

La Sierra Estate

LUXURY VILLAS



VIANAAR

La Sierra Estate

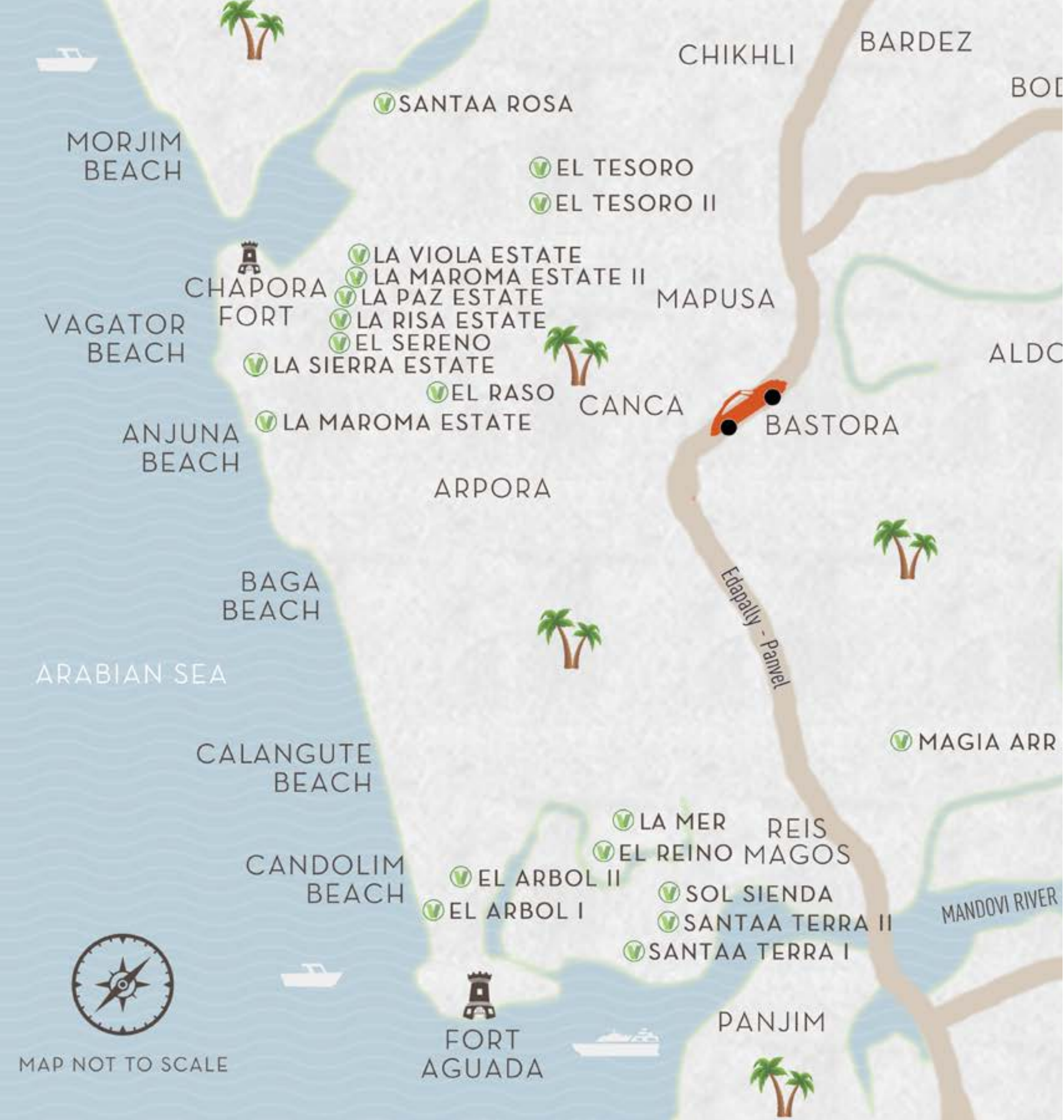
LUXURY VILLAS



VIANAAR



EVERY VIANAAR
PROPERTY IS KNOWN FOR
ITS STUNNING DESIGNS,
LUXURY AND QUALITY
CONSTRUCTION



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 18 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.





LA SIERRA ESTATE
PROMISES A WORLD
OF CONTEMPORARY
LUXURY LIVING.



WELCOME TO

La Sierra Estate

La Sierra Estate is Vianaar's 19th property and like all others till date, promises one a world of contemporary luxury living. These 14, 3 BHK villas are situated 5 minutes away from the famous Vagator Beach and a short distance away from many of the well known restaurants in the area.

Each of these luxurious villas is superbly designed with world class fittings and attention to detail has been paid to each part of them. An exquisite lifestyle within one's own exclusive space is what one can expect while residing at this property in North Goa.

The airy villas are filled with natural light and surrounded by a beautifully landscaped garden. It is the perfect spot for one to relax and spend a carefree time, by making the best use of the modern facilities that are on offer. The private pool attached to each villa is yet another delightful feature of them.





SITE PLAN

Privacy is ensured at La Sierra Estate as there is a private pathway that leads up to each villa, which gives one a sense of privacy yet a sense of belonging to a gated community.

THESE 3 BHK VILLAS
IN GOA EXUDE A SENSE
OF EXCLUSIVITY AND
ELEGANCE

EXCEPTIONAL
Design

Every villa at La Sierra Estate embodies sophistication and style. Superbly designed, these 3 BHK villas in Goa exude a sense of exclusivity and elegance. The floor to ceiling windows provide impressive views of the lush greenery around the property. Each villa has two floors – the ground floor consists of the living/dining room, kitchen and a bedroom. The first floor has the magnificent master bedroom along with another bedroom and a terrace.

There is another terrace above the first floor as well. Servants quarters are attached to each villa too.

The villas feature impressive fittings such as Terazzo tiles, Villeroy and Boch / Hans Grohe fixtures and fittings, Daikin air conditioning units, Italian PU coated doors and so on. A modular kitchen with a Corian counter top is included as well.

Each villa is surrounded by a beautifully landscaped garden, part of which is a kitchen garden, which can be accessed through a door in the kitchen itself. A provision to plant fruit trees of your choice in this garden is available- simply inform the Vianaar team of this during the construction phase. The magnificent swimming pool adds to the pretty picture that each villa makes. Car parking facilities are available at each villa and on the property as well.

Eco Friendly Living



Garbage Segregation



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



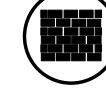
Individual water control



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



LUXURIOUS ROOMS / SPACIOUS / STYLISH



EXQUISITE DÉCOR / LUSH GREENERY



SUNLIGHT / LARGE GLASS FACADES



RELAXATION / GOOD TIMES



NATURE / SERENITY / BEAUTY



PLUSH VILLA / PICTURESQUE SURROUNDINGS

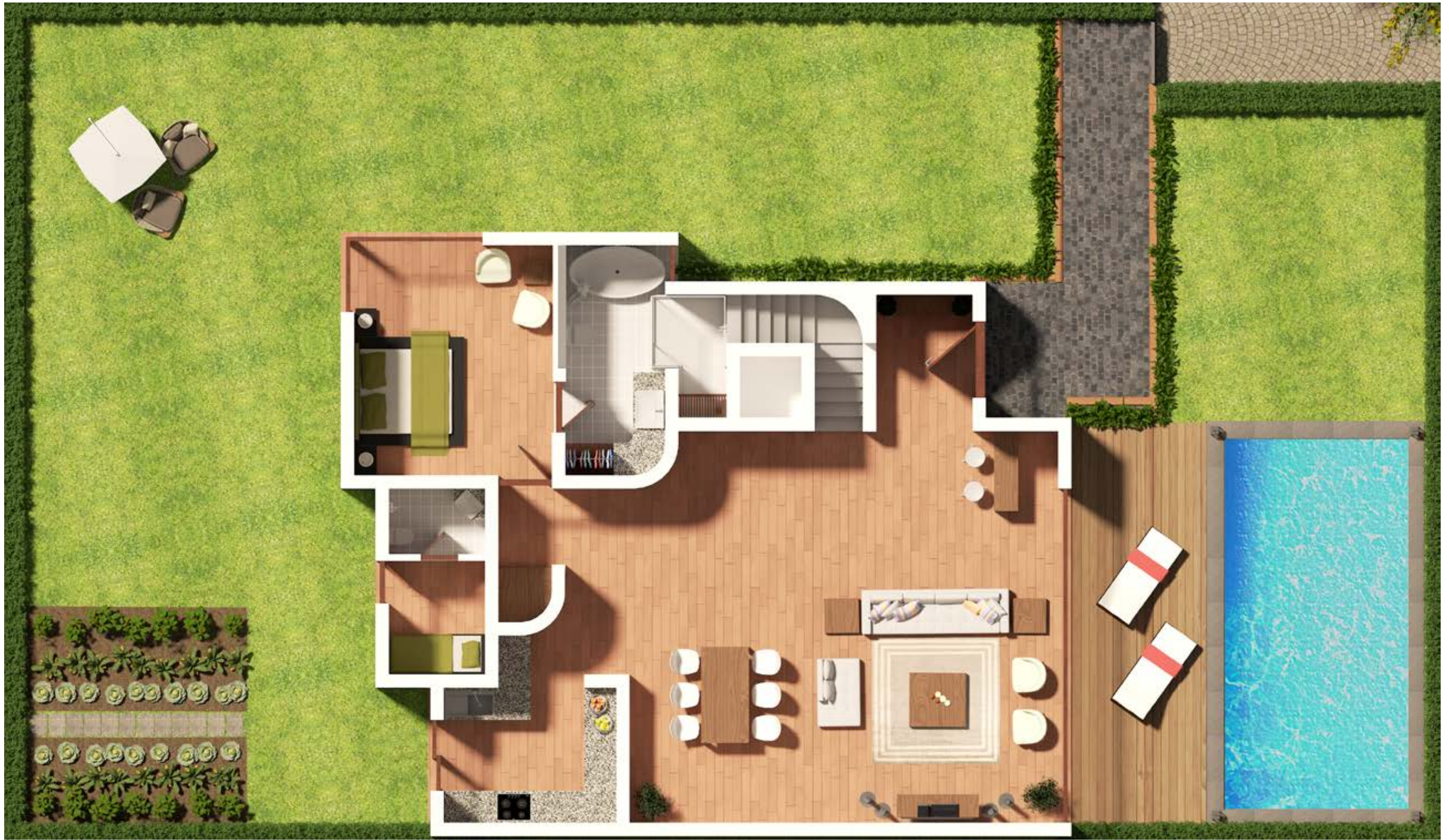
WELCOME TO A
REFINED WAY OF
LIVING

ABSOLUTE
Comfort

A relaxed and hassle free life is but a given at La Sierra Estate. The top notch amenities on offer here are designed to give you ultimate comfort and complete peace. These include housekeeping, grocery shopping, a car rental service, laundry service and a chef on call amongst many others.

Outdoor activities can be organized as well. Yachting, cycling and angling are a few of these. Pamper yourself with the Yoga and wellness courses that are available too.

In short, welcome to a refined way of living. This property has all the contemporary amenities and comforts that one looks for in a holiday home.

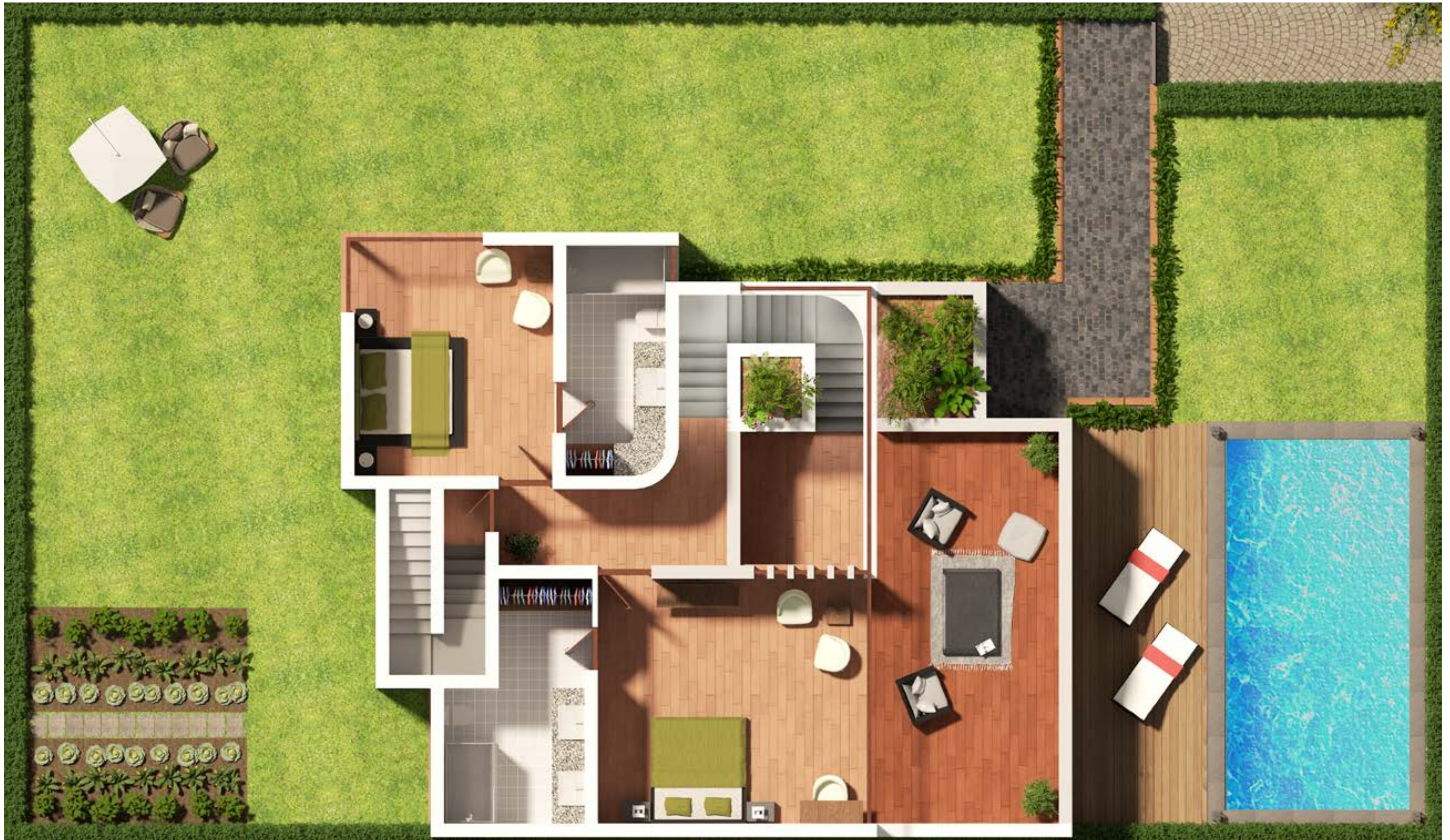


GROUND FLOOR

Swimming Pool
 Kitchen
 Bedroom

Living Room
 Dining Room
 Outdoor Patio

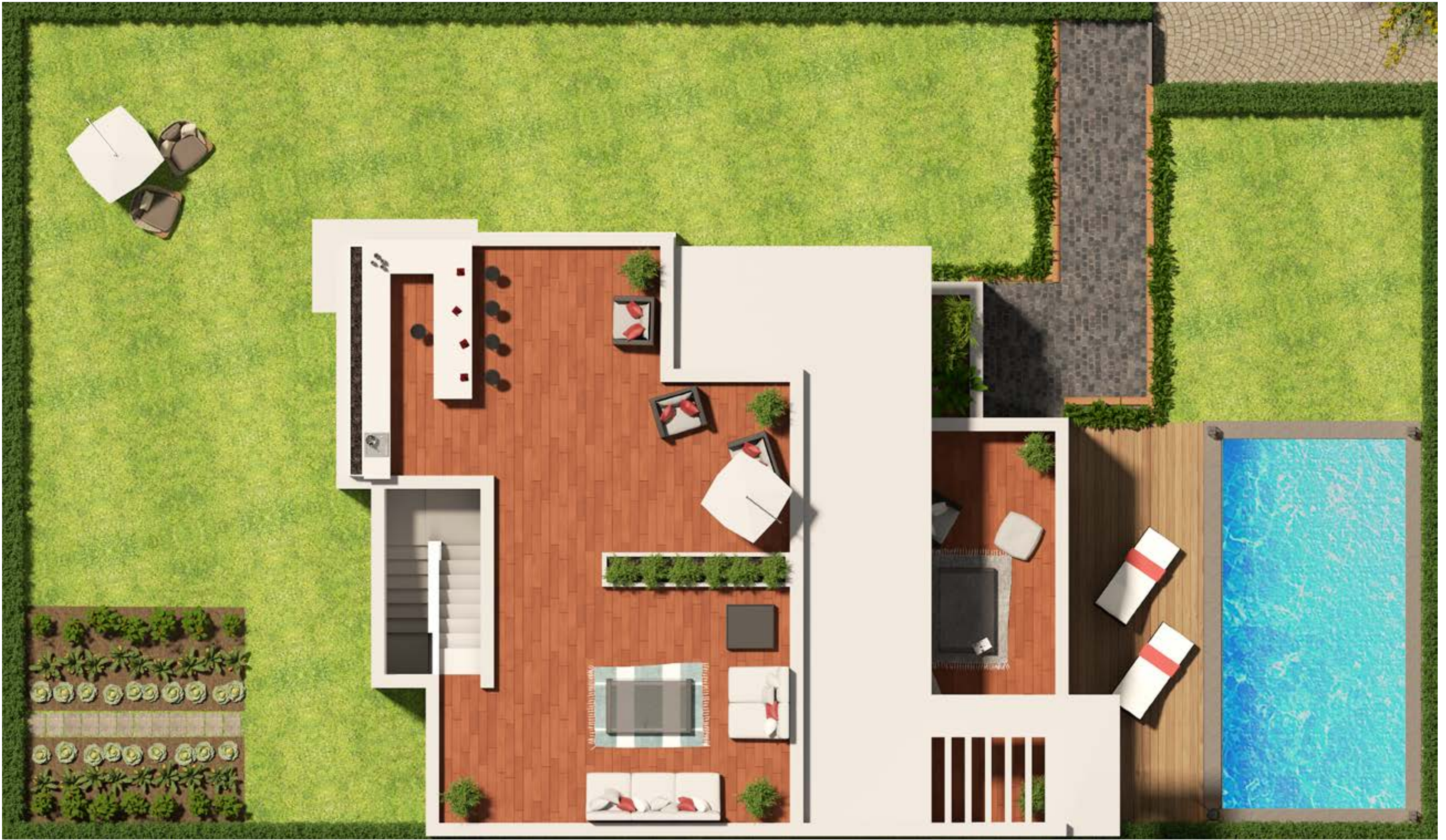
Attached Bathroom
 Kitchen Garden
 Servants Quarters



FIRST FLOOR

Kitchen
Bedroom
Attached Bathroom

Terrace
Master Bedroom



SECOND FLOOR

Terrace



HAPPINESS IS
WALKING ON
THE BEACH



IDEAL

Location

Well located and 5 minutes away from Vagator Beach, La Sierra Estate is also in the midst of several fine dining restaurants in the area. Some of these include Thalassa, Club Cabana, Sakana and TESO and so on. Pamper and rejuvenate yourself at any of the well known spas which are close by as well – The Heritage Goa, Casa Vagator, Siolim House to name a few. These luxury villas are easily accessible and yet offer the option of being a secluded retreat from the hustle and bustle of everyday life.





RESTAURANTS & BARS

- TESO
- Ciao Bella
- Living Room
- Sakana
- Bean Me Up
- Roma
- Coach Park
- 9 Bar
- Chronicle
- Thalassa
- Hendrix
- Villa Blanche
- Gun Powder
- Burger Factory
- Elephant Art Cafe
- Cafe Lilliput
- Artjuna Cafe
- Natti's Natural
- German Bakery
- Curlies Shack
- Cirrus
- Club Cabana

RESORTS & SPAS

- Ishavilas
- Siolim House
- Sea Breeze
- Casa Vagator
- Ocean Pearl
- The Heritage Goa
- Hacienda Resort
- Palace Rodrigues



LA SIERRA ESTATE

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

STAIRCASE Light fixtures and fittings provided
Hand Painted tiles
Marble/ wooden treads

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

TERRACE Marble / ceramic tiles
Light fixtures and fittings provided.
Glass railing

BEDROOM & DINING Light fixtures and fittings provided
Exposed brick wall
Gypsum plaster
German UPVC / aluminium windows.
Terrazzo tiles / marble
Wardrobes*

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LA SIERRA

Facilities

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



LA SIERRA

Property Management

Property Manager
Rental management
Concierge Desk
Housekeeping
Electrician
Plumber
Gardener
Pool maintenance team
Security guards
Airport pick up and drop



HOME IS
WHERE THE
WAVES ARE

Our Product Partners



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