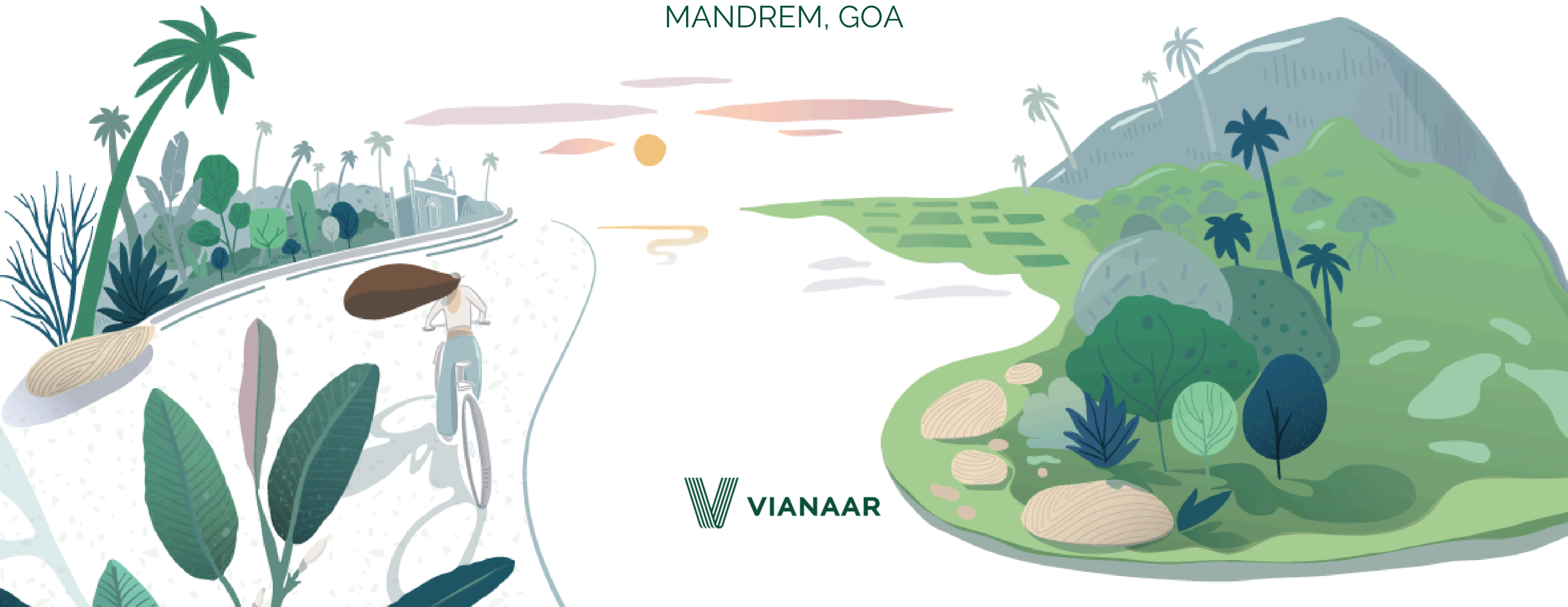


EL BARRO

INDO-PORTUGUESE APARTMENTS
MANDREM, GOA



V VIANAAR

About Vianaar

Vianaar brings together a passion for aesthetic detail with a deep respect for nature and community.



Founded on the combined wisdom gathered by siblings Naina & Varun Nagpal across their careers, Vianaar has decades of experience building and maintaining restful retreats across Goa that allow residents to attune themselves to their surroundings.

Every home we develop is a product of lasting relationships with extraordinary collaborators and is informed by a philosophy of holistic integration with our natural environment.

Our commitment to superior design and construction standards ensures that each residence is built with the highest quality. In-depth knowledge of the international market and global design standards ensures that each home expresses a tenor and personality of its own.

Welcome, dear reader, to your new abode.

Why Goa

Owning a second home or holiday home offers a seamless and stress-free experience.

From the purchasing process to enjoying a vacation, everything is designed for your ease. Imagine being closer to nature, away from the stress, rush, and pollution of city life. A home where you can truly unwind. Enjoy a slower pace of life with access to great food, quaint cafes, and rich cultural experiences.

This investment not only provides a peaceful retreat but also offers returns comparable to a commercial investment. No other place offers such benefits, allowing you to enjoy your home while earning from it.





The Vianaar Experience



OUR EXPERIENCE

Vianaar builds homes in Goa with passion, integrity and crafted detail – driven by more than a decade of experience across 71 projects and over 1000 homes.



DESIGN & CONSTRUCTION

Our team of over 100 designers, architects, and engineers creates innovative designs from Indo-Portuguese to modern contemporary styles. With 150 in-house construction experts, we responsibly bring these beautiful homes to life. We ensure a seamless experience with a guaranteed 30-month construction cycle and a comprehensive 7-year warranty.



FACILITIES MANAGEMENT

Our facilities team, comprising over 300 members and led by a seasoned expert with 28 years of experience, manages all aspects of your home's upkeep. This includes security, housekeeping, cleaning, gardening, electrical, plumbing, and area management. An Estate Manager ensures every detail is maintained to the highest standards, offering you peace of mind and a hassle-free experience.







HOSPITALITY/RENTAL MANAGEMENT

We manage 220+ units with a dedicated team of over 75 employees. Our commitment to excellence is reflected in our average rating of 4.82 on Google. Our young and dynamic team is constantly onboarding more homes, generating monthly revenue for homeowners.



FURNISHING & STYLING PACKAGE

Ensuring harmony among every element is paramount to creating a luxurious living experience. Our commitment extends to interior styling and decor, where each piece of furniture and artwork is meticulously selected to complement the overall aesthetic. The thoughtful approach ensures that your home is not just a residence, but a sanctuary where you can truly unwind.





NAO

We provide exclusive catamaran services in Goa, designed for our valued members. As a client, you can enjoy a luxurious sailing experience. We also provide a member of our housekeeping team at the location to escort guests to the boat, ensuring that all safety protocols are followed for a smooth and beautiful sailing experience.



THE VIANAAR APP

The Vianaar App provides complete transparency for homeowners, keeping them informed about their property's progress. From the start of construction to every key milestone, the app offers real-time updates with images. It also simplifies access to payments and important documents.

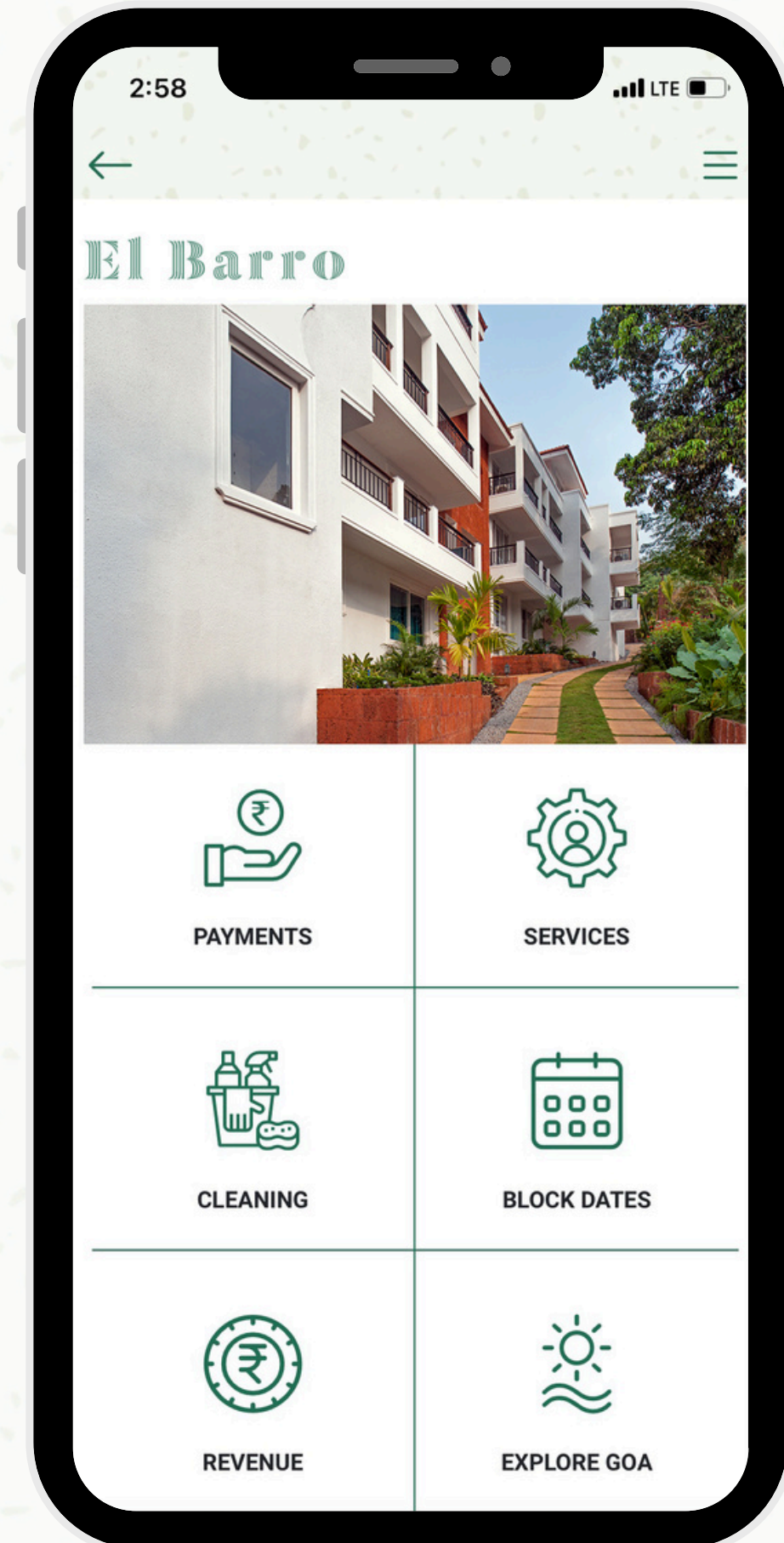
Key Features:

Under Construction Projects

- Real-time updates from commencement to completion
- Stage-by-stage project images
- Easy access to payment and document information

Completed Projects

- Real-time updates on maintenance
- Complete transparency in rental management
- Easy access to all receipts



Doing Our Part



14,655,728^{*}

Litres of Water Saved

Biodigesters recycle wastewater and tap aerators reduce water flow at our properties, cutting water usage and promoting sustainable living.



1,00,000⁺^{*}

Trees Planted^{*}

We transplant trees, nurture seedlings in greenhouses for healthy growth, collaborating with NGOs like Think Good, Isha, and Gai Foundations.



170^{*}

Tonnes of Garbage
Disposed Responsibly

Our waste management initiative efficiently sorts and disposes of waste by reducing, reusing, and recycling it into valuable resources.

^{*}As of October 2024. Our numbers are continuously growing!

2 and 3 BHK Indo-Portuguese apartments with gardens and access to a pool



The homes are nestled in close proximity to the beautiful, pristine Mandrem beach, offering serene views and the soothing sound of waves just a short stroll away.



SITE PLAN







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