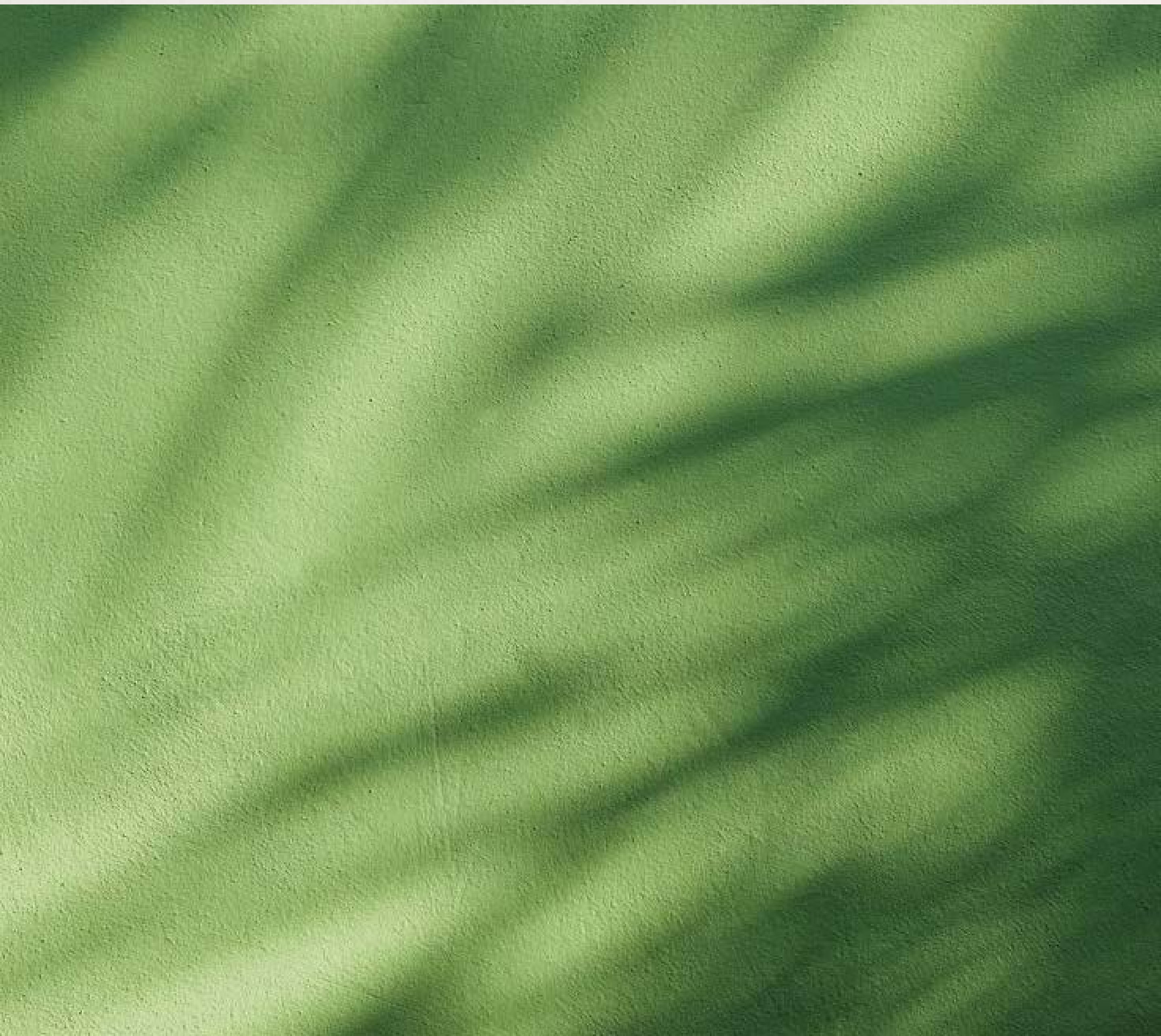


El Caseiro

/ A Quiet Life in Reis Magos /



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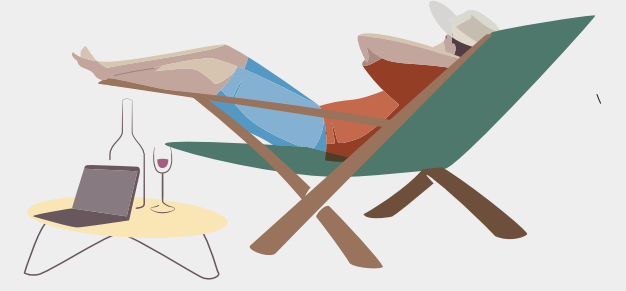
Life by the Mandovi



Life by the Mandovi



Set along the Mandovi River, Reis Magos is one of North Goa's most elegant and discreet enclaves.



Winding lanes curve under a canopy of old trees, colonial homes wear their history lightly, and the air carries a sense of quiet familiarity.



The Portuguese legacy lives on here -- in arched doorways, tiled roofs, and the restored fort that now hums with art exhibitions and evening conversations.

You'll find more locals than tourists, more neighbours than strangers.

Here, the day begins with the soft light of dawn spilling through arched windows. A run by the river wakes you up in the best way — the air still cool, the water catching the first glints of sun, and the village slowly coming to life.

By mid-morning, you're cycling through shaded lanes, pausing at the fort for the view across the Mandovi before heading to one of the village cafés for a leisurely brunch. Afternoons are for a swim in the pool or a book in the garden. As the day softens, a sunset stroll along Coco Beach brings a slower rhythm back, the waves marking time until the lights come on at home.

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CANDOLIM BEACH

KOKUM CURRY

HOUSE OF NOMAD

FORT AGUADA

WOK & ROLL

LAZY GOOSE

BURGER FACTORY

BHATI VILLAGE

NERUL

COCO BEACH

HOUSE OF LLOYD

TEREZA BEACH HOUSE

MUSEUM OF GOA



REIS MAGOS

RM FORT

VOLTAIRE

EL CASEIRO



PANJIM

Designing for the *Years Ahead*



Designing for the *Years Ahead*



At Vianaar, we shape homes that feel grounded, enduring, and quietly intuitive -- spaces where life flows naturally, and beauty is never separate from function.

For over 15 years, our work has been rooted in one idea: that design should feel thoughtful, not showy. That it should respond to its surroundings, last beyond seasons, and gently elevate the way you live. Our process is meticulous, but never complicated --guided by experience, shaped by the land, and refined over time. We think about the years ahead, not just the day of handover.



For us, it's about creating a place you can truly return to. Welcome, dear reader, to your new abode.

From Arches to *Open Skies*



From Arches to *Open Skies*



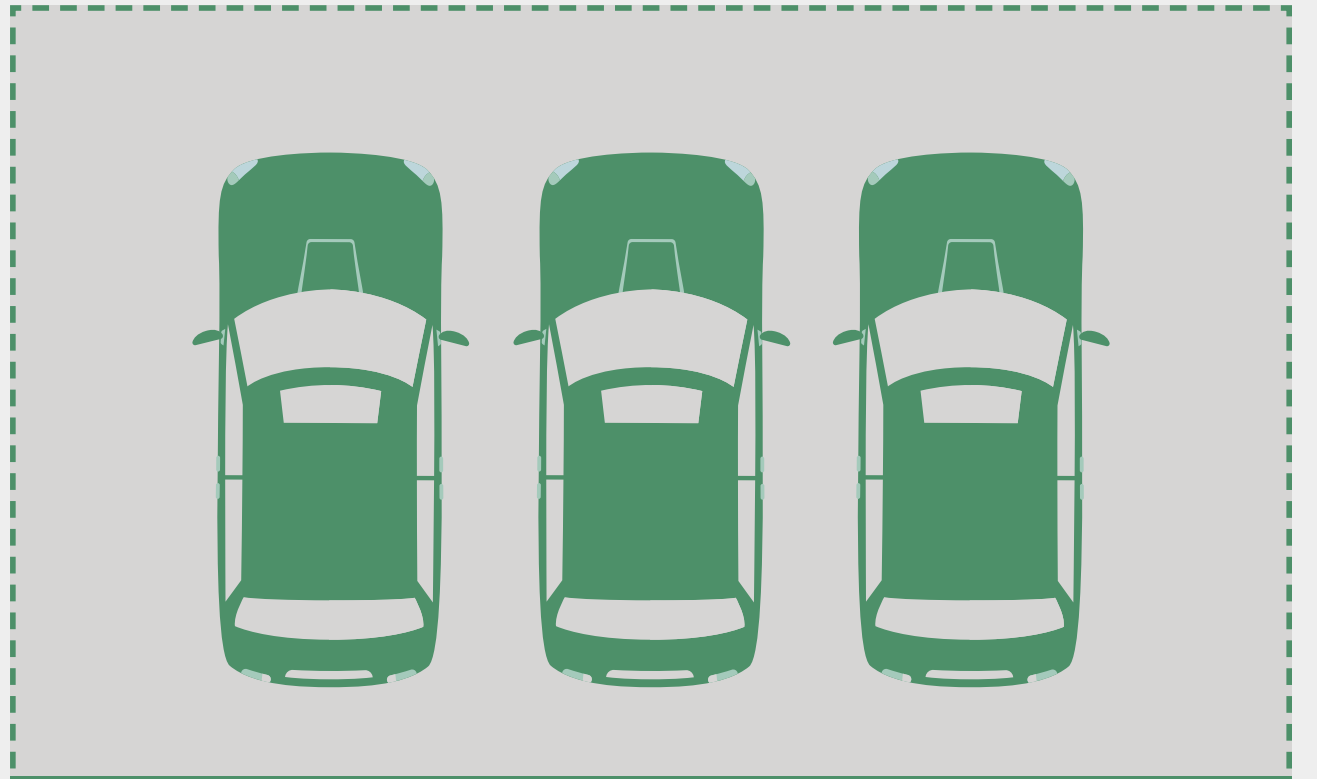
El Caseiro feels like an invitation to slow down and settle into something simpler. Here, the architecture borrows from Goa's Indo-Portuguese heritage ----- sloping tiled roofs, arched openings, verandahs that catch the breeze just right. All of it comes together with open, contemporary interiors that feel as easy as they look.



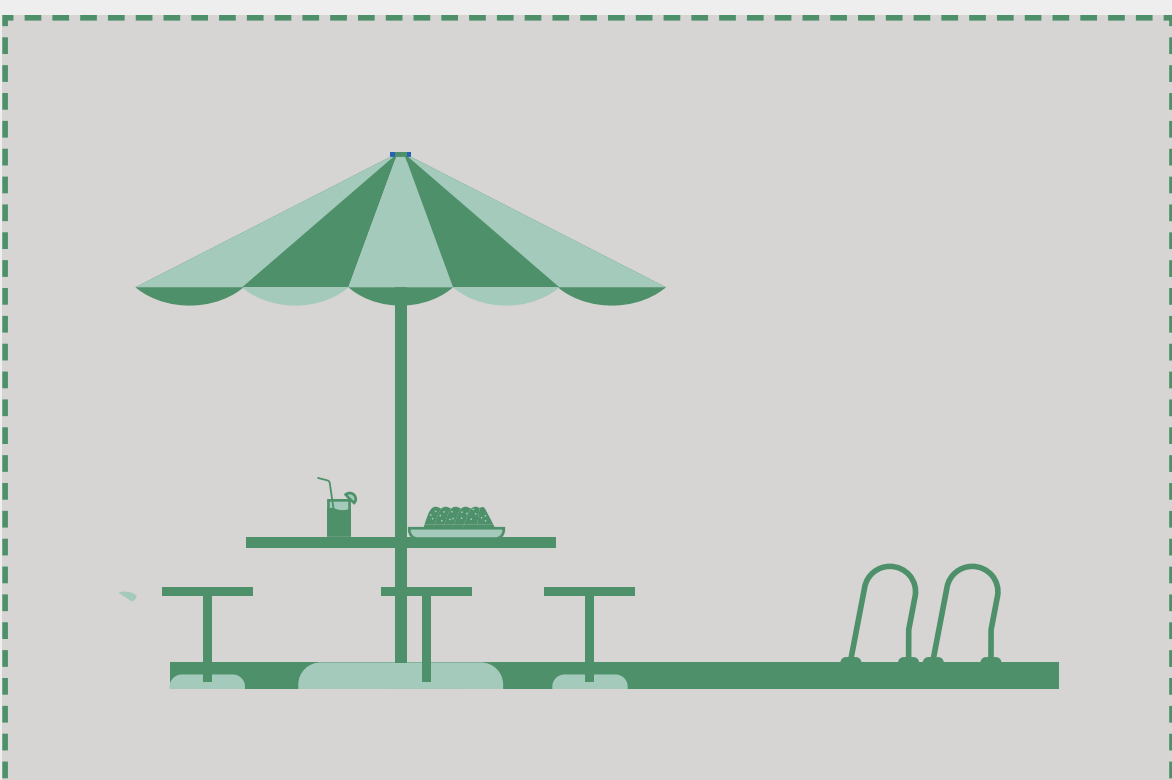
3 Residential blocks are arranged around a calm, landscaped heart



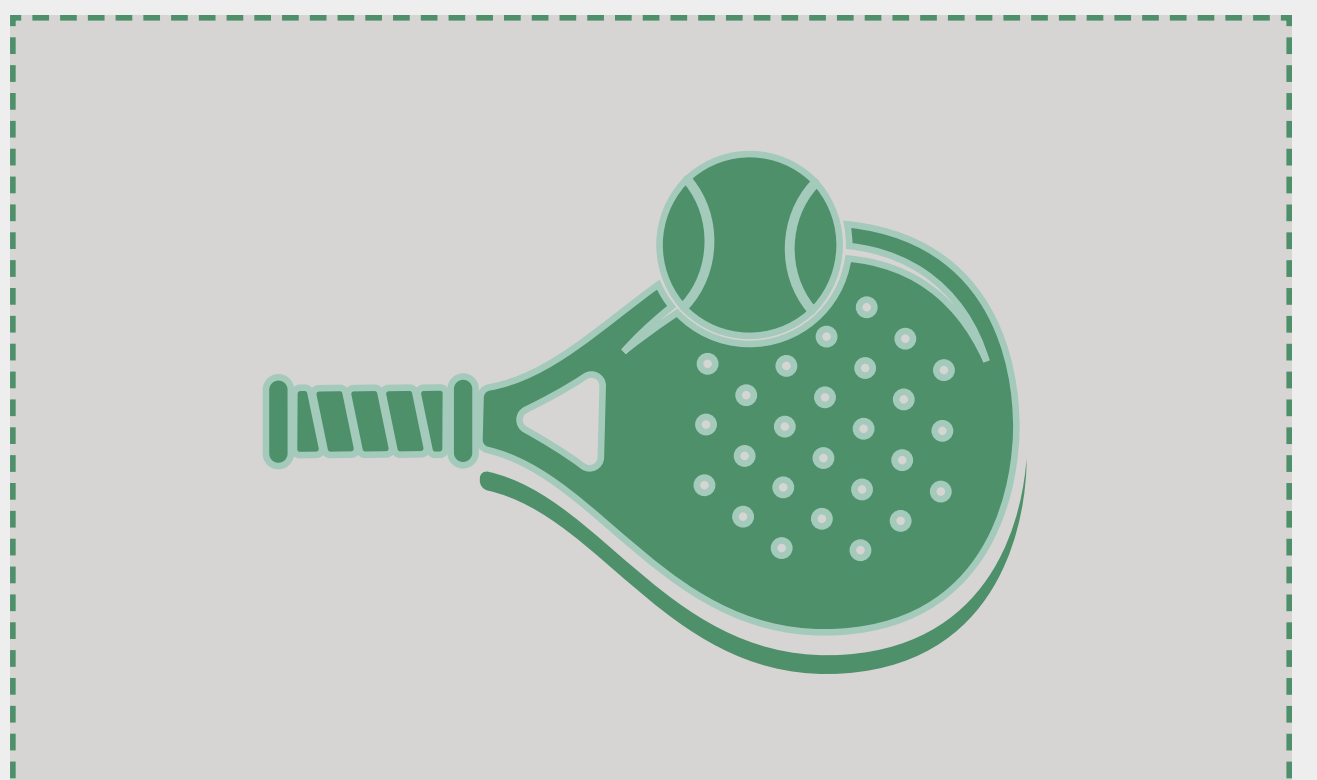
Nearly 4,000 square mts. of gardens with winding walking paths, shaded alcoves, and quiet corners for reading or reflection.



Parking is tucked along the property's edge to keep the interior safe & walkable - more trees, fewer cars, & more chance encounters that turn into conversation.

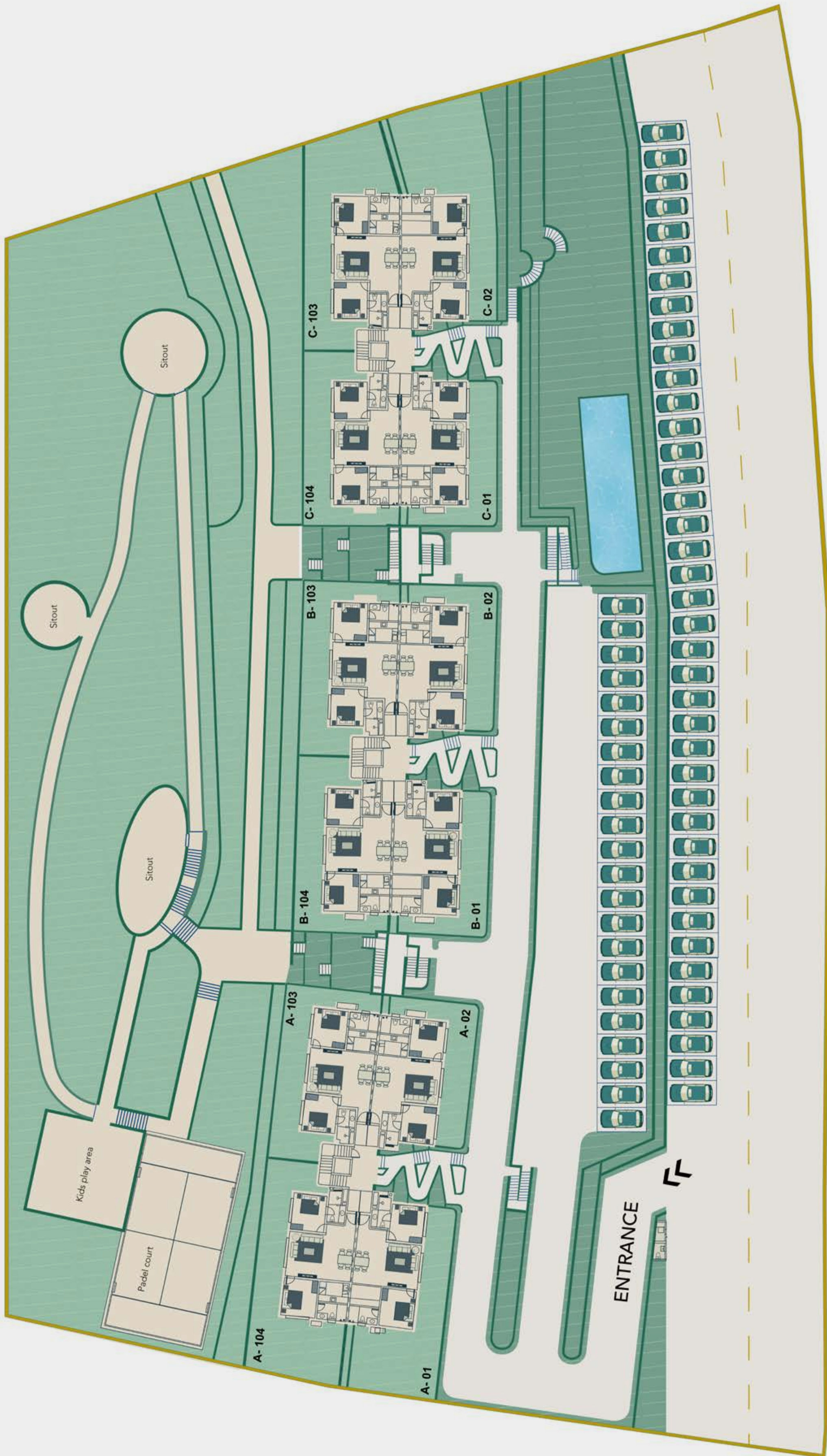
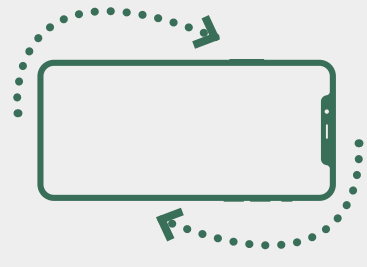


A café by the pool becomes an easy place to linger over coffee or meet friends at the end of the day.



A paddle court and a kid's play area bring neighbours together in ways that feel relaxed and natural.

This is where you can step out for an evening stroll, watch the children play under the trees, or simply settle into the quiet rhythm of life unfolding around you.









The Quiet Luxury of *Everyday*



Inside *Your Home*



El Caseiro's interiors embrace Japandi design -- the clarity of Japanese minimalism meeting the warmth of Scandinavian living. Uncluttered, welcoming, and made for the way you move through it.

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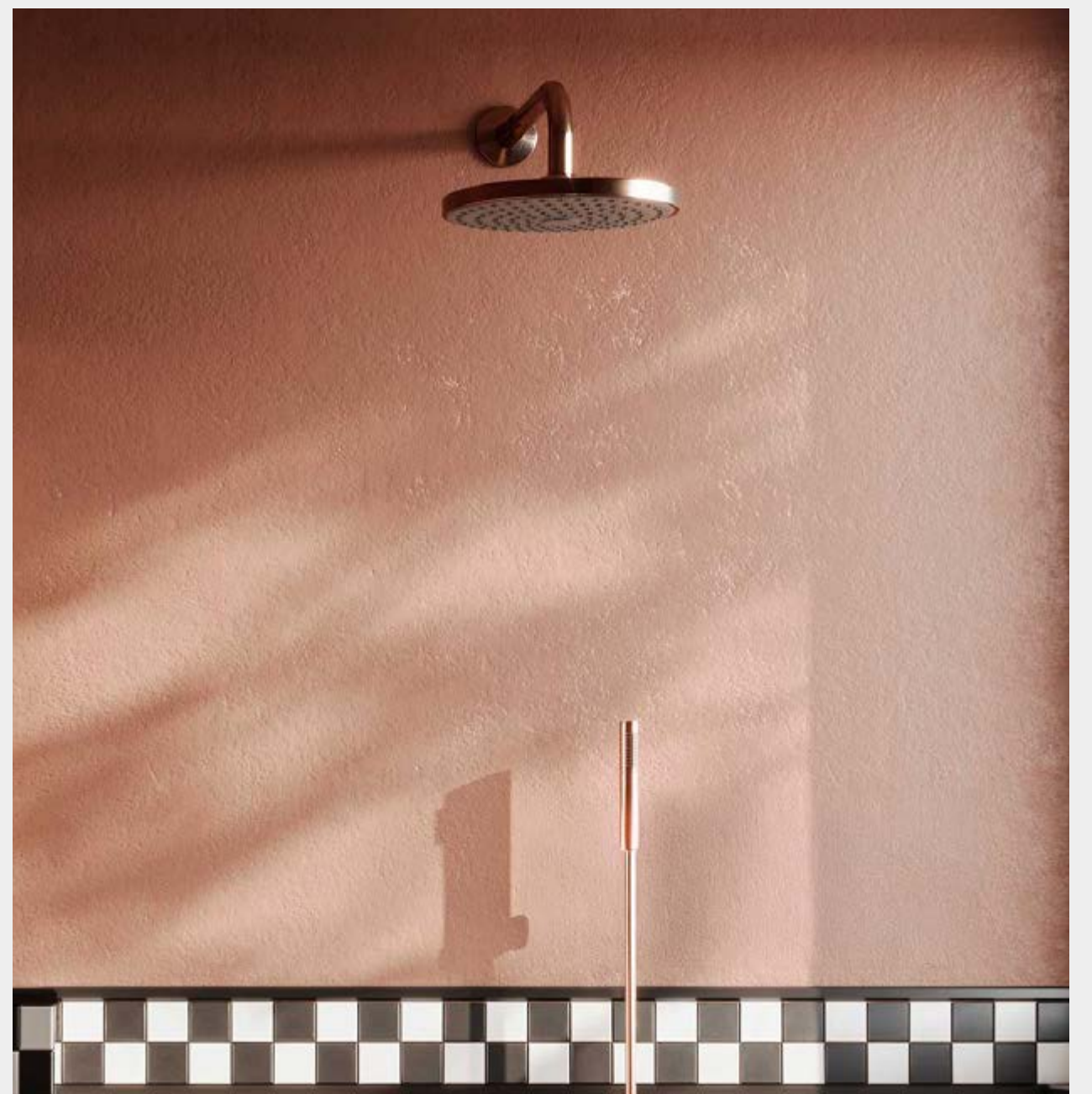
Lime plaster, exposed brick, and natural finishes invite touch, while soft curves replace hard corners for an instinctive flow from room to room. A restrained palette of monochromatic tiles and muted tones keeps the mood calm and cohesive.



Windows are placed with intention -- framing the Goan landscape like living art, shifting with the seasons, and drawing in soft daylight and breeze to blur the boundary between indoors and out.



Bathrooms take a bolder turn -- richer textures, deeper hues, or unexpected finishes. No two are alike, each crafted to feel personal and restorative, far beyond its basic function.

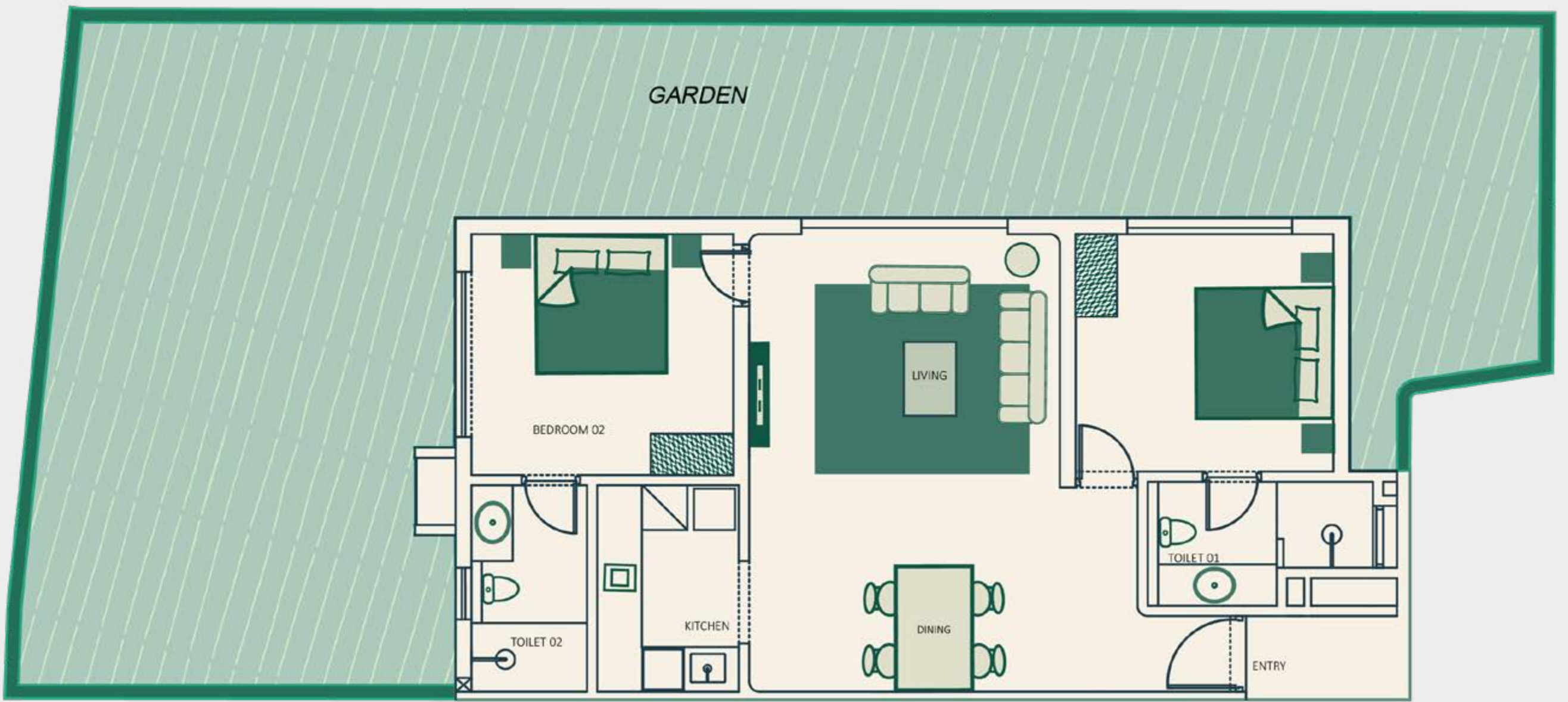


Walk through the front door and the layout naturally unfold - the living, dining, and kitchen areas flowing together as one seamless space. Whether you're hosting friends or enjoying a slow morning, everything works effortlessly around you.

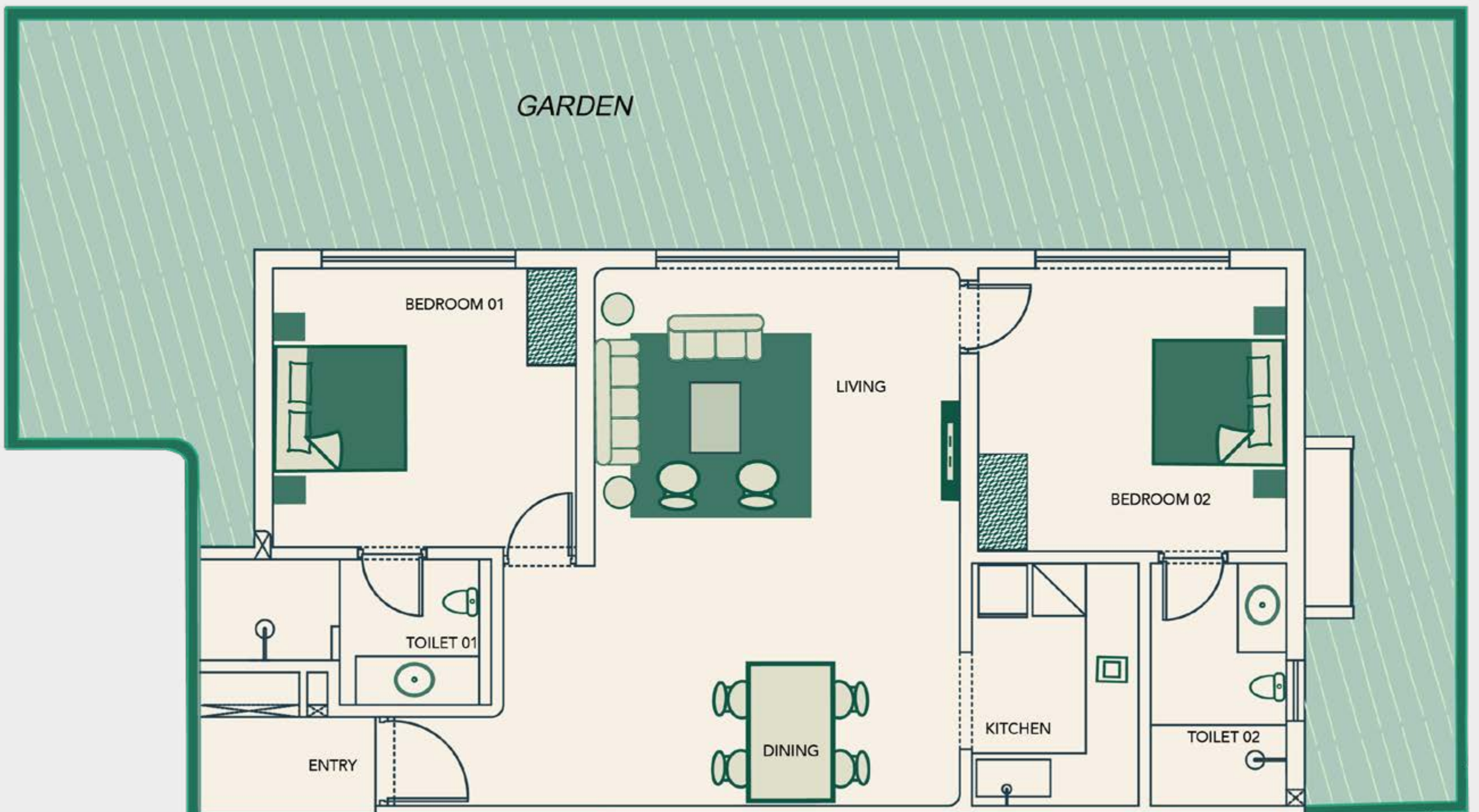
The two bedrooms are positioned with intention -- one a quiet escape, the other perfect for guests or work.



GROUND FLOOR TYPE 1



GROUND FLOOR TYPE 2



Both the layout plans are replicated across the top floors. Garden area shown is only for the ground floor.

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Your *Private Garden*



If you're on the ground floor, step straight out into your own patch of green -- for yoga, coffee, or just quiet. These gardens are designed not just to look beautiful, but to grow responsibly.

If you're on the floors above, your balcony becomes your green nook -- perfect for morning light, late-evening quiet with the views of the river and green expanse beyond.





Walls built with low-thermal-conductivity materials help reduce heat indoors, even in Goa's peak summer.



Discreet aerators save water without changing experience.



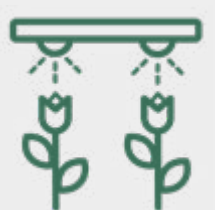
A central cut-off reduces energy use when you're away.



In corners and corridors, leafy air-purifying plants quietly do their work.



Native plant species are chosen for their natural fit - thriving with less water and care.



Drip irrigation delivers water precisely where it's needed, without excess.



Mulched leaves return nutrients to the soil, keeping gardens healthy in a natural way.



Composted kitchen waste nourishes the landscape, closing the loop quietly & efficiently.

Materials are chosen for what they leave out -- no toxins, no heavy chemicals, just a calm that lingers.

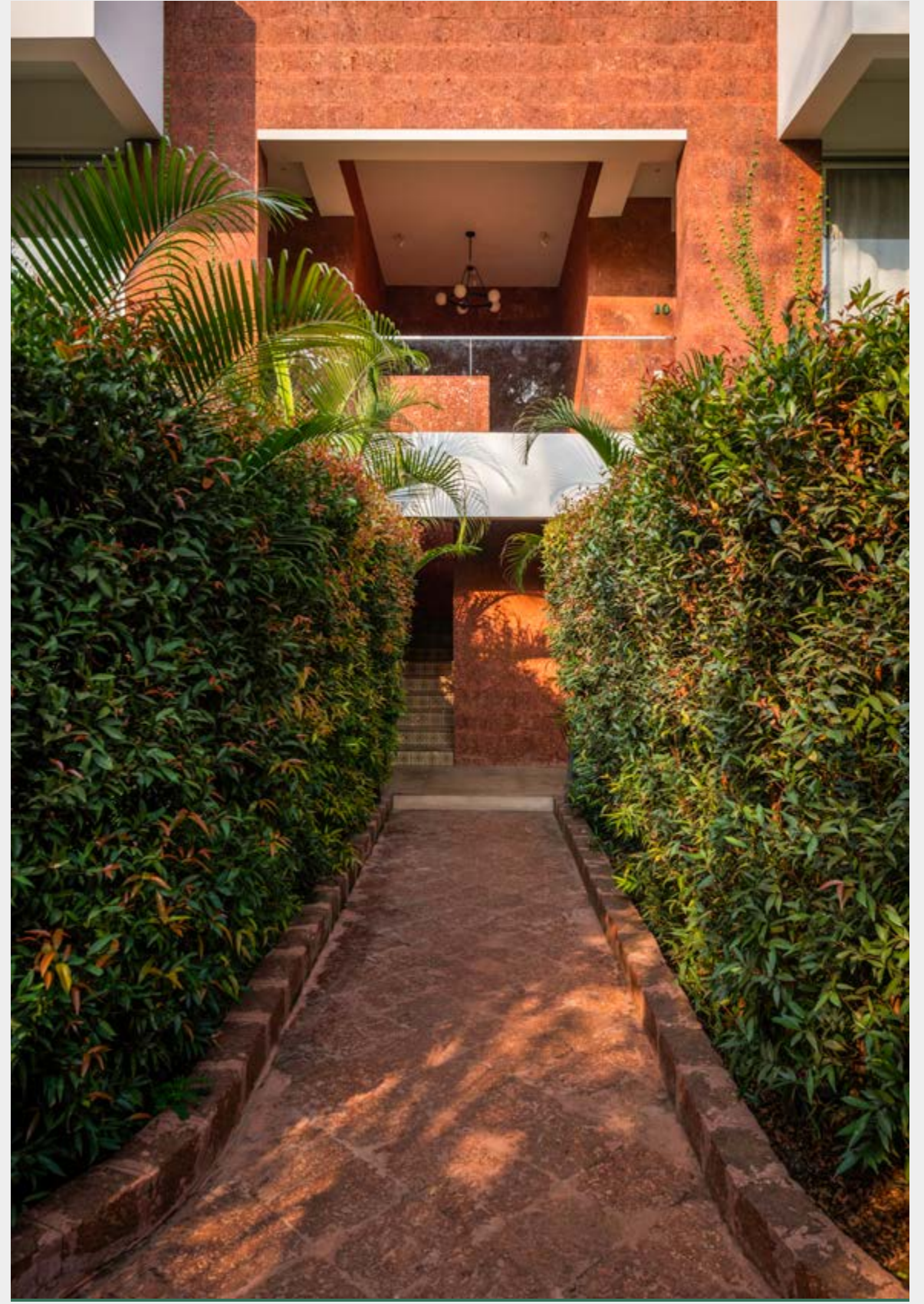
Life *Beyond* the Keys



Life Beyond the Keys



Every detail is in harmony. Furniture, fabrics, and artworks are handpicked to create a seamless flow, balancing comfort with understated elegance. Natural textures, soft palettes, and curated accents bring warmth without clutter -- shaping a home that feels both personal and timeless.



We manage 250+ homes with a 100-member team, giving operations the same care as design.

A 4.9 Google rating reflects the experience we deliver, while new additions to our portfolio ensure steady returns for homeowners.

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Life Beyond the Keys



Our 300+ member facilities team, led by an expert with three decades of experience, looks after every aspect of your home. Security, housekeeping, gardening, and technical maintenance are all handled with precision. An Estate Manager ensures your home is always ready to welcome you, so you can simply arrive and enjoy.



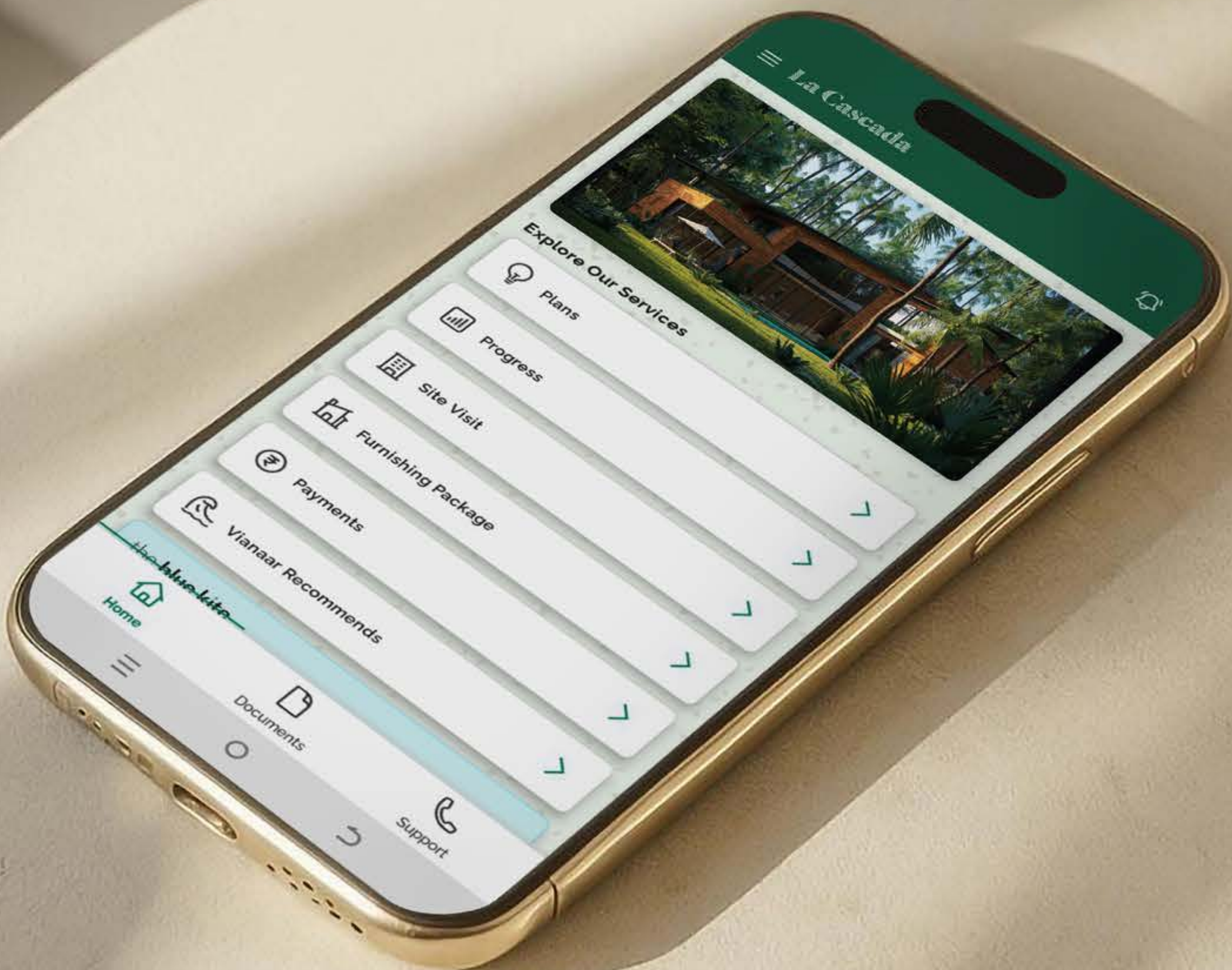
The NAO offers a different way to experience Goa -- from the water. This private 70-foot catamaran hosts intimate cruises along the Chapora backwaters, whether for a sunset gathering, a leisurely afternoon on deck, or a special celebration.

From its quiet vantage, the backwaters unfold in a way few get to witness -- serene, scenic, and entirely your own.

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The Vianaar App keeps you connected -- whether you want to check on maintenance, reserve dates, or receive real-time updates on your home.



It Doesn't End at Construction



At El Caseiro, sustainability continues well after the last brick is laid. It's built into how the property is maintained, how our team operates, and how the community functions every day.



Separate bins for dry, wet, and hazardous waste ensure responsible disposal. Recycling and reuse are prioritised to reduce landfill load.



Biodegradable cleaning agents, water-saving methods, and a pool system that redirects filtered backwash water to irrigate gardens.



Residents are encouraged to join in -- from composting to mindful energy use through simple, non-intrusive nudges across the property.

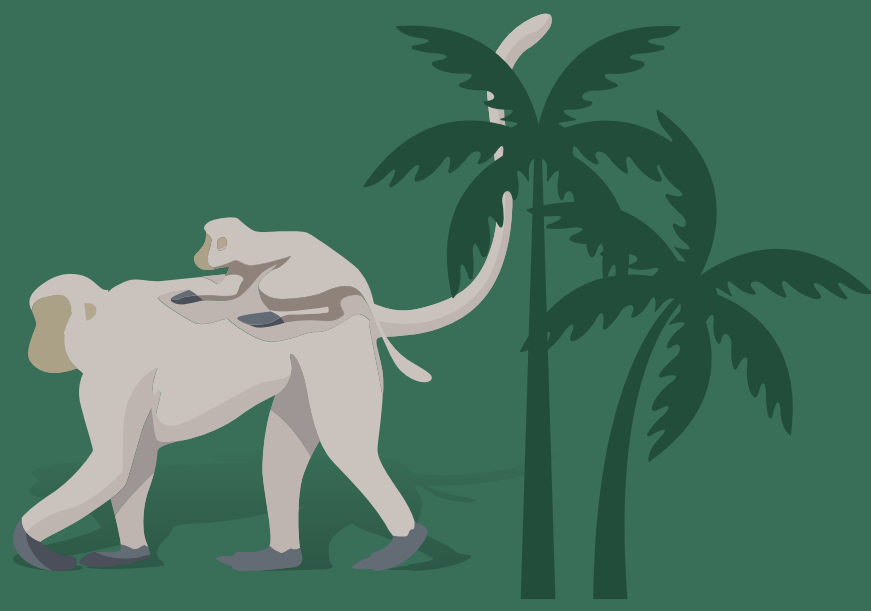
It's quiet. It's consistent. And it's designed to make a difference -- without disrupting your everyday.

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The story starts here.
We'd love to walk you through it.

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V VIANAAR

