



LA VIOLA ESTATE



LUXURY VILLAS



VIANAAR HOMES

*The choice of a lot of happy home owners in Goa.*

## — ABOUT VIANAAR —

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Vianaar is a real estate company that has established itself as a pioneer in developing beautiful holiday homes in Goa. Vianaar has successfully completed many projects in Goa. All projects have been delivered on time and have surpassed our clients' expectations. Our transparent attitude and dedicated team makes the entire process of owning a coveted holiday home in Goa an easy and pleasurable experience.

We deliver exactly what we promise – unmatched luxury, quality construction and beautiful designs. We have set up our own in-house construction and design division with decades of experience to achieve perfect aesthetics, balance and form.

We believe that quality and luxury needs to be sustained and does not end with a simple handover. Our in-house maintenance company looks after all our properties post construction. Housekeeping, airport pick up & drop and a host of other services are also available with just a simple phone call to our team.

WHERE UNPARALLELED LUXURY  
MEETS MAXIMUM PRIVACY

3 BHK

Modern Contemporary Design

Private Swimming Pools

Private Gardens

— LA VIOLA ESTATE —

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'Viola' is the Spanish word for 'violin' and each of the 14 villas at La Viola Estate has the Spanish names for musical instruments. These villas have been superbly designed and the greatest attention to detail has been paid to each of them. The rooms are stylish and elegant and provide you with spectacular views of the gorgeous surroundings of the property. Swaying palms against an azure sky and gardens dotted with flowers make up the pretty picture that surrounds each villa in La Viola Estate.

Each villa comes with its own private pool and garden and a terrace on top too. One of the best features of the villas is the complete privacy they offer. The 14 villas are so designed that each one is private and separate from the other.

The villas are modern in their outlook and your stay at La Viola Estate will be one of comfort combined with luxurious living. It will truly be 'a home away from home' for you.



NEARBY PLACES TO CHECK OUT



RESTAURANTS & BARS

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



RESORTS & SPAS

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

MAP NOT TO SCALE









GROUND FLOOR PLAN



FIRST FLOOR PLAN





WHERE UNPARALLELED LUXURY  
MEETS MAXIMUM PRIVACY

3 Bedrooms with Attached Bathrooms

Open Living Room with Dining and Kitchen Areas

Patio Doors overlooking a Private Pool and Garden

Balcony with a Swimming Pool View



## TERRACE FLOOR PLAN



## DESIGN



La Viola Estate is similar to all other Vianaar properties in terms of quality construction and attention to detail. These opulent villas will bowl you over completely once you see how aesthetically they have been designed. Each villa is approximately 3000 square feet in size. The large windows are oriented to let in the sunshine and also allow you to encapsulate the magnificent views of the surroundings and the private garden and pool of each villa. Many a pleasant evening can be spent atop the terrace on each villa.

Architecturally, these villas are a delight to behold. Each villa will be made in quake resistant RCC framed structure and all the cement blocks will be waterproofed. The interiors will have Terrazzo or marble tiles, Italian PU coated doors, Daikin air conditioning units, Villeroy & Bosch or Hans Grohe fixtures and fittings in the bathroom among other state of the art fittings. A modular kitchen with Corian counter tops is also part of this package. The glazing with distortion free glass and the internal walls in fly ash bricks are just some of the other

features that are part of each villa.

Although La Viola Estate has 14 such exquisitely designed villas, each villa is intended to be separate and private from each other. You can be sure of owning your own private villa if you decide to settle here.

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14 Luxury Villas

Large sun-lit Spaces

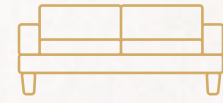
High Ceilings

Sprawling Exteriors





## — COMFORT —



La Viola Estate comes with exceptional facilities, the architecture and design team have created a range of luxury experiences for you.

There are a host of services that we offer. These include 24\*7 security, concierge services, Wi-Fi internet, power back up in common areas, utility bill management and rental management among many others!

Boring and mundane tasks such as grocery shopping are taken care of as well! Well trained staff and a complex manager will take care of your every need and ensure that you do not have to worry about a thing!

Various activities such as cycling, yoga, wellness courses, angling and yachting can be arranged with a single call. In fact, staying at La Viola Estate is reminiscent of staying at a boutique resort!

You need not worry about the cleanliness and upkeep of your villa while you are away. Our efficient housekeeping staff will ensure that it

is impeccably maintained in your absence. In a nutshell, you will not have anything to fret about while living at La Viola Estate.



Spacious & Luxurious Sun Lit Rooms

Home Maintenance

Custom Design



## SPECIFICATIONS



### STRUCTURE

Quake resistant RCC framed structure.

External walls in heat insulated and water-proof blocks.

Internal walls in fly ash bricks / heat insulated and water-proof blocks.

Water-proof sheeting over reinforced-concrete sloping roofs.

Waterproofing for terraces/sun decks.

High plinth-levels with damp-proofing below the ground-floor.



### BEDROOMS & DINING

Terrazzo tiles / marbles.

German UPVC / aluminium windows.

Gypsum plaster.

Exposed brick walls.

Italian PU coated doors.

Light fixtures and fittings provided.

Wardrobes\*.



### KITCHEN

Modular kitchen.

Kitchen appliances\*.

Corian counter tops.

Ceramic tiles on kitchen walls and back splash tiles over granite work tops.

Stainless steel sink.

Light fixtures and fittings provided.



### BATHROOMS

Villeroy & Bosch / Hans Grohe Fixtures and fittings

Glass partitions.

Segregated wet/dry areas in bathrooms.

Health faucets and looking mirror in bathrooms.

Light fixtures and fittings provided.

Electrical water heater.



### ELECTRICAL

High quality covered wiring modular switch.

Daikin air-conditioning units.

Built-in cabling for satellite TV.

Intercom to main gate.

100% power back-up

Hydroneumatic system.

Home automation\*.



### STAIRCASE

Marble / wooden treads.

Hand Painted tiles.

Light fixtures and fittings provided.



### EXTERIOR

Wood cladding.

Glazing with distortion free glass.

Brass ironmongery.

Paved driveway.

Ambient & mood lighting.

Heated private pool\*.

Landscaped garden.

Pool deck.

Jacuzzi\*.



### TERRACE / BALCONIES

Marble / ceramic tiles.

Light fixtures & fittings provided.

Glass railings.

\*These are not part of the standard specifications.

Disclaimer: Specifications are indicative and are subject to change as decided by the Company.

## FACILITIES



### COMFORT

Airport pick up and drop.  
Laundry service.  
Housekeeping.  
Chef on call.  
Car rental service.  
Grocery shopping.  
Utility bill management.  
Yoga and wellness courses.  
Angling.  
Yacht service.  
Doctor on call.  
In call masseur.  
Adventure trips.  
Cycling.



### AMENITIES

Rental management.  
CCTV security system.  
Bar-be-que.  
Wi-fi internet.  
Hardscape around the pool.  
24\*7 security.  
Concierge services.  
Landscape gardens.  
Power back up in common areas.  
Well lit up common areas.  
Entrance gate with security cabin.  
Intercom to main gate.



### ECO DESIGN

Rainwater harvesting.  
Low VOC paints.  
Low energy luminaries.  
Vermicomposting.  
Electric Vehicle Charging Points.  
Drip irrigation.



OUR PRODUCT PARTNERS

HÄFELE

PHILIPS

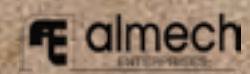
SIEMENS

hansgrohe

Finolex



dorsët





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