

JOY OF LIVING
IN THE LAP OF NATURE



Coconut Grove
where time slows down



GOA IS
ALL ABOUT
PUTTING YOUR
FEET UP.

Relaxation Rejuvenation Rebirth

These three simple words are enough to evoke images of swaying palms, sun drenched beaches, frolicking in the water, and to conjure up feelings of contentment, rest and relaxation. Goa, the world famous exotic holiday destination.

It's no secret that the Goan attitude of taking things easy and the delicious Goan food are the pillars of any holiday; It's also a well known fact that Goa is the destination of choice for either reason: A place to visit for a fun-filled holiday and a getaway to recharge oneself.

But here's a little secret, something only a few know. It's called 'True Goa' and it captures the very spirit of the land. Away from the crowded beaches, the chaotic streets and congested areas, away from everything noisy and touristy you'll find a treasure trove of peaceful and unspoiled Nature.

Rolling hills that form the perfect backdrop to thousands of coconut trees swaying gently in the wind. Mile upon mile of verdant paddy fields caressed by that same wind. And if you listen, that very wind is the only sound you'll hear. That's where True Goa is, and that's where you'll find Coconut Grove, a 20 acre gated township that is born of the essence of Goa, nestled in Nature, yet replete with every conceivable modern luxury.

After all, what's the point of a Getaway if you can't get away?

The road to paradise



LAYOUT PLAN

PLOT AREA INDEX

PLOT NO.	AREA IN SQ M	PLOT NO.	AREA IN SQ M
A-1	450	D-1	953
A-2	550	D-2	727
A-3	450	D-3	720
A-4	625	D-4	731
A-5	473	D-5	758
A-6	684	D-6	900
A-7	674	D-7	702
A-8	698	D-8	461
A-9	717	D-9	550
A-10	636	D-10	550
A-11	643	D-11	545
A-12	433	D-12	632
A-13	560	D-13	550
B-1	550	D-14	550
B-2	520	D-15	657
B-3	550	D-16	952
B-4	550	D-17	758
B-5	550	D-18	620
B-6	550	D-19	750
B-7	652	D-20	550
B-8	608	D-21	550
B-9	810	D-22	545
B-10	501	D-23	632
B-11	443	D-24	550
B-12	500	D-25	550
B-13	559	D-26	657
B-14	605	D-27	365
C-1	3147	D-28	485
C-2	769	D-29	488
C-3	764	D-30	503
C-4	500	D-31	545
C-5	500	D-32	580
C-6	332		
C-7	388		
C-8	624		



Legend

- A EMERALD CLUB
- B SWIMMING & KID'S POOL
- C EMERALD COURT VILLAS
- D TEMPLE
- E JOGGING TRACK
- F CHILDREN PLAY AREA
- G GARDEN
- H STEP GARDEN WITH WATER CASCADE



What's life like at Coconut Grove?

Simply put, it's whatever you want it to be.

Does Nature bring a smile to your face? Coconut Grove has hundreds of coconut, cashew and other fruit bearing trees, apart from over 1,00,000 sq. ft. of landscaped gardens and open spaces full of flora and fauna.

Or does water make you happy? Enjoy swimming at the Club house pool or spend time watching the beauty and listening to the sound of the waterfall on the property. You will find both are equally invigorating.

Serenity and tranquility are close at hand, whether you stand still in the temple, walk in the step garden, jog around the property or on the jogging track in the garden. It is a matter of your choice. We leave it to you.

House-keeping services are on call whenever you're at Coconut Grove and our team of gardeners is there to maintain your gardens while you're away. And of course, CCTVs are a part of our round-the-clock security system, whether you're in residence or not.

**SPACE FOR
THE BODY
AND THE
SOUL**

*Water.
Laughter.
Silence.
Whatever
brings
you peace*

For those who need room for activity, we have a spacious Clubhouse specially designed for you, which includes a kid's zone, a swimming pool and a cafe.

There's also a gym, steam room, a yoga room and lots of recreational games to satisfy any child's imagination.

So, while your children are having fun at the specially designed kid's zone, you can relax by the poolside with your favourite drink by your side.



**EXHILARATION
COMES IN
MANY FORMS**



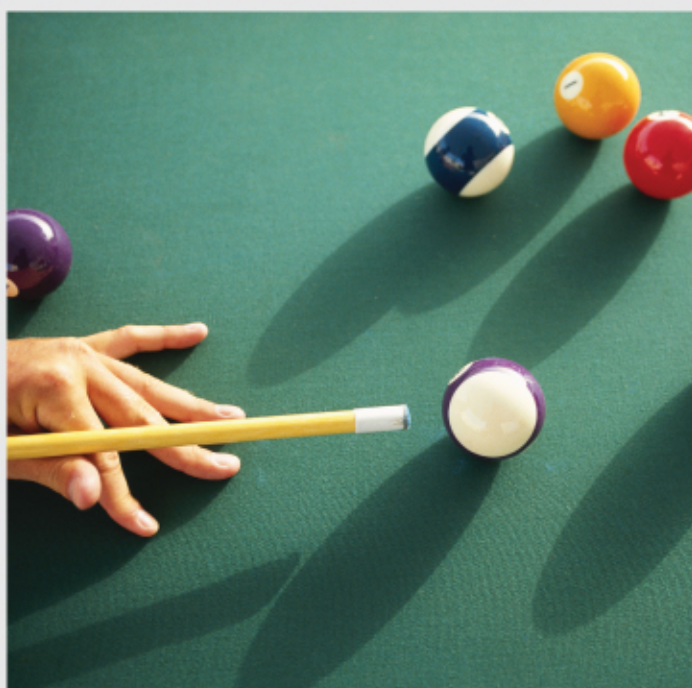


There is a fitness studio, yoga room and a steam room for those who want to keep fit and a host of indoor games in the Club house for those looking to develop skills.

Want food for the mind? And the body? Play a game of snooker, or pick up a sandwich and a coffee at the cafe. We have provided for almost every activity you could want.

And for those who don't want any activity at all, there is also a Spa to pamper the senses and the body.

**A HAVEN FOR
THE MIND.
AND FOR
THE SENSES.**



Design and construction of villa will be executed by Emerald Realtors.
Designs of villas may be changed and are subject to modification as per individual taste as long as they remain in harmony with the design style of Coconut Grove.

*Unique.
Singular.
One of a kind.*

How can you be a part of 'True Goa'? By involving yourself in creating your own Villa. The plots at Coconut Grove are waiting for you to design your dream Villa.

Plans for Villas here can be modified to suit your unique tastes and specific requirements, while staying in harmony with the surroundings. So, create that massive bedroom or design that spacious living room for the spectacular view of your very own swimming pool.

**INDIVIDUAL
VILLAS**





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*In our design,
 perfection is just a
 starting point.*

'Emerald Court Villa' is just another 3 word name for Bliss. These are a set of 8 villas designed in the Goan style. Taking into consideration every minute detail and every conceivable requirement, each spaciouly designed villa sits on an approximately 400 square meter plot, has 4 bedrooms and each one comes with its own private garden, and a swimming pool or a gazebo with a barbecue. Want both? No problem, we'll even add in a pond in your garden. We'll handle all the building and the details. You get on with the business of relaxing.

**EMERALD
 COURT
 VILLAS**



Design and construction of villa will be executed by Emerald Realtors.
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*One villa.
 Two villas.
 You decide.*

Here is a concept that is perfectly suitable for two families who like to enjoy the holiday together, and also like to have a place of their own.

Many plots at Coconut Grove can have two villas on them, each a mirror image of the other and with its own garden.

Want to hedge against escalating land prices? Build just one villa on half the plot now with the option to build the other later as and when the need arises.

This way or that, the Twin Villa concept is a beautiful idea for a home, whichever way you look at it.

**TWIN
 VILLAS**





01 25 mins. from proposed Mopa International Airport



02 10 mins. from proposed International Sports Complex



03 40 mins. from Panjim and North Goa Beaches



04 10 mins. from boating facilities on scenic Mayem Lake



05 5 mins. from Shri. Dutta Mandir at Sanquelim (Sankhli)



06 10 mins. from the majestic waterfall at Arvalem



07 20 mins. from the forest trails of Wildernest



08 15 mins. from white-water rafting in Valpoi

- 200 mtrs. from State Highway.
- A few mins. from Market, Banks, ATMs, Hospitals, Schools & Colleges.
- 10 mins. from Thivim Railway Station.
- 20 mins. from Mapusa.
- 50 mins from Dabolim Airport.

LOCATION PLAN



*Come, own
a piece of paradise
in Coconut Grove*



A project by Emerald Realtors

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Project Approved By All Major Banks

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Twin Villas

A concept for two families who like to enjoy holidays together, but also like to have a place of their own. Many plots at Coconut Grove can have two villas; each villa being a mirror image of the other and each with its own garden. Another available option is to build one villa on half the plot now, at the time of purchase and the other villa later.

Design and construction of villa will be executed by Emerald Realtors. Designs of villas may be changed and are subject to modification as per individual taste as long as they remain in harmony with the design style of Coconut Grove.



Emerald Court Apart-Villas

Here's a new concept from Coconut Grove; for those looking for something more than just a flat. Emerald Court offers 4 'Apart-Villas'.

Each Apart-Villa has two spacious, 2-bedroom apartments on the ground floor, each with its own private garden, along with a separate entrance and parking. There are also two luxurious, 3 bedroom apartments on the first floor, each with a separate entrance and parking on the ground floor and its own private terrace above, directly accessible from the flats.

Apart-Villas are specially designed, to give you your unique home with the convenience of an apartment and privacy of a villa. The best of both worlds.



GROUND FLOOR PLAN
 Apartment-Villa No. 101 and 102 .
 Built up Area 1390 SQ. FT. (130 SQ. Mts)
 Area Open to Sky 1970 SQ. FT. (182 SQ. Mts.)



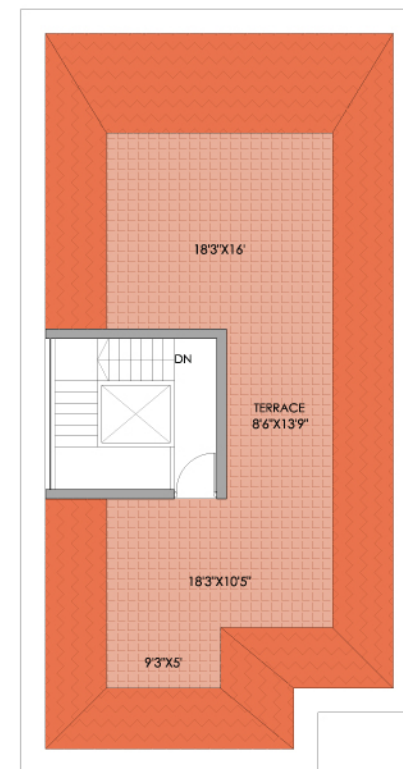
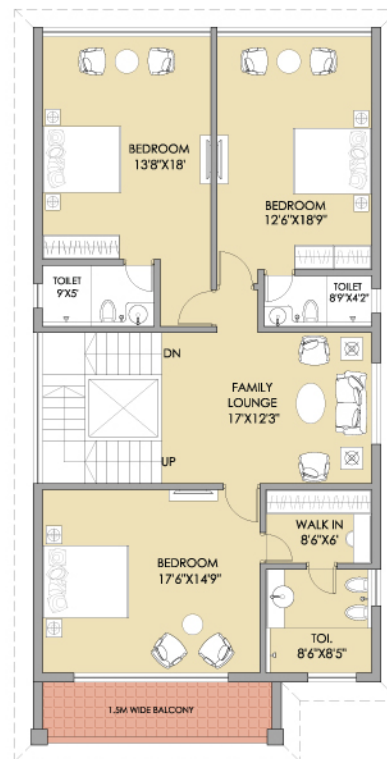
FIRST FLOOR PLAN
 Apartment-Villa No. 201 and 202.
 Built up Area: GR. FLR.: 230 SQ. FT.
 FIRST FLR.: 1722 SQ. FT.
 TOTAL BUA: 1952 SQ. FT. (182 SQ. Mts)
 Terrace; 865 SQ. FT. (80 SQ. Mts)



Emerald Court Villas

Each spaciously designed Emerald Court Villa is constructed on a plot of about 400 square meters, has 4 bedrooms and each one comes with its own private garden, and a swimming pool and gazebo with a barbecue.

Design and construction of villa will be executed by Emerald Realtors. Designs of villas may be changed and are subject to modification as per individual taste as long as they remain in harmony with the design style of Coconut Grove.



BUILT - UP AREA STATEMENT

GRD FLR.	1485 SQ FEET
DECK	160 SQ FEET
1ST FLR.	1485 SQ FEET
BALCONY AREA	99 SQ FEET
TERRACE	33% 212 SQ FEET
TOTAL BUILT UP AREA	3441 SQ FEET [320 SQ MTS]



Individual Villas

Villas here can be modified to suit your unique tastes and specific requirements, while staying in harmony with the surroundings. These are plots set aside for the sole purpose of allowing you to create your dream villa.

Design and construction of villa will be executed by Emerald Realtors. Designs of villas may be changed and are subject to modification as per individual taste as long as they remain in harmony with the design style of Coconut Grove.



GROUND FLOOR - SITE PLAN



FIRST FLOOR

BUILT - UP AREA STATEMENT

GRD FLR.		1721 SQ FEET
DECK AREA		456 SQ FEET
CAR PARK & DRYING YARD	50%	140 SQ FEET
1ST FLR.		1431 SQ FEET
BALCONY AREA		190 SQ FEET
TERRACE	33%	207 SQ FEET
TOTAL BUILT UP AREA		4145 SQ FEET
		[385 SQ MTS]