

# Emerald Villas



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# *Emerald Villas*



Start From

**₹95,00,000**



Bambolim, Goa

“

You will find peace and tranquillity at Emerald Villas, surrounded by the lush embrace of nature. As the property is located in Bambolim, it is in close proximity to the Goa Medical College & Hospital, the Cujira School complex, and most importantly, to the city of Panjim. If you're looking for a peaceful place to settle in and still want to have easy access to the city's resources, this is the place for you.

”

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# Villa 1 & 2



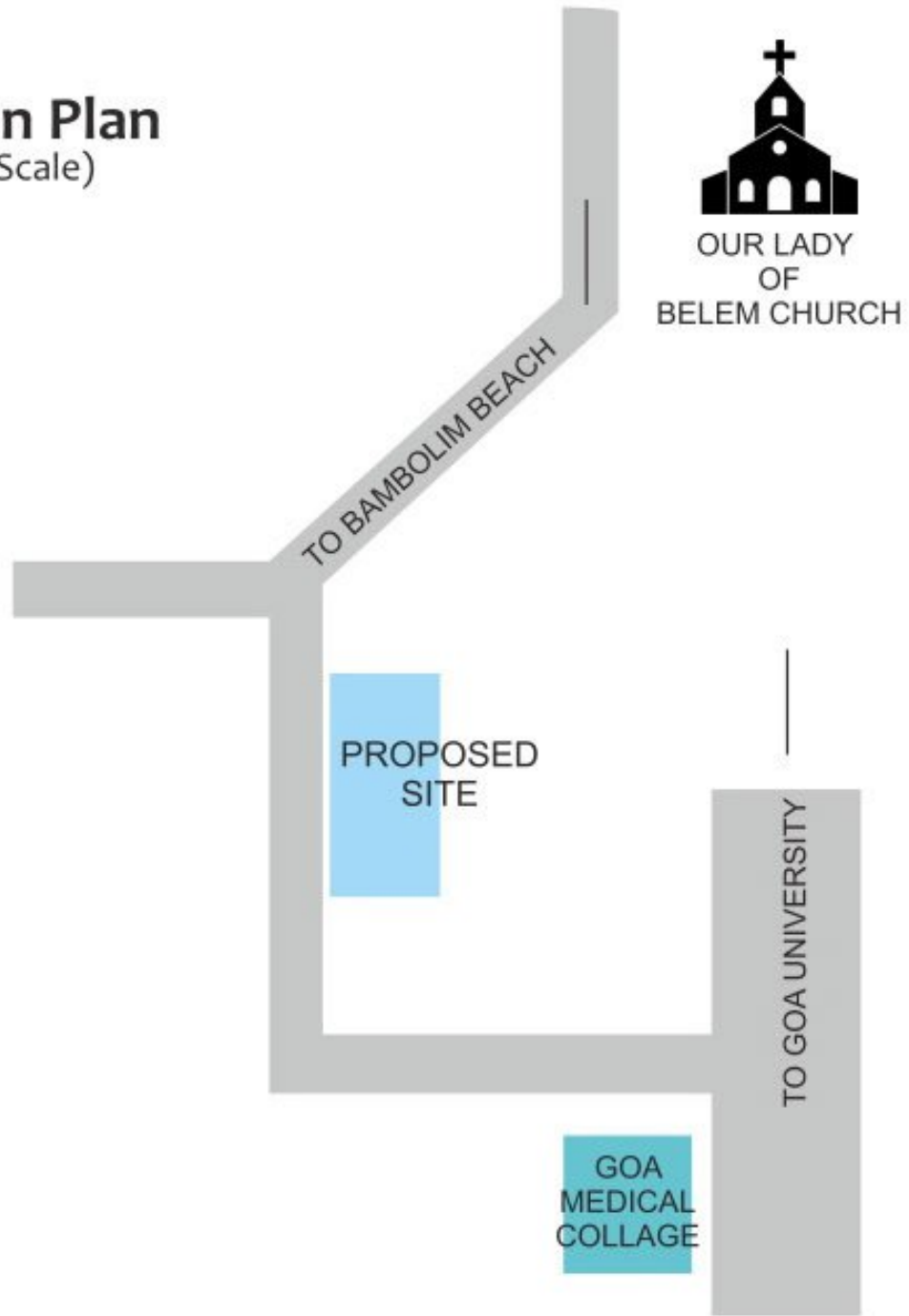
# Villa 3 & 4



# Row House



## Location Plan (Not to Scale)



All illustrations are artist impressions only. All Landscaping features are subject to local authorities approval. The information contained in this brochure is subject to change as may be required by the authorities or the company and cannot form part of an offer or contract. All measurements are approximate. While every reasonable care is taken in proving this information, the developers cannot be held responsible for any inaccuracy.

# Specification

- **RCC:** Frame structure all internal wall of bricks and external wall with laterite stone/ cement blocks /light weight blocks with double sand face plaster.
- **Flooring:** Vitrified flooring (base value of Rs. 600 sq.mtrs)
- **Doors:** All doors with wooden frame, flush doors / factory finish with lamination and S.S fittings. (French doors with aluminium shutter panels)
- **Windows:** Aluminium sliding windows/ glass with M.S grills.
- **Kitchen:** Two feet wide granite kitchen platform maximum of 3 mts length with stainless steel sink, ceramic tiles dado above the platform. 15 AMP electricity point for mixer/ grinder/ oven. 5 AMP for refrigerator etc. Provision for washing machine in kitchen balcony or suitable location with 12 AMP electricity point and water. Provision for water purifier in kitchen. Provision for exhaust fan.
- **Bathroom/Toilet:** Designer ceramic tiles bathroom/toilet full height (base value of Rs. 500 sq.mtrs), FRP door frame with waterproofing FRP doors. Bathroom fitting viz: shower, mixer (Jaguar etc) or equivalent. Western style toilet bowl with plastic cover. Flush water tank of reputed make all in white colour . Provision of 15 AMP for geezer and electricity provision for exhaust fan.
- **Electricity:** Concealed copper wiring with good quality, Modular fitting. Sufficient number of points and main distribution points having miniature circuit breaker (MCBS). Inverter provision for single point in all rooms. Each room will provide with tube light and a fan point. Provision for split AC in all bedrooms.
- **Plumbing:** GI/PVC pipes of superior quality of reputed company.
- **Painting:** External acrylic paint or equivalent and internal oil bound, distemper oil paint for MS grills and door frames, windows etc.