



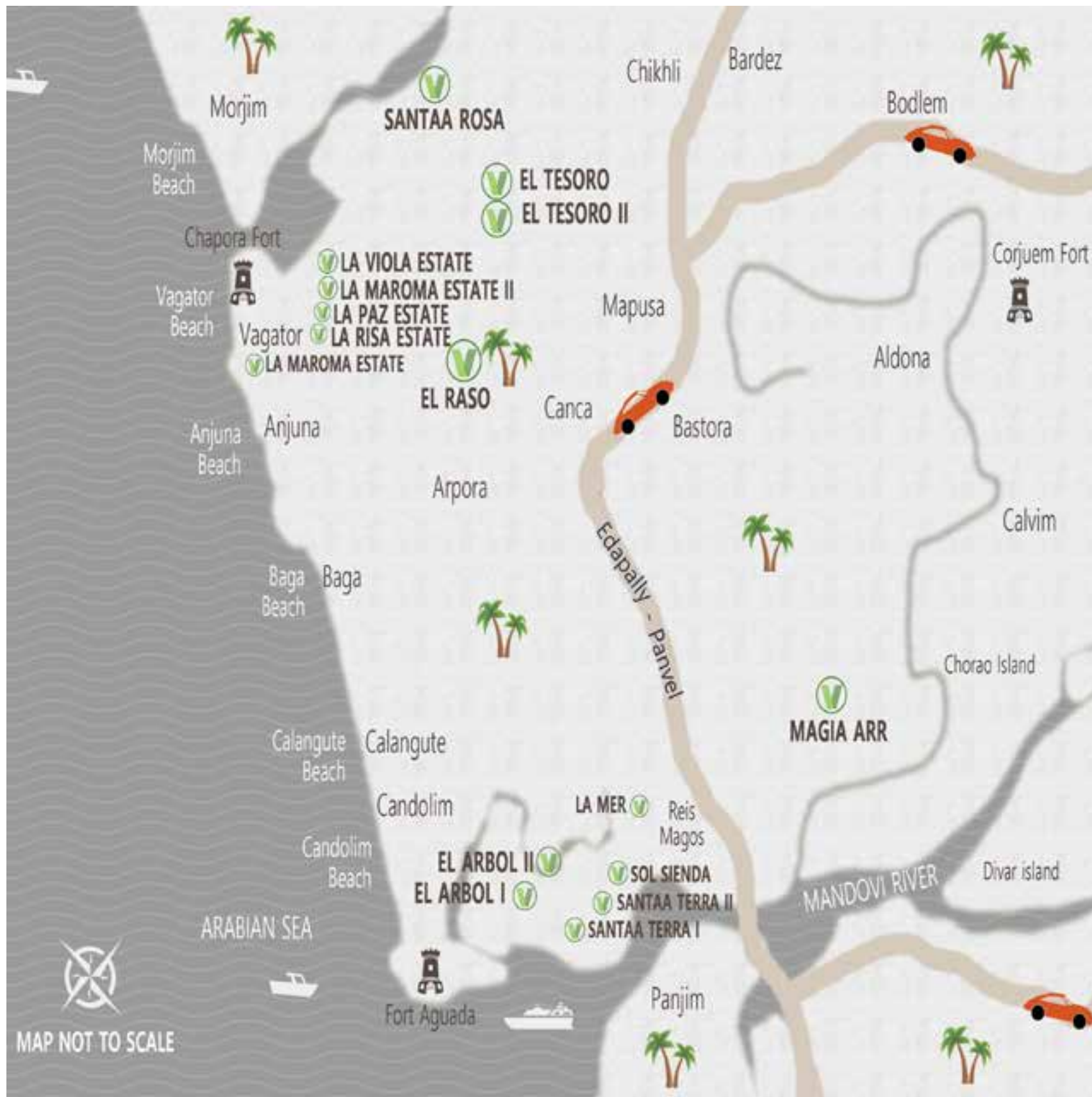
VIANAAR

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.



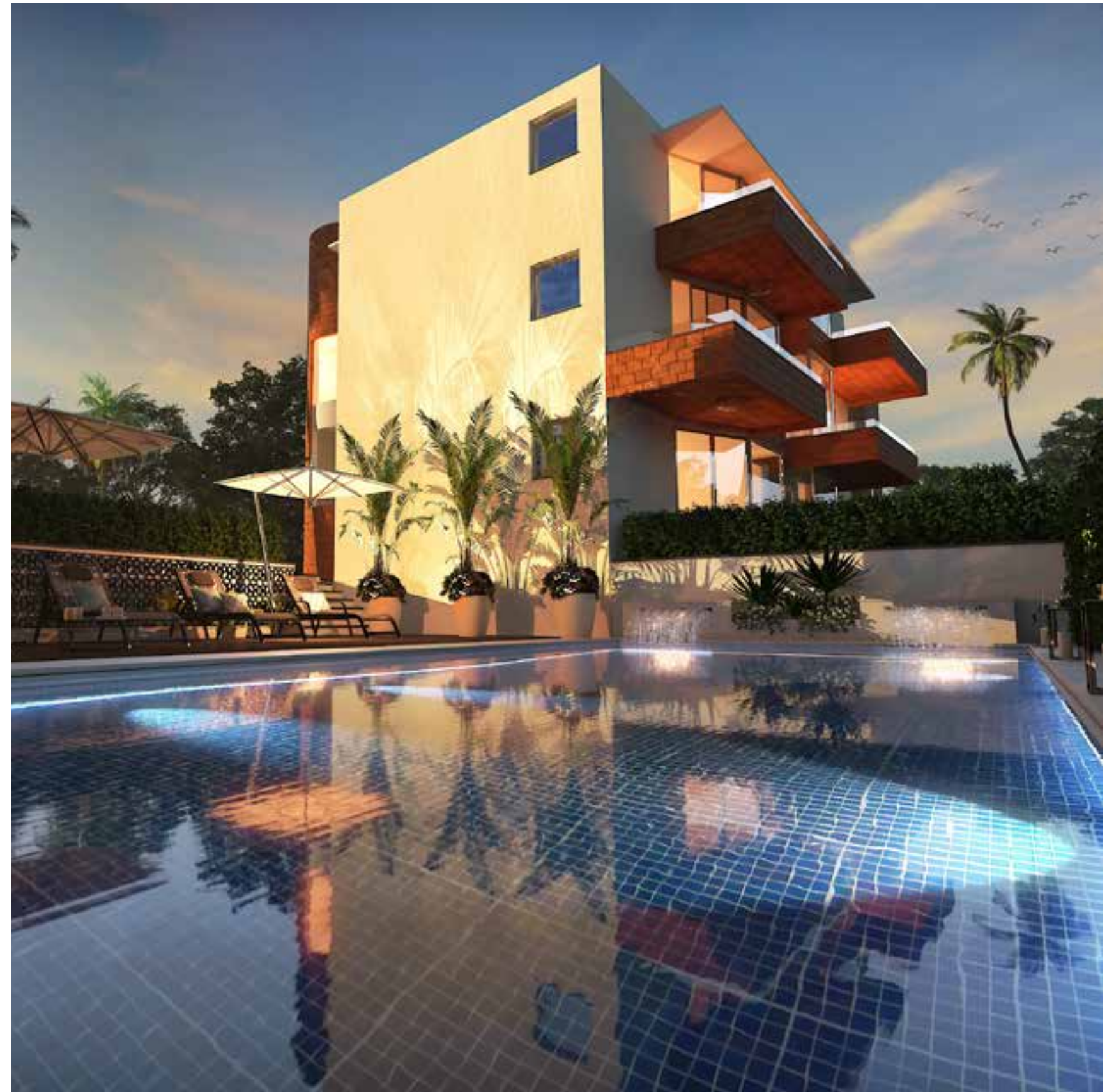
LIFE IS 10% WHAT
HAPPENS TO US
AND 90% WHAT
WE MAKE OF IT

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

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



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

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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

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

Our Product Partners



PHILIPS



dorsët

Finolex



HÄFELE



SIEMENS



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