RAYCON
BUILDERS

PHASE I

Vian

"Exclusive Luxury Villas
Overlooking the City"



SITE ADDRESS

NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO, GOA

OFFICE ADDRESS

SHOP NO. 4, SAPANA BARRIER,
BORDA, MARGAO, GOA - 403602

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+91 9822123146



VIAN is an Exclusive 4 Luxury Villa project and only of its kind overlooking the city. Its conviniently located with all the services available in its vicinity. Being at a right altitude, the project gives a mesmerising view of the greenery around in all seasons.

Surrounded with serene environment ... **VIAN** is an ideal place for your dream home.

AMENITIES

INDIVIDUAL JACUZZI TUB
LANDSCAPED GARDENS
INVERTER BACKUP
SOLAR WATER HEATER
VIDEO DOOR CALLING
GATED COMPOUND
CCTV VIDEO SURVEILLANCE

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SPECIFICATIONS

RCC framed **STRUCTURE** in M20 concrete.

MAIN DOOR in Solid good class teak wood with **VIDEO DOOR** calling system. Decorative Veneered Flush **INTERNAL DOORS** with melamine finish.

WINDOWS AND FRENCH DOORS in UPVC / anodised aluminium.

External **PAINT** in apex ultima or equivalent & Internal in royale or equivalent.

ROOFING with Monier Elabana concrete Tiles or equivalent.

INTERNAL FLOORING with double charged vitrified tiles. Quick Step or equivalent laminated Wooden flooring in Mast-Bedrooms.

Modular **KITCHEN** cabinets with Granite Platform , cooking range, chimney and stainless steel sink. Dado of 2ft height above the platform.

Well designed **TOILET** with E.W.C., wash basin, shower rose and tap with hot and cold water arrangement. Fittings and sanitary-ware of Jaquar or equivalent company. Shower enclosure to be provided in Mast-Bedrooms. Full height dado with digital glazed ceramic tiles. Ceramic tiles flooring.

WATERPROOFING with 5 years warranty.

SOLAR WATER HEATER with electrical backup for monsoons time.

3-phase **ELECTRICAL** connection with concealed wiring, multiple light points, AC points, TV and telephone points, washing machine, water purifier.

INVERTER BACK UP for one light and one fan point in hall, kitchen and mast-bedrooms.

CCTV cameras in common areas.


Vian
Exclusive Luxury Villas Overlooking the City
V1
V2


Vian
V3
Exclusive Luxury Villas Overlooking the City


Vian
V4
Exclusive Luxury Villas Overlooking the City

CARPET AREA	**159.11**	**SQ.MTS.**
EXCLUSIVE BALCONY AREA	**19.70**	**SQ.MTS.**
EXCLUSIVE TERRACE AREA	**36.49**	**SQ.MTS**
TOTAL BUILT UP AREA	**198.44**	**SQ.MTS.**
COVERED PARKING AREA	**15.40**	**SQ.MTS.**

VILLA V1

Ground Floor



First Floor



Second Floor



Vian

Note: Home furnishings, furniture, gadgets and cars are not a part of our offerring. The areas shown in the floor plans may vary magrinally during construction.

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Exclusive Luxury Villas Overlooking the City

CARPET AREA	**159.11**	**SQ.MTS.**
EXCLUSIVE BALCONY AREA	**19.80**	**SQ.MTS.**
EXCLUSIVE TERRACE AREA	**36.49**	**SQ.MTS.**
TOTAL BUILT UP AREA	**198.44**	**SQ.MTS.**
COVERED PARKING AREA	**15.40**	**SQ.MTS.**

VILLA V2

Ground Floor



First Floor



Second Floor



Vian

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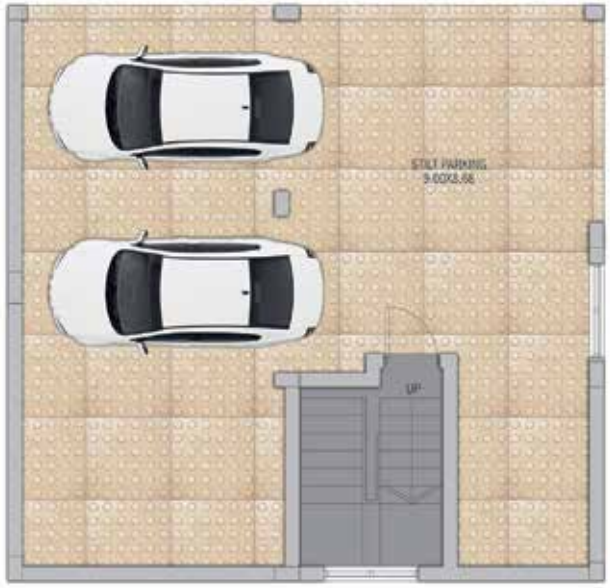
Exclusive Luxury Villas Overlooking the City

CARPET AREA	**197.54**	**SQ.MTS.**
EXCLUSIVE BALCONY AREA	**37.68**	**SQ.MTS.**
EXCLUSIVE TERRACE AREA	**46.73**	**SQ.MTS.**
TOTAL BUILT UP AREA	**250.97**	**SQ.MTS.**
STILT PARKING AREA	**86.46**	**SQ.MTS.**

VILLA V3

Stilt Parking



Ground Floor



Vian

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Exclusive Luxury Villas Overlooking the City

P.T.O.

CARPET AREA	**197.54**	**SQ.MTS.**
EXCLUSIVE BALCONY AREA	**37.68**	**SQ.MTS.**
EXCLUSIVE TERRACE AREA	**46.73**	**SQ.MTS.**
TOTAL BUILT UP AREA	**250.97**	**SQ.MTS.**
STILT PARKING AREA	**86.46**	**SQ.MTS.**

VILLA V3

First Floor



Second Floor



Vian

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Vian

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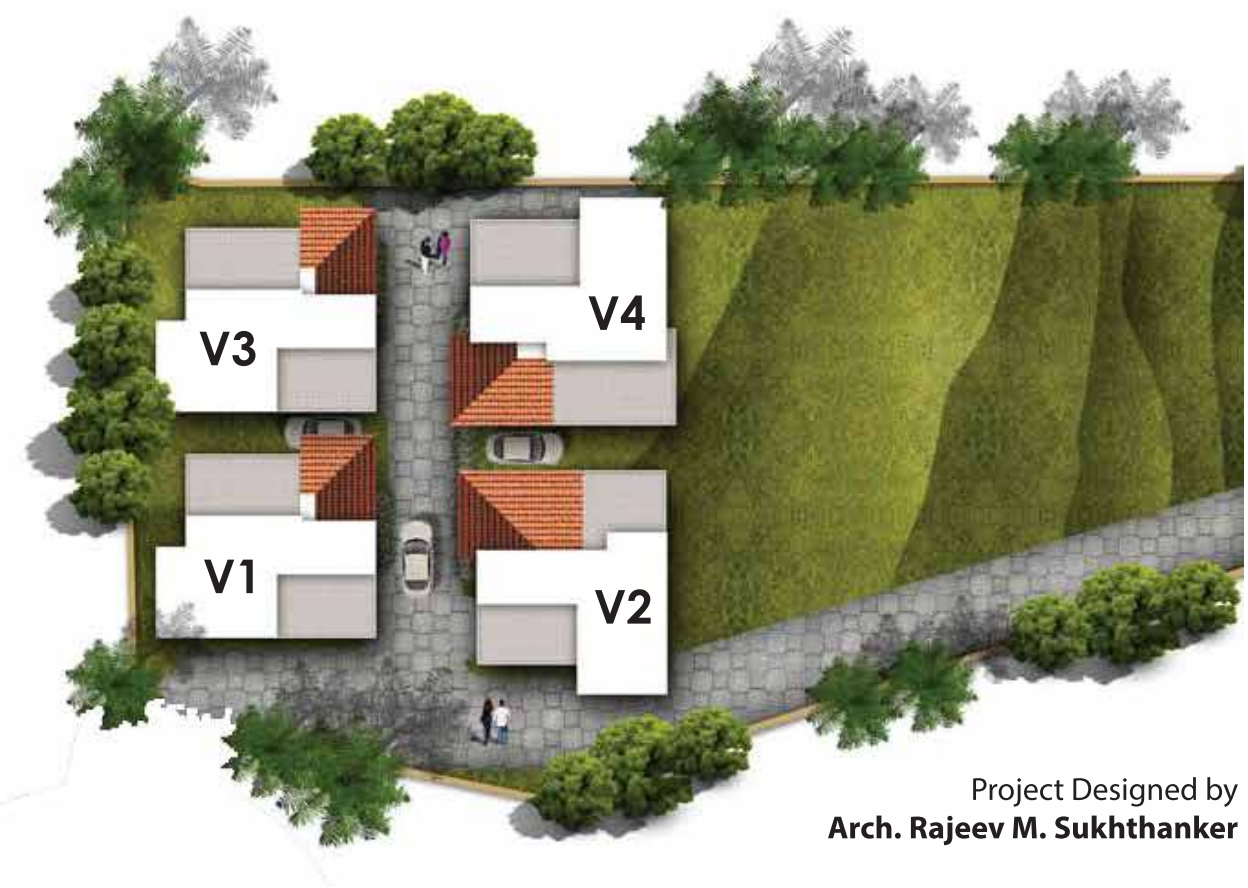

Project Designed by
Arch. Rajeev M. Sukhthanker



LOCATION PLAN
NOT TO SCALE

SITE ADDRESS

NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO - GOA

DISTANCE FROM PROJECT VIAN

MARGAO CITY	2.5	KMS
MARGAO BUS STAND	3.3	KMS
MARGAO RAILWAY STATION	3.7	KMS
DABOLIM AIRPORT	25	KMS
COLVA BEACH	7.4	KMS

Disclaimer: The images shown in the brochure are pictorial conceptualization. The information contained in this brochure is subject to change as may be required by the authorities or the company and cannot form part of an offer or contract. It is an attempt to replicate the project, however, the actual may differ. Home furnishings, furniture, gadgets and cars are not a part of our offerring. The information and contents provided herein are subject to change within the provisions of Act and norms. Specifications shall be as per application form and agreement for sale. The areas shown in the floor plans may vary magrinally during construction. Please read and pursure the terms and conditions of Application form/Agreement for sale as well as sanctions, permissions and clearances before tendering your booking.

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