

A PURAVANKARA® Company

PROVIDENT®



BALINESE

RESIDENCES
PRIVATE VIEW



Pre-Bookings	: Open Now
Announcement of Launch Price for Balinese Residences	: Quarter 4, Calendar 2019
Completion Date	: October 2023
RERA Reg. No.	: Refer last page for RERA nos.



BUY INTO BALINESE
RESIDENCES SEA VIEW

Actual drone shot from the site taken on 30th September, 2018.

Balinese Residences is part of the Master Plan at Adora de Goa. This is a panoramic aerial view of the location, shot from a drone. Actual view from the apartment may vary significantly based on floor and location. Not all apartments will have water views as shown. Photographs of interiors, surrounding or location are digitally enhanced unless otherwise mentioned.



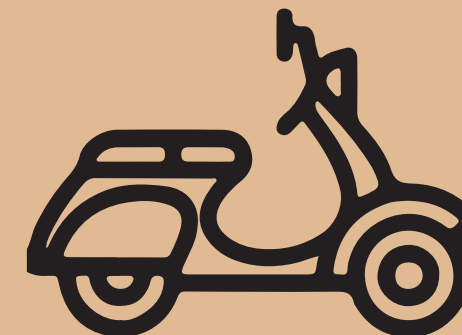
NORTH GOA

Popular beaches but
overcrowded

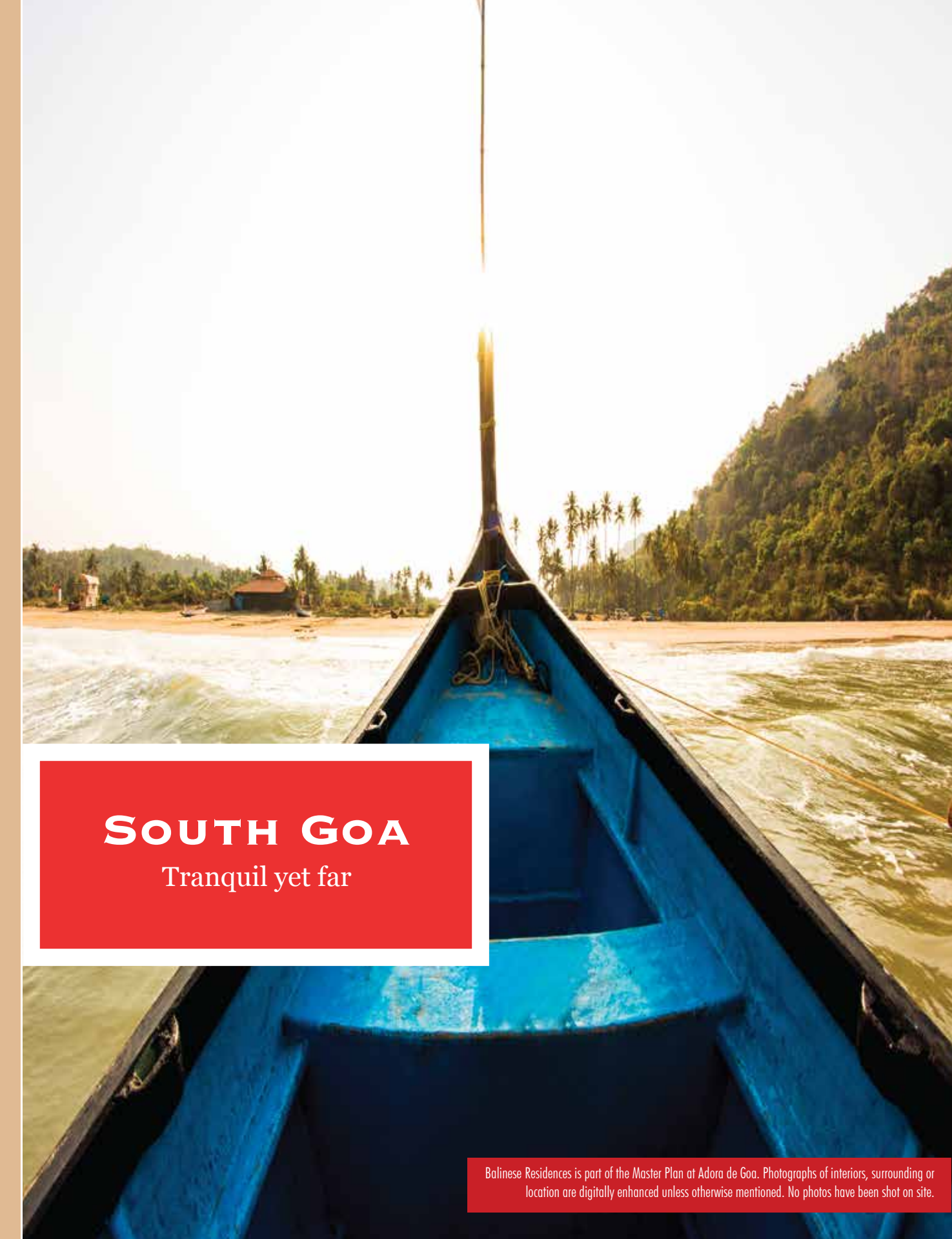
BALINESE RESIDENCES

DABOLIM, CENTRAL GOA
Equidistant from North Goa
and South Goa

Candolim Beach
55 minutes away



Colva Beach
40 minutes away



SOUTH GOA

Tranquil yet far



NH66

PROXIMITY:

From Airport	- 4 Kms
Vasco	- 9 Kms
Old Goa	- 22 Kms
Panjim	- 24 Kms
Aguada	- 37 Kms
Calangute	- 37 Kms

AT YOUR REACH



**BUY GOA.
BUY PROVIDENT.**

One of the richest states of India, Goa has a GDP that is two and a half times that of the National Average. Over 41 lakh tourists visit the state every year.

Dabolim, Central Goa

- Equidistant from North and South Goa.
- Just 10 minutes drive from the current Airport.
- Just 10 minutes from NH66 – Mumbai – Goa – Kochi highway.
- Travel time to serene Dona Paula, Calangute, Baga & Anjuna Beach to reduce significantly because of new elevated multi-lane bridge across Zuari & Mandovi rivers.



HOMES WITH THE SOUL OF A RESORT



Architecture
Goan outside. Modern inside.



Hospitality
Spa, Banquet Services, Restaurants and more.



Services
Subscription-based hospitality services inside your apartment.



Fun
The Blu Water Zone, Techno Game Zone, Food & Beverage, Explore Goa with Tandem Bicycles.



WHAT IS BEING PROVIDED

WHAT IS BEING BUILT

HOMES

Branded Luxury
Residences, Lifestyle Homes &
Spa Residences.

RESORT*

Hotel/Service
Apartment operated by
'Zone by The Park'.

SHOPPING

High-Street Coffee Shop,
Restaurants, Spa &
Boutique Shopping.





GO BLU



THE BLU

NEAR 1-ACRE WATER ZONE WITH:

- Multiple Pools
- Sunken Bar
- Jacuzzi
- Aqua Slides
- Snorkeling Zone
- Lazy River
- Aqua Gym
- Signature Drenching Fountain

NEAR 1-ACRE DRY LEISURE ZONE WITH:

- Clubhouse
- Poolside Restaurant
- Private Cabanas
- Decks around The Blu



GOAN OUTSIDE.
MODERN INSIDE.



Portuguese Styled Window

The entire elevation and landscape of Balinese Residences stems from the idea of fusion. You'll find the true spirit of Goa, that's vintage yet modern in outlook. The bright coloured facade, the Piazza, Baroque statues, hand painted tiles and such other thoughtful fixtures will evoke the grandeur of bygone Portuguese era, while the ultra-modern amenities, precisely finished interiors and fixtures like rain shower in the master bath and digital locks at the entrance are a reflection of modern living.



Portuguese Styled Canopy

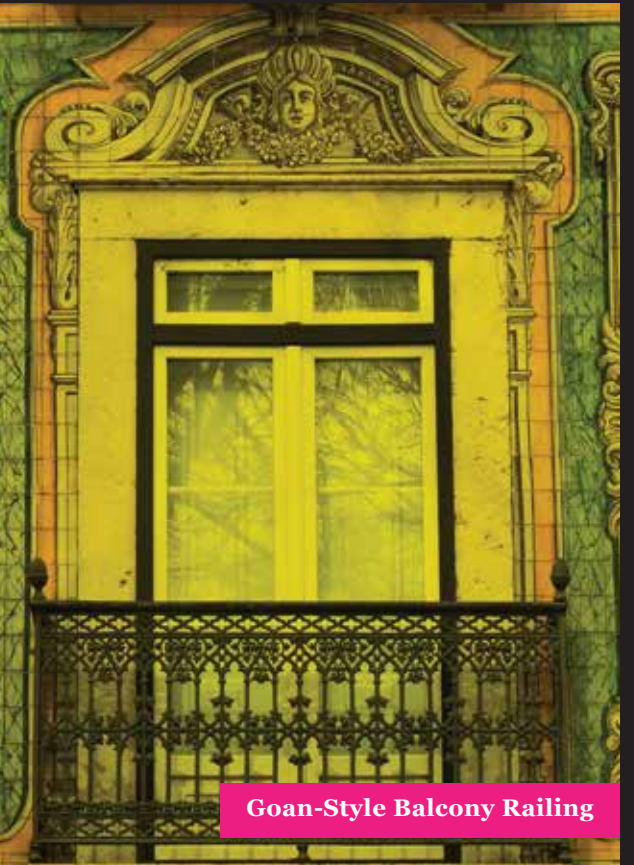


Rain Shower in Master Bath

MODERN INSIDE



Hand-Painted Door Number Plates



Goan-Style Balcony Railing



Baroque Statue



Digital Lock

BRANDS THAT MATTER ARE WITHIN YOUR HOME.

‘NEVER GIVE SAFETY
A DAY OFF.’
- YALE



YOUR MAIN DOOR LOCK

Yale, a 178-year old legendary brand from Europe is amongst the best known names in the lock industry, with millions of Yale locks used across 125 countries worldwide.

‘TRANSFORM YOUR WORLD.’
- KAJARIA



YOUR LIVING AND BEDROOM TILES

Kajaria Ceramics is the largest manufacturer of Ceramic/Vitrified tiles in India. Founded three decades ago, Kajaria has since become synonymous with quality, service and innovation, not only in the domestic market but worldwide too.

‘PAINT YOUR IMAGINATION.’
- BERGER PAINTS



YOUR EXQUISITE WALL PAINT

Berger Paints is a 258-year old iconic brand with Anglo-Indian roots. A true Indian MNC today, it's one of the most trusted paint brands in the world.

‘SWITCH TO STYLE.’
- SCHNEIDER ELECTRIC



YOUR ELECTRICAL SWITCHES

Schneider Electric is a \$ 25 billion global conglomerate with a 180-year legacy, and is a global specialist in Energy Management and Automation.

‘FUTURE OF BATHROOMS.’
- GROHE



YOUR BATHROOM'S CP FITTINGS

GROHE, a German brand, is the world's leading provider of sanitary fittings and a global brand dedicated to providing innovative water solutions.

‘RAISING THE STANDARDS.’
- AMERICAN STANDARD



YOUR BATHROOM'S SANITARY WARE

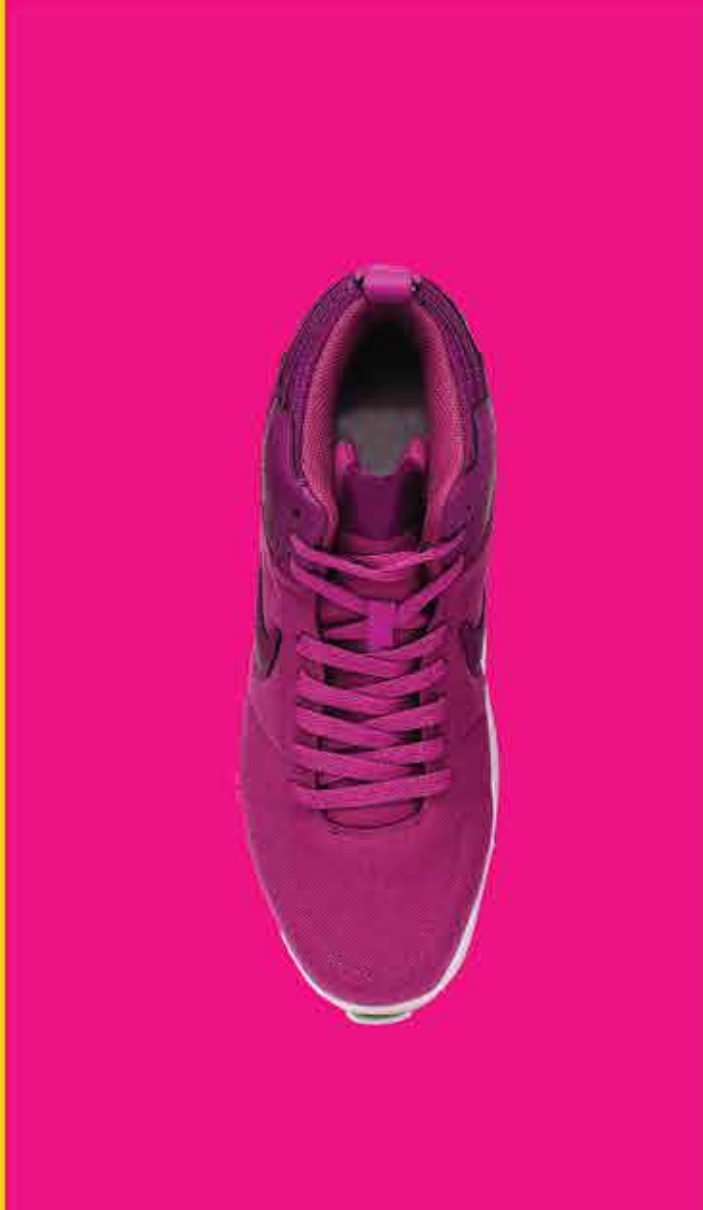
American Standard, a 140-year old Building Products Company, whose tradition of quality and innovation has put its products in 3 out of 5 American homes.

**MEET.
DINE.
INDULGE.**

Hotel / Service
Apartments operated by
Zone by The Park Hotels

HOSPITALITY
@
BALINESE RESIDENCES





THE WALK @ BALINESE RESIDENCES



At the Balinese Residences, everything you need is just a walk away. Be it your shopping needs, catching up with friends over coffee, or even a dinner out with the family. In short, once in, you may just never have to leave the gates of the Balinese Residences ever again.

TWO OPTIONS @ ADORA DE GOA



INDIA'S FIRST SPA RESIDENCES!

Balinese Residences is part of the Master Plan at Adora de Goa. Adora de Goa is a multi-phased development. Buildings, amenities and facilities will be developed in a phased manner. Master plan is an indicative digital rendering of all phases post completion.

WEST POINTE
RESIDENCES



HOMES WITH EXPENSIVE FEATURES, YET INEXPENSIVELY PRICED.

PRE- LAUNCHING



3-FIXTURE SHOWER PANEL

A FIVE FIXTURE HOME SPA @ BALINESE RESIDENCES



FACE STEAMER



FEET CLEANSER



AROMATIC DIFFUSER



NECK TO FEET MASSAGE LOUNGER



Inspired by the concept of Balinese Spa, escaping the stress and strain of everyday life just got easier. The Balinese Residences have been designed for those who want to unwind from the busy and hectic lives of today. So you relax, rejuvenate and look forward to tomorrow. Homes dedicated to offering you a healthy and balanced lifestyle. For the first time ever in India.

BENEFITS

- Access to world-class amenities, hotel, restaurants and The Blu.
- Fixtures from leading international brands inside your home.
- A spa inside your home - a whole body massage lounger, an aromatic diffuser, a face steamer, a feet cleanser, as well as a 3-fixture shower panel which includes rain shower, mid body shower and hand shower.

In short, you never have to step out to relax, as your home is equipped to help you unwind. All you need to do is take a deep breath and enjoy life.

THE APARTMENT TYPES INCLUDE:

- Spa Condo
- Spa Suite
- Royal Spa Suite
- Presidential Spa Suite



Here's to your new life! Perched at the mouth of the Zuari River and the Bay, these homes are smartly located and intelligently designed to let you show-off your proud Goan heritage. At the same time your homes at the West Pointe allow you to enjoy state-of-the-art amenities that no other home offers. You will also have access to the luxury services offered by the hotel next door making this your most prized possession.

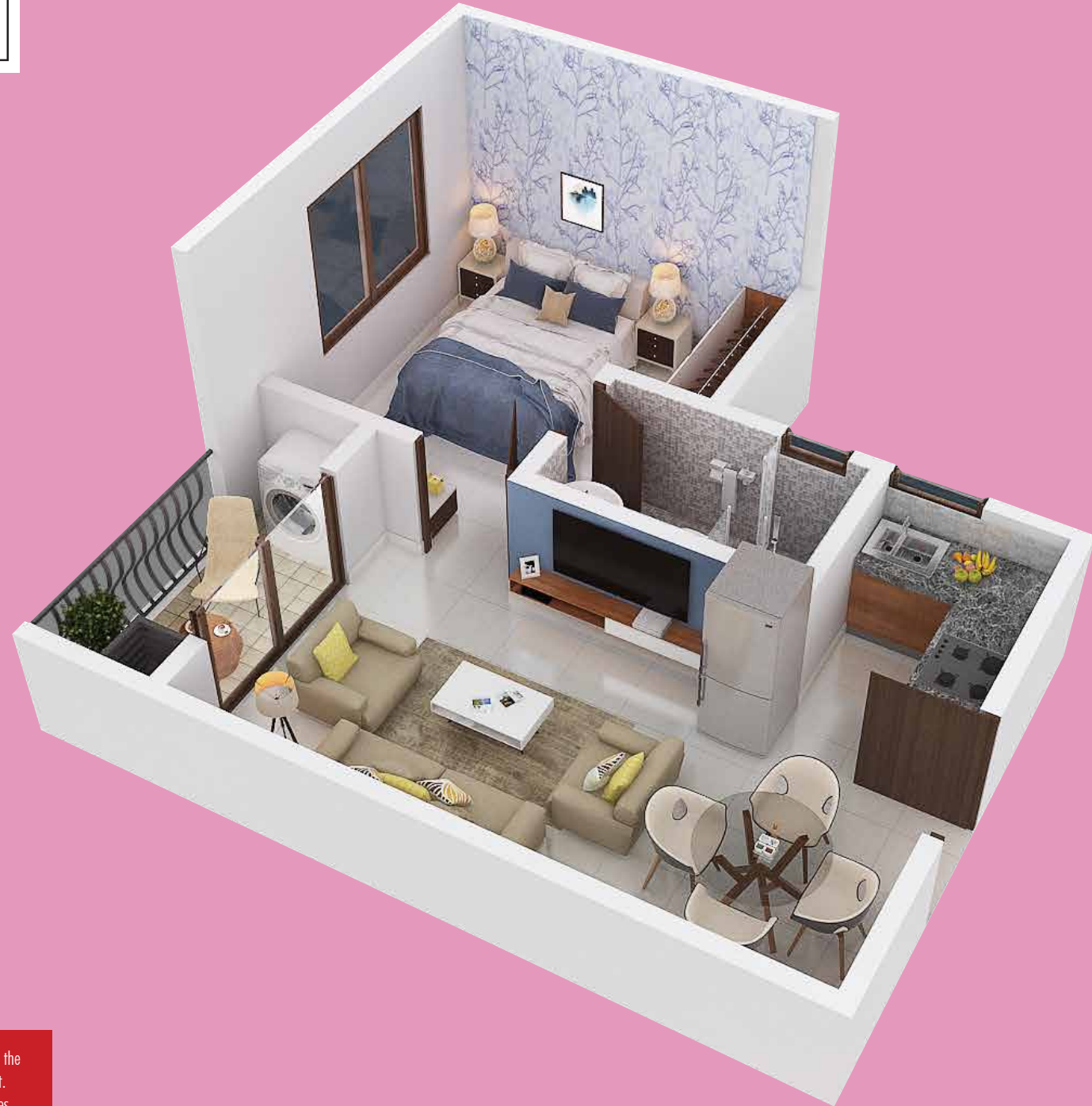
Move in to West Pointe; move in to resort living.

BENEFITS

- Fixtures from leading international brands right inside your home.
- Intelligently designed apartments suited to modern living.
- Central location with potential for future growth.
- Access to world-class amenities, hotel, restaurants and The Blu.



SPA CONDO



Typical Carpet Area	~32.5 sq.mt.
Typical Usable Area	~35.8 sq.mt.
Typical Saleable Area	~50.2 sq.mt.

1 sq. mt. = 10.764 sq. ft.

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

SPA SUITE



Typical Carpet Area	~47.3 sq.mt.
Typical Usable Area	~53.0 sq.mt.
Typical Saleable Area	~75.3 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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ROYAL SPA SUITE



Typical Carpet Area	~68.3 sq.mt.
Typical Usable Area	~77.1 sq.mt.
Typical Saleable Area	~105.9 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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PRESIDENTIAL SPA SUITE



Typical Carpet Area	~90.1 sq.mt.
Typical Usable Area	~101.3 sq.mt.
Typical Saleable Area	~139.3 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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TYPICAL UNIT PLAN 1-BHK



Typical Carpet Area	~32.5 sq.mt.
Typical Usable Area	~35.8 sq.mt.
Typical Saleable Area	~50.2 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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TYPICAL UNIT PLAN 2-BHK COMFORT



Typical Carpet Area	~47.4 sq.mt.
Typical Usable Area	~53.0 sq.mt.
Typical Saleable Area	~75.3 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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TYPICAL UNIT PLAN 3-BHK COMFORT



Typical Carpet Area	~68.3 sq.mt.
Typical Usable Area	~77.1 sq.mt.
Typical Saleable Area	~105.9 sq.mt.

1 sq. mt. = 10.764 sq. ft.

TYPICAL UNIT PLAN 3-BHK GRAND



Typical Carpet Area	~90.1 sq.mt.
Typical Usable Area	~101.3 sq.mt.
Typical Saleable Area	~139.4 sq.mt.

1 sq. mt. = 10.764 sq. ft.

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

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THE PARTNERS



Principal Developer

Provident Housing is a 100% subsidiary of Puravankara Limited and is the Principal Developer of the project for all statutory purposes. Provident Housing has constructed over 15.5 million square feet of homes and offices across Bangalore, Chennai, Coimbatore, Mangalore and Hyderabad.



One of India's Most Trusted Developer

With over 43 years of experience in real estate, Puravankara is today amongst the top 4 developers in India. A credo of uncompromising values, customer centricity, robust engineering, and transparent business operations, has earned Puravankara many accolades from customers and the public at large. Also popular for its unique conceptualizing sensibilities.



Hospitality Partner

One of India's first luxury boutique five-star hotels, the footprint of The Park Hotels are present across 8 cities. As a valuable partner in our project Adora de Goa, Zone by The Park Hotels will operate a hotel / service apartment in the project and shall offer subscription-based services for the Park Residences.



Holiday Home Rental Partner

Tripvillas is Asia's leading manager of Holiday Homes & Homestays with focus on delivering unique hospitality experience, by combining the power of technology with highest level of customer handling. Owners of Adora de Goa, may at their own discretion, contact Tripvillas for rental management of their property. Tripvillas will thereafter enter into a direct bilateral service agreement with the owners. Provident Housing and Tripvillas, make no representation on rental guarantees. Visit www.tripvillas.com for more information.



Adora de Goa is the perfect blend of Portuguese architecture & Indian emotions. And this unique composition was made a reality by the unconditional faith of Provident, a Puravankara company.

Nejeeb Khan

Founder & Managing Director,
KGD Architecture

Nejeeb Khan is the Lead Design Architect of Adora de Goa and has designed several International award-winning projects in India, the Middle East and USA.



Despite being businessmen, we are Goan at heart. Developing this precious piece of land by retaining the aesthetics and sensibilities of Goa was a major challenge. That's where Provident, a Puravankara company fit in beautifully. At Adora de Goa, we along with Team Provident have ensured that there is a perfect balance between traditional Goan aesthetics and modern architectural parameters. We are confident that residents will have an enjoyable full life here.

Trinitas Realtors
Land Owners



KNOW YOUR PROJECT

RERA REGISTRATION NUMBERS

ROW 2 & ROW 3	PRGO07180577
ROW 4	PRGO09180612
ROW 10, ROW 11 & ROW 12	PRGO02180009
ROW 13	PRGO07180544
ROW 14	PRGO07180560
ROW 15	PRGO07180561
ROW 16	PRGO07180562
MIXED-USE BLOCK	PRGO07180578
ROW 17 & ROW 18	PRGO02180031

For details: <https://rera.goa.gov.in>

KNOW BEFORE YOU ENTER...

Terms & Conditions

1.This brochure (the “Brochure”) containing details of project codenamed “Balinese Residences” (the “Project”) is an information memorandum for private circulation only. Nothing contained in this Brochure shall be construed or interpreted as an invitation to purchase, advertisement, solicitation, or being representations made in furtherance of an offer for sale and purchase. **2.**Provident Housing Limited, its parent company, subsidiaries, and affiliates (the “Promoter”) reserve the right to add, alter, or delete any information contained herein, at its sole discretion. **3.**Views from each apartment will vary based on location, direction and orientation of an apartment and Promoter makes no representations nor provides any assurances with regards to views. **4.**The project is sanctioned as a mixed use development comprising commercial and residential developments, under S1 and C1 settlement zones, as described in applicable development control regulations. It is possible that use of units located in one or more blocks as serviced apartments or managed residences would require licensing from relevant municipal authorities. **5.**The right to access or use certain amenities may be subscription-based or otherwise regulated in accordance with applicable by-laws, rules or regulations. **6.**The Blu may consist of multiple amenities, to the extent permitted under applicable law. Commencement and completion of developing these amenities will be in accordance with phase-wise development determined by the Promoter. You are advised to refer to the development plan for each phase to ascertain the schedule of completion for one or more of the amenities. **7.**Promoter will form multiple societies for management of buildings in the Project in accordance with the Goa Cooperative Societies Act, 2001 and Rules, 2003. Details of how these societies will be structured will be contained in the agreement for sale. **8.**Right of management of some common areas deemed necessary for overall upkeep and maintenance of the Project and its use in accordance with the scheme originally envisaged by Promoter, will be reserved and retained by Promoter. **9.**The Promoter makes no representation on yeilds/returns from any property/apartment. Buyers are requested to exerce their individual diligence while buying an apartment. **10.**In order to facilitate better usage of amenities and facilities at Adora de Goa for residents across all commercial and residential developments, the Promoter, at an appropriate time, may propose to execute and registra conditional lease of the project land, to a federation/apex body of association of apartments/blocks/tower/phase or as may be required under applicable by-laws, details of which shall be laid out in the Agreement for Sale. **11.**‘Zone by The Park’, ‘The Park’, and ‘Park’ (‘Brands’) are registered trademarks of Apecjay Surrendra Park Hotels Limited (‘ASPHL’). Provident Housing Limited (‘Developer’) uses the brands under a license, which is limited in duration and is conditional upon the terms agreed by developer under the license agreement. For any and all offerings in purchase or marketing materials, developer shall solely be responsible without any recourse to ASPHL in any manner whatsoever. **12.**The Five Fixture Home Spa comes complimentary with all Balinese Residences at Adora De Goa. The devices are procured by Provident Housing from third-party vendors. Like any other home device, they have to be used with care and do need periodic maintenance and repair. These five fixtures of a home spa are excluded from the Developer’s Defect Period Liability but will duly fall within the ambit of the warranties, if any, provided by the manufacturers.



BY PROVIDENT, A PURAVANKARA COMPANY

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🌐 www.providenthousing.com



Provident Housing Limited reserves the right to make changes to brands mentioned herein in case the brand (i) ceases production/manufacture/existence; and/or (ii) ceases its business operations as a consequence of which the relevant products aren't available; and/or (iii) inordinately delays the supply of products/materials which, in the opinion of Provident Housing Limited, may delay completion of the project; and/or (iv) causes quality changes which does not meet the quality standards of Provident Housing Limited; and/or (v) increases the purchase cost of its products/materials by 10% or more; in which case Provident Housing Limited shall install products of the alternate brands as detailed out in the Agreement for Sale.

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