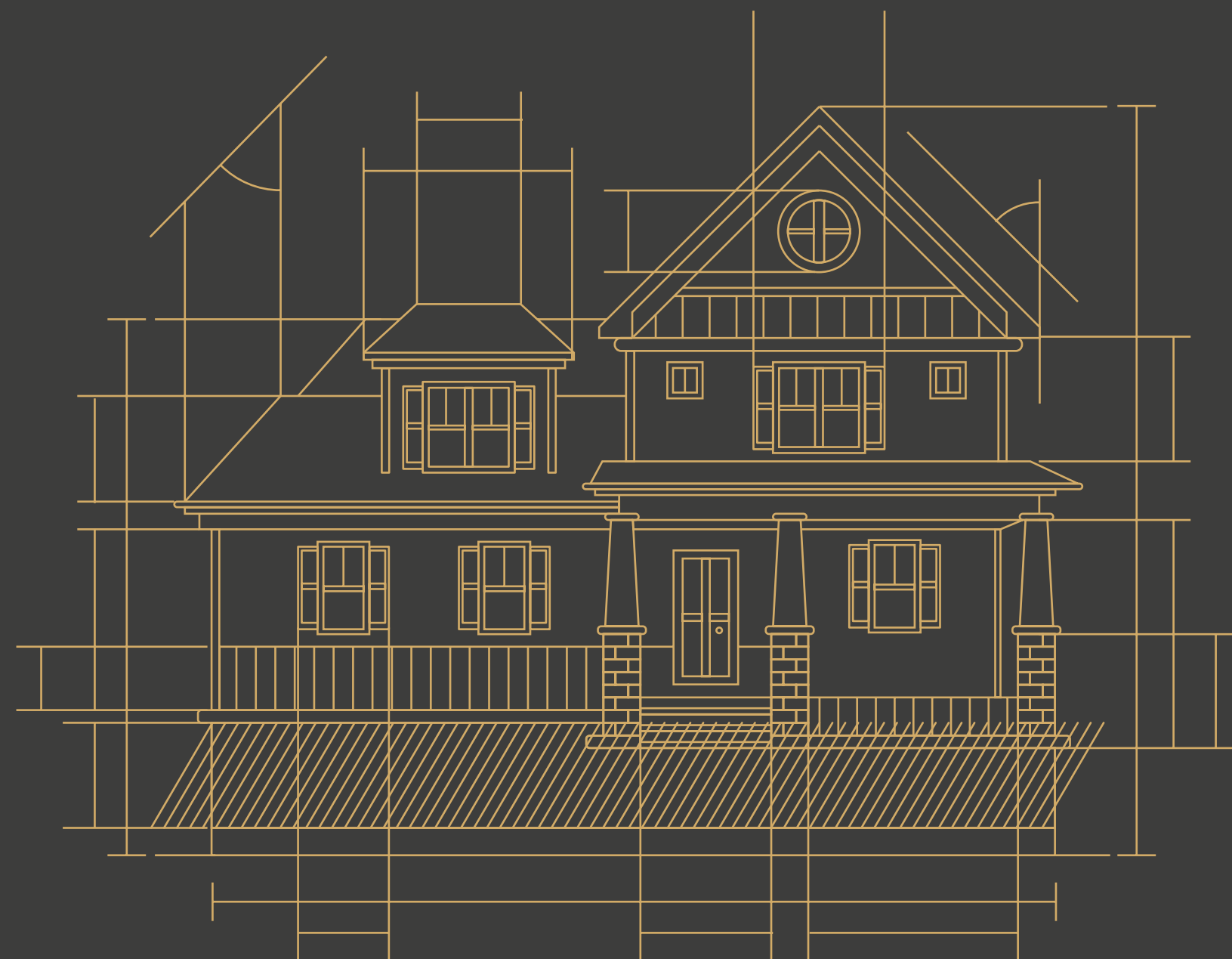


# LA MAROMA ESTATE - II

LUXURY VILLAS BY VIANAAR HOMES



A HOME AWAY FROM HOME

*The choice of a lot of happy home owners in Goa.*

## ABOUT VIANAAR

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Vianaar is a real estate company that was incorporated in 2007 and since then has established itself as one of the preferred real estate developers in Goa. The company boasts of many successfully completed real estate projects (both villas and apartments) in Reis Magos, Salvador Do Mundo and Siolim. At present it has 13 residential projects in Goa and every single one of them is known for its beautiful designs, luxury and quality construction.

We take pride in the fact that we deliver our projects on time and have a record for surpassing our clients' expectations. We have a dedicated team that works hard behind the scenes to ensure that everything you need is a part of the property you invest in. This, coupled with our transparent attitude, makes the entire process of owning property in Goa an easy and pleasurable experience.

We have our own in-house construction and design division that is led by an experienced architect and they ensure that each project has perfect aesthetics, balance and form. We go a step further and offer services post construction as well.

Given the above, it is no surprise that Vianaar is the name that symbolizes happy homes in Goa.

WHERE UNPARALLELED LUXURY  
MEETS MAXIMUM PRIVACY

20 Bespoke Villas

3 BHK Luxury Villas

High Ceilings

Modern Contemporary Design

Large Private Gardens

LA MAROMA ESTATE - II

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La Maroma Estate II promises to be another feather in Vianaar’s cap! This is Vianaar’s 13th project and will consist of 20, 3BHK villas which are located in Anjuna, Goa. La Maroma is named after the mountain peak Tejeda, which is the highest peak of Sierra de Tejeda, Penibaetic System, Spain. Each of the 20 villas are given the Spanish names of precious gemstones.

These luxury villas are set amidst greenery and are easily accessible. They are close to many restaurants and spas in this area. The Anjuna and Vagator beaches are a short distance away and you can look forward to visiting the famous night markets of these two places, while residing here.

The design is modern contemporary and each of the 3 BHK villas will be a haven of comfort for you. Each of these opulent villas has been tastefully designed and as you explore them you will notice the attention to detail that has gone into them. Each villa will have a beautifully landscaped garden and a private swimming pool as well. Spacious rooms will give you magnificent views of the gorgeous surroundings of the estate. Brass ironmongery, wooden cladding and exposed brickwork have been used for the exteriors and this combined with the interior design make up a villa fit for a king!

And that’s not all. These luxurious villas also come with other facilities like 24\*7 security, a doctor on call, concierge services and so on. Quite simply put, La Maroma Estate II will be like no other property you have seen so far- come and check it out today!



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  |                  |





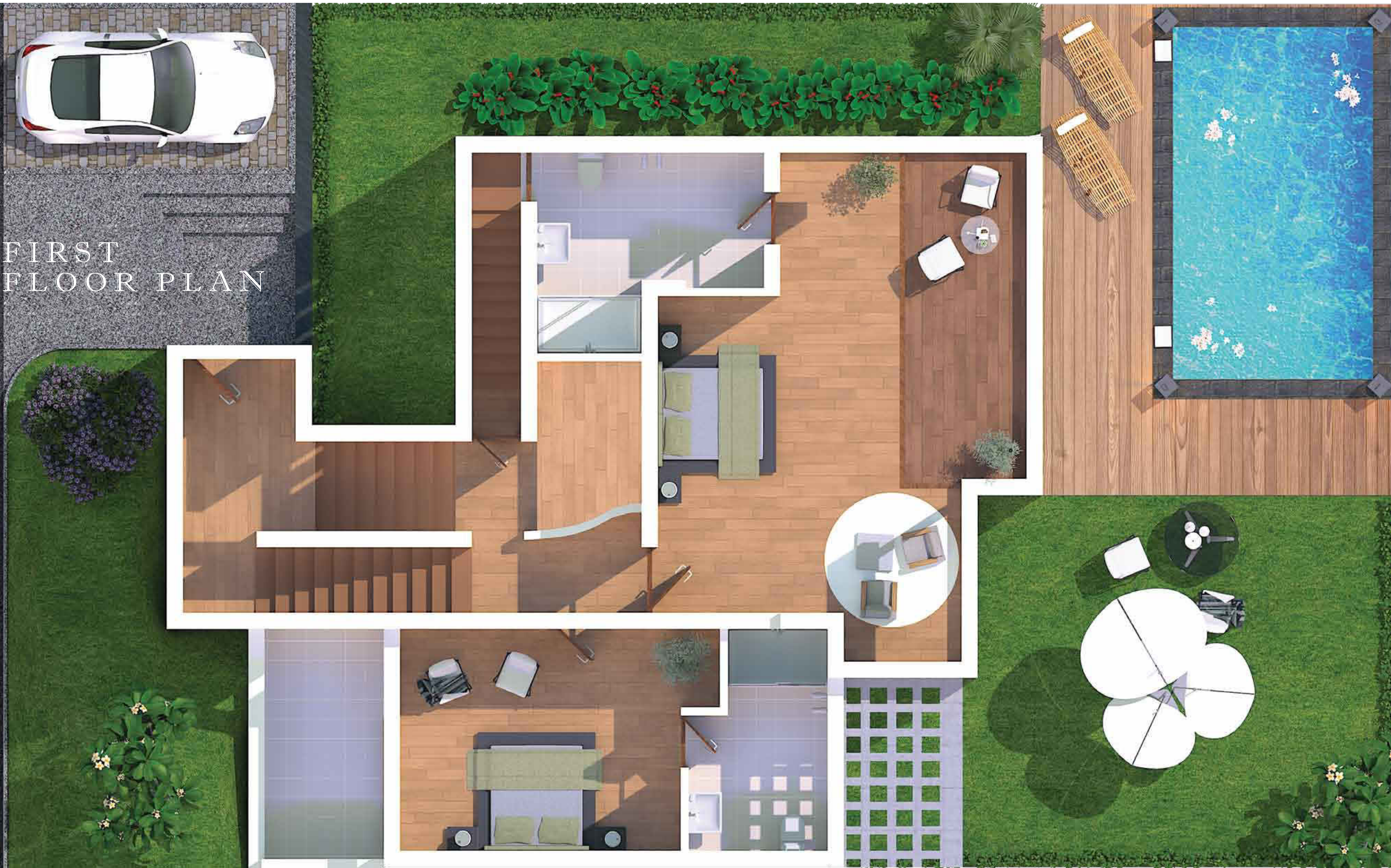




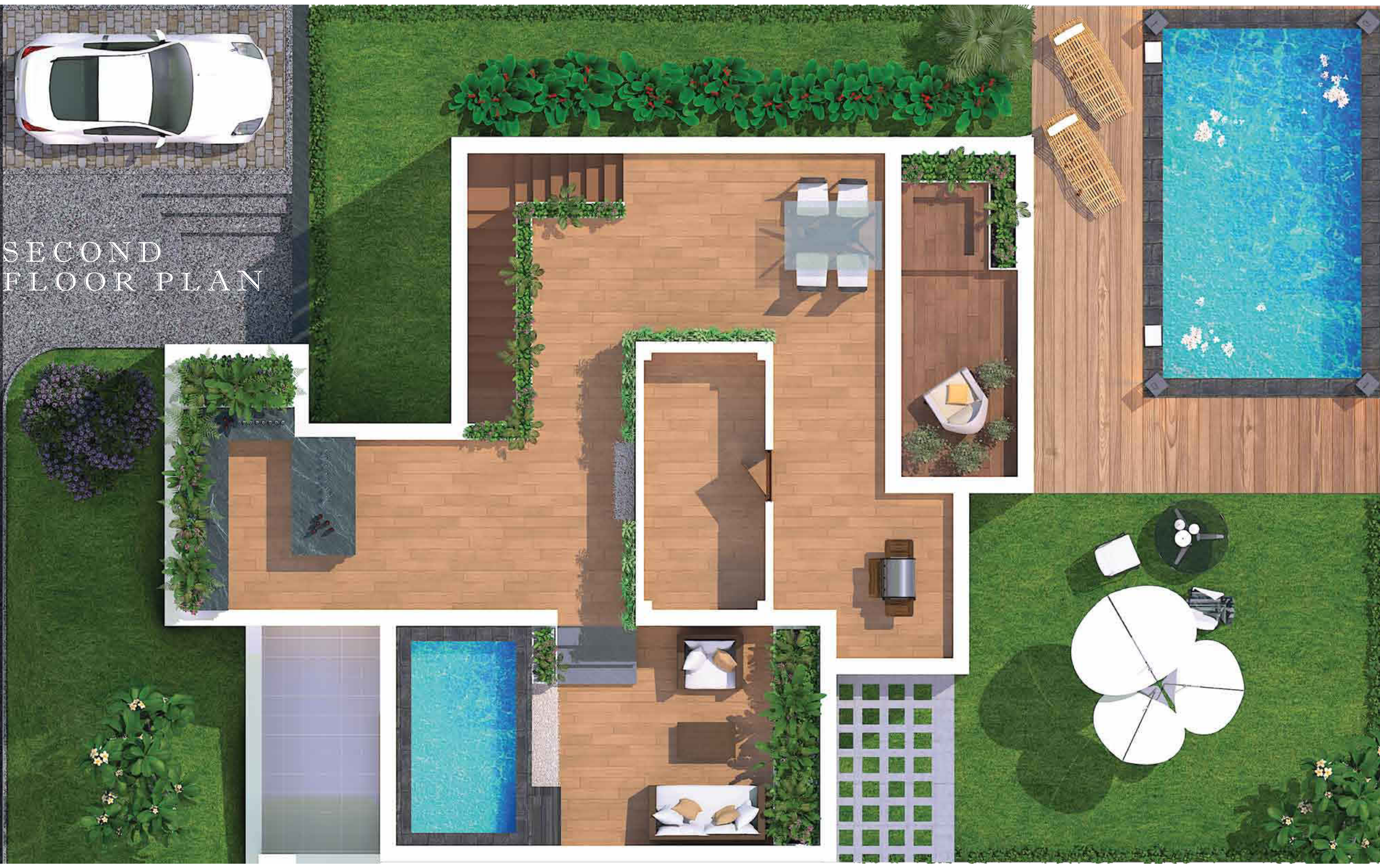
GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN



SECOND  
FLOOR PLAN



# DESIGN

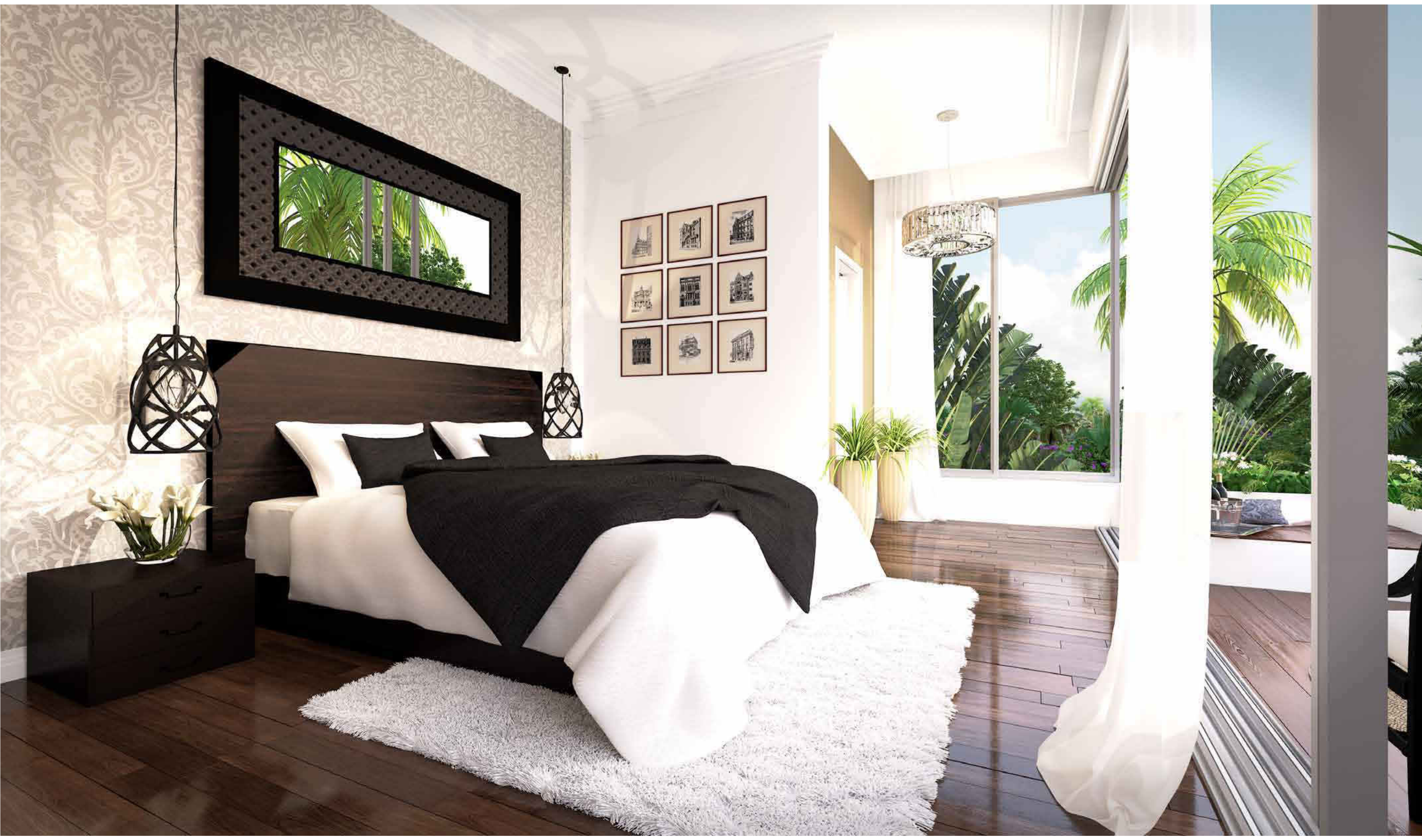


Vianaar is well known for quality construction combined with beautiful designs and unmatched luxury. La Maroma Estate II will showcase all these points spectacularly. Each villa is 3120 sq feet in size – which ensures their spaciousness. The large glass windows are designed in such a way so as to let in the sunlight and also ensure that you can gaze at the large private garden and pool that are a part of each of the villas at La Maroma Estate II. Privacy will not be an issue at this property as the villas are so designed that they are separate and private from each other.

These villas boast of modern contemporary architecture and are outstanding in every way. They will be made with quake resistant RCC frame structure. The terraces will be waterproofed as will be the sun decks. A great deal of thought and planning has gone into the interiors as well. There will be German UPVC / aluminium windows, Terrazzo or marble tiles, Italian PU coated doors, Daikin air conditioners, glazing with distortion free glass, built in cabling for satellite TV, Villeroy and Bosch / Hans Grohe fixtures and fittings in the bathrooms, and a Corian countertop in the modular kitchen – the list goes on.

Once you finish marveling at the interiors and exteriors, you can step outside and take in the fantastic views of the estate. Landscaped gardens dotted with swaying palms and paved driveways – in short beauty as far as the eye can see!

All this and more awaits you at La Maroma Estate II. Vianaar raises the bar with every new project and this property will be no exception to this!



COMFORT



Comfort combined with luxurious living is what Vianaar is known for and La Maroma Estate II encapsulates this perfectly! Our architecture and design team have worked tirelessly to create several luxury experiences for you.

For instance, you do not have to worry about grocery shopping, housekeeping or even slaving away in the kitchen while staying at La Maroma Estate II. All these can be taken care of with just one phone call. Now doesn’t that sound lovely? Apart from this you can look forward to other services such as around the clock security, general maintenance, Wi-Fi internet, utility bill management, car rental service, provision for power back up in common areas, rental management and so on. A doctor on call will help you deal with any medical emergencies.

Goa is one of the best places for rest & relaxation and what could be better than someone arranging some delightful activities for you. You can choose from angling, yachting or cycling. If that doesn’t appeal to you, try out our Yoga and wellness courses. There is something for everyone and all this is just a call away.

A complex manager and our trained staff will do their utmost to make sure you are most comfortable while living at La Maroma Estate II. They take care of everything – even when you are away, your villas will be kept clean and be impeccably maintained.

In a nutshell – you have nothing to worry about when you stay here. It will truly be a holiday home for you and one that you will return to time and again.



## 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/sundecks

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



### BEDROOMS & DINING

Terrazzo tiles / marbles

German UPVC / aluminium windows

Gypsum plaster

Exposed brick walls

Italian PU coated doors

Light fixtures and fittings provided

Wardrobes\*

\*These are not part of the standard specifications.

Disclaimer: Specifications are indicative and are subject to change as decided by the Company.



### KITCHEN

Modular kitchen

Kitchen Appliances\*

Corian counter tops

Ceramic tiles on kitchen walls and back splash tiles

Stainless steel sink

Light fixtures and fittings provided



### BATHROOMS

Villeroy & Bosch / Hans Grohe Fixtures and fittings

Glass partitions

Segregated wet/dry areas in bathrooms

Health faucets and looking mirror in bathrooms

Light fixtures and fittings provided

Electric water heater



### ELECTRICAL

High quality covered wiring modular switch

Daikin air-conditioning units

Built-in cabling for satellite TV

Intercom to main gate

Provision for 100% power back-up

Hydroneumatic system

Home automation\*



### STAIRCASE

Marble / Wooden treads

Hand Painted tiles

Light fixtures and fittings provided



### EXTERIOR

Wooden cladding

Glazing with distortion free glass

Brass ironmongery

Paved driveway

Ambient & mood lighting

Heated pool\*

Landscaped garden

Private pool and deck

Jacuzzi\*



### TERRACE / BALCONIES

Marble / ceramic tiles

Light fixtures & fittings provided

Glass railings

FACILITIES



COMFORT

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



AMENITIES

- Rental management
- CCTV security system
- Wi-Fi internet
- 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
- Bar-be-que



ECO DESIGN

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

OUR PRODUCT PARTNERS

HÄFELE

PHILIPS

SIEMENS

hansgrohe

Finolex



dorsët





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