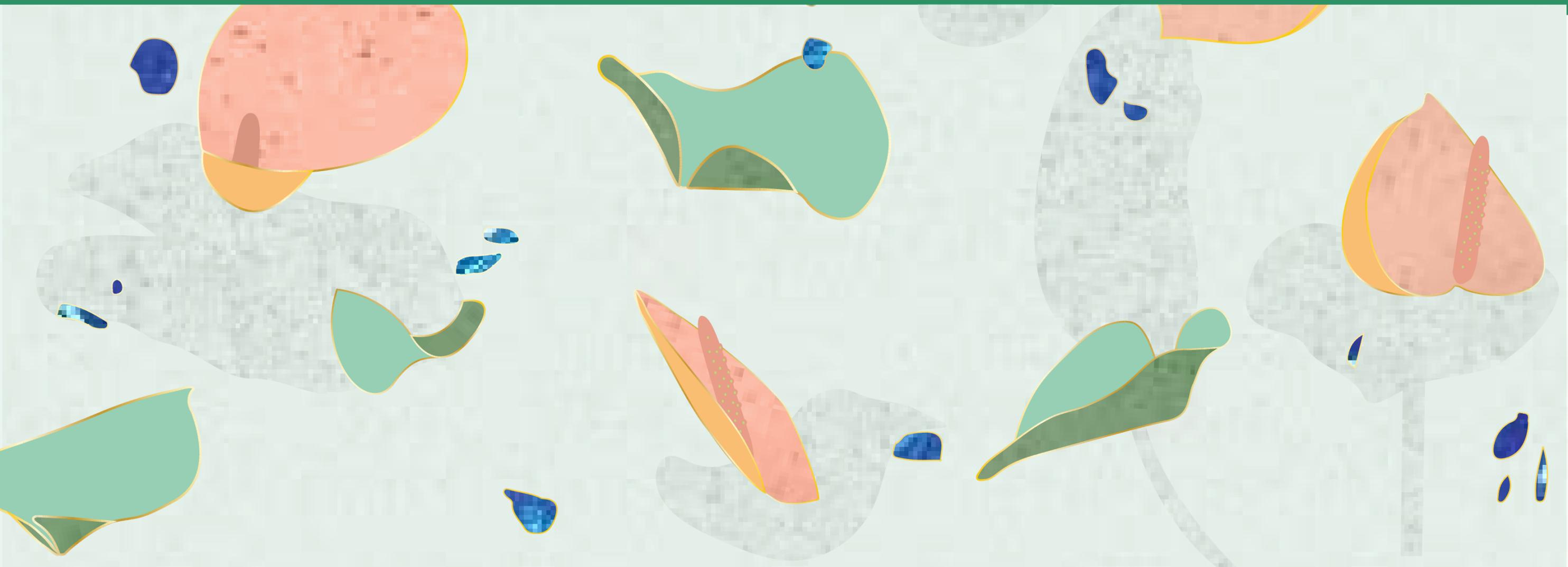




# LA MOSTEIRO

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LUXURY ESTATE  
ASSAGAO, GOA





Escape ... to the Sea



LA MOSTEIRO ESTATE

## 01. About Vianaar

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“We absolutely love  
what we do” - *Varun Nagpal*

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Vianaar is a passion-fuelled business with sensitivity towards nature in design. The company has grown as a reputable name in home design and development in Goa. Founded by Varun Nagpal, and Naina Nagpal in 2007, Vianaar offers the full flavour and experience of the Goan lifestyle, without compromising on the comforts of urban living. Over the past decade, a team of dedicated experienced professionals have successfully delivered 8 projects, and have 14 under construction in North Goa's coveted locations Reis Magos, Anjuna, Vagator, Salvador Do Mundo, Assagao, and Siolim.

In an evolution, Vianaar went a step further by not only providing well- designed homes with amenities, but also offering interior customisation, house- keeping and concierge services, and rental and property management. Focused on growth, The company has also incorporated hospitality assistance to this list of services. Vianaar creates home experiences because they care for how people live.

## 02. La Mosteiro Estate

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# A home that spells out sophistication and style

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Welcome to La Mosteiro Estate, Vianaar's newest 9-villa property. With 5,200 square meters of sheer space, Indo-Portuguese architecture finds its true form here. The Estate boasts of several distinctive, and intricately designed architectural features. The high ceilings allow a play of space with natural light in each villa. The slanting roof leads to verdant gardens in all the homes. As you mount a double height staircase to emerge onto a spacious terrace, strategically placed windows offer generously abundant light and ventilation. If this picture is not welcoming enough, imagine a modern living room, where you unwind on a luxuriously comfortable couch, witnessing the interplay of vibrantly lush gardens and serenading blue reflections of a private pool.



**A Riveting View**

Stroll in your private garden,  
unhindered by the world at large.  
This absolute space is yours  
to savour.





LA MOSTEIRO ESTATE

### 03. Well-balanced life at La Mosteiro

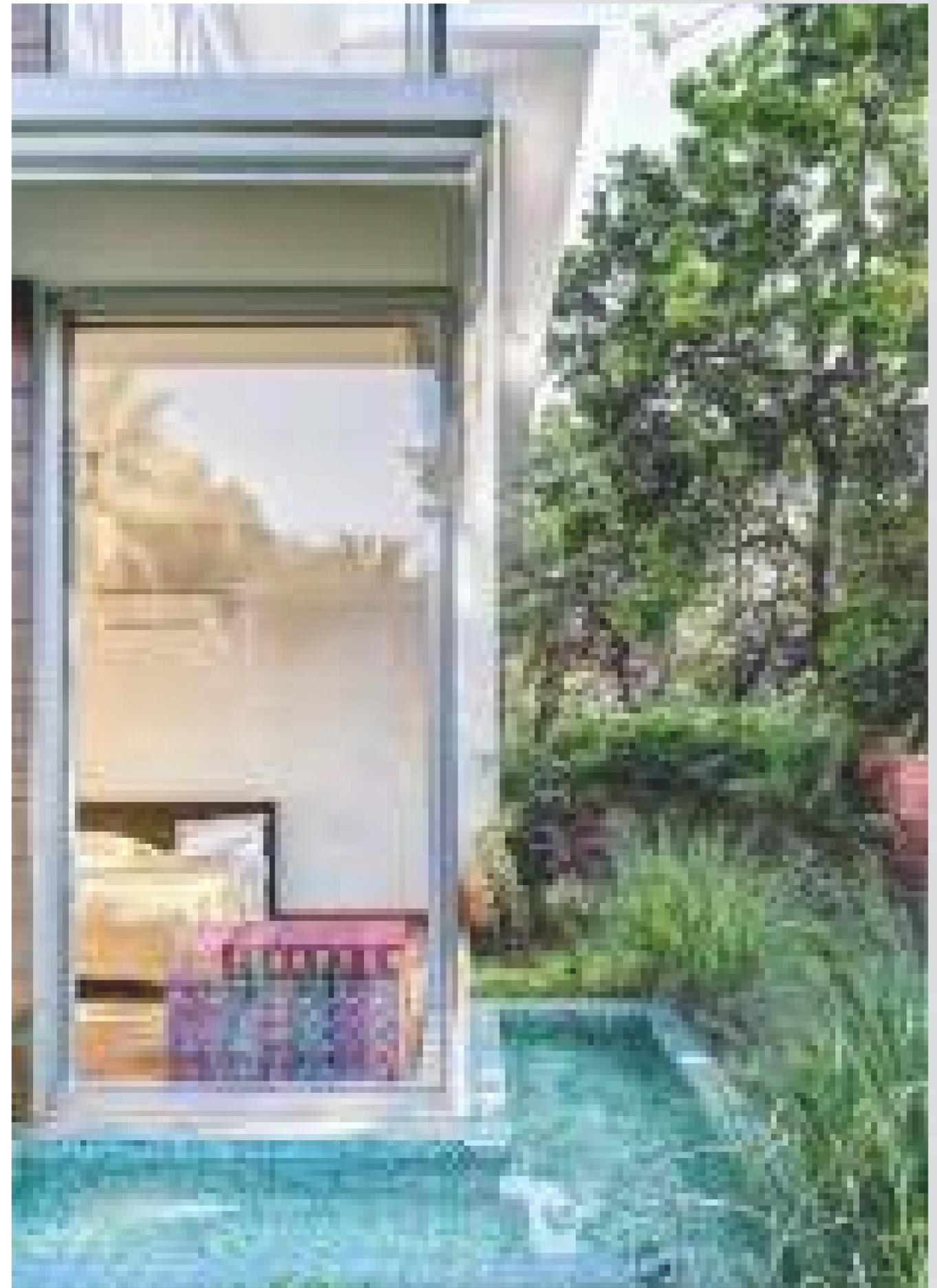
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## A comfort zone

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A dedicated team creates the perfect environment to make your living effortless, and splendidly comfortable. Our meticulous housekeeping operators ensure that your home is in pristine condition at all times. We service every aspect of running your home. Be it a wardrobe of relaxed casuals or exotic formals, we take care of your laundry. We are ever present to serve, and extend our support to effectively execute all the utility bill payments on your behalf on a regular basis.

Whether you enjoy serenity and solitude, over light meals and soothing tea or love playing host with an elaborate menu, we ensure a well-stocked kitchen. Our bunch of expert chefs can assist you or create the simple or complex fresh food recipes, serving up luscious platters. We seamlessly run the establishments of all our residents. They are able to spend quality time relaxing in the comfort of their homes, or exploring the adventures Goa has to offer.



**A Masterpiece Concurrent with Nature**

Embrace the abundance of natural light bringing outdoor beauty into your personal space.



A New Perspective on Life

A lazy dip in your pool or sun tanning in your garden with a book, the choices are glorious.





LA MOSTEIRO ESTATE

A Home with Warmth

The natural glow of sunlight and  
freshness of cool air touches  
your personal garden of senses.



#### 04. Living in Susegad

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## Reduce your pace

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Goa offers itself wholeheartedly to the young and old, alike. It preserves childhood, rekindles romance, and provides soothing company to elders. Carefree living at a balanced pace lets one oscillate between the extremes of tranquillity, and revelry. A radiant blend of cultures, Goa narrates an incredible tale of sun, sand, and sea. The appeal of its sun kissed beaches transcends borders, as thousands come flocking to its shores. Each beach is unique and exhibits exclusivity in subtle ways – a backpacker’s paradise of trekking explorations and waterfalls, to busy shacks and shops, and the expansive quiet stretches to create an accord with nature.

The tantalising scents, flavours and spices of Goa’s cuisine add finishing touches to its extraordinary appeal. This cultural potpourri amalgamates Indo-Portuguese flavours to create an incredible blend.

#### 05. Living in Assagao

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“Nature does not hurry, yet everything is accomplished.” - Lao Tzu

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If peace and quiet is what you seek, situated in a tranquil corner of Assagao, Badem is the quintessential paradise. The Vianaar plot is perched on top of a hill, engulfed by private forests. The lush green surroundings with rustling trees, and chirping birds are a trademark of the area. Badem hill’s breathtaking sunset point is a stroll down to the spectacular view of the confluence of Chapora into the Arabian Sea. Not located far from areas stringing Goa’s yoga retreats, health spots, and varied eateries, bars, and speakeasies, this peaceful hideout is walking distance from the famously delicious restaurants, Ciao Bella, and Villa Blanche.

# Map

La Mosteiro is centrally located, just a 10 to 15 minute drive to the famous Vagator and Anjuna beaches. A visit to the Friday market in Mapusa for some interesting knick knacks and local produce is also recommended.





## o6. A Sustainable Environment

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### Let the earth breathe easy

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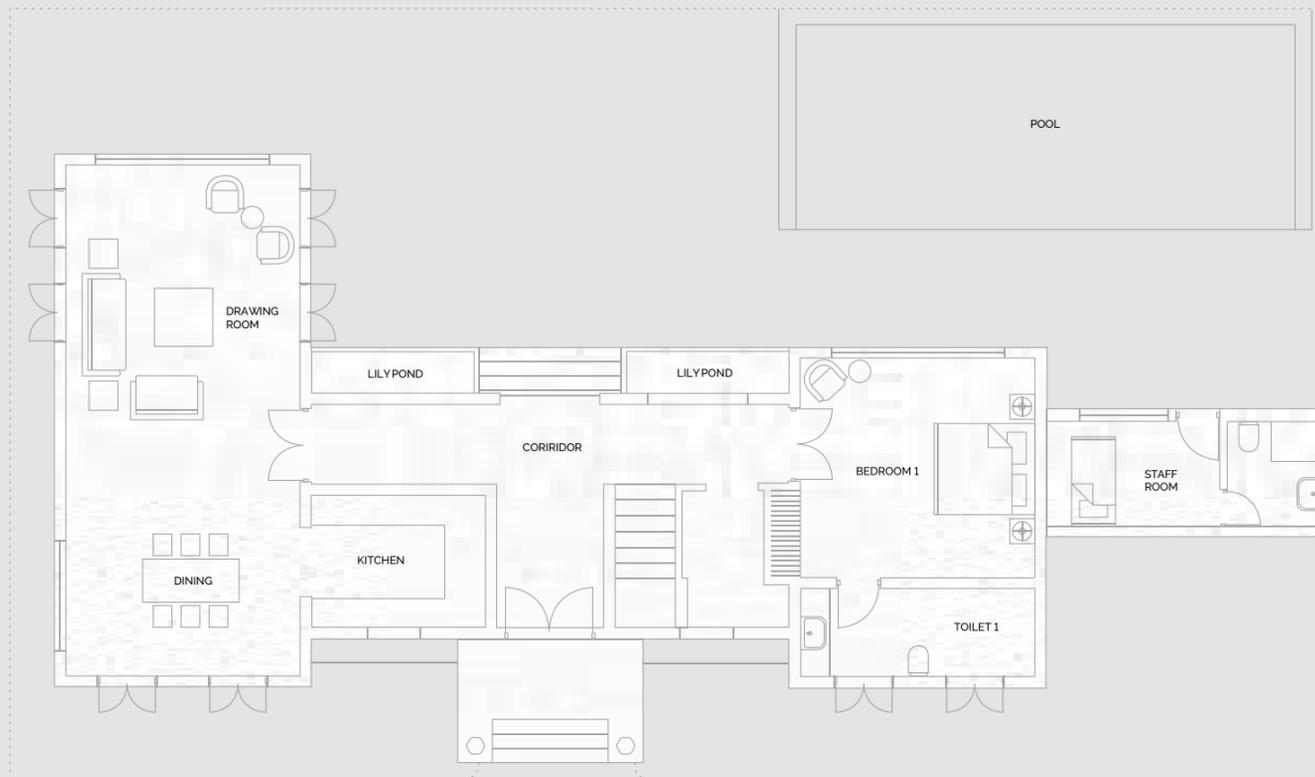
How do you wish to live? It was a simple choice for us. We wanted nature on your side. And since, both, you and the environment, need to flourish comfortably, our thought gave birth to lush green properties. Sustainable living is a lifelong commitment and we have imbibed practices to make it a reality. Chemical free products in construction, rain water harvesting, drip irrigation, solar panels, mosquito repellent plants, and tree plantation drives, are some of the measures that aid us in our quest across all developments. We believe sustainable living is the foundation of a healthy community.



**Floor Plan**  
**Type I - Ground Floor**

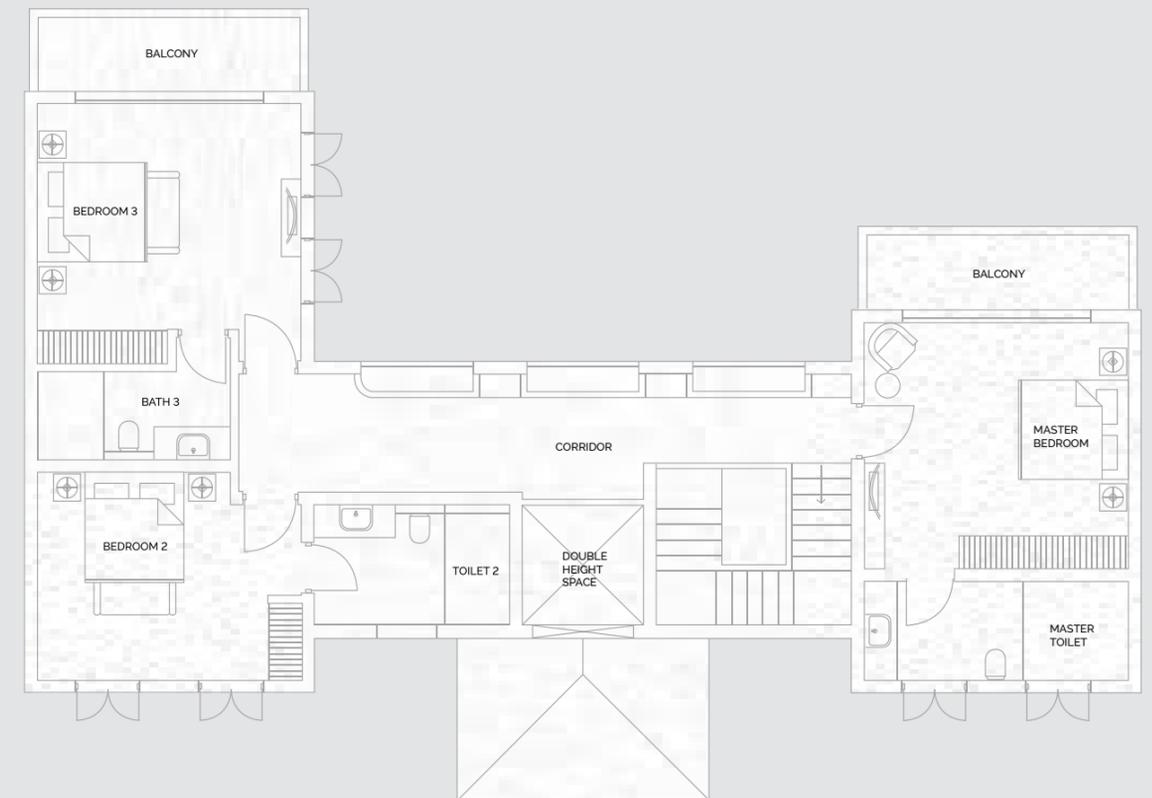
Drawing & Dining	4.84 x 10.50 / 15'11" x 34'5"
Kitchen	3.58 x 2.70 / 11'9" x 8'10"
Bedroom 1	4.84 x 4.50 / 15'11" x 14'9"
Bathroom 1	4.84 x 1.80 / 15'11" x 5'11"

Magnificence with lavish private spaces in 4,060 - 4,185 square feet.



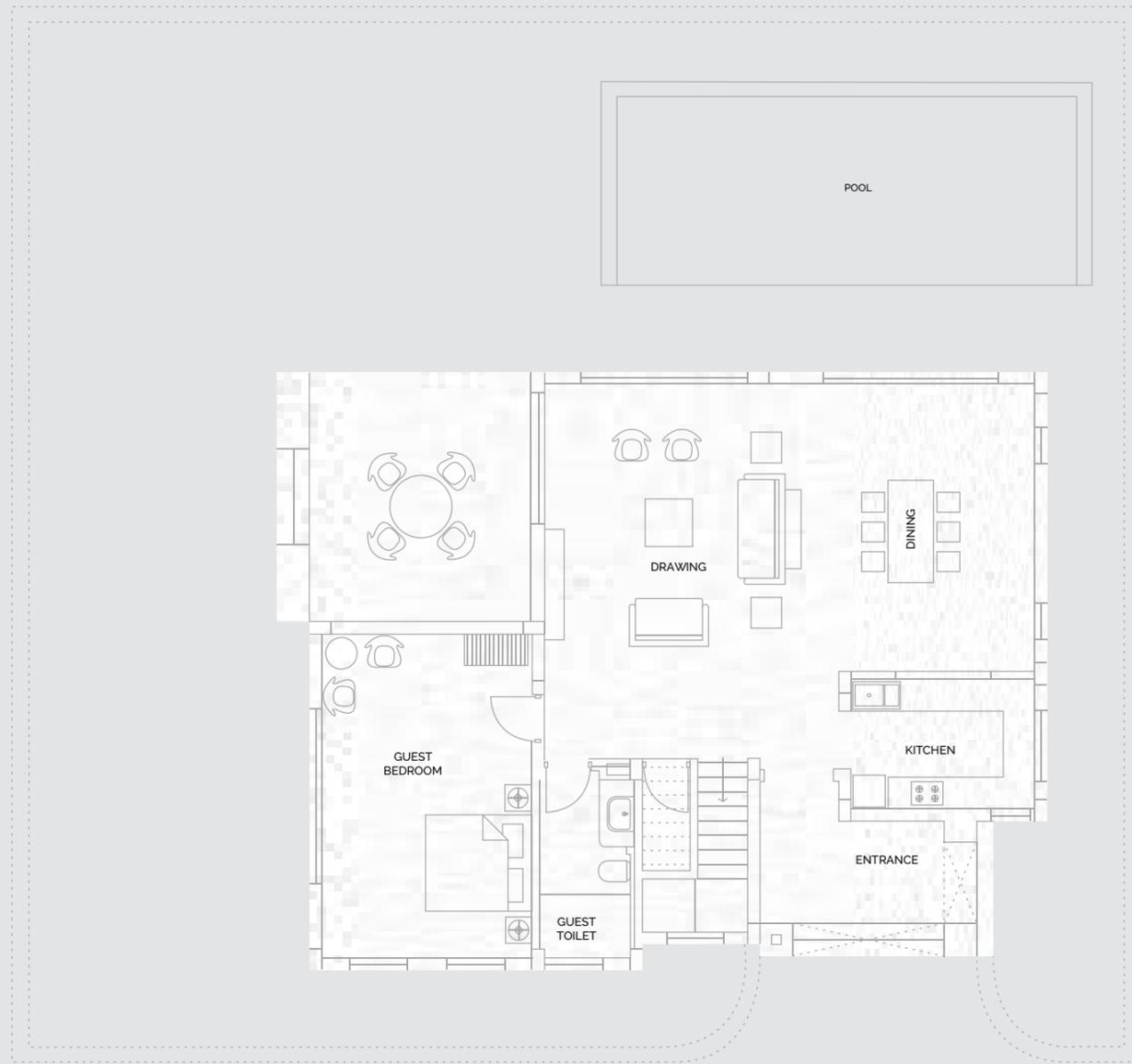
**Floor Plan**  
**Type I - First Floor**

Bedroom 2	4.14 x 3.79 / 13'7" x 12'5"
Bathroom 2	3.58 x 2.20 / 11'9" x 7'3"
Bedroom 3	4.84 x 4.69 / 15'11" x 15'5"
Bathroom 3	3.54 x 1.60 / 11'7" x 5'3"
Master bedroom	4.84 x 4.50 / 15'11" x 14'9"
Master bathroom	4.84 x 1.80 / 15'11" x 5'11"



**Floor Plan**  
**Type 2 - Ground Floor**

Drawing and Dining	9.33 x 7.10 / 30'7" x 23'4"
Kitchen	3.50 x 2.45 / 11'6" x 8'
Bedroom 1	4.00 x 6.15 / 13'1" x 20'2"
Bathroom 1	1.72 x 3.38 / 5'8" x 11'1"



**Floor Plan**  
**Type 2 - First Floor**

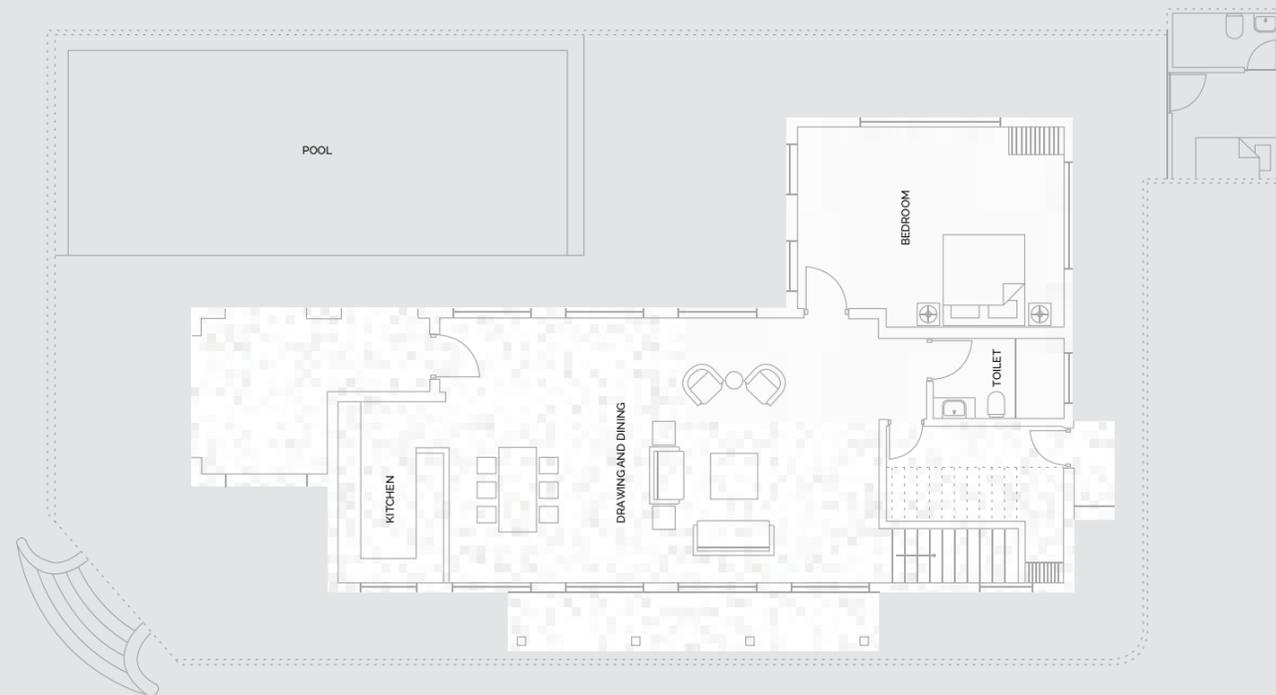
Bedroom 2	5.87 x 6.15 / 19'3" x 20'2"
Bathroom 2	1.80 x 3.25 / 5'1" x 10'8"
Master Bedroom	5.23 x 6.00 / 17'2" x 19'8"
Master Bathroom	3.30 x 1.91 / 10'10" x 6'3"



**Floor Plan**  
**Type 3- Ground Floor**

Drawing & Dining	12.75 x 6.78 / 41'10" x 22'3"
Kitchen	3.20 x 4.75 / 10'6" x 15'7"
Bedroom 1	5.00 x 4.00 / 16'5" x 13'1"
Bathroom 1	3.65 x 1.80 / 12' x 5'11"

4,410 square feet of pure luxury with a 40 feet private pool come together for this singular spectacular experience.



**Floor Plan**  
**Type 3 - First Floor**

Bedroom 2	3.94 x 4.75 / 12'11" x 15'7"
Bathroom 2	3.10 x 2.51 / 8'3" x 10'2"
Bedroom 3	5.00 x 4.00 / 16'5" x 13'1"
Bathroom 3	3.08 x 1.65 / 10'1" x 5'5"
Master Bedroom	4.19 x 6.93 / 13'9" x 22'9"
Master Bathroom	3.10 x 2.50 / 10'2" x 8'2"



## Specifications



### Bathroom

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



### Exterior

- Landscaped garden
- Private pool and deck
- Paved driveway
- Brass ironmongery
- Ambient and mood lighting
- Heated pool\* / Jacuzzi\*
- Wooden windows



### Electrical

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



### Staircase

- Light fixtures and fittings provided
- Highlighter tiles
- Marble/ wooden treads



### Structure

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



### Bedroom / Dining

- Light fixtures and fittings provided
- Exposed brick wall
- Gypsum plaster
- Wooden windows
- Terrazzo tiles



### Kitchen

- Light fixtures and fittings provided
- Modular kitchen
- Corian counter top
- Stainless steel sink
- Hob and chimney
- Ceramic tiles on kitchen wall and back splash tiles

*Disclaimer:*

*\*These are not part of the standard specifications. Specifications are indicative and are subject to change as decided by the Company.*

The best fixtures, fittings and finishes makes for the most luxurious apartments. Modern amenities and services are offered to ensure a relaxed and carefree lifestyle.

## Facilities



### Amenities

- 100% power backup for common areas
- Entrance gate with security cabin
- Well lit up common areas
- Landscaped gardens
- CCTV security system



### Comfort

- Airport pick up and drop
- Doctor on call
- In-call masseur
- Chef on call
- Laundry service
- Car & Bike rental service



### Activities

- Wine tasting
- Bread making
- Speedboat
- Yoga and wellness
- Swimming lessons
- Angling
- Cycling
- Sailing
- Kite surfing

*Disclaimer:*

*\* Activity and Comfort facilities are charged for as per actuals / professional's fees, and payable directly to the service provider.*

Our Product Partners

**Kajaria**



**NITCO**

**Finolex**



**legrand**



**HÄFELE**



*Disclaimer:  
\* Product partners are indicative  
and are subject to change as  
decided by the company.*

Series of horizontal dotted lines for notes.



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