

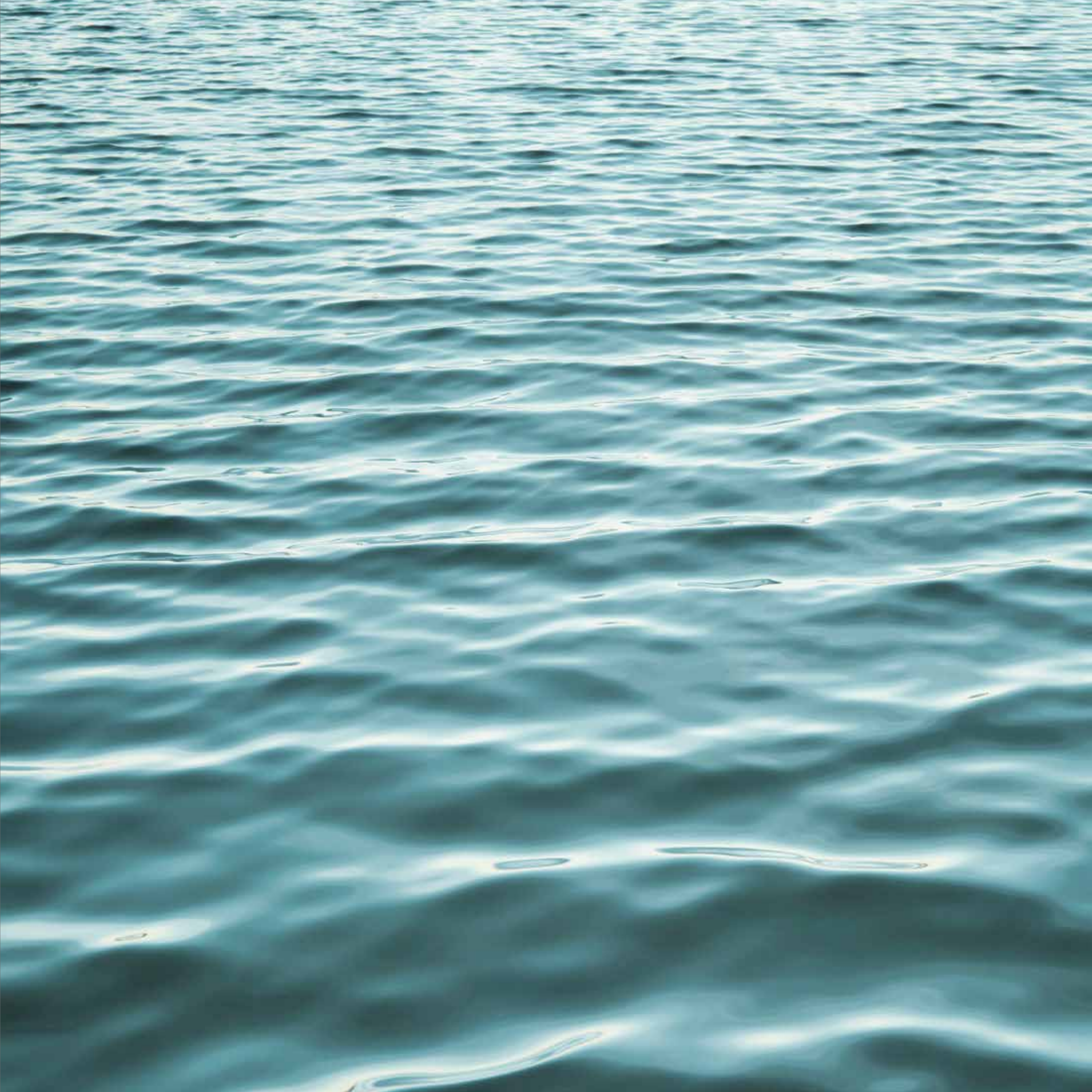


ALTURA PRIMAVISTA
Dabolim



LOOK FORWARD TO RIVER VIEWS

*Enjoy the privilege of experiencing great river views
from the luxury of your living room.*





01



LOOK FORWARD TO LUSH GREENS

Landscaped gardens, lush lawns, and surrounding greens of a vast canopy of trees lend an air of serenity to your surroundings. Enjoy the flowers of the season, sink into the soft grass, or let the pleasant sound of birds and rustling leaves ease your senses with beauty and tranquility.



LOOK FORWARD TO GREAT CHILDHOODS

Large open spaces cocooned by spreading trees make it a very safe place for your children to play. They can run around freely in vehicle free zones, swim, and even play all the games they want on the well-tended lawn. There's also an indoor recreation room for children to indulge in activities like table tennis, carrom, or even a game of chess and scrabble.





LOOK FORWARD TO COMING HOME

Dabolim's premier residential project, Altura Primavista offers you seclusion, as well as superb connectivity to reach any destination of your choice, be it for business or pleasure. Settle down to its well planned, elegantly designed interiors that accompany the modern architecture. Enjoy the bliss of great river views, and lush greens .





Relax and enjoy the privilege of experiencing great river views from the luxury of your living room. Stretch out and read your favorite book, along with your preferred morning brews or quietly enjoy the sunsets from your very own private sun deck.



The distinguishing features of your apartment are its contemporary aesthetics defined by clean lines, and spacious, well planned layouts.

Non-intrusive spaces like utility rooms, and separate domestic staff bathrooms, help you enjoy your life with comfortable ease and privacy.

Indulge in the luxury of spacious bedrooms, all with attached bathrooms.

Step out of your bedroom to your balcony, lean out and soak in the tranquil surroundings.



GATHERINGS NEEDN'T BE A LONG DRIVE TO THE CLUB

Indulge in your favourite recreational activities within your exclusive and private surroundings. Look good, and feel fit with your very own gym complete with state of the art fitness equipment. The outdoor yoga deck is perfect for the days you want to indulge in a lighter routine. Spend a lazy afternoon in the indoor recreation room. Your very own swimming pool awaits you, complete with a shaded deck. Dive into it with your whole family, and enjoy refreshing days.



Artist's impression of pool



LOOK FORWARD TO THOUGHTFUL PLANNING

Altura Primavista gives you the comforts of privacy and space through its emphasis on efficient planning. Wide open spaces between buildings give you unobstructed views. Your living room has the luxury of looking out to generously sized balconies and decks. Large windows maximise natural light and ventilation for bright and fresh interiors. Careful detailing like attached bathrooms with every bedroom, separate utility rooms, and washrooms for the domestic staff makes your life easy and relaxed, while intercom and CCTV surveillance assures you of a safe and secure environment. Stay connected to the world with internet and cable TV provision.

Covered parking for every apartment protects you and your vehicle from the uncertainties of weather.

With an aim to reduce wastage and conserve water, water efficient fixtures are installed in each apartment. The landscaping has also been designed with indigenous species of plants that require less water. Use of energy efficient fixtures and LED bulbs in common areas reduce power consumption. Use of low VOC (volatile organic compound) paints, adhesives and insulation maintain better indoor air quality. Sections of the roof terrace are designed with reflective materials to minimize heat absorption giving you a better living experience.



3 BHK_{Type A}

BUILT-UP AREA

163.50 sq.m
1759.26 sq.ft

LIVING/DINING

7.65m x 3.90m
25ft 1in x 12ft 10in

BEDROOM

A - 3.65m x 3.98m
12ft x 13ft 1in

B - 4.22m x 3.50m
13ft 10in x 11ft 6in

C - 3.65m x 3.50m
11ft 9in x 11ft 6in

BATHROOM

A - 2.50m x 1.51m
8ft 3in x 4ft 11in

B - 2.50m x 1.49m
8ft 3in x 4ft 11in

C - 2.50m x 1.49m
8ft 3in x 4ft 11in

D - 1.50m x 1.20m
5ft x 4ft

KITCHEN

2.50m x 3.49m
8ft 3in x 11ft 6in

UTILITY

1.50m x 2.18m
5ft x 7ft 2in



BUILT-UP AREA

183.00 sq.m
1969.08 sq.ft

LIVING/DINING

3.75m x 7.84m
12ft 6in x 25ft 9in

BEDROOM

A - 4.00m x 3.92m
13ft 2in x 12ft 11in

B - 3.20m x 5.31m
10ft 6in x 17ft 5in

C - 3.50m x 4.00m
11ft 6in x 13ft 2in

BATHROOM

A - 1.50m x 2.54m
5ft x 8ft 4in

B - 1.50m x 2.50m
5ft x 8ft 3in

C - 1.50m x 2.50m
4ft 11in x 8ft 3in

D - 1.85m x 1.15m
6ft 11in x 3ft 10in

KITCHEN

2.90m x 3.00m
9ft 6in x 9ft 10in

UTILITY

1.85m x 1.28m
6ft 11in x 4ft 3in

3 BHK_{Type B}



SPECIFICATIONS

ENTRANCE & STAIRCASE

FLOORING

Natural stone/stamped concrete finish

WALL FINISH

External texture paint

CEILING FINISH

Acrylic emulsion paint

LIVING / DINING / BEDROOMS

FLOORING

Vitrified tiles

WALL FINISH

Acrylic emulsion paint

CEILING FINISH

Acrylic emulsion paint

DOORS & WINDOWS

Anodised and powder coated aluminium windows.
Main door: polished teak wood frame with teak wood shutter.
Internal doors: teak wood frame with manufactured shutter.

KITCHEN

FLOORING

Vitrified tiles

WALL FINISH

Acrylic emulsion paint

CEILING FINISH

Acrylic emulsion paint

KITCHEN PLATFORM

Granite platform with SS sink

DADO

60cms vitrified ceramic tiles above kitchen platform

C.P FITTINGS

Premium quality fittings and provision for water purifier

BATHROOMS

FLOORING

Ceramic tiles (anti-skid)

DADO

Ceramic tiles

C.P/ SANITARY FIXTURES

Premium quality

GEYSER PROVISIONS

BALCONY & TERRACE

FLOORING

Anti-skid tiles

RAILING

Stainless steel

ELECTRICAL

Branded modular switches

Concealed wiring with copper conductors

Power back up for common areas and limited power backup for individual flats

TV point provided in living area

Telephone point provided in living area and bedrooms

Provision to install split AC in living area and bedrooms

LIFT

Passenger lift of suitable capacity in each building



CLOSE TO SERENITY, CLOSER TO CITY LIFE

Life is a breeze when you are close to all major hubs, without having to deal with the hassles of city congestion. With a location just off the national highway NH-17B, you are well connected without any disturbance of heavy traffic. Just a quick 5 minute drive and you are at the airport. Reach city centers like Panjim, and Margao in 30 minutes and Vasco-da-Gama in 10 minutes. The Verna Industrial Hub is just a 10 minute drive away. Enjoy proximity to reputed schools, colleges and hospitals, as well as super markets and several prominent hotels. If you want a quiet weekend by the sea, seven minutes is all it takes, to tread serene sands.

Airport: 5 min drive

Vasco-da-Gama train station: 10 min drive

Panjim: 30 min drive

Margao: 30 min drive

Schools: 4 within 10 min drive

Colleges: 2 within 5 min drive

Verna Industrial Hub: 10 min drive

Hotels & Restaurants: 5-10 min drive

Bogmalo Beach: 7 min drive

Major hospital: 10 min drive

Supermarkets: 2 within 5 min drive





LOOK FORWARD TO A LIFE OF TRUST

Altura Spaces is a private enterprise headed by Mr. Shivanand V.Salgaocar, Managing Director of the V.M.Salgaocar & Bro. Group of Companies, which has a legacy of reliability, integrity, transparency and environmental responsibility amongst its employees, business partners and customers.

Through Altura Spaces, we bring this same ethos of a family-run company with a professional approach to the real estate industry in Goa. We aim to provide quality construction, efficient space planning and sustainable development without compromising on value for the client. The design and execution of all projects is overseen by Ms. Swati S. Salgaocar, a trained architect with a B.A. from Yale University and an M.Arch from Columbia University.

An Altura Spaces home offers affordable luxury while focusing on the modern customers' needs and requirements with functionality as the core focus. We aim to deliver on schedule, with superior finishes and exceptional amenities for our discerning clientele, while following ecologically sound construction and design practices to reduce our impact on the environment.



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Disclaimer

This brochure is purely conceptual and is not a legal offering nor will it be part of any binding document. All furnishing shown on all floor plans are for illustrative purposes only. The developer reserves the sole rights to amend the number of floors, number of units, layouts, plans, elevation, schemes, specifications and amenities etc without prior notice. All dimensions are approximate and subject to construction variances and approvals.



ALTURA SPACES

From Dreams to Realty