



VILLA MANERA

LUXURY VILLA BY VIANAAR HOMES

— ABOUT VIANAAR —

From its very first project in 2007, Vianaar set the bar for excellence in luxury living and continues to deliver in this field with each new project that it launches. It comes as no surprise then that it is one of Goa's leading real estate developers today. The company boasts of many successfully completed real estate projects (both villas and apartments) in various parts of North Goa like Reis Magos, Salvador Do Mundo and Siolim etc.

Each project is designed and executed by the company's in house construction and design team which is led by an experienced architect. This team ensures that each

property has perfect aesthetics, balance and form. Eco design plays an important role in all the properties too. There are several superb services that are on offer post construction as well.



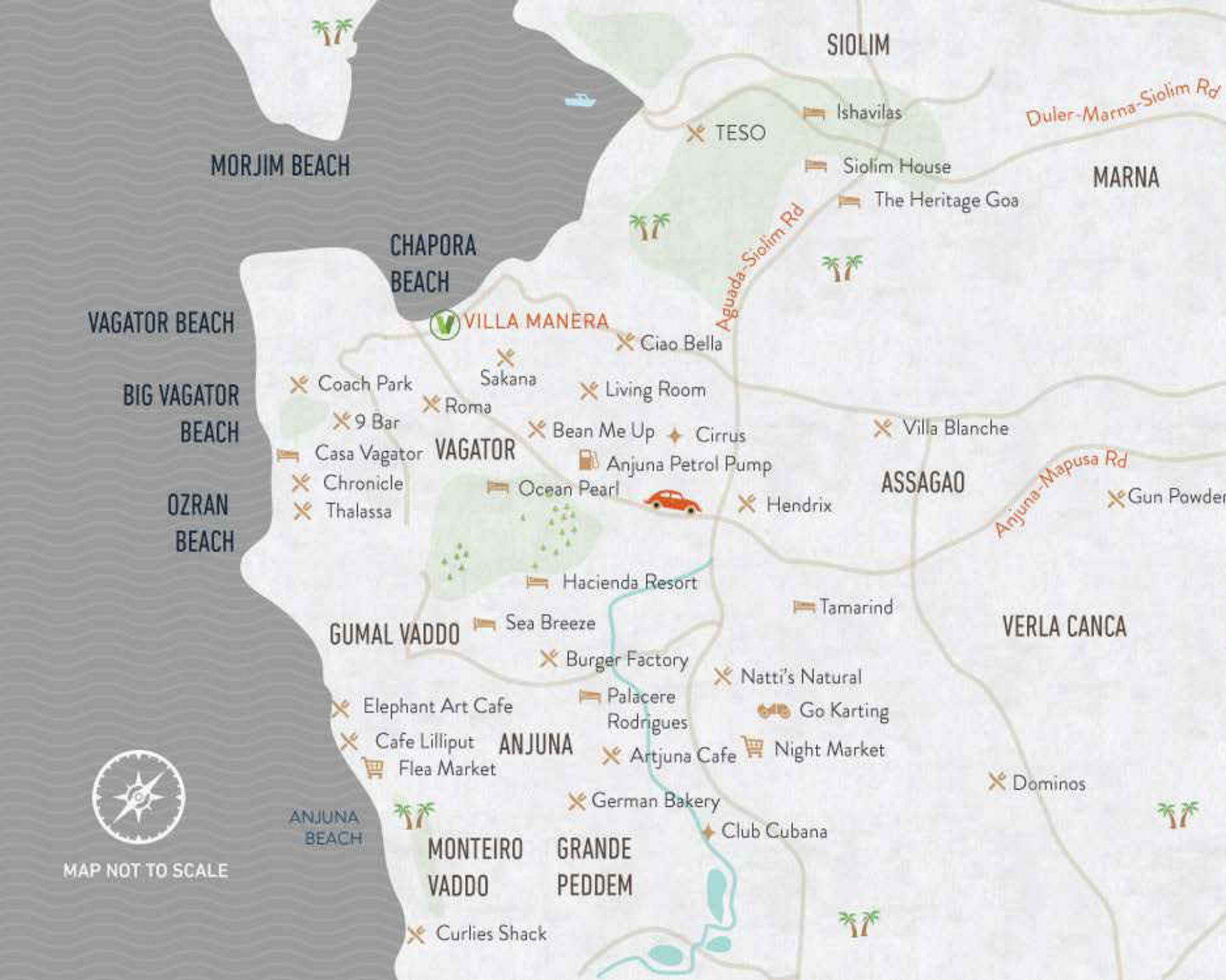
VILLA MANERA

Villa Manera is a 4 bedroom villa located in the quiet part of Vagator with panoramic views of the Arabian Sea. It is perched on a cliff with lush greenery on all three sides and a beautiful view of the sea. It is ensconced in nature yet is not far away from the fashionable area of Vagator.

Tall glass facades, a rooftop pool, bespoke décor and designer fittings are just a few examples of the features that this luxurious villa offers.

The grounds are landscaped meticulously and the

pretty flower beds, lush lawns and swaying palms are testimony to this. The Banyan tree in the centre is a reminiscence of the days that have gone by.



NEARBY PLACES TO CHECK OUT



RESTAURANTS & BARS

- | | |
|-------------|-------------------|
| TESO | Villa Blanche |
| Ciao Bella | Gun Powder |
| Living Room | Burger Factory |
| Sakana | Elephant Art Cafe |
| Bean Me Up | Cafe Lilliput |
| Roma | Artjuna Cafe |
| Coach Park | Natti's Natural |
| 9 Bar | German Bakery |
| Chronicle | Curlies Shack |
| Thalassa | Cirrus |
| Hendrix | Club Cabana |



RESORTS & SPAS

- | | |
|--------------|------------------|
| Ishavilas | The Heritage Goa |
| Siolim House | Hacienda Resort |
| Sea Breeze | Palace Rodrigues |
| Casa Vagator | |
| Ocean Pearl | |

MAP NOT TO SCALE









STILT FLOOR PLAN



GROUND FLOOR PLAN





FIRST FLOOR PLAN



SECOND FLOOR PLAN





Villa Manera is a 4BHK luxury home with a rooftop pool having unblocked views of the Arabian Sea, Morjim Beach and Chapora River. It is designed to be in perfect harmony with the surroundings around it.

Extensive use of glass has been made in this villa which provides spectacular views of the Morjim Beach and Chapora Bay. This villa for sale has been thoughtfully planned – Terrazzo tiles, fantastic designer fittings, paved driveway, etc., leaving little to be desired.

DESIGN

A top of the range modular kitchen with a Corian counter top, hob and kitchen appliances are also a part of the package. What adds to the beauty of this villa is the magnificently landscaped garden which surrounds it.





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



BEDROOMS & DINING

Light fixtures and fittings provided

Exposed brick wall

Gypsum plaster

German UPVC / aluminium windows.

Wardrobes*

Terrazzo tiles/Wooden tiles



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*



BATHROOMS

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



ELECTRICAL

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



EXTERIOR

Landscape garden

Paved driveway

Brass ironmongery

Glazing with distortion free glass

Ambient and mood lighting

Private pool and deck

Heated pool*

Jacuzzi*



TERRACE / BALCONIES

Marble / ceramic tiles.

Light fixtures & fittings provided.

Glass railings.

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

FACILITIES



COMFORT

Speedboat
Cycling
In call masseur
Airport pick up and drop
House keeping
Chef on call
Utility bill management
Car rental service
Grocery shopping
Yoga and wellness courses
Angling
Yacht service
Housekeeping



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
CCTV security system



ECO DESIGN

Drip irrigation
Electric vehicle charging points
Rainwater harvesting
Low VOC paints
Low energy luminaries
Vermicomposting

OUR PRODUCT PARTNERS

HÄFELE

NITCO

Kajaria
DESIGNING YOUR WORLD

blum

SAINT-GOBAIN

legrand®

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1748

DAIKIN

LAFARGE

HAVELLS

Finolex

Whirlpool
CORPORATION

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



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