

# La Sierra Estate

LUXURY VILLAS



VIANAAR

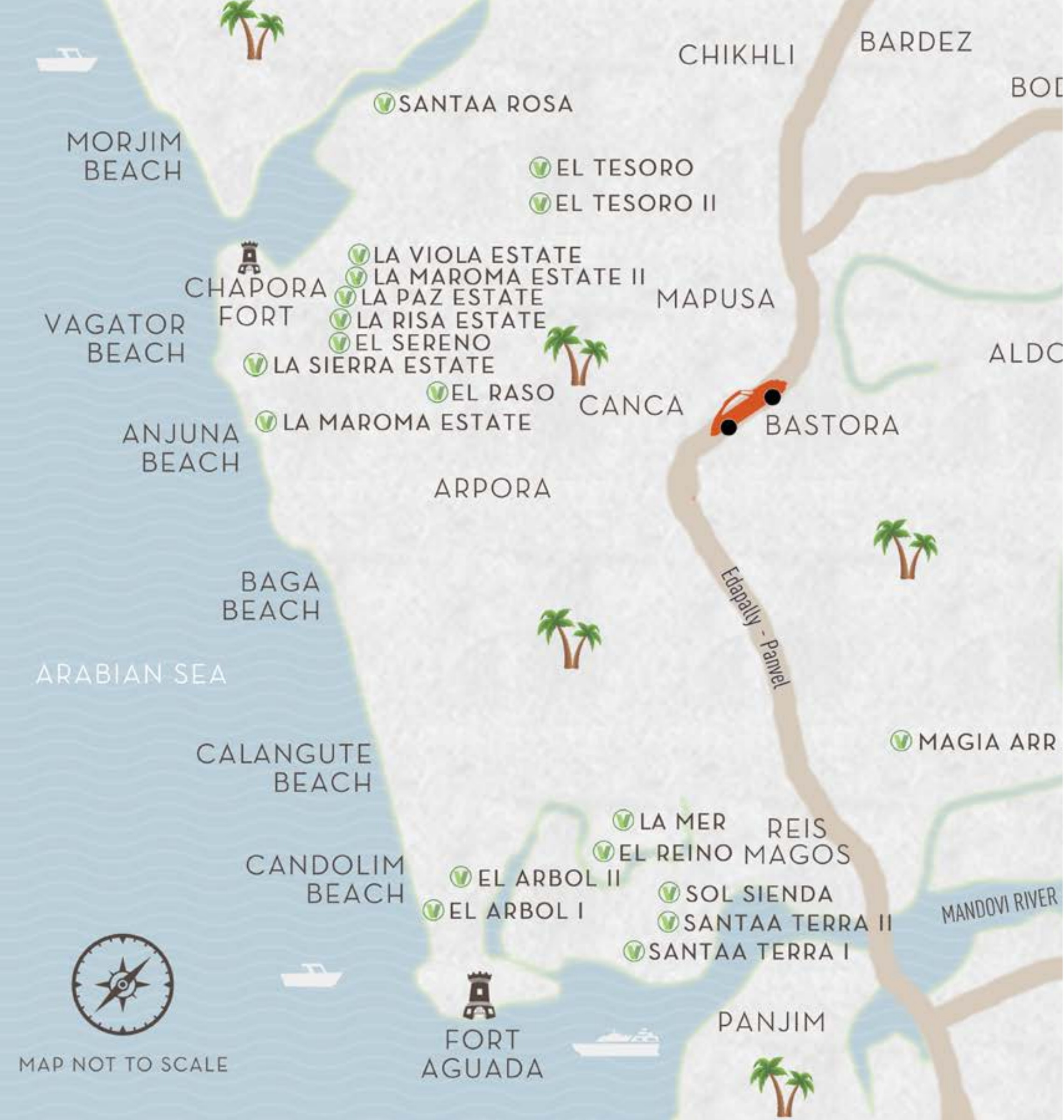
# La Sierra Estate

LUXURY VILLAS





EVERY VIANAAR  
PROPERTY IS KNOWN FOR  
ITS STUNNING DESIGNS,  
LUXURY AND QUALITY  
CONSTRUCTION



From its very first project in 2007, Vianaar set the bar for excellence in luxury living and continues to deliver in this field with each new project that it launches. It comes as no surprise then that it is one of Goa's leading real estate developers today. The company boasts of many successfully completed real estate projects (both villas and apartments) in various parts of North Goa like Reis Magos, Salvador Do Mundo and Siolim etc. Till date, it has 18 properties in Goa and every single one of them is known for its stunning designs, luxury and quality construction.

Each project is designed and executed by the company's in house construction and design team which is led by an experienced architect. This team ensures that each property has perfect aesthetics, balance and form. Eco design plays an important role in all the properties too. There are several superb services that are on offer post construction as well.





LA SIERRA ESTATE  
PROMISES A WORLD  
OF CONTEMPORARY  
LUXURY LIVING.



WELCOME TO

# La Sierra Estate

La Sierra Estate is Vianaar's 19th property and like all others till date, promises one a world of contemporary luxury living. These 14, 3 BHK villas are situated 5 minutes away from the famous Vagator Beach and a short distance away from many of the well known restaurants in the area.

Each of these luxurious villas is superbly designed with world class fittings and attention to detail has been paid to each part of them. An exquisite lifestyle within one's own exclusive space is what one can expect while residing at this property in North Goa.

The airy villas are filled with natural light and surrounded by a beautifully landscaped garden. It is the perfect spot for one to relax and spend a carefree time, by making the best use of the modern facilities that are on offer. The private pool attached to each villa is yet another delightful feature of them.





## SITE PLAN

Privacy is ensured at La Sierra Estate as there is a private pathway that leads up to each villa, which gives one a sense of privacy yet a sense of belonging to a gated community.

THESE 3 BHK VILLAS  
IN GOA EXUDE A SENSE  
OF EXCLUSIVITY AND  
ELEGANCE

EXCEPTIONAL  
**Design**

Every villa at La Sierra Estate embodies sophistication and style. Superbly designed, these 3 BHK villas in Goa exude a sense of exclusivity and elegance. The floor to ceiling windows provide impressive views of the lush greenery around the property. Each villa has two floors – the ground floor consists of the living/dining room, kitchen and a bedroom. The first floor has the magnificent master bedroom along with another bedroom and a terrace.

There is another terrace above the first floor as well. Servants quarters are attached to each villa too.

The villas feature impressive fittings such as Terazzo tiles, Villeroy and Boch / Hans Grohe fixtures and fittings, Daikin air conditioning units, Italian PU coated doors and so on. A modular kitchen with a Corian counter top is included as well.

Each villa is surrounded by a beautifully landscaped garden, part of which is a kitchen garden, which can be accessed through a door in the kitchen itself. A provision to plant fruit trees of your choice in this garden is available- simply inform the Vianaar team of this during the construction phase. The magnificent swimming pool adds to the pretty picture that each villa makes. Car parking facilities are available at each villa and on the property as well.

# Eco Friendly Living



Garbage segregation



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



Selection of equipment brands that have higher efficiency



Low density developments reducing material usage and energy foot print



Conservation of maximum number of trees on site by thoughtful design



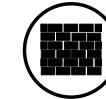
Individual water control



Use of paints with low volatile compounds



Use of CFL bulbs and LEDs in place of GSL



Extensive use of fly-ash bricks for construction



LUXURIOUS ROOMS / SPACIOUS / STYLISH



EXQUISITE DÉCOR / LUSH GREENERY



SUNLIGHT / LARGE GLASS FACADES



RELAXATION / GOOD TIMES



NATURE / SERENITY / BEAUTY



PLUSH VILLA / PICTURESQUE SURROUNDINGS

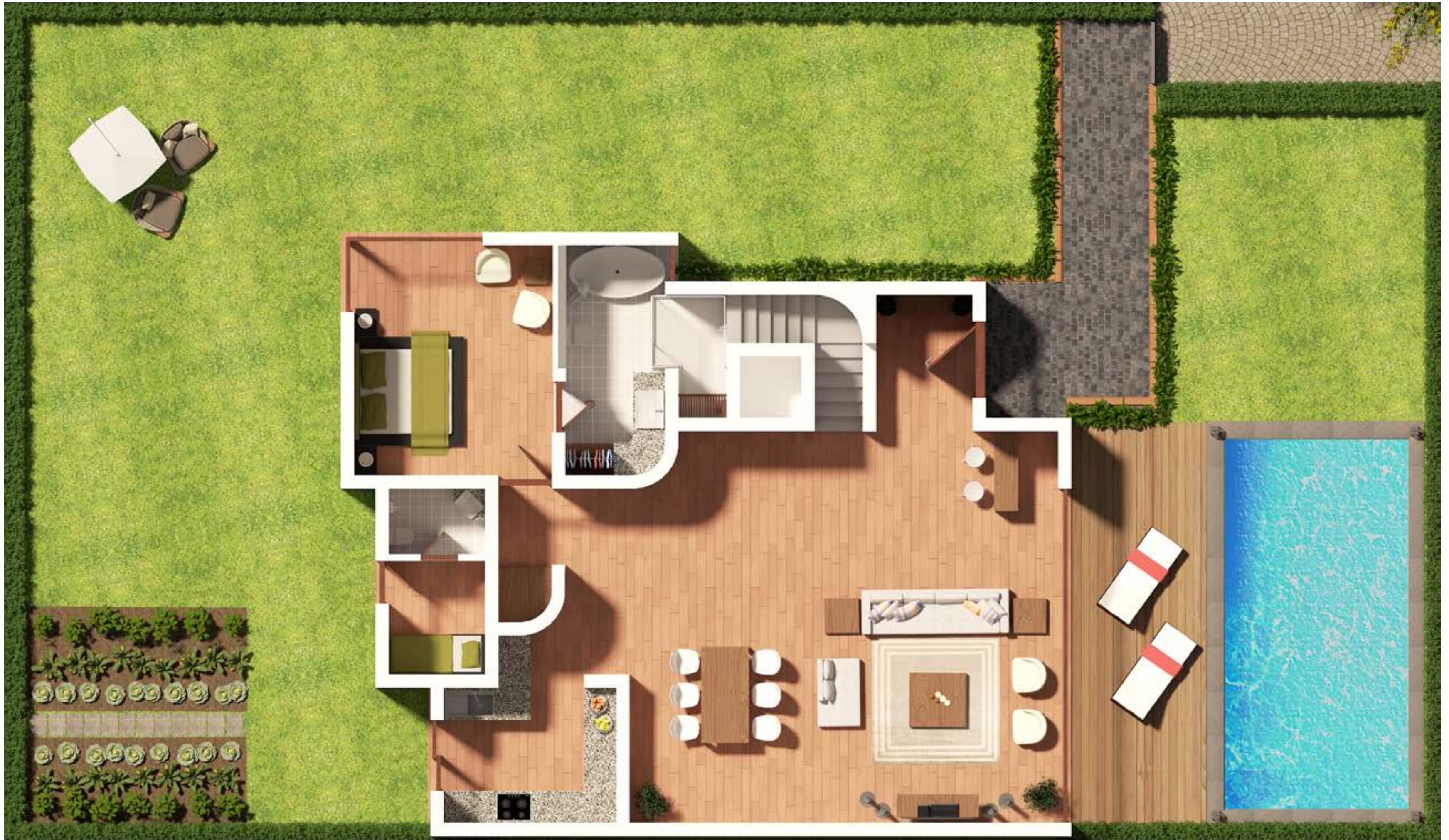
WELCOME TO A  
REFINED WAY OF  
LIVING

ABSOLUTE  
**Comfort**

A relaxed and hassle free life is but a given at La Sierra Estate. The top notch amenities on offer here are designed to give you ultimate comfort and complete peace. These include housekeeping, grocery shopping, a car rental service, laundry service and a chef on call amongst many others.

Outdoor activities can be organized as well. Yachting, cycling and angling are a few of these. Pamper yourself with the Yoga and wellness courses that are available too.

In short, welcome to a refined way of living. This property has all the contemporary amenities and comforts that one looks for in a holiday home.

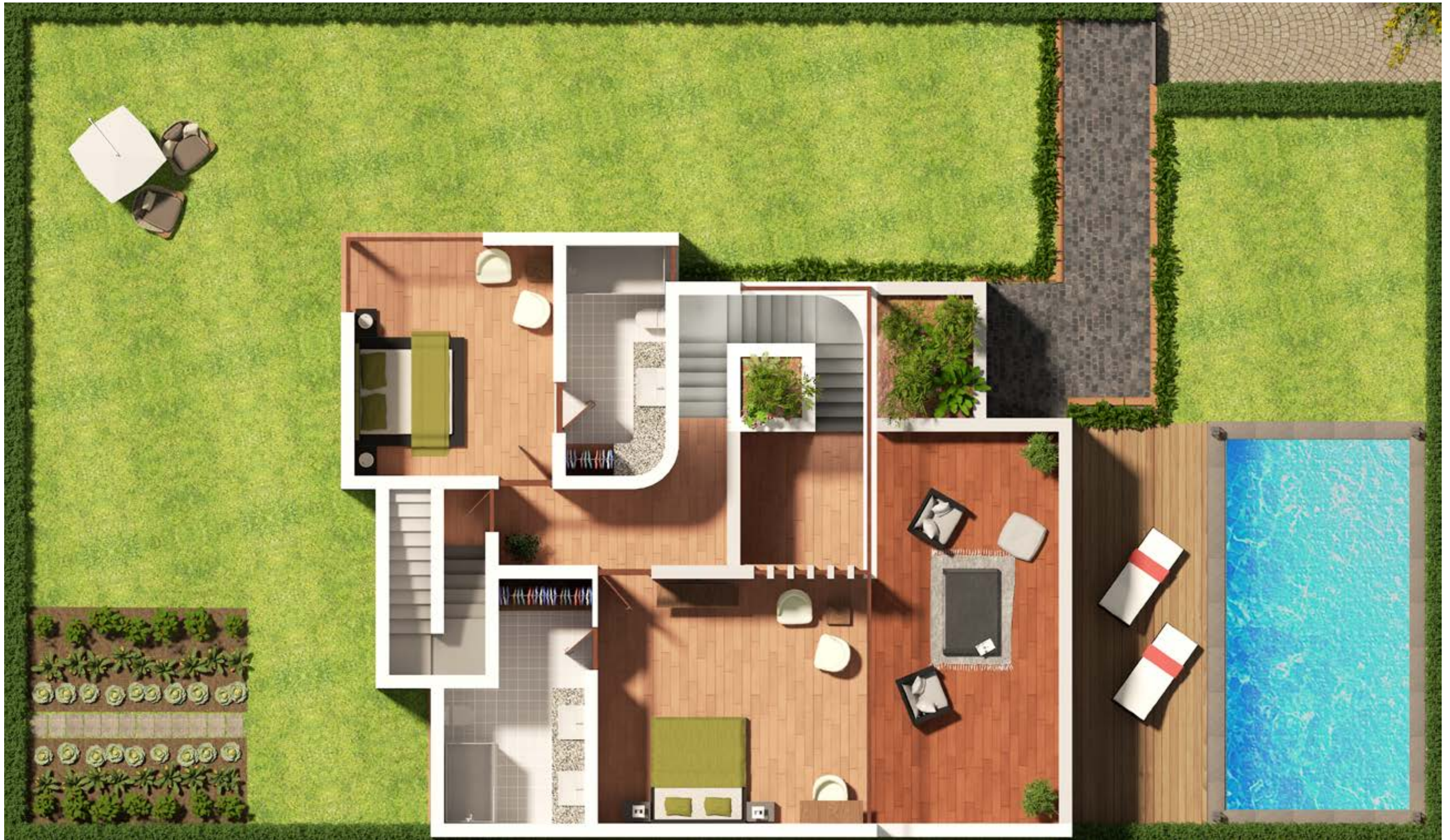


# GROUND FLOOR

Swimming Pool  
Kitchen  
Bedroom

Living Room  
Dining Room  
Outdoor Patio

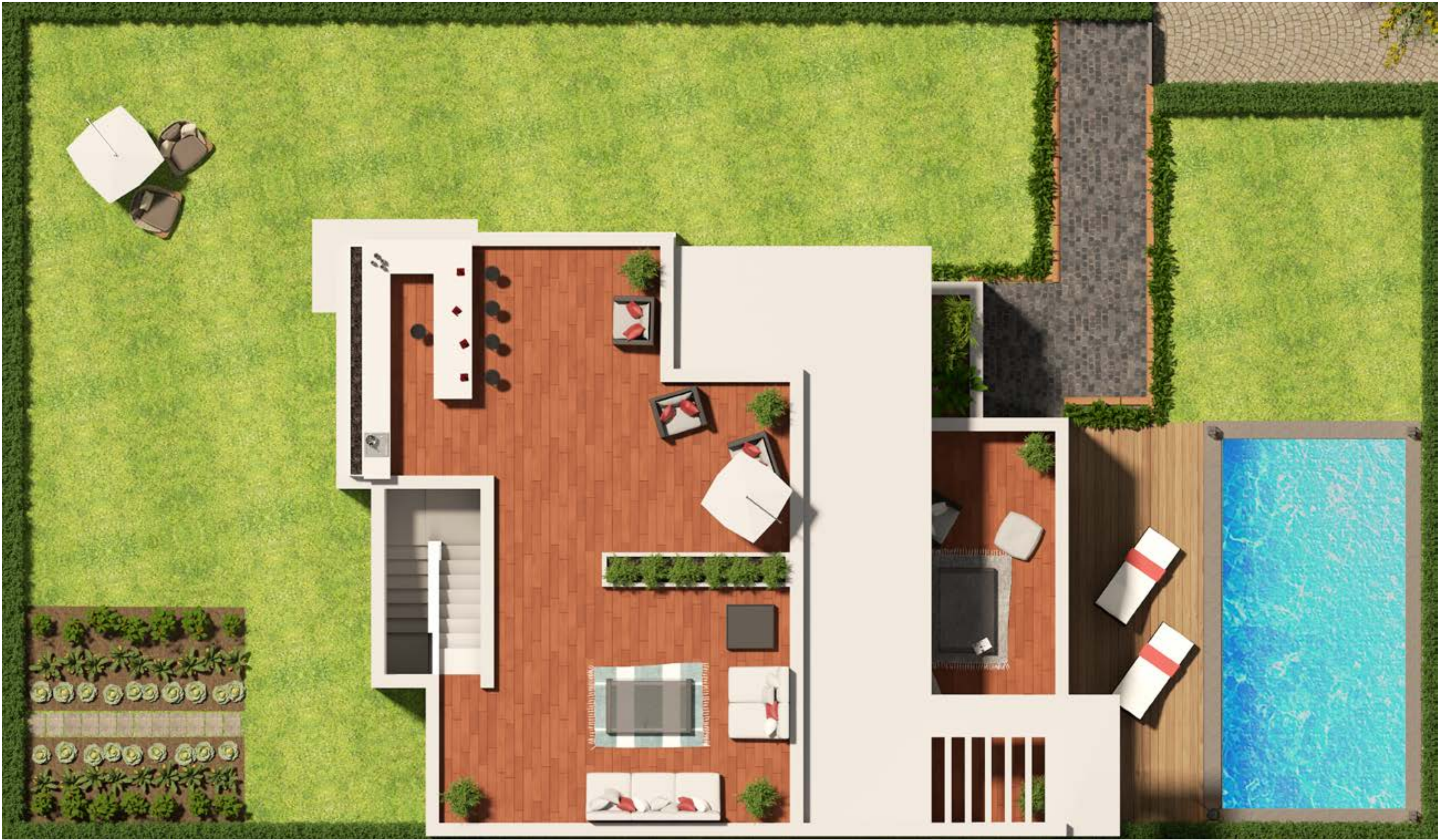
Attached Bathroom  
Kitchen Garden  
Servants Quarters



# FIRST FLOOR

Kitchen  
Bedroom  
Attached Bathroom

Terrace  
Master Bedroom



SECOND FLOOR

Terrace



HAPPINESS IS  
WALKING ON  
THE BEACH

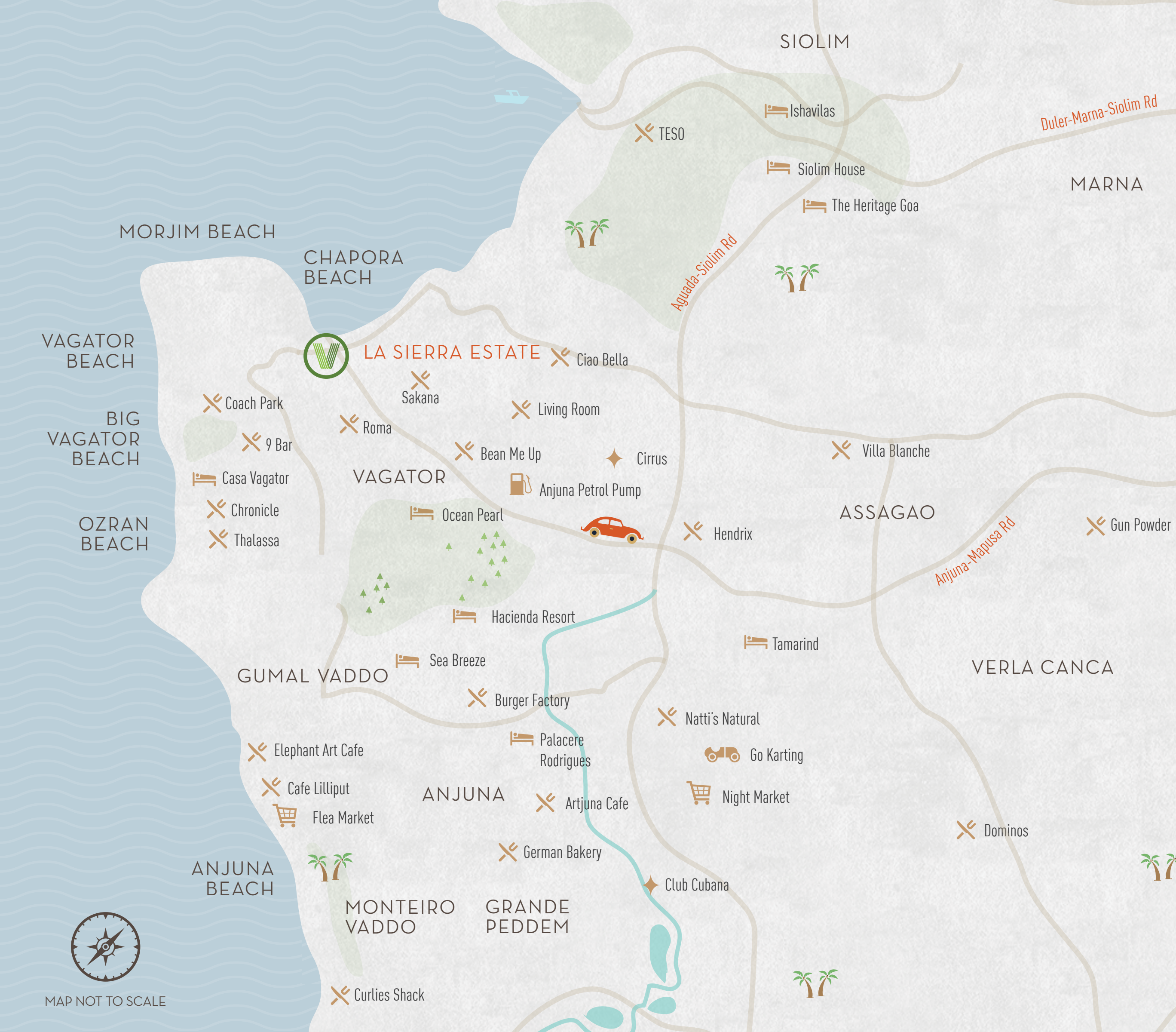


IDEAL

## Location

Well located and 5 minutes away from Vagator Beach, La Sierra Estate is also in the midst of several fine dining restaurants in the area. Some of these include Thalassa, Club Cabana, Sakana and TESO and so on. Pamper and rejuvenate yourself at any of the well known spas which are close by as well – The Heritage Goa, Casa Vagator, Siolim House to name a few. These luxury villas are easily accessible and yet offer the option of being a secluded retreat from the hustle and bustle of everyday life.





## 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

MAP NOT TO SCALE



LA SIERRA ESTATE

# Specifications

QUALITY CONSTRUCTION

+ LUXURIOUS LIVING



**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\*

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

**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

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

**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

**TERRACE** Marble / ceramic tiles  
Light fixtures and fittings provided.  
Glass railing

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

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



LA SIERRA

## Facilities

LIFE WILL BE SO SIMPLE  
ONCE YOU MOVE IN



## 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



LA SIERRA

# Property Management

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



HOME IS  
WHERE THE  
WAVES ARE

# Our Product Partners



201/ GERA IMPERIUM I, PATTO, PANJIM, GOA 403001  
(O)95557 74631

