



mistura

luxury villas by NEW ERA GROUP



NEW ERA





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 *natures symphony*
EMBRACE - MISTURA VILLAS, A *tranquil escape*





The image shows a modern architectural design featuring a large glass wall that reflects the surrounding greenery. Above the glass, a dense wall of hanging plants, including long, thin green leaves and some darker, spiky plants, cascades down. The building is surrounded by various tropical plants, and the overall atmosphere is one of a seamless blend between nature and architecture.

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







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.





ORZAN BEACH • VAGATORE BEACH • ANJUNA 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
LATERITE BRICK AND BANGALORE
TILES IN BOUNDARY WALLS
STONE FINISH IN COURTS



BATHROOMS

HANSgroHE FITTINGS
DURAVIT CERAMIC
SHOWER ENCLOSURE
LOOKING MIRROR
HAVELLS WATER HEATER



KITCHEN

MAGIE 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
R.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 ALUMINIUM
SLIDING DOORS WITH
MOSQUITO SCREEN SHUTTER
STAIRCASE/STEPS IN SOLID
WOOD & STAIR





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 & prowd 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.

HDFC BANK LOAN APPROVAL AWAITED





NEW ERA


EXPERIENCE WITH IMAGINATION

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



+91 95555 55550



enquiry@neweragroup.in



www.neweragroup.in

NEW ERA HOUSE, 149/5 KILOKRI, RING ROAD, MAHARANI BAGH, NEW DELHI 110014

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