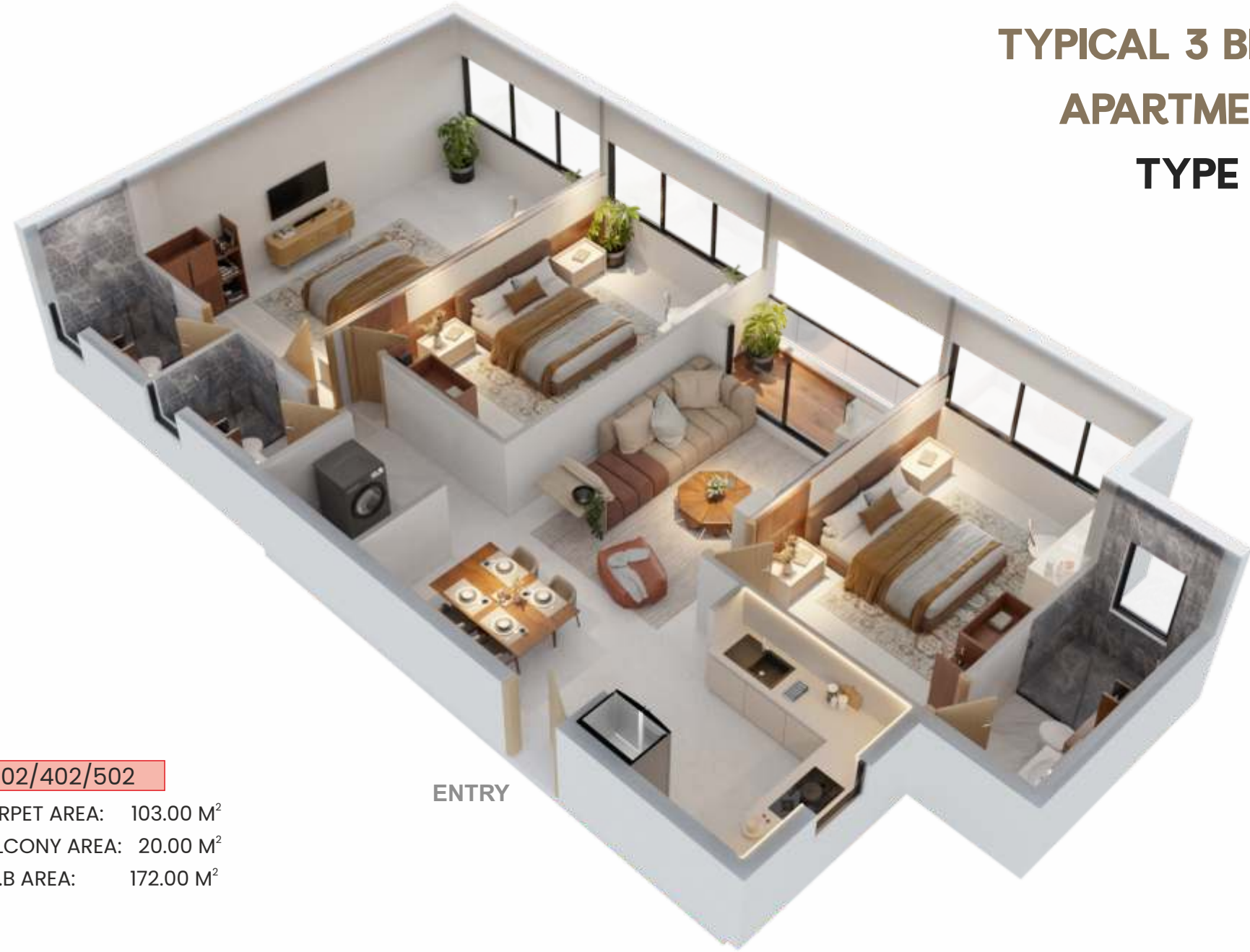
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TYPICAL 2 BHK
APARTMENT
TYPE - I



301/401/501
CARPET AREA: 90.00 M²
BALCONY AREA: 15.00 M²
S.U.B AREA: 148.00 M²

TYPICAL 3 BHK
APARTMENT
TYPE - II



302/402/502
CARPET AREA: 103.00 M²
BALCONY AREA: 20.00 M²
S.U.B AREA: 172.00 M²

Disclaimer: Furniture and furniture plans are for visual representation only and are not provided by the builder.

TYPICAL 2 BHK
APARTMENT
TYPE - III



303/403/503
CARPET AREA: 75.00 M²
BALCONY AREA: 15.00 M²
S.U.B AREA: 126.00 M²

TYPICAL 3 BHK
APARTMENT
TYPE - IV



304/404/504
CARPET AREA: 111.00 M²
BALCONY AREA: 32.00 M²
S.U.B AREA: 200.50 M²

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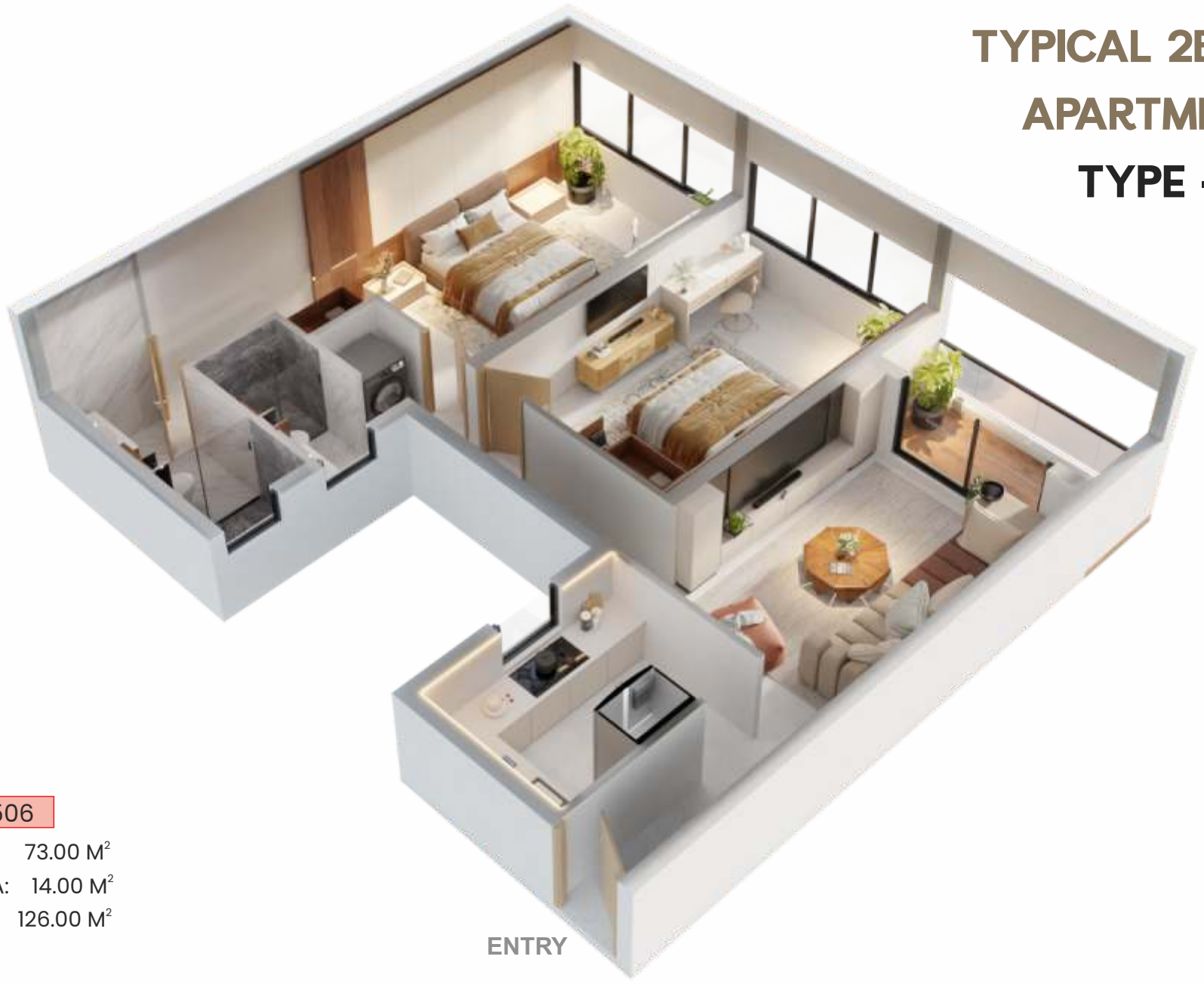
TYPICAL 2BHK
APARTMENT
TYPE - V

305/405/505
CARPET AREA: 70.00 M²
BALCONY AREA: 20.00 M²
S.U.B AREA: 127.50 M²



TYPICAL 2BHK
APARTMENT
TYPE - VI

306/406/506
CARPET AREA: 73.00 M²
BALCONY AREA: 14.00 M²
S.U.B AREA: 126.00 M²



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ABOUT US



Alcon is a Goa-based business group operating since 1971, with interests in manufacturing, construction, real estate, hospitality, and trading, with a turnover in excess of Rs. 4000 million.

With over four decades in the market, we have built a strong legacy of trust and excellence. Alcon has been a pioneer in the real estate business, successfully completing a large number of projects since 1978.

At Alcon, we create extraordinary masterpieces by continually redefining boundaries. We unite exceptional talent, state-of-the-art technology, and the finest materials to construct breathtaking structures. The passion and resolve resonate not only in the overarching designs but also in every intricate detail of The Palazzo. At our core, our belief is that we never build houses, we build homes.

THE PALAZZO

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