

La Orilla 3

LUXURY VILLA



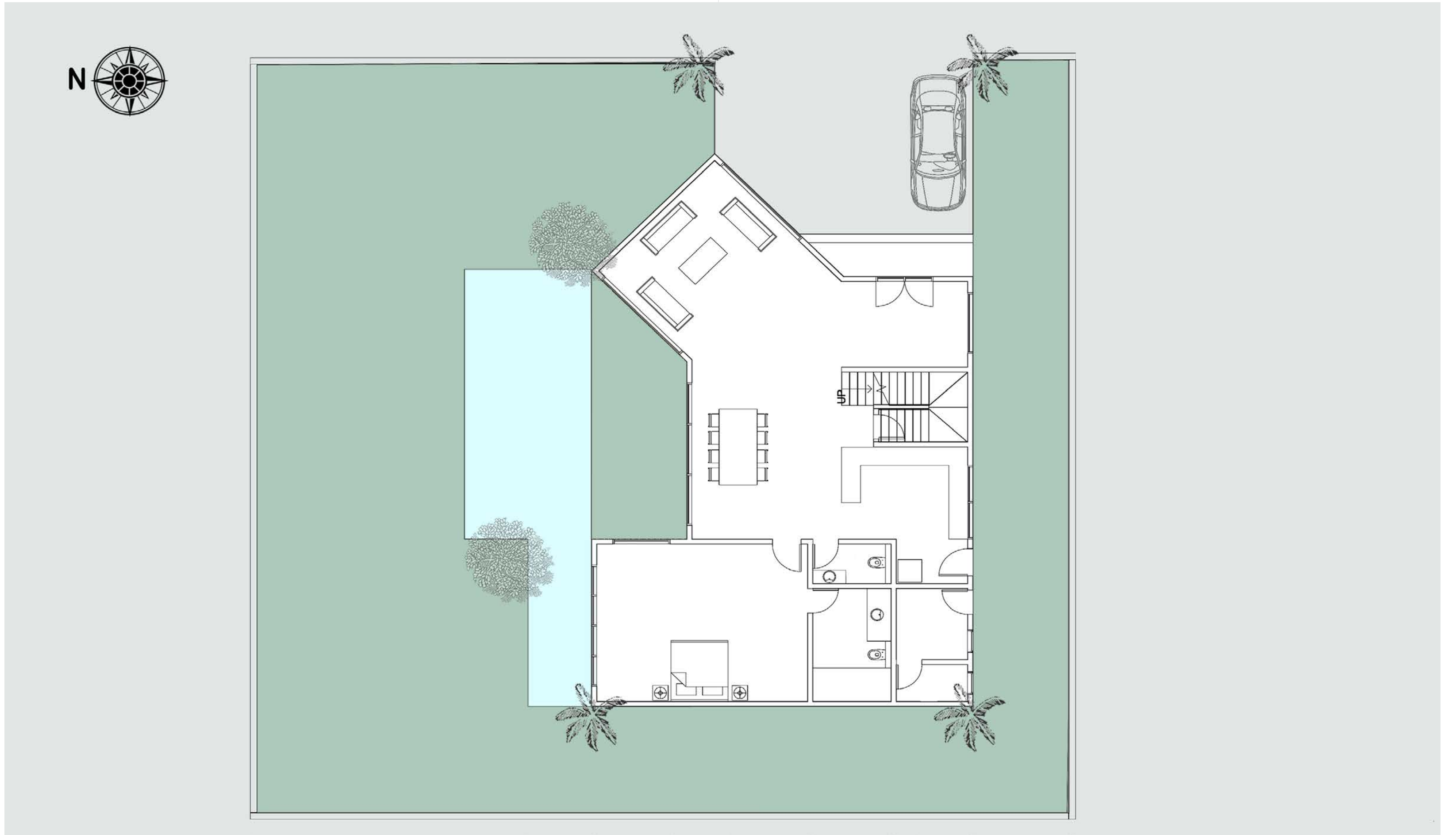
VIANAAR



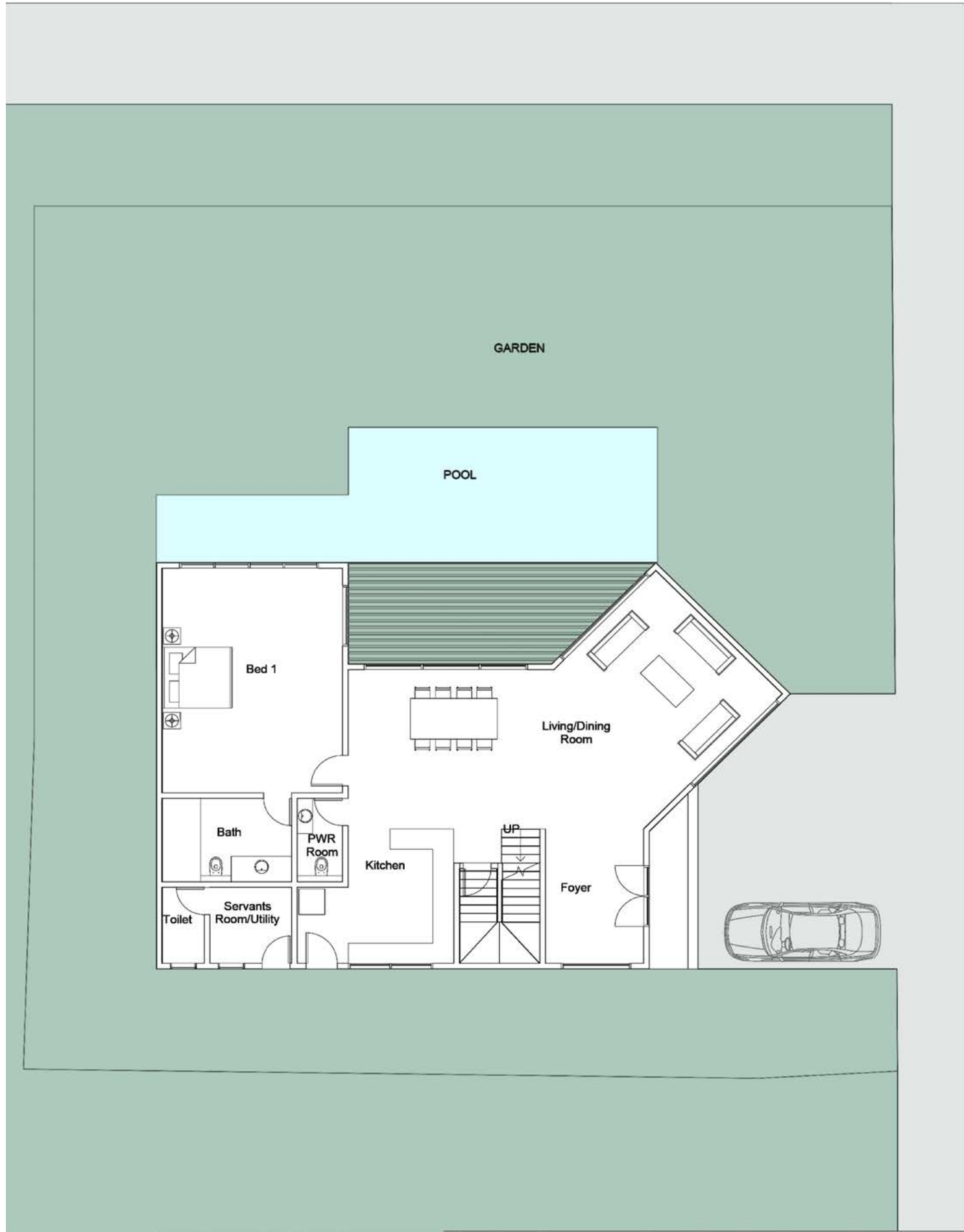
3 BHK LUXURY VILLA / LANDSCAPED GARDEN



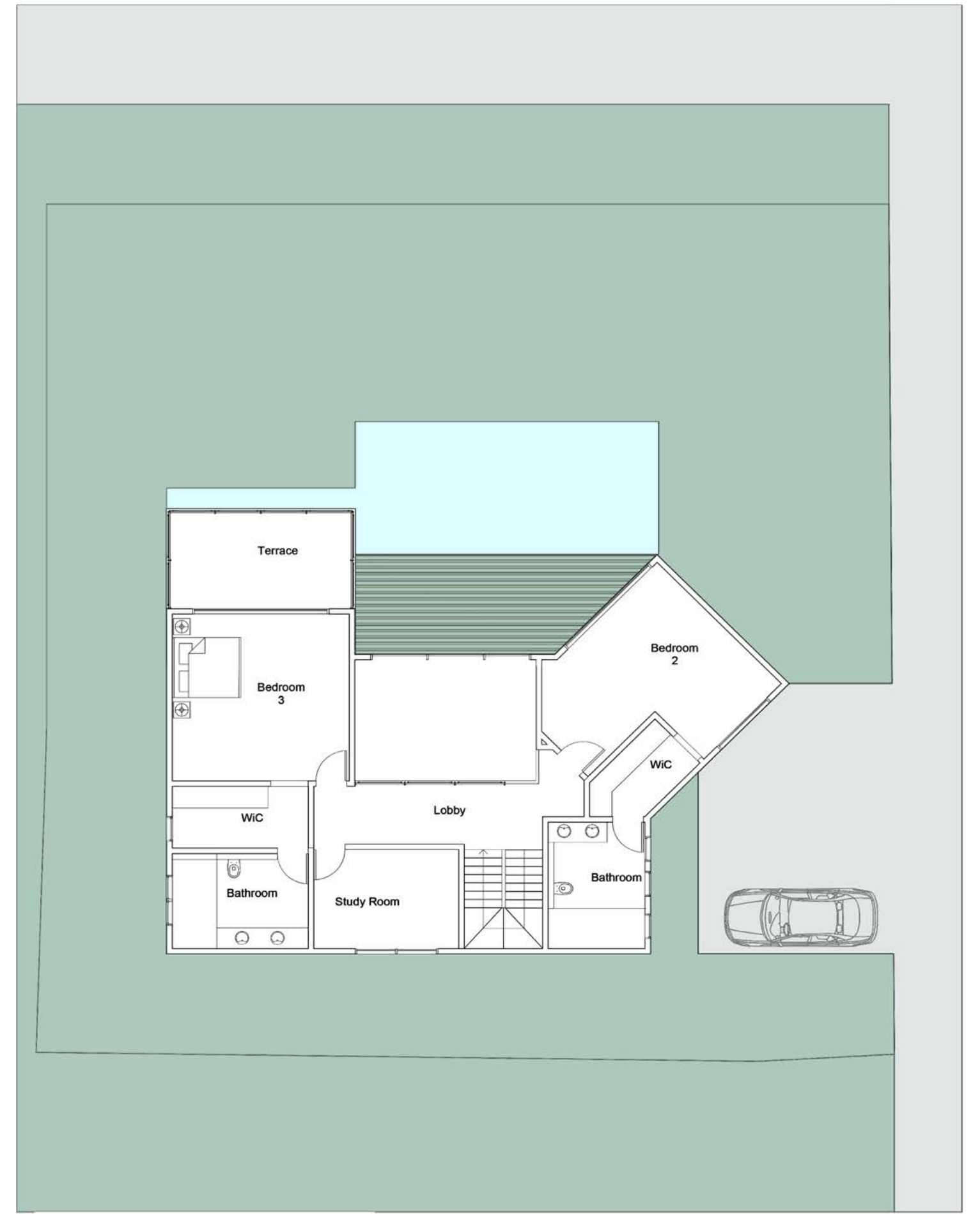
GLASS WINDOWS / NATURAL LIGHT



SITEPLAN



GROUND FLOOR



FIRST FLOOR



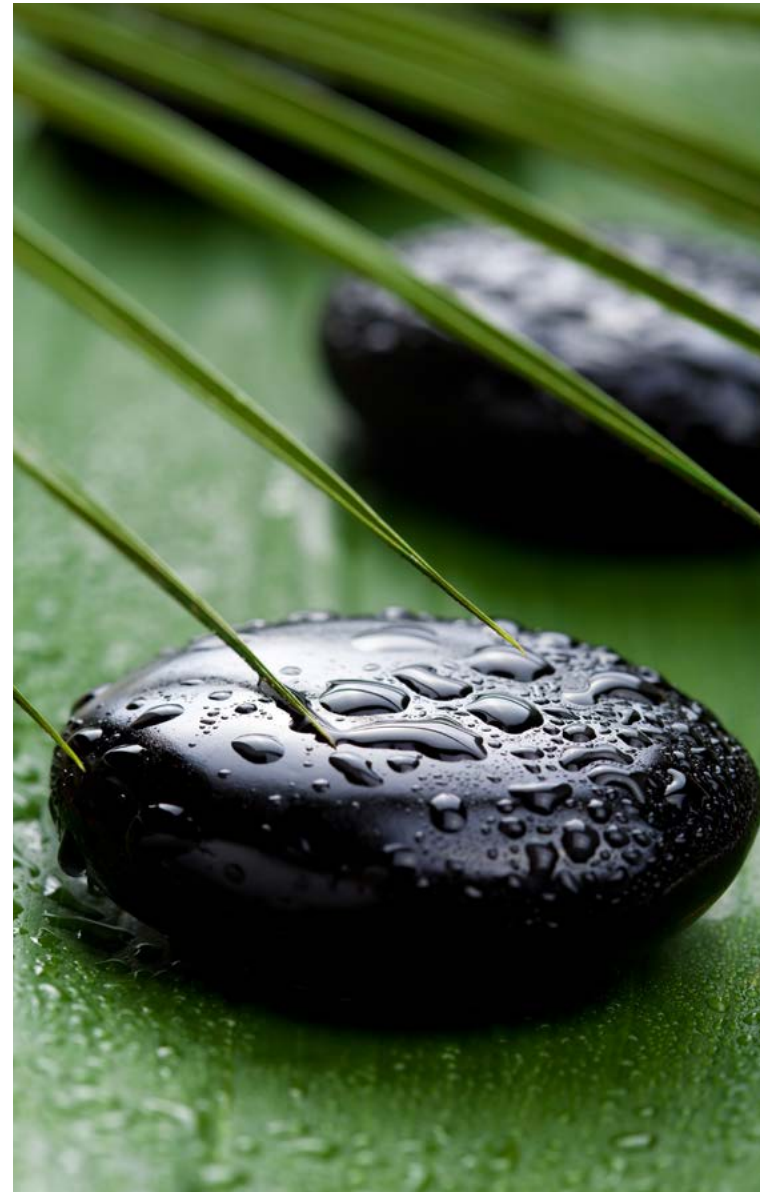
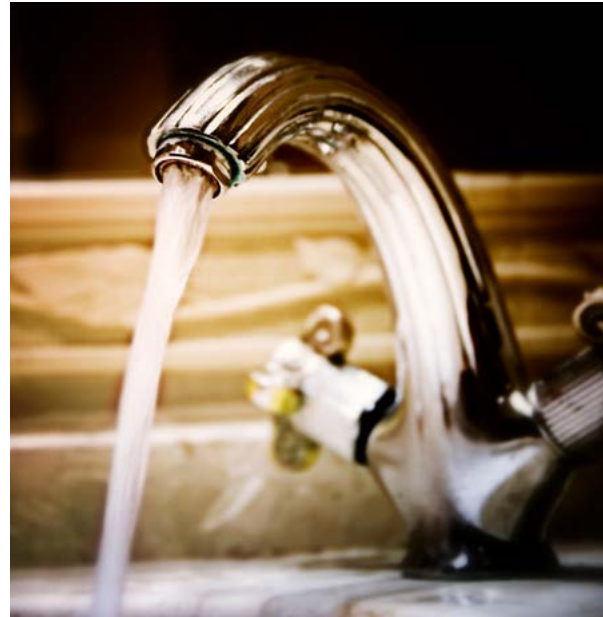
PLACES CLOSE BY
Location

RESTAURANTS & BARS

- Shanti Beach Club
- Bardo Beach Club
- La Plage
- Marbela
- Sublime
- Bora Bora
- Amancio
- Jirem Mirem
- Casa Colvale
- Teso
- Siolim House
- One Degree
- Red Door
- Ciao Bella
- Villa Blanche
- Gun Powder
- Roma
- Sakana
- Terrace Bar
- Tito's White House
- Thalassa
- Club Cubana

RESORTS & SPAS

- La Casa
- Isha Villas
- Annex Little
- Frangi Pani Villas
- Heritage Hotel
- Purple Valley
- Living Room



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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
German UPVC / aluminium windows
Italian PU coated doors
Terrazzo tiles / marble

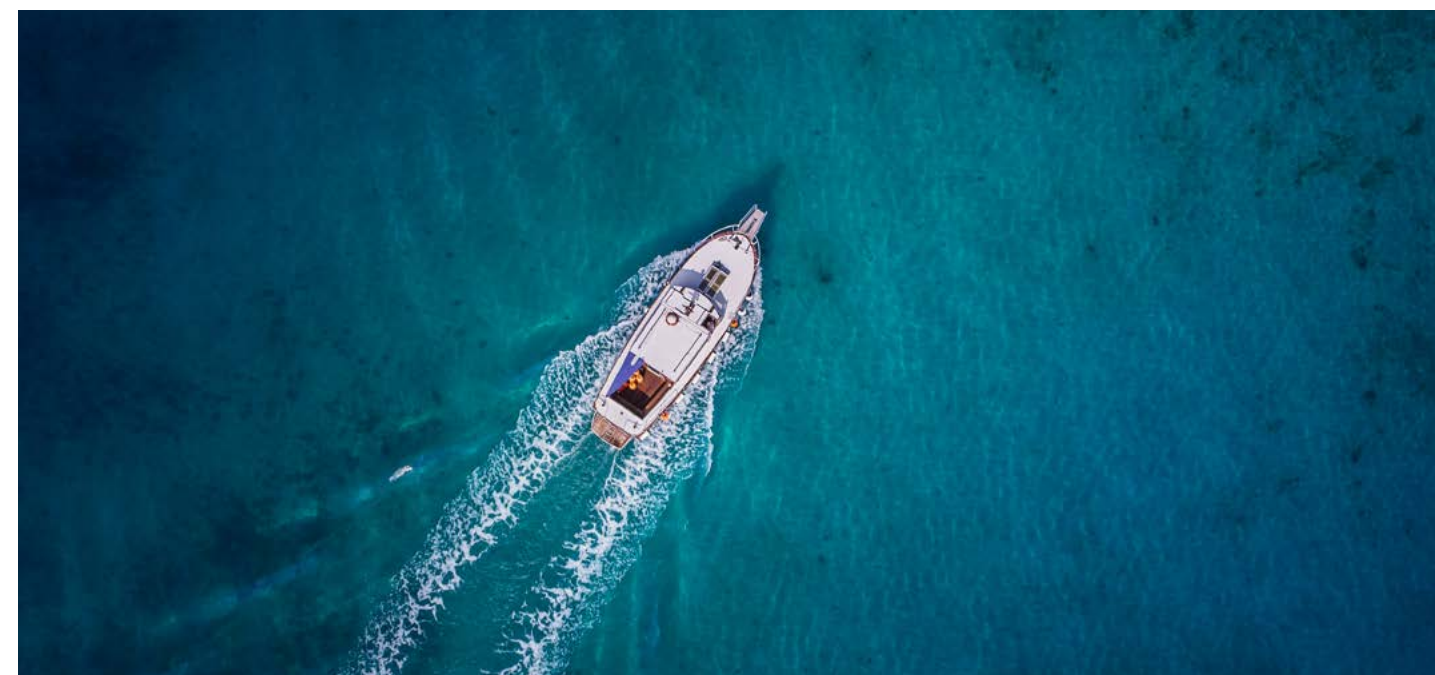
BATHROOM

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



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SERVICES



AMENITIES

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

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

