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.
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 10 km from Panjim, 45 km from the Dabolim airport, and 55 km from Mopa (the site of the proposed new airport).

**LOCATION**

**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

**RESORTS**
1. BRITTOS 0.5
2. FIESTA 2
3. O’COQUEIRO 10
4. THALASSA 10
5. MUM’S KITCHEN 25
6. LA PLAGUE 30
7. MARTIN’S CORNER 55

**CLUBS & NIGHT LIFE PLACES**
1. CAVALA 0.5
2. TITITOS & 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
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.

YOU’LL WONDER WHY YOU EVER VACATIONED ANY OTHER WAY

Live under the sun  Drink in the air  Swim in the sea
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
UNIT PLANS

TYPE 7 - 2382 SQ.FT (3BHK PENTHOUSE)
LOCATION APARTMENT NOs.
BLOCK D FLOOR 3 - 302
### SPECIFICATIONS SHEET - BAGA HILLSIDE, GOA

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

COLLABORATORS
Brand impressions, floor plans, layout plans, specifications, images, names, drawings, perspectives, models, graphics, logos, icons and other details contained herein are only indicative and the Developer/Promoter/Owner reserves the right to change all or any of them. The amenities and features of the project listed in this brochure are subject to change/deletion at the discretion of the Developer/Promoter/Owner and/or subject to changes on the directions issued by the competent authorities.

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.

This brochure does not constitute an offer and/or contract of any type between the Developer/Promoter/Owner and the Recipient. Any purchase of a unit/apartment of the Project shall be governed solely by the terms and conditions of the Application/Agreement of Sale executed between the Purchaser and the Developer/Owner/Promoter and no details/information mentioned in this brochure shall in any way govern or be considered as the terms and conditions of such a sale.

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.