



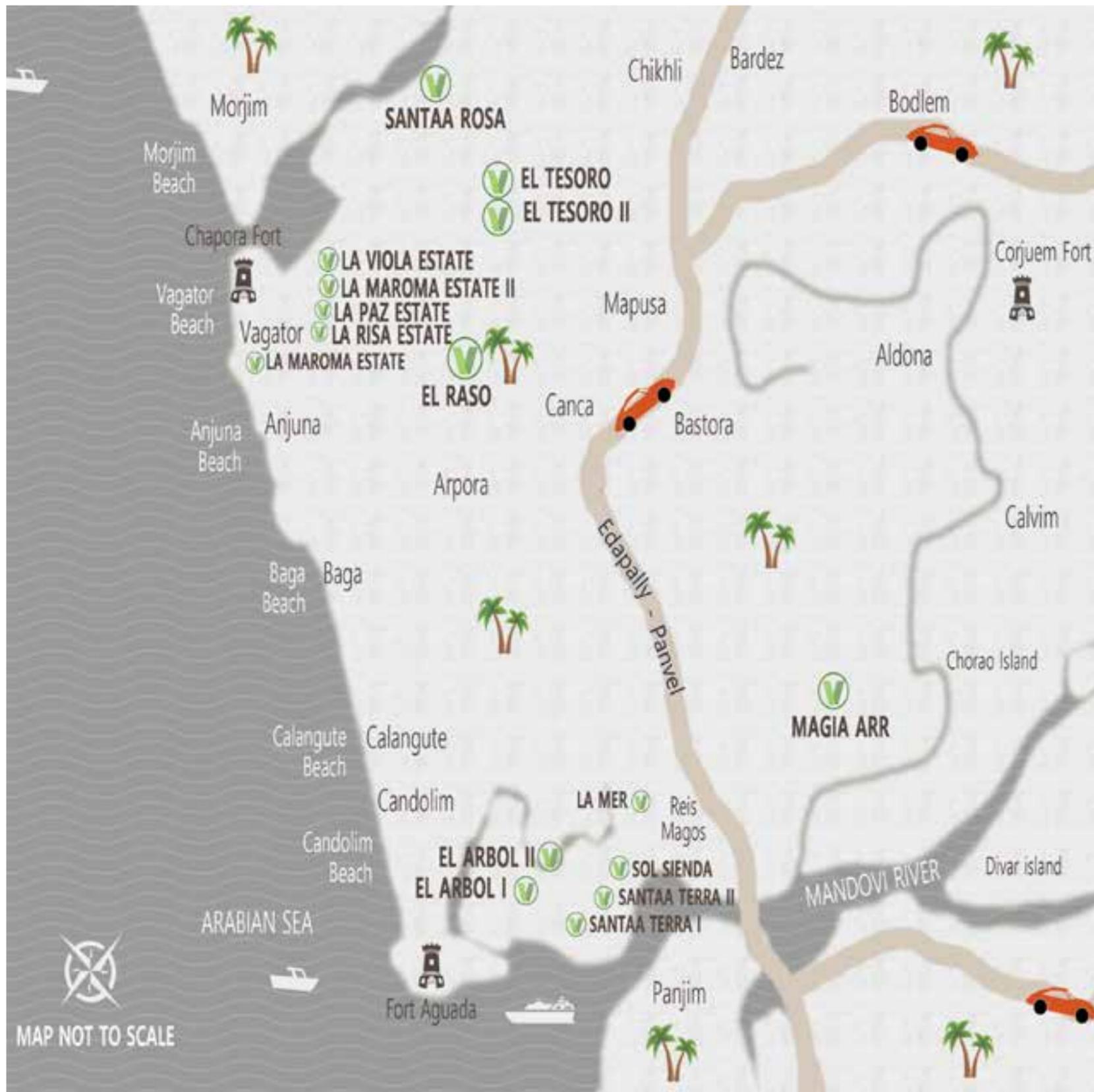
VIANAAR

# EL RASO

APARTMENTS



THE CHOICE OF  
SEVERAL HAPPY  
HOME OWNERS  
HERE IN GOA



Vianaar has set the bar for excellence in luxury living for the last 10 years 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. Till date, it has 15 properties in Goa and every single one of them is known for its stunning designs, luxury and quality construction.

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.

The best facilities, fantastic locations, and luxurious homes – Vianaar continues to offer this year after year.

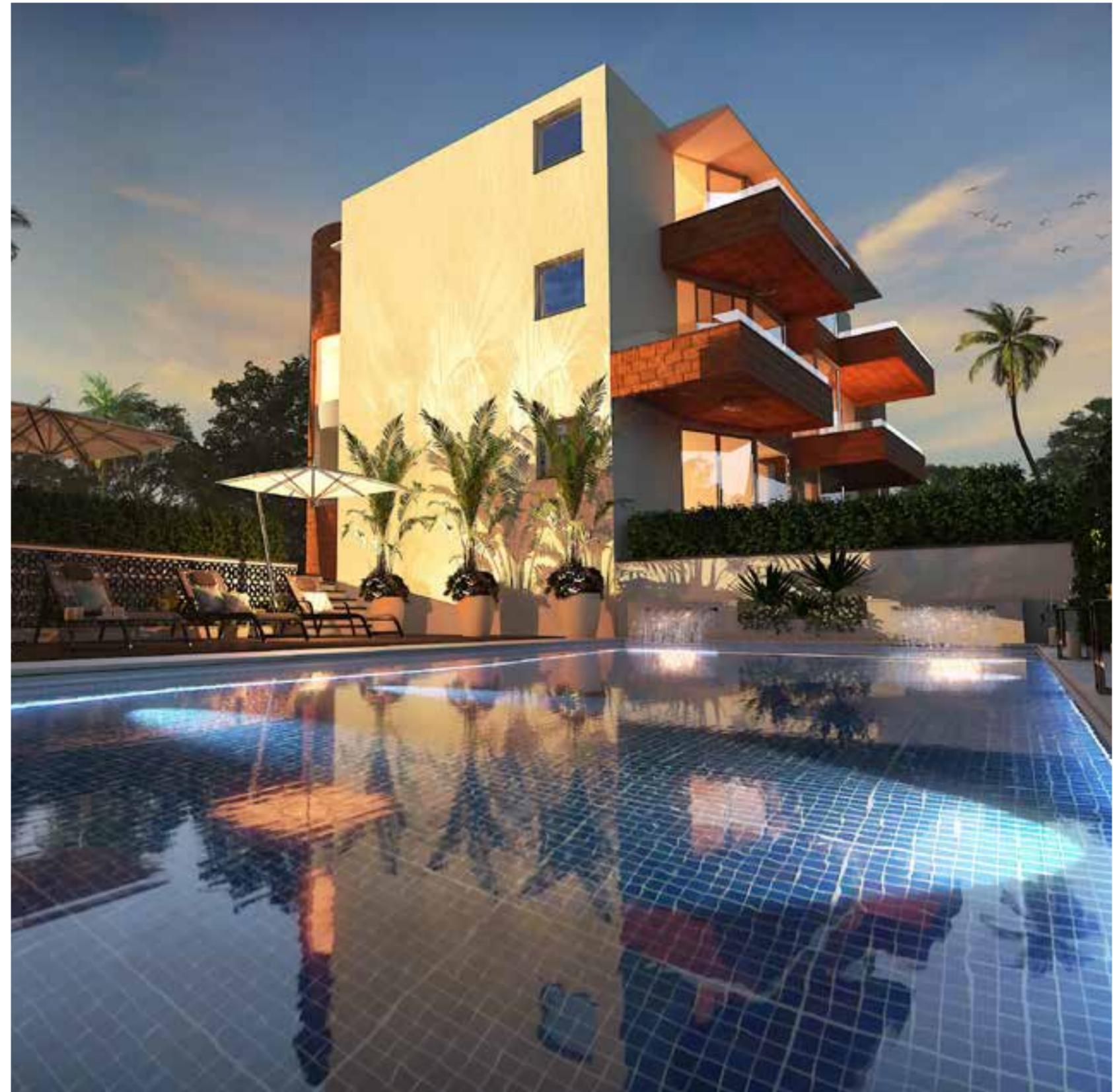


LIFE IS 10% WHAT  
HAPPENS TO US  
AND 90% WHAT  
WE MAKE OF IT

WELCOME TO  
**El Raso**

Tucked away in the quiet village of Parra, on the Parra –Assagao border is Vianaar’s 16th property – El Raso Apartments. They are located a short distance away from St. Michael’s Church as well as the famous restaurants in the area such as Thalassa, Villa Blanche, Gunpowder and so on.

Each of these splendid apartments boasts of modern architecture along with a stunning and unique design. Surrounded by lush greenery, these apartments offer one an idyllic setting and a holiday home that is stylish, contemporary and exclusive. Care has been taken to ensure that life here is relaxed and peaceful. Services offered include a concierge desk, grocery shopping, a car rental service, and housekeeping amongst several others. Eco design plays an important role in this property with features such as drip irrigation, rain water harvesting, solar panels etc incorporated into it. These 27 apartments are the epitome of urban living and feature top of the line amenities and world class specifications too.



LUXURIOUS LIVING  
AT ITS BEST IS WHAT  
EL RASO PROMISES  
TO BE

EXCEPTIONAL

## Design

El Raso Apartments are sought after not just for the top notch amenities or location but the sophistication and style that these bespoke homes come with. These apartments are exclusive in every sense. One can feel it from the moment one views the property. Right from the large glass facades that provide panoramic views of the scenic hills to the carefully landscaped lush gardens that are a part of it.

These majestic apartments have a unique design. There are 4 scattered blocks in the property – this ensures that each of the apartments receives maximum sunlight. These 4 blocks form their own 4 courtyards and the magnificent swimming pool is housed in one of them.

Sliding doors between the bedrooms and the drawing/dining rooms add an elegant touch to these beautifully designed rooms. Other fantastic features include a well fitted out modular kitchen, state of the art bathroom fittings, Terrazzo tiles, Duco painted panel doors etc. The outdoors is equally well thought out with brass ironmongery, stone cladding, paved driveways, manicured lawns and water ponds.

It is a home that is truly the crème de la crème of architecture and design.



## Eco Friendly Living



GARBAGE  
SEGREGATION AND  
VERMICOMPOSTING



USE OF GYPSUM, LEADING TO  
REDUCTION IN CEMENT, SAND  
AND WATER USAGE



SELECTION OF EQUIPMENT  
BRANDS THAT HAVE HIGHER  
EFFICIENCY



LOW DENSITY DEVELOPMENTS  
REDUCING MATERIAL USAGE  
AND ENERGY FOOT PRINT



CONSERVATION OF MAXIMUM  
NUMBER OF TREES ON SITE BY  
THOUGHTFUL DESIGN



INDIVIDUAL WATER  
CONTROL



USE OF PAINTS WITH LOW  
VOLATILE COMPOUNDS



USE OF CFL BULBS AND  
LED'S IN PLACE OF GSL



EXTENSIVE USE OF FLY-ASH  
BRICKS FOR CONSTRUCTION



1 BHK LUXURY  
APARTMENTS  
+  
COURTYARD



GLASS  
WINDOWS  
+  
TERRACE  
+  
FRESH AIR



TERRAZZO TILES  
+  
NATURAL  
LIGHT



GLASS  
FACADES  
+  
BREATHTAKING  
VIEWS



1 BHK LUXURY  
APARTMENTS  
+  
COURTYARD  
+  
SWIMMING  
POOL



GROUND FLOOR



FIRST & SECOND 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



THERE IS NO  
BETTER TIME THAN  
NOW TO START  
LIVING HEALTHY

EL RASO

# 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  
Double stainless steel sink in kitchen  
Ceramic tiles on kitchen wall and back splash tiles over granite worktops  
Granite counter in kitchen  
Hob in kitchen  
Modular kitchen  
Corian counter top

## BEDROOM

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

## LIVING + DINING

Light fixtures and fittings provided  
Duco painted paneled doors  
Exposed brick wall  
German UPVC / aluminium windows  
Italian PU coated doors  
Terrazzo tiles



## BATHROOM

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

## EXTERNAL

- Landscape garden
- Swimming pool
- Ambient
- Paved driveway
- Brass ironmongery
- Glazing with distortion free glass
- Stone cladding on exterior walls

## ELECTRICAL

- Hydropneumatic system
- Intercom to main gate
- Built-in cabling for satellite TV
- AC wiring and piping
- Inverter wiring
- High quality covered wiring modular switch
- Home automation\*

## STAIRCASE

- Marble
- Hand Painted tiles
- Light fixtures and fittings provided

## TERRACE

- Brass ironmongery
- Marble / ceramic tiles

EL RASO

# Services

LIFE WILL BE SO SIMPLE  
ONCE YOU MOVE IN





## AMENITIES

- Paved driveway
- Intercom to main gate
- Entrance gate with security cabin
- Well lit up common areas
- Power back up in common areas
- Landscape gardens
- Concierge services
- 24\*7 security
- Hardscape around the pool
- Wi-fi internet
- Bar-be-que
- CCTV security system
- Rental management
- Swimming pool
- Elevator

## COMFORT

- 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
- Angling
- Yacht service
- Doctor on call

## ECO DESIGN

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



THE WAVES THAT TAKE  
YOU AWAY ARE THE  
SAME ONES THAT CAN  
CARRY YOU HOME

# Our Product Partners



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🖱 [vianaar.com](http://vianaar.com)