

A circular inset image showing a close-up of large, vibrant green leaves with prominent veins, likely from a tropical plant like a banana or similar. The leaves are layered, with some in the foreground and others receding into the background. The lighting is bright, highlighting the texture and color of the foliage.

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

enrta



15°26'31.3"N, 73°54'31.5"E

Neura, as it's
known, is a
beautiful village
situated in North
Goa with a long
history and a
strong residential
fabric that houses
some of the oldest
villas and
mansions dating
back to the
Kadamba rule.





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 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.









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.





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



**Manas
Country**



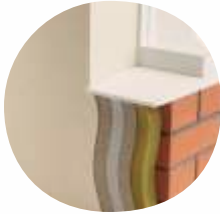
Designed in pairs of two, the villas share a common wall, thereby maximising the garden spaces for all individual units. With ample balconies & terraces, the plan is efficiently designed to take advantage of the breath-taking view of the location. The villa is designed with a large living and dining 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



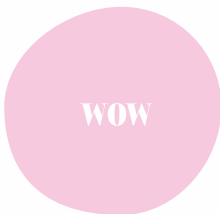
Wooden roof shades
clad with
Mangalore tiles



Vitrified
tile flooring



Flush doors
with sal wood frame



Powder coated
aluminium windows



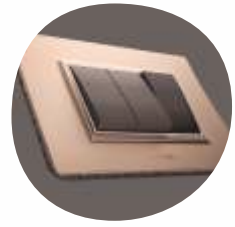
Glazed shutters with
premium fittings



Branded sanitaryware



Three-phase connection



Modular switches



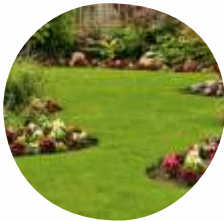
Paved and asphalted roads



CCTV



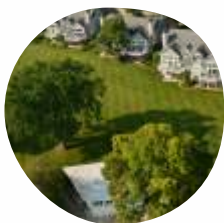
24 hour watchman



Landscaping



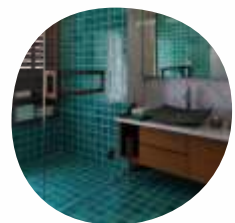
Children play equipments



Large open area



Common society hall



Premium specifications



Panaji

13.3
kms

● Bambolim



Siridao
Beach

5.2
kms

● Chimbhel waterfall

NH
99

Pilar Old Goa Road



Dabolim Airport

26
kms

24.2
kms



Margao



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.**

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● St. Sebastian's Chapel

● Neura O Grande

0
kms

Manas
Hills

Manas
Country

● Sulabhat
lake



ARCHITECTS

PLAY
GROUP
STUDIO

PLAYGROUP STUDIO

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



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