

Floor Plans



VILLAS. APARTMENTS. STUDIOS.

# Prepare for a life less ordinary.

Let the spirit of the turtles inspire you.



Welcome to Turtle Villas, the luxury residential haven that only a select few like you will get to make your home. Located in one of the most desirable neighbourhoods of Goa, this is the home that dreams are made of. Beautifully appointed villas, apartments and studios featuring cutting edge design, even as they echo expressions of traditional Goan architecture. As the lush natural beauty outside meets the lavish lifestyle within, you will experience the true luxury of life in Goa.

## LEASEBACK FACILITY

- Available for all fully furnished units
- Hassle free property management
- Ready to use when you arrive
- Recurring income plus property appreciation

## Prime location on Calangute-Baga/Chogm Road, Calangute

- Walking distance from Calangute Beach
- A few minutes from Baga and Coco Beach
- Approximately 7.5 kms from Panjim
- Approximately 50 mins to the Dabolim International Airport



## COMMON FEATURES

- Fully secure, exclusive gated community
- Common entrance with a grand avenue
- Approximately 60% landscaped areas within the property
- Sculpted landscaping with cobbled pathways
- Beautiful riverines and water bodies
- State of the art gymnasium overlooking the waterbody
- Members-only club
- Lounge bar, café and swim-up pool bar
- Recreation space and yoga pavilion
- Lap pool, kids' pool, wading pool, plunge pool
- Dedicated areas for parties and children's play
- Gaming and activity centre
- Wifi enabled indoor and outdoor spaces
- Vehicle-free golf cart access within property
- Business centre
- Arrival Lounge



## Site Plan



- A - MAIN DROP OFF
- B - RECEPTION AREA
- C - SWIMMING POOL
- D - SUNKEN SEATING PAVILION
- E - RIVERINE FEATURE
- F - KIDS PLAY ROOM AND CLUB LOUNGE
- G - SUNKEN SWIM UP POOL BAR
- H - GOLF CART ACCESS
- I - ARRIVAL COURT
- J - TERRACE GARDEN
- K - REFLECTIVE POOL
- L - LAGOON BRIDGE
- M - PRIVATE VILLA POOL
- N - WATERFALL FEATURE
- O - WADING POOL
- P - KIDS POOL

### 4 BEDROOM VILLA

AREA: 3500 SQ.FT.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE



TERRACE

### 2 BEDROOM APARTMENT

AREA: 1495 SQ.FT.



### 1 BEDROOM APARTMENT - TYPE 1

AREA: 925 SQ.FT.



### STUDIO APARTMENT

AREA: 682 SQ.FT.



### 1 BEDROOM APARTMENT - TYPE 2

AREA: 1132 SQ.FT.



## PAYMENT PLANS

STAGE	AMOUNT DUE (of BSP*)	ADDITIONAL CHARGES
<b>4 Bedroom Villas</b>		
Booking	15%	
After 45 days	10%	
Commencement of foundations	10%	
Casting of ground floor slab	7.5%	25%
Casting of first floor slab	7.5%	25%
Casting of second floor slab	7.5%	
Commencement of electrical & plumbing works	7.5%	25%
Commencement of plaster works	7.5%	25%
Commencement of flooring	7.5%	
Commencement of elevation works	-	
Commencement of painting	10%	
Possession	10%	
<b>3 Bedroom Villas</b>		
Booking	15%	
After 45 days	10%	
Commencement of foundations	10%	
Casting of ground floor slab	10%	25%
Casting of first floor slab	10%	25%
Commencement of electrical & plumbing works	10%	25%
Commencement of plaster works	7.5%	25%
Commencement of flooring	7.5%	
Commencement of elevation works	-	
Commencement of painting	10%	
Possession	10%	
<b>Apartments</b>		
Booking	15%	
After 45 days	10%	
Commencement of foundations	10%	
Casting of stilt floor slab	-	
Casting of ground floor slab	10%	25%
Casting of first floor slab	7.5%	25%
Casting of second floor slab	-	
Casting of third floor slab	7.5%	25%
Commencement of plaster works	10%	25%
Commencement of flooring	10%	
Commencement of painting	10%	
Possession	10%	

## PRICING STRUCTURE

Base Sale Price (BSP): As applicable

Additional Charges:

Preferential Location Charge: As applicable

(for ground floor units, top floor units and central green facing units)

Development Charges: INR 300 per sq. feet

(to include power backup, external and internal development charges, club membership, electrification and fire fighting charges etc.)

Interest Free Maintenance Security: INR 60 per sq. feet

Registry/Stamp duty/All applicable taxes and duties (including any escalation)/ Meter connection charges are extra as applicable

## DOWN PAYMENT PLAN

With a discount of 10% on the Base Sale Price

On booking: 15% of BSP

Within 90 days of Booking: 75% of BSP + All additional charges

On Possession: 10% of BSP

Additional charges as stated above are mandatory

Disclaimer: This does not constitute a legal offering. All building layouts, elevations, specifications etc. are tentative and subject to variations and modifications by the company. Some features may be available in select units only.

## TECHNICAL SPECIFICATIONS

### Villas

#### LIVING ROOMS

*Floors:* Premium floor finish/Stone/Imported stone/Mosaic

*Walls:* Plastered/POP punning with paint with a feature wall

*Ceilings:* False ceiling/Rafters/Designer POP ceiling

*Doors:* Collapsible sliding shutters

*Lighting:* Ambient light fixtures

#### BEDROOMS

*Floors:* Premium floor finish/Stone/Imported stone  
(One bedroom with wooden flooring)

*Walls:* Plastered/POP punning with paint

*Ceilings:* False ceiling/Rafters/Designer POP ceiling

*Doors:* Designer modular doors, timber frame  
with veneer/laminated finish

*Lighting:* Ambient light fixtures

*Wardrobes:* Modular cupboards

#### KITCHEN

*Floor/Counter:* Premium floor finish/Stone/ Imported stone

*Walls:* Imported tiles/Stone/Imported stone

*Fixtures:* CP fittings, stainless steel sink, extract fan

*Appliances and Accessories:* Modular kitchen with hob, chimney,  
microwave, refrigerator, geyser, water filtration unit

#### TOILETS

*Walls and Floors:* Imported tiles/Premium floor finish/  
Stone/Imported stone

*Counter:* Stone/Imported stone

*Vanity:* Undercounter units

*Fittings:* CP fittings of Grohe/Kohler/Roca/Gessi or equivalent

*Fixtures and Accessories:* Under/over counter washbasin, WC,  
10mm toughened glass shower partition, toilet paper holder,  
towel space, health faucet, robe hooks, geyser, telephonic  
shower, overhead/rain shower, (Bathtub and indoor plus outdoor  
shower (in one washroom))

#### LANDSCAPED TERRACE

Terrace garden with private bar, outdoor dining area with a  
combination of soft and hard scape

#### PRIVATE COURTYARD

An enclosed central private court with a feature wall, outdoor  
seating areas with hard and soft scape elements

#### POOL DECK

Feature wall, combination of hard and soft scape areas with an  
outdoor shower area

#### SWIMMING POOL

Designer pool tiles, filtration plant and waterproof lighting fixtures

### Apartments

#### LIVING ROOMS

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## COMMON SPECIFICATIONS

*HVAC:* Ductable units (Blue Star/Daikin or equivalent)

*Electrical:* Copper wiring, modular switches (Havells,  
Schneider or equivalent), telephone sockets with one  
telephone instrument, ceiling fans

*Facade:* Large glazed sections to maximise daylight, weather  
proofing, permanent finish with a combination of textured paint  
and timber cladding

*Lifts:* Otis/Schindler/Kone or equivalent



Botanica, New Delhi



The Park Hotel, Goa



California Country, Faridabad



Highway Cruise Mall, Neemrana



Luxury Residences, New Delhi



Luxury Villa Development, Goa

## DEVELOPERS

### DPL

Established in 1978, DPL (Dhingra Projects Pvt. Ltd.) has gained a formidable reputation as a leading real estate developer in the residential, hospitality and commercial sectors in India today. Constantly innovating, constantly raising standards of compliance and expectations, the company's portfolio stands at an impressive 145+ successfully completed projects in the Delhi, Uttar Pradesh, Haryana, Rajasthan, Punjab, Uttarakhand and Goa. Changing the skyline all over the country by partnering with reputed Indian and international leaders to ensure on-time delivery of premium projects whose quality rivals the best from across the globe.

[www.dhingraprojects.com](http://www.dhingraprojects.com)

### COLONNADE

Colonnade Structures Private Ltd, an affiliate of Plush Capital, focuses exclusively on creating high-end luxury villas, homes, and builder floors by employing the very latest in design trends and technology. Over the years, the company's rich experience and skills in real estate investments has been leveraged to ensure timely delivery of modern and ultra luxury projects.

[www.plushcapital.com](http://www.plushcapital.com)



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