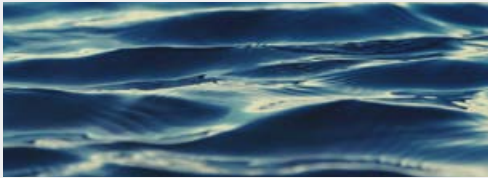


EL SERENO

LUXURY APARTMENTS
ANJUNA, GOA
BY VIANAAR HOMES



0 1



Sea
Meditating at Sunset, Vagator
Sea, Sand, Rocks and Shacks

A B O U T V I A N A A R

Luxurious homes with the best facilities in fantastic locations

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. 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 13 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.



Sand

Restaurant shack on the beach, Arambol
Fisherman's boat at sunset, Palolem beach

E L S E R E N O A P T S .

A fine blend of state of the art amenities and nature at its best

Vianaar is proud to launch 'El Sereno Apartments'– its 14th luxury project in Anjuna, North Goa. These magnificent apartments come fitted with every luxury to make life a wonderful living experience. Each of these 18, 2 BHK apartments spell out sophistication and style. These ultra modern apartments are located close to the Anjuna and Vagator beaches and the Chapora beach too.

Nestled in the midst of greenery and tastefully designed, each of these apartments measures 1350 square feet in size. Large glass facades, high ceilings and wide open spaces are the dominant features of them. The splendid swimming pool on the property adds to its charm. Eco friendly initiatives are also a part of this property and these include grey water recycling, chlorine free pools, the use of organic products etc. A fine blend of state of the art amenities and nature at its best is what El Sereno promises.

With its modern architecture, designer fittings and fantastic facilities, El Sereno is sure to set new standards in luxury, comfort and convenience in contemporary living.

M A P

El Sereno is situated in North Goa, close to the Anjuna and Vagator beaches. Spend your days at the beaches and spas and your evenings at some of the best restaurants and bars situated in the vicinity.

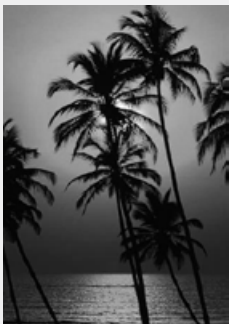


MAP NOT TO SCALE

PLAN VIEW

—
El Sereno has 18 luxury apartments that spell out sophistication and style.





Nature
In the midst of a natural paradise
Coconut trees in the evening, Candolim

ECO LIVING

Responsible spaces for responsible living

We incorporate several eco friendly initiatives into all our residential projects. Large open and green spaces along with adopting technologies that help reduce environment pollution are only two examples of how we try to make this world a better place to live in.

Every aspect of our properties reflects our concern and care for the environment. Organic products are used in our luxury apartments and villas. Attention is also paid to the gardens and other outdoor areas in each property. Mosquito repelling plants as well as native plants around the buildings are examples of this. We minimize the presence of termites by using natural organic and bio dynamic fertilizers. Chlorine free pools are also a part of the initiatives incorporated by us. Tree plantation drives are carried out periodically in all our holiday homes.

Rain water harvesting, drip irrigation and garbage segregation are some other ways by which we ensure that our properties are environment friendly. The installation of solar panels and star appliances can be found in each of our projects as well.







Sun
Kite Surfing, Ashwem beach
Night Market, Vagator

D E S I G N

Apartments with a sense of elegance and exclusivity.

El Sereno is a holiday home that boasts of ultra modern specifications and top notch amenities. These magnificent apartments are housed in 3 blocks, with a circular staircase connecting two of them. The concept of open spaces is prevalent in each room and this enhances the majesty of these luxurious apartments. Large glass facades – from the ceiling to the floor and private balconies allow for a panoramic view of the scenic surroundings.

Terrazzo tiles and exposed brickwork in the living/dining areas, Duco painted panel doors in the bedrooms and a modular kitchen with a Corian counter top are a few examples of the top of the range fittings that these amazing apartments come with. The sophisticated exteriors will have features such as wooden cladding, brass ironmongery, landscaped gardens, water ponds etc.

The apartments at El Sereno will excel not only in comfort and design features but will also be among the best environment friendly luxury apartments that are available.







Faith
Church of Our Lady of Immaculate Conception, Panaji
Mae De Deus Church, Saligao

C O M F O R T

Surrounded by nature and complete with luxurious facilities, El Sereno is the home you always wanted.

El Sereno offers a number of modern amenities which help one to lead a relaxed lifestyle. The mundane chores of cooking, grocery shopping, housekeeping, laundry etc. are soon forgotten with facilities like a 'chef on call' and other services which are specifically tailor made for the above. A range of other services which include utility bill management, a car rental service, concierge services, rental management and so on make life hassle free while staying at these apartments. Additional facilities like Wi-Fi internet, CCTV security and power back up in common areas are other amenities that are available too.

The good life also involves outdoor activities. El Sereno will have a range of such activities – ranging from angling to yachting to cycling. Indulge in some meditation and reflection with the superb yoga and wellness courses that are on offer too.

GROUND
FLOOR PLAN

—
Each apartment
measures a spacious
1250-1350 sq ft.



FIRST
FLOOR PLAN

—
A luxurious living space
with a sit out makes
it the perfect place to
relax.



SPECIFICATIONS

The best fixtures, fittings and finishes make for the most luxurious apartments.

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

STRUCTURE

- High plinth-levels with damp-proofing below the ground-floor
- Water-proofing 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/Corian counter in kitchen
- Modular Kitchen with Appliances*
- Hob in Kitchen

BEDROOM / DINING

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

BATHROOM

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

SPECIFICATIONS

The best fixtures, fittings and finishes make for the most luxurious apartments

ELECTRICAL

- Hydroneumatic 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*

EXTERIOR

- Landscape garden
- Pool deck
- Water ponds
- Swimming pool
- Paved driveway
- Brass ironmongery
- Glazing with distortion free glass
- Wooden cladding on exterior walls

TERRACE / BALCONIES

- Brass ironmongery
- Marble / ceramic tiles

STAIRCASE

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

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FACILITIES

With facilities like grocery shopping, utility bill management, a chef on call etc., you can be sure that your stay is a relaxed one!

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AMENITIES

Paved driveway
Intercom to main gate
Power back up in common areas
Landscape gardens
Concierge services
24*7 security
Wi-fi internet
Bar-be-que
CCTV security system
Rental management
Entrance gate with security cabin

ECO DESIGN

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

COMFORT

Speedboat*
On 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
Cycling
Yacht service
Doctor on call

OUR PRODUCT
PARTNERS

HÄFELE

PHILIPS

SIEMENS



Finolex



dorsët



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