

GOA'S

RAREST COASTAL ADDRESS.



**GOA'S MOST PREMIUM SHORELINE ADDRESS
JUST 7 MINS FROM DABOLIM AIRPORT.**

POSSESSION-READY VILLA LAND | 20+ LIFESTYLE AMENITIES | PRIME CENTRAL GOA

THE BIG SHIFT

Goa is no longer just a holiday destination.
It is India's fastest-growing land opportunity.

Across India, investors are moving away from volatile assets and rediscovering the timeless value of land. And in Goa, that shift is happening faster than ever before.

Driven by tourism, infrastructure expansion, rising HNI migration, increasing second-home demand and limited coastal supply, Goa is transforming into one of India's most powerful lifestyle-led investment destinations.

What was once seen purely as a vacation market is now evolving into a long-term wealth creation and land ownership opportunity.

POPULATION
~1.6 MN
(2025 ESTIMATE)

POPULATION DENSITY
~611 PERSONS
PER SQ. KM

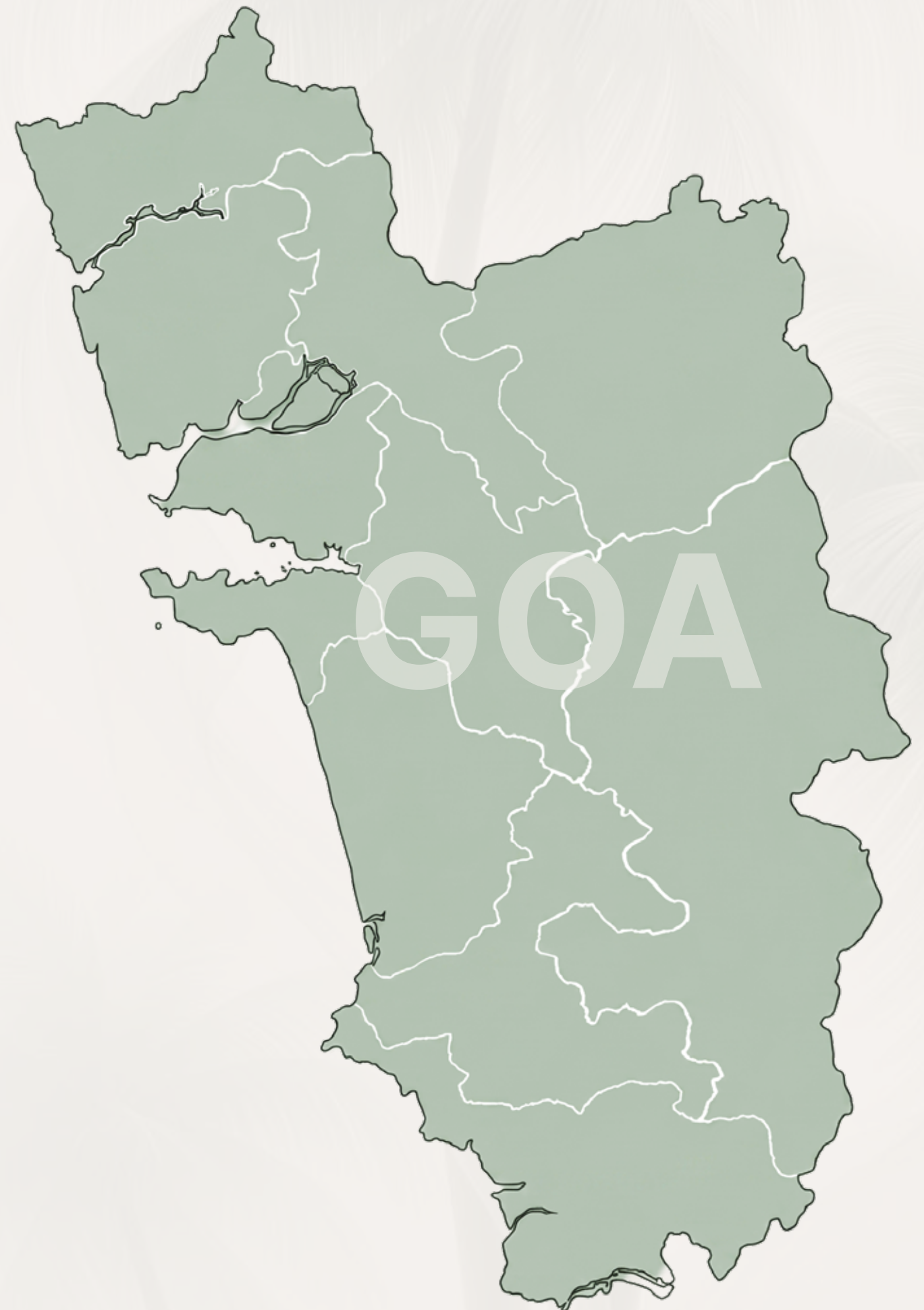
TOURISM STATISTICS

DOMESTIC TOURISTS
~10.2 MN
IN 2025

INTERNATIONAL TOURISTS
~0.6 MN
IN 2025

TOTAL TOURISTS (2025)
~10.8 MN

STATE GDP (GSDP)
₹1.4 LAKH CRORE
(14% GROWTH OVER THE PREVIOUS YEAR)



CENTRAL GOA IS EMERGING AS THE STATE'S NEXT VALUE MULTIPLIER.

Strategically located between North & South Goa,
Central Goa is becoming the most balanced and
future-ready growth corridor.

For years, North Goa dominated investor attention. Today, that story is changing.

The rise of infrastructure, improved accessibility, increasing land scarcity and congestion in saturated
North Goa pockets have shifted investor focus towards Central Goa,
especially the Vasco–Dabolim corridor.

Unlike speculative markets, Central Goa's growth is backed by real infrastructure, active connectivity,
economic activity, tourism movement and increasing residential demand.

With multi-modal connectivity - airports, highways, railways, ports, beaches, business districts and
tourism hubs, Central Goa offers something extremely rare.

A lifestyle destination with genuine long-term investment fundamentals.

STRATEGIC ADVANTAGES



Lower entry point compared
to saturated North Goa



Home to Goa's operational
international airport



Increasing interest from HNIs
and second-home investors



Excellent connectivity
to North & South Goa



Emerging demand for branded
plotted communities



Strong infrastructure-led
appreciation potential



CENTRAL GOA IS PROJECTED TO DELIVER 3X LAND APPRECIATION IN THE NEXT 5 YEARS.

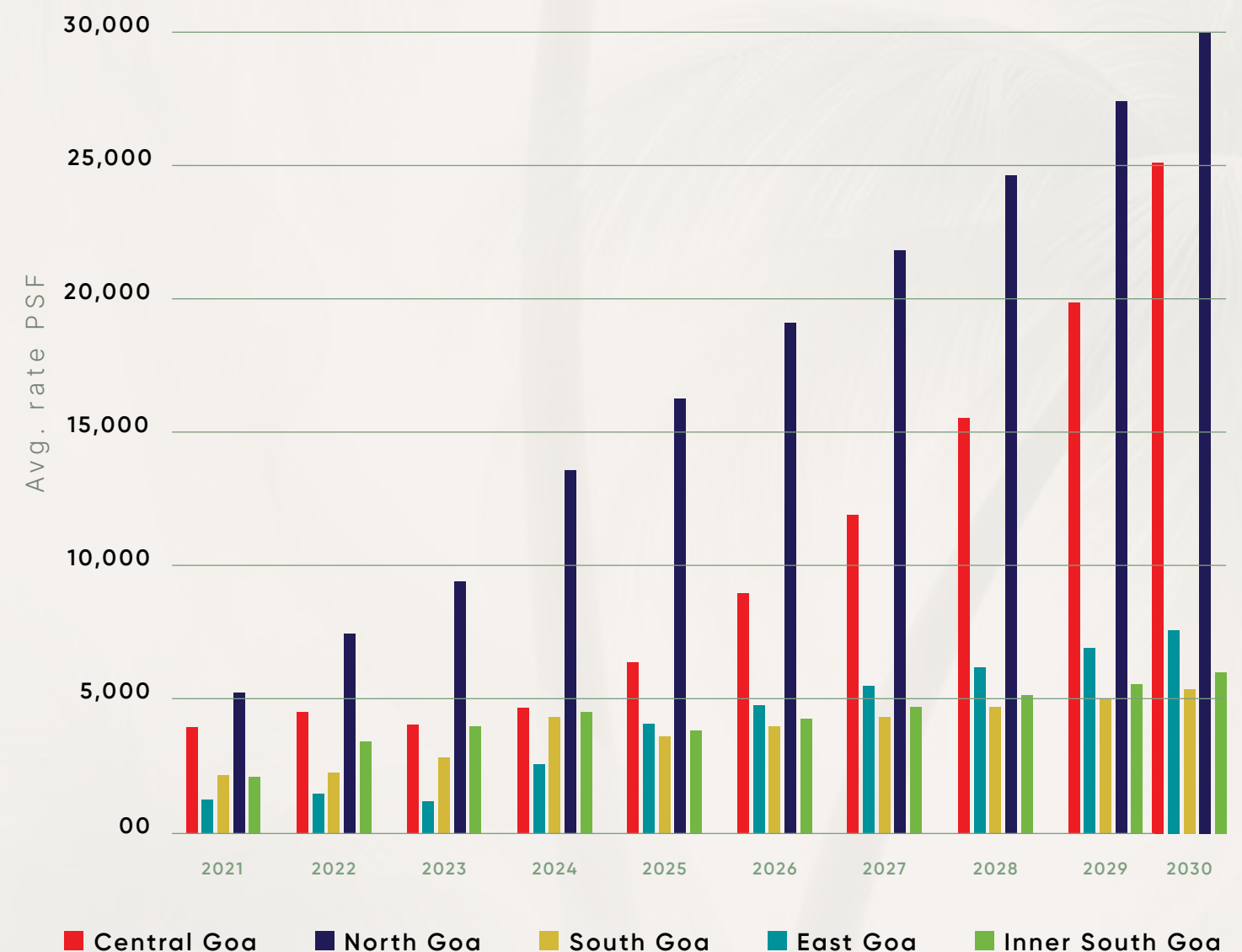
Among all major Goa regions, Central Goa is projected
to witness the strongest land price growth.

Infrastructure changes markets. Accessibility transforms demand. Scarcity drives appreciation.

Central Goa sits at the intersection of all three.

According to the Liases Foras report titled: 'Vasco, The centre of Goa's next growth wave' is
expected to outperform every other region in Goa in terms of land value growth over the next
five years.

With major infrastructure already operational and large-scale connectivity upgrades
accelerating movement into the Vasco-Dabolim corridor, land prices are expected to witness
exponential upside.



CENTRAL GOA SHOWS THE STRONGEST PRICE GROWTH POTENTIAL
AT 3X, FOLLOWED BY NORTH GOA AT 2.3X, SOUTH GOA AT 1.7X AND EAST GOA AT 1.5X
16% CAGR (NEXT 5 YEARS) FOR CENTRAL GOA

AIRPORT ADVANTAGE: DABOLIM INTERNATIONAL AIRPORT.

When connectivity becomes effortless,
demand follows naturally.

Gulf of Goa enjoys one of the strongest strategic advantages in the state
- its proximity to Dabolim International Airport.

Located just 7 minutes away, the development sits at the centre of Goa's most
active travel and connectivity ecosystem.

Dabolim Airport continues to remain one of the busiest gateways into Goa,
handling millions of domestic and international passengers annually.

170-200
daily flights to Goa

63,000-72,000
annual flight movements projected

Dabolim handles
6-7 million
passengers annually

Vasco-Dabolim belt
emerging as a major investment corridor



A ₹15,000 CRORE INFRASTRUCTURE WAVE IS RESHAPING CENTRAL GOA.

This is not future planning.
This is infrastructure already transforming the region.



New Mumbai-Goa Highway
(NH66) reducing travel time from
Mumbai to Goa dramatically



Shaktipeeth Expressway
opening stronger
access from Central India



Mormugao Port Expansion
driving economic and
commercial activity



RoPax Ferry Connectivity
boosting tourism and
inter-city access



Railway Upgrades modernizing
Vasco-da-Gama and
Dabolim stations



New Zuari Bridge
enhancing movement between
North & South Goa

IN GOA, COASTAL LAND ISN'T CREATED ANYMORE. IT'S DISAPPEARING.

Scarcity is no longer emotional.
It is mathematical.

GOA HAS LIMITED LAND

3,700 sq.km.
Total land area of Goa



~4% IS PERMISSIBLE FOR DEVELOPMENT

~150 sq.km.
Available for legally developable land



1% CLEAR & VERIFIED LAND

Before buying land in Goa, buyers typically need to verify:
Title ownership | Sanad permissions | Zoning regulations
Local authority approvals | Encumbrances & legal records



0.2% LAND AVAILABLE FOR NON-GOANS

Legal due diligence | Multi-department verification | Regulatory approvals
Local compliance checks



THAT'S WHERE IMPERIAL GOA CHANGES EVERYTHING

The House of Abhinandan Lodha® offers:
✓ Clear-title land | ✓ Verified documentation
✓ Sanad-approved plots | ✓ Professionally planned development
✓ Hassle-free ownership | ✓ Peace of mind



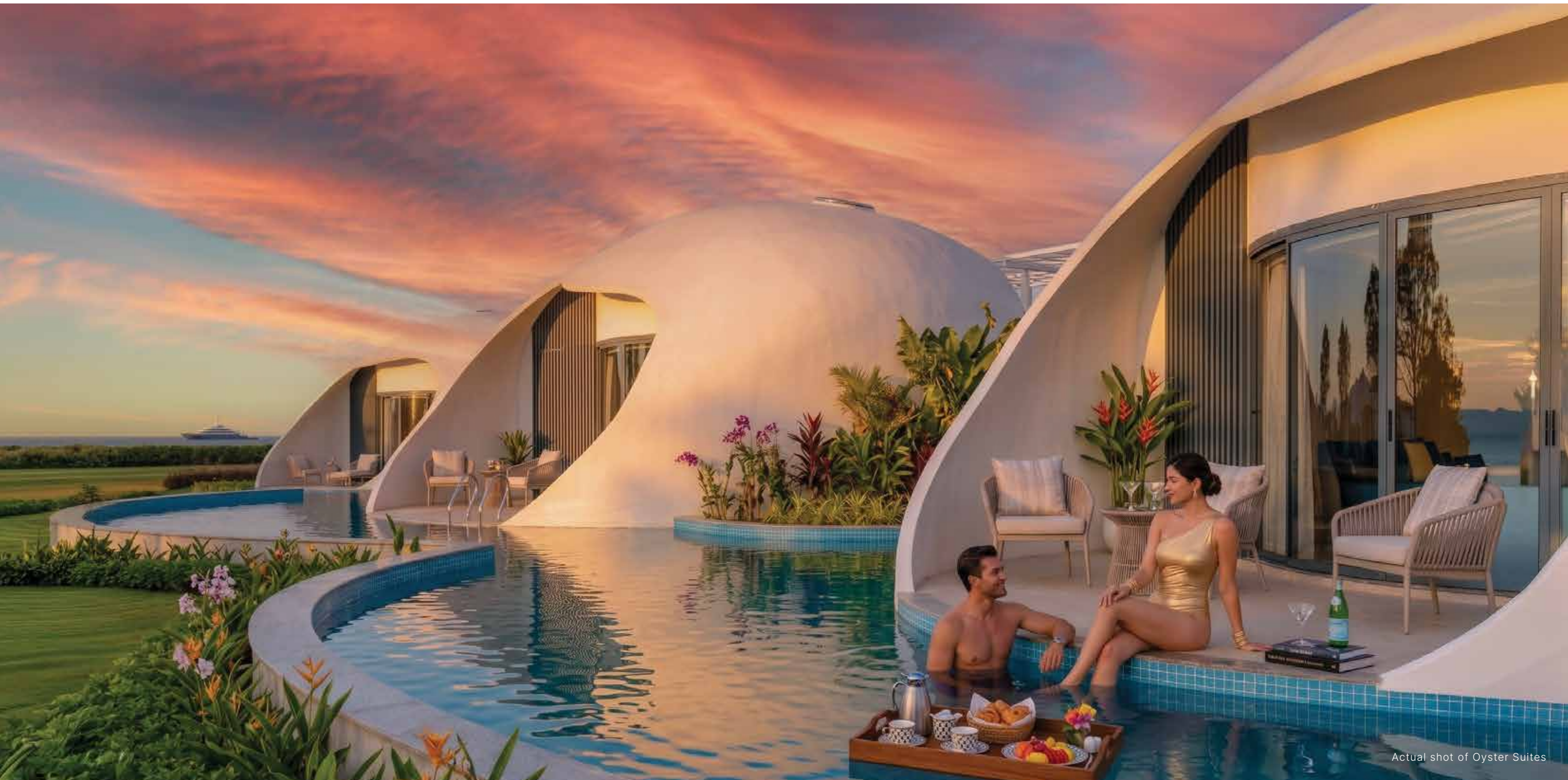


GOA'S MOST PREMIUM SHORELINE ADDRESS. POSSESSION READY VILLA LAND IN GOA'S ONLY 5-STAR BRANDED LAND DEVELOPMENT.

A coastal destination crafted for connected living, lifestyle and long-term value.
Minutes from Dabolim International Airport, Vasco, Panjim and Goa's iconic beaches.

WHAT MAKES GULF OF GOA IRRESISTIBLE:

- 23+ acres (93,077.7 sq.mt.) of development.
- Conceptualized by one of India's leading architects - Mr. Sanjay Puri
- Over 1.5 lakh sq.ft. (13,935.45 sq.mt.) of open recreational spaces.
- 2 boutique hotels - Club La Pearl & Club La Coral
- ~20+ lavish amenities.
- Velsao and Bogmalo beaches within 10 mins drive time.



Actual shot of Oyster Suites



CRAFTED BY ONE OF INDIA'S MOST CELEBRATED ARCHITECTURAL MINDS

Designed by Mr. Sanjay Puri, one
of India's leading architects with
70+ international accolades.



AURIGA, MUMBAI



NARSIGHAR, RAJASTHAN



THE COURTYARD, RAIPUR



COURTYARDS HOUSE, RAJASTHAN



ORIGAMI HOUSE, PUNE

CENTRALLY POSITIONED, SEAMLESSLY CONNECTED.

Few locations in Goa offers this level of
multi-modal accessibility.

The true strength of Gulf of Goa lies in its strategic location.

Unlike isolated holiday destinations, Gulf of Goa sits at the centre of Goa's most
important movement corridors connecting tourism, business, lifestyle and infrastructure.

From beaches and business hubs to airports, ports, highways, railways and hospitality
destinations, everything remains effortlessly accessible.



LEISURE & BEACH EXPERIENCES

Bogmalo Beach — 15 mins

Majorda Beach — 20 mins

Colva Beach — 25 mins

Benaulim Beach — 30 mins



LUXURY HOSPITALITY & DINING

ITC Grand Goa Resort & Spa — 20 mins

Taj Cidade de Goa Horizon — 30 mins

Martin's Corner — 30 mins

Zeebop by the Sea — 25 mins



ADVENTURE & WATER EXPERIENCES

Grande Island — 15 mins (jetty) + boat ride

Dona Paula Jetty — 25 mins

Zuari River — 10-15 mins



NATURE & SERENE ESCAPES

Salim Ali Bird Sanctuary — 45 mins

Bat Island — 15 mins

Japanese Garden Vasco — 10 mins



HOSPITALS

V. M. Salgaocar Hospital — 5 mins

Daffodils Multi-Speciality Hospita — 15 mins

Pai Hospital — 15 mins



EDUCATIONAL INSTITUTES

BITS Pilani Goa Campus — 10 mins

Don Bosco College of Engineering — 20 mins

Goa University — 35 mins



ENTERTAINMENT

1930 Vasco — 15 mins

Naval Aviation Museum — 12 mins

Mall De Goa — 40 mins

A DEVELOPMENT DESIGNED FOR MODERN COASTAL LIVING.



Because today's investors look beyond land.
They invest in ecosystems.

Gulf of Goa is envisioned as more than just a plotted development.

It is a thoughtfully planned coastal ecosystem designed to combine leisure,
wellness, recreation and community living within one integrated destination.



20+ THOUGHTFULLY
CURATED AMENITIES.
A LIFE WELL-DESERVED.

CLUB LA PEARL



Open-Air Games



Cabana



Manicured Lawns



Shaded Sit-out



Library



Co-working Space

Actual shot of club La Coral



Actual shot of club La Pearl

CLUB LA CORAL



Multi-tiered
Swimming Pool



Pool
Loungers



Open Air
Theatre



Trampoline
Park



Gymnasium



Kids Play-Room
/Creche



Detox &
Ayurvedic Centre



Reflexology
Therapy Path



Yoga &
Meditation Centre



Selfie
Zones



MIROS

HOTELS & RESORTS

A PHILOSOPHY, NOT JUST A BRAND

Born from a desire to reimagine hospitality for the modern traveller, MiroS blends luxury with soul. At its core, MiroS 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

MiroS 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, MiroS blends global standards with a personalised, soulful approach.

YOUR PRIVATE RESORT IN GOA, ON CALL

At Codename G.O.A., MiroS Hotels and Resorts redefines ownership by delivering five-star hospitality within a private residential setting. With MiroS, residents enjoy the exclusivity of ownership with the ease of world-class hotel living.

5-STAR SERVICES.
EVERY DAY. IN YOUR
OWN HOME.



Personalised Concierge
& Personal Assistance



Housekeeping and
Maintenance



Wellness
Package



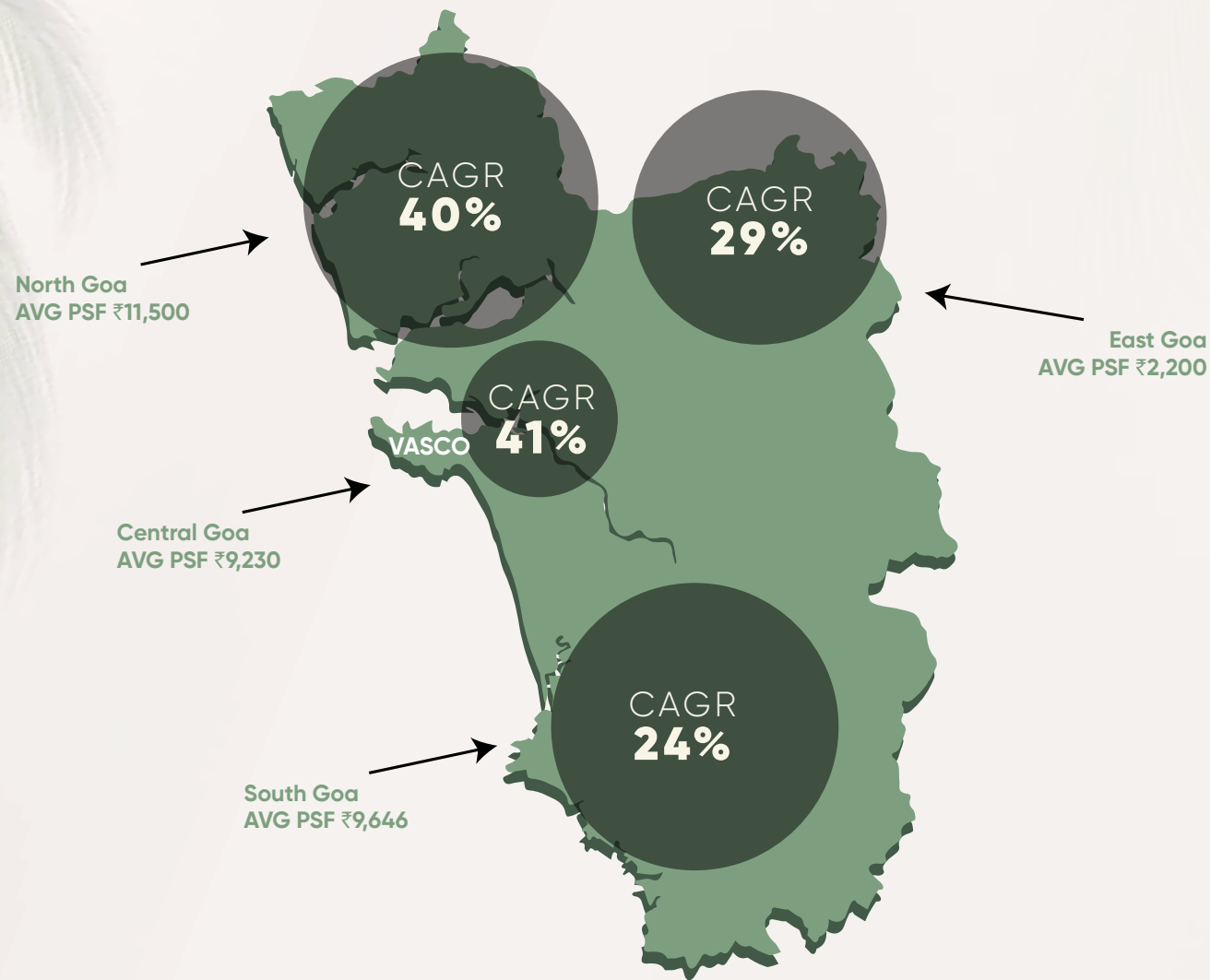
Gourmet
Dining



Event and
Entertainment Planning

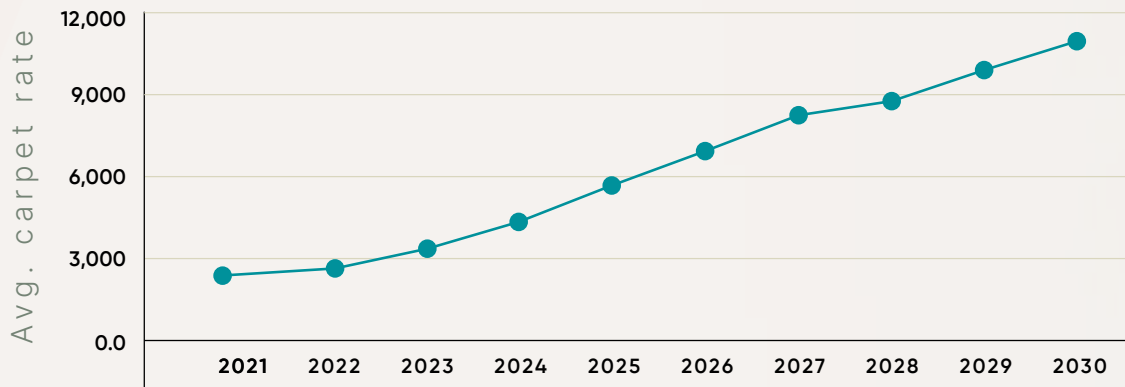


LAND IS BECOMING INDIA'S MOST TRUSTED LUXURY ASSET.



33%
CAGR
(last 5 years)

104%
PRICE APPRECIATION
(in 5 years)



WHY SMART CAPITAL IS MOVING TOWARDS CENTRAL GOA.

COMPARATIVE POSITIONING

REGION	YOY GROWTH (%)	MARKET INSIGHT
North Goa	~10% – 20% (earlier 20–30%, now moderating)	Saturated, supply-heavy, price correction in some pockets (RE/MAX Westside Realty)
Central Goa (Vasco / Dabolim belt)	~15% – 25% (emerging high growth)	Infrastructure-led growth, under-supplied, strong upside potential (emerging market trend)
South Goa	~6% – 12%	Stable, long-term appreciation, slower but steady (globalacres)



THE NEXT 5 YEARS WILL
CREATE GOA'S BIGGEST
LAND WEALTH

—
OPPORTUNITY.
THE QUESTION IS - WILL
YOU BE A PART OF IT?

MAJOR DRIVING FACTORS

Goa, India's most loved destination;
Top 15 Global Travel Destinations

+

Scarcity of Grade
A clear-titled Goan Land

+

3X land appreciation in next
5 years

+

₹15,000 crore investments towards
infra developments.

+

Rare coastal development, ready possession,
just 7 mins from Dabolim airport



HOUSE OF ABHINANDAN LODHA®

INDIA'S LARGEST BRANDED LAND DEVELOPER

House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world to access some of the most-strategic land banks, via strong tech-enabled processes. We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - The House of Abhinandan Lodha® leads as the Largest Branded Land Developer.

6,500+

Investors

27+

Countries

23+

States

107+

Cities



SUCCESS THAT ECHOES ACROSS INDIA & ABROAD.

OUR FLAGSHIP PROJECTS



Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym and a man-made sea and beach.

📍 **Bicholim, Goa**



5 mins from Basilica of Bom Jesus, a select collection of villa estates development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthrall.

📍 **Bainguinim, Goa**



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

📍 **Ayodhya, Uttar Pradesh**



India's first luxury waterfront land development, inspired by iconic global marinas. Spread across 78 acres with a man-made beach and 40+ world-class amenities in Nagpur's fastest-growing investment corridor.

📍 **Nagpur, Maharashtra**



Our first and fastest delivered project in 2021. Here, luxury blends with functionality to offer the perfect spot for you and your family to create an everlasting legacy.

📍 **Dapoli, Maharashtra**



Spread out across a sprawling estate of 100 acres, purpose-made for millennials, it offers the perfect blend of adventure and recreation.

📍 **Anjarle, Maharashtra**



An exquisite sea - view land development sits atop a hill overlooking the deep blues of the Arabian Sea and is built to highlight the natural contours of the region.

📍 **Anjarle, Maharashtra**



India's first signature land development in the Hamptons of Mumbai, garnering interest from all over the globe.

📍 **Alibaug, Maharashtra**



A 50-acre world-class land development designed by the world-renowned Sanjay Puri Architects featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

📍 **Khopoli, Maharashtra**



India's first Blue Zone Branded Land Development, just 2 hours from Mumbai. An 80-acre expanse with a multi-tiered clubhouse, alongside a waterfall, a luxury boutique resort and multiple pockets of amenities, inspired by the global principles of blue zones.

📍 **Neral, Maharashtra**



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

📍 **Vrindavan, Uttar Pradesh**



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[The House Of Abhinandan Lodha](https://www.instagram.com/TheHouseOfAbhinandanLodha)

3rd Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra 400 011.

HOUSE OF ABHINANDAN LODHA HAS BEEN ESTABLISHED IN 2020 AND IS NOT, IN ANY MANNER, ASSOCIATED WITH 'LODHA' OR 'LODHA GROUP'

Project is registered as Gulf of Goa under Goa RERA Registration No. PRGO08232080 available at <https://rera.goa.gov.in/reraApp/home>.