



# Tales from the Hills and the Country

by Manas Developers





**Home is the nicest word there is.**

-Laura Wilder

Once upon a time not so long ago,  
there lived a tall, dark hill. Not  
many knew but there was more to  
him than met the eye. He could  
promise a view like no other, and  
breeziness came naturally to him.  
Though the options were aplenty,  
he never felt the warmth to settle  
at any place. And then one day,  
along came she. Every bit the  
woman he had imagined her to be  
- majestic and magnificent, she  
blushed as she sat next to him.  
Love was in the air then and even  
the dumbest bud could see  
something growing between the  
two. Thus, began the story of the  
unlikely pair of Hills and Country  
who now lives happily in  
Neura-O-Grande.



EXPERIENCE

3  
in  
u  
e  
n



15°26'31.3"N, 73°54'31.5"E

N e u r a , a s i t ' s  
k n o w n , i s a  
b e a u t i f u l v i l l a g e  
s i t u a t e d i n N o r t h  
G o a w i t h a l o n g  
h i s t o r y a n d a  
s t r o n g r e s i d e n t i a l  
f a b r i c t h a t h o u s e s  
s o m e o f t h e o l d e s t  
v i l l a s a n d  
m a n s i o n s d a t i n g  
b a c k t o t h e  
K a d a m b a r u l e .





**In Neura, a land not too far away, you could easily experience the serene quiet Goan village life. Chances are, you may stumble upon a Eurasian Marsh Harrier scaring away all the little sandpipers or a flock of painted storks flying away next time you are in Neura. Visitors have referred this place as 'green lung' or even 'paradise of all-things-natural'. Which is why, both Manas Hills and Manas Country have been designed to offer the residents, a classic Goan hamlet set in the quaint village of Neura. While Manas Hills is set against the gentle slopes of the hills, Manas Country borders the breath taking expanse of the rice fields. The stunning view that overlooks the fields all the way to the horizon is captured with multiple large balconies. If it weren't for the proximity, one would not believe that this place is within the city limits. Just five minutes' drive from the famous Sulabhat lake, Neura offers easy connectivity to Panjim city and Old Goa.**





Where  
the story  
took  
place

YEAR 2019



ch.1



Manas  
**Hills**

ch.2



Manas  
Country



ch.1



# Manas Hills

**Manas Hills houses 39 stylish and well-ventilated apartments with a large central shaded garden + 2 luxurious and modern villas having their own private gardens, ample balconies, terrace areas and private parking.**





The 2-BHK apartments are designed efficiently with maximum utilisation of the floor space. Each apartment houses three balconies, one for the living room, one for the master bedroom and one for the kitchen which can be used as a utility space. The design and the location of the balconies vary for different apartments breaking the monotony in the facade and giving a more individual character to the resident owners. The ground floor apartment balconies are designed as walled private gardens that effectively buffer them from the common areas.









Peekaboo

**Unlike all the other villas,  
the 3-BHK villas in Manas Hills are  
located at the rear of the property  
at the highest point of the hill.**



**Manas  
Hills**



The location offers its residents the privacy and seclusion from the apartments and gives them direct access from the panchayat road abutting the property at the rear. The villas are designed with large front garden spaces and stylishly designed terraces overlooking the garden spaces from the first floor.



ch. 2



# Manas Country

**Luxury meet comfort with ease at the 3-BHK villas, facing the  
large rice fields that stretches all the way to the horizon.**





The 2-BHK apartments are designed efficiently with maximum utilisation of the floor space. Each apartment houses three balconies, one for the living room, one for the master bedroom and one for the kitchen which can be used as a utility space. The design and the location of the balconies vary for different apartments breaking the monotony in the façade and giving a more individual character to the resident owners. The ground floor apartment balconies are designed as walled private gardens that effectively buffer them from the common areas.



**Luxury meets comfort with ease at the  
3-BHK villas, facing the large rice field  
that stretches all the way to the horizon.**



**Villas at** Manas **Country**



Designed in pairs of two, the villas share a common wall, thereby maximising the garden spaces for all individual units. With ample balconies & terraces, the plan is efficiently designed to take advantage of the breath-taking view of the location. The villa is designed with a large living and dining areas, a kitchen and a bedroom on the ground floor and two bedrooms on the first floor. Each villa is housed in a plot area averaging to 200 to 250 sqm of land with a large garden on the field side and a covered parking space along with a small garden on the front road side.



Designed with  
R.C.C frame structure



Birla Putty finished  
internal walls



External walls  
with sand faced double  
coat waterproof plaster



Beautifully fabricated  
balconies



MS handrails



Wooden roof shades  
cladded with  
Mangalore tiles



Vitrified  
tile flooring



Flush doors  
with sal wood frame



Powder coated  
aluminium windows



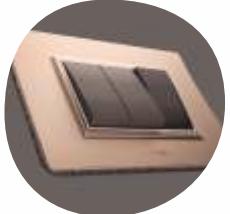
Glazed shutters with  
premium fittings



Branded  
sanitaryware



Three-phase  
connection



Modular switches



Paved and  
asphalted roads



CCTV



24 hour watchman



Landscaping



Children play  
equipments



Large open area



Common society hall



Premium  
specifications

Panaji



13.3  
kms

99 NH

● Bambolim



Siridao  
Beach

5.2  
kms

Dabolim Airport



26  
kms

Margao



24.2  
kms

● Chimbai waterfall

Pilar Old Goa Road



11.5  
kms



**15° 26' 31.3" N**

**73° 54' 31.5" E**

Near st. Sebastian chapel  
Survey no. 249/2, Neura o grande,  
Tiswadi, Goa - 403 104.

0832-2463533 • 0832-2462727

[admin@manasdevelopers.com](mailto:admin@manasdevelopers.com)  
[salesoffice@manasdevelopers.com](mailto:salesoffice@manasdevelopers.com)  
[www.manasdevelopers.com](http://www.manasdevelopers.com)

• Neura O Grande

• St. Sebastian's Chapel

0  
kms

Manas  
**Hills**

• Sulabhat  
Lake

Manas  
**Country**



m

ARCHITECTS

PLAY  
GROUP  
STUDIO

PLAYGROUP STUDIO

All the images shown are for representation purpose only. Actual product may vary.



# Home is where the heart is.

It's a place where life's a stroll, a place that is one with nature, a place where memories are made. And in today's ever shrinking world, finding a place to call home is easier said than done.

## **This is where Manas Developers comes in.**

With a number of reputed clients and successfully completed projects, Manas Developers has more than just a strong reputation to bank on. The company strives to provide quality life spaces, both residential and commercial. Through a confluence of innovative architectural designs and eco friendly concepts, we deliver something really priceless to our patrons. We make living spaces to suit our customers' tastes while staying true to our commitment of building sustainable structures that are environment-friendly.

If numbers are anything to go by, we have been in the field of civil construction and developments for more than 20 years now. And the biggest inspiration that drives us forward is the smiles on our customers' faces after we transform their dreams into reality by not just delivering spaces but delivering happiness.

**[www.manasdevelopers.com](http://www.manasdevelopers.com)**



*Manas Developers*

**Plot no. 22-B, GF-1, Happy Home  
Co-Op. soc., La-Campala, Miramar  
Goa - 403001**

**0832-2463533 • 0832-2462727**

**[admin@manasdevelopers.com](mailto:admin@manasdevelopers.com)  
[salesoffice@manasdevelopers.com](mailto:salesoffice@manasdevelopers.com)**