

KIBANA



REDEFINING
MODERN LIVING



PARRA

Cradled within the idyllic landscapes of Goa, Parra captivates with its timeless charm. Rustic homes in vibrant colors and bougainvillea blooms add a touch of whimsy to the lush fields and winding lanes, creating an enchanting allure that beckons visitors to immerse themselves in the village's picturesque beauty.

KNOW YOUR NEIGHBOURHOOD

Parra, famed for the coconut-tree lined Parra Road, provides a perfect escape from the bustling tourist areas while still being within easy reach of Goa's hotspots, such as the beaches of Calangute, Candolim, Anjuna, and Vagator.

Despite its closeness to popular destinations and the capital city of Panjim, Parra's still-sleepy and serene surroundings offer peace.

The village's central location allows for easy access to an array of nightlife hotspots, restaurants, and entertainment options, making it an enticing locale for a balanced Goan lifestyle.

 **Restaurant**

 **Beach**

 **Kibana**

ARAMBOL

Mandrem Beach

Vaayu

MANDREM

Ashvem Beach

La Plage

MORJIM

SIOLIM

Chapora Fort

Summer House

ASSAGAO

Vinayak

Izumi

Bawri

PARRA

MIRI

Anjuna Beach

Baba Au Rhum

Barefoot

ARPORA

Baga Beach

Calangute Beach

Candolim Beach

SALIGAO

Second House

Aguada Fort

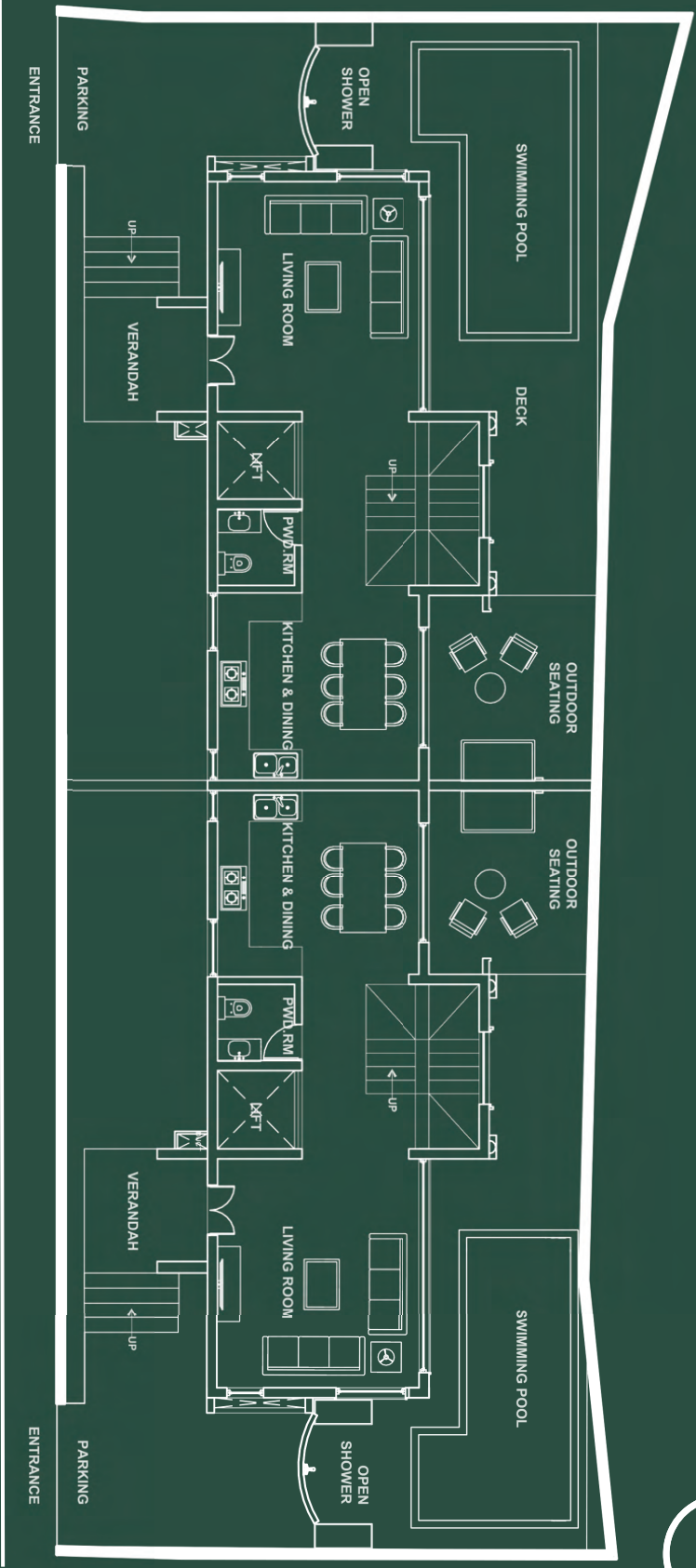


M I R I

light, radiance

Welcome to "Miri," a haven where the essence of simple living intertwines with the luminous beauty of radiance. Derived from the Japanese word for shine, sparkle, and illumination, each villa by Kibana offers a serene escape overlooking picturesque fields. Embrace the joy of uncomplicated living, find happiness in the tranquility of your surroundings, and let the subtle glow of Miri illuminate your everyday moments.





MASTER PLAN

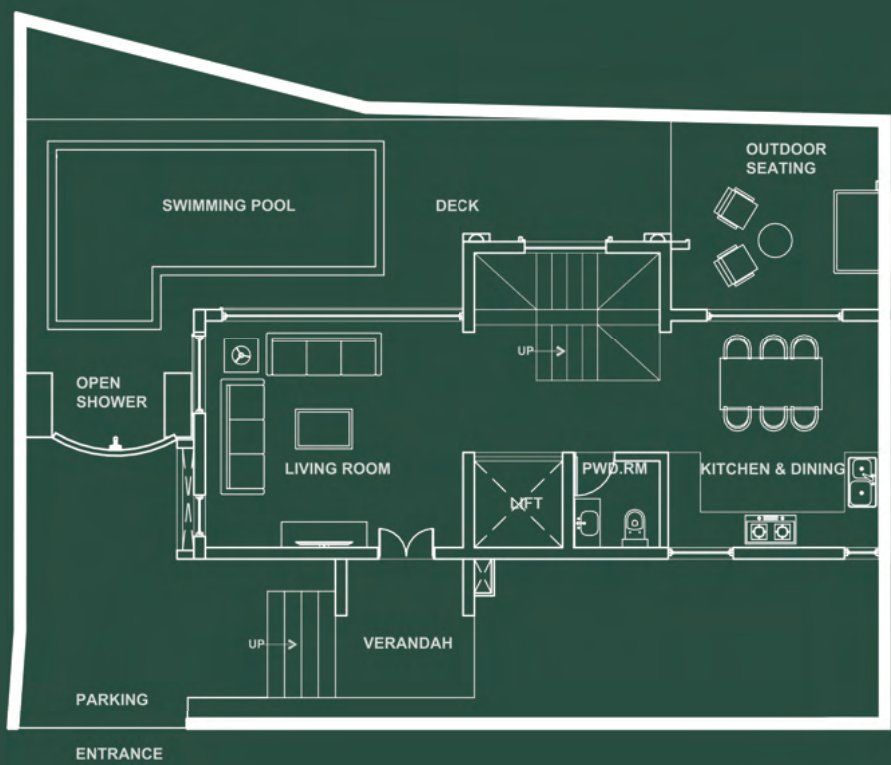
**Specifications are subject to change*

FLOOR PLAN

VILLA 1

3 Ensuite Bedrooms | Powder Room
Private Lift | Outdoor Pool
Outdoor Garden

Plot Size: **225 sqm**
Carpet Area: **~180 sqm**
BUA: **210 sqm**
Garden & Parking: **93 sqm**



GROUND FLOOR

Living Room 15.2 ft x 13.2 ft

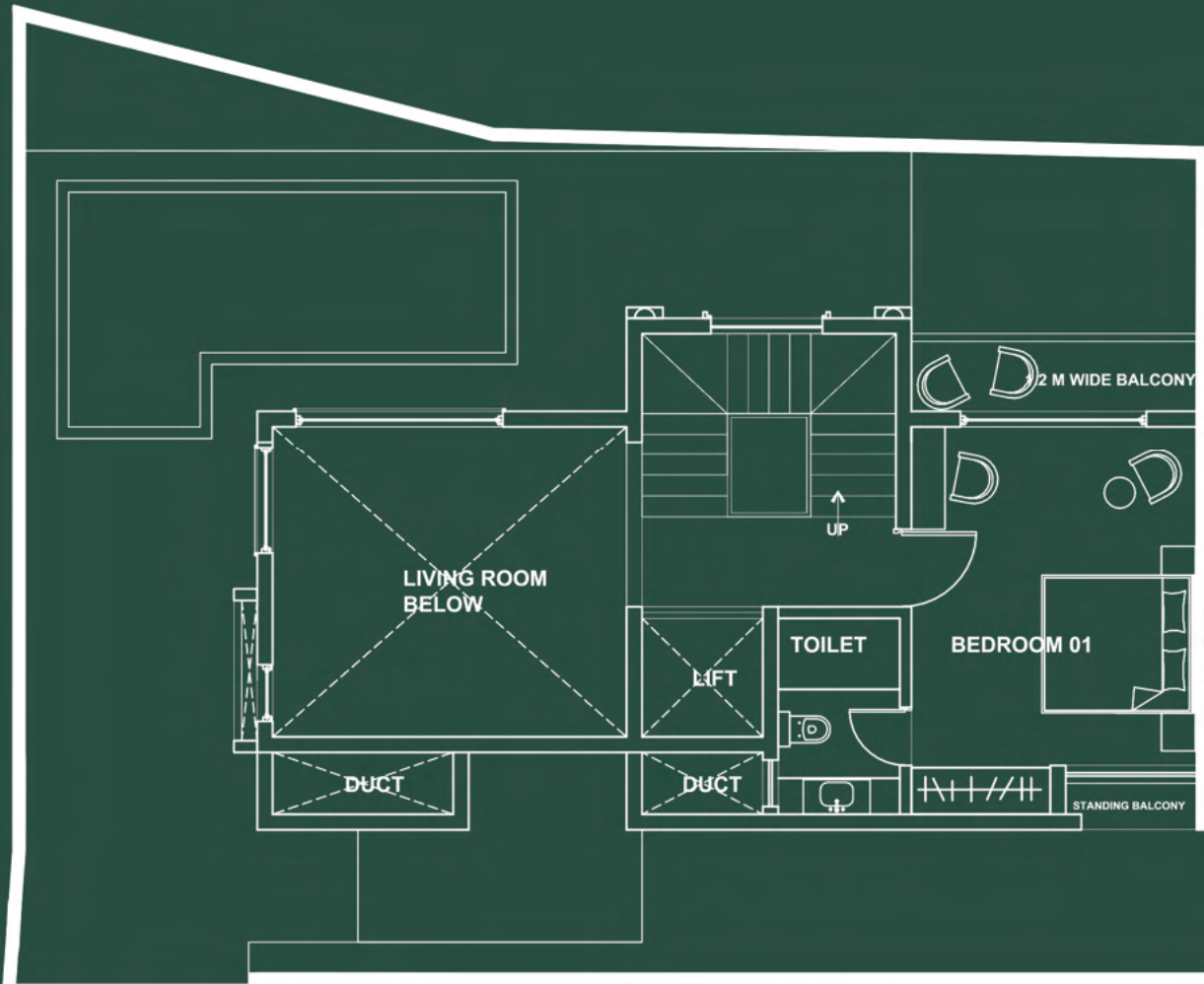
Kitchen 12.4 ft x 5.6 ft

Dining 12.4 ft x 7.8 ft

Powder Toilet 5 ft x 5.1 ft

**Specifications are subject to change*

VILLA 1

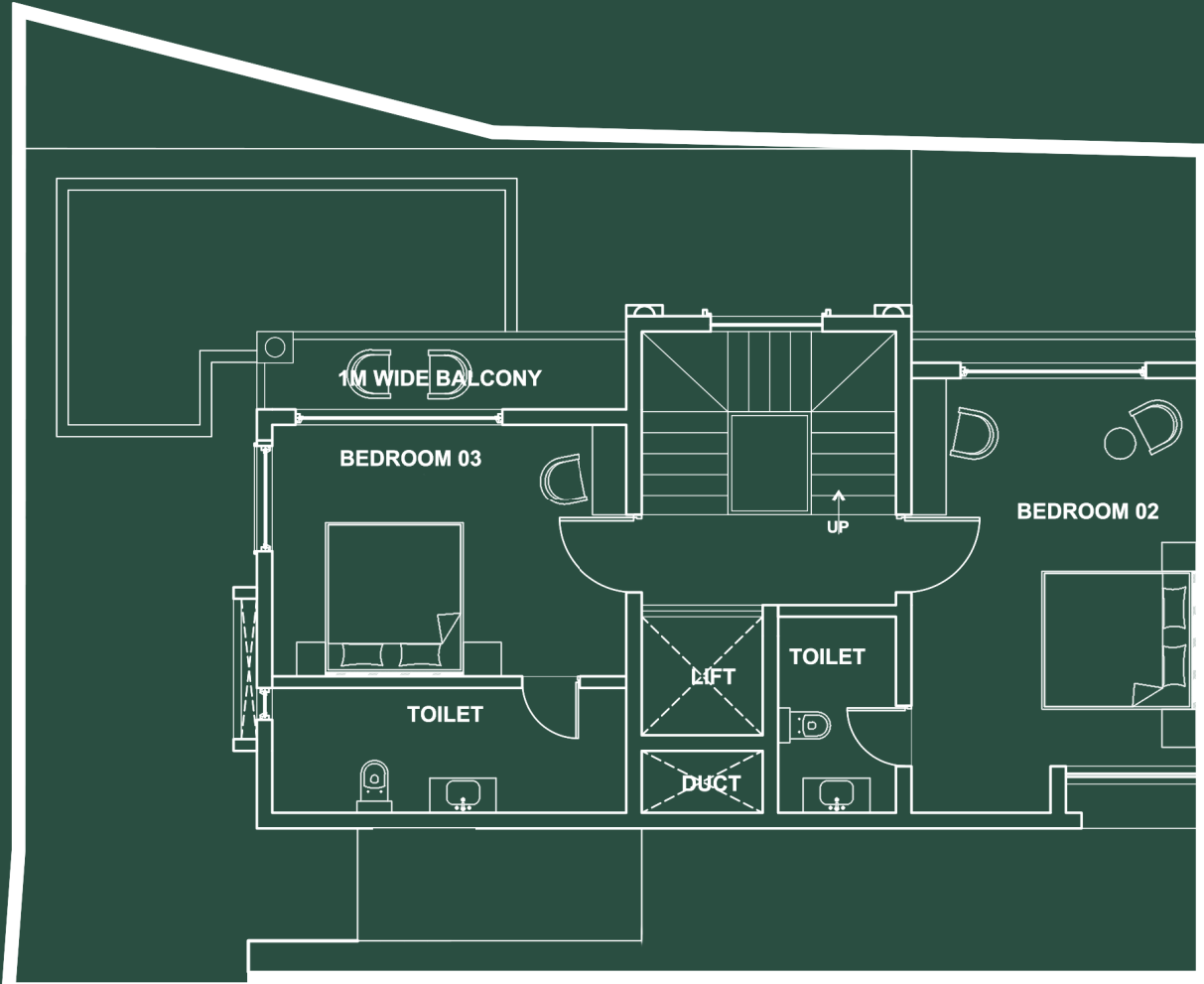


FIRST FLOOR

- Bedroom 1 12.2 ft x 16.7 ft
- Toilet 01 5.2 ft x 8.4 ft
- Balcony 01 12.2 ft x 3.11 ft 11.5 inch

**Specifications are subject to change*

VILLA 1



SECOND FLOOR

Bedroom 02 12.2 ft x 18.7 ft

Toilet 02 5 ft x 8.4 ft

Balcony 02 12.2 ft x 1 ft 1.5 inch

Bedroom 03 15.2 ft x 10.10 ft

Toilet 03 15.2 ft x 5.4 ft

Balcony 03 15.8 ft x 3.7 ft

**Specifications are subject to change*

VILLA 2

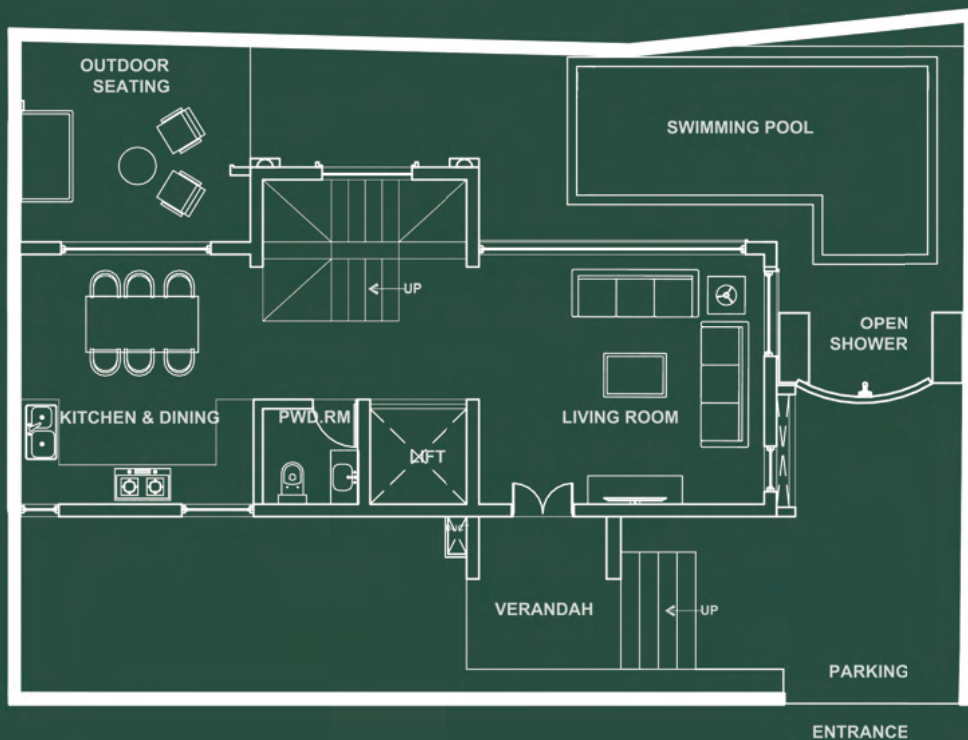
3 Ensuite Bedrooms | Powder Room
Private Lift | Outdoor Garden
Outdoor Pool

Plot Size: **217 sqm**

Carpet Area: **~180 sqm**

BUA: **210 sqm**

Garden & Parking: **85 sqm**



GROUND FLOOR

Living Room 15.2 ft x 13.2 ft

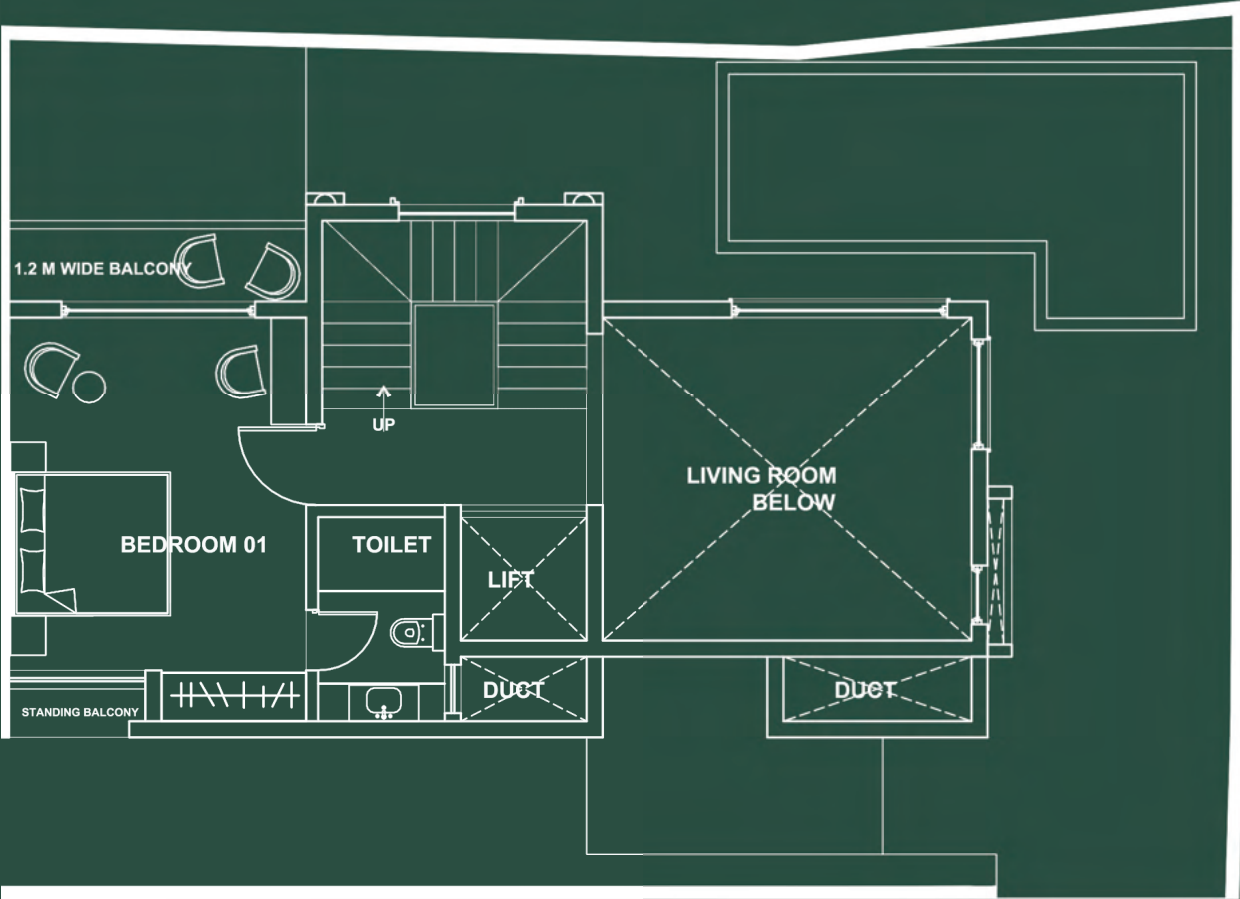
Kitchen 12.4 ft x 5.6 ft

Dining 12.4 ft x 7.8 ft

Powder Toilet 5 ft x 5.1 ft

FLOOR PLAN

VILLA 2



FIRST FLOOR

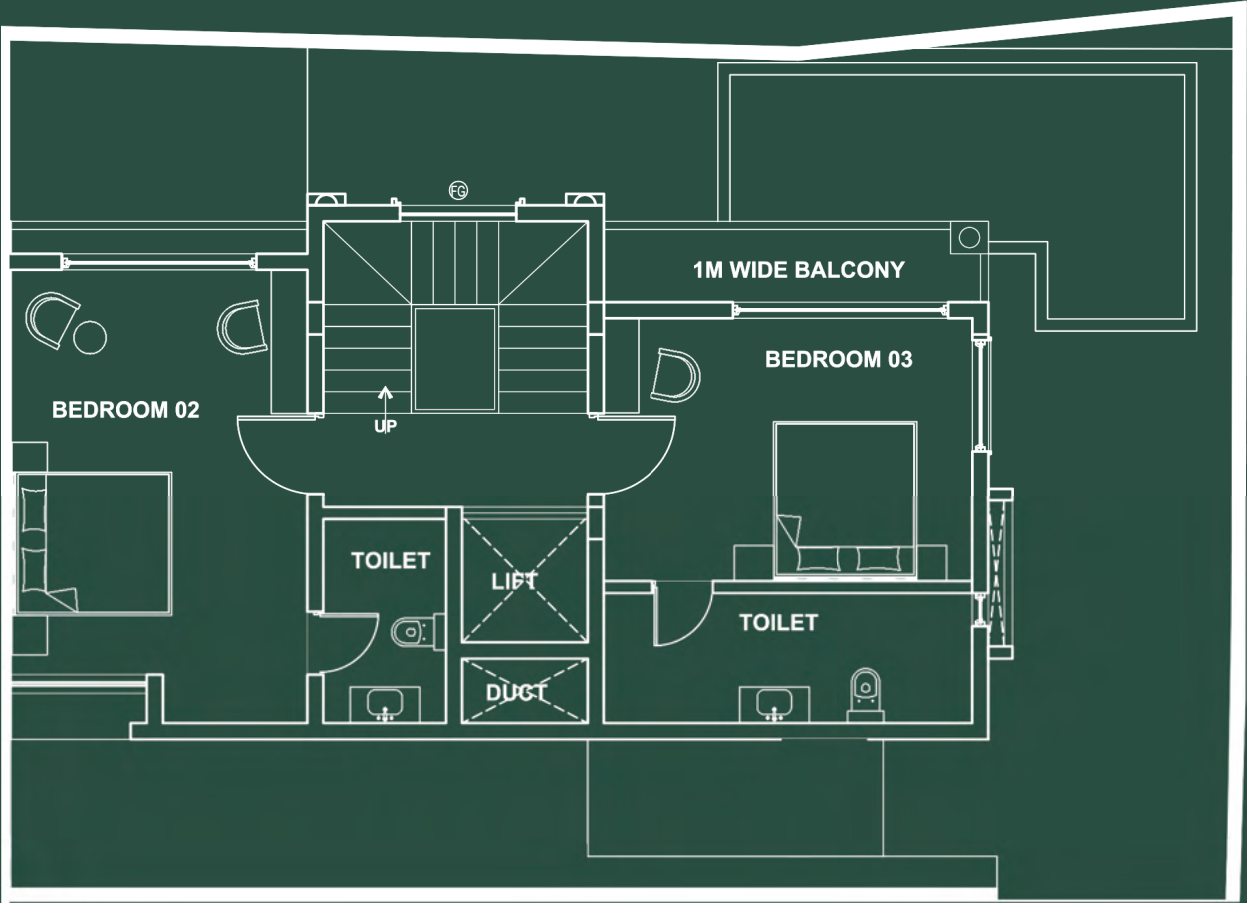
Bedroom 1 12.2 ft x 16.7 ft

Toilet 01 5.2 ft x 8.4 ft

Balcony 01 12.2 ft x 3.11 ft 11.5 inch

**Specifications are subject to change*

VILLA 2



SECOND FLOOR

Bedroom 02 12.2 ft x 18.7 ft

Toilet 02 5 ft x 8.4 ft

Balcony 02 12.2 ft x 1 ft 1.5 inch

Bedroom 03 15.2 ft x 10.10 ft

Toilet 03 15.2 ft x 5.4 ft

Balcony 03 15.8 ft x 3.7 ft

**Specifications are subject to change*



A seamless integration of indoor-outdoor living, our homes are crafted with care and designed to delight. With a careful combination of thoughtful planning & timeless design, Kibana homes are built to stand the test of time.



Our design ethos is inspired by the rich, natural beauty of Goa. Outfitted with top of the line amenities, we provide you with a ready canvas to decorate with your personal aesthetic.





A sanctuary of minimalistic luxury spread across 300 sq. ft., this layout offers spacious open-plan living accented by an outdoor garden & pool.

THE LUXURY OF SIMPLICITY

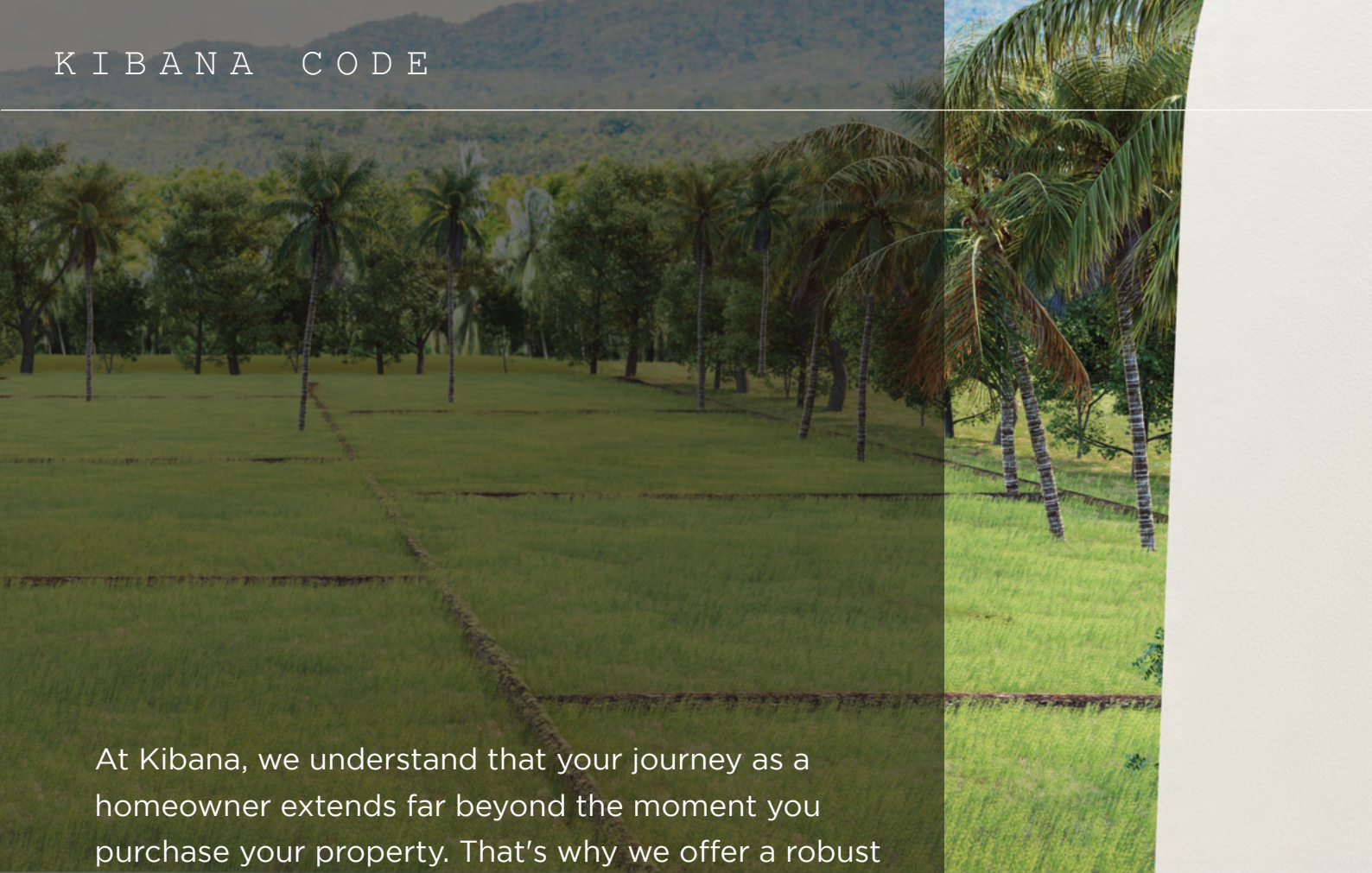
In a world where excess tends to overshadow elegance. Our journey is rooted in a philosophy that centres around minimalistic design. Each element is thoughtfully curated to craft spaces that resonate with harmony.

Drawing inspiration from the captivating beauty of nature, our homes embody the essence of modern tropical living.

Filled with lasting grace, our interior and architectural designs stand the test of time, avoiding short-lived fads. Appreciated globally, they create the authentic atmosphere of an everlasting home.

What others may label as a villa, we affectionately refer to as our happy space.





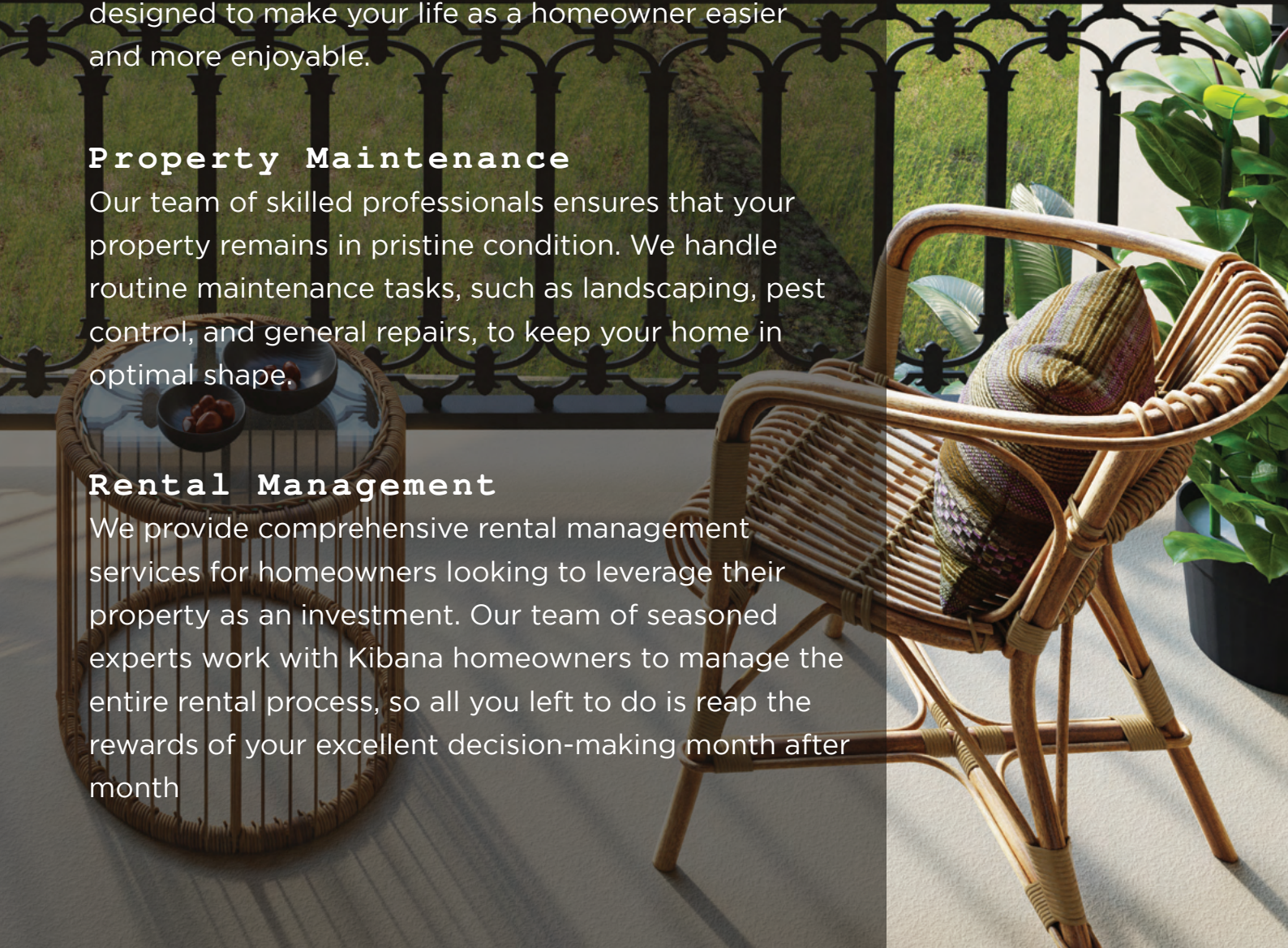
At Kibana, we understand that your journey as a homeowner extends far beyond the moment you purchase your property. That's why we offer a robust suite of property and rental management services designed to make your life as a homeowner easier and more enjoyable.

Property Maintenance

Our team of skilled professionals ensures that your property remains in pristine condition. We handle routine maintenance tasks, such as landscaping, pest control, and general repairs, to keep your home in optimal shape.

Rental Management

We provide comprehensive rental management services for homeowners looking to leverage their property as an investment. Our team of seasoned experts work with Kibana homeowners to manage the entire rental process, so all you left to do is reap the rewards of your excellent decision-making month after month



AMENITIES



Fully Powered
Genset



CCTV
Surveillance



24x7
Security



Housekeeping
and Maintenance



Landscaping &
Pool Maintenance

SPECIFICATIONS

A modern bedroom interior with a large wooden bed frame, a ceiling fan, and a textured wall. The room has a high ceiling with exposed wooden beams and a large window with white curtains. The bed is made with white linens and has several pillows. A small wooden nightstand with a plant is next to the bed. The floor is made of large, light-colored tiles.

Structure

Waterproofing over reinforced concrete sloping roof
R.C.C framed structure with branded HYSD bars
External and Internal walls in Laterite blocks
High plinth-level with damp-proofing below the ground floor

Kitchen

Modular Kitchen
Samsung Refrigerator
Samsung Microwave
IFB washing machine
Modular quartz sink
Faber/Kaff Hob and Chimney

Bathroom

Kohler brushed bronze fittings
Shower enclosure
Water heater

SPECIFICATIONS

Electrical

Samsung LED Tv
Daikin AC in all rooms
modular switches
Designer decorative lights
Modular architectural lights

Exterior

Landscaping with planters
Cobblestone for driveway
Drip irrigation system for plants
Laterite brick and Mangalore tiles in boundary walls
Stone finish in courts

Doors/Windows

Main door in solid wood
Saint Gobain for Glass Panels
Windows/Sliding doors in anodised aluminium
Sliding doors with mosquito screen shutter

Rooms

Natural stone and vitrified floor tiles
Gypsum plaster
Wardrobes

Disclaimer: Specifications and brands are indicative only and might change in future.



QUALITY IS OUR CORE VALUE

Kibana Homes stand as a testament to our commitment to delivering more than just brick and mortar. We provide a lifestyle that focuses on quality over quantity, aesthetics that emphasize the beauty of simplicity, and a connection with nature that's second to none.

The background of the entire page is a photograph of a tropical landscape. In the foreground, there is a lush green rice field with water reflecting the sky. In the middle ground, there is a dense line of trees, including several tall palm trees. The sky is a deep teal color with some light clouds. The word 'contact' is written in a white, lowercase, serif font, centered horizontally and partially overlaid on the trees.

contact



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