



CALL IT HOME



UMIYA



UMIYA
PALOMA

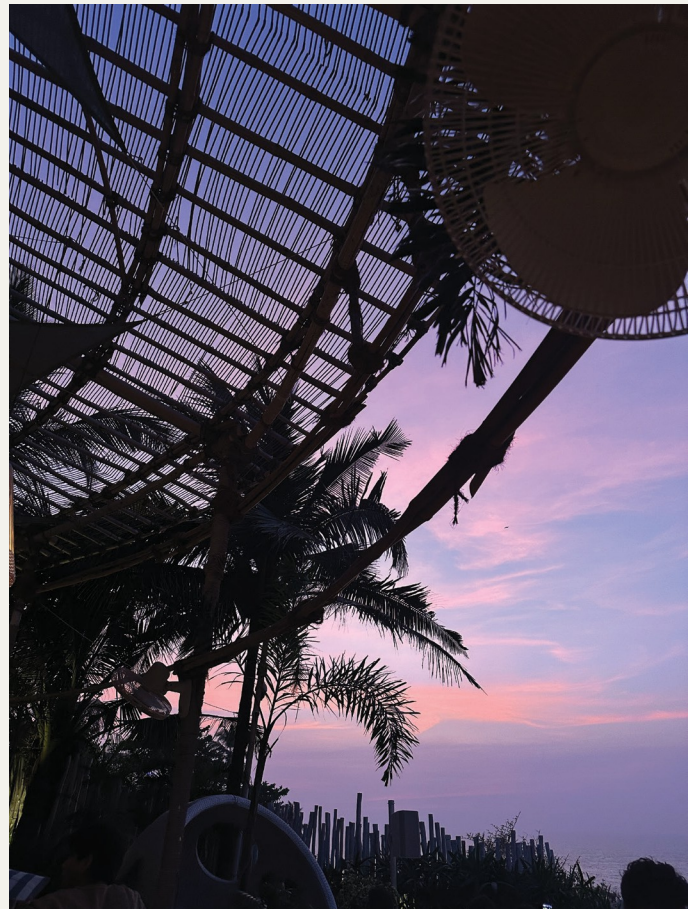
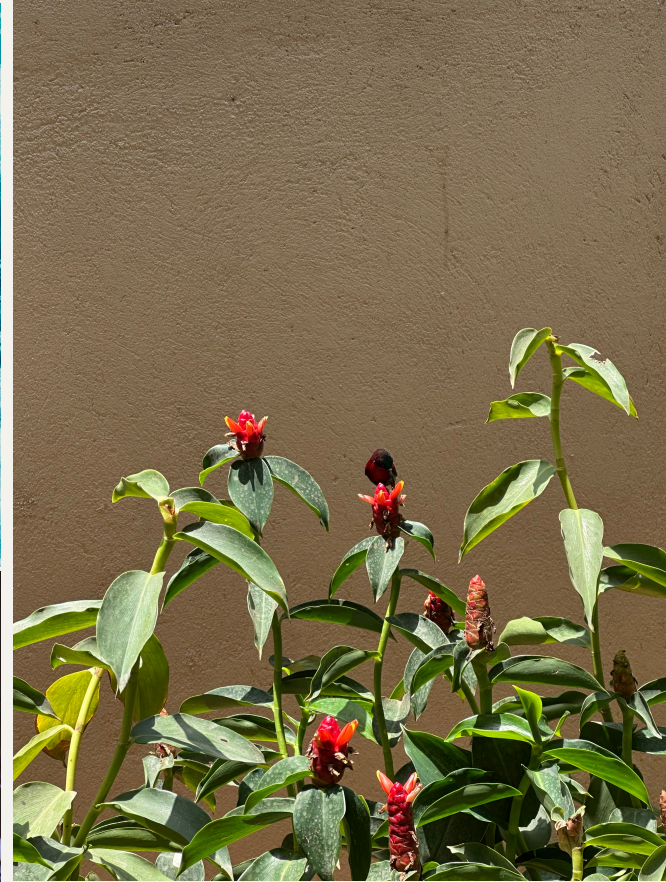
Paloma is an exclusive collection of thoughtfully designed apartments in one of North Goa's most peaceful residential enclaves. Overlooking expansive paddy fields and open skies, this is where contemporary luxury meets the timeless calm of Goa.

QUIETLY EXCLUSIVE. EFFORTLESSLY CONNECTED.



Serene Location

with seamless connectivity



THE BEST OF GOA, ALL AROUND YOU

Paloma enjoys a central address with North Goa's finest experiences within easy reach.

- Less than 5 Minutes to Mapusa — shopping, markets, and daily conveniences
- 15 Minutes to the refined lifestyle hubs of Assagao and Siolim
- 20 Minutes to the golden shores of Anjuna and Vagator
- 20 Minutes to Baga and Calangute Beach
- 25 Minutes to Candolim Beach
- 30 Minutes to the capital city, and dining hub, Panaji
- 30 minutes to MOPA Airport

A PLACE TO GROW

Safe, green, and community-oriented, Bastora is ideal for families, with schools, hospitals, shopping, and everyday conveniences all within easy reach.

A FUTURE READY INVESTMENT

Strategically located near Mapusa and Panaji, Bastora is emerging as one of North Goa's most promising residential destinations, offering strong potential for appreciation, rental income, and long-term value



The Residences

A Home Beyond Compare

A lifestyle curated for both quiet moments and social living — above the ordinary in every sense.

- Rooftop infinity pool, sky deck and jacuzzi overlooking uninterrupted paddy field vistas
- Fully equipped ground floor gym for everyday wellness
- Work remotely or socialise in the Residents Lounge designed for community and comfort
- Entertain under open skies with landscaped gardens to mark the seasons

EVERY DETAIL IS DESIGNED TO FEEL OPEN, EASY, AND TIMELESS.

Boutique by Design

With only 20 apartments, privacy becomes a daily luxury. No crowded towers, no overwhelming scale — just a refined residential experience in a low-density setting.

- Two private balconies per apartment, with sweeping paddy field views
- Abundant natural light and cross ventilation
- Contemporary layouts for modern living
- Seamless indoor-outdoor connection to Goa's natural beauty



Thoughtfully designed

Ground Floor





BLOCK A UNIT 01 3 BHK
186 sqmt / 2003 sqft



BLOCK A UNIT 02 2 BHK
153 sqmt / 1649 sqft



BLOCK B UNIT 01 3 BHK
186 sqmt / 2000 sqft



BLOCK B UNIT 02 2 BHK
155 sqmt / 1673 sqft

Specifications

GENERAL APARTMENT SPECIFICATIONS

- Structure: RCC framed structure
- Internal and External Walls: Concrete blocks / laterite stone / bricks / flyash blocks
- External Walls: Superior-quality texture finish paint
- Internal Walls and Ceilings: First quality emulsion paint

BATHROOMS

- Ceramic dado tiles till upto 7" height
- Premium CP sanitary fittings and sanitary ware
- Water conscious fixtures
- False ceilings
- Geysers and exhaust fans provided

CONTEMPORARY DESIGN

- Cooling: Provision for AC in all bedrooms & living room including copper conduit for split AC unit. Ceiling fans provided.
- Elevators: High speed premium elevators
- Communication: DTH in living room for all TV, internet and telephone requirements
- Water conscious fixtures

FLOORING

- Living, dining, kitchen and bedrooms in vitrified tiles with Nano technology (stain proof)
- Ceramic non-skid tiles in bathroom, utility, balcony and open deck area

KITCHEN

- Granite platform
- Single bowl with stainless steel sink
- 2' height Ceramic dado tiles
- Ample platform space and plug point provision for appliances
- Exhaust fans provided

UTILITIES

- Water: Government supply / borewell / ring well / tanker treated water
- Sewage Treatment: Sewage Treatment Plant (STP) provision
- Security: 24-hour security for common areas and video door phone for each apartment
- Power: Ample power supply for 2bhk & 3 bhk, with dedicated transformer & 100% DG back up for each flat. 100% power back up for common areas and lifts

WINDOWS AND DOORS

- Main door: Hardwood frame & Marine flush decorative door and fittings
- Bedrooms: Hardwood frame & marine flush door and fittings
- Bathroom: Hardwood frame & marine flush door and fittings
- Windows: Premium window fittings with aluminium sections with powder coated & clear glass, with mosquito mesh provision


All specifications, conceptual designs, dimensions, images and facilities shown herein are for the purposes of representation only. The same are subject to approval and changes without any notice or intimation and shall not constitute an offer/or contract. The terms and conditions of agreement for sale between the parties shall prevail and be binding. Tolerance of +/-3% is possible in unit areas on account of design and construction variances. 1 Square Meter is equal to 10.764 Square Feet.



History

in the making

Umiya is a boutique real estate developer creating thoughtfully designed residential, commercial and lifestyle spaces across high-growth global destinations - combining 25 years of trust with a forward-looking design philosophy.

 +91 96071 63344
+91 96077 93344

 sales.goa3@umiyaindia.com
sales.goa4@umiyaindia.com

 www.umiyaindia.com

