

EXPERIENCE TRUE LUXURY



LUXURIOUS 2 & 3 BEDROOM APARTMENTS AND PENTHOUSES

# GOA THE PEARL OF THE ORIENT



Welcome to the land of hospitality, adventure, culture and serenity...

Revel in wide expanses of endless sandy shores, fringed with lush green palm groves...  
Paddy fields galore banked by meandering paths weaving through quaint villages with streams gurgling by...  
Local festivals and bazaars, colorful people filled with gaiety and a zest for life....

Welcome to Goa....





An ideal locality, Dabolim is the epitome of comfort and convenience. Lush greenery and beautiful valley views is only part of this city's charm. Dabolim easily accommodates The International airport, hospitals, educational institutes, clubs and other forms of entertainment whilst having convenient networks to other major cities like Margao and Panjim and also the Verna Industrial Estate.



Location (not to scale)



# DABOLIM LUSH GREENERY



## DISTANCES

- General Convenience Store - 500 mtr / 1 minute drive
- Airport - 1 km / 3 minute drive
- M.E.S. College of Arts & Commerce - 2 km / 5 minute drive
- Vivus Cardiac Hospital - 3 km / 10 minute drive
- Sancoale Industrial Estate - 3 km / 10 minute drive
- BITS Pilani Goa Centre (Engineering College) - 3.5 km / 10 minute drive
- Bogmalo Beach - 4 km / 10 minute drive
- Verna Industrial Estate - 10 km / 15 minute drive
- Panaji city - 35 km / 35 minute drive

Hospital - SMRC VIVUS



Birla Institute Of Technology & Science



Business - Verna Industrial Estate



Starred Resorts, Clubs, Entertainment



International Airport



Panoramic Valley Views





# ENTER THE WORLD OF LUXURY AND SOLACE



**GRANDEUR**  
DABOLIM - GOA



Enter a world of luxurious spaces and serene surroundings. Grandeur, a fitting abode for those who love to live life to the fullest is a well spread out scheme of spacious apartments and opulent penthouses.



Designed by Design Square Architects, a firm dedicated to high standards of quality and aesthetic design, the homes are the epitome of comfort.





## ULTRA MODERN AMENITIES FOR THE PRIVILEGED FEW

- Club House with gym, indoor games, steam, sauna
- Jogging track
- Swimming pool with party pantry
- Tennis / Badminton Court
- Multi purpose hall
- Society maintenance office with store room
- Visitors lobby & parking
- Reserved Stilted Parking
- Large landscaped area & party spaces
- Secured complex with 24hrs Security
- Additional service elevator in each block
- Power back up for common amenities





EACH RESIDENCE IS OUTFITTED WITH THE FINEST  
**FIXTURES AND FINISHES**

**CORRIDORS LIVING, DINNING, LOBBY :** Flooring - Vitrified Tiles  
Walls - Acrylic emulsion paint  
Ceiling - Oil Bound distemper

**BED ROOMS :** Flooring - Vitrified / Laminated wooden flooring for master bed . Vitrified tiles for other bedrooms  
Walls - Acrylic emulsion paint  
Ceiling - Oil Bound distemper

**KITCHEN :** Flooring - Anti skid ceramic tiles and marble/granite counter  
Walls - Ceramic tiles up to 2 feet (above counter) & Acrylic emulsion paint elsewhere  
Ceiling - Oil Bound distemper

**TOILETS :** Flooring - Anti skid ceramic tiles  
Walls - Combination of Ceramic tiles up to 7 feet  
Ceiling - Oil Bound distemper

**BALCONY :** Flooring - Anti skid ceramic tiles  
Walls - Anti Fungal Exterior Paint  
Ceiling - Oil Bound distemper

**LIFT LOBBY/ENTRANCE HALL :** Flooring - Natural Stone / Vitrified Tiles  
Walls - Natural Stone/Ceramic Tiles/ Paint  
Ceiling - Oil Bound distemper

**DOOR & WINDOWS :** Main door - Veneered & polished Flush shutter / moulded skin door  
Internal doors - Painted flush door shutter / FRP door with hardwood Frame  
External windows - Powder coated aluminum / UPVC glazing

**KITCHEN FITTINGS :** Modular kitchen with counter in marble/ granite, stainless steel single bowl drain board sink

**TOILET FITTINGS :** Single lever CP fittings, white chinaware

**ELECTRICAL FITTINGS :** Modular type switches & sockets, copper wiring, geyser, fan





ENJOY THE LUXURIES OF OWNING A HOME IN AN ELITE UPMARKET RESIDENTIAL HAVEN



  
GRANDEUR  
DABOLIM - GOA



Indulge yourself with a home equipped with premium specifications and finishes and enhanced with a host of lifestyle amenities.





Take pleasure in an invigorating swim at the Grandeur pool or simply just laze around on the sun drenched decks taking in all that nature has to offer





Stay healthy and physically fit at our in house badminton court. Keep that sense of healthy competition going with a friendly match.

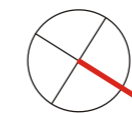
Gatherings and performances which gives you a sense of community and belonging can be played out at the amphi theater.







- 1 Block A
- 2 Block B
- 3 Block C
- 4 Gate - 1
- 5 Swimming pool
- 6 Tennis / Badminton Court
- 7 Amphi Theater
- 8 Clock Tower
- 9 Childrens play area
- 10 & 11 Visitors Parking
- 12 Gate - 2




  
**GRANDEUR**  
 DABOLIM - GOA

**SCHEME LAYOUT**  
 EQUIPPED WITH A HOST OF ULTRA MODERN AMENITIES

10.0 m wide road

10.0 m wide road

10.0 m wide road



BLOCK A & B - 2 BEDROOM APARTMENT  
133 sq. mtrs. / 1431 sq. ft. (approx.)



VESTIBULE	1.9m x 1.5m
LIVING	3.6m x 4.5m
DINING	2.9m x 3.5m
VERANDAH	2.6m x 2.5m
KITCHEN	2.7m x 2.8m
STORE	1.6m x 1.4m
UTILITY	2.7m x 1.5m
BEDROOM 1	3.4m x 3.8m
TOILET 1	2.5m x 1.7m
DRESS1	1.6m x 1.8m
BEDROOM 2	3.4m x 3.8m
TOILET 2	2.5m x 1.7m
DRESS 2	1.6m x 1.8m



Block A & B  
Typical first, second, third  
& fourth floor key plan



# BLOCK A & B - 2 BEDROOM APARTMENT



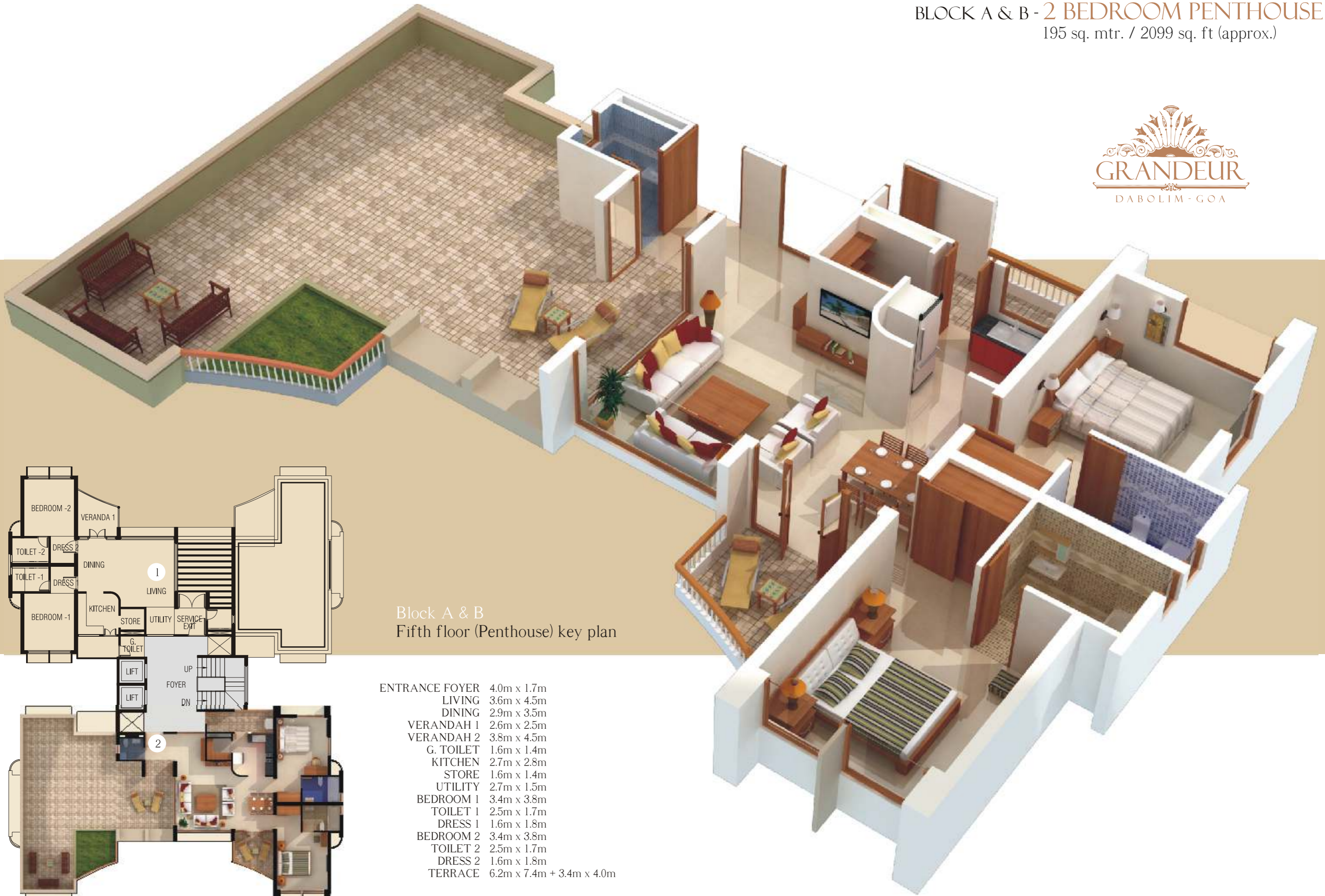


# BLOCK A & B - 2 BEDROOM PENTHOUSE





BLOCK A & B - 2 BEDROOM PENTHOUSE  
195 sq. mtr. / 2099 sq. ft (approx.)



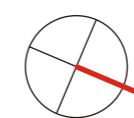
Block A & B  
Fifth floor (Penthouse) key plan

ENTRANCE FOYER	4.0m x 1.7m
LIVING	3.6m x 4.5m
DINING	2.9m x 3.5m
VERANDAH 1	2.6m x 2.5m
VERANDAH 2	3.8m x 4.5m
G. TOILET	1.6m x 1.4m
KITCHEN	2.7m x 2.8m
STORE	1.6m x 1.4m
UTILITY	2.7m x 1.5m
BEDROOM 1	3.4m x 3.8m
TOILET 1	2.5m x 1.7m
DRESS 1	1.6m x 1.8m
BEDROOM 2	3.4m x 3.8m
TOILET 2	2.5m x 1.7m
DRESS 2	1.6m x 1.8m
TERRACE	6.2m x 7.4m + 3.4m x 4.0m





VESTIBULE	1.8m x 2.0m
LIVING	3.4m x 5.3m
DINING	3.5m x 3.1m
VERANDAH	3.6m x 2.8m
GEN TOILET	1.4m x 1.5m
KITCHEN	3.3m x 2.6m
STORE	1.5m x 1.9m
UTILITY	1.5m x 2.5m
BEDROOM 1	3.3m x 4.3m
TOILET 1	2.0m x 2.2m
BEDROOM 2	4.6m x 3.5m
TOILET 2	2.4m x 1.9m
BEDROOM 3	3.1m x 3.1m



Block C  
Typical first, second, third  
& fourth floor key plan



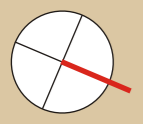


# BLOCK C - 3 BEDROOM APARTMENT





BLOCK C - 3 BEDROOM PENTHOUSE  
245 sq. mtr. / 2637 sq. ft. (approx.)



Block C  
Fifth floor (Penthouse) key plan



VESTIBULE	2.7m x 3.4m
FOYER	2.7m x 3.4m
LIVING	4.6m x 3.4m
DINING	3.1m x 3.5m
VERANDAH 1	2.6m x 3.4m
VERANDAH 2	4.4m x 3.6m
GEN TOILET	1.5m x 1.5m
KITCHEN	2.6m x 3.3m
STORE	1.5m x 1.7m
UTILITY	5.5m x 1.5m
BEDROOM 1	4.3m x 3.3m
TOILET 1	2.2m x 2.0m
BEDROOM 2	3.5m x 4.6m
TOILET 2	1.9m x 2.4m
BEDROOM 3	3.1m x 3.1m
TOILET 3	2.0m x 1.4m
TERRACE	9.7m x 8.0m



# BLOCK C - 3 BEDROOM PENTHOUSE





FOR BOOKINGS AND ENQUIRIES PLEASE CONTACT



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