

# La Olalian Estate

LUXURY VILLAS

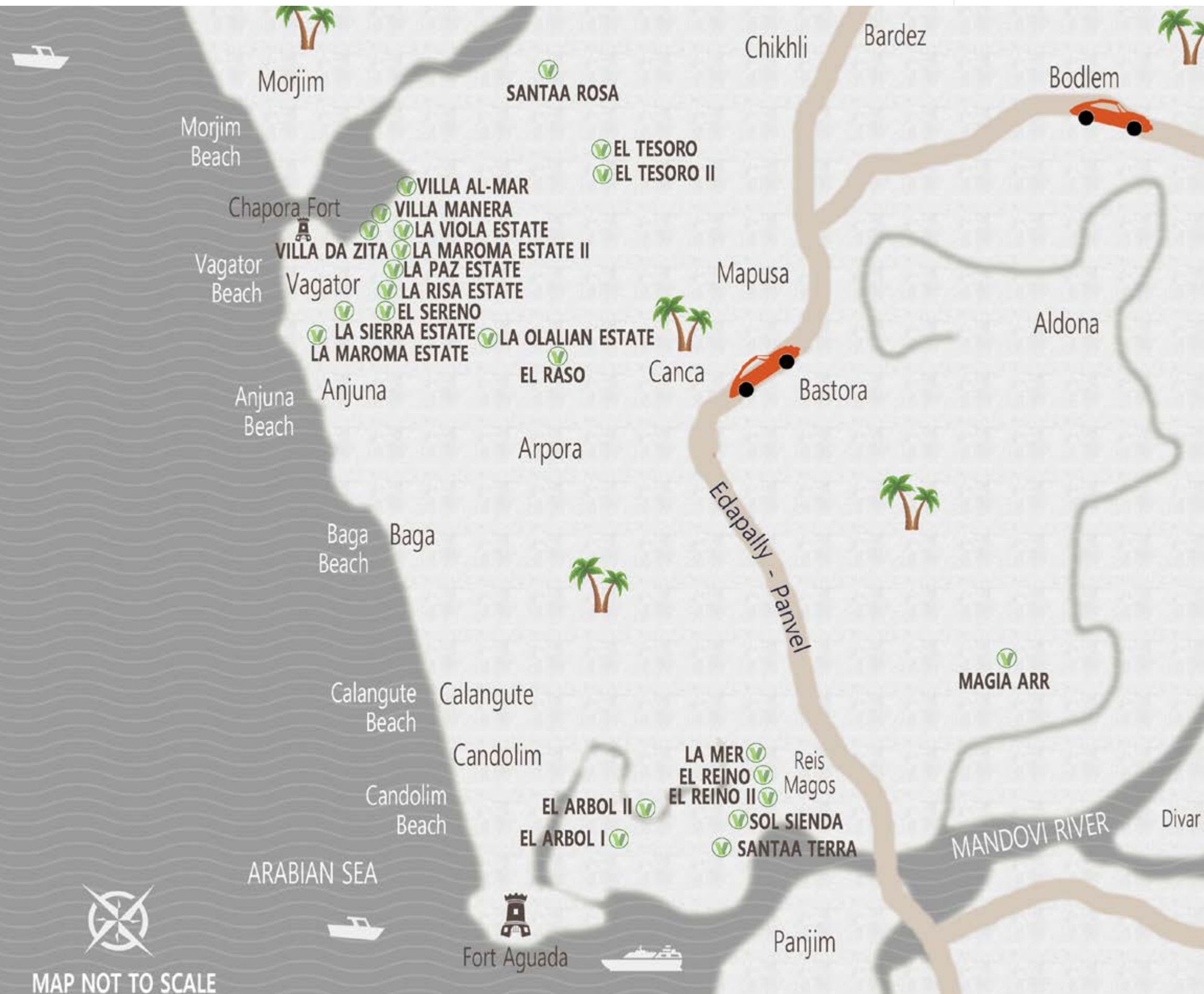


VIANAAR

THE CHOICE OF  
SEVERAL HAPPY  
HOME OWNERS  
HERE IN GOA



EVERY SINGLE VIANAAR PROPERTY IS  
KNOWN FOR ITS IMPECCABLE  
DESIGNS, QUALITY CONSTRUCTION  
AND CRYSTAL CLEAR TITLES



*about*

## VIANAAR

Vianaar is one of Goa's leading real estate companies – known for creating homes that are par excellence. It was incorporated in 2007 and within a decade has carved a niche for itself in the Goa real estate market. Luxury is redefined in each of our fabulous homes and our trademarks of quality construction and transparency are firmly rooted in every one of 22 properties we have in Goa till date. These successfully completed residential projects are located in Reis Magos, Anjuna/Vagator, Salvador Do Mundo and Siolim.

Our team of international designers ensures that each project has something new to offer. This team is led by an experienced architect and together they work hard to make sure that each boutique home in Goa has perfect aesthetics, balance and form. A 5 year construction warranty, timely delivery and crystal clear titles are some of the highlights of investing in Vianaar.

Impeccable designs, fantastic locations, and luxurious homes – Vianaar continues to offer this year after year.

At Vianaar, we believe in building not just homes but lifelong relationships.

LUXURY IS REDEFINED IN EACH OF  
OUR FABULOUS HOMES



## LA OLALIAN ESTATE

Nestled within the picturesque surroundings of the quaint village of Assagao is Vianaar's latest holiday home – La Olalian Estate. As you enter these eco friendly villas you will realize that they are a perfect blend of modern amenities and exclusive services. At Vianaar, we don't just build luxury homes; we create a lifestyle that ensures comfort and relaxation.

Come on a journey with us and let us take you to the wonderful world that awaits you at these charming and luxurious villas. With landscaped gardens, a private swimming pool, exquisitely and elegantly designed rooms, each 2 BHK premium villa gives you a home that is well planned, with the unmistakable stamp of the Vianaar promise of quality.

A FINE BLEND OF STATE OF THE ART AMENITIES AND NATURE AT ITS BEST IS WHAT LA OLALIAN PROMISES

ALL THE VILLAS IN LA  
OLALIAN EXUDE A SENSE  
OF ELEGANCE AND  
EXCLUSIVITY

*exceptional*

## DESIGN

La Olalian Estate is a delightful set of 20, 2 BHK villas which epitomize architectural design and elegance. Each villa offers you breathtaking views of the dense forest on one side and the fields on the other. Take a stroll down the main pathway, fringed with greenery to arrive at a courtyard scented with the sweet aroma of flowers. The creepers flowing down from the roof will be the guide to your villa. On entering it, the first thing that you will marvel at is the double height staircase which adds to the opulence of it. The spacious drawing, dining, kitchen and the powder room are on the ground floor while the 2 bedrooms are on the first floor.

The floor to ceiling windows with their soft sheers allow dappled sunlight to gently diffuse across the rooms. The delightful airy modular kitchen will be a place where good food, love and laughter will abound day after day. Step outside and the beauty of the rolling hills in the background, the deep green of the garden, the chaos of the tropical flora and the glistening blue of the pool will take your breath away.

Simply put, these magnificent homes are the ideal place to reconnect with yourself and your family.



## ECO FRIENDLY LIVING



Garbage segregation



Sewage treatment plant



Section of equipment brands that have higher efficiency



Use of gypsum, leading to reduction in cement, sand and water usage



Conservation of maximum number of trees on site by thoughtful design



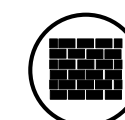
Low density developments reducing material usage and energy foot print



Use of paints with low volatile compounds



Individual water control



Extensive use of fly-ash bricks for construction



Use of CFL bulbs and LED's in place of GSL



PICTURESQUE SURROUNDINGS / CONTEMPORARY ARCHITECTURE





NATURE / SERENE / TRANQUIL



EXQUISITE DÉCOR / VERDANT GREENERY / TERRAZZO TILES



EXPOSED BRICK WORK / VERDANT GREENERY



SITEPLAN

OUR CONCIERGE IS ALWAYS  
ON HAND TO CURATE A  
PERSONALIZED EXPERIENCE  
FOR YOU

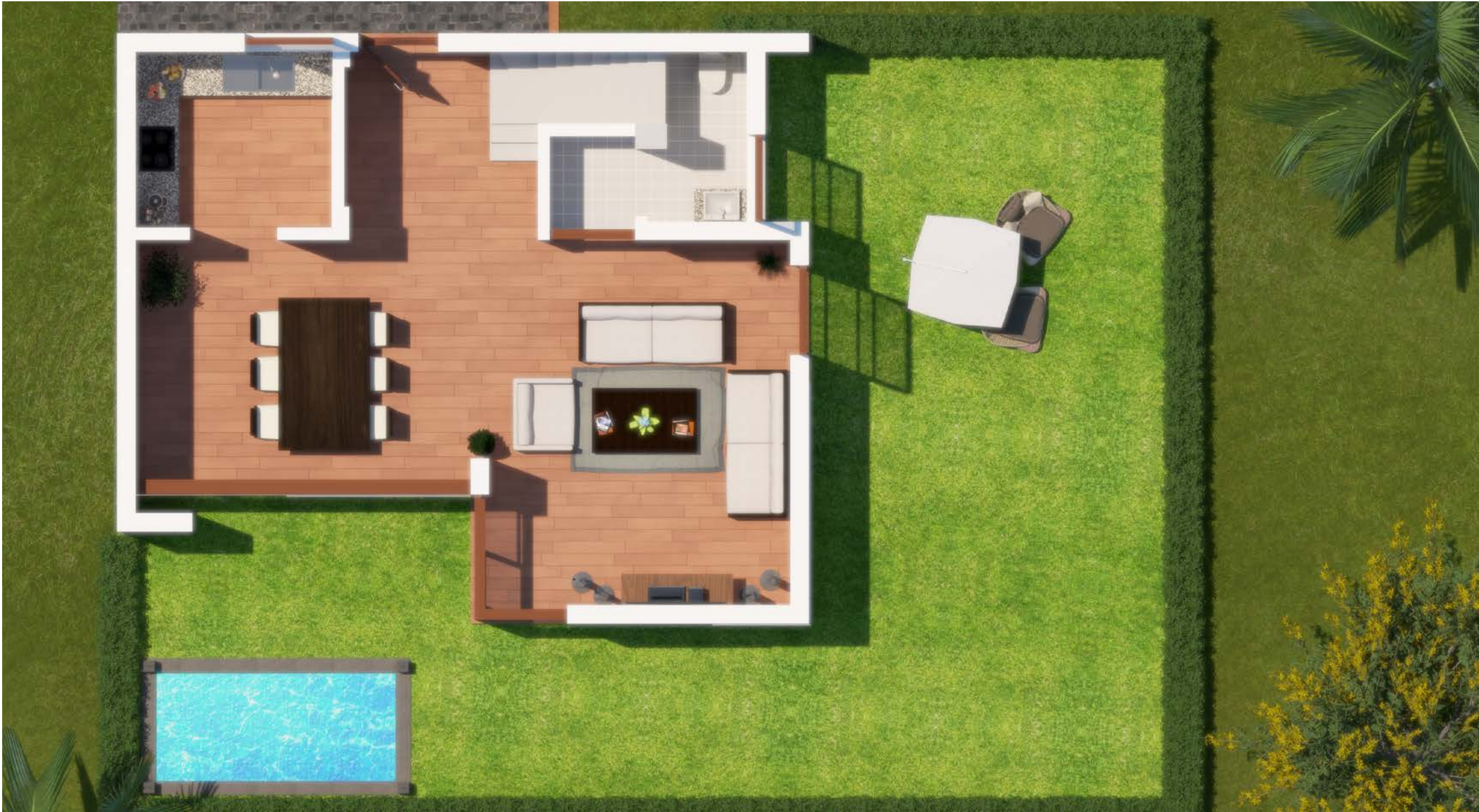
*natural*

## COMFORT

La Olalian Estate is a home that embodies all you ever wanted – it has all the amenities and services that provide you with a relaxed and hassle free lifestyle. Laundry services, house-keeping, a chef on call, grocery shopping, utility bill management, car rental services, airport pick up and drop, cycling, angling, a yacht service and a doctor on call are all available on request.

Our Concierge is always on hand to curate a personalized experience for you – perhaps a wine tour or a candlelight dinner in your private garden or recommendations for the best restaurants in the area. Do try out our Yoga and wellness courses which are tailor made for relaxation and rejuvenation.

Whatever you choose, you can be sure that you won't be disappointed.



TYPE 1 GROUND FLOOR



TYPE 1 FIRST FLOOR



TYPE 2 GROUND FLOOR





TYPE 2 FIRST FLOOR



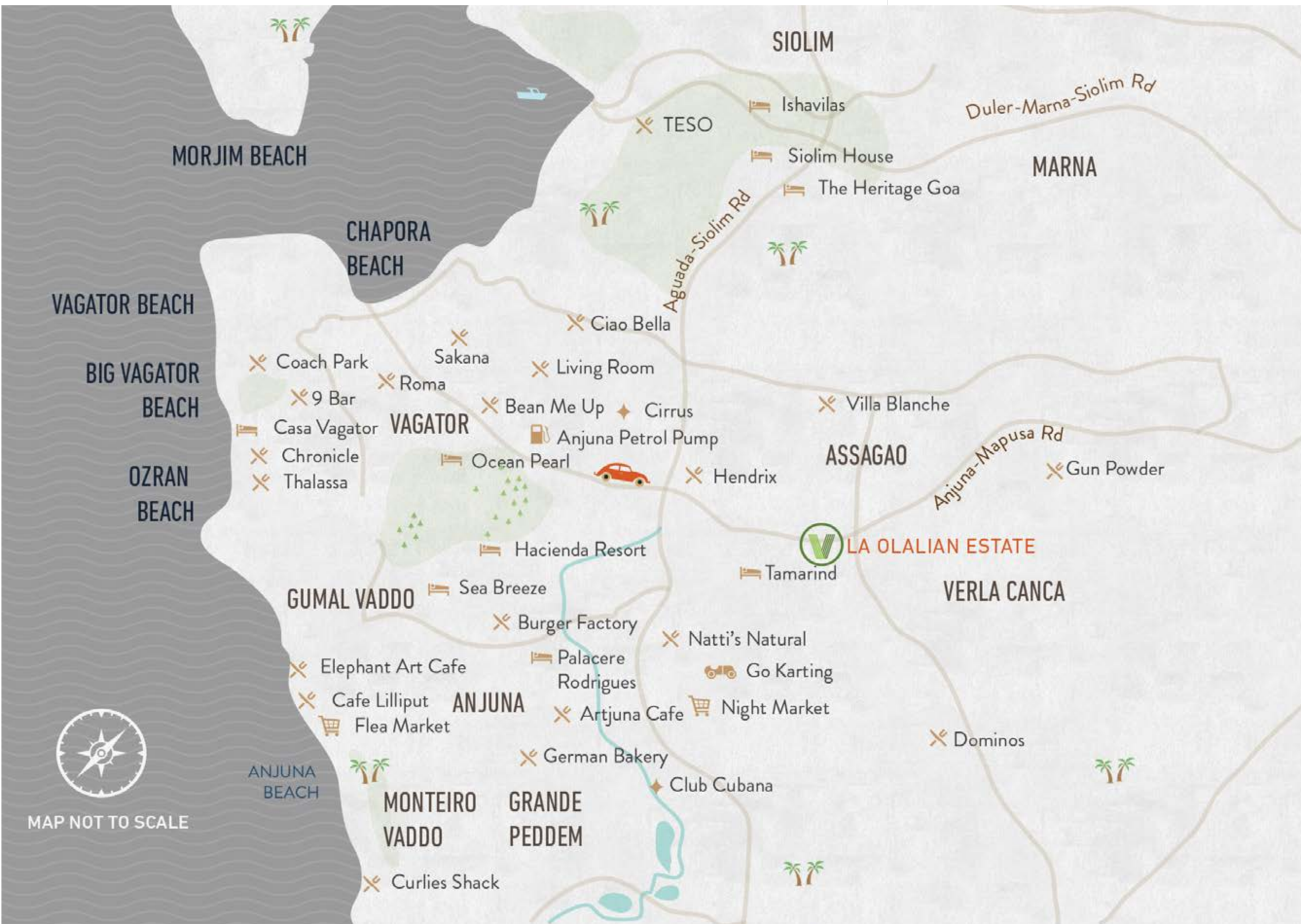
HAPPINESS IS WALKING  
ON THE BEACH

LA OLALIAN IS AN ELEGANTLY  
DESIGNED SET OF VILLAS  
SITUATED IN ONE OF THE  
MOST EXCLUSIVE AND  
HAPPENING PLACES IN  
GOA-ASSAGAO

*ideal*

## LOCATION

Located in Assagao, these luxury villas are a stone's throw away from the finest restaurants. Be sure to sample some delicious cuisine from Villa Blanche, Gunpowder, Thalassa, Living Room and Elephant Art Café. If pampering yourself is what you'd prefer, there are several spas and resorts in the area to visit for this as well. Some of these include Siolim House, Casa Vagator, and The Heritage Goa etc. Do drop in at the village gallery in Parra which hosts some interesting shows. There's something for everyone in this village known for its heritage and beauty!



## RESTAURANTS & BARS

- TESO
- Ciao Bella
- Living Room
- Sakana
- Bean Me Up
- Roma
- Coach Park
- 9 Bar
- Chronicle
- Thalassa
- Hendrix
- Villa Blanche
- Gun Powder
- Burger Factory
- Elephant Art Cafe
- Cafe Lilliput
- Artjuna Cafe
- Natti's Natural
- German Bakery
- Curlies Shack
- Cirrus
- Club Cabana

## RESORTS & SPAS

- Ishavilas
- Siolim House
- Sea Breeze
- Casa Vagator
- Ocean Pearl
- The Heritage Goa
- Hacienda Resort
- Palace Rodrigues



*La Olalian Estate*

## SPECIFICATIONS



### STRUCTURE

High plinth-levels with damp-proofing below the ground-floor  
Waterproofing for terraces/sundecks  
Water-proof sheeting over reinforced-concrete sloping roofs  
Internal walls in fly ash bricks / heat insulated and water-proof blocks  
External walls in heat insulated and water-proof blocks  
Quake resistant RCC framed structure

### KITCHEN

Light fixtures and fittings provided  
Modular kitchen  
Corian counter top\*  
Ceramic tiles on kitchen wall and back splash tiles  
Stainless steel sink  
Kitchen appliances\*



## EXTERNAL

Landscape garden  
 Paved driveway  
 Brass ironmongery  
 Glazing with distortion free glass  
 Ambient and mood lighting  
 Private pool and deck  
 Heated pool\*  
 Jacuzzi\*

## ELECTRICAL

Hydropneumatic system  
 Intercom to main gate  
 Built-in cabling for satellite TV  
 High quality covered wiring modular switch  
 Daikin air conditioning units\*  
 Home automation\*  
 Provision for 100% power backup

## STAIRCASE

Light fixtures and fittings provided  
 Hand painted tiles  
 Marble/ wooden treads

## TERRACE

Marble / ceramic tiles  
 Light fixtures and fittings provided  
 Glass railing

## BEDROOM

Light fixtures and fittings provided  
 Exposed brick wall  
 Gypsum plaster  
 German UPVC / aluminium windows  
 Terrazzo tiles / marble  
 Wardrobes\*

## LIVING / DINING

Light fixtures and fittings provided  
 Exposed brick wall  
 Gypsum plaster  
 German UPVC / aluminium windows  
 Terrazzo tiles / marble

## BATHROOM

Light fixtures and fittings provided  
 Glass partitions in bathrooms  
 Segregated wet/dry area in bathrooms  
 Health faucets and looking mirror in bathrooms  
 Electrical water heater  
 Villeroy and Boch / Hans Grohe fixtures and fittings\*



## *La Olalian Estate* **SERVICES**



### AMENITIES

- Provision for 100% power back
- Intercom to main gate
- Entrance gate with security cabin
- Well lit up common areas
- Landscape gardens
- Concierge services
- 24\*7 security
- Hardscape around the pool
- Wi-fi internet
- Bar-be-que
- CCTV security system

### COMFORT

- Speedboat
- Cycling
- In call masseur
- Airport pick up and drop
- Laundry service
- House keeping
- Chef on call
- Utility bill management
- Car rental service
- Grocery shopping
- Yoga and wellness courses
- Angling
- Yacht service

### ECO-DESIGN

- Drip irrigation
- Electric vehicle charging points
- Rainwater harvesting
- Low VOC paints
- Low energy luminaries
- Vermicomposting



# PROPERTY MANAGEMENT

- Property Manager
- Rental management
- Concierge Desk
- Housekeeping
- Electrician
- Plumber
- Gardener
- Pool maintenance team
- Security guards
- Airport pick up and drop





THE WAVES THAT TAKE YOU AWAY  
ARE THE SAME ONES THAT CAN  
CARRY YOU HOME

# OUR PRODUCT PARTNERS



BROUGHT TO YOU BY  
VIANAAR