

La Paz Estate

LUXURY VILLA



VIANAAR

THE CHOICE OF
SEVERAL HAPPY
HOME OWNERS
HERE IN GOA



EVERY SINGLE VIANAAR PROPERTY IS
KNOWN FOR ITS IMPECCABLE
DESIGNS, QUALITY CONSTRUCTION,
AND CRYSTAL CLEAR TITLES



about

VIANAAR

Vianaar is one of Goa's leading real estate companies – known for creating homes that are par excellence. It was incorporated in 2007 and has carved a niche for itself in the Goa real estate market.

Our team of international designers ensures 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 boutique home in Goa has perfect aesthetics, balance and form. A 5 year construction warranty, timely delivery and crystal clear titles are some of the highlights of investing in Vianaar.

Impeccable designs, fantastic locations, and luxurious homes – Vianaar continues to offer this year after year.

At Vianaar, we believe in building not just homes but lifelong relationships.

LUXURY IS REDEFINED IN EACH OF
OUR FABULOUS HOMES



LA PAZ ESTATE

The best living experiences and the best facilities set amongst the best surroundings is what Vianaar is known for and La Paz Estate- Vianaar's newest property promises you that too. This holiday home in Goa is completely unique from the rest of Vianaar's properties in Goa, till date. The reason being – it consists of just one 4 BHK villa. Located in Anjuna, North Goa, it is but a stone's throw away from the famous Anjuna and Vagator beaches.

Luxury and refinement go hand in hand in this superbly constructed 4 BHK villa for sale in Goa. Contemporary design for the exteriors and exquisitely designed interiors along with several modern amenities all contribute to make La Paz Estate a one of a kind holiday home in Goa. Facilities include Wi-Fi internet, provision for 100% power back up, housekeeping services, and a Concierge Desk among many others.

Set amidst verdant greenery, you will be living in a serene and tranquil world where the only sounds you will hear are from Nature itself. Truly, La Paz which is the Spanish equivalent for "peace" will be a holiday home which lives up to its name.

A FINE BLEND OF STATE OF THE ART AMENITIES AND NATURE AT ITS BEST IS WHAT LA PAZ PROMISES

LA PAZ ESTATE OFFERS YOU
THE BEST OF EVERYTHING

exceptional

DESIGN

This 4BHK villa for sale in Goa showcases a new level in luxury living. Every room spells out sophistication and style and provides an ambience of exclusivity and elegance. Each of the four tastefully designed bedrooms comes with an ensuite bathroom which boasts of Villeroy and Bosch / Hans Grohe fixtures and fittings. Floor to ceiling glass facades in the bedrooms and the living/dining areas ensure a magnificent view of the lush greenery that surrounds the property. This stunning and opulent villa has a modular kitchen with a Corian counter top too.

The villa is set in lavish surroundings complete with a landscaped garden and a private swimming pool. The terrace has ample space to lounge around and take in the breathtaking views that it offers. The private deck near the pool creates the perfect place for outdoor gatherings with family and friends.

The use of solar panels, drip irrigation, plantation of mosquito repelling plants, etc is part of the eco friendly design as well.

La Paz Estate offers you the best of everything - a fantastic location, great layout and design and top notch lifestyle amenities.



PICTURESQUE SURROUNDINGS / CONTEMPORARY ARCHITECTURE



NATURE / SERENE / TRANQUIL



EXQUISITE DÉCOR / VERDANT GREENERY



EXPOSED BRICK WORK / VERDANT GREENERY



SITEPLAN



GROUND FLOOR



FIRST FLOOR

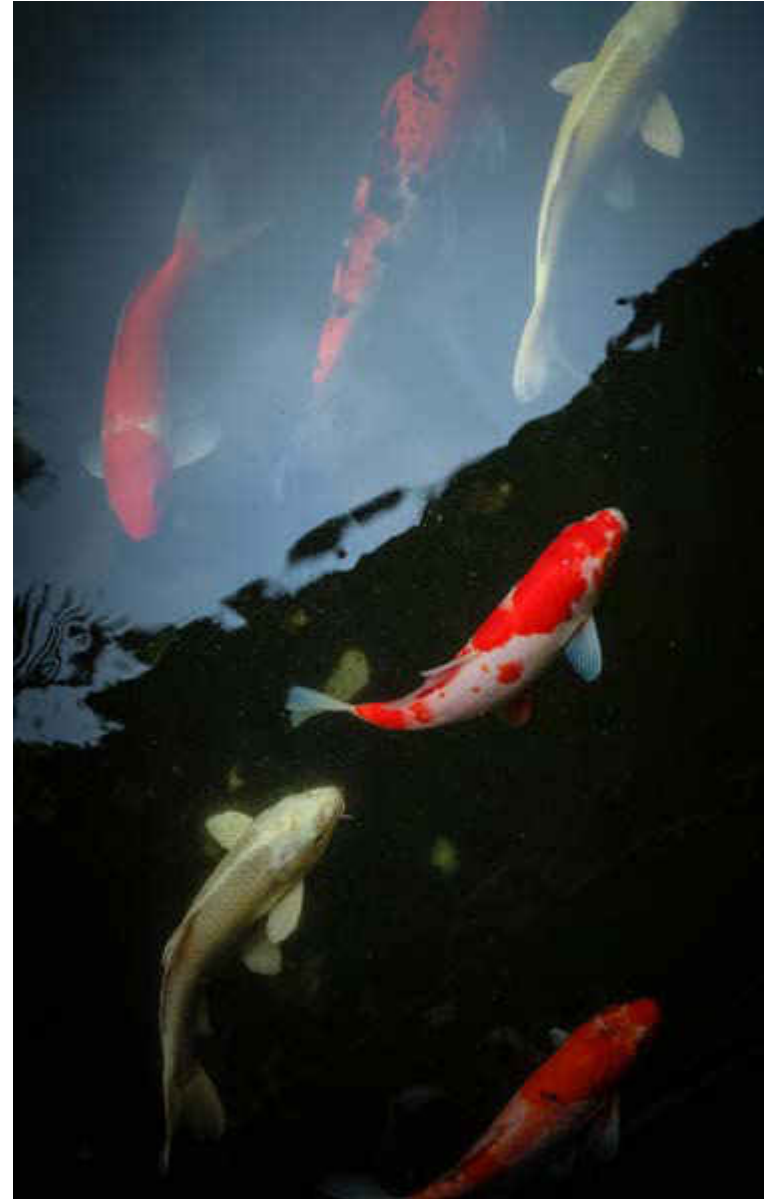


RESTAURANTS & BARS

- 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



La Paz Estate

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
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
Gypsum plaster
German UPVC / aluminium windows
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*



La Paz Estate

SERVICES



AMENITIES

- Provision for 100% power back
- Intercom to main gate
- Entrance gate with security cabin
- Well lit up common areas
- Landscape gardens
- 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
- Yacht service
- Doctor on call

ECO-DESIGN

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

OUR PRODUCT PARTNERS



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

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

BROUGHT TO YOU BY
VIANAAR