



VIANAAR

La Risa Estate

LUXURY VILLAS

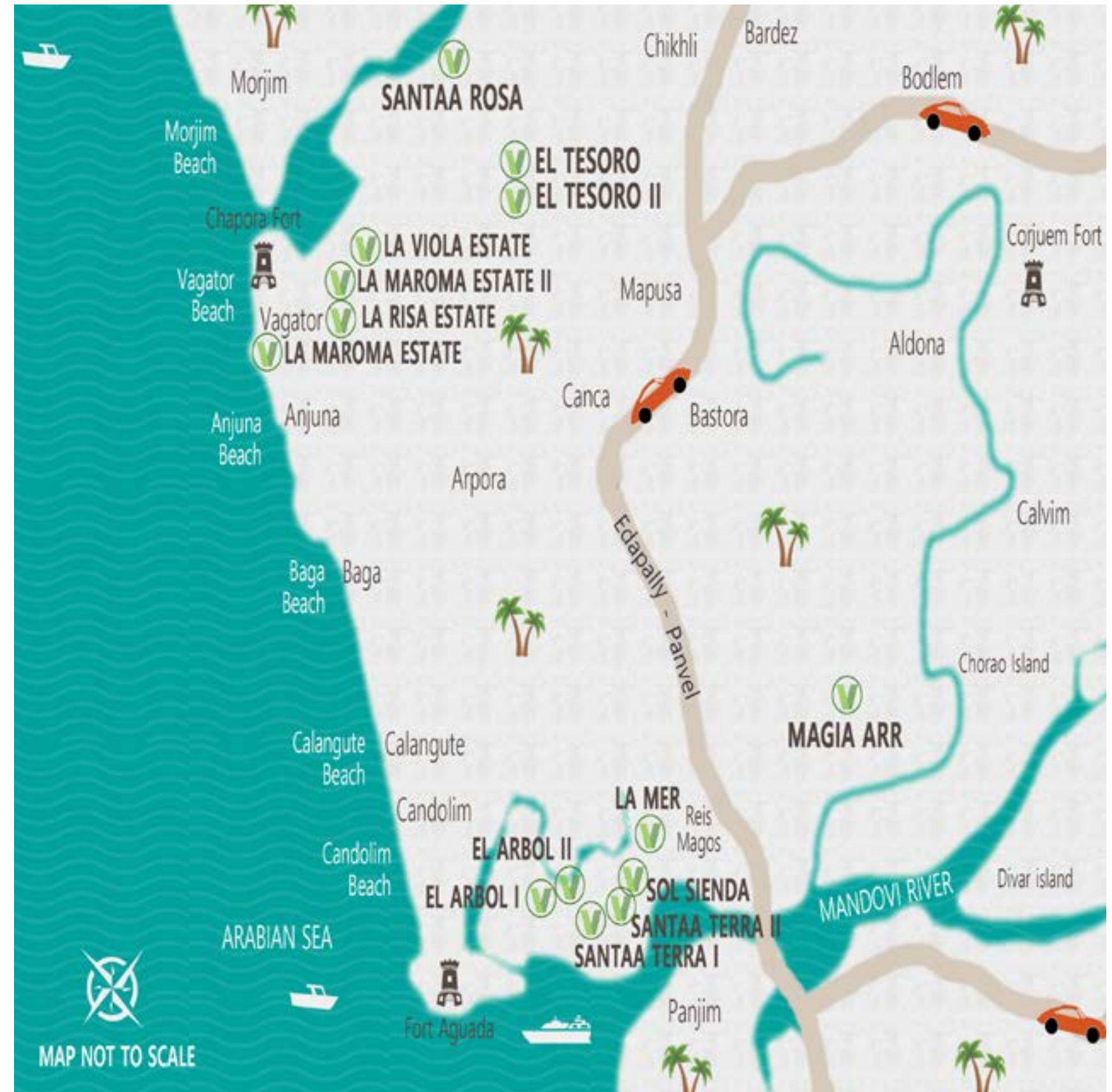
THE CHOICE OF
SEVERAL HAPPY
HOME OWNERS
HERE IN GOA



Vianaar is a real estate company that was incorporated in 2007 and within almost a decade has established itself as one of the leading real estate developers in Goa.

All our projects are designed and executed by the company's in house construction and design team who ensure 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 of our properties in Goa has perfect aesthetics, balance and form.

It is no wonder then that so many people have made a Vianaar property their home. We assure you that you will not go wrong when you choose Vianaar – the name that symbolizes happy homes in Goa!



WELCOME TO

La Risa Estate

For almost a decade now, Vianaar has set the bar when it comes to excellence in luxury living. La Risa Estate is Vianaar's newest project and it will be no exception to this. Located in Vagator, North Goa and towards Chapora Bay, La Risa Estate is also close to the famous Anjuna and Vagator beaches. These 2 BHK premium villas have an elegant and contemporary design and boast of top notch facilities. Beautifully landscaped gardens, private pools and top of the range designer fittings in each room all add up to make this property in Goa one of the very best there is today.

As with all Vianaar properties in Goa, La Risa Estate also incorporates eco friendly initiatives such as rain water harvesting, the use of organic products, solar panels etc. Superb facilities such as a Concierge Desk, House-keeping services, 24*7 security, a doctor on call, airport pick up and drop (among many others) ensure that life here is stress free and relaxed.

A delightful combination of urban conveniences and the serenity that Goa brings with it, La Risa Estate will be a haven of peace and comfort for you.



LUXURIOUS LIVING
AT ITS BEST IS WHAT
LA RISA PROMISES
TO BE

EXCEPTIONAL
Design

Luxurious villas which offer you every possible comfort is what La Risa Estate offers. The property is made up of 12, 2 BHK villas yet each one is exclusive and private from the other. Terrazzo tiles, Daikin air conditioning units, Villeroy and Bosch / Hans Grohe fixtures and fittings in the bathrooms and a modular kitchen are just a few examples of the excellent fittings these villas come equipped with. Large glass facades offer you breathtaking views of the verdant greenery that surrounds this property. A private pool with a deck and an exquisitely landscaped garden add to the charm of each villa.

The exteriors of this property in Goa are equally gorgeous. Lush greenery, swaying palms, a paved driveway and other specifications such as glazing with distortion free glass, brass ironmongery, wooden cladding etc, ensure that these villas for sale in Goa are sure to be the piece of paradise you have always wanted. Eco friendly measures such as the plantation of mosquito repelling plants and drip irrigation among others have been adopted into the design of these outstanding villas as well.

Without a doubt, La Risa Estate will set new benchmarks in luxury, convenience and comfort.



GLASS
WINDOWS
+
TERRACE



2 BHK VILLAS
+
PRIVATE GARDENS



GLASS FACADES
+
BREATHTAKING
VIEWS



WOODEN
FLOORING
+
NATURAL LIGHT



GLASS
FACADES
+
BREATHTAKING
VIEWS



2 BHK VILLAS
+
PRIVATE GARDEN
+
PRIVATE POOL



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

LA RISA

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
- Ceramic tiles on kitchen wall and back splash tiles
- Stainless steel sink
- Kitchen appliances*

BEDROOM

- 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
- Wardrobes*

LIVING + DINING

- Light fixtures and fittings provided
- Exposed brick wall
- Gypsum plaster
- German UPVC / aluminium windows.
- Terrazzo tiles / marble

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



BATHROOM

- Terrazzo tiles / wooden flooring
- German UPVC / aluminium windows
- Gypsum plaster
- Exposed brick wall
- Duco painted panel doors
- Light fixtures and fittings provided

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
- Home automation*
- Provision for 100% Power Backup
- Daikin air conditioning units*

STAIRCASE

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

TERRACE

- Marble / ceramic tiles
- Light fixtures and fittings provided
- Glass railing

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LA RISA

Services

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

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

- ECO DESIGN
- Drip irrigation

Electric vehicle charging points

Rainwater harvesting

Low VOC paints

Low energy luminaries

Vermi composting

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Our Product Partners



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BROUGHT TO YOU BY
VIANAAR