



expat®

VIDA
UPTOWN



An artistic rendition of the bylanes of Goa

UPPER PANJIM, GOA

VIDA

VIDA means, 'Live your Life'. We believe, life is a celebration, and we designed VIDA Uptown to house those moments, the ones that live with you for many years, and resurface when you recall those stories, the ones that define happiness and contentment for you, and make you want to do more, the ones with your family and loved ones, and even those quiet moments for yourself. We found the perfect spot in Goa, and we modelled the ideal home for you. Come, Celebrate elite living at VIDA Uptown.



An artistic rendition of a music band in Goa



LOCATION

VIDA Uptown is situated on prime real estate land just ten minutes from the bustling city of Panjim, the capital of Goa, and the headquarters of the North Goa district. Panjim traces its history to Portuguese India, influences of which are visible in its 'red tiled' roofs, characteristic architecture and cuisine. At VIDA Uptown, you're close enough to access the city while still located at a distance that allows you a retreat sans any city traffic and congestion.

Imagine the things you've always wanted to do for a 'holiday'! Choose from a list of beaches you can stroll by, from serene white sands to the busier water sport offerings. Call in the sunset at a beachside shack while you treat your culinary taste buds to

some Indo-Portuguese cuisine. Soak in the sounds and smells of the local flea markets, while you find yourself a great bargain. Join the crowd and support a new 'favourite' at the football stands of the I-League, or visit the casinos, if you prefer a different kind of sport. The list is endless, from dolphin spotting to historic sites, there is something for everyone in Goa.

Don't be fooled just by the 'holiday' destination tag. There is a popular saying in Goa- "Hospitality" is not just a word for Goans, it's a tradition". Goa's hospitality spills over in everyday life and you'll find warm friendly people everywhere you go. Known to the world as a vibrant tourist spot, you can now call Goa, 'Home'.



EASY ACCESS

Old Goa	3 kms	Calangute Beach	18 kms
Karmali Railway Station	5 kms	Mangeshi Temple	18 kms
Panjim KTC Bus Stand	7 kms	Condolim Beach	20 kms
G.M.C. Hospital	7 kms	Fort Aguada	30 kms
Corlim Industrial Estate	10 kms	Dabolim Airport	35 kms
Miramar Beach	10 kms		



THE NEW PANJIM

As Goa became more popular and accessible to tourists in the sixties and seventies, in came an influx of hotels and restaurants to serve every kind of traveller. This was supported by burgeoning tourist markets and word spread quickly propelling Goa into a top holiday destination. Services, and supporting industries grew manifold around Goa's tourist locations, thus increasing the State's coffers to spend on infrastructure and development. But Goa's economy did not grow only on account of tourism; agriculture and mining also contributed greatly leading to the establishment of trade and commerce.

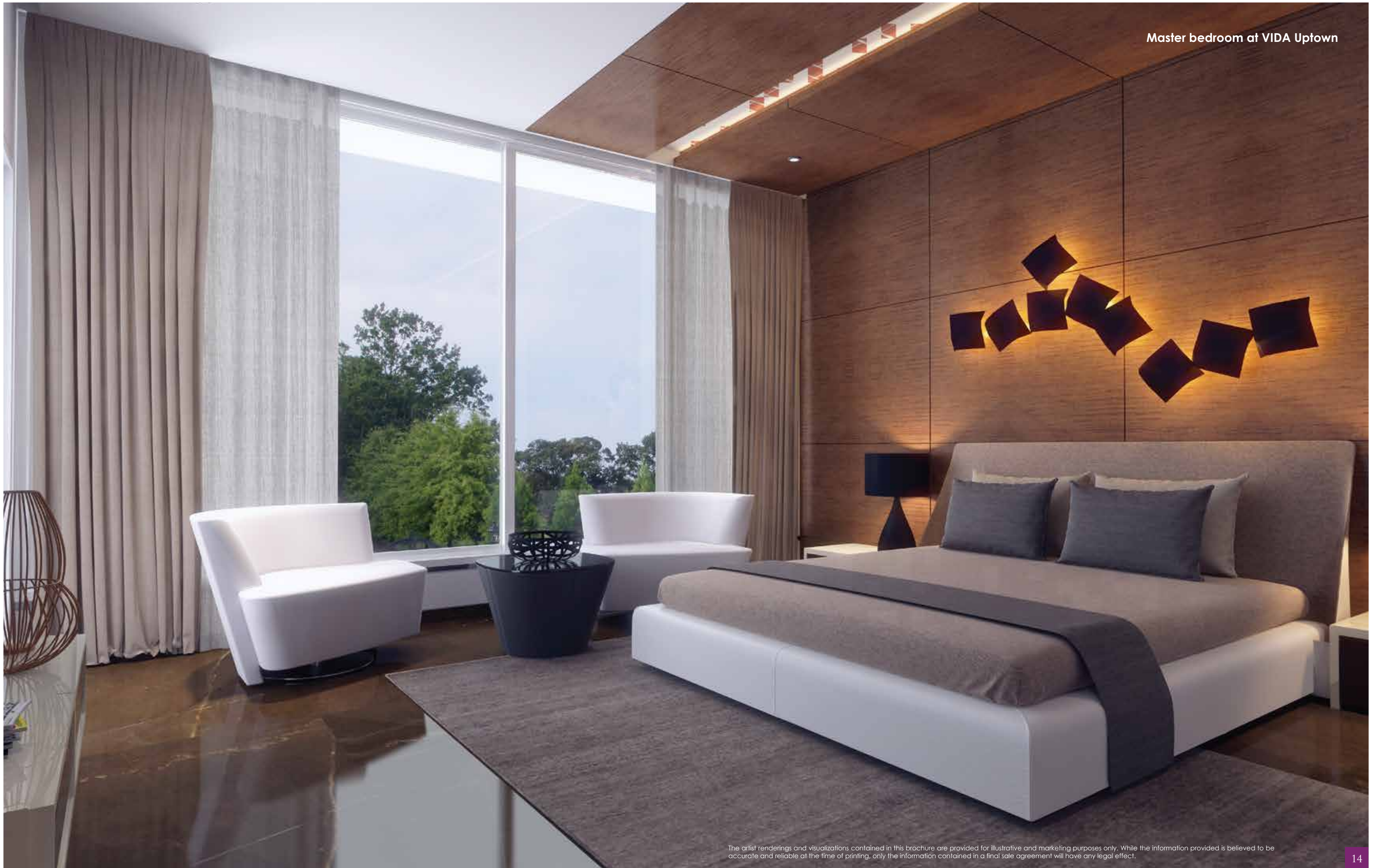
The availability of infrastructure, high literacy rates, good educational and healthcare facilities, meant that Panjim was a central attraction to the development of Goa. IT and Manufacturing industries were also

set up here. This has Panjim is bursting at it's seams with all the necessities of an urban city. Real Estate prices have sky rocketed and the city has witnessing increased traffic and congestion.

Dubbed the New Panjim, the Kadamba Plateau is seen as a welcome respite to this situation. With a more orderly approach to development and infrastructure, New Panjim boasts of better roads and connectivity. This has also earned it a new tag of 'Upper Panjim', a play on it's affluent appeal although prices are yet to reach the maddening levels, Panjim has seen. While still a part of Goa's urban development, 'Upper Panjim' has the old relaxed 'feel' that Panjim was once famous for. You are close to places like St. Cruz, Porvorim, Taleigao, Ribandar, Mercês, Dona Paula, Bambolim and more.



An artistic rendition of a market in Old Goa



ROW VILLAS

VIDA Uptown's residences have so much to offer. They have heralded a new term in the industry. Choose your own Row-Villas that are designed for maximum space and natural light to get you away from cluster of apartments and stacked living.

Our exquisite residences ensure you come home to a home that you deserve, with two floors of living and private parking. Enjoy the security and bonhomie of community living that doesn't intrude on your privacy. Choose your own spaces to relax or lounge about without having to leave home, and at a price that promises to be the best in it's class.



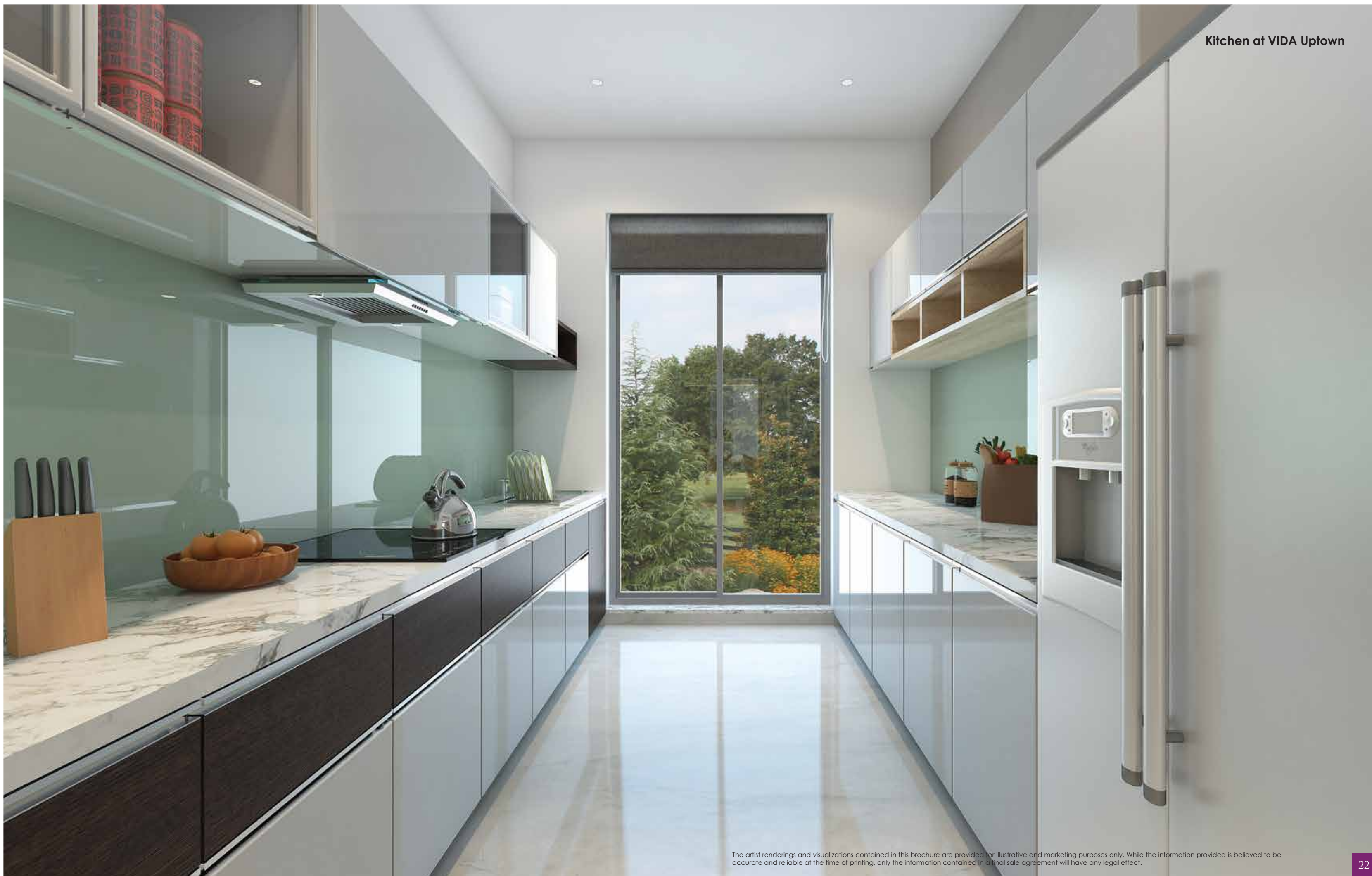
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NATURAL LIGHT

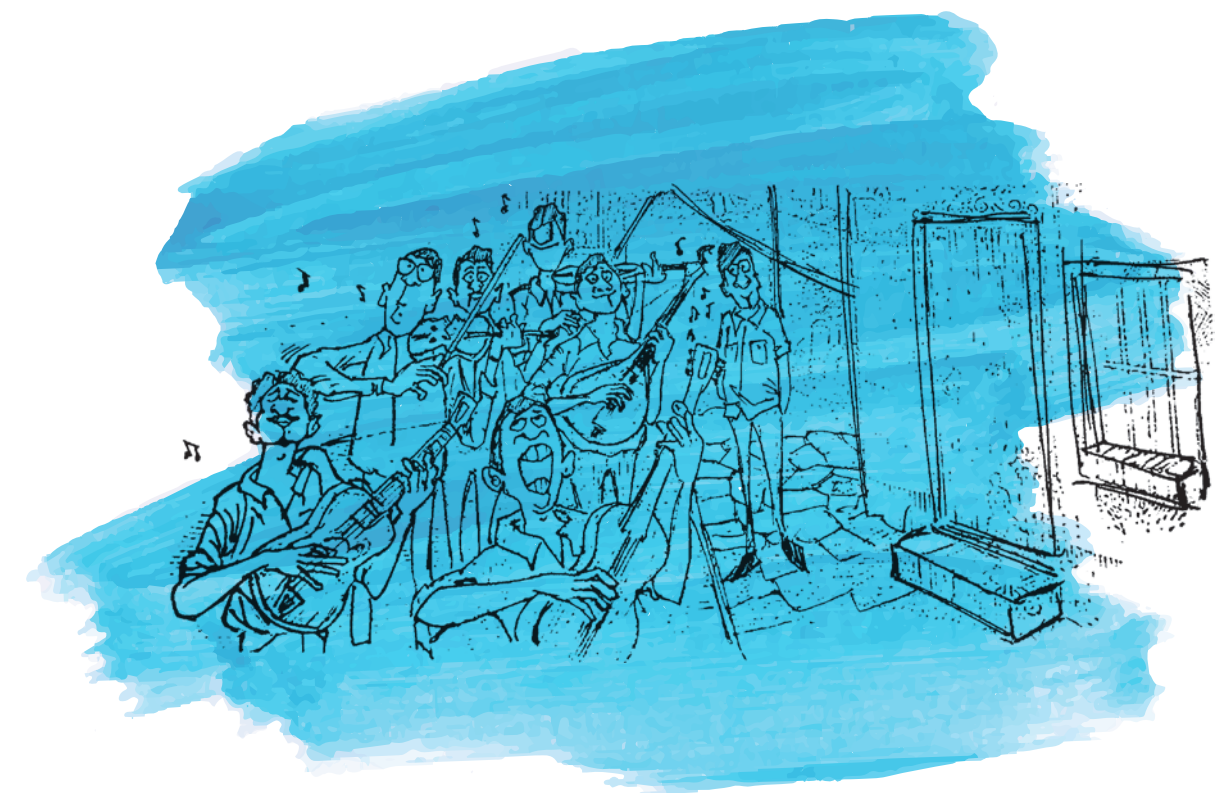
Enjoy the aesthetic and functional layout of your Row-Villa designed to maximise the availability of daylight. Why use artificial light when it's bright and sunny outside. We gave particular attention to our designs to maximise visual comfort and reduce energy use, thereby helping you achieve energy savings. Latest studies show that natural light at home help people be more productive, happier, calmer, and most importantly healthier.





PRIVATE TERRACE

Increase your options to where you decide to spend your leisure. With almost five hundred square feet of a private terrace, you're only limited by your imagination. Add a sun lounger and a few chairs, and you have a new hangout spot. Host and entertain your social gathering here; maybe add a bar to play bartender or a roof barbeque to show off your grilling skills. You could even transform it into an open garden.



An artistic rendition of Goa's music scene

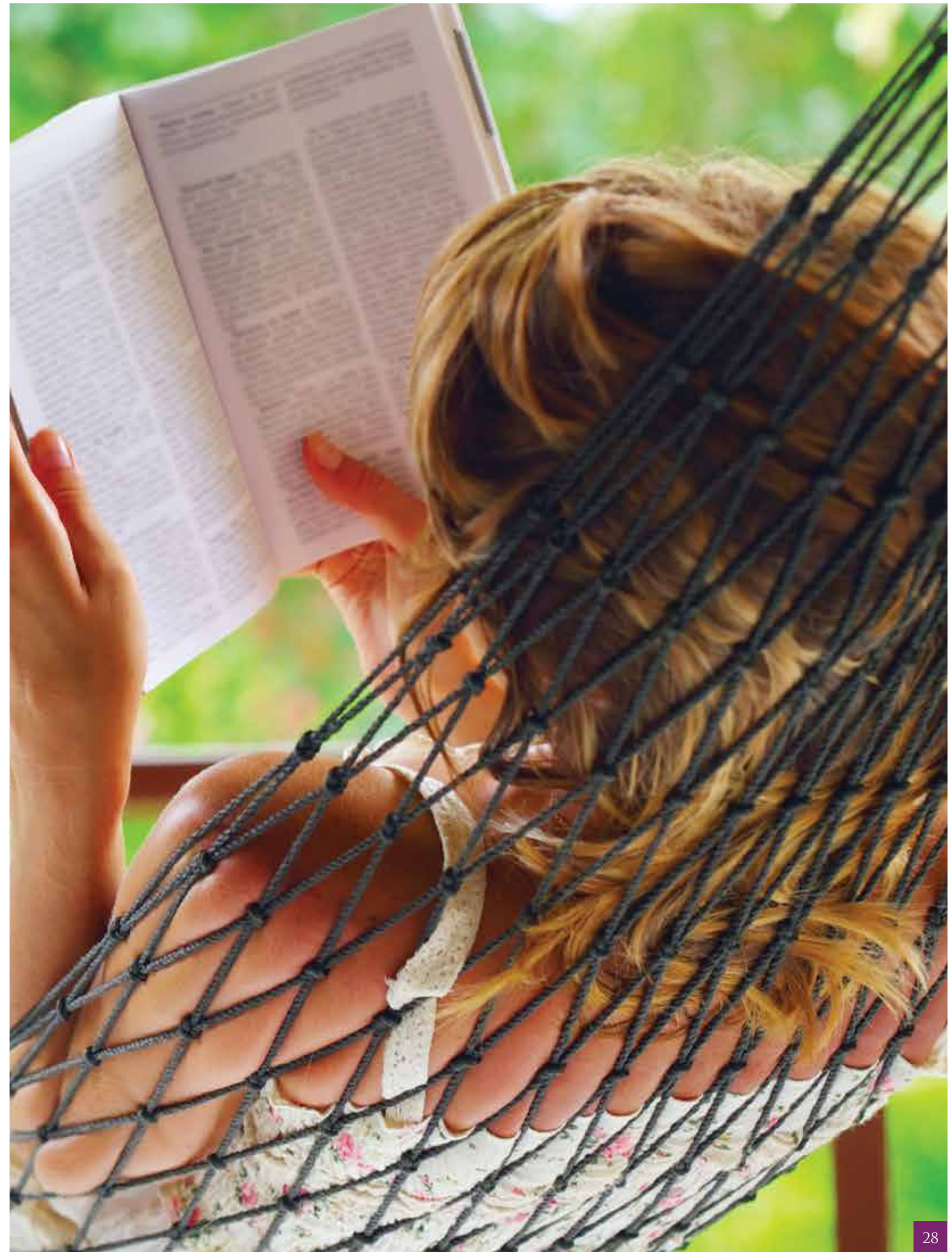
Family lounge at VIDA Uptown



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FAMILY LOUNGE AND SKY PATIO

While VIDA Uptown offers everyone their own individual spaces, we know, you chose us to bring the family together. On the first floor of your Row-Villa is a lounge complete with its own sky patio, designed specifically for this purpose. Throw in a few bean bags for family get-togethers over some tasty bites, or use it as a place to exchange stories and show-off talents. The Patio doubles up as a reading corner on a bright sunny day.



Rear view of Row-Villas at VIDA Uptown



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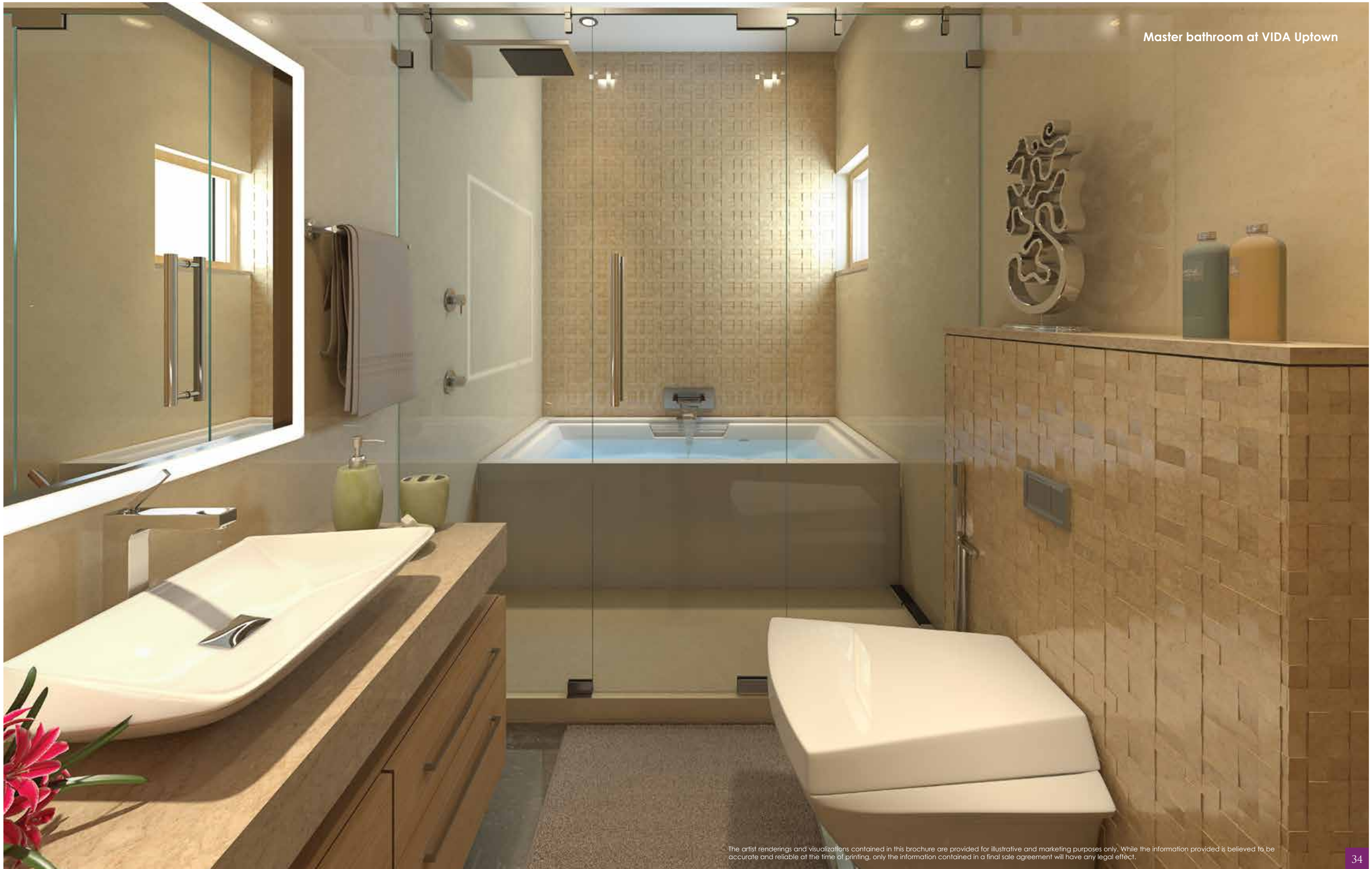
PRIVATE GARDEN

You'll even have your very own private garden in the front to grow a bed of red anthuriums to exercise those gardening skills. It's refreshing to have your own spot of greenery at an arm's reach. Watching your space transform into a beautiful garden is an emotion we cannot explain but one that you have to experience.



Welcome the attention at VIDA Uptown





SOCIAL BACKYARD

Think, what you could do with 627 square feet of Backyard space. Explore organic farming and access fresh produce from your very own green patch. It could double up as a play area by day, and a moon-lit garden by night. Set up a gazebo and you can even call in a late evening gathering. This space, a beautiful extension of your Villa gives you the freedom and convenience to fit in some exercise as well.



VIDA UPTOWN

VIDA means, 'Live your Life', and what is life without your own individual space. The opportunity to do things in your own private space without having to share a car park, a terrace or a garden. The privilege to enjoy large rooms that don't cramp you and your pursuits. The indulgence to sip a coffee in your own patio on a rainy day, to personalize your garden and, the liberty to decide between playing host or bartender. Let's do more with 'VIDA Uptown'.



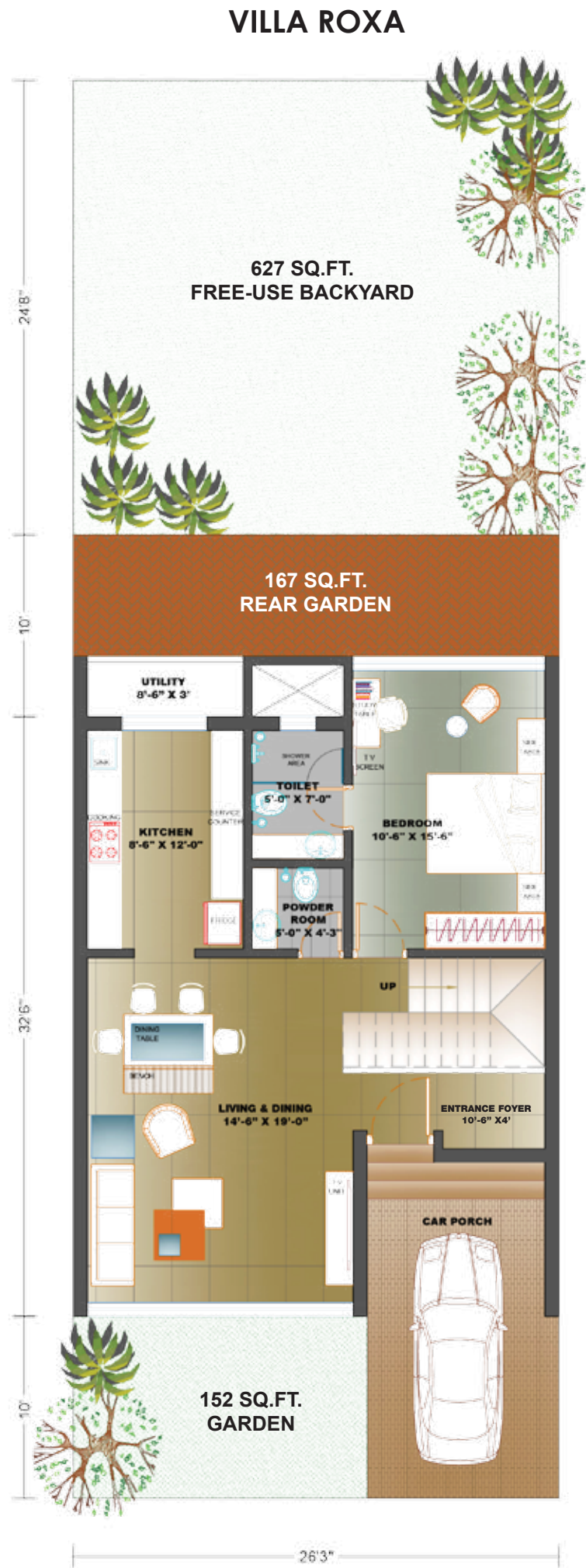
VIDA UPTOWN MASTER PLAN



GROUND FLOOR AND PLOT LAYOUT

Plot Area

Utility, Sky Patio and

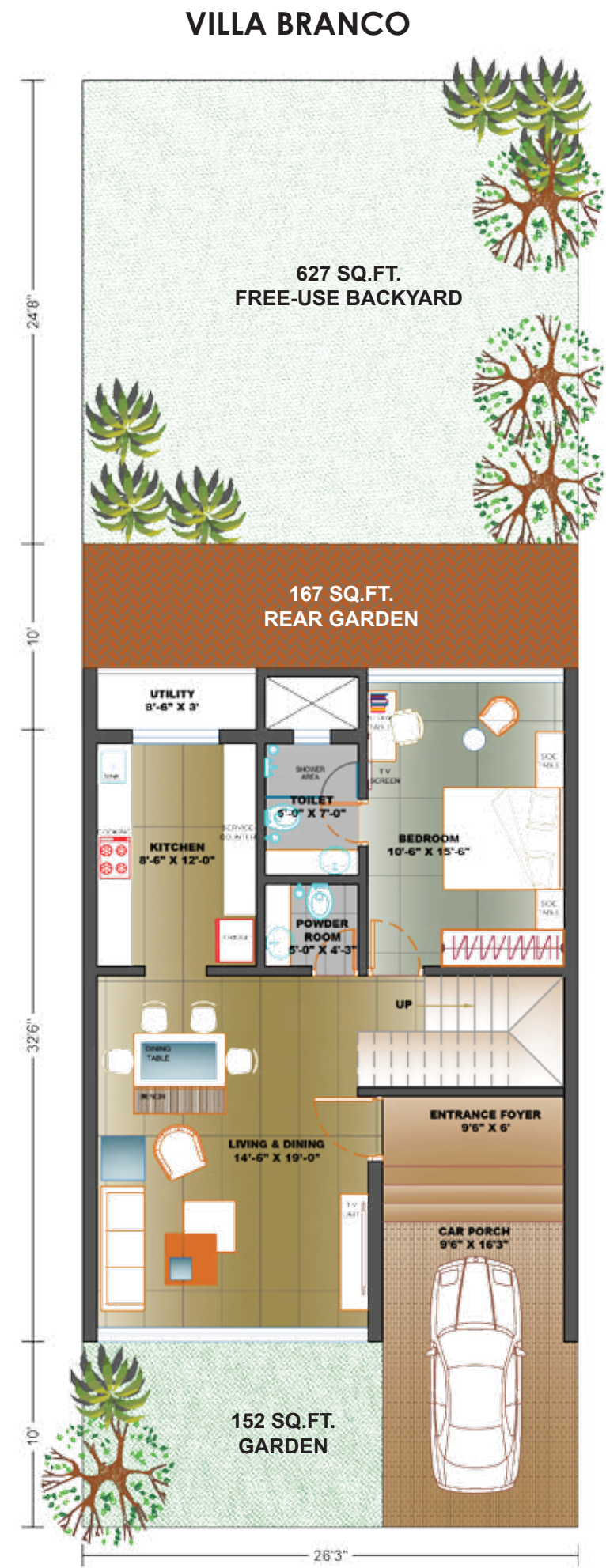


*Unit sizes are subject to change

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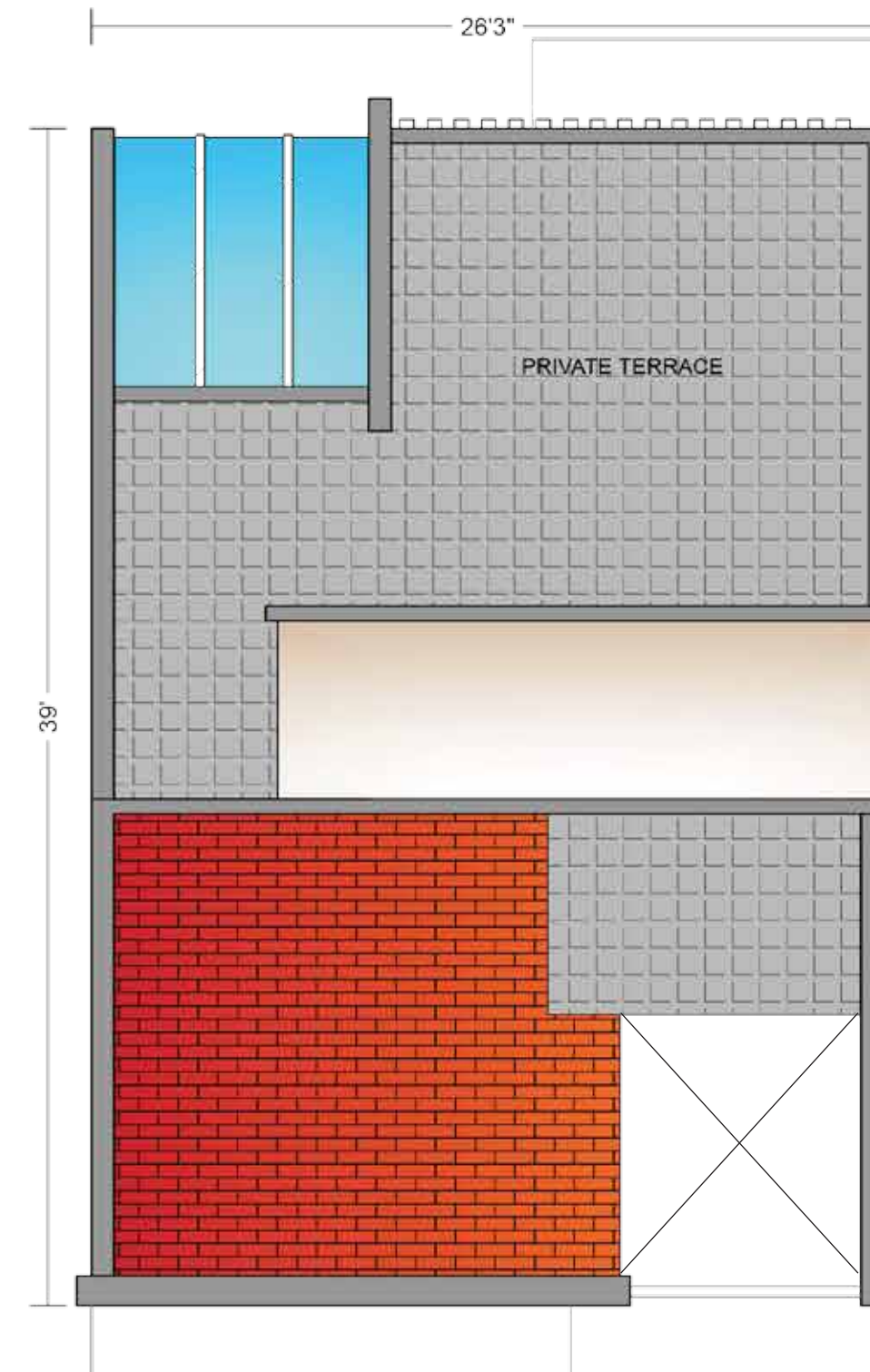


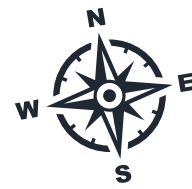
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TYPICAL FIRST FLOOR



TYPICAL TERRACE PLAN





RESIDENTIAL MASTER PLAN



- VILLA BRANCO
- VILLA ROXA



An artistic rendition of a music band in Goa

CONVENIENCES

- ❁ Private Parking
- ❁ Private Terrace
- ❁ Lounge & Sky Patio
- ❁ Private Garden
- ❁ Natural Light
- ❁ Free Use Backyard
- ❁ Clubhouse
- ❁ Swimming Pool



SPECIFICATIONS

❁ WALLS AND STRUCTURE

Structure: RCC framed structure
Walls: Laterite bricks / Cement blocks

❁ FLOORING

Bathroom and flooring: Dado Ceramic tiles up-to 7.0" Height and Anti-skid Ceramic tiles
All Rooms: 2x2 Vitrified tiles
Staircase: All landings, Steps and risers of Granite

❁ WINDOWS

Powder coated aluminium windows with 6 mm thick plain glass
All window sills of granite

❁ DOORS

Main Door: Red marine wood frames with factory made teak veneer finish door shutters and necessary fittings
Bathroom Door: Frames of Granite and with FRP door shutters with necessary fittings
Rooms: Red marine wood frames with factory made teak veneer finish door shutters and necessary fittings

❁ KITCHEN PLATFORM

Granite Kitchen platform with stainless steel single sink with necessary fittings Dado of 60 cm height ceramic tiles above Granite Platform

❁ ELECTRICAL WORK

All switches/fittings of Anchor or Equivalent
All wirings of Anchor/Polycab or Equivalent. Details of points will be as per sample unit

❁ SANITARY AND PLUMBING

All Concealed Piping of CPVC Astral/Ashirvad or Equivalent
External Piping of PVC Prince/Supreme or Equivalent
All Sanitary fittings of Cera/Hindustan or Equivalent
Taps of Jaquar builder series or Equivalent

❁ PAINT

Interiors: OBD of Asian/Nerolac or Equivalent
External: Apex Cement based of Asian/Nerolac or Equivalent



1800-209-8080

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12500+
CUSTOMERS


12000+
ACRES OF LAND
TRANSACTIONED


6
COUNTRIES


11
OFFICES


750
CHANNEL
PARTNERS