



Home
on a hill by the sea.



Fun on the beach...

Sun-kissed beaches, star-studded skies, green rolling hills and the zing in the air – you know there is something very special about Goa. Spend your days in world's best beaches or party all night rubbing shoulders with the international jet-set, Goa is today a top international holiday destination.

Now imagine having your holiday home in the most beautiful part of Goa on a hill side by the sea.

Palolem Hills

Home on a hill by the sea





Ah Palolem!

Palolem beach is one of the "must see" places in Goa guide books. Palolem with traditional fishing boats mingling with modern water sports in this largely unspoilt beach adorned with soft white sand merging into serene blue water is recognized as one of Goa's most beautiful beaches. Palolem's mile-long crescent shoreline is heavily forested with coconut palms so pristine that dolphins still come to play. Chic beach shack restaurants along the beach serve cocktails, international cuisine and music culminating into a beach party everyday by sundown. Bamboo-hut resorts just off the beach providing charming accommodation are highly sought after by foreign tourists.

Idyllic space...

" In every walk with nature one receives
far more than he seeks " - *John Muir*



Palolem Hills is in the southern part of Goa, about 58 km from Dabolim Airport, an hour's drive. Being close to the NH 17, it's well connected to all parts of Goa.

Canacona or Chaudi is the closest town to Palolem, less than 2 km away. The town offers facilities like School, College, Hospital and Shopping Centre. Pubs, Night Clubs, Restaurants and Shops keep up the hustle-bustle in the town. Enjoy delicious food served by several beach shacks while waves kiss your feet.







Palolem Hills...

" Just living is not enough... one must have sunshine, freedom and a little flower "

- H C Anderson



Living at Palolem hills is more than just living. It's your place for joy, fun and seasons in the sun. Standing 74 meters above sea level, the exclusive Estate faces the Palolem and Patnem beaches, just 600 meters away. You can come down to the beach in 10 minutes!

At Palolem Hills, buildings are planned in a stepladder fashion on the hillside to ensure that every home enjoys privacy while getting a clear panoramic view of the lush surroundings. It offers furnished studios, 1, 2 and 3 BHK apartments which can be treated as a holiday home or a permanent residence. An open air pool with extensive deck and lounging area is at the centre of the club house which includes café cum bar, indoor games, etc making it a perfect place to relax or meet up with friends.


Palolem Hills
Home on a hill by the sea

Palolem Hills

Home on a hill by the sea



Better living through advanced construction technology

Palolem Hills is using an advanced construction technology based on steel frame design and External Insulation Finishing System (EIFS) to deliver superior building quality. Extremely popular in USA, UK & Europe, Palolem Hills ushers India to this new age building system that delivers significant advantages in terms of:

- *Superior structural integrity, weather and seismic resistance*
- *Enhanced aesthetics with high dimensional accuracy and clean surface finish*
- *Significantly higher thermal insulation improving air conditioning efficiency by 30%*
- *Moss proof / damp proof, low maintenance building*
- *Rapid construction execution, 2-3 times faster than traditional RCC structure*
- *Eco-friendly building system adding lush green points to you*

The building system execution is being done under the guidance and consultancy from Arcelor Mittal, world's number one steel maker and steel building technology leader.

Luxury living...

Leisure Facilities

- *Swimming pool with sit outs and sun tan deck*
- *Jacuzzi*
- *Gymnasium*
- *Cafe, bar, lounge with TV area, library, etc*
- *Landscaped gardens with barbeque area, sit-outs and kids' zone*







Utilities & Services

- *Secured gated community*
- *100% D.G. set power back up*
- *Housekeeping and maintenance services*
- *Rental management services*
- *24x7 concierge*
- *Laundromat with drier*
- *Provisions shop*
- *Rainwater harvesting*
- *Sewerage treatment plant*





Turnkey delivery of your dream home

The furnishing design and layout has been done thoughtfully, professionally and meticulously to create interiors and ambience that you will enjoy everyday. Your apartment is fitted and catered to simply walk in and start enjoying.



Apartment specfications:

Structure:	Steel Frame structure, RCC foundation and stilt
Flooring:	Living / Dining: Vitrified Tiles Bedroom: Vitrified Floor Tiles Kitchen & Toilets: Antiskid Ceramic Tiles Balconies: Antiskid Ceramic Tiles Staircase: Stone
Walls:	Internal: Acrylic emulsion paint Ceiling in oil bound distemper External: Combination of semi-permanent and permanent finish
Kitchen:	Dado: Ceramic tiles Fittings: Modular kitchen with cabinets, hob, chimney, SS sink
Toilets:	Dado: Ceramic tiles Fixture & Fittings: White sanitary fixtures, CP fittings
Doors & Windows:	Doors: Wood frames / Wood veneered flush doors Windows: Anodized / powder coated aluminium with mosquito mesh
Electrical:	Copper electrical wiring in concealed conduits; telephone and TV outlets in all bedrooms and living room; moulded modular plastic switches with protective MCB's, ELCB
Air conditioning:	Individual split / window AC in all living areas
Power Back-up:	DG back-up on 24x7 basis











Furnishing Specifications

Living Room

Sofa
Pillows and duvet
Bed set - sheets, covers
Single seater sofa
Lounge Chair
Cushions and covers
Centre and side table
Curtains
LCD TV with mini home theatre system and DVD player
Lighting and Lampshades
Air-conditioning
Smart card main door locking mechanism
Writing desk with chair

Bedrooms

King size bed with mattress
Pillows and duvet
Bed set - sheets, covers
Bedside tables and lamps
Air conditioning
Curtains
Cupboards with mirror
Electronic safe
Wall clock
Wardrobe with mirror
(In case of 2 and 3 Bedroom apartment – the master bedroom will have a TV and the other bedrooms will have a provision for TV)

Kitchen

Bar Stool and Tabletop for Kitchen Dining
Kitchen cabinet
Gas/Electric Induction Stove with Chimney
Stainless steel sink
Microwave Oven
Water kettle
Pop-up Toaster
Coffee Percolator
Electric steam iron with ironing board
Refrigerator
Solar-cum-electric hot water system
Table crockery and cutlery
Cooking vessels and cutlery

Bathrooms

Bath fixtures and WC
Sink with cabinet
Hair drier
Exhaust system
Towels - face, hand, bath

Veranda

2 Chairs
Side table
Retractable clothes line

N.B. *The list of furniture varies with the type of apartment.*



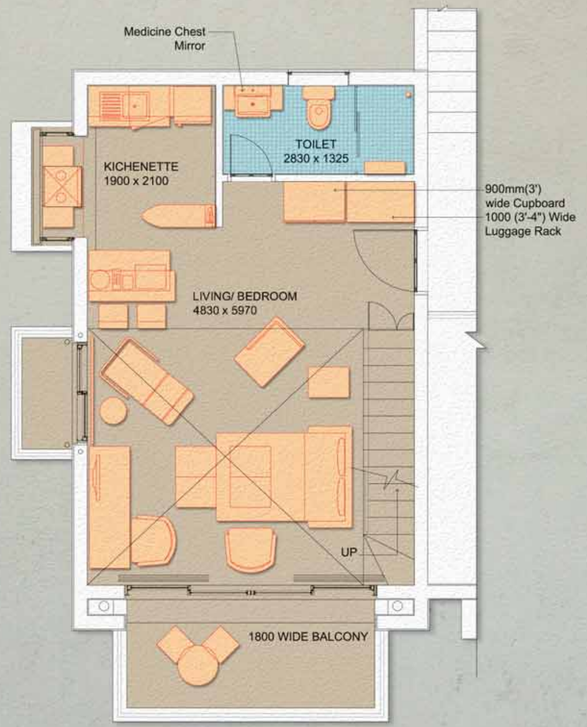
Floor Plans



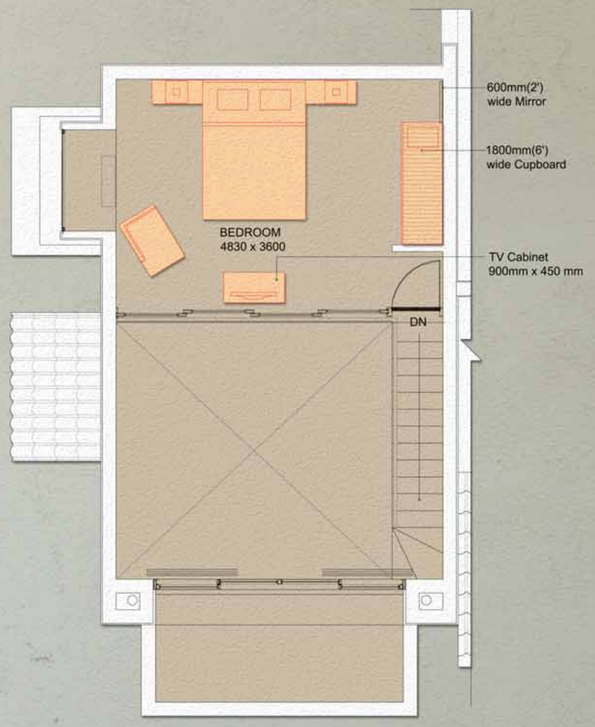
Studio Apartment (Typical) - 698 sq ft



One Bedroom Apartment Type A - 880 sq ft

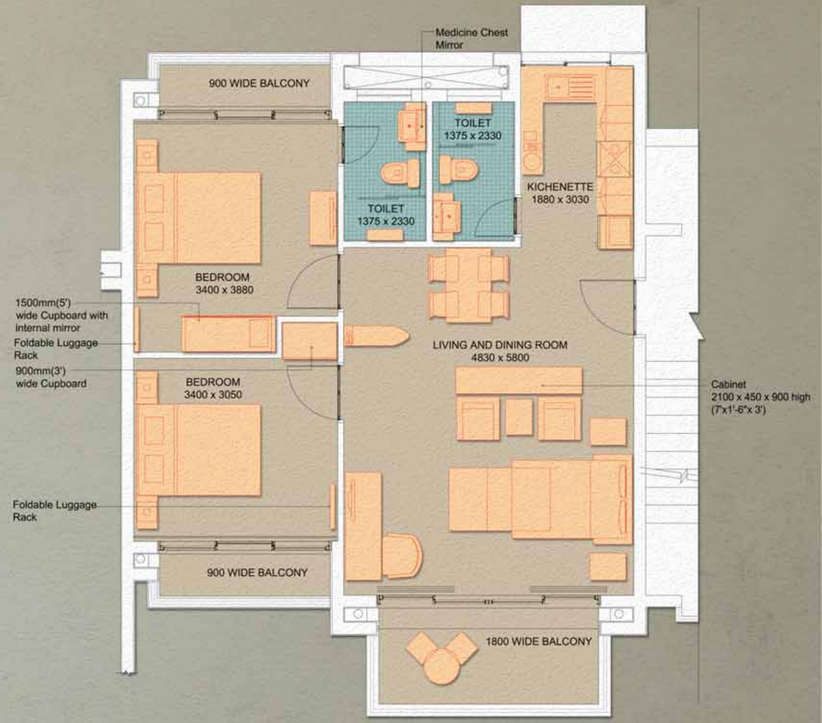


Lower Level



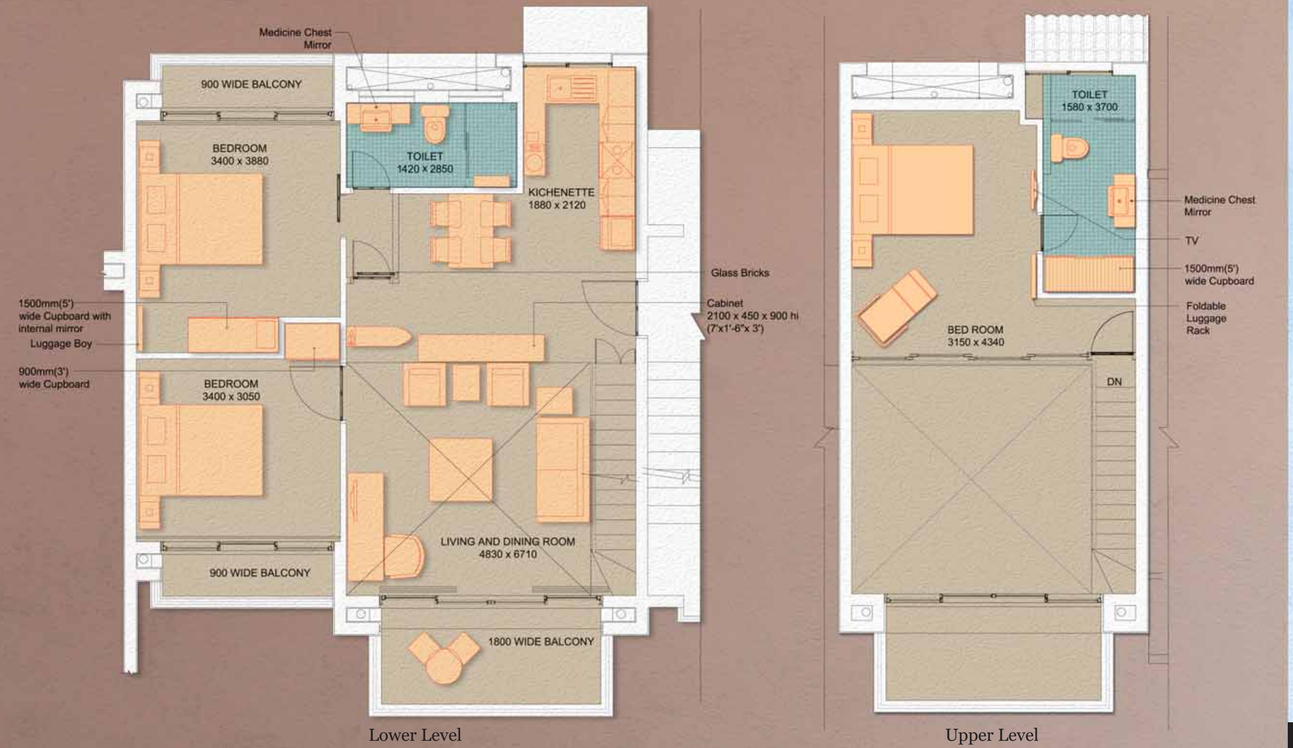
Upper Level

One Bedroom Apartment Type B - 1047 sq ft (Duplex)



Two Bedroom Apartment (Typical) - 1158 - 1300 sq ft





Three Bedroom Apartment (Typical) - 1600 - 1700 sq ft (Duplex)





Level Plan
2nd Floor

N

Apartment facing



Level Plan
3rd Floor

N

Apartment facing



Level Plan
4th Floor

N

Apartment facing



Level Plan
5th Floor

N

Apartment facing





About us



UIN urban nirmaan

The project is developed by Eclectic Developers Pvt Ltd, a 100% subsidiary of Urban Infra Nirmaan (UIN). This company has been set up to handle Palolem Hills. Besides Palolem, Urban Infra Nirmaan is currently involved in residential township developments in different locations across India aggregating over 7.5 million sq. ft. of development. Urban Infra specializes in holiday or 2nd home development at destination locations and brings together significant expertise in creating ideal life spaces and amenities designed to enable rich and fulfilling lifestyle gateways.

The company has a strong management team with a rich diverse and top-level corporate background.

Arcelor Mittal

Arcelor Mittal Construction (AMC), a division of Arcelor Mittal, the world's largest steel producer is the design and technology consultant to Palolem Hills for the Galvanized Steel Frame Technology building system adopted for Palolem Hills.

AMC is a global leader in this building technology. AMC's design team based in Europe are fully involved in advising, evaluating and approving the structural and architectural designs for the steel frame based construction at Palolem Hills.

Jyoti Rath

JRA, a leading and well known design firm is the architect for the project. JRA has created signature designs in both public and private places. The firm specializes in built to suit designs creating end to end solutions from furniture to landscape designs.

AxiomEstates™
India Properties Worldwide

Axiom Estates is a leading global provider of India Property Services with offices across India and overseas. Axiom works with over 100 top developers across all major cities in India. With offices in all major cities it provides local personalized service to its clients to the best international standards.

Marketing and sales services are provided exclusively by Axiom Estates in this project.



Palolem Hills

Home on a hill by the sea

Brought to you by

urban nirmaan

Mortgage Finance Approved by ICICI Bank & Axis Bank

Developers

Eclectic Developers Pvt. Ltd.
B / S6, Campal Trade Centre,
Opp. Kala Academy
Panaji, Goa - 403001
Phone: +91 832 22 30 689

Bank details

HDFC Bank Ltd.
Branch: Canacona, Goa
A/C No.: 12622000000216
IFSC Code: HDFC0001262
SWIFT Code: HDFCINBB

Marketed by

AxiomEstates™
India Properties Worldwide

Contact
UK: 0207 993 8117
US: 646 216 9236
India: 91 33 4020 4020

www.palolemhills.com

azure communication 9831432759

This brochure is purely conceptual and not a legal offering. The company reserves the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. Few images used in the brochure are taken from Google Search.