



# mistura

luxury villas by NEW ERA GROUP





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A HOME AWAY FROM HOME WHERE COMFORT  
AND CARE ENTWINE. **MISTURA VILLAS** AWAIT TO  
MAKE MEMORIES DIVINE.



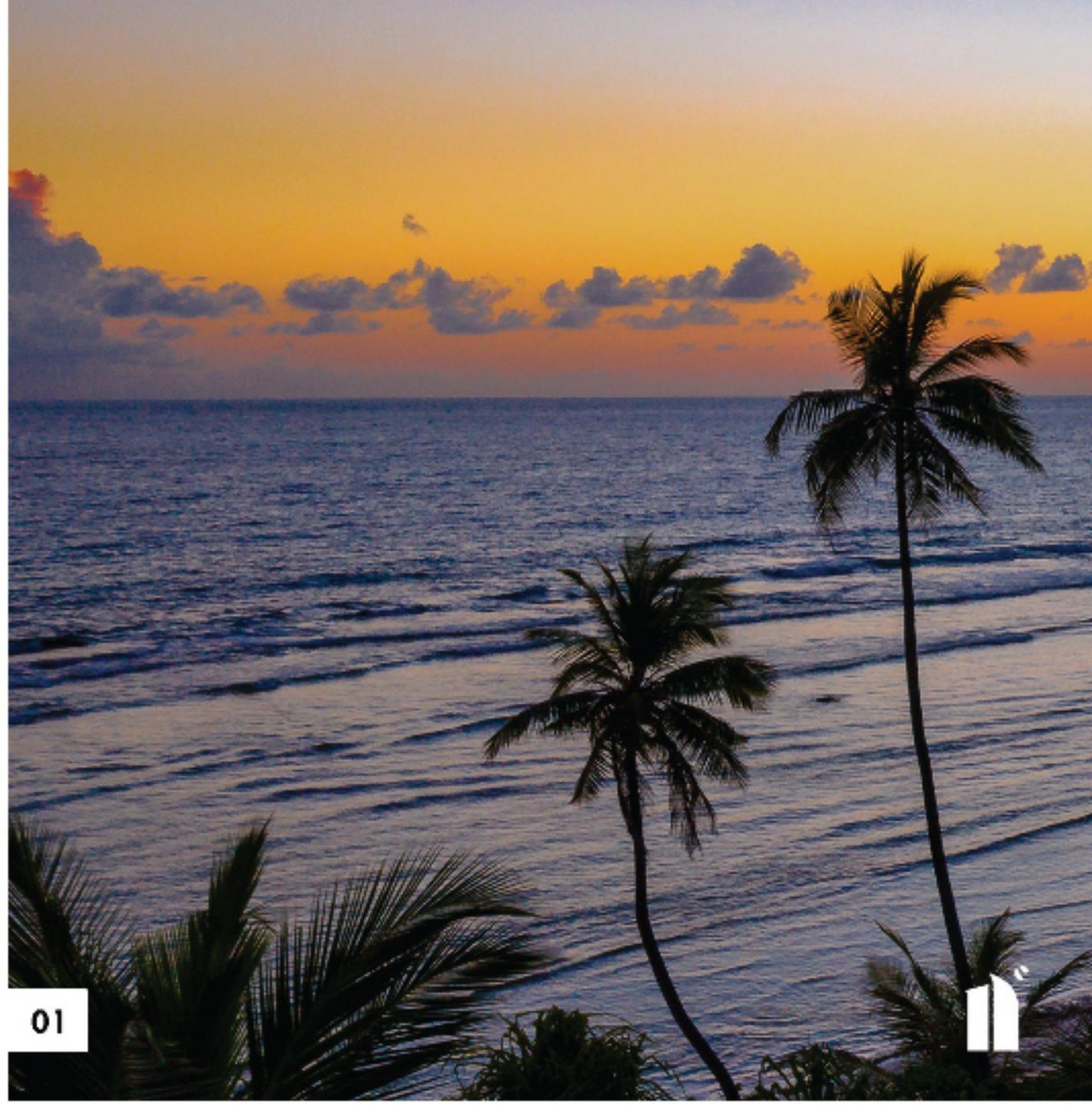


## WHO WE ARE

Discover our collection of six unique villas nestled in the heart of Anjuna, Goa. Each villa is a work of art that seamlessly merges with the tropical landscape, complete with stunning infinity pools and seasonal courts that bring the outdoors in.

Thoughtfully spaced out for privacy and relaxation, our villas offer a serene and luxurious escape for those seeking to connect with nature and unwind.

WHERE THE *sun-kissed breeze* AND *nature's symphony*  
EMBRACE - MISTURA VILLAS, A *tranquil escape*







## THE DESIGN

Mistura Villas reflects our passion for creating a space that blends the natural with the architectural, creating a complete design experience that is both breathtaking and functional.

Our exterior seamlessly blends with the interior through carefully crafted channels, while our feature wall exemplifies our commitment to connecting the outside to the inside.

By approaching architecture and interior design as one cohesive idea, we create a space that is both luxurious and harmonious, where the beauty of nature is woven into every aspect of the design.



NATURE'S GRACE, WOVEN INTO DESIGN- A

*Sanctuary Divine*





## WHAT TO EXPECT

PERSONALISED SWIMMING POOL  
IN EVERY UNIT

3 BHK LUXURY VILLAS

GROUND + FIRST FLOOR

STATE OF THE ART PREMIUM FINISHES  
& SPECIFICATIONS

HIGH END SECURITY SYSTEMS  
FOR YOUR PEACE OF MIND

CONCIERGE DESK

TOP OF THE LINE  
AMENITIES



AN AMALGAMATION OF THE  
*Ancient & New*





## ACCOMMODATION

Mistura Villas offers interiors that blend luxury and comfort seamlessly, creating a unique atmosphere that is visually striking and inviting.

Each villa boasts spacious living areas and ensuite bedrooms, featuring plush bedding and breathtaking views. Our dining spaces and private decks offer the perfect settings to relax, unwind and soak up the beauty of Goa.

At Mistura Villas, we believe in providing a space where you can truly unwind and connect with loved ones, creating an unforgettable holiday experience.

WITH SEAMLESS BLENDS OF *texture & design*  
OUR INTERIORS INVITE YOU TO *unwind & recline...*





PLUSH LIVING SPACE  
CONTRASTING TEXTURES





## EN-SUITE BEDROOMS





**COSY DINING WITH VIEW**

**PRIVATE POOL WITH DECK**





## AMENITIES



24 HOURS ELECTRIC POWER BACK-UP



CCTV SURVEILLANCE



TRAINED SECURITY FORCE AND  
GUARD HOUSE



WIFI & INTERCOM SERVICES



LANDSCAPING & HOUSE KEEPING



## WHAT'S AROUND

Looking for some adventure after a day at the beach?

Anjuna Beach has you covered with jet skiing, parasailing, banana boat rides and plethora of other activities for those seeking an adrenaline rush. For a more relaxing experience, take a peaceful kayak or stand-up paddle board session.

And when it's time to wind down, head back to the finest restaurants & bars for a leisurely food, wine, and dine experience.

Whether you seek thrills or relaxation, Anjuna beach has something for everyone, and Mistura Villas is just a stone's throw away.



ANJUNA BEACH • VAGATOR BEACH • ORLAM BEACH



## LEGEND

 **mistura**

 **EATERIES & BARS**

 **SUPER MARKET**

 **HOSPITAL**

 **SCHOOL**



# SPECIFICATIONS

ALL OUR FITTINGS & APPLIANCES ARE FROM TOP INTERNATIONAL BRANDS, AND INDUSTRY LEADERS. THE FOLLOWING MENTIONED BRANDS ARE SUBJECT TO CHANGE TO BRANDS OF EQUIVALENT RENOWN & QUALITY.



## ROOMS

VETRIFIED/CERAMIC TILES  
LIGHT FIXTURES  
GYPSUM PLASTER  
WARDROBES



## EXTERIOR

EXTERNAL PAINT IN IPS FINISH  
LANDSCAPING WITH PLANTERS  
COBBLE STONE FOR DRIVEWAY  
LATITITE BRICK AND BANGALORE  
TILES IN BOUNDARY WALLS  
STONE FINISH IN COURTS



## BATHROOMS

HANSCHOHE FITTINGS  
DURAVIT CERAMIC  
SHOWER ENCLOSURE  
LOOKING MIRROR  
HAVELLS WATER HEATER



## KITCHEN

MACPIE MODULAR KITCHEN  
SAMSUNG REFRIGERATOR  
IFB WASHING MACHINE  
IFB MICROWAVE,  
OVEN & DISHWASHER  
MODULAR QUARTZ SINK  
IFB HOB & CHIMNEY



## STRUCTURE

WATER PROOFING OVER  
REINFORCED CONCRETE  
SLOPING ROOF  
E.C.C FRAMED STRUCTURE  
WITH BRANDED HYSD BARS  
EXTERNAL WALLS IN  
AAC BLOCKS  
INTERNAL WALLS IN  
CONCRETE BLOCKS  
HIGH PLINTH LEVEL  
WITH DAMP PROOFING  
BELOW GROUND FLOOR



## ELECTRICAL

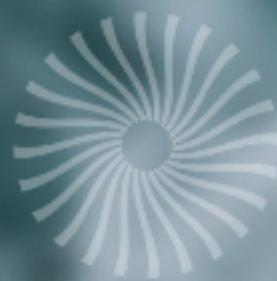
SAMSUNG LED TVs  
DAIKIN AIR CONDITIONERS  
INTERCOM TO GATE  
HAVELLS ELECTRICAL  
WIRING AND MCB HAVELLS  
HAVELLS MODULAR SWITCHES



## DOORS/ WINDOWS/ STAIRCASE

MAIN DOOR IN TEAKWOOD  
ASAHI GLASS PANELS  
WINDOWS/SLIDING DOORS  
IN ANODISED ALUMINUM  
SLIDING DOORS WITH  
MOSQUITO SCREEN SHUTTER  
STAIRCASE/STEPS IN SOLID  
WOOD & STEEL





## RENTING & MANAGEMENT

Mistura Villas offers a comfortable and homely stay where guests can unwind and relax. With a team of hospitable professionals, every need is catered to.

Managed by Melhor Villament, the villas are always well-maintained, allowing owners to enjoy their investments without any hassle.

At Mistura Villas, we aim to provide a stress-free and enjoyable experience for all our guests.



A carefully curated, highly efficient & proud team of luxury property management & staff to look after your every need.



All documents for the title have been verified by competent and reputed lawyers. All such documents can be provided on request.

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HDFC BANK LOAN APPROVAL AWAITED



**NEW ERA**

EXPERIENCE. INNOVATION. INTEGRATION.

**NEW ERA GROUP** stands out for its excellence and innovation. With a wide range of operations, including infrastructure, real estate, and mining, the company is making a positive impact on society.

By integrating operations, **NEW ERA** has established itself as a leader in innovative solutions, setting the benchmark for quality in everything it does. From project planning to maintenance, the company carries out every step of the business process meticulously, ensuring that all its projects adhere to the highest standards of quality.

**NEW ERA GROUP** is an inspiring example of what can be achieved with passion, expertise, and commitment.





A NOTE FROM OUR FOUNDER

## GAURAV VERMA

At New Era Group, we are driven by our passion to create quality projects that have a positive impact on communities. Our commitment to sustainability and high-quality construction ensures that our work lasts for years to come, while still maintaining its aesthetic appeal.





NEW ERA

## CONTACT US



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**Disclaimer:** This brochure is not a legal document. The visual representations and the information provided in the brochure is indicative of the proposed development and may vary from the end results. Reach us at : [enquiry@neweragroup.in](mailto:enquiry@neweragroup.in)