

Joie de vivre!



Four Seasons
perolà



Exploring Goa

*Our journey began in search of a place...
A niche of our own, a tranquil space;
Away from the bustle of life in a metro
Just to bask in the sun, or chill out in retro!*

*Chasing childhood dreams of surf and sea
Of flowing rivers and coconut trees,
The lilting music of roadside shacks..
Whizzing on bikes with only back packs!

All packaged in one, a reward for our quest
Ole la Goa - A perfect blend of East and West!*

Kadamba Plateau

*Moving beyond crowded tourist attractions
An ideal abode sure to meet your satisfaction
Away from the markets, the noise and bright lights,
A place of serenity offering comfort and respite!*

*We found Kadamba Plateau, lofty and majestic
Overlooking the river with a view that's fantastic;
A legacy reminiscent of the Royal Empire,
A chequered heritage of old and new power!*



*Perched on this plateau we
discovered a treasure
It's ethereal beauty, magnificent
beyond measure;
The 'Pearl of the Orient'
the Portuguese named it anew,
This exquisite 'perola'
we gracefully offer to you!*



Four Seasons
PEROLA

pérola pequeno

Studio Apartments
Buildings C & I



2 BHK Apartments
Buildings F & L

pérola médio



2 BHK Apartments
Buildings C & I

Four Seasons
pérola

pérola médio

2 BHK Apartments
Buildings A,E,G,K & B,D,H,J



pérola grande

3 BHK Apartments
Buildings F & L

Building A, E, G, K

Building B, D, H, J



Typical Floor Plan

Type	Floor	Buildings	Apartment No.	Carpet	Garden	Saleable
2 BHK Garden	Ground	B, D, H, J	001, 002	89.37	26.56	116.33
2 BHK	First	A, B, D, E	101, 102	89.37		109.69
	Second	G, H, J, K	201, 202	89.37		
	Third		301, 302	89.37		
	Fourth		401, 402	89.37		

Areas in m²

Building C & I



Typical Floor Plan

Type	Floor	Apartment No.	Carpet	Saleable
2 BHK	First	109, 110	75.15	100.18
	Second	209, 210	75.15	
	Third	309, 310	75.15	
	Fourth	409, 410	75.15	

Areas in m²

Type	Floor	Apartment No.	Carpet	Saleable
Studio I	First	101, 108	26.21	35.96
	Second	201, 208	26.21	
	Third	301, 308	26.21	
	Fourth	401, 408	26.21	
Studio II	First	102 to 107	25.78	34.42
	Second	202 to 207	25.78	
	Third	302 to 307	25.78	
	Fourth	402 to 407	25.78	

Areas in m²

Building F & L



Typical Floor Plan

Type	Floor	Apartment No.	Carpet	Garden	Saleable
3 BHK Garden	Ground	001, 004	109.09	42.89	145.52
3 BHK	First	101, 104, 105, 108	109.09		134.00
	Second	201, 204, 205, 208	109.09		
	Third	301, 304, 305, 308	109.09		
	Fourth	405, 408	109.09		

Areas in m²

Type	Floor	Apartment No.	Carpet	Garden	Saleable
2 BHK Garden	Ground	002, 003	91.93	44.22	126.71
2 BHK	First	102, 103, 106, 107	91.93		115.54
	Second	202, 203, 206, 207	91.93		
	Third	302, 303, 306, 307	91.93		
	Fourth	406, 407	91.93		

Areas in m²



Legends

- | | |
|----------------------------|---------------------------|
| 1. Entrance Gate | 9. Club House |
| 2. Security Kiosk | 10. Gazebo |
| 3. Car Park | 11. Senior Citizen's Park |
| 4. Children's Play Area | 12. Stage |
| 5. Swimming Pool with Deck | 13. Open Air Auditorium |
| 6. Children's Pool | 14. Jogging Track |
| 7. Gymnasium | 15. Car Wash |
| 8. Steam & Sauna | 16. Society Office |

Amenities

- Eye-catching elevations for the buildings.
- Elegantly designed entrance lobbies for all the buildings.
- Serene organic landscaping near the compound wall and in the open spaces.
- Paving blocks in driveways and rough finish tiles in parking below stilts.
- Underground and overhead water tanks of adequate capacity and an automatic water level controller.
- Three phase connections for 2 & 3 Bedroom Apartments and single phase connection for studio Apartments.
- Elevators as per the National Building Code.
- UPS / Generator backup for lifts, water pump, light fittings in staircase and parking areas.
- Main gate/s with security system.
- A beautifully landscaped central garden, children's play area and a special demarcated area for senior citizens.
- Club house, jogging track, gymnasium, swimming pool with change rooms, reading room, lounge and a space for indoor games.

Think Green. Act Green...

- Sewage treatment plant / bio digester with provision of recycling water for flushing, gardening and car-wash.
- Solar water heating system for all bathrooms.
- Rain water harvesting with proper provision for recharging the ground water.
- Solid waste management for conversion to organic manure and if possible bio-gas.
- Solar / Wind energy utilization for street lights and lights in the staircase and parking.
- Entire landscape to be organic with plants and trees carefully chosen for the local soil.

Overall we aim at creating a zero - wet garbage colony, where all the renewable energies are tapped and optimally utilized. This will reduce the load on the sewage and waste disposal system of the city.

Specifications

RCC

- Earthquake resistant framed structure conforming to IS codes.

BRICKWORK

- External walls – 200 mm thick eco friendly fly-ash blocks.
- Internal walls – 100 mm thick eco friendly fly-ash blocks.

PLASTER

- External – Double coat sand faced finish .
- Internal – Gypsum finish.

FLOORING & TILING

- Vitrified tiles 600 mm x 600 mm in all rooms.
- Wooden finish tiles 600 mm x 600 mm in Master Bedroom.

DOORS

- Decorative main entrance door in teak.
- Three track powder coated Aluminum sliding doors with additional track for mosquito net.
- Granite frame for all washroom doors.
- All internal doors FRP (Fibre Reinforced Plastic).

WINDOWS

- Powder coated aluminum sliding windows with mosquito net.
- All windows with safety grill in mild steel.
- Granite window frames.

KITCHEN

- Modular kitchen with stainless steel trolleys.
- Glazed / ceramic tiles dado upto lintel height.
- Kohler C.P. fittings.
- Granite top kitchen platform with stainless steel sink.
- Provision for water purifier.
- Provision for exhaust fan.

WASHROOMS

- Dado tiles upto lintel level.
- Anti-skid flooring.
- Concealed plumbing with hot & cold arrangements.
- Kohler C.P. fittings.
- Provision for water heater.
- Provision for exhaust fan.
- Wall hung European water closet.

ELECTRIFICATION

- Adequate points with branded modular switches and copper wiring.
- T.V. and telephone point in Living room and Master Bedroom.
- Branded MCB & ELCB (Earth Leakage Circuit Breaker) for each Apartment.
- Provision for split AC in Master Bedroom.
- 15 Amps power points for washing machine, microwave, air-conditioner, refrigerator and water heater.
- Provision for inverter in each Apartment.

PAINTING

- Water resistant acrylic emulsion for external walls.
- Internal acrylic emulsion.



Location Plan

Credits

Architects

Arch. Kundan V. Prabhu

RCC Consultants

Sabnis Consultants Pvt Ltd

Legal Consultants

Adv. Vilas P. Thali
Adv. Udaykumar R. Kulkarni

**Site: S.No. 20/1(Part) of Bainguinim, Tiswadi,
Old Goa (Kadamba Plateau)**



Goa: Gera Imperium II, Office No. 712, Patto Plaza, Panjim- 403001.

Pune: S. No. 125/3, 1st Floor, Sunlit Apartments, Prabhatnagar,
Law College Road, Erandwane, Pune- 411004.

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Project approved by H.F.I's