

# URBAN ALCHEM

## seven

aquem - margao



1 BHK & 2 BHK  
APARTMENTS

Be a part of Goa's  
*Old World Charm*



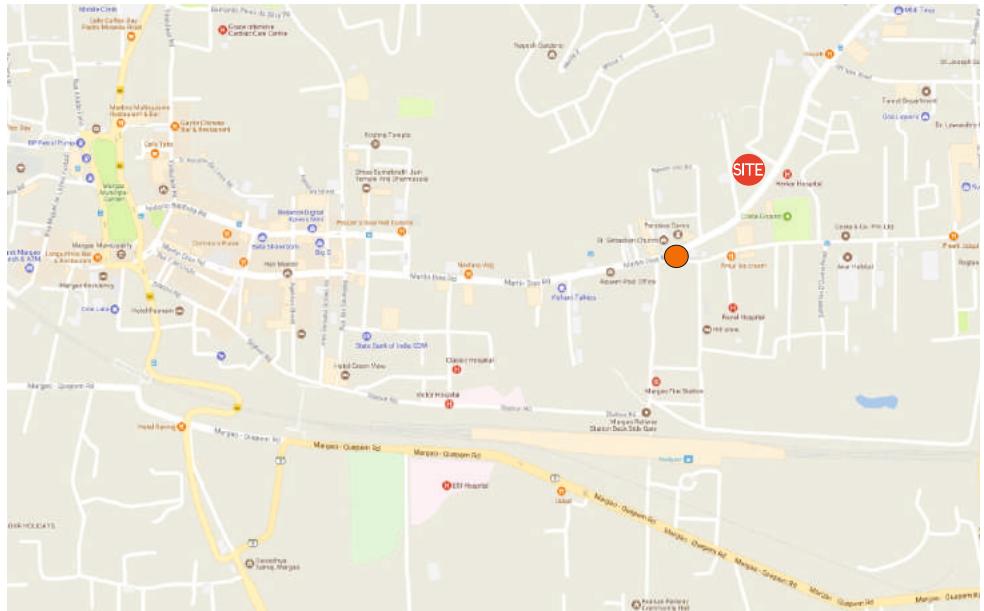
**“URBAN ALCHEMY”** deals with aesthetically designed spaces with major importance given to the architecture. It is an effort to strike the perfect balance between functionality and design..... the perfect Alchemy.

Urban Alchemy refers to the urban transformations, mutations in the real estate field. It reflects a new direction towards masterpieces created through architecture which add to the image of the city as a whole.

**“URBAN ALCHEMY Seven”** is a project which takes a person on a ride down the memory lane of Goa’s *Old-World Charm*.

The Balconettes, the Wooden Windows and the carved railing, all teamed up with the tropical planters creating the perfect Alchemy of Old and New.

It comprises of 2 BHK and 1 BHK Apartments and is ideally located on the main street of Aquem leading to the St. Sebastian Chapel (Pandava Chapel).



## The Location

Margao is the second largest town by population, and the commercial capital of the Indian state of Goa. It is the administrative headquarters of Salcete taluka and South Goa District. By road, Margao is located approximately 33 kilometres (21 miles) from the capital Panaji, and 27 kilometres (17 miles) from Dabolim International Airport.

**URBAN ALCHEMY Seven** is located touching the main road of Aquem and is just 3min walk from the famous St. Sebastian Church. It is surrounded by major commercial establishments and is minutes away from the Margao Municipal Garden.

### NEAREST LANDMARKS / CONVENIENCES

#### MAJOR ROADS / LANDMARKS

- |                 |        |
|-----------------|--------|
| 1. NH 66        | 1.6 km |
| 2. Gogol Circle | 1.3 km |

#### GROCERIES

- |                       |        |
|-----------------------|--------|
| 3. Borkar Super Store | 0.7 km |
| 4. General Store      | 0.3 km |

#### TRANSPORT

- |                            |        |
|----------------------------|--------|
| 5. Bus Stop                | 0.2 km |
| 6. Madgaon Railway Station | 0.6 km |
| 7. Madgaon Bus Station     | 3.8 km |
| 8. Dabolim Airport         | 26 km  |

#### HOSPITALS AND CLINICS

- |                       |        |
|-----------------------|--------|
| 9. Kerkar Hospital    | 0.0 km |
| 10. Hospicio Hospital | 2.4 km |

#### GOVERNMENT OFFICES

- |                                  |        |
|----------------------------------|--------|
| 11. Margao Municipality Building | 1.9 km |
| 12. Post Office                  | 0.5 km |

#### SHOPPING AND ENTERTAINMENT

- |                     |        |
|---------------------|--------|
| 13. Vishant Theatre | 0.5 km |
| 14. Cine Lata       | 1.8 km |
| 15. Big G Mall      | 1.2 km |
| 16. Inox Multiplex  | 3.3 km |
| 17. Ravindra Bhavan | 3.8 km |

#### INSTITUTIONS

- |                         |        |
|-------------------------|--------|
| 18. T.B. Cunha School   | 0.8 km |
| 19. New Era School      | 0.9 km |
| 20. Loyola High School  | 2.1 km |
| 21. Fatima Convent      | 2.0 km |
| 22. Popular High School | 2.5 km |
| 23. M&N High School     | 2.4 km |
| 24. Damodar School      | 2.1 km |
| 25. Vidhya Vikas School | 2.7 km |
| 26. RMS College         | 2.6 km |
| 27. Kare Law College    | 2.6 km |



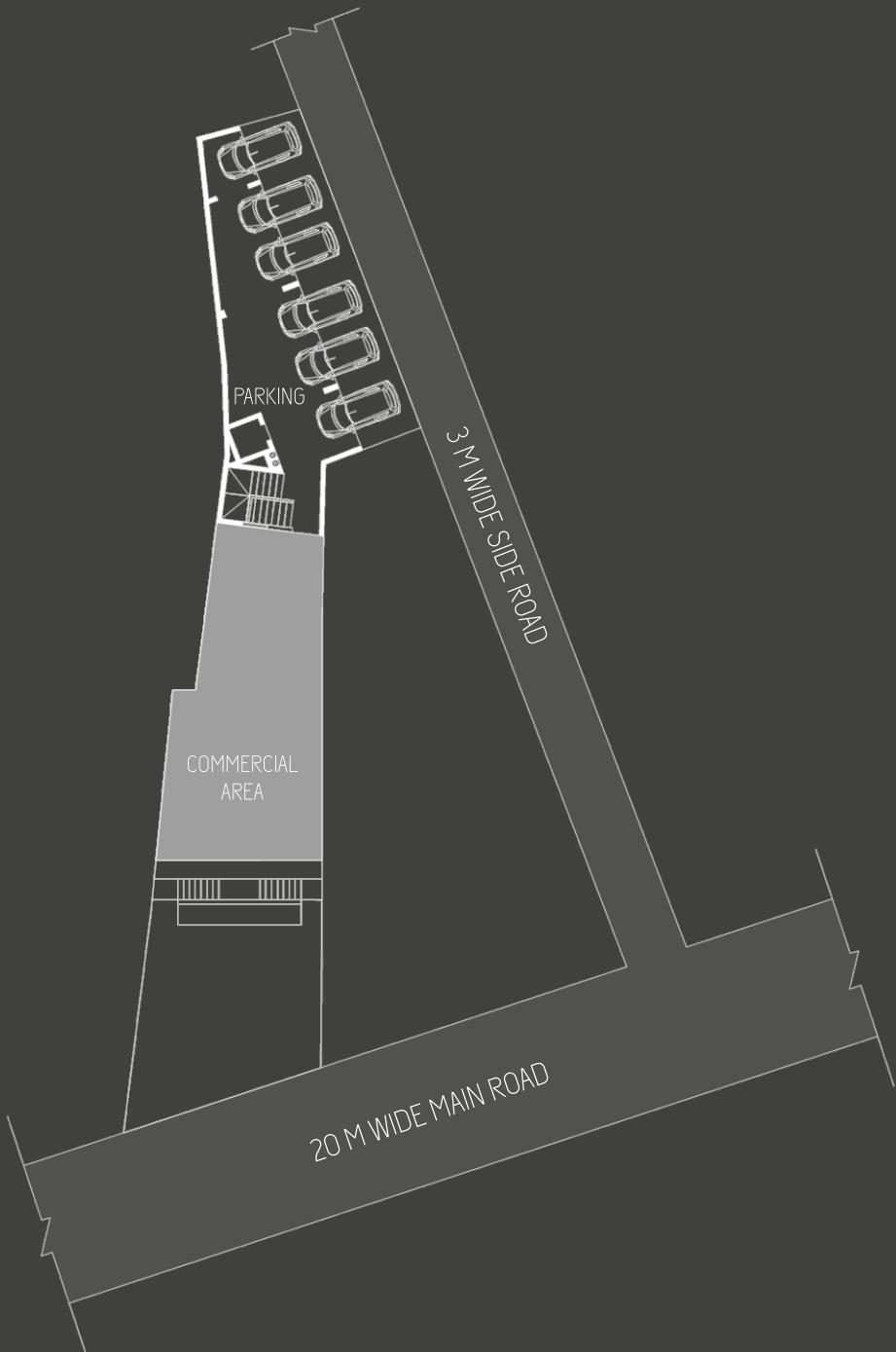
1 BHK APARTMENT  
201 / 202 / 103 / 104

LIFT

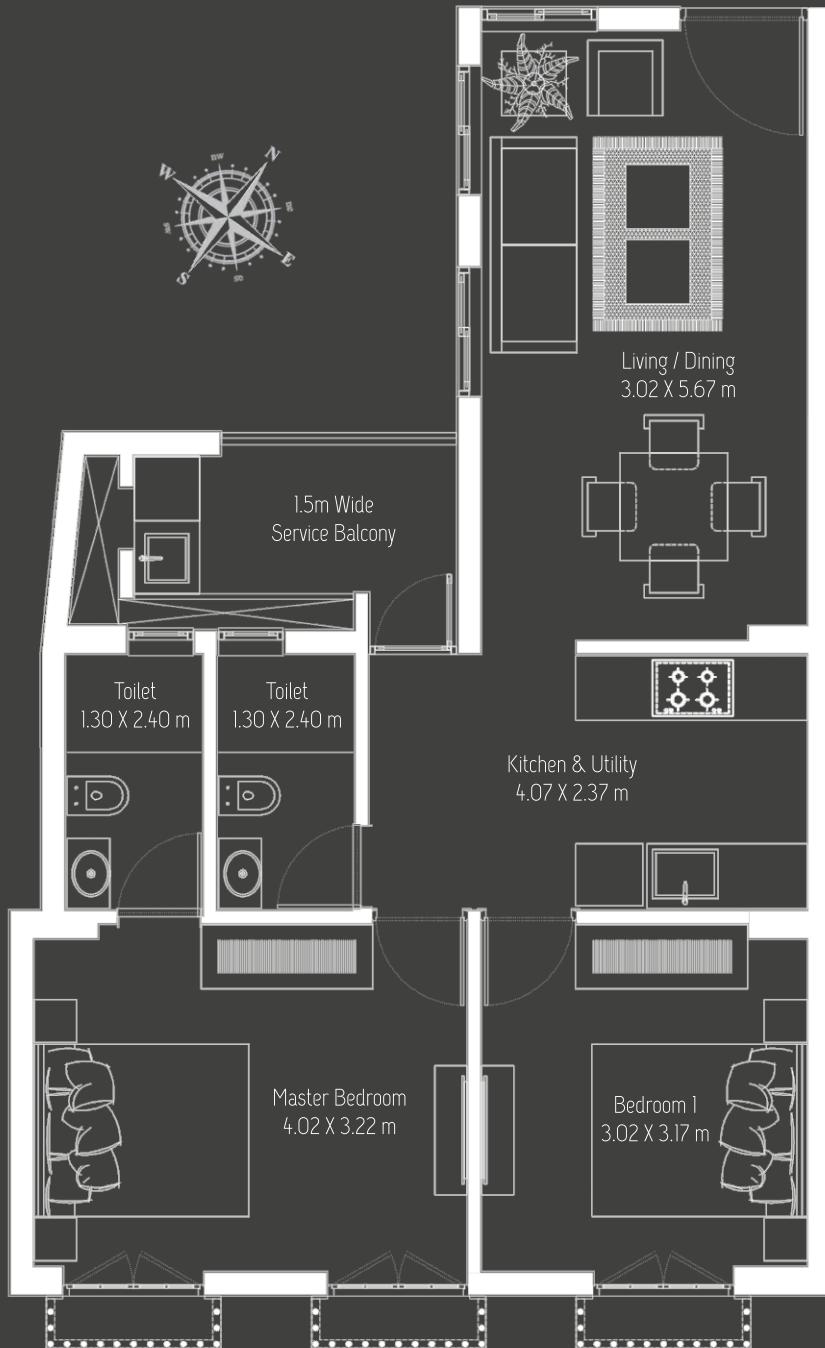
12 m Wide Passage

2 BHK APARTMENT  
102 / 103 / 104

SITE PLAN / GROUND FLOOR PLAN

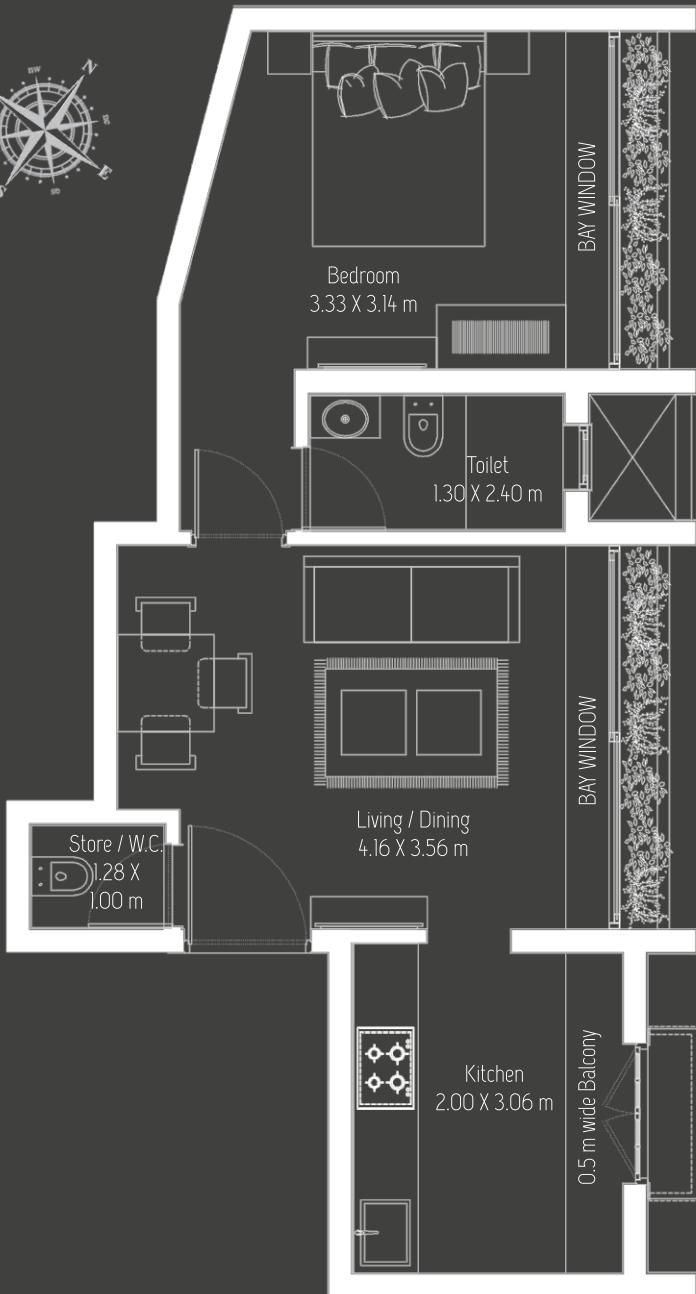


SITE PLAN / GROUND FLOOR PLAN



2BHK APARTMENT  
102 / 103 / 104

Super Built up Area : 93.00 sqm



1 BHK APARTMENT  
201 / 202 / 203 / 204

Super Built up Area : 60.00 sqm

## ECO-ELEMENTS

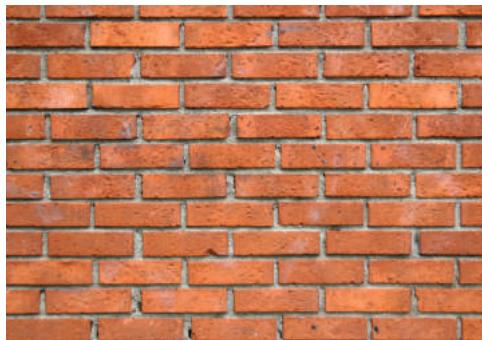
Creating an Eco-footprint is our main objective. The use of materials which form a relationship with nature and techniques which enhance the quality of living of residents helps us do that.

The vehicular traffic is secured at the rear entrance which then leads the visitor to an array of internal planters and other landscape elements.

The use of renewable energy (solar) for water heating adds to the sustainability aspect of the project.

## MATERIALS

The use of energy-efficient and vernacular materials for construction ensures the least possible damage to the environment and is durable. The longer the life of a material the lesser it is required to be replaced. Sourcing of locally available materials reduces the use of energy during manufacturing and transportation.



### FLY-ASH BRICKS

Low absorption of heat. Fly ash bricks absorb less heat than normal bricks and keeps your home cool even in summer. Hence it is most suitable for Indian conditions and also has high compressive strength compared to normal bricks.

### WATER & WASTE MANAGEMENT

Drip irrigation system for all external planters reduces the use of water. Each apartment will be provided with a Khamba (A terracotta container to compost daily waste). The dry waste would be lifted by the Local Municipal Authority.

This helps in being self-sufficient and reducing the burden on dumping sites thus helping in the overall sustainability.



### STONE & WOOD

Stone is locally available and has superlative insulation along with aesthetic properties. Wood is an excellent renewable source for use in doors and windows. Building with stone and wood is a lost art that needs revival.





## DESIGN FEATURES

Apartments placed around a main open to sky / Skylit courtyard creates a sense of belonging towards nature. A 'Frangipani' tree with its beautiful yellow white fragrant flowers adorns the central space . The shadows that are created due to the sculptural quality of the Frangipani adds to the dynamic quality of the space.

**"The empty centre of a courtyard is really Shunya , that is nothingness , which because of repeated viewings as one moves around the house, in our consciousness becomes bindu, the source of energy"**

- Architect Charles Correa

The different elements of the Facade like the wooden railing , the balconette , and the plaster bands around the wooden panelled doors makes one reminisce of Goa's *Old World Charm*. The planters and the brickwork adds a Tropical touch to the facade.

**Tropical Textures** like exposed brick and exposed cement finish gives the natural character to the structure keeping it close to earth.

**Tropical Planters** are characterised by plants like Frangipani, Heliconia, Waterlily/ lotus , Hibiscus, Elephant Ear etc.

**Bay Windows** are designed to augment the look of the living spaces and make it look more spacious. It is lined with planters externally and acts as a good sit-out space overlooking the central courtyard.

**Unwinding space** lined with tropical plants and lawns can be used to rest after a long tiring day.



# SPECIFICATIONS



## INFRASTRUCTURE

Access Road  
The complex is accessible by 20m main road and a 3.0 m wide rear access road which leads to the parking , lift and staircase.

Water Supply  
The Apartment complex will be equipped with a common sump along with an overhead water tank and a water pump.

Electricity  
Individual electricity metres and one for common lighting.

Telephone / Internet  
Provision for telephone and broadband internet for each apartment

Landscape  
The common courtyard will be landscaped with tropical plants and sit out space.

## STRUCTURE

Foundation, Slabs & Roof  
RCC structure as per approved design of competent authority

Interior Walls & Exterior Walls  
Fly-ash brick wall for internal walls and concrete blocks / laterite for external walls

## FINISHES

Exterior Finishes  
Double coat sand faced cement plaster with a mixture of whether shield paint, brick cladding and exposed cement finish

Interior Finishes  
Gypsum Plaster / Cement Plaster finished with Plastic emulsion paint of reputed company

## FENESTRATION

Main Door  
Teak Wood frame with teak wood panelled door

Bedroom Door  
Matti Wood or equivalent frame with wood panelled door

Toilet Door  
Granite/Marble frame with flush door and waterproof laminate

Windows  
Wood casement window / Powder coated Sliding Aluminium window

## ELECTRICAL

Connection  
3 Phase connection for each Apartment

Wiring / Cabling  
Reputed Brand concealed PVC insulated copper wiring and cabling

Electrical fittings  
Reputed brand modular switches, MCB, Distribution Board with provision for inverter

## PLUMBING

Piping  
Concealed CPVC pipes for internal use and PVC piping for External use

Plumbing fittings  
Plumbing fittings of reputed brand : Jaquar or Equivalent

Sanitary ware  
Wall-hung white colour WC and counter top wash basin of reputed brand : Jaquar or Equivalent

# SPECIFICATIONS

URBAN  
ALCHÉMY  
seven

## FLOORING

Common Areas

Steps

Internal areas

Polished natural stone / Matt Finish Vitrified tiles

Matt finish vitrified tiles / Polished natural stone for tread and riser

Matt finish / Mirror finish vitrified tiles of reputed company with 3" skirting

## BATHROOM

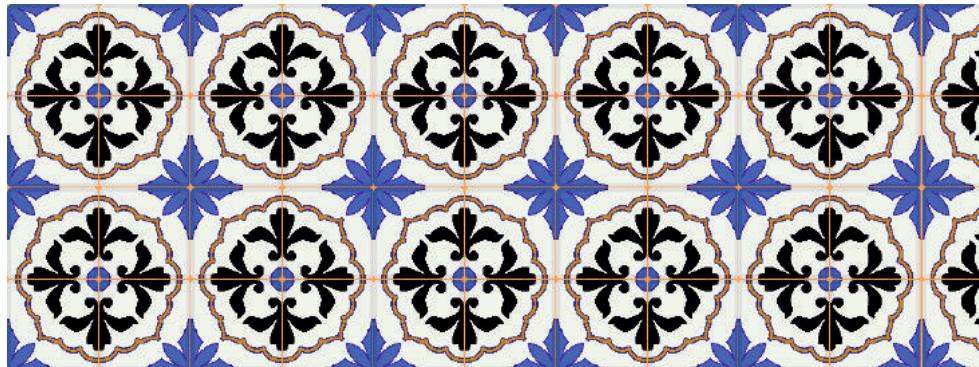
Walls & Flooring

Designer ceramic tiles for walls and flooring.

## KITCHEN

Counter and Dado

Granite platform with stainless steel sink and dado tiles upto a height of 60cms above kitchen counter.



## AMENITIES

SOLAR WATER  
HEATER



DTH CONNECTION



COVERED CAR  
PARKING

Provision for 1 covered car parking space per apartment.

VIDEO DOOR PHONE



LIFT WITH GENERATOR BACKUP



living room view



master bedroom view

architect

architecture + design  
**ANKIT  
PRAKHUDESSAI**

civil engineer

Vidhyadhar Kakodkar

**URBAN  
ALCHEM  
Y**

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