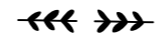


EL ARBOL

LUXURY APARTMENTS



VIANAAR HOMES

— ABOUT VIANAAR —

Vianaar – The name that symbolizes happy homes in Goa

Vianaar is a property/real estate company that has established itself as a pioneer in developing beautiful holiday homes in Goa. The company boasts of many successfully completed Goa real estate projects (both villas and apartments) in Reis Magos, Salvador Do Mundo and Siolim. We pride ourselves in delivering projects on time and also surpassing our client's expectations. Our transparent attitude and dedicated team makes the entire process of owning property in Goa, India an easy and pleasurable experience.

With Vianaar you can be sure of getting exactly what you are promised - unmatched luxury, quality construction and beautiful designs. Our own in-house construction and design division who have decades of experience help us to achieve perfect aesthetics, balance and form. You can't go wrong when you choose Vianaar – the

You will be spoilt for choice with Vianaar, when you are looking to buy property in Goa- whether it is a villa in Goa (we offer beach villas or luxury villas) or a beach house in Goa or even apartments/flats in Goa.

Our commitment to quality and luxury does not stop after the Goa real estate projects are completed. To ensure that you are taken care of even after you move in, we have set up an in-house maintenance company which looks after all our properties post construction. Housekeeping, airport pick up and drop and a host of other services are also available – all you need to do is just call our team.

You can't go wrong when you choose Vianaar – the best real estate developers in Goa.

EL ARBOL

El Arbol is a set of 24 beautifully designed 2 bhk apartments that feature the best of contemporary architecture. You will be spellbound as you explore the three interconnected blocks and catch a glimpse of the lovely landscaped gardens all the while. Prepare to be swept off your feet as you take in the extensive eye to detail that has gone in while planning these gorgeous 2 bhk flats in Goa.

As with all Vianaar properties in Goa, careful attention has been paid to the interiors of El Arbol. For instance, the extensive use of glass in each of these Goa apartments allows natural light to filter through the whole day. Each of the blocks is at different levels to ensure privacy. Each apartment opens into the drawing/dining rooms which in turn open out on to a substantial cantilevered double height terrace. Our design and construction team have ensured that you enter the bedrooms through an intermediate space and that both toilets are ensuite, yet useable from the drawing room itself. Housekeeping is just one of the many comforts you will experience while staying in these apartments in Goa.

LOCATION

El Arbol apartments in Goa, is located in Nerul – a small fishing village which is just 2.5 km from Candolim Beach. Candolim Beach may not be as famous as its neighbor, Calungute but its calm serenity and peace is worth more.

These Goa apartments are set amidst a picturesque area dotted with quietly swaying coconut trees with the waters of the Mandovi River lapping its shores. You could not ask for a more beautiful setting than this for your apartments in Goa.

This location offers the best of both worlds, the natural beauty of Nerul alongside all the modern amenities such as restaurants, clubs, bars, etc. – all are within easy reach.

Living here will spoil you for choice between the many recreational activities you can find in and around Nerul; the chance to relax and unwind in sylvan surroundings and the easy access to the hustle and bustle of a night out. So, go ahead and pick El Arbol.

These apartments for sale in Goa are exactly what you have been looking for.

You will definitely fall in love with this Vianaar property in Goa.

NEARBY PLACES TO CHECK OUT



RESTAURANTS & BARS

- Republic Of Noodles
- Horizon Grill
- Cafe Chocolatti
- Sinq
- Lpk Water Ffron
- The Sofala
- Calamari
- Tuscany Gardens
- Wok N Roll



RESORTS & SPAS

- Snips Spa
- Novotel
- Lemon Tree
- Taj Village
- Taj Fort Aguada
- Deltin Suites



ARABIAN SEA

Mandovi River

Coco Beach

PANJIM



MAP NOT TO SCALE



FRONT VIEW



BALCONY VIEW



INTERIOR VIEW

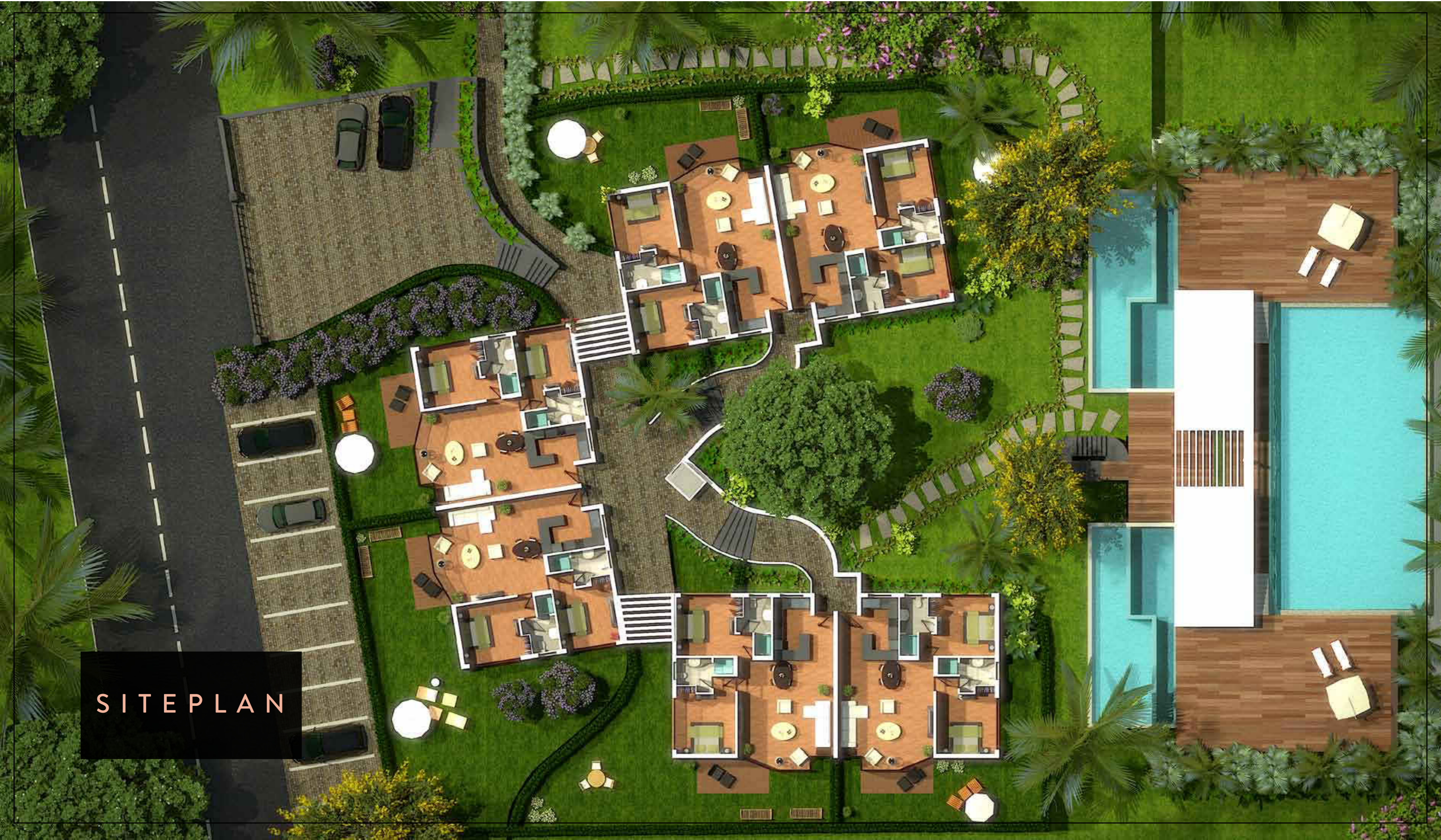


POOL VIEW



WATERFALL VIEW

SITE PLAN



GROUND
FLOOR PLAN





FIRST
FLOOR PLAN

SPECIFICATIONS



STRUCTURE

Quake resistant RCC framed structure.

External walls in heat insulated and water-proof blocks.

Internal walls in fly ash bricks / heat insulated and water-proof blocks.

Water-proof sheeting over reinforced-concrete sloping roofs.

Waterproofing for terraces/sun decks.

High plinth-levels with damp-proofing below the ground-floor.



BEDROOMS & DINING

Terrazzo tiles / marbles.

German UPVC / aluminium windows.

Gypsum plaster.

Exposed brick walls.

Duco painted doors.

Light fixtures and fittings provided.



KITCHEN

Modular kitchen.

Hob in kitchen.

Granite counter in kitchen.

Ceramic tiles on kitchen walls and back splash tiles over granite work tops.

Double stainless steel sink in kitchen.

Light fixtures and fittings provided.



BATHROOMS

Roca / Kohler fixtures in bathrooms.

Glass partitions in bathrooms.

Segregated wet/dry areas in bathrooms.

Health faucets and looking mirror in bathrooms.

Light fixtures and fittings provided.



ELECTRICAL

High quality covered wiring modular switch.

Inverter wiring.

AC wiring and piping.

Built-in cabling for satellite TV.

Intercom to main gate.

100% power back-up

Hydroneumatic system.

Home automation.(Optional)



STAIRCASE

Marble.

Hand Painted tiles.

Light fixtures and fittings provided.



EXTERIOR

Stone cladding on exterior walls.

Glazing with distortion free glass.

Brass ironmongery.

Paved driveway.

Ambient & mood lighting.

Swimming pool.

Landscaped garden.

Pool deck.

Water ponds.



TERRACE / BALCONIES

Marble / ceramic tiles.

Jacuzzi.

Brass ironmongery.

FACILITIES



COMFORT

Airport pick up and drop.

Laundry services.

Housekeeping.

Chef on call.

Car rental service.

Grocery shopping.

Yoga and wellness courses.

Angling.

Yacht service.

Doctor on call.

In call masseur.

Cycling.



AMENITIES

Rental management.

CCTV security system.

Wi-Fi internet.

Bar-be-que.

Hardscape around the pool.

24*7 security.

Concierge services.

Landscape gardens.

Power back up in common areas.

Children's Play Area.

Well lit up common areas.

Entrance gate with security cabin.

Intercom to main gate.

Paved driveway.



ECO DESIGN

Rainwater harvesting.

Low VOC paints.

Low energy luminaries.

Vermicomposting.

Electric vehicle charging points.

Drip irrigation.



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