

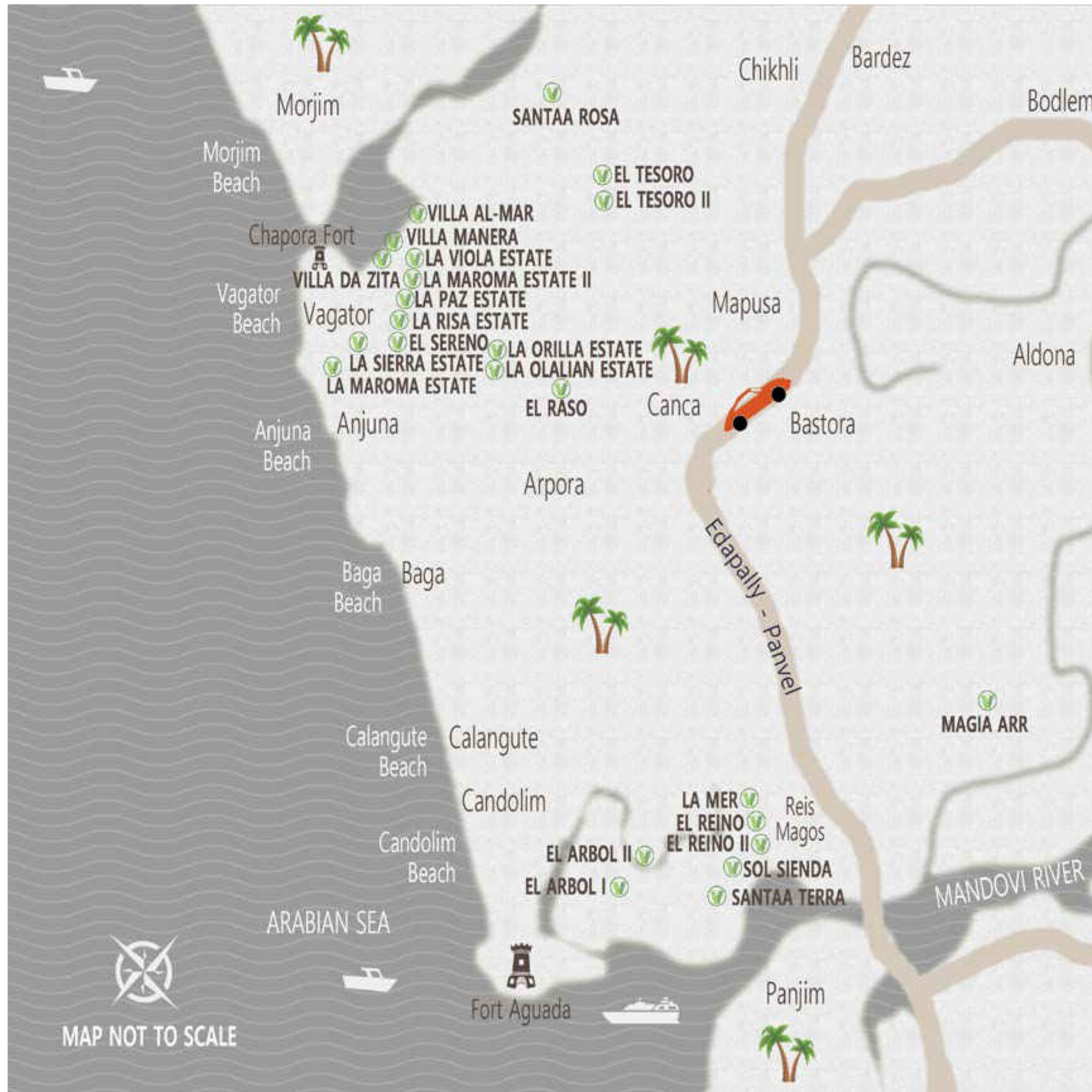
La Orilla Estate

LUXURY VILLAS



VIANAAR

AT VIANAAR,
WE BELIEVE IN
BUILDING NOT
JUST HOMES
BUT LIFELONG
RELATIONSHIPS



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. Luxury is redefined in each of our fabulous homes and our trademarks of quality construction and transparency are firmly rooted in every one of the 23 properties we have in Goa till date. These successfully completed residential projects are located in Reis Magos, Anjuna/Vagator, Salvador Do Mundo and Siolim.

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 our holiday homes have perfect aesthetics, balance and form, and are sustainable living ones as well. There are several superb services that are on offer post construction too. A 5 year construction warranty, timely delivery and crystal clear titles are some of the highlights of investing in Vianaar.

The best facilities, 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.



LIFE IS BETTER AT
THE BEACH

WELCOME TO

La Orilla Estate

Welcome to La Orilla Estate – a boutique villa project nestled in the charming village of Assagao. Surrounded by mango and coconut trees, these 7 magnificent villas are the epitome of contemporary design.

A serene and tranquil world makes this the perfect place for a holiday home. World class amenities and superb facilities ensure a carefree and relaxed lifestyle. Strategically located and only a short distance away from the renowned Anjuna and Vagator beaches, each villa brings you a luxurious living space – one you will be proud to call your own.

Beautifully landscaped gardens, a private swimming pool, elegantly designed rooms – these are but a part of the wonderful world that awaits you at La Orilla Estate.



MAGNIFICENT
VILLAS THAT ARE
THE EPITOME OF
CONTEMPORARY
DESIGN

EXCEPTIONAL
Design

Each L shaped villa at La Orilla Estate offers you panoramic views of the picturesque surroundings. Greenery abounds – right from the interconnected courtyards to the flowering hibiscus which border the paved driveway to the majestic trees which are interspersed throughout the property.

Our team of international designers has gone the extra mile to provide you with the villa you have always dreamed of. The double height ceilings in the living and dining spaces add a touch of grandeur and are a preview to the architectural delights that lie in store ahead. A floating staircase will lead you into the elegantly designed spacious bedrooms with attached bathrooms, equipped with state of the art fittings. The indoors and the outdoors are woven into one, with the guest bedrooms which open out into the perfectly manicured garden. Large glass facades allow sunlight to peak in through the sheers and cast a warm glow on each room. A modular kitchen and servants quarters are a part of the design as well.



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



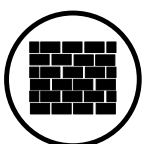
Individual water control



Use of paints with low volatile compounds



Use of CFL bulbs and LEDs in place of GSL



Extensive use of fly-ash bricks for construction



Sewage treatment plant



3 BHK LUXURIOUS
VILLAS
+
LANDSCAPED
GARDENS



GLASS FACADES
+
BREATHTAKING
VIEWS



TERRAZZO TILES
+
EXPOSED BRICK
WALL



3 BHK LUXURY
VILLAS
+
SWIMMING
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



DREAMS ARE MADE
OF SUN AND SAND

LA ORILLA ESTATE

Specification

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
Corian counter top*
Ceramic tiles on kitchen wall and back splash tiles
Stainless steel sink
Kitchen appliances*

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
German UPVC / aluminium windows
Italian PU coated doors
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

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



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

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LA ORILLA ESTATE

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
- Concierge services
- 24*7 security
- 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
- Angling
- Yacht service

ECO DESIGN

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

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



HAPPINESS COMES IN
WAVES



Property Managemnet



Property Manager



Rental management



Concierge Desk



Housekeeping



Electrician



Plumber



Gardener



Pool maintenance team



Security guards



Airport pick up and drop

Our Product Partners



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

