



LA MACEDO

LUXURY ESTATE  
ASSAGAO, GOA





Escape ... to the Sea

LA MACEDO ESTATE







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## 01. About Vianaar

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# A Luxurious Reality

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With nature as an ally, we craft thoughtful residences. Vianaar has earned the trust of its loyal clientele by creating an exclusive and aesthetic blend of comfort and luxury in Goa. The Vianaar brand came into existence in 2007, courtesy the vision and determination of its founders Varun Nagpal and Naina Nagpal. The siblings have ensured to partner only with the best brands and teams to stay ahead of changing international and local trends. We deliver end-to-end solutions with designs that epitomise luxury and enable neighbourhoods to evolve to present day relevance. The trend has taken root in Reis Magos, Anjuna, Vagator, Salvador Do Mundo, Assagao, and Siolim.

Our unconditional commitment is to enrich the relationship between the spaces and lives nestled around. Our interiors separates Vianaar homes from the rest. Residents also benefit from our expansive repertoire of services including, house-keeping, hospitality, and concierge services. Take a break from your busy life with the idyllic blend of village and urban living. We service peaceful abodes with the comfort of modern living.



## 02. La Macedo Estate

### Live Vibes

Modern aesthetics with the exclusivity of nature, yet technologically comfortable, defines the extravagant paradise of Vianaar's La Macedo. These modern homes offer a lifestyle statement with 10 stand-alone luxury villas in 5,500 square meters of space. With a 360-degree view of the sprawling gardens, the property has an ever welcoming effect.

This unique living space meets international standards with its contemporary and effortless design. Expansive spaces with natural light highlight every corner of the property. The effect is further enhanced in the master bedroom with the presence of a magnificent skylight. Beauty meets luxury, when the drawing and dining areas open into sprawling gardens. The house exhibits an exceptional impression of spaciousness with 12.5 feet high ceiling. The entire property is laced with surfeit of glass to witness the astonishing interplay of air, sound, and light in nature. Catering to evolving tastes, La Macedo offers privacy with the comfort of driving to your doorstep. Hikes are reserved for when you actually want one around the colossal property.











LA MACEDO ESTATE

Own your place in the sun

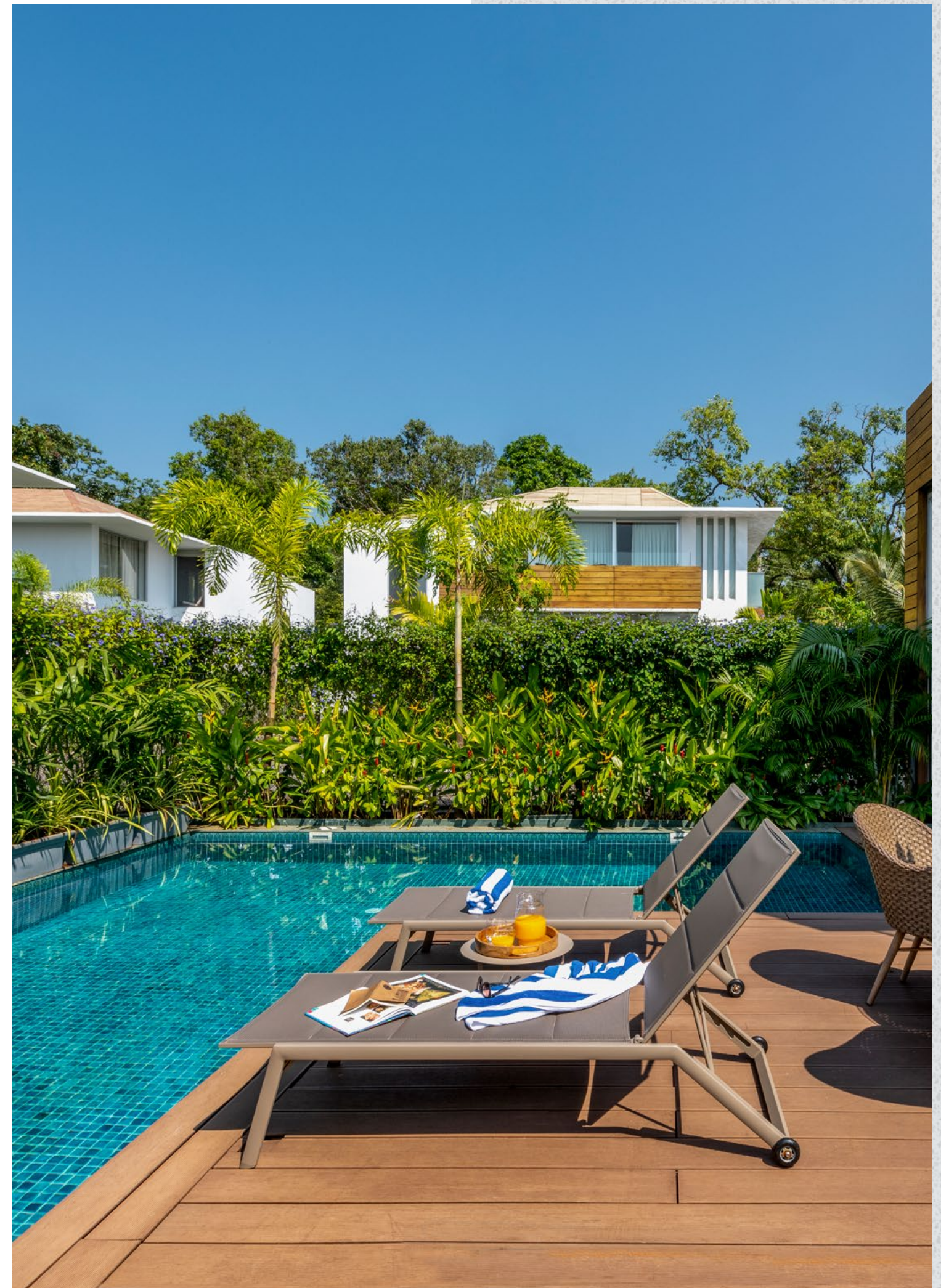


### 03. Project USP

## Enriched Wellbeing

We view our projects through the lens of enhancing lives. Vianaar is committed to delivering a rewarding experience. To ensure fabulous and comfortable living, maintenance of La Macedo is an integral part of our bouquet of services. We have an Estate Manager to over see all activities and tasks at the property. To ease it's inhabitants, Vianaar undertakes execution of daily lifestyle operations by qualified service staff. We employ locals and train them to service you better. Our concierge team's responsibilities range from curating special experiences for the residents, as well as monitoring all utility bill payments. And, our service teams are equipped to deal with any household emergencies.

La Macedo is inviting with grand spaces perfect to welcome guests. The property features expansive lawns and intimate corners to address all styles of gatherings. Our chefs are masters at teaming the occasion with fitting lip-smacking assortments.







LA MACEDO ESTATE

Become one with the environment



#### 04. Living in Goa

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### Peace Out

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Goa is known to serve an ideal blend of happiness and tranquillity. This concoction has varied appeal to the masses. The endless coast is a massive draw, the old world charm has its appeal, and the nightlife rings in chaotic fun. Goa is a discovery of hidden gems. It lets you channel your inner being to redefine life as you know it. It is a captivating mix of people, lifestyle, food, and cultures. Wine and dine under the sun or stars or find a peaceful balance with yoga and meditation, Goa is a myriad of extremes. With seafood and colourful cabanas, this town is always bustling with energy. Though, at Vianaar, we reach for the stars and make the impossible possible. We have found our slice of unexplored heaven in this dynamic city. We are within touching distance of all that makes Goa unique, and yet far away to peacefully co-exist with its charm. We are in-tune with nature for a stimulating experience. Clean air and lush green surroundings are co-inhabitants. Goa plays a sustainable melody. This enriching lifestyle can be yours truly with La Macedo.

#### 05. About the Location

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### A hidden Gem

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Goa's charm is defined by the exploration of its lovely villages. Still rustic, yet affluent, one such trendy destination is Assagao. Here, tucked away in the womb of nature, and abyss of exclusivity is La Macedo. Quaint yet modern, busy yet secluded, the location is marked by concealed charm. Unwind in peace, as our regal La Macedo is engulfed by the vast greens of forest to grant absolute privacy. The location speaks way before a concept is developed. This hidden gem in Assagao, fulfilled our criteria of a diverse, yet vibrant destination. The area inspires peace and lets nature thrive in all its glory. The chirping of birds and rustling of leaves spin a web of magical enchantment. But, under this peace is an ocean of cosmopolitan energy. A quick stroll down the lane will leave you in the middle of a harmonious convergence of cultures through its inviting restaurants, cafes, and art spaces. The stroll can also lead you on a discovery of blissful sunset points.









## o6. A Sustainable Environment

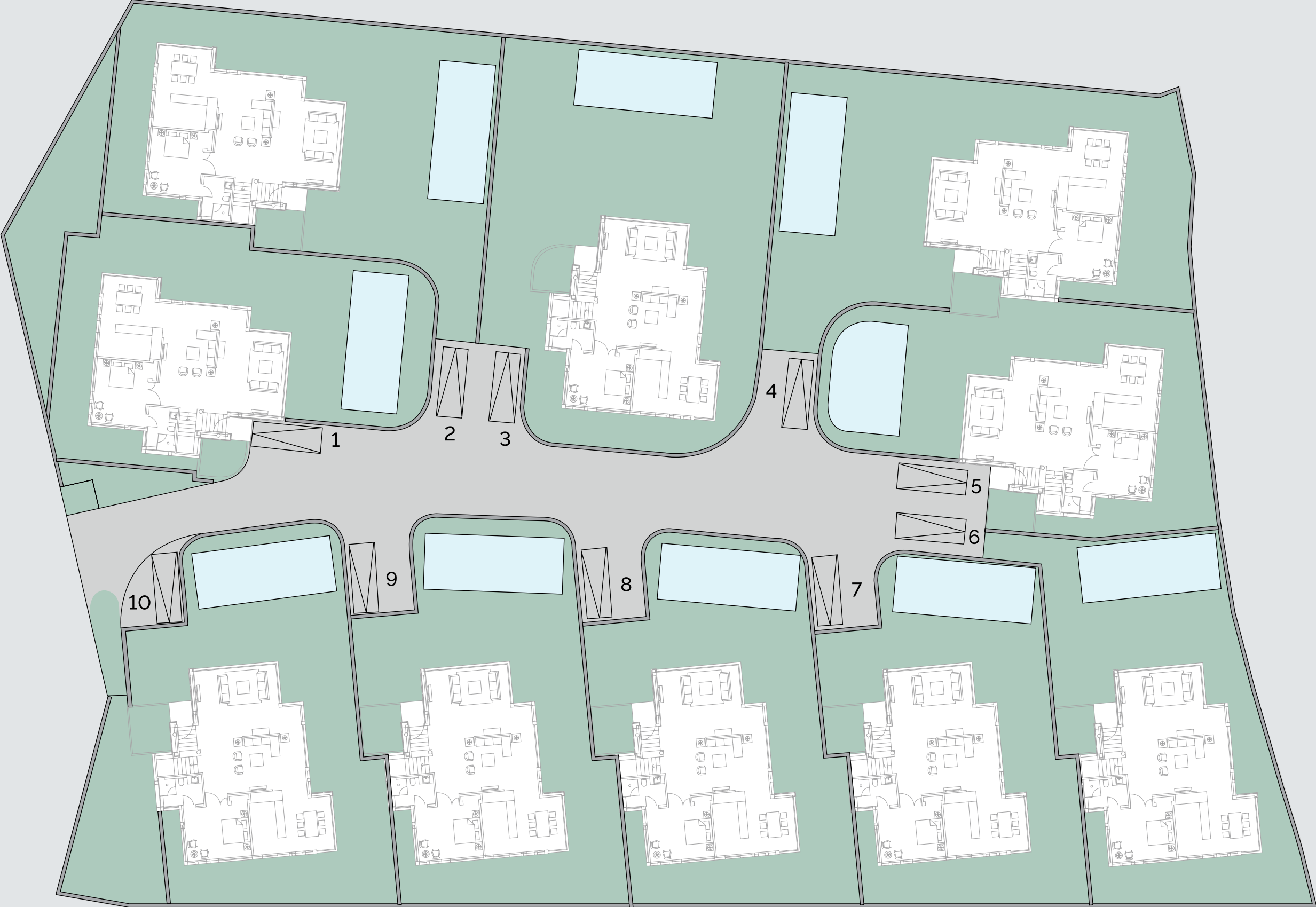
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### A Greener Future

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Growing in a sustainable direction is an integral part of Vianaar. We are committed to building a greener tomorrow. The Vianaar catalogue is conscious to feature environmentally compatible luxurious properties. We aim at working further in this direction with every project. Small things make a huge difference. We ensure that all our processes don't hurt the planet. Heat insulated blocks are used in construction reduce carbon footprint. Our homes are better places to live with initiatives such as rainwater harvesting, drip irrigation, solar panels, mosquito repellent plants, and tree plantation drives. We also use eco-friendly cleaners to keep Vianaar homes fresh. All these steps enable our commitment towards green living. Sustainability has become a part of our culture. At every stage of development, we crosscheck to ensure environmental feasibility. From initial design phase, to final delivery, we work towards a healthy project. Living in harmony with nature defines the Vianaar brand.



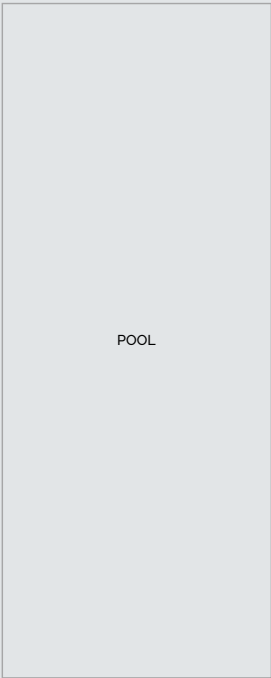




Floor Plan  
Ground Floor

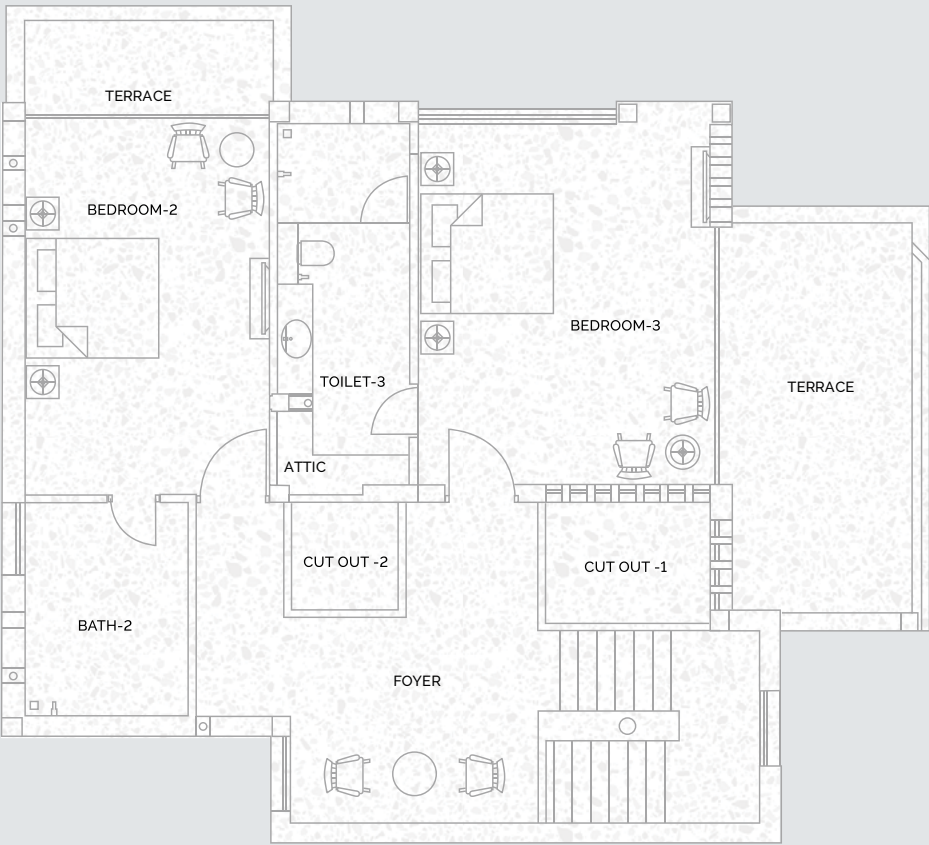
Bedroom 1	3.73 x 4.58 / 12'3" x 15'0"
Bathroom 1	2.09 x 3.10 / 6'10" x 10'2"
Dining + Kitchen	3.77 x 5.78 / 18'11" x 12'5"
Living Area	5.88 x 7.29 / 19'3" x 23'11"
Lounge Area	3.08 x 5.84 / 10'1" x 19'2"

Script your life story with  
the perfect blueprint



Floor Plan  
First Floor

Bedroom 2	3.68 x 5.64 / 12'1" x 18'6"
Bathroom 2	2.46 x 3.19 / 8'1" x 10'6"
Bedroom 3	4.38 x 5.40 / 14'4" x 17'9"
Bathroom 3	1.99 x 5.41 / 6'6" x 17'9"





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
- Heated pool\*
- Jacuzzi\*



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
- Provision for 100% power backup
- High quality wiring
- Modular switches



Staircase

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



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
- German UPVC / aluminium windows
- Gypsum plaster
- Wardrobes
- 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 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
- 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



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





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