

Shrem
Elliot Residences



BAGA HILLSIDE, GOA

A SMALL STATE WITH A LARGE HEART

A tiny emerald land on the West Coast of India, Goa is a state in Western India with a coastline stretching along the Arabian Sea. Its long history as a Portuguese colony, prior to its independence in 1961, is evident in the well-preserved 16th-century churches, local culture and traditions and the tropical spice plantations.

Goa is also famous for its beaches, ranging from popular stretches at Baga and Palolem to laid-back fishing villages like Agonda. It is one of the most popular tourist destinations of India with approximately 2.5 million tourists visiting the state annually.



The wind rustling through the trees

The sunlight bathing the hills in shades of gold

The vibrant songs of the sea

An ancient and rich culture

LOCATION

Baga, a subset of Calangute village, is one of the most prominent areas of North Goa. It is well known for its beach and creek, and also for the multitude of restaurants and nightspots that make it a buzzing party destination.

It is a part of Goa's most popular 10-km-long continuous beach stretch, with Fort Aguada at one end and the Baga Creek at the other.

The creek, the Retreat House perched on the hill and the open paddy fields contribute to the scenic beauty. Baga is also popular with Western and Indian tourists for activities like water sports and fishing.

The property is located on the banks of Baga Creek, a 100 m from the Baga Bridge with walkable access to Baga beach and the famous 'Tito Mambo' road, one of the busiest tourist stretches of the country.

The Residences are 19 km from Panjim, 45 km from the Dabolim airport, and 35 km from Mopa (the site of the proposed new airport).

BEACHES

1	BAGA BEACH	0.5
2	CANDOLIM BEACH	7
3	ANJUNA / VAGATOR BEACH	10
4	MORJIM BEACH	25
5	COLVA BEACH	47

HOTELS

1	LA CALYPSO/CAVALA	0.5
2	NOVOTEL	6
3	TAJ AGUADA & HOLIDAY VILLAGE	8
4	GRAND HYATT	20
5	PARK HYATT	45
6	LEELA	70

MONUMENTS & TOURISTIC SPOTS

1	FORT AGUADA	8
2	CHAPORA FORT	8
3	OFFSHORE BOAT CASINOS	21
4	PANAJI CHURCH	22
5	ST. XAVIERS CHURCH AT OLD GOA	25
6	SATURDAY NIGHT MARKET	4

MAJOR TOWNS AND CITIES

1	MAPUSA	10
2	PORVORIM	10
4	PANAJI	21
5	VASCO	40
6	MARGAO	43

RESTAURANTS

1	BRITTOS	0.5
2	FIESTA	2
3	O'COQUEIRO	10
4	THALASSA	10
5	MUM'S KITCHEN	25
6	LA PLAGI	30
7	MARTIN'S CORNER	55

CLUBS & NIGHT LIFE PLACES

1	CAVALA	0.5
2	TITTOS & MAMBOS	2
3	CLUB CUBANA	3
4	SING NIGHTCLUB	7
5	CLUB NYEX/CURLIES	9
6	LPK	9
7	HILLTOP/WATERS-VAGATOR	10
8	TESO	12

TRANSPORTATION CENTRES

1	PANAJI BUS TERMINUS	19
2	MOPA AIRPORT (PROPOSED)	35
3	DABOLIM AIRPORT	45
4	MARGAO RAILWAY STATION	45

ALL UNITS IN KM



YOU'LL WONDER WHY YOU EVER VACATIONED ANY OTHER WAY

Superbly located in a serene hillside gated community, The Elliot is a fully-serviced living experience, where convenience is always switched on. Centrally located and well connected to all parts of North and Central Goa, we offer 75 apartments in studio, one-bedroom, two-bedroom and three-bedroom penthouse formats, ranging from 960 sq ft to 2710 sq ft. These are fully furnished down to the cutlery and linen, air-conditioned, and waiting for you to move into. Most of the apartments have their own uninterrupted views of the sea or the river, lush paddy fields, and the Saligao and Arpora Hills.

The Elliot will provide an unbeatable mix of countryside charm, with cosmopolitan sophistication and a relaxed resort vibe. This is an exclusive, green, gated-community resort that is equipped and staffed for end-to-end maintenance and servicing.

An experience that is enhanced by unique services like our concierge facility, that will take care of everything you require.

Rest assured that life here offers you an enviable array of advantages - from the big picture right down to the fine details. It's all here: a hilltop infinity-edge swimming pool with a spectacular view, a fully-equipped fitness centre with a spa, a club house (including snooker/billiards, and indoor and outdoor play areas for the kids), a riverside restaurant, and a well-stocked convenience store to pick up essentials or small bites. We aim to offer an unparalleled level of build quality and finish, exclusivity, amenities and services; and invite you to become a part of this experience.

Live under the sun

Drink in the air

Swim in the sea



Serviced Apartments

Concierge Services

Riverside Restaurant

Convenience Store

Children's Play Areas

(INDOOR & OUTDOOR)

Swimming Pool

Gym

Spa



WE'VE THOUGHT
OF EVERY AMENITY
YOU'D LIKE, AND
THEN SOME



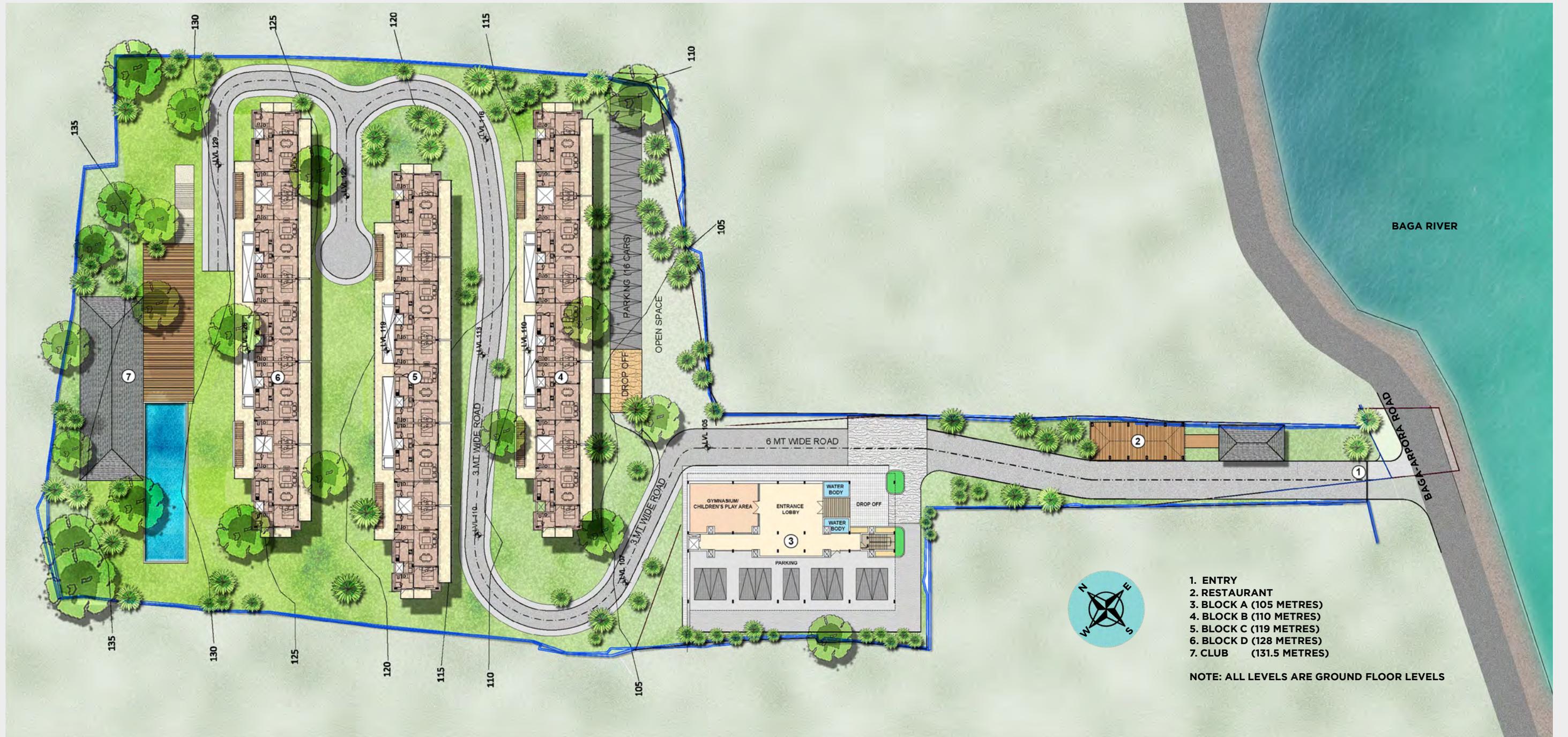
FULLY FURNISHED,
JUST BRING
BEACH CLOTHES



PANORAMIC VIEWS FROM
THE RECREATION AREAS ON
THE HILLTOP



OVERALL SITE PLAN GROUND LEVEL



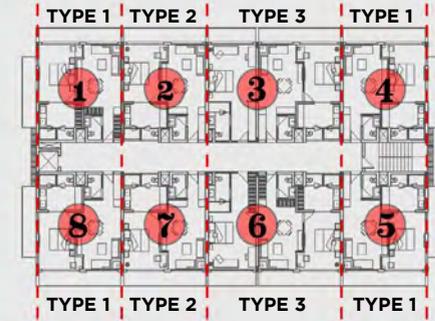
1. ENTRY
2. RESTAURANT
3. BLOCK A (105 METRES)
4. BLOCK B (110 METRES)
5. BLOCK C (119 METRES)
6. BLOCK D (128 METRES)
7. CLUB (131.5 METRES)

NOTE: ALL LEVELS ARE GROUND FLOOR LEVELS

OVERALL SITE PLAN TYPICAL LEVEL



UNIT PLANS



BLOCK A - TYPICAL FLOOR (S+1, S+2, S+3, S+4)



TYPE 1 - 958 SQ.FT (1 BDR - STUDIO APARTMENT)

LOCATION
BLOCK A

APARTMENT NOS.
S+1 - 101,104,105,108
S+2 - 201,204,205,208
S+3 - 301,304,305,308
S+4 - 401,404,405,408



TYPE 2 -866 SQ.FT (1 BDR - STUDIO APARTMENT)

LOCATION
BLOCK A

APARTMENT NOS.
S+1 - 102,107
S+2 - 202,207
S+3 - 302,307
S+4 - 402,407



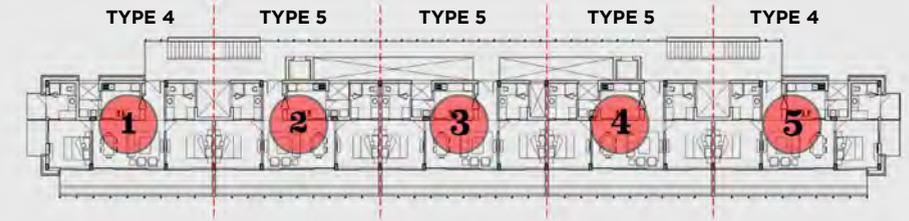
TYPE 3 - 1384 SQ.FT (2 BDR - STUDIO APARTMENT)

LOCATION
BLOCK A

APARTMENT NOS.
S+1 - 103,106
S+2 - 203,206
S+3 - 303,306
S+4 - 403,406

UNIT PLANS

TYPE 4 / TYPE 5



BLOCK B FLOOR 1,2,3
 BLOCK C FLOOR 1,2,3
 BLOCK D FLOOR 1,2



TYPE 4 - 1598 SQ.FT (2 BHK APARTMENT)

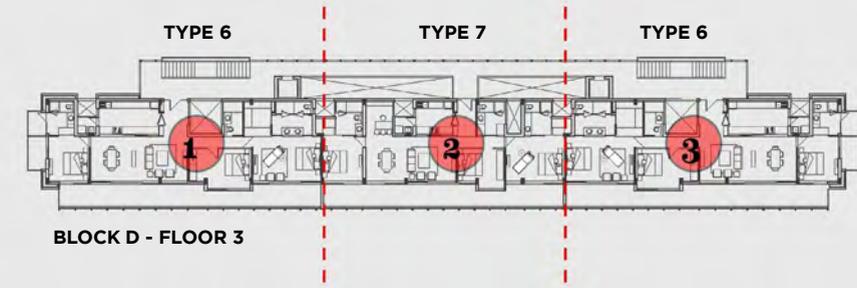
LOCATION	APARTMENT NOS
BLOCK B	FLOOR 1 - 101,105
	FLOOR 2 - 201,205
	FLOOR 3 - 301,305
BLOCK C	FLOOR 1 - 101,105
	FLOOR 2 - 201,205
	FLOOR 3 - 301,305
BLOCK D	FLOOR 1 - 201,105
	FLOOR 2 - 201,205



TYPE 5 - 1529 SQ.FT (2 BHK APARTMENT)

LOCATION	APARTMENT NOS.
BLOCK B	FLOOR 1 - 102,103,104
	FLOOR 2 - 202,203,204
	FLOOR 3 - 302,303,304
BLOCK C	FLOOR 1 - 102,103,104
	FLOOR 2 - 202,203,204
	FLOOR 3 - 302,303,304
BLOCK D	FLOOR 1 - 102,103,104
	FLOOR 2 - 202,203,204

UNIT PLANS



TYPE 7 - 2382 SQ.FT (3BHK PENTHOUSE)

LOCATION

APARTMENT NOs.

BLOCK D

FLOOR 3 - 302

SPECIFICATIONS SHEET- BAGA HILLSIDE, GOA

AREA	WALLS	FLOOR	CEILING	DOORS	WINDOWS/ GLAZING	OTHERS
STRUCTURE	Steel framed structure with LGSF walls					
LIVING ROOM/ DINNING	Gypsum/POP punning with acrylic emulsion	Ceramic tile flooring	Gypsum/POP false ceiling with acrylic emulsion	Flush door shutters, Laurel hardwood frames	UPVC/Powder coated aluminium window frames and shutters	Split AC, Bose music system, Samsung LED/LCD TV
MASTER BEDROOM	Gypsum/POP punning with acrylic emulsion	Ceramic tile flooring	Gypsum/POP false ceiling with acrylic emulsion	Flush door shutters, Laurel hardwood frames	UPVC/Powder coated aluminium window frames and shutters	Split AC, Samsung LED/LCD TV
OTHER BEDROOMS	Gypsum/POP punning with acrylic emulsion	Ceramic tile flooring	Gypsum/POP false ceiling with acrylic emulsion	Flush door shutters, Laurel hardwood frames	UPVC/Powder coated aluminium window frames and shutters	Split AC
KITCHEN	Porcelain glazed tile dado	Ceramic tile flooring	Gypsum/POP false ceiling with acrylic emulsion	Flush door shutters, Laurel hardwood frames	UPVC/Powder coated aluminium window frames and shutters	Modular kitchen with granite counter top with Cata/Kaff Hob/Chimney/Microwave
BALCONIES/ TERRACES	Exterior Emulsion	Ceramic tile flooring	Weather-proof paint	External doors: UPVC/Powder coated aluminium doors		
BATHROOMS	Porcelain glazed tile dado	Ceramic tile flooring	Gypsum/POP punning with acrylic emulsion	Flush door shutters, Laurel hardwood frames	UPVC/Powder coated aluminium window frames and shutters	Kohler or equivalent fixtures & fittings
ELECTRICAL	Concealed copper wiring with modular plate switches					
LIFTS	Passenger lift in each block, tiles in lobby/corridor					
FACILITIES	Gymnasium, massage rooms, infinity pool, convenience store, concierge services, housekeeping services, children's play area					
SECURITY	24 hour round-the-clock security					

COLLABORATORS

THE ELLIOT RESORTS GROUP

The Elliot Resorts Group was founded in 2005 with the vision of owning and developing world-class hospitality and mixed-use assets in locations across India. The Group owns several properties in Goa and Bangalore, and is developing up-market villas and mixed-use projects in Baga, Assagaon and adjacent to the Bangalore Airport. The Elliot Resorts Group is the main promoter behind the Residences now being developed jointly with the Shrem Group.

The founder of the Elliot Resorts Group is Vinod Ganjoor (CEO & MD)

PROJECTS

Luxury Farmhouses on the Chapora River, Assagaon
Mixed-use Entertainment, Retail & Resort

Development, Baga

Mixed-use Commercial, Entertainment and Retail

Development, Trumpet Flyover, BIAL, Hebbal, Bangalore

ALVA ASSOCIATES

Ashwin Alva is considered one of the most sought after architects in the country. Alva is symptomatic of the new, almost radical approach to architecture. Since its inception in the year 2000, Alva Associates has demonstrated an ability to design, detail and get executed, a diverse range of projects over a broad spectra of scale and function—2000-unit multi-storey housing, hotels and high-end villas in Goa, commercial buildings in the NCR, townships in South India, a resort in Ladakh, a couture store in Dubai—backed by a team of leading structural and MEP consultants.

The firm has consciously made an effort not to get typecast into any particular style of design but rather tackle each project on the basis of its inherent merits and demands, and deliver solutions which blur the boundaries between different design typologies. In the Hospitality and Luxury housing sector, the firm has delivered a multitude of projects, especially in Goa, and is now considered one of the leading architectural design firms for the segment.

THE SHREM GROUP

The Shrem Group was founded in 2010 and has business interests in the Hospitality, Real Estate, Mining, and Finance sectors. The Company recently developed two well-known hotels in Goa – the Novotel Goa Shrem Resort with 85 rooms and the Grand Mercure Shrem Resort with 126 rooms. The Group has upcoming projects across the country, with several to be completed in Goa in 2015 and 2016.

It is headed by Nitán Chhatwal (Chairman and Managing Director), Hitesh Chhatwal (Joint Managing Director) and Remun Bhutani (Director).

PROJECTS IN GOA

Grand Mercure Shrem Resort, Candolim,

Novotel Goa Shrem Resort

Candolim Luxury Villa Development, Nerul

Residential Development at Reis Mago on River Mandovi

Luxury Apartment Development, Pilerne



DISCLAIMER

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The content provided in this brochure is intended for informational purposes only and is not intended to constitute as an offer or solicitation. An artistic impression of the proposed project/ layout is shown here and is indicative of how the unit/ apartment can be used. No furniture, landscape, amenities or accessories shown in the visuals are provided with the unit/ apartment.

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All units/ apartments about which information is provided herein are subject to prior sale. Prospective purchasers must visit our Sales Office to purchase a unit/ apartment. Despite our best efforts to provide accurate information, it is not possible to ensure that all information is correct or up to date.

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