

# El Reino

LUXURY APARTMENTS

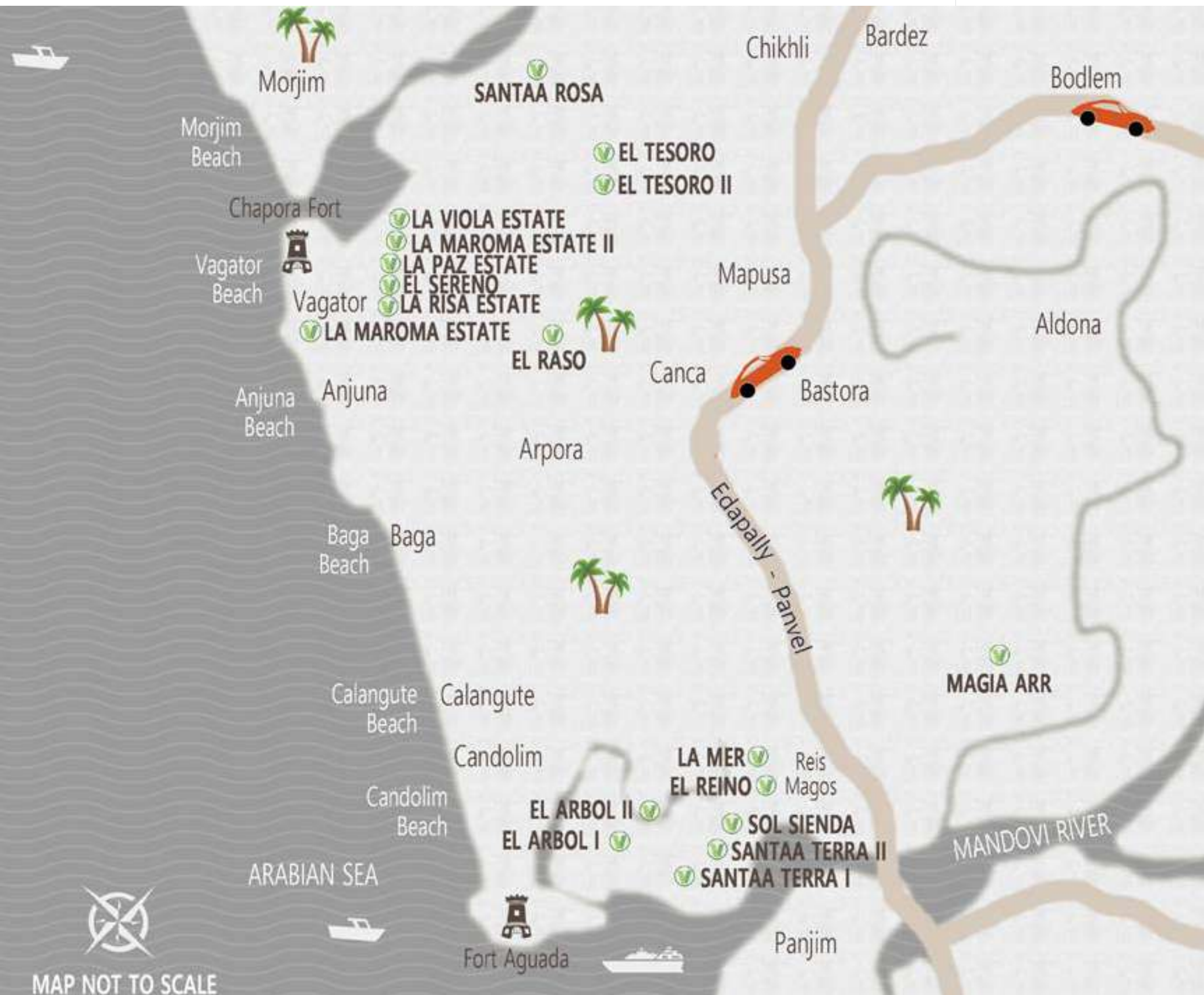


VIANAAR

THE CHOICE OF  
SEVERAL HAPPY  
HOME OWNERS  
HERE IN GOA



THE BEST FACILITIES, FANTASTIC  
LOCATIONS, AND LUXURIOUS HOMES  
- VIANAAR CONTINUES TO OFFER  
THIS YEAR AFTER YEAR.



*about*

## VIANAAR

Vianaar is a real estate company that was incorporated in 2007 and within a decade has established itself as one of the leading real estate developers in Goa. It now has 17 residential projects in Goa and each one is magnificent in terms of unmatched luxury, beautiful designs and quality construction. These successfully completed Goa residential projects are located in Reis Magos, Salvador Do Mundo and Siolim.

All the projects are designed and executed by the company's in house construction and design team who ensure 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 of the properties in Goa has perfect aesthetics, balance and form.

It is no wonder then that so many people have made a Vianaar property their home. Rest assured that you will not go wrong when you choose Vianaar – the name that symbolizes happy homes in Goa!

VIANAAR HOMES ARE THE EPITOME  
OF A CONTEMPORARY LIFESTYLE



## EL REINO

El Reino Apartments is located at Reis Magos in North Goa. This property is made up of 35 apartments which are divided into 2 BHK, 3 BHK apartments and penthouses. These premium luxury apartments epitomize urban living and offer you superior designs and deluxe features.

A fantastic blend of sophistication and comfort is available in each of these lavish apartments. World class facilities are provided so as to ensure a life of convenience and luxury. Services on offer include but are not limited to 24\*7 security, housekeeping, rental management, utility bill management, Concierge services and so on.

Verdant greenery surrounds this property and a swimming pool with a water cascade adds to the beauty of it. The apartments are built on slightly elevated land and offer spectacular views of the Nerul backwaters on one side and orchards on the other.

El Reino Apartments offers one a piece of Goa that is both picturesque and unique.

A FINE BLEND OF STATE OF THE ART AMENITIES AND NATURE AT ITS BEST IS WHAT EL REINO PROMISES.

ALL THE APARTMENTS  
IN EL REINO EXUDE A  
SENSE OF ELEGANCE AND  
EXCLUSIVITY

*exceptional*

## DESIGN

Utmost care and attention has been given to the design of these apartments. These luxury apartments are functional with a well planned layout and the marvelous interiors make it aesthetic as well. El Reino is divided into 12 blocks with a central pathway running through them. The 3 BHK apartments and penthouses will be located on the second floor while the first floor and the ground floor will have the 2 BHK apartments.

Open staircases run through each of these apartments and add a unique touch to them. Add to this the high ceilings and large glass facades and one has a holiday home that promises nothing but the best in opulence and style. Other excellent specifications include terrazzo tiles, a modular kitchen with state of the art fittings, Italian PU coated doors, hand painted tiles and so on. Not only are these apartments superb in design and architecture but they are also among the best environment friendly apartments available today. Eco design features include rain water harvesting, drip irrigation, the use of organic products and so on.

Surrounded by magnificently landscaped gardens, paved driveways, water ponds, brass ironmongery among other delightful features, these apartments are the perfect place to call "home".



# ECO FRIENDLY LIVING



Garbage segregation



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



Section of equipment brands that have higher efficiency



Low density developments reducing material usage and energy floor print



Conservation of maximum number of trees on site by thoughtful design



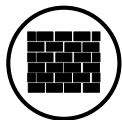
Individual water control



Use of paints with low volatile compounds



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



Extensive use of fly-ash bricks for construction



2/3 BHK APARTMENTS / LANDSCAPE GARDEN





GLASS WINDOWS / NATURAL LIGHT



OPEN STAIRCASE / FRESH AIR



SITEPLAN

SURROUNDED BY NATURE AND  
COMPLETE WITH LUXURIOUS  
FACILITIES, EL REINO IS THE  
HOME YOU ALWAYS WANTED

*natural*

## COMFORT

El Reino Apartments has much to offer – scenic and tranquil surroundings, superbly constructed homes as well as a range of modern amenities that guarantee a life of bliss and relaxation.

Top notch facilities ensure that the mundane chores of daily living are forgotten about. Grocery shopping, housekeeping services, car rental service, utility bill management, laundry services etc. are a few examples of this.

Angling, yachting services and cycling are some of the outdoor activities that one can indulge in. Yoga and wellness courses can be availed of as well.

Enjoy the peace of mind and happiness that is but a given while at El Reino Apartments.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE





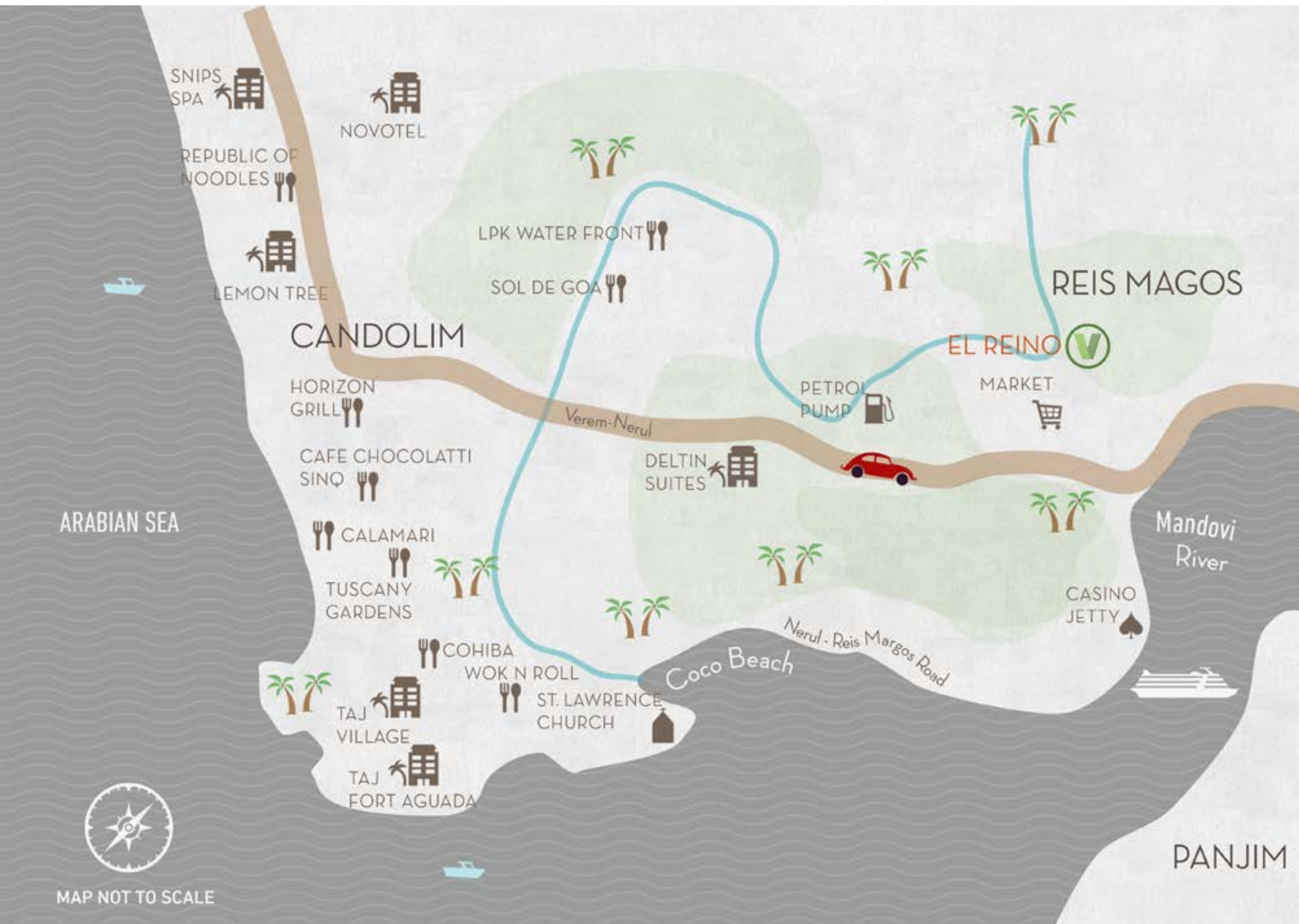
QUALITY CONSTRUCTION,  
UNMATCHED LUXURY AND  
BEAUTIFUL DESIGNS

EL REINO IS AN ELEGANTLY  
DESIGNED SET OF  
APARTMENTS SITUATED IN  
ONE OF THE MOST EXCLUSIVE  
AND HAPPENING PLACES IN  
GOA-REIS MAGOS

*ideal*

## LOCATION

El Reino Apartments is located in Reis Magos- one of the most exclusive locations in North Goa. It is a short distance away from Candolim beach and La Mer (another Vianaar property). This spectacular project is also strategically situated near the well known restaurants in the area. Tuscany Gardens, Calamari, Wok n Roll and Horizon Grill are just some of the fine dining places one can visit. Also nearby are fantastic spas such as Snips Spa and ones at famous hotels like Taj Village, Taj Fort Aguada etc. which can be frequented too. Urban convenience or seaside serenity – whatever you seek is within easy reach of these luxurious apartments.



## RESTAURANTS & BARS

- Republic Of Noodles
- Horizon Grill
- Cafe Chocolatti
- Sinq
- Lpk Water Front
- Sol De Goa
- Calamari
- Tuscany Gardens
- Wok N Roll
- Cohiba

## RESORTS & SPAS

- Snips Spa
- Novotel
- Lemon Tree
- Taj Village
- Taj Fort Aguada
- Deltin Suites



*El Reino*

## 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  
Double stainless steel sink in kitchen  
Ceramic tiles on kitchen wall and back splash tiles over granite worktops  
Granite counter in kitchen  
Hob in kitchen  
Modular kitchen  
Corian counter top  
Kitchen appliances\*



## EXTERNAL

Stone cladding on exterior walls  
Glazing with distortion free glass  
Brass ironmongery  
Paved driveway  
Ambient  
Swimming pool  
Pool deck  
Water ponds  
Landscape garden

## ELECTRICAL

High quality covered wiring modular switch  
Inverter wiring  
AC wiring and piping  
Built-in cabling for satellite TV  
Intercom to main gate  
Hydropneumatic system  
Home automation\*

## STAIRCASE

Marble  
Hand painted tiles  
Light fixtures and fittings provided

## TERRACE

Marble / ceramic tiles  
Brass ironmongery

## BEDROOM

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

## LIVING / DINING

Italian PU coated doors  
German UPVC / aluminium windows  
Exposed brick work  
Duco painted paneled doors  
Light fixtures and fittings provided

## BATHROOM

Terrazzo tiles  
German UPVC / aluminium windows  
Gypsum plaster  
Exposed brick wall  
Duco painted panel doors  
Light fixtures and fittings provided



## *El Reino*

# SERVICES



## AMENITIES

- Steam and sauna room
- Paved driveway
- Pool table
- Massage room
- Intercom to main gate
- Entrance gate with security cabin
- Well lit up common areas
- Power back up in common areas
- Landscape gardens
- Concierge services
- 24\*7 security
- Hardscape around the pool
- Wi-fi internet
- Bar-be-que
- CCTV security system
- Rental management
- Swimming pool

## COMFORT

- Gym
- Movie lounge
- Cycling
- In call masseur
- Airport pick and drop
- Laundry service
- House keeping
- Chef on call
- Utility bill management
- Car rental service
- Grocery shopping
- Yoga and wellness course
- Angling
- Yacht service

## ECO-DESIGN

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



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

## OUR PRODUCT PARTNERS







*brought to you by*

VIANAAR

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