

STRIVE FOR CREATIVITY



ZARAMOUNT HAVANA
VILLAS

CASA VINO, NACHINOLA



HOME IS WHERE THE WINE IS AS THEY SAY,
FRIENDS AND WINE ARE COMMON.
OLDER IS BETTER!

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GET READY TO BE SWEEPED OFF YOUR FEET AND
INDULGE IN THE BREATHTAKING WORLD OF GOA.



	Sauvignon Blanc	Chardonnay	Torrontés	Pinot Noir	Malbec	Merlot	Cabernet Sauvignon	Zinfandel
Serving Temp	46-48°	50-52°	48-50°	59-61°	60-62°	60-62°	62-64°	60-63°
Cheese / Nuts	teta chèvre pine nuts	asiago havarti almonds	goat cheese mozzarella toasted nuts	goat cheese brie walnuts	asiago romano gouda	parmesan romano chestnuts	cheddar gorgonzola walnuts	ripe brie aged cheese
Meat / Fowl	chicken turkey	veal chicken pork loin	smoked meats grilled chicken chorizo	lamb sausage filet mignon roasted chicken	hamburgers duck barbecued pork ribs	grilled meats steak	venison ribeye beef stew	pork spicy sausage beef duck
Seafood	sole oysters scallops	halibut shrimp crab	sushi seabass grilled mahi mahi	orange roughy tuna	grilled halibut shark swordfish	grilled swordfish tuna	grilled tuna	cioppino blackened fish
Veggie / Fruit	citrus green apples asparagus	potato apple squash mango	mango pineapple mixed green salad	mushrooms dried fruit figs strawberries	sautéed spinach baked potatoes blueberries	caramelized onions tomatoes plums	black cherries broccoli tomatoes	cranberries grilled peppers eggplant
Herb / Spice	chives tarragon cilantro	rosemary ginger	marjoram basil garlic	nutmeg cinnamon clove	rosemary black pepper	mint rosemary juniper	rosemary juniper lavender	pepper nutmeg
Sauces	citrus light	sweet bbq spicy chutney	white asian peanut	mushroom light-medium red sauce	cajun barbecue mole sauce	bolognese béarnaise	brown tomato	spicy cajun salsa
Desserts	sorbet key lime pie	banana bread vanilla pudding	cheesecake tiramisu	crème brûlée white chocolate	banana pudding chocolate dulce de leche	dark chocolate berries fondue	bittersweet chocolate espresso gelato	spice cake gingerbread carrot cake

INDULGE IN UPSCALE LIVING AT GOA'S PREMIER LOCALE



DISCOVER *CASA VINO* TRANQUILITY

At Zaramount, we construct villas engineered through design excellence and state-of-the-art technologies. We bring transparency that seamlessly reflects personalized services and creates an atmosphere of sophistication and class.

Step into the lap of luxury at our exquisite villa collection in Goa, where each residence is named after a variety of fine wine, setting the tone for a unique blend of contemporary elegance and coastal charm. Each villa, a testament to modern opulence, boasts curated interiors that seamlessly marry sophistication with comfort. From the rich hues of Cabernet to the crisp, minimalist design of Chardonnay, our villas offer a diverse sensory experience. Enjoy the spacious living areas, adorned with contemporary art and designer furnishings, creating an ambiance that is both inviting and stylish.

Floor-to-ceiling windows invite the Goan sunshine, creating a seamless connection between the indoor and outdoor spaces. Immerse yourself in the private pool or unwind in the meticulously landscaped gardens, where the namesake wines' characteristics are subtly reflected in the design elements. With a commitment to unparalleled comfort and a nod to the world of fine wines, our villas in Goa redefine the art of coastal living, inviting you to savor the richness of life in every moment. Welcome to a haven where contemporary luxury and the spirit of Goa converge in perfect harmony.



BEHIND THE GATES OF ZARAMOUNT

Behind the gates of Zaramount Nashinola is one of Goa's most exclusive residential enclaves. Surrounded by nature and encompassed by the warmth of Portuguese-style architecture, the project's community-style concept adds layers of nuance, benefits and personality to the homes within it.

Spread across 1500 sq meters of lush land & overlooking Nachinola, Zaramount offers Casa Vino - this project features 5 luxurious villas.

Juxtaposed with this is an abundance of greenery, sprawling open spaces and a roster of modern amenities to promote togetherness, privacy, peace and beauty all at the same time.

A thoughtful curation of Neo-Portuguese style and luxury forward functionality, The Chapter caters to all kinds of discerning individuals and families who appreciate the better choices in life.



THE STRUCTURE:

- R.C.C framed structure of columns, beams, and slabs. The internal partition walls will be brick masonry and the external walls will be brick/ laterite masonry
- Use of TATA STEEL/ kamdhenu
- Ultratech cement
- Modular with Laquer finish kitchen
- Roca Bathroom Fittings
- Elecritical fittings using Polycab wires and Legrand switches

CONSULTANTS AND CONTRACTORS

- **ARCHITECT:** Bowerbird LAB
- **STRUCTURAL CONSULTANT:** M/S Paresh Gaitonde & Associates
- **MEP CONSULTANT:** M/s Saijeet Engineering Services (Yashwant Gawas)
- **LANDSCAPE CONSULTANT:** Mr. K.J. Khan
- **CIVIL CONTRACTOR:** Dexterous Dessins



OUR JOURNEY

The origin of Zaramount is symbolised by trust and quality that they both abide by. With more than individual experiences of over three decades, Zaramount is a diversified group in real estate & international commodity trade. Zaramout has been a visionary in the lifestyle and healthcare field. It is the coming together of two minds that dared to dream bigger with a commitment to deliver excellence and an unyielding desire to create spaces that nurture the mind, body and soul.



ABOUT NACHINOLA

Nachinola is a charming village located in North Goa, India. Known for its scenic beauty and laid-back atmosphere, Nachinola offers a glimpse into the more tranquil side of Goa, away from the bustling beaches and tourist hotspots. The village is characterized by narrow winding lanes, traditional Goan houses, and lush green fields. Visitors to Nachinola can experience the local Goan way of life, explore its historic architecture, and enjoy a peaceful retreat surrounded by nature.



GOA

Goa, located on the southwestern coast of India, is a tropical paradise known for its stunning beaches, vibrant culture, and rich history. This tiny state offers a delightful blend of natural beauty, historical charm, and a laid-back atmosphere that attracts travelers from around the world.



OUR VILLA WHISPERS THE TALES
OF OPULENCE BENEATH THE
TROPICAL SKY



EMBRACE LIVING LIVING

NESTLED ON THE GOLDEN SHORES OF GOA



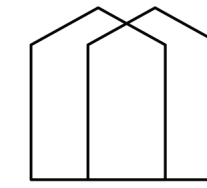


THE ZARAMOUNT EDGE



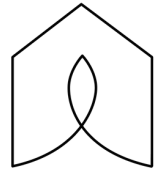
DISCOVER PARADISE WITHIN

- Ready to move
- Signature designs
- Measured lawns



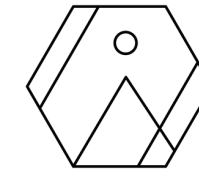
LUXURIOUS ACCOMMODATIONS

- Property management
- Easily accessible
- 6000 + sq. ft. area
- Lift + individual entrance and exit for each villa



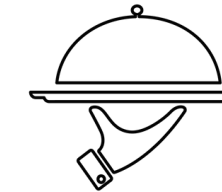
UNPARALLELED AMENITIES

- CCTV & 24x7 security
- Private car parks
- Utilities and staff area



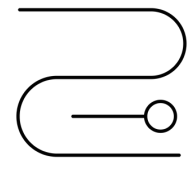
SUNSET SOIREES

- Open Terrace
- Zen courtyard
- Peace & tranquility



DINING EXTRAVAGANZA

- Barbecue pits
- Sub-tropical gardens
- Nested in the forest
- Small bar at stilt floor



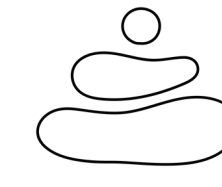
EXPLORATION AND ADVENTURE

- Serene beaches
- Water sports
- Nightlife



EXCLUSIVE GATHERINGS

- Private retreats
- Luxurious villas
- Extraordinary living



WELLNESS AND TRANQUILITY

- Temple room
- Swimming pool with shower room



NATURE'S SPLENDOR

- Coastal charm
- Vibrant culture
- Stunning views



GOA'S
paradise
GETAWAY





PROJECT DETAILS

- TOTAL PLOT AREA: 1500 SQ.M
- NUMBER OF VILLAS: 5
- FURNISHED AND UNFURNISHED VILLAS AVAILABLE

AREA OF EACH VILLA:

COVERED AREA VILLA A- 310.0 SQ.M
COVERED AREA VILLA B- 281.4 SQ.M
COVERED AREA VILLA C- 281.4 SQ.M
COVERED AREA VILLA D- 280.4 SQ.M
COVERED AREA VILLA E- 340.4 SQ.M





VILLA AMENITIES

- Three bedrooms
- Four bathrooms
- Two powder rooms with toilets
- Staff room with an attached toilet
- Temple room
- Dining room
- Living room
- Modern modular kitchen
- Bar counter
- Spacious open terrace
- Private car parking
- Swimming pool with shower room
- Walk-in closet
- Lift



VILLA NO.	NAME	TYPE	CONSTRUCTED SIZE	LAND SIZE
1	Caberet sauvignon	3BHK	6000+ Sq.Ft	310 Sq.m.
2	Merlot	3BHK	6000+ Sq.Ft	280-285 Sq.m.
3	Pinot Noir	3BHK	6000+ Sq.Ft	280-285 Sq.m.
4	Malbec	3BHK	6000+ Sq.Ft	280-285 Sq.m.
5	Chardonnay	3BHK	6000+ Sq.Ft	340 Sq.m.

STILT FLOOR PLAN



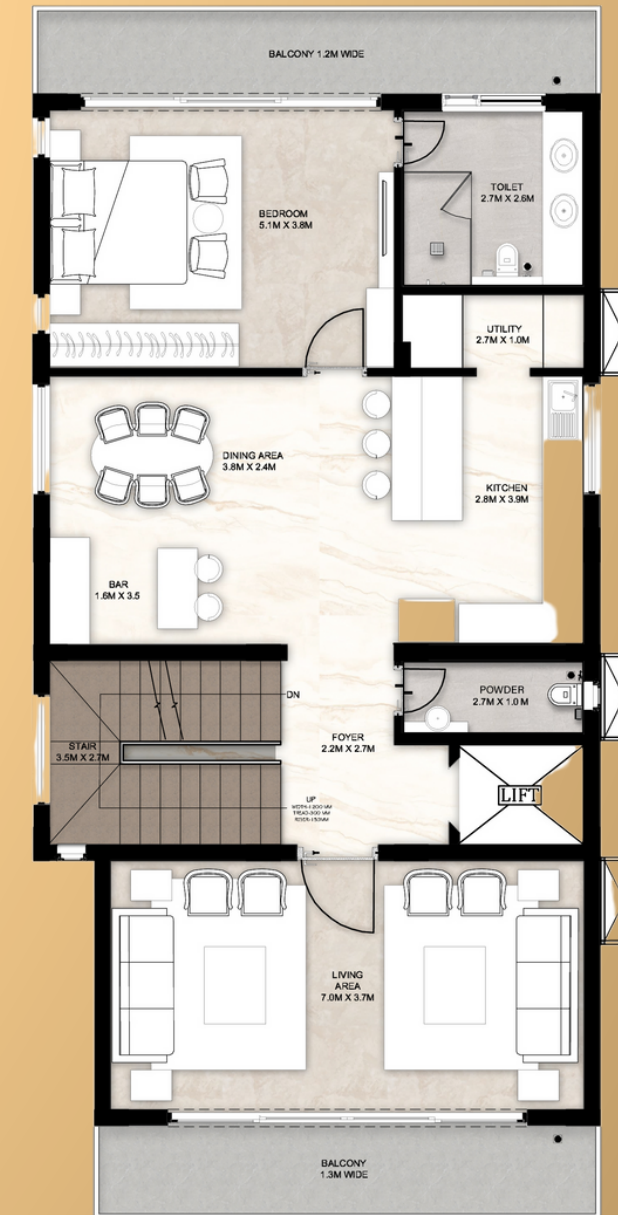
POOL: 9M X 3.4M

POWDER ROOM: 2.5 M X 1.1 M

STAIRS: 3.5M X 2.7M

SHOWER ROOM: 2.3 M X 1.4M

FIRST FLOOR PLAN



BALCONY: 1.2M WIDE

BEDROOM: 5.1M X 3.8M

TOILET: 2.7M X 2.6M

UTILITY: 2.7M X 1.0M

DINING AREA: 3.8M X 2.4M

KITCHEN: 2.8M X 3.9M

BAR: 1.6M X 3.5

POWDER ROOM: 2.7M X 1.0 M

FOYER: 2.2M X 2.7M

LIVING AREA: 7.0M X 3.7M

BALCONY: 1.3M WIDE

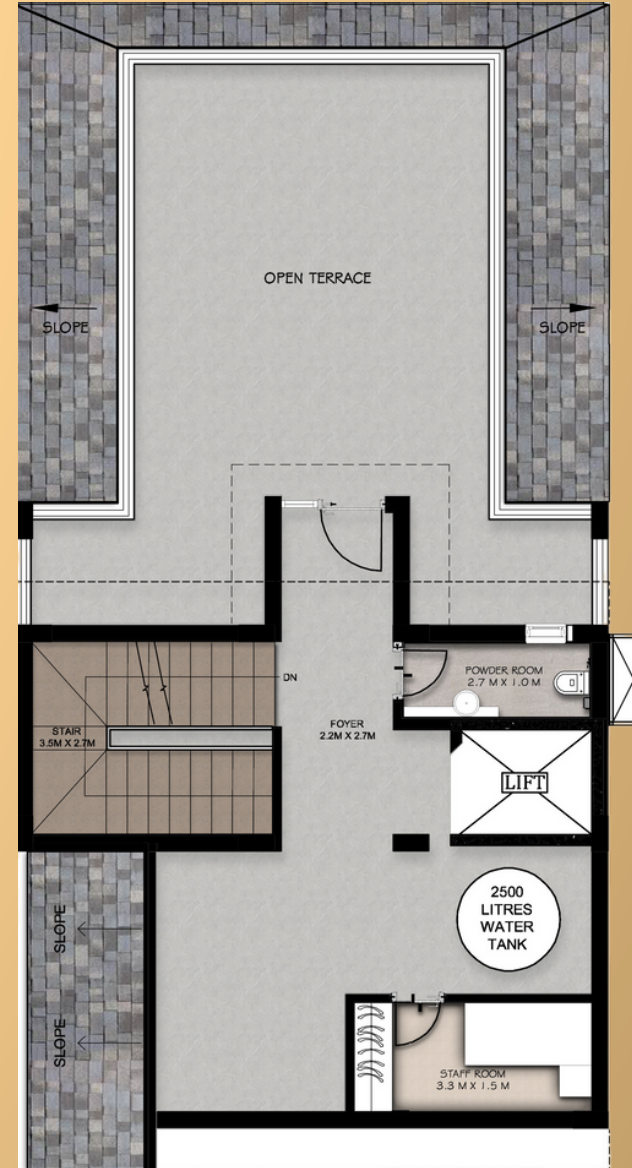
STAIRS 3.5M X 2.7

SECOND FLOOR PLAN



- OPEN TERRACE: 8.4M X 1.2M
- BEDROOM: 5.1M X 6.2M
- TOILET: 2.7M X 3.8M
- DRESSER: 2.7M X 4.0M
- POOJA: 3.55M X 1.60M
- PASSAGE: 1.6M WIDE
- STORE: 2.7M X 1.0 M
- STAIR: 3.5M X 2.7M
- FOYER: 2.2M X 2.7M
- BEDROOM: 5.1M X 3.7M
- DRESSING: 2.7M X 1.4M
- TOILET: 2.7M X 2.2M
- OPEN TERRACE: 1.3M WIDE

TERRACE FLOOR PLAN



- FOYER: 2.2M X 2.7M
- STAIRS 3.5: M X 2.7 M
- POWDER ROOM: 2.7 M X 1.0 M
- STAFF ROOM: 3.3 M X 1.5 M



LOCATION DISTANCES

RESTAURANTS & CAFES

- Spice Goa - 9 minute drive
- Gunpowder - 16 minute drive
- Mustard - 16 minute drive
- S.E.A - 19 minute drive
- Mojigao - 19 minute drive
- Vinayak - 21 minute drive
- Ciao Bella - 25 minute drive

PLACES AROUND

- Nachinola Chapel - 1 minute walk
- The Cube Gallery - 4 minute drive
- Milagres Church - 10 minute drive
- Mapusa Market - 10 minute drive
- Rangeela Store - 17 minute drive
- Mopa International Airport - 25 minute drive
- Rangeela Store - 17 minute drive
- Vision Hospital - 14 minute drive



CONTACT US

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DISCLAIMER

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