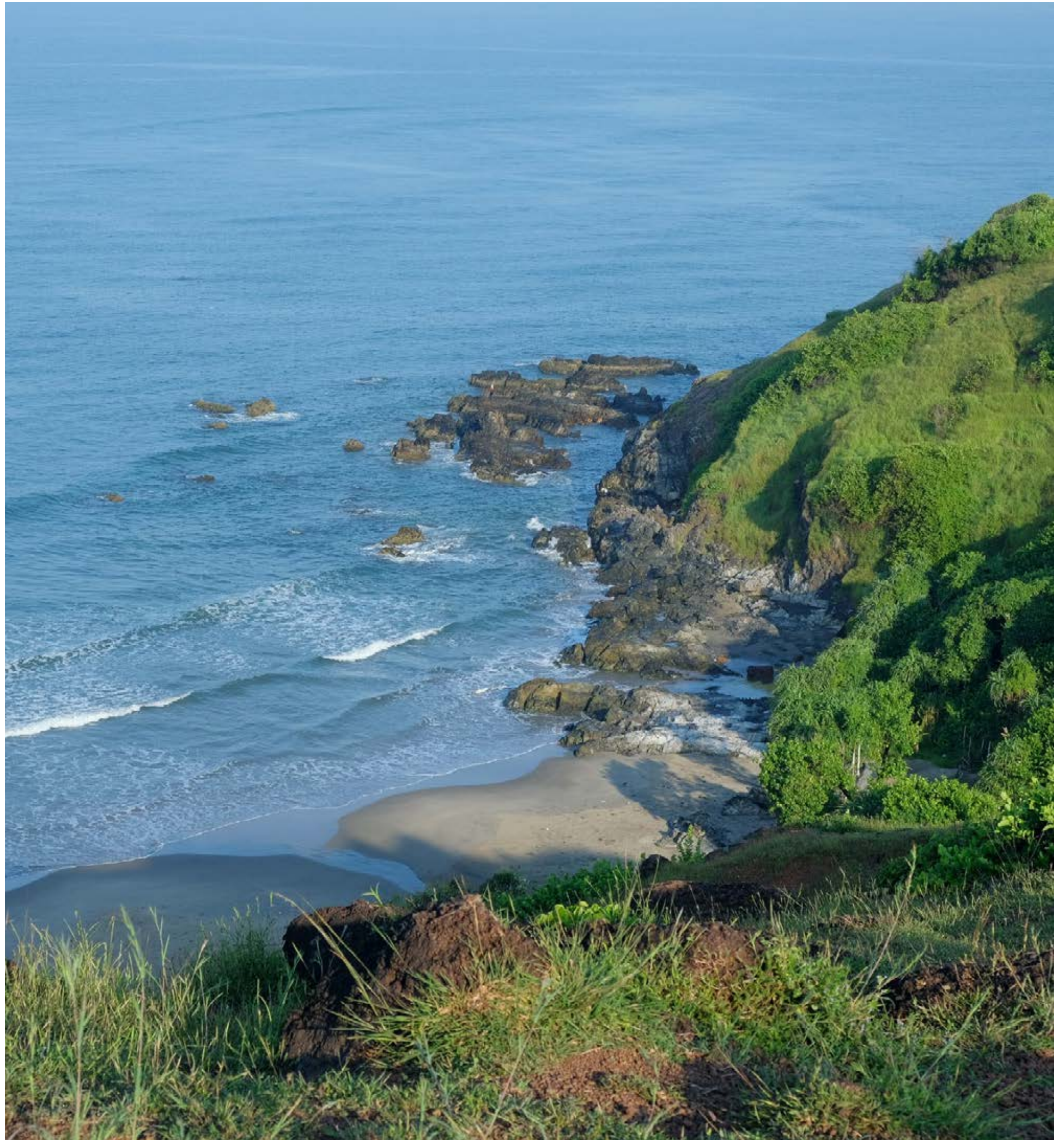




LUXURY ESTATE
SIOLIM, GOA



Escape ... to the Sea





LA AVILA ESTATE

01. About Vianaar

A Lifelong Commitment

A commitment to provide a better living experience through constant innovation has helped Vianaar become a brand associated with loyalty and trust. We have refreshed the experience of buying a home.

Vianaar stands for excellence in luxury real estate in Goa. Founded by the sibling duo of Varun Nagpal and Naina Nagpal in 2007, the company has 30 coveted projects in Goa to its credit. With a mission to deliver value-creating spaces, Vianaar has grown its footprint and given wings to ambition by developing neighbourhoods in Reis Magos, Anjuna, Vagator, Salvador Do Mundo, Assagao, and Siolim.

At Vianaar, spacious homes are designed with elegance and blend perfectly with green surroundings. Luxury meets functionality as residents benefit from our expansive repertoire of services including, house-keeping, rental management, and concierge services.

Unifying latest technology, modern amenities, detailed architecture, tranquil locations, and natural surroundings, Vianaar homes service modern living amidst a pastoral backdrop.

02. La Avila Estate

Living for the Extraordinary

As La Avila Estate comes to life, it exhibits our craftsmanship and vision. Big on space, and on luxury, the magnificent estate encompasses approx. one acre of unadulterated vastness. The exclusive property houses twenty villas with 2-BHK each, and has a beautiful, natural, stunning landscapes with a fabulous coast nearby.

Sheltered with a natural green cover, La Avila Estate follows a gradual contour. A luxuriant garden leads to the main villa that offers absolute privacy. Highly skilled artisans carefully detail the estate's interiors. They have used the finest materials to build on the quintessential Goa charm. The enormous floor-to-ceiling glass creates a visual bridge between your modern home, and the surroundings. Experience the gradual change in the tone of the day, and enjoy the view of the aqua flow of the pool as you lounge in your spacious quarters.

End your search for a sacred space with La Avila Estate.







LA AVILA ESTATE

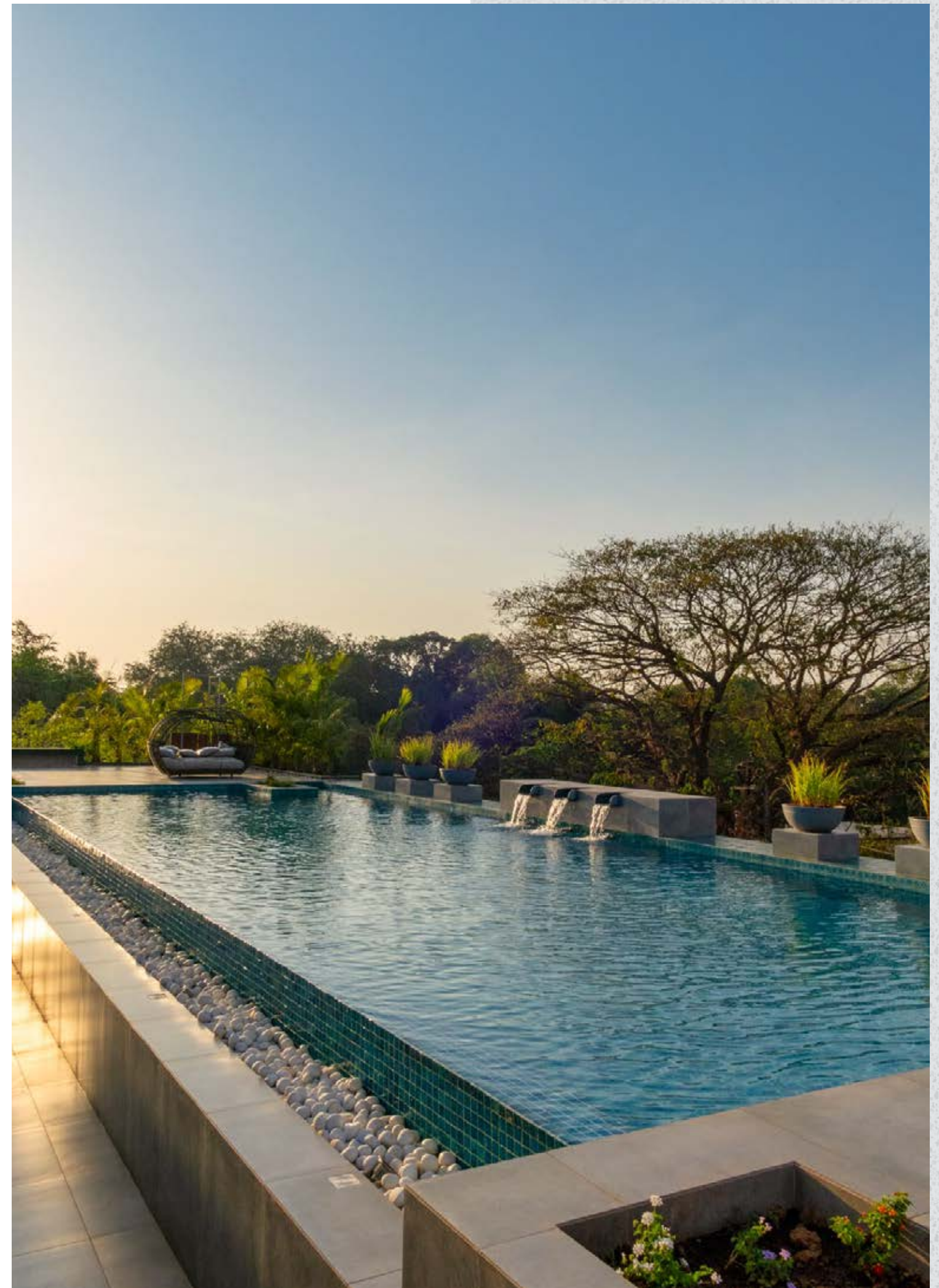
The perfect lifestyle craves this view

03. Project USP

Expect Better

Vianaar connects people with their ideal homes. With our local knowledge and dedication to service and responsiveness, we deliver on the promise for better homes and lifestyle. We specialise in anticipating client needs and align resources to tackle ever-evolving aspirations. Being a full-service provider, maintenance at La Avila Estate is handled by teams deputed at each development.

Locals have been hired and trained by Vianaar to handle execution of daily lifestyle chores, and are capable of dealing with household emergencies. Our on-site staff also features a concierge team equipped to curate special experiences. A dedicated Estate Manager oversees daily operations at each property. La Avila Estate is your gateway to a happier life. An unmatched service is offered whereby the expansive spaces cater to grand parties or intimate affairs, courtesy our service staff.







LA AVILA ESTATE

Stunning contemporary designs with wondrous open views

04. Living in Goa

Consistent joy

Laying on a deck chair, sipping on a favourite beverage or waking at the crack of dawn to nature's alarm, and going through a daily yoga routine. Goa throws open a world of possibilities. One can elaborate, lyrically, about the sweeping vistas, and the fascinating mix of people, lifestyle, food, and culture. With its old world charm, Goa is bound to leave an imprint on your heart. A myriad of extremes, Goa can be relaxed or crazy, adventurous or luxurious.

Clean eating and gorgeous views help satisfy the lust for nature. In this paradise, the calm gives way to the lively as the city's inherent energy explodes. Vianaar has discovered sheltered alcoves amidst the exuberance. We share a perfect partnership with nature, and a budding relationship with the cosmopolitan energy at La Avila Estate.

05. About the Location

Unobtrusive Suburban Living

Siolim is one of Goa's most enchanting villages and provides an easy escape to the prettiest beaches. Surrounded by water and forests of Marna, Siolim is close enough to enjoy vibrant villages, yet far enough to escape the tourist rush. It is allied with our vision of delivering inspired living. Connecting with nature, the superfluity of La Avila Estate is rooted in Siolim.

The charming village welcomes evening strolls through densely forested lanes. An afternoon within its confines will throw intricate colonial era architecture in front of you. This quintessential Goan village has stayed away from outside influence. It is resolute in its native identity, and the hotbed of Goan classic traditions, cultural celebrations, and of course, the ever-famous local liquor, feni. Concealed charm and vibrant vibes of Siolim converge at La Avila Estate. Nature flourishes in all its glory as peace and revelry coexist.



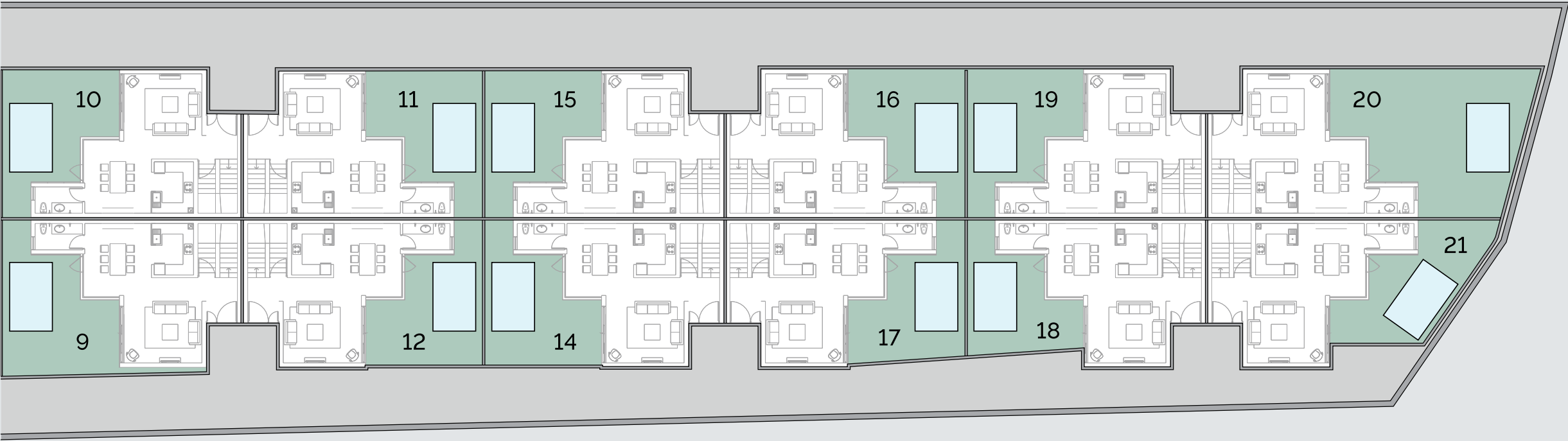
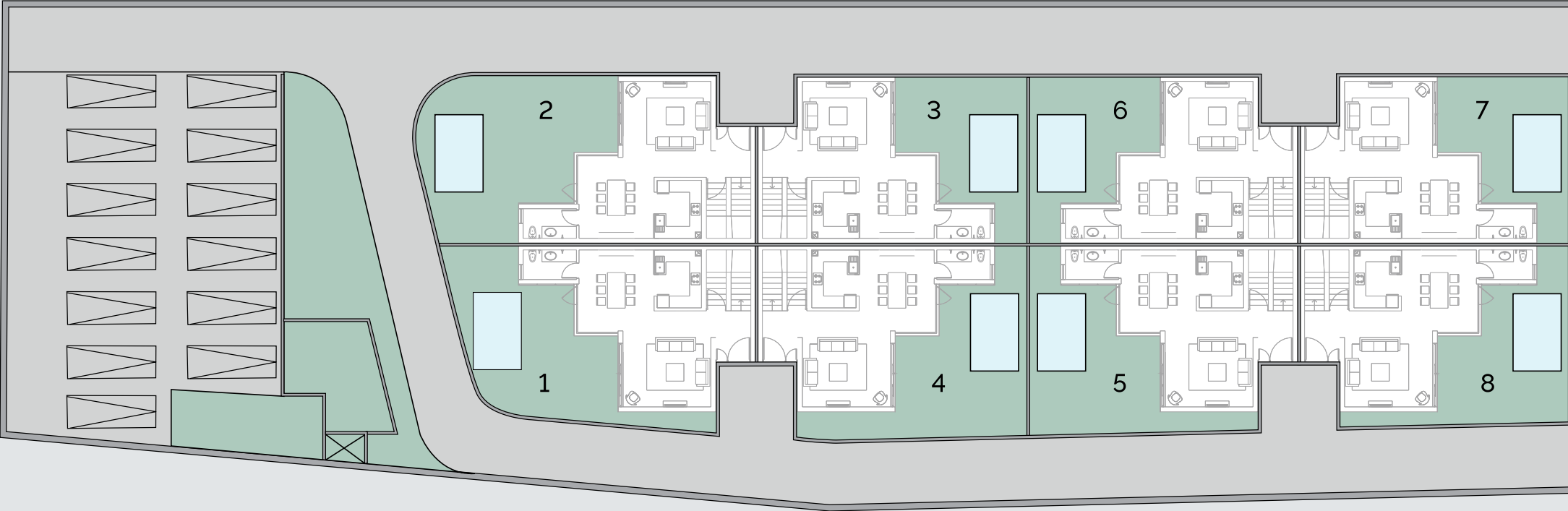
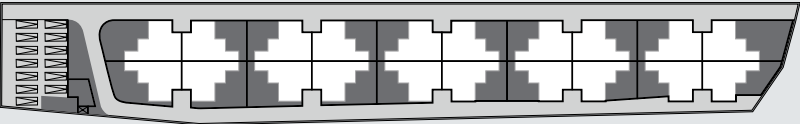


o6. A Sustainable Environment

For the long term

Buildings can have a profound impact on our environment, health, economy, and productivity. We understand that people are committed to play a pivotal role in sustainable development. Vianaar develops environmentally conscious properties.

As sustainability heralds the next evolution in the real estate market, we endeavour to comply. Vianaar homes reach for a greener tomorrow with rainwater harvesting, drip irrigation, mosquito repellent plants, and tree plantation drives. We also use eco-friendly cleaners to keep our homes fresh. We work towards a sustainable future.



Floor Plan
Ground Floor

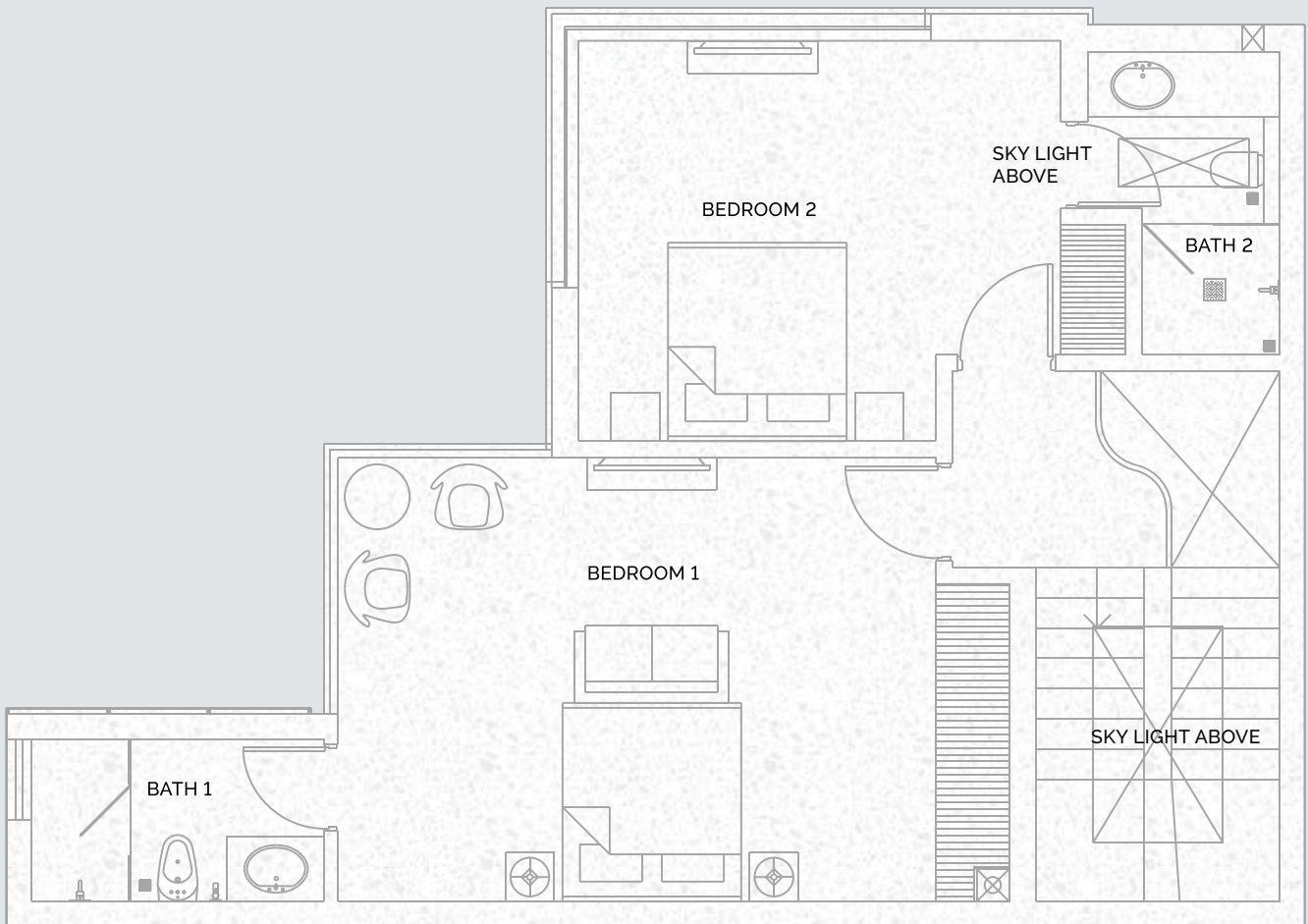
Dining + Kitchen	8.77 x 4.17 / 28'9" x 13'8"
Living Area	4.45 x 3.78 / 14'3" x 13'3"

Extraordinary living with
exceptionally lit spaces



Floor Plan
First Floor

Bedroom 1	6.20 x 4.10 / 20'4" x 13'5"
Bathroom 1	2.70 x 1.50 / 8'10" x 4'11"
Bedroom 2	4.25 x 3.70 / 14'7" x 12'2"
Bathroom 2	1.27 x 2.80 / 4'2" x 9'2"



Specifications



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*



Exterior

- Landscaped garden
- Private pool and deck
- Paved driveway
- Brass ironmongery
- Ambient and mood lighting



Electrical

- Hydropneumatic system
- Intercom to main gate
- Built-in cabling for satellite TV
- High quality covered wiring modular switch
- Provision for 100% power backup
- High quality wiring
- Modular switches



Fully Furnished*

- Furniture
- White Goods
- Cutlery
- Soft Furnishings
- Linen



Structure

- Internal walls in fly ash bricks / heat insulated and water-proof blocks
- 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
- Aluminium windows
- Terrazzo tiles / marble



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 villas. 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
- Wi - fi Internet



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

Whirlpool
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Finolex


SAINT-GOBAIN

 **legrand**

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 **LAFARGE**

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*Disclaimer:
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Sy. No. 29/12, Reis Magos,
Bardez, Goa- 403109
+91 9555774631