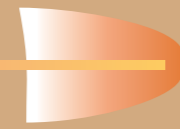


**UMIYA**



**UMIYA Buildcon Ltd.**

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UMIYA

*Brick Lane*

Disclaimer: Images used in this brochure are for illustrative purposes only

A PRIVATE  
RETREAT IN **GOA**



## UMIYA Brick Lane

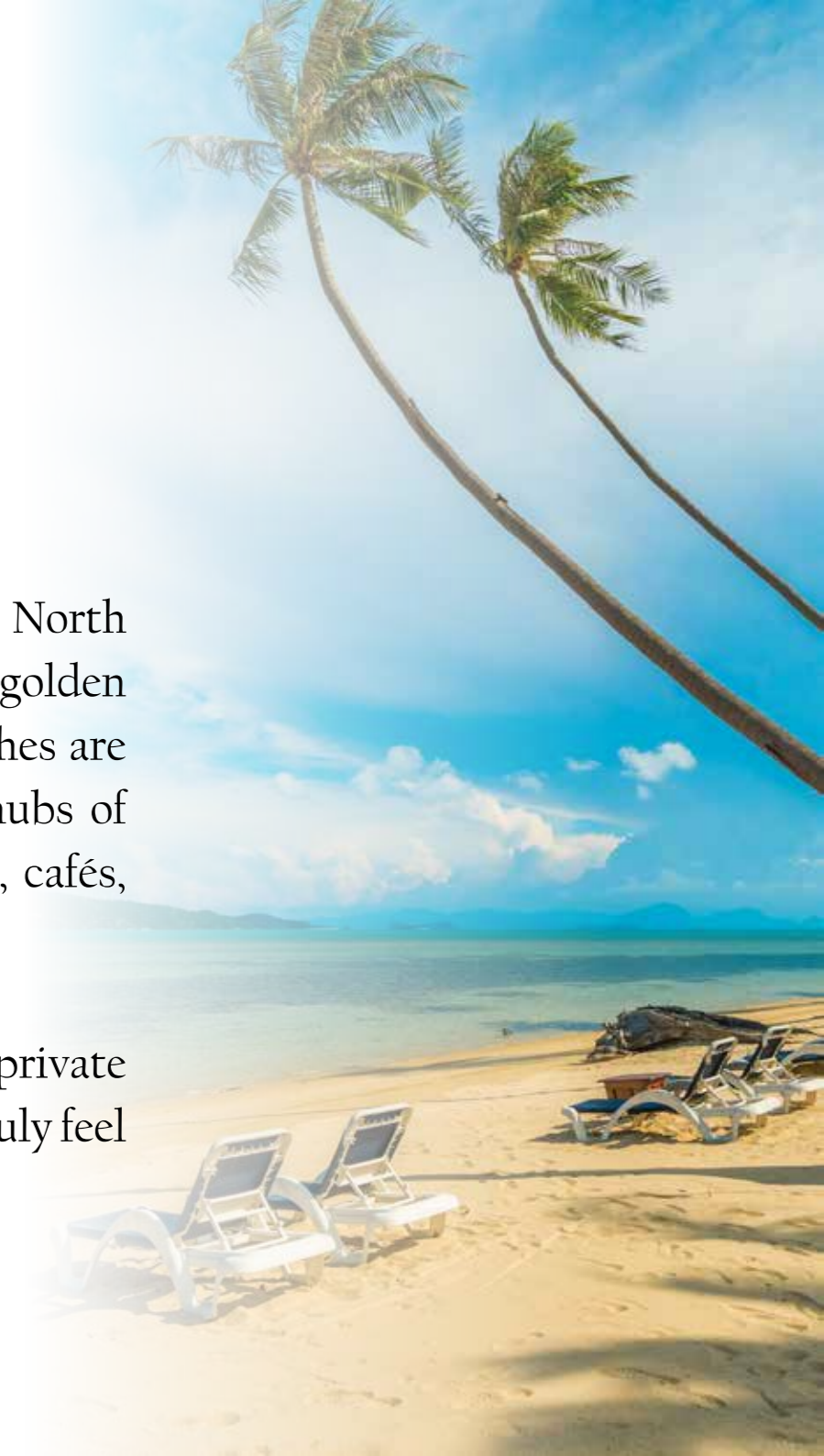
An exquisite blend of modern elegance and tropical serenity in Candolim, Goa. Designed for those who value exclusivity, these boutique residences redefine luxury living. Each home features a private plunge pool, making every day feel like a vacation. Whether you seek a dream retreat or a high yield investment, this is your perfect opportunity.



## Indulge in Coastal Luxury - Your Private Retreat in the Heart of Candolim

Umiya Brick Lane enjoys a prime address that places North Goa's finest experiences within effortless reach. The golden shores of Candolim, Calangute, Baga, and Anjuna beaches are just a short drive away, while the charming lifestyle hubs of Assagao and Siolim - known for their boutique dining, cafés, and exclusive residences - are close at hand.

Each apartment is thoughtfully designed with its own private plunge pool - the perfect place to unwind, cool off, and truly feel at home after a day in Goa's sun-soaked paradise.





# Site Plan

30 Luxury homes comprising of 1, 1.5 & 2 BHK

Each home is expertly designed with premium materials, ensuring elegance and functionality.



Area Statement - UMIYA Brick Lane - Candolim								
Sl no	Block	Flat no	Unit Type	Flat Facing	Carpet area+Balcony+ Plunge pool(SQMT)	SBA(smt)	No of flats	Total SBA(smt)
1	A	A-101	1 BHK-2T	NORTH	67.13	86.50	4	346.00
		A-102	1 BHK-2T	SOUTH EAST	63.63	82.00	4	328.00
2	B	B-101	2 BHK-2T	EAST	94.14	110.50	4	442.00
		B-102	2 BHK-2T	WEST	96.20	112.70	4	450.80
3	C	C-101	1 BHK-2T	EAST	66.32	82.70	4	330.80
		C-102	1 BHK-1T	WEST	57.43	71.60	4	286.40
4	D	D-101	1 BHK-1T	EAST	57.32	72.60	3	217.80
		D-102	1 BHK-2T	WEST	66.11	83.70	3	251.10
TOTAL							30	2652.90

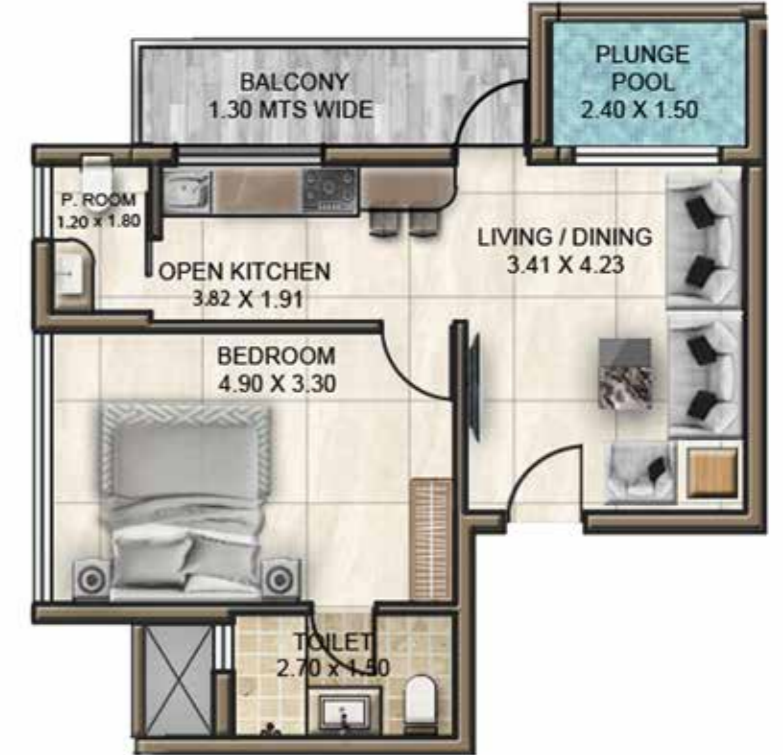
TYPICAL FLOOR PLAN - BLOCK A,B & C



BLOCK A : A101, A201, A301 & A401



BLOCK A : A102, A202, A302 & A402



BLOCK B : B101, B201, B301 & B401



BLOCK B : B102, B202, B302 & B402



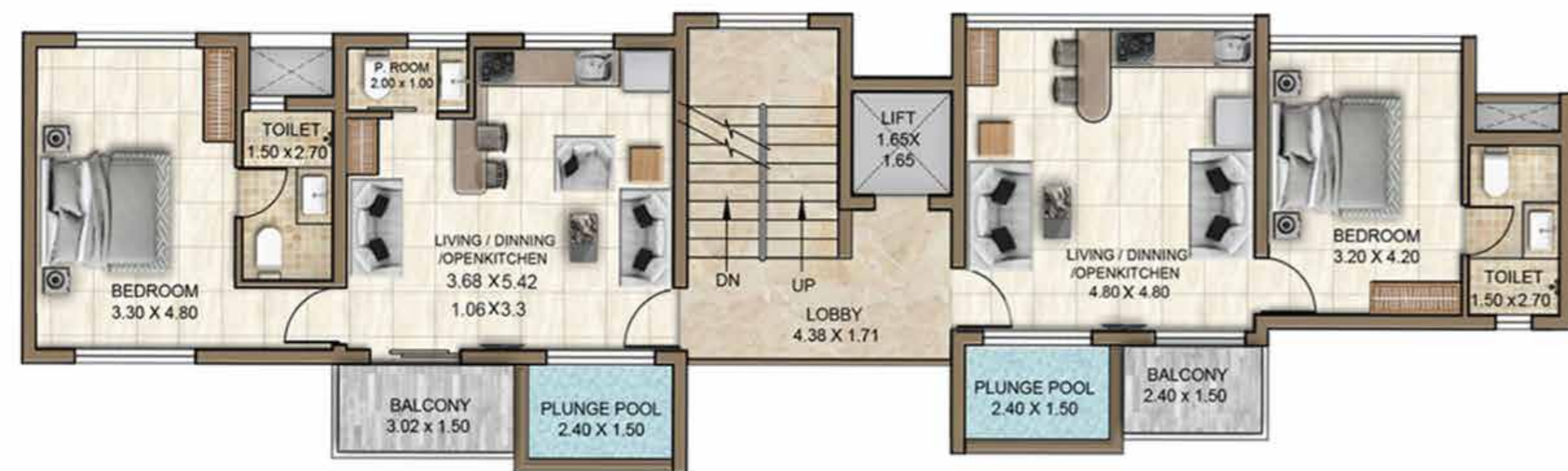
BLOCK C : C101, C201, C301 & C401



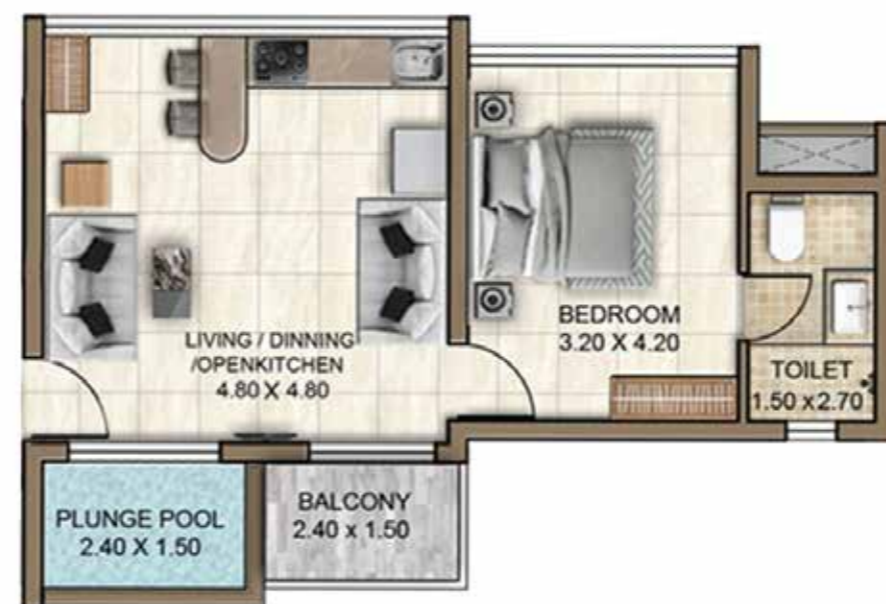
BLOCK C : C102, C202, C302 & C402



TYPICAL FLOOR PLAN - BLOCK D



BLOCK D : D101, D201 & D301



BLOCK D : D102, D202 & D302



# Specifications

## Exterior & Interior Structure



### Structure

RCC framed structure  
Internal and external walls of concrete blocks



### Flooring

Vitrified tiles with nano technology (stain proof) in living, dining, kitchen and bedrooms. Ceramic non - skid tiles in bathroom, utility, balcony and open deck area.



### Wall Tiles

Ceramic dado tiles till false ceiling in bathroom.  
2' height ceramic dado tiles in kitchen.



### Doors

- Main door: Hardwood frame & marine flush decorative door and fittings.
- Bedrooms: Hardwood frame & marine flush door and fittings.
- Bathrooms: Hardwood frame & marine flush door with paint on one side and fittings.



### Windows

UPVC sections with powder coated & clear glass



### Kitchen

Granite platform.  
Single bowl with drain board stainless steel sink.



### Bathrooms

Sanitary fittings of jaquar or equivalent single lever for all the toilets and kitchen. Sanitary ware of Jaquar or equivalent, white sanitary ware.



### Painting

Texture finish with two coats of superior-quality paint.  
Internal walls with First-quality emulsion paint.  
Ceiling with emulsion paint



### Power Supply

- 5 KVA with 3phase power supply with dedicated transformer & 100% DG back up for each homes.
- 100% power back up for common areas, lifts & pumps.
- Great white/equivalent modular switches.
- TV points in living room.
- AC Points in living room & bedrooms.



### Water Supply

Government/treated water/borewell/tanker.



### Elevators

High speed elevator



### False Ceiling

Toilets



### Air Conditioners

Provision for AC in all bedrooms & living



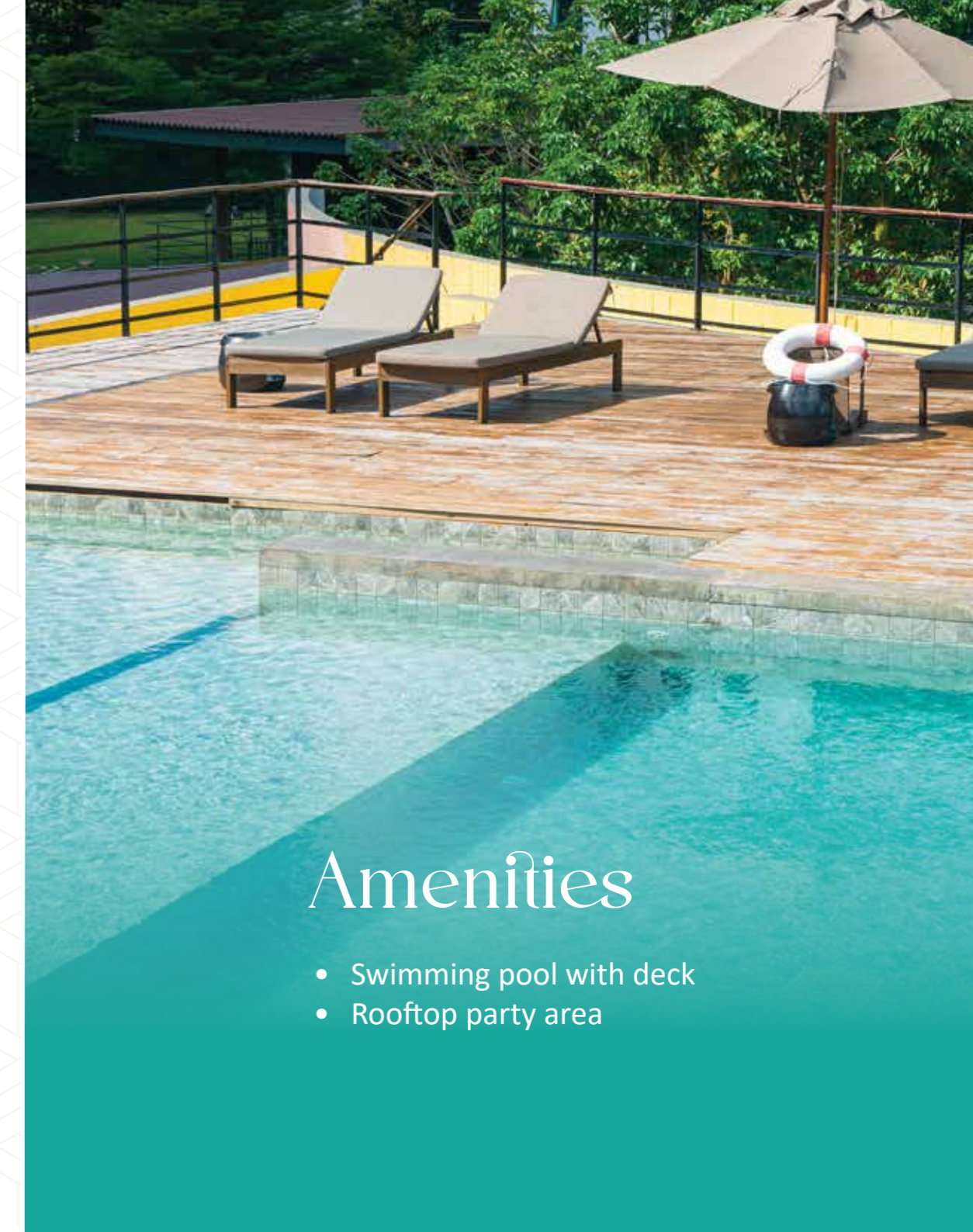
### Security

24-hour security for common areas



### Plunge Pool

Plunge pool for each home



## Amenities

- Swimming pool with deck
- Rooftop party area