



Sea-facing 1 BHK's
- Limited Edition

UMIYA



Umiya Seascapes is located at Sancoale – a prime location just 4 km from the Dabolim Airport.

This upper crust, sea-facing 1 BHK apartment project is located right on the Vasco-NSD-Panjim bypass road.

Umiya Seascapes makes an ideal home, a holiday home, a retirement home or a smart investment. It is a 35 minutes, beautiful, scenic drive to Panaji - the capital of Goa and another 15 minutes to the bustling world famous beaches - Calangute, Baga, Anjuna and Vagator.

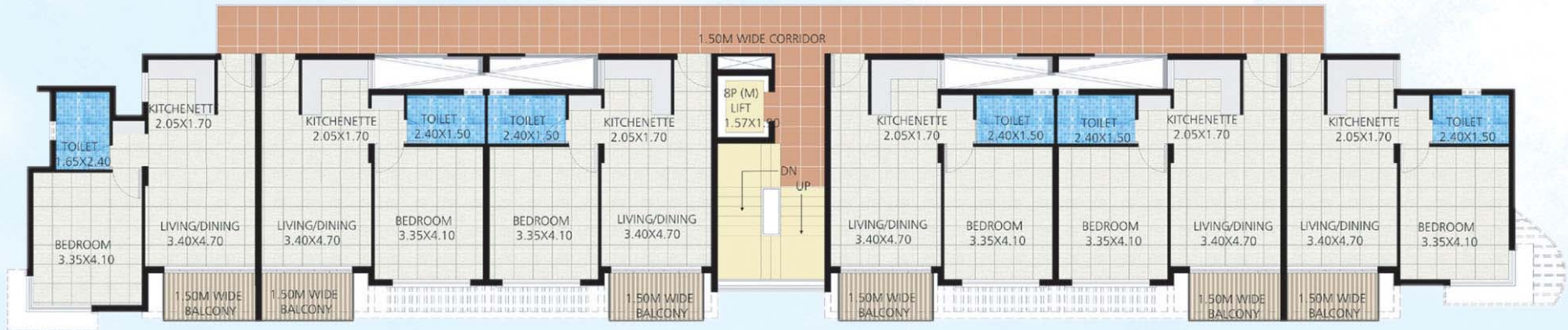
Umiya Seascapes is a mere 15 minutes from the spectacular beaches of Bogmalo, Benaulim, Betalbatim, Varca and Majorda. Margao - the headquarters of South Goa is also just 35 minutes away.

The rail station, beaches, schools, colleges, play areas, hospitals and market areas are all within a radius of 5 km. Umiya Seascapes is thus situated in the most convenient, yet peaceful locations of Goa, **with breathtaking permanent views of the sea.**



maps not to scale

Typical Floor Plan



Typical Unit Plan



Specifications and Amenities:

Structure

RCC framed structure and laterite block partition walls

Flooring

Polished Vitrified tiles in living/dining, bedroom, kitchen and living room balcony.

Ceramic tiles in utility and common areas

Doors and windows

Main door: Treated wood frame with both side teak flush doors and brass fittings

Bedrooms & Kitchen: Hard wood frame and masonite doors

Toilet: Hardwood frame and flush doors

Balconies & utility: Powder coated aluminium / flush doors

Windows: Powder coated aluminium sliding windows

Painting

External walls with texture finish paint.

Internal walls and ceilings with emulsion paint.

Kitchen

Granite platform

Stainless steel sink with drain board

2 feet dado above the counter

Exhaust fan

Bathrooms

Dado upto 8 feet height

Reputed brand CP fittings and sanitary ware

Exhaust fan

Power supply

3 K.V.A. power from Electricity Board

0.5KVA power back-up through generator (for lighting only)

Reputed brand modular switches

Fans in bedroom and living room

Telephone, T.V. points in living room and bedroom

Common Amenities

Water supply from borewell / Corporation

One 6 passenger capacity lift

100% power-back-up for common areas

24 hour Security

Umiya Holding

Umiya Holding set up base at Bangalore City in 2000 and in this short span has impressed one and all with the quality of its work.

The company develops residences in the luxury segment, world-class commercial premises and prime retail destinations.

Umiya Holding works with leading Indian and International architects and builds and develops each of its properties by itself. Supervised by a team of professionals checking for quality at every step, promising to deliver only the best.

An organisation known for its discipline and dedication, Umiya runs on well oiled wheels.

Umiya constantly thrives to move forward and keep up with the demands of its clientele by updating facilities and using state-of-the-art technology to suit today's ever rising high standards.

Umiya also has to its credit two of the most talked about and frequently used roads in Bangalore - Hosur Road and Millers Road. These were built in partnership with Japan's oldest road construction company - "The Nippon Road Co. Ltd".



Few of our Projects



Umiya Orchid



Umiya Laburnum



Umiya Shangri-la



Umiya Emporium



Umiya Landmark



Umiya Suntech



Umiya Business Bay



Umiya Solitude

UMIYA

For further details, please contact:
UMIYA HOLDING PVT. LTD.,

Bangalore:

1075-G, 10th Main, 5th Cross,
HAL II Stage, Indiranagar,
Bangalore - 560 008. INDIA.
Phone No.+91 80 2520 2001 / 02
Tele/Fax. +91 80 2520 2003

Goa:

102 & 103,
1st Floor, Anand Tower - I,
Airport Road, Chicalim,
Goa - 403 711
Ph : +91-832 2540 334

e-mail: sales@umiyaindia.com

www.umiyaindia.com

Disclaimer: Umiya reserves the right to change specifications without prior notice.
Please check with our offices for the latest specifications and changes, if any.