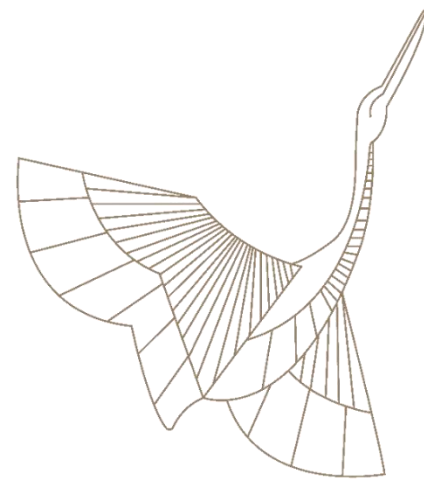


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VANNA

MAJORDA , GOA



TIRASYA  
ESTATES

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**A new benchmark in coastal  
luxury living**

**T**irasya Estates is an emerging leader in the luxury real estate market, with a distinct focus on crafting exquisite boutique villa communities along the enchanting shores of Goa. The name "Tirasya" translates to "Belonging to the shore," encapsulating the spirit of the company's coastal-inspired philosophy. Our developments are carefully designed to harmonize with the beauty of their natural surroundings, offering residents a tranquil escape where the shore, nature, and luxury seamlessly come together.

A New Benchmark in Coastal Luxury Living while a new entity, Tirasya Estates is built upon the solid foundation of its parent company, KAIUS Consulting Pvt. Ltd., an established name in the infrastructure consultancy space. This connection infuses Tirasya with a wealth of experience, expertise, and a proven track record, ensuring that each project undertaken is met with the highest standards of quality, design, and operational excellence.



## ABOUT THE PROJECT

**V**ANA : Your Coastal Paradise

Escape to a world of luxury and tranquility at Serenity by the Sea. Nestled just moments from Goa's pristine beaches, these exquisite 4 and 5 BHK Estate offer the perfect blend of modern elegance and coastal charm



## CONCEPT APPROACH

VANA is more than just a residence; it's a lifestyle. Discover the ultimate coastal haven and make lasting memories with your loved ones.

Each estate is a masterpiece of architectural design, featuring expansive windows that flood the interiors with natural light and showcase breathtaking views. Relax in your private pool, your own oasis within the comfort of your home.

Indulge in the finest finishes and thoughtfully curated interiors that create a serene and inviting ambiance. Experience the joy of waking up to the gentle sound of waves and the refreshing sea breeze.



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# PROJECT INTRODUCTION

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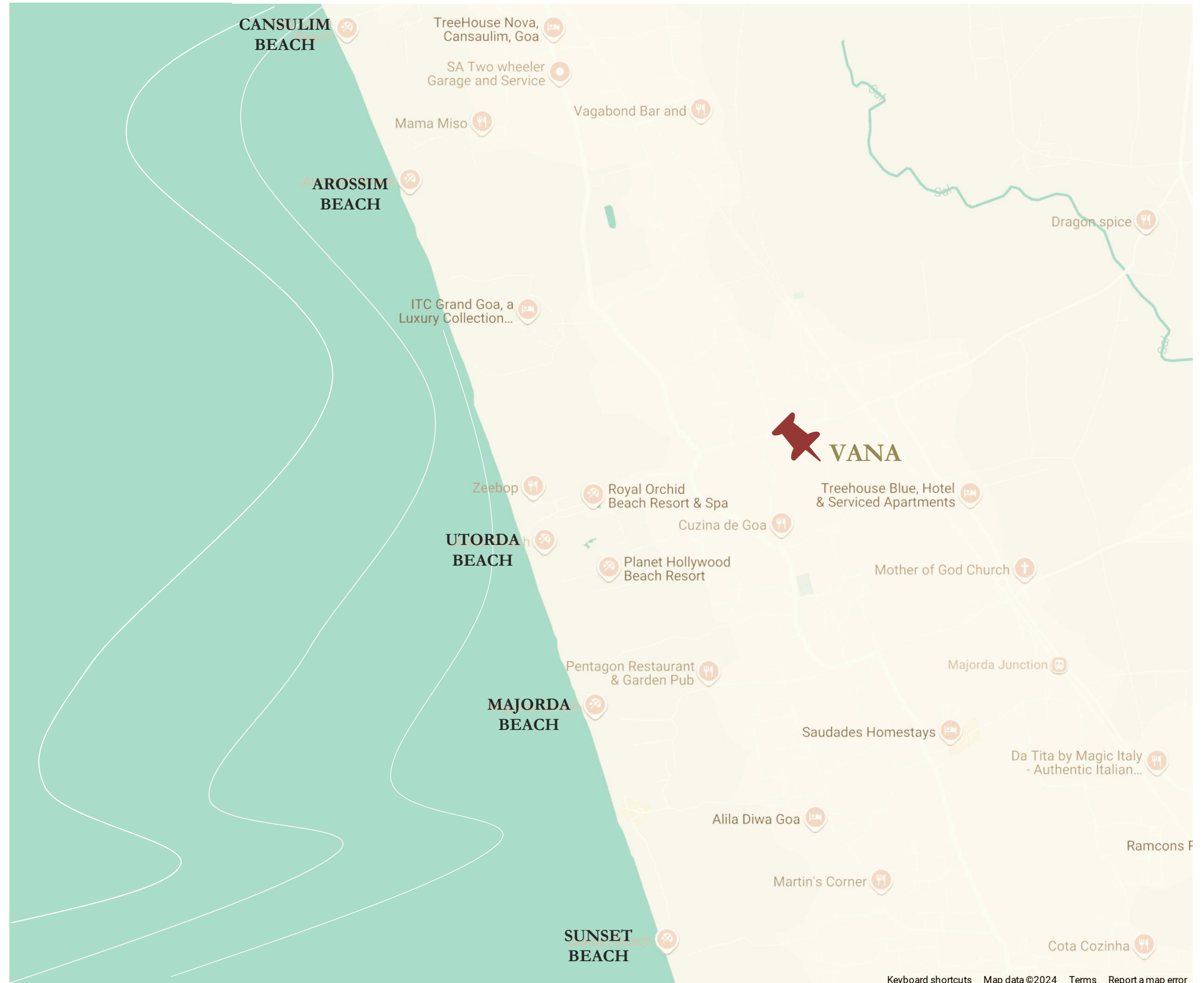
## PROJECT LOCATION

### VANA

Located Conveniently within  
the vicinity of south Goa's Landmarks

#### Nearest Landmarks

- 1.8 Km to **Utroda Beach**
- 2.2 Km to **Majorda Beach**
- 2 Kms to **ITC Grand , Goa**
- 1.8 Km to **Planet Hollywood resort**
- 1.7 km to **Kenilworth resort**
- 30 minutes to **Dabolim Airport**
- 18 Minutes to **Madgao**





**T**he estates are to be designed and considered as a world class family home.

●

The project include serious design with subtle, clean lines and artisanal craftsmanship. Reflection of sophistication in the interiors and simplicity of the facade.

●

The Project reflects highest quality design and finishes, with an exphasis on artisanal bespoke detailing and craftsmanship.

●

The residence strikes a balance between all these styles and influences, merging them into a sophisticated and beautifully crafted international ensemble of a modern Villa.



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# PROJECT LAYOUT & VIEWS

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PROJECT VIEW: COMMUNITY ENTRANCE



A  
Timeless Elegance:  
Where Luxury Meets  
Nature

Vana's Entry Gate



## Ground Floor Layout

### 4 BHK Grandé Estate

**T**his ground floor plan prioritizes outdoor living, natural light, and open-plan living. Expansive decks surround the home, while the master bedroom offers pool views. The open-plan layout seamlessly connects the dining, living, and kitchen areas, creating a welcoming and inviting atmosphere.

**Built Up Area : 486 SQM / 5231 Sqft**

**Super Built Up Area : 1026 SQM/11043 Sqft**



1. Entrance Foyer (13'4" x 10'5")
2. Vestibule (13'4" x 6'10")
3. Double Ht. Living room (14' x 20')
4. Kitchen (14' x 10'8")
5. Utility (6'10" x 6'4")
6. Dining (16'3" x 12')
7. Powder Room (6'10" x 6'10")
8. Outdoor Deck (13' Wide)
9. Master Bedroom (14'2" X 20'5")
10. Master Washroom (12'9" x 13')
11. Master Dresser (13' Wide)
12. Whiskey Room (14'3" x 11')
13. Lounge/Study (10' x 16'6")
14. Covered Parking
15. Swimming Pool
16. BBQ Area
17. Servant Room



## First Floor Layout

### 4 BHK Grandé Estate

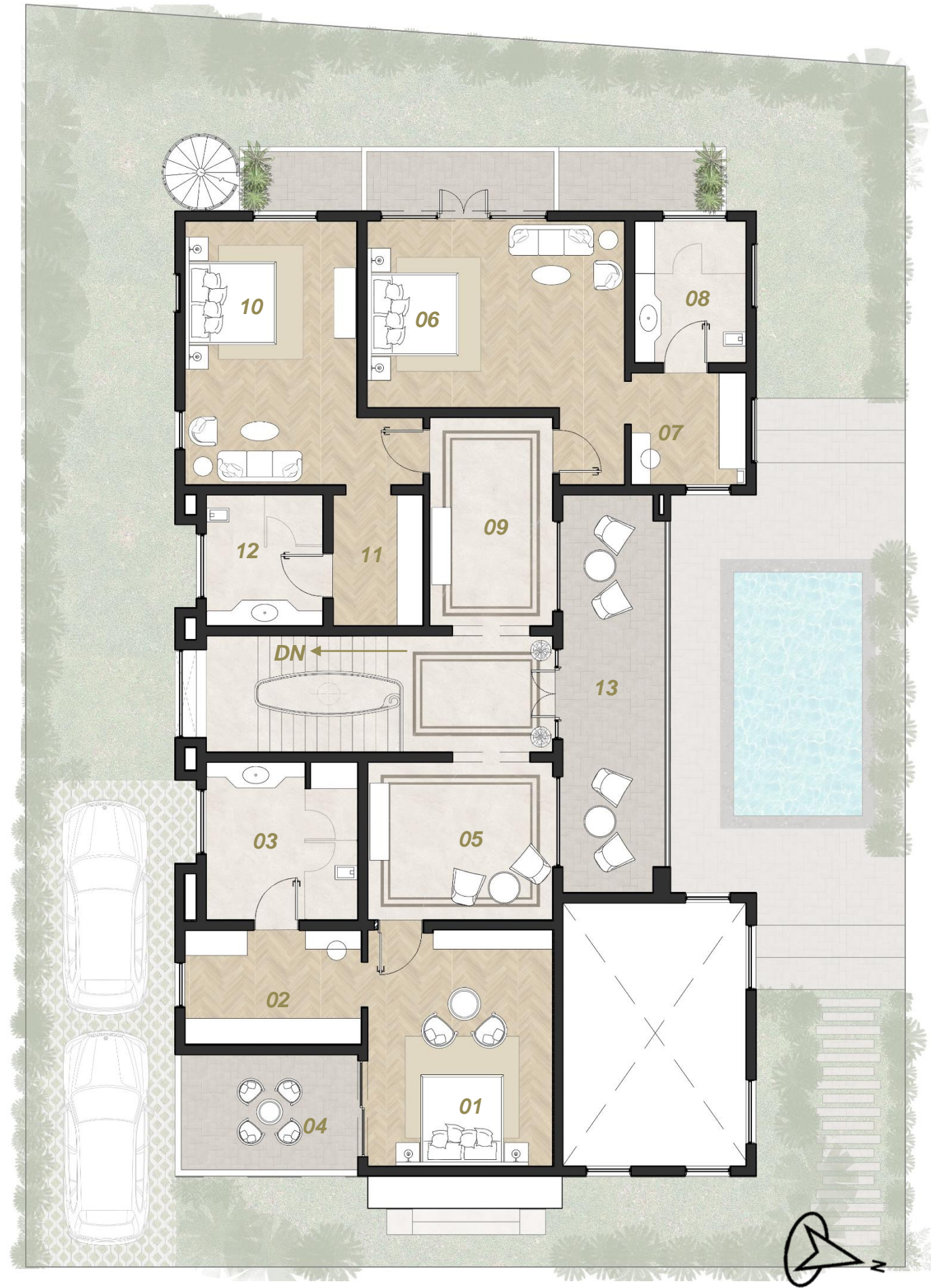
The first floor of this home is designed to offer a private and tranquil retreat. Three generously sized bedrooms, each with its own private balcony, ensure maximum comfort and privacy for residents and guests. The expansive terraces, overlooking the serene South Goa coastline, provide the perfect vantage point to soak in stunning sunsets and enjoy the refreshing sea breeze. This floor's layout is ideal for those seeking a peaceful and secluded sanctuary away from the hustle and bustle of daily life..

**Built Up Area :** 486 SQM / 5231 Sqft

**Super Built Up Area :** 1026 SQM/11043 Sqft



1. Guest Bedroom (18' x 14')
2. Dresser (14' x 8' 9")
3. Washroom (12' x 11' 6")
4. Terrace (13' 11" x 9' 3")
5. Vestibule (14' x 12')
6. Bedroom (19' 8" x 14' 3")
7. Dresser (8' 9" x 8' 6")
8. Washroom (8' 6" x 10' 10")
9. Vestibule (15' 10" x 9' 4")
10. Bedroom (20' x 13')
11. Dresser (7' x 10')
12. Washroom (10' x 8' 10")
13. Terrace (8' 2" wide)



4 BHK GRANDÉ ESTATE VIEW



4 BHK GRANDÉ ESTATE VIEW



A  
Timeless Elegance:  
Where Luxury Meets  
Nature

4 BHK Grandé Estate

**I**ntroducing a masterpiece that redefines luxury living - a first-of-its-kind neoclassical villa nestled in the heart of South Goa. This architectural marvel seamlessly blends the grandeur of the past with the comforts of the present, offering a truly unique and unforgettable experience.

The striking façade, inspired by the timeless elegance of neoclassical design, is a breathtaking sight to behold. With its pristine white exterior, intricate detailing, and grand columns, the villa exudes sophistication and timeless appeal. Large, inviting windows bathe the interiors in natural light, creating an airy and spacious ambiance.



Ground Floor Layout

5 BHK Estate

**T**his ground floor plan prioritizes outdoor living, natural light, and open-plan living. Expansive decks surround the home, while the master bedroom offers pool views. The open-plan layout seamlessly connects the dining, living, and kitchen areas, creating a welcoming and inviting atmosphere.

**Built Up Area : 579 SQM / 6232 Sqft**

**Super Built Up Area : 1355 SQM/14585 Sqft**



1. Entrance Porch
2. Entrance Foyer ( 8' 9 " x 10 '10" )
3. Powder Washroom (6' 3"x 8' 2")
4. Double Ht. Living room (27 '10" x 18 ')
5. Kitchen (14' 8" x 18')
6. Utility (11' 6 " x 6' 3")
7. Servant room & Washroom (11' 6 " x 11'3")
8. Double Ht. Dining & Bar (27'6" x 21")
9. Master Lounge (16' x 11 '4")
10. Master bedroom (16' 9" x 18 ')
11. Master Dresser (11' 6' x 6' 10")
12. Master Bathroom (11' 6" x 10'4")
13. Guest Bedroom (17'5" x 18')
14. Guest Bathroom (9' 8 " x 11' 4")
15. Swimming Pool (9 ' x 21' 3")



## First Floor Layout

### 5 BHK Estate

The first floor of this home is designed to offer a private and tranquil retreat. Three generously sized bedrooms, each with its own private balcony, ensure maximum comfort and privacy for residents and guests. The expansive terraces, overlooking the serene South Goa coastline, provide the perfect vantage point to soak in stunning sunsets and enjoy the refreshing sea breeze. This floor's layout is ideal for those seeking a peaceful and secluded sanctuary away from the hustle and bustle of daily life..

**Built Up Area :** 579 SQM / 6232 Sqft

**Super Built Up Area :** 1355 SQM/14585 Sqft



1. Lounge ( 16 ' x 16 ' )
2. Guest Bedroom ( 14' 8'' x 18' 9'' )
3. Guest Washroom ( 6' 6'' x 18'' )
4. Terrace (12' 3'' x 18'')
5. Master bedroom ( 16' 9'' x 18 ' )
6. Master Dresser ( 11' 6'' x 6' 10'' )
7. Master Bathroom ( 11' 6'' x 10' 4'' )
8. Terrace ( 16' x 11' 4'' )
9. Guest Bedroom ( 17' 5'' x 18' )
10. Guest Bathroom ( 9' 8 ' ' x 11' 4'' )
11. Terrace ( 7' 3'' Wide )











## Amenities/ Facilities

Modern living spaces prioritize comfort, security, and luxury, offering a diverse range of amenities to suit the lifestyle and preferences of residents. Here a summary of notable amenities:

- **Concierge Service**

A dedicated team to assist with tasks like booking reservations, managing deliveries, and organizing daily needs, providing unmatched convenience and personalization.

- **24-Hour Security**

Ensures the safety of residents with surveillance, secure entry points, and trained personnel for round-the-clock protection.

- **Children's Park**

Safe and vibrant play areas equipped with modern facilities to foster children's physical activity and social interaction.

- **Gym**

A fully-equipped fitness center that promotes health and wellness for residents without the need for external memberships.

- **Library**

A serene space offering a curated collection of books, ideal for reading, studying, or quiet reflection.

- **Recreational Areas**

Spaces like parks, lounges, and sports facilities that encourage relaxation, leisure, and social engagement.

- **Exquisite Landscape**

Beautifully designed gardens, water features, and green spaces that elevate the aesthetic appeal of the property.

- **Gated Township**

A secure, enclosed community offering privacy, safety, and exclusive access to residents.

- **Solid Waste Management**

An eco-friendly system for waste segregation and disposal, promoting sustainable and hygienic living.

- **Walking Track**

Dedicated trails within the community for morning or evening strolls, encouraging fitness in a natural setting.

- **Double-Height Living Room**

Spacious interiors with high ceilings, creating an airy, luxurious ambiance and enhancing natural light.

- **Personal Swimming Pools**

Luxurious private pools for relaxation, offering exclusivity and convenience.

- **Ensuite with Walk-In Wardrobe**

Lavish bedrooms with attached bathrooms and walk-in wardrobes for enhanced comfort and organization.

- **Private Terraces & Verandahs**

Personal outdoor spaces to relax, entertain, or connect with nature.

- **Barbeque Stations**

Outdoor grilling areas perfect for hosting gatherings and enjoying culinary experiences with family and friends.

- **Separate Staff Room with Washroom**

Designated quarters for household staff, ensuring convenience while maintaining privacy for residents.

- **Maintenance**

On-site teams ensure the seamless upkeep of the property, managing repairs, cleaning, and facility maintenance.

- **Power Backup**

A reliable alternative power source to guarantee uninterrupted comfort during power outages.



## SPECIFICATION

Height : 4100 mm floor to floor | Double height living room | Vaastu compliant  
 | Air conditioned | 3 m X 6 m Swimming Pool with Deck | 3.5 M high Georgian windows

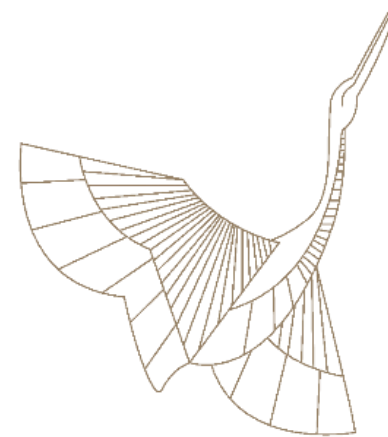
Location	Description	Specification
Living/ Dinning	Floor	Engineered wooden flooring/ Italian Marble
	Wall	Acrylic Emulsion Paint
	Ceiling	False ceiling with Acrylic emulsion paint
	Main door	Glass door/ Paneled door
Bedroom	Floor	Engineered wooden flooring
	Wall	Acrylic emulsion Paint
	Ceiling	False ceiling with Acrylic emulsion Paint
	Door	Paneled Door
Kitchen	Floor	Italian Marble
	Wall	Combination of engineered Marble/ Granite/ Designer tiles & acrylic emulsion paint
	Ceiling	False ceiling with acrylic emulsion paint
	Counter	Engineered Marble/Granite
	Appliances	Modular Kitchen with Hob & chimney, Microwave, oven, dishwasher. Refrigerator
	Fitting/fixtures	Kohler fitting with double bowl sink
	Utility	Fully equipped Laundry room
Balcony / Verandahs	Floor	Designer tiles/Engineered wooden flooring
	Railing	Aluminum Georgian style windows
	Walls	External Grade exterior paint

Location	Description	Specification
Bathrooms	Floor	Marble/ Designer tiles
	Wall	Marble / Designer Tiles
	Ceiling	False Ceiling with acrylic emulsion Paint
	Sanitaryware	4 fixture including bath tub in master bathroom
	Fitting / fixtures	Glass shower enclosure, Under counter basin, towel rack, toilet Paper holder, exhaust fan, geyser
	Door	Paneled Door
Servant & Utility room	Floor	Vitrified tiles
	Walls	Oil bound distemper/ textured paint
	Toilet	Vitrified tiles cladding & flooring
Electrical	Fixtures / fittings	Modular switches, copper wiring, provision of ceiling fan In all rooms & ceiling light fitting in all rooms, passages, balconies & decks
Staircase	Floor	Hardwood / Marble
Exterior Finish	Walls	Exterior Grade texture paint with moldings
Glazing		3.5 Mtr high Georgian windows.

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YOUR INTEREST IS VALUED.

PLEASE REACH OUT TO US



TIRASYA  
ESTATES

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