



V-A

VISTA ARROZAL



*When paradise becomes
home...*



CONTENTS

04

CONSCIENT

The Team

Our Properties

07

VISTA ARROZAL

A New Way of Life

In the Heart of it All

09

LOCATION

Setting – The Nerul River

Location Map

11

ARCHITECT'S NOTE

The Vision

Flora & Fauna

Key Features

15

THE

COMMUNITY

Your Slice of Paradise

Our Amenities

The Club House

19

THE

RESIDENCES

Our Apartments

Highlights

A View for Everyone



Conscient

The Team

We at Conscient are all about creating unique spaces for the world, not just in buildings or homes, but in lifestyles that personify an exceptional and superior art of living. From creation and conception to delivery and service, we uphold the highest standards and create excellence quite unlike any other.

Over the last 40 years, we have developed over 12,000 homes across North and West India. We have partnered with world-renowned architects, designers and consultants to create world-class distinction in our premium condominiums, luxury villas, as well as our institutional, commercial/ retail and value housing.

Building luxury holiday homes
in Goa since 2007



INFINITI BAY - GOA

ACTUAL IMAGE



ARTISTIC IMPRESSION

CASA MOSSON - GOA



ARTISTIC IMPRESSION



Experience

A home
with a
Paddy
Field
View



ARTISTIC IMPRESSION



Welcome to Vista Arrozal

A New Way
of Life

Step into your very own part of paradise, where the sun rises over a lush canopy of the forest and illuminates the emerald paddy fields before your eyes. Hear the babbling Nerul River, the singing birds, and the whistling farmers.

Look back towards your very own Goan chapel that sits on the property and feel its history. Gaze towards the unique vistas, where nature meets luxury, home meets heaven, and you meet yourself.



ACTUAL IMAGE

OUR LADY OF GOOD HOPE CHURCH

The Neighbourhood

In the Heart of it All

A part of Goa that is resplendent with vivacious colours, energetic vibes, incomparable food and culture, and just a short drive away from some of the state's most premium beaches.

Vista Arrozal is unique in its location and one of the only residential properties with its own Chapel. With views of the forest and Nerul river and 180-degree views of the paddy fields that lend it its name, your new home is as distinctive and uplifting as it can be.



Setting

Live
by the
Nerul
River



1 Candolim Church 1 Min (300 mtrs)	4 Fort Aguada 10 Mins (3.1 kms)	7 Thalassa 33 Mins (14.1 kms)
2 Candolim beach 4 mins (800 mtrs)	5 Izumi Assagao 28 mins (12.1 kms)	8 Morjim Beach 53 mins (21.8 kms)
3 Newtons Supermarket 5 mins (1.6 Km)	6 Olive Bar & Kitchen 34 mins (13 kms)	

Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and accurate representation of certain key developments around the Project. The Developer makes no representation regarding correctness / existence of these developments / landmarks going forward. The driving time indicated is indicative and actual time may vary, depending upon traffic and other conditions.

STUDIOIAAD



Architect's Note

The Vision

“We wanted to leverage the natural landscape of paddy fields, mangrove forests and the Nerul river, and create a residential habitat that is at one with nature, yet comes alive with a range of self-contained social amenities.”

We designed the building so that each apartment extracts unrestricted views of its surroundings, allows natural light in, and ensures privacy.



Enchanting Landscaping

The Flora & Fauna

Community spaces feature Spanish-style plazas interspersed with gardens and fountains. The landscaped and sit-out spaces feature tropical plantations, numerous art objects, and piped music, creating a sensorial experience that completes the Spanish-Goan Garden of Eden leitmotif. The existing chapel has been astutely blended into the property so as to create a truly distinctive, endearing and heavenly experience.

Spanish Neo-Classical Design



ARTISTIC IMPRESSION

Tropical Landscaping



STOCK IMAGE

Contemporary Interiors



STOCK IMAGE

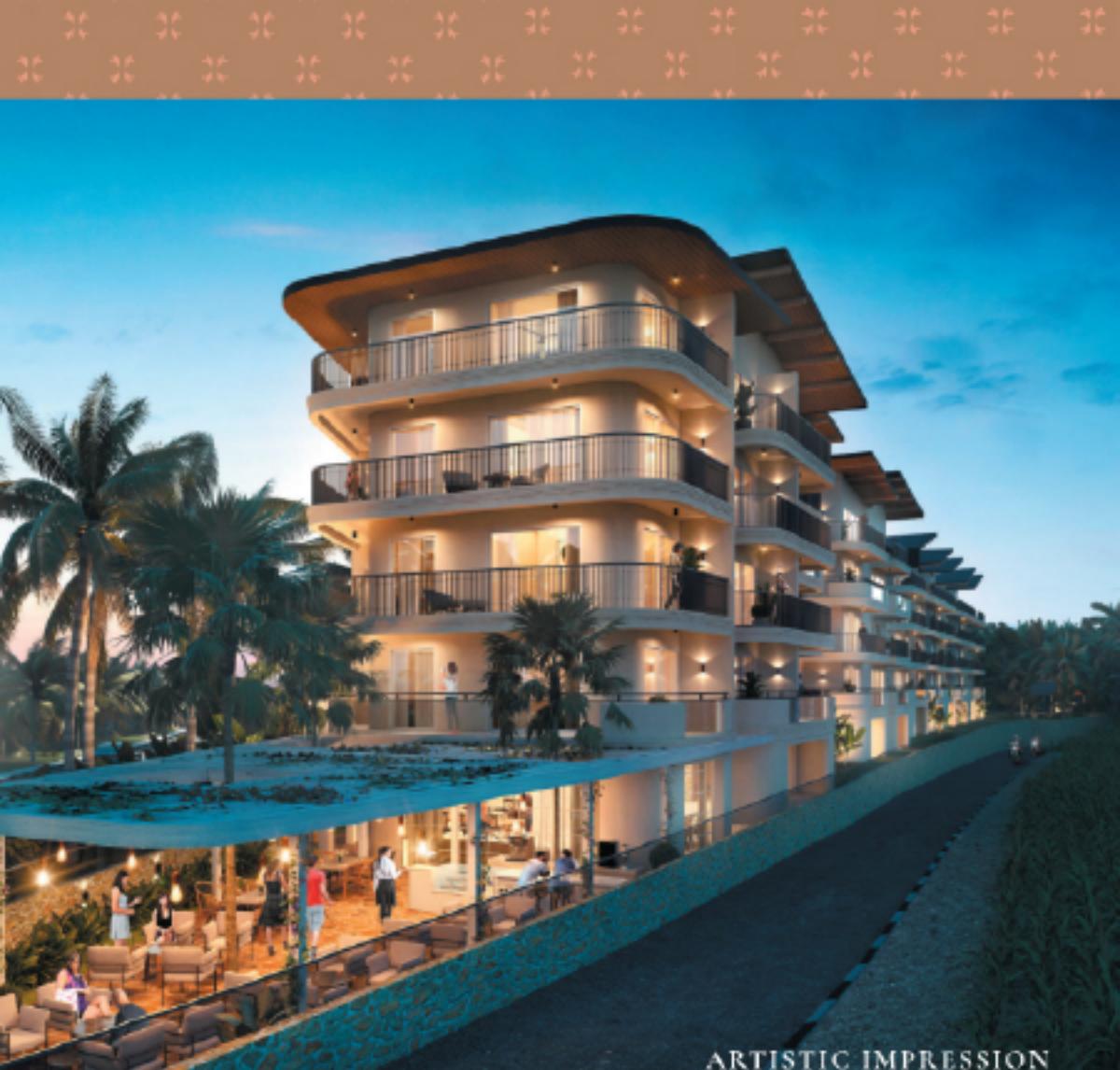


ARTISTIC IMPRESSION

Key Features

GENERAL

- Expansive Living
- Two Apartments a Floor
- Spacious Air Conditioned Interiors
- Fully Fitted Kitchen & Toilets
- Power Backup
- Break Out Spaces Overlooking Paddy Fields
- Gazebo & Sit Out Spaces in Landscaped Areas
- CCTV Cameras to Ensure Security



ARTISTIC IMPRESSION



The Community

Your Slice of
Paradise

Vista Arrozal is a community within a community that is your very own slice of paradise. You live in a core of tranquility, a place where you can stay healthy, entertain, relax and rejuvenate, but are also in the heart of the action, with the best of Goa only minutes away.



ARTISTIC IMPRESSION

Our Amenities

Vista Arrozal is the quintessence of luxury, and our services cater to discerning clientele looking for innovative experiences and adventures.

Customers can avail luxury rental services through our in-house concierge.*

Indoor Gym



Outdoor Dining



Kids Play Area



Outdoor Yoga Studio





ARTISTIC IMPRESSION

The Club House

Common Amenities

With stellar views from the chapel to the paddy fields, The Club House is the veritable heart of the community. Amenities such as concierge services, lounge & cards area, air-conditioned gym, yoga room, outdoor kids play area, swimming pool for adults and kids, and changing rooms are available to all residents.

There are ample break-out spaces, with Spanish-style piazzas, water cascades and pedestrian - only walkways. The sit-out areas provide uninterrupted views of the paddy fields and the dense tree cover by the Nerul river.



ARTISTIC IMPRESSION



The Residences

Our Apartments

Our residences cater to a diversity of people and expectations. We offer a well balanced mix of 2, 3 and 4 BHK apartments that face the paddy fields.

All apartments feature external balconies or breakout areas. With only two apartments to a floor you can enjoy ample space and verdant views.



ARTISTIC IMPRESSION



Living
& Dining



ARTISTIC IMPRESSION



Bathroom



ARTISTIC IMPRESSION



Towers & Apartment Types

A View for Everyone

At Vista Arrozal be it the 2 bedroom, 3 bedroom, or a luxurious 4 bedroom, all our towers face a lovely lush view of the green paddy fields.

*Are you ready to step into
your very own Paradise...*



A PROJECT BY

conscient⁷

CONSCIENT INFRASTRUCTURE PRIVATE LIMITED

10th Floor, Tower D, Global Business Park,
Mehrauli-Gurgaon Road, Gurugram - 122 002, India

Tel: +91 124 280 3000
Fax: +91 124 280 3001
Email: info@conscient.in

PHASE I RERA NO.
PRG001231866

PHASE II RERA NO.
PRG001231869

DISCLAIMER: This brochure is conceptual and is not a legal document. All materials, dimensions and drawings are approximate. Images used in the brochure are artistic impressions and do not purport to replicate the exact product.