

THE
HOUSE OF
ABHINANDAN
LODHA

3rd Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra 400011.

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The House Of Abhinandan Lodha

thefhouseofabhinandanlodha



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OWN GOA'S LUXURIOUS BEACH LIVING.

Reserved for a few.

INDIA'S FIRST MAN-MADE SEA & BEACH DESTINATION
IN BICHOLIM, GOA.



ONE
GOA
— THE *Symphony* —

SERVICED BY
MIROS
HOTELS & RESORTS

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Celebrating

Your personal rhythm

Luxuriously

Bid adieu to the tourist traps, where mediocrity reigns supreme.

Say bonjour to your own private cabana.

The party starts whenever you wish.

And ends...well, who said it has to end?

Soak up the sun with friends or cozy up with your family.

This is your Private Goa - every moment tailor-made to suit your unique vibe.

Here, you're not just a visitor, you're the star of the show.

The only crowd you'll see is the one you invite.

In this exclusive enclave, the only rhythm that matters is yours.

Why settle for déjà vu vacations when you can script your own

luxurious private adventures worth million stories?

It's time to own your Private Goa.





Palm Jumeirah,
Dubai



Marina One in
Singapore



Electric spirit of
Ibiza

Living the World, in *Goa*

One Goa – The Symphony is a private world that brings globally inspired living to the heart of Goa. Drawing from icons like Palm Jumeirah, The World Islands in Dubai, Marina One in Singapore, and the electric spirit of Ibiza, it offers an experience that feels international yet deeply rooted in its setting.

Blending a vibrant entertainment and party district with Goa's restorative natural beauty, the development is shaped by aquatic and botanical landscapes that create a seamless balance between energy and calm.

Set amidst a picturesque zone, One Goa – The Symphony offers both seclusion and connectivity, surrounded by over 150 acres of forest and enriched with 13+ acres of curated green spaces, nature trails, hiking paths, and aromatic gardens.

Here, sun, sand, and sea come together against a breathtaking natural backdrop, creating a sanctuary where life unfolds as a celebration.



One Goa - The Symphony offers a refined lifestyle of luxury and comfort,
an experience you would travel the world for, now right at your doorstep.

Goa's Finest Address with a World of Endless Indulgence

DELHI FINDS ITS MOST GLAMOROUS GOAN ADDRESS



MULTI-TIERED
CLUBHOUSE



CENTRAL ZONE WITH
MAN-MADE SEA & BEACH



5-STAR SERVICES CURATED
BY MIROS HOTELS & RESORTS

The multi-tiered clubhouse at One Global Goa.

ONE WORLD.
ONE GOA.
ONE LOVE.

Global Luxury

BLENDED WITH GOAN LEGACY

GOA’S LARGEST 5-STAR BRANDED LAND DEVELOPMENT

Largest contiguous 5-Star, Grade-A land in Goa.



CENTRAL ZONE WITH
MAN-MADE SEA AND BEACH

Beachside cafe, cabanas, pergolas and loungers, beach spa & sun bath.



MULTI-TIERED BRANDED CLUBHOUSE

Designed by globally acclaimed architecture and design firm
Enzyme, Spain.



TOP-NOTCH LEADING BRANDED HOSPITALITY
WITH F&B OFFERINGS

Alfresco dining zones, open-air cafes & multicuisine restaurants.



A 5-STAR LIFE ROOTED IN NATURE

13+ acre of greens, 6000+ trees, 30+ indigenous species of flora.



BRANDED GYM

State-of-the-art gymnasium by one of India’s largest fitness chains.



Climate Positive

Development

Thoughtfully designed to reflect Goa’s natural essence, the landscape brings together tropical forests, sand, water features, and open greens; balanced with subtle urban elements for a refined living experience.

150+ acre forest cover on the outside with 13+ acre of dedicated green spaces inside.

Over 60,000 sq. ft. of additional green areas, interspersed across 12 landscaped pockets (5,000+ sq. ft. each) designed for leisure, socializing and recreation.

A rich palette of Native trees, including Indian Walnut, Silk Cotton Tree, Pink Cassia, Flamboyant, Queen’s Crape Myrtle, Indian Cork Tree, African Tulip Tree.

Over 6,000+ trees across 30+ native and adaptive species, creating a lush immersive natural environment.

10+ km of total road length linked with avenue plantations.



MIROS

HOTELS & RESORTS



A PHILOSOPHY, NOT JUST A BRAND

Born from a desire to reimagine hospitality for the modern traveller, Miroso blends luxury with soul. At its core, Miroso believes true luxury is not about extravagance but about meaningful moments, shaped by culture, nature and personal discovery.

TEAM FROM TOP-NOTCH 5-STAR HOTELS

Miroso is powered by a team from the world's finest luxury hotels – including Taj, Oberoi, Marriott, Hilton and Hyatt. With leadership that has shaped guest experiences at iconic properties, Miroso blends global standards with a personalised, soulful approach.

YOUR PRIVATE RESORT IN GOA, ON CALL

At One Goa – The Symphony, Miroso Hotels and Resorts redefines ownership by delivering five-star hospitality within a private residential setting. With Miroso, residents enjoy the exclusivity of ownership with the ease of world-class hotel living.



Ivory Sands Marina

Man-Made Sea & Beach
for a Lavish ESCAPE

GOA'S FIRST. INDIA'S FIRST. AN EXPERIENCE UNTOUCHED.

One Goa – The Symphony, brings a globally inspired lifestyle to the heart of Goa. Spread across of lush landscapes and home to over 6,000 trees, it is a natural sanctuary designed for elevated living.

Created by the internationally acclaimed **Enzyme APD**, its iconic central realm, anchored by a man-made sea and beach, draws from the calm of Fujairah, the energy of Miami, and the rhythm of Ibiza. With curated global flavours and conscious luxury at its core, One Goa – The Symphony is where every day feels complete and every tomorrow begins with promise.

Tranquil Water Bodies

Sun, Surf, Splash

At One Goa - The Symphony, water shapes the way you live. Serene water bodies bring the rhythm of the sea home, calm, expansive, and private. Sunlit shores, landscaped promenades, and tranquil waterfronts make the beach a seamless part of everyday life.

From drifting through a lazy river to unwinding by cascading waterfalls, indulgence flows effortlessly. With private cabanas and an exclusive spa, this is where water sets the mood and every moment leaves you refreshed, inspired, and at ease.



Elite Clubhouse

The Epicenter of Elegance and
Excitement

Step into the Elite Clubhouse, serviced by **Miros Hospitality**, where luxury lives in the details. From a state-of-the-art fitness centre to an indulgent spa devoted to balance and renewal, every space is designed to restore and elevate.

Curated culinary moments turn everyday gatherings into occasions, while personalised concierge services move quietly in the background, anticipating every need. Here, luxury is not an addition, it is the rhythm of life, where every day unfolds a little higher than the last.



Adventure & Enthusiasm

AT EVERY CORNER

At One Goa - The Symphony, energy flows through everyday life. From paintball to the challenge of rock climbing, every experience invites movement and adventure.

Balanced by tranquil water features and open landscapes, moments of adrenaline give way to calm. Thoughtfully curated and globally inspired, life here is dynamic yet refined, where every day invites you to move, explore, and live fully.



Development Plan

ONE GOA – THE SYMPHONY



MAN-MADE SEA AND BEACH

- MULTIPLE LEISURE & ADVENTURE ZONES:
- AMPHITHEATRE
 - ROCK CLIMBING
 - PAINT BALL ZONE
 - MULTIPURPOSE COURT
 - LABYRINTH PATH

MAIN ENTRANCE

F&B ZONE

GRAND, MULTI-TIERED CLUBHOUSE

LARGE 20+ ACRE CENTRAL ACTIVITY ZONE

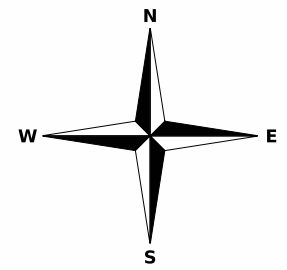
LABYRINTH GARDEN WITH ROCK FEATURE AND WATER BODY

PRIVATE FOREST

WEDDING VENUE

AROMA GARDEN

MINI GOLF



A DAY AT ONE GOA – THE SYMPHONY,

The Itinerary of Vibes



8:00 AM

Begin your day on a tranquil note with a refreshing walk along the river walk park, where nature gently sets the pace for the hours ahead.



9:00 AM

Soak in the morning sun by the man-made sea and private beach, designed for relaxed lounging and unhurried moments by the water.



10:00 AM

Ease into the day with a leisurely brunch at the Eatery Zone or open-air cafe, offering thoughtfully curated breakfasts in a relaxed, scenic setting.



11:00 AM

Experience the cultural pulse of the community at the amphitheatre, where live performances and shared moments create a lively, welcoming atmosphere.



1:00 PM

Channel your energy at the multipurpose courts, whether skating, climbing, or enjoying a friendly game, every activity is designed to keep you active and engaged.



3:00 PM

Slow things down in the forest zone, resting in shaded hammocks, or indulge in a rejuvenating session at the spa, crafted for complete relaxation.



5:00 PM

As the evening sets in, children explore and unwind in the Japanese Zen Garden, while couples enjoy quiet moments amid the fragrant blooms of the aroma garden.



7:00 PM

Dine in style with an exquisite spread of fine dining experiences, featuring global flavours and cherished Goan favourites, thoughtfully prepared for memorable evenings.



10:00 PM

End the day on a vibrant note at the clubhouse, where music, ambience, and good company come together for nights that linger well beyond the last song.



SUN, SAND & SEA

Ivory Sands Marina – Man-made Sea & Beach
Cabanas and Loungers
Rock feature and waterfall
Foot-over bridge
Outdoor Dining Area
Cocktail Area
Beach Spa and Sun Bath



LEISURE AND RELAXATION DESTINATIONS

Hammocks Forest
Star Gazing Observatory
Bonfire Pit
Mini Golf
Japanese Zen Garden
Aroma Garden
Children's Play area
Open Air Wedding Venue
River walk Park
Labyrinth



CULINARY EXPERIENCES WAITING TO BE DISCOVERED

Eatery Zone
Open-air Cafe
Convenience Store
Shaded outdoor area
Pergola & Water feature
Connecting Boulevard
Reflective Pool



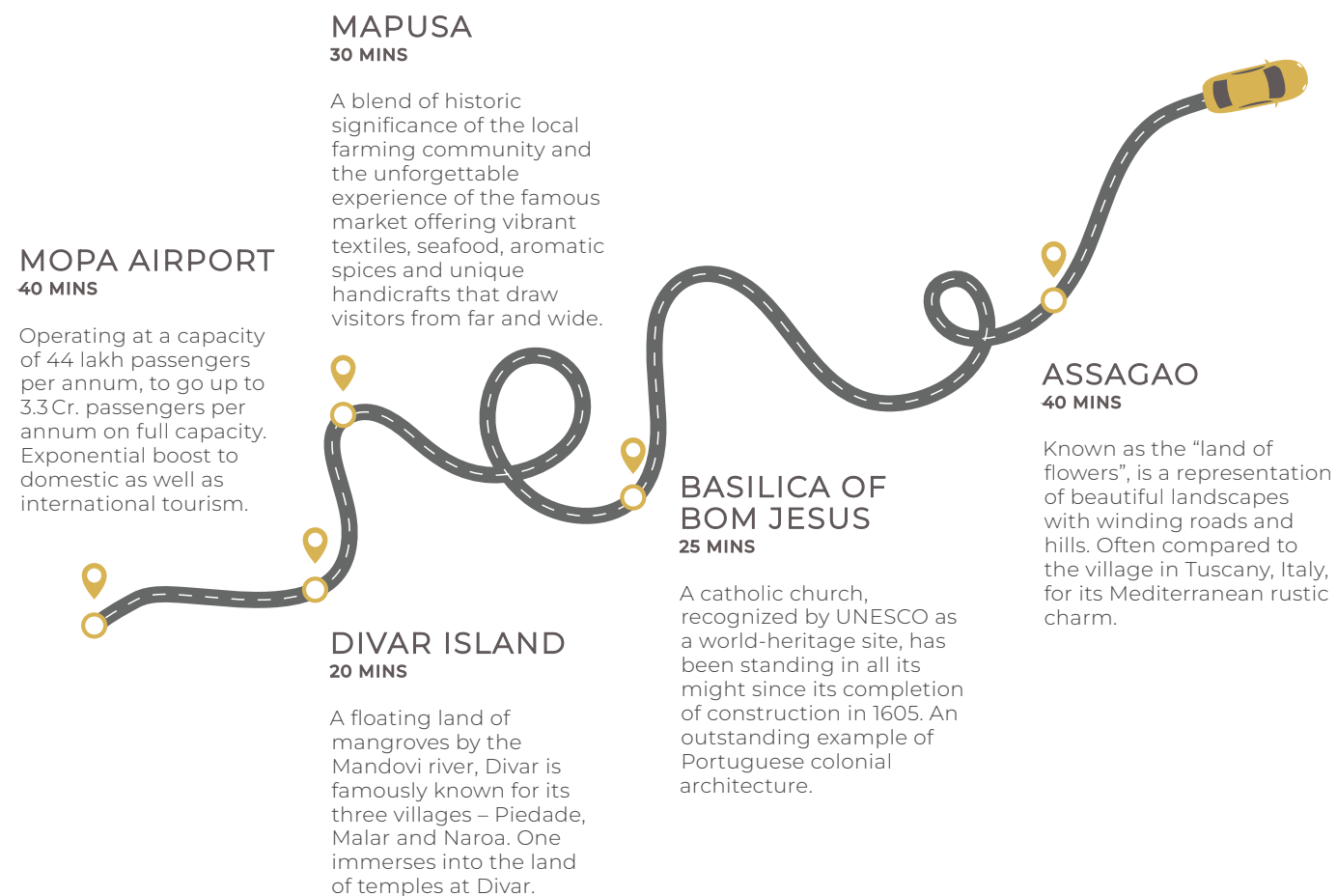
FUELING ENERGY AND ENTHUSIASM

Boulevard
Skating Rink
Rock Climbing
Multipurpose Court
Paintball Area
Off-Street Parking

At One Goa – The Symphony, every hour is designed to live beautifully.

Bicholim

AT THE HEART OF GOA'S NEXT CHAPTER.



(Estimated travel time as per Google Maps.
Time may vary depending on speed, weather, traffic conditions.)

UNEARTHING THE *True Charm* OF BICHOLIM

Nestled in north-eastern Goa, Bicholim is celebrated for its serene natural beauty, anchored by the picturesque Mayem Lake.

Rich in cultural heritage, it is shaped by ancient temples, historic landmarks, and traditional Goan architecture, offering a timeless glimpse into the region's enduring history and soul.



MHADEI WILDLIFE
SANCTUARY



PANDAVA
CAVES



BASILICA OF
BOM JESUS



HARVALEM
WATERFALLS



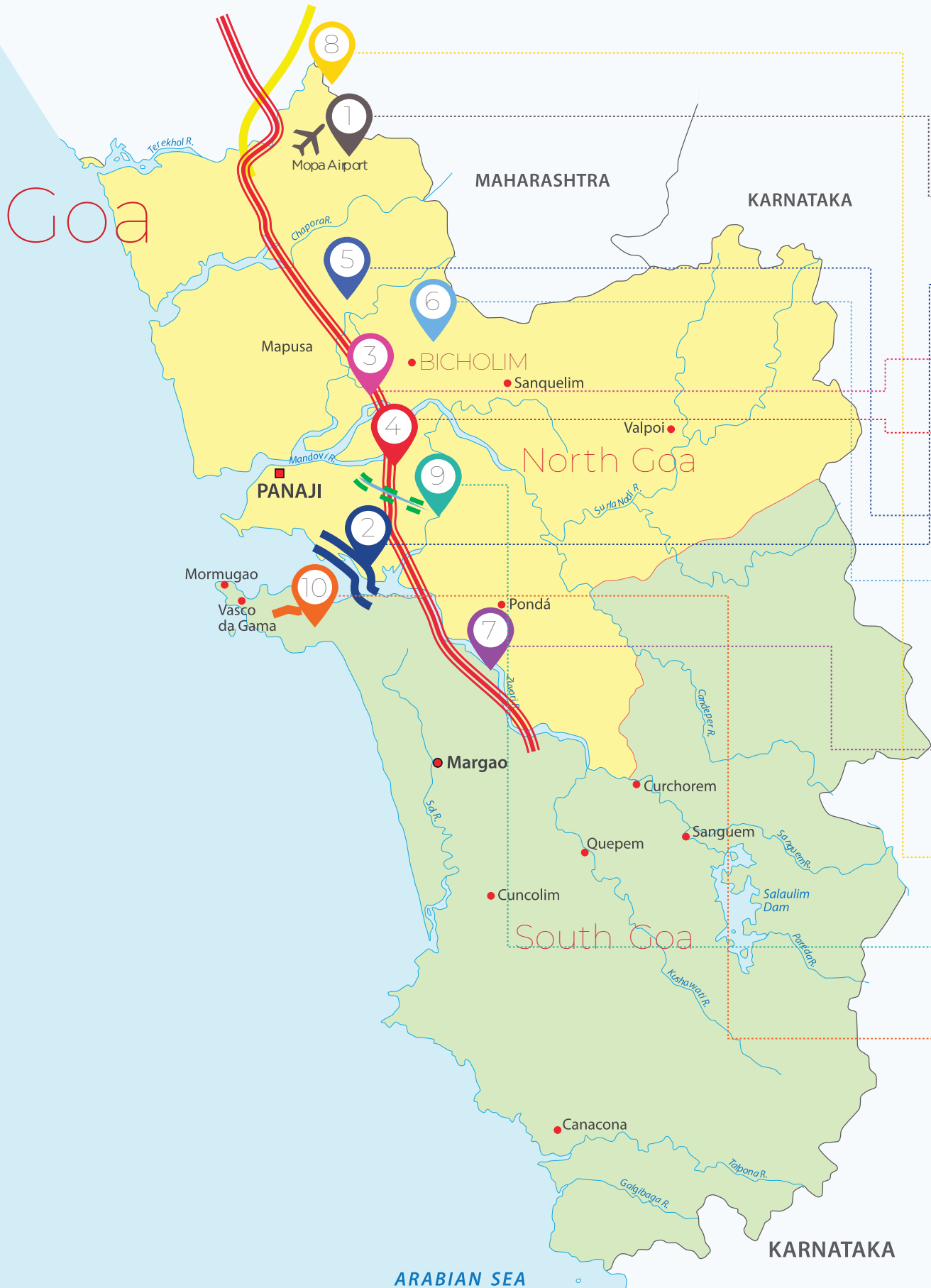
MAYEM
LAKE



BICHOLIM ARTISTIC
MARKET

Physical Infrastructure

AT A GLANCE, IMPACTING BICHOLIM



IMPACT OF RECENT AND UPCOMING INFRASTRUCTURE ON LAND PRICES AT BICHOLIM.

Project	Status	Influence on Goa	Impact
MOPA Airport	Operational since 2023	Enhanced connectivity with boosting nearby real estate prices by 20%-25% annually.	High
Zuari Bridge	Operational since 2023	Improved connectivity between North and South Goa.	High
6-Lane expansion of Bengaluru-Mumbai Expressway.	Expected Completion 2028	Spanning 72 kilometres between Chitradurga and Davangere in Karnataka is set to transform travel between Bengaluru and Mumbai.	Medium
NH66 New Mumbai-Goa Highway	Expected Completion 2026-27	The 471 km, 4-lane highway will drastically reduce Mumbai-Goa travel time from 12 hours to 6 hours.	Medium
Assonora Bypass	Expected Completion 2026	Ease traffic congestion within Bicholim town.	High
Bicholim Bypass	Expected Completion Q1 2026	Expected to divert all heavy vehicles traveling on the inter-state route, which are currently passing through Bicholim town.	High
Delhi-Mumbai Expressway	Expected Completion 2026-27	Reduced travel time between Delhi and Mumbai to just 12 hours, and further enhanced connectivity from Mumbai to Goa.	High
Borim bridge	Proposal Stage	Enhance connectivity to Borim in Ponda Taluka to Angadi, Loutolim in Salcete and serve as an alternative route to the existing three-decade-old beleaguered bridge over the Zuari.	Medium
Nagpur-Shaktipeeth Highway	Expected Completion 2028-29	The 760km Nagpur-Shaktipeeth highway will reduce travel time between Nagpur and Goa to lane highway will cut 11 hours.	Low
Cuncolim Bypass-Uskini-Bandh Cuncolim to Bendordem	Active Pre-construction Stage. Expected completion mid-2026	Designed to accelerate the completion of the Mumbai to Kanyakumari Economic Corridor.	Low
MES College Junction to Bogmalo Junction	Under Construction. Completion expected mid-2026	This development anticipates enhanced service levels, considerable socio-economic benefits, reduce vehicle operating costs and decreased travel time.	Low

(Source: Colliers)

UNSTOPPABLE DRIVERS.

Unmissable Opportunity.

01

Goa was ranked the **#1 trending travel destination** for 2025 by Expedia

02

1.04 crore tourists visited Goa in 2024 - a **21% Y-o-Y increase**

03

Powered by dual airports, Goa welcomes over **1.2 crore** passengers annually, appreciating real estate by **27-30%** across North Goa.

04

Goa has India's **highest density of 5-star hotels** (32+ across the state). Hospitality-led projects seeing **30-40% faster absorption rates**

05

A rare opportunity with probably one of the **largest offerings within the settlement zone.**

06

Infrastructural projects worth ₹25,000+ crore sanctioned in Goa for seamless cross-state transit, unlocking alternate tourism revenue.

Our Projects

THE SARĀYU® — AYODHYA —

India's only 7-star land development showcasing 20% appreciation in 3 months. Appropriated by the legend Mr. Amitabh Bachchan.

📍 Ayodhya, Uttar Pradesh



ONE GOA — THE Symphony —

Goa's first and only climate positive, 5-star branded land development at Bicholim, featuring a luxury multi-tiered clubhouse, branded gym and a man-made sea and beach.

📍 Bicholim, Goa



AERO-ESTATE KHOPOLI, MUMBAI

50-acre world-class land development in Khopoli featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

📍 Khopoli, Maharashtra



INDIA'S MOST VALUED VILLA ESTATES

5 mins from Basilica of Bom Jesus. 100% sell-out project with 25% appreciation. Ready for possession.

📍 Bainguinim, Goa



Sol de Alibaug

India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

📍 Alibaug, Maharashtra



7 mins from Dabolim Airport. 100% sell out project with 25% appreciation in price within 6 months.

📍 Vasco, Goa



An 80-acre, India's first Blue Zone Branded Land Development with a multi-tiered clubhouse with waterfall, a luxury boutique resort and multiple other amenities, just two hours from Mumbai.

📍 Neral, Maharashtra



CELEBRATION LAND

The grandest land celebration in the country 2x subscriptions, a sell-out launch.

📍 Neral, Maharashtra

VRINDAVAN GLOBAL

World's first sensorial branded land development, a 65-acre divine destination inspired by Krishna's eternal spirit.

📍 Vrindavan, Uttar Pradesh