

Prime large land in the heart of Goa.
Understandably, befitting the country's finest.



Actual image of Club Verve

Large villa estate and land in prime central Goa: 3,000 sq.ft. at ₹2.83 cr. (all-inclusive)

THE
HOUSE OF
ABHINANDAN
LODHA

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



www.hoabl.com



The House Of Abhinandan Lodha



[thehouseofabhinandanlodha](https://www.instagram.com/thehouseofabhinandanlodha)

GOARERA Registration No. Phase I - PRGO10221791, Phase II- PRGO10221793. Registered as Imperial Goa Phase I and Imperial Goa Phase 2 available on <https://rera.goa.gov.in/reraApp/home>



INDIA'S MOST VALUED VILLA ESTATES



Presenting

The **'Imperial Royale'** Collection -

Select 9 plots in Goa's most pristine neighbourhood, and with one of the best Clubhouses. Goa gets a brand-new destination, and the country's finest land.

The House of Abhinandan Lodha® now offers select few uber-sized villa plots, starting at ₹ 2.83 cr.*, ensconced within a luxurious 18-acre development, featuring a magnificent Club, multiple life-enhancing amenities like swimming pool with deck, a swanky Gymnasium, Multiple guest rooms, Menhir Sit-outs, Multipurpose Court, Orchards, 5 mins from Basilica of Bom Jesus and 15 minutes from Fontainhas and the lively Panjim and Miramar Beach.

GOA. FOREVER YOURS.

India's most-loved getaway and the only state in India to feature in the **'Top 15 global destinations'** – Goa enthralls every resident with its rich history and a decadent, timeless Portuguese influence, reflected in its colonial architecture, vibrant festivals, the warmth and bonhomie of its people.

But the state has also transformed itself to a more hospitality-rich, luxury destination, with **32 5-star hotels**, a plethora of fine dining restaurant & entertainment options, cruises & yacht rides and spruced up infrastructure to accommodate a larger influx of luxury-bound tourists. From the tranquil beaches of South Goa to the lively, pulsating precincts of North Goa, every corner contributes to the smorgasbord of experiences etched into the hearts of those who visit.

WHAT MAKES GOA A COMPELLING DESTINATION FOR LIFE?



THE HOUSE OF ABHINANDAN LODHA®

An investment that grows and keeps growing. With the fully functional Manohar International Airport now contributing to 4.4 million passengers every year and poised to handle 33 million passengers annually. Along with a slew of infrastructural developments aimed at driving more inbound tourism and unlocking non-coastal reserves for additional tourism GDP, Goa is preparing itself to become a more resilient, future-proof, and versatile investment.

Source: <https://www.magicbricks.com/blog/mopa-airport/132041.html>

Great First or Second Home Destination: According to the annual Luxury Outlook Survey 2024 conducted by India Sotheby's International Realty (ISIR), as many as 71% of affluent Indians express an interest in real estate investment in Goa within the next 12-24 months. Also, Goa's real estate market stands out among second-home destinations in India, with a surge in online searches observed for villas priced between ₹ 1-3 cr., indicating heightened demand within this price bracket.

Great Lifestyle Upgrade: Negligible geopolitical risks, coupled with a deeper post-pandemic acknowledgement of the need for a lifestyle upgrade - make Goa a popular choice for a far more entrenched, rounded, fulfilling lifestyle, especially amongst the country's elite.

Great Travel Destination: An unmatched contender, Goa holds its coveted spot as the only Indian state to be among the top 15 places in the World's Top Travel Destinations List. In 2023, 72 lakh domestic tourists & 4.03 lakh foreign tourists (registering a growth of 138.69%) travelled to the coastal paradise.

Source: <https://homecapital.in/blog/current-rising-trends-of-property-in-go-a-in-2024>
Source: <https://goanewshub.com/international-domestic-tourist-footfalls-are-increasing-in-go-a/>

IMPERIAL GOA

INFRASTRUCTURAL MAKEOVER TRANSFORMING THE LANDSCAPE OF GOA.

Enhancements within Goa worth ₹766 crores:

MES College Junction to Bogmalo Junction: (₹455.50 cr.) Construction of a 4-lane flyover covering a total length of 3.35 km on NH-566, Cuncolim.

Bypass-Uskini-Bandh Cuncolim to Bendordem: (₹310.92 cr.) Covering 8.33 km on NH-66 in the South Goa district, it aims to speed up the completion of the Mumbai to Kanyakumari Economic Corridor.

TVS Industrial and Logistical Parks to set up Warehousing Park:

TVS Industrial and logistical Parks has signed a memorandum for development of logistics and warehousing park in Goa with an investment of ₹125 crore.

The facility will be spread across 15-20 acres and generate direct employment of 250 and indirectly 1,000 in the region.

R&D hub in Goa: Credsquare Technologies Pvt. Ltd., a Bengaluru-based artificial intelligence (AI) company, has announced plans to set up a Research and Development (R&D) hub in Goa by raising over ₹600 crore funding.

Source: <https://timesproperty.com/news/post/thane-grand-central-park-inauguration-blid6700?offset=1>
Source: <https://economictimes.indiatimes.com/industry/transportation/shipping/-transport/tvs-industrial-and-logistical-parks-inks-pact-with-go-ipb-to-set-up-warehousing-park/articleshow/107262922.cms?from=mdr>
Source:<https://www.thehindu.com/news/cities/bangalore/bengaluru-based-credsquare-to-set-up-rd-hub-in-go-eyes-inr-600-crore-funding/article67042070.ece>

NH-66 New Mumbai-Goa Highway:

471 km, 4-lane highway to cover 26 districts and will drastically reduce the travel time between Mumbai and Goa by at least 6 hours.

Nagpur-Shaktipeeth(Goa) Highway:

760 km, 6-lane Nagpur- Shaktipeeth (Goa) highway to cover the distance between Nagpur and Goa. It will cover 11 districts and reduce the travel time by 13 hours.

Impact of Delhi-Mumbai Expressway:

Resulting in reduced travel time between Delhi and Mumbai to just 12 hours and further enhanced connectivity from Mumbai to Goa via NH-66. Property prices have already increased by 60 to 70% in the last 3 years. Not only that but it will also create employment opportunities for fifty lakh personnel.

Game-Changing New Airport:

The new MOPA airport, a PPP-model run by GMR Group has recently secured a funding of ₹2,475 cr. to further expand and enhance operations. The new enhanced infrastructure would be able to transit 3.3 cr. inbound tourists to the state, annually, driving tourism further.

Infrastructural development projects worth over ₹1,330 cr inaugurated.

1. Permanent campus of National Institute of Technology (NIT):

Prime Minister has inaugurated the 113 acre campus in Cuncolim which will accommodate 1,260 students.

2. ONGC Sea Survival Centre: Prime Minister, inaugurated ONGC's Sea Survival Center in Goa. It aims to advance the Indian sea survival training ecosystem to global standards as a one-of-a-kind integrated Sea Survival Training Centre. It is expected to train 10,000-15,000 personnel annually.

3. Ropeway Project: PM laid the foundation stone for passenger ropeway project which connects Panaji and Reis Magos. The Ropeway Project would include a food court, restaurant and waiting room as additional facilities. It is currently a 7-km long drive that takes 25 minutes by car.

4. The Cacora Waste Management Plant (SWMP): The SWMP is spread across 81,000 sq.mtrs. at Cacora village of Curchorem-Cacora Municipal Council. It has a provision to generate 2-3 KW of gas-based plus solar power everyday. It has the capacity to handle 100 tonnes of garbage with 60 tonnes of wet and 40 tonnes of dry waste on a daily basis.

Source:
<https://www.narendramodi.in/prime-minister-narendra-modi-addresses-viksit-bharat-viksit-go-programme-579040>



Campus of National Institute of Technology (NIT)



Cacora Waste Management Plant



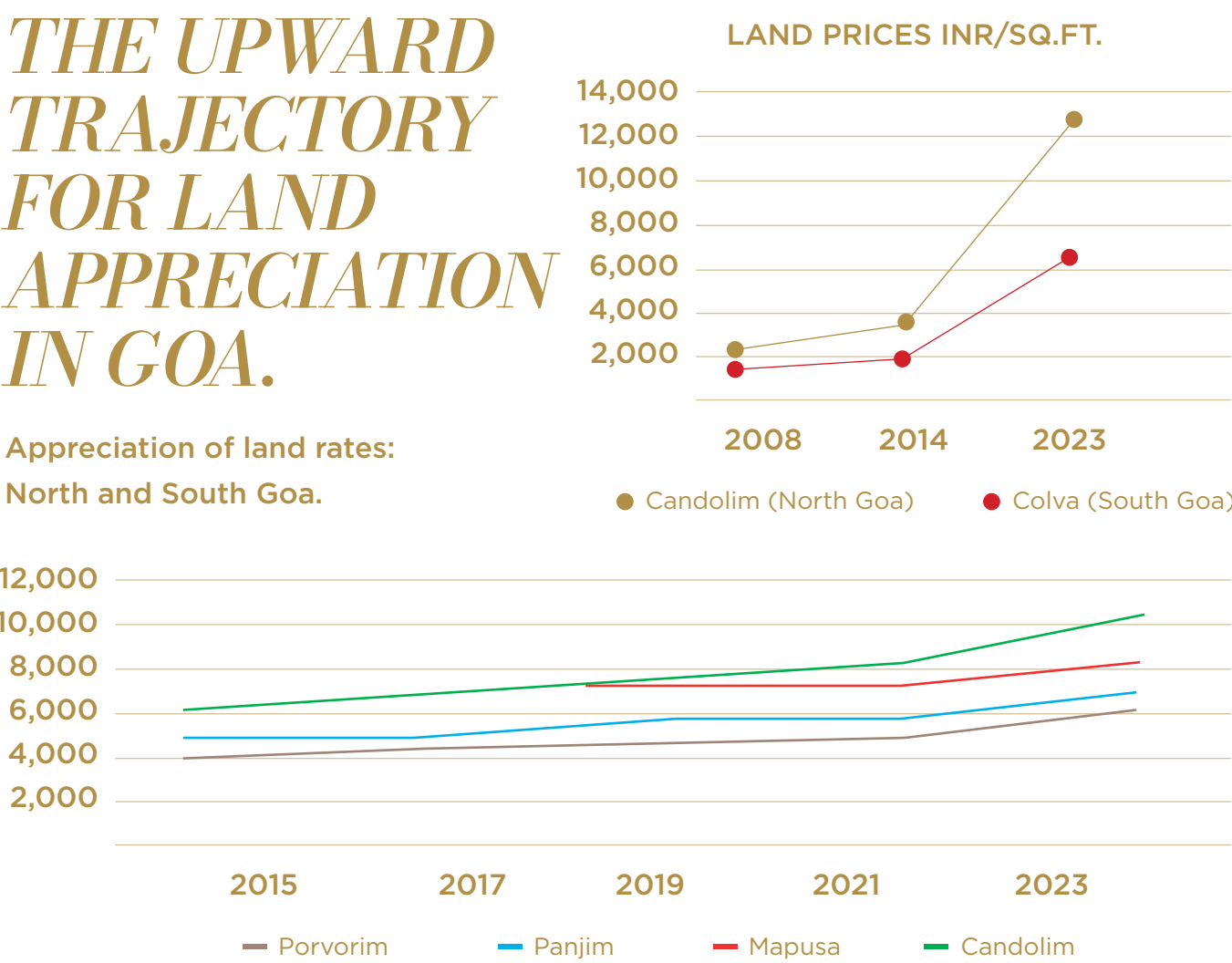
Ropeway Project



ONGC Sea Survival Centre

THE UPWARD
TRAJECTORY
FOR LAND
APPRECIATION
IN GOA.

Appreciation of land rates:
North and South Goa.



BULLISH, POWER - PACKED RETURNS, PUMPING UP INVESTOR ADRENALINE.

Land Prices in INR/SQ.FT.

Location	2008	2014	2023	Growth (in last 15 years)	
CONDOLIM (North)	2,300	3,400	11,650	402%	5X Returns
COLVA (South)	1,672	2,250	6,600	295%	4X Returns

Central Goa: 3X in 10 years | Year 2017 | 2024 | 2027 | PSF 6,925 | 11,428 | 14,273

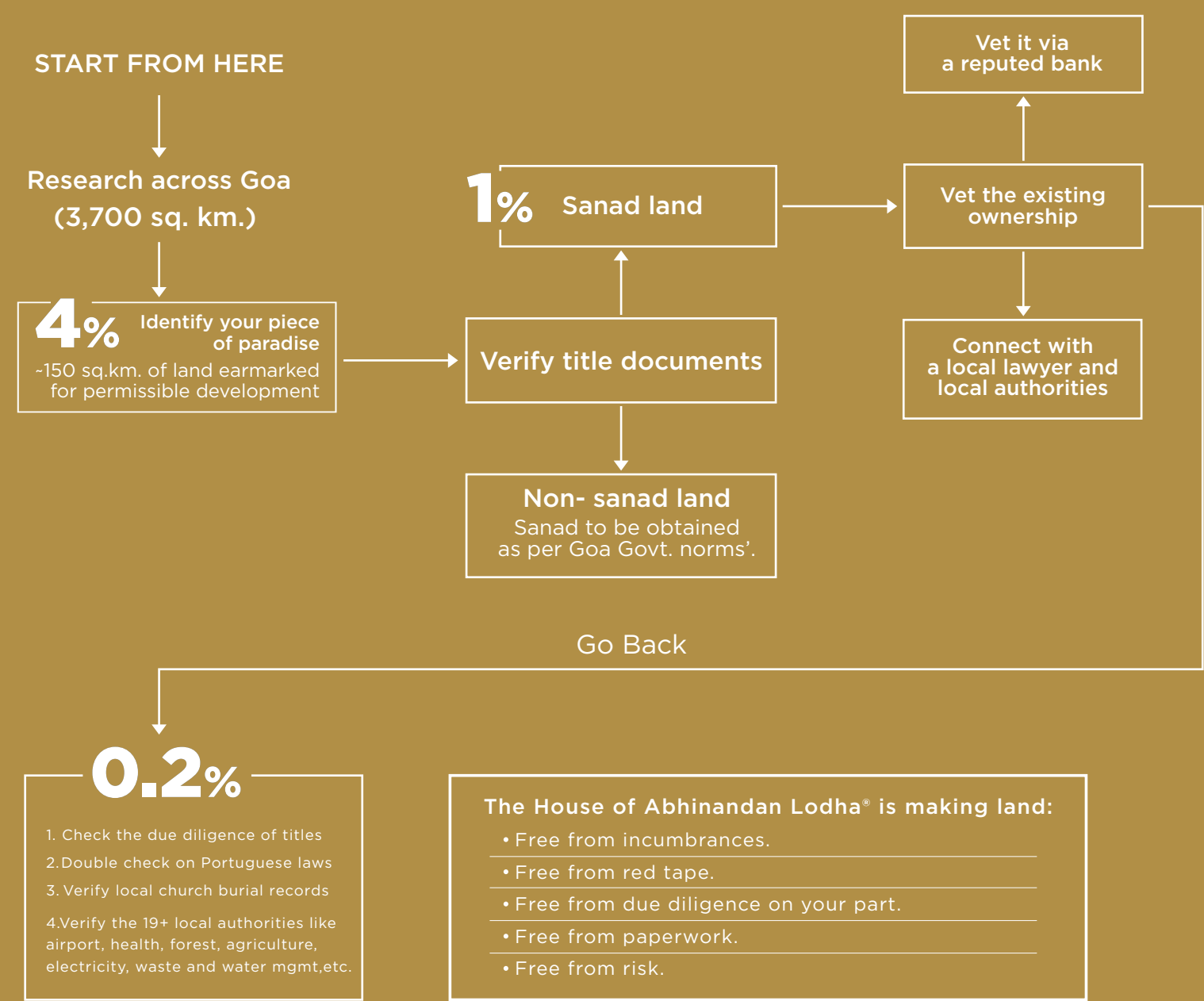
Being 40 kms apart, both the locations, in their prime time over a course of 15 years, have delivered 5x and 4x returns, respectively.



SCARCITY OF LAND IN GOA:

Being the smallest state in India and with stringent, intricate process of land buying, ownership of real estate in Goa is as challenging as it gets.

Complexity of regulations = Very difficult for non-goans to own land in Goa



THE HOUSE OF ABHINANDAN LODHA®

DISCOVER UNMATCHED EXCLUSIVITY IN OLD GOA.

No other development in Old Goa which has:

- ♦ The strength of a brand like The House of Abhinandan Lodha backing it.
- ♦ The company of the top brass of the country's business and professional landscape. A 5-Star Clubhouse with 9 guest rooms and a presidential suite.
- ♦ An opulent amphitheater where stone arcs cradle enactments and musical performances.
- ♦ Amenities like Multi-purpose court, Yoga court, Mango orchards, Jogging track, Swimming pool, Outdoor performance, Congregation zones and several others – creating an island of luxury nestled amidst the historic environs of Old Goa.

IMPERIAL GOA



- Basilica of Bom Jesus - 5 mins
- Panjim City Centre - 15 mins
- Fontainhas - 15 mins
- Deltin Royale Casino - 15 mins
- Dona Paula - 24 mins
- Mopa Airport - 45 mins

- BEACHES**
- Miramar Beach - 15 mins
 - Bambolim Beach - 19 mins
 - Candolim Beach - 35 mins
 - Baga Beach - 40 mins
 - Colva Beach - 50 mins

- NIGHT CLUBS**
- Cruize Point - 20 mins
 - LPK Waterfront Club - 30 mins
 - Club Westend Goa - 30 mins
 - Sinq Nightclub - 35 mins

- RESTAURANTS**
- Adlem Goi - 3 mins
 - Greenyard Restaurant and Bar - 4 mins
 - The Fisherman’s Wharf - 18 mins
 - The Black Sheep Bistro - 20 mins
 - Mum’s Kitchen - 20 mins

*PRESENTING ONE OF THE MOST
COVETED TREASURES IN OLD GOA:
BESPOKE LUXURY FOR THE TOP
EXECUTIVES, CURATED BY
THE HOUSE OF ABHINANDAN LODHA®*



Actual image of Grand Entrance at Imperial Goa

THE HOUSE OF ABHINANDAN LODHA®

Imperial Goa is more than a quiet, quaint sanctuary nestled within nature. For all the delight within your villa, there are thoughtful amenities integrated at every turn as you step out into a meticulously designed and planned development.

Here, your personal sanctuary extends into a community of like-minded achievers, creating an environment where aspirations are realized and every day is a new beginning. This is where the elite reside, where your achievements are celebrated, and your future is secured. At Imperial Goa, you are not just living; you are thriving in an environment designed for those who have made their mark on the world. Welcome to the address where the accomplished gather, where every moment is a testament to your success.

Meet the community:

Managing Director

Chief Risk Officer

Chief Operating Officer

Chief Financial Officer

Business Head

Director

President

Vice President

Country Manguaer

Deloitte.

 **Telegram**

 **HSBC**

 **Ipsos**

 **AXIS BANK**

 **BAJAJ
FINSERV**

 **xiaomi**

 **EY** Building a better
working world

& also, astute business owners across various sectors.

IMPERIAL GOA



Actual image of Imperial Goa with Church of the cross of miracles in the background and Panjim-Ponda highway in the front



Actual image of Club Verve

INTRODUCING CLUB VERVE.

Experience unparalleled luxury and tranquility at Club Verve, our exclusive clubhouse nestled amidst lush green spaces and offering premium amenities. Spanning 10,500 sq.ft., Club Verve boasts of a magnificent clubhouse, starting with a grand entrance lobby and reception, a gorgeous and expansive swimming pool and pool deck. Upstairs, it features a Presidential Suite alongside nine elegant rooms, ensuring every guest experience unparalleled comfort and sophistication. Whether you seek relaxation, recreation, or indulgence, Verve sets the standard for refined living and impeccable hospitality. Welcome to a world where opulence and nature harmoniously co-exist – welcome to Club Verve.

MOMENTS OF
REPOSE, MIRTH,
LEISURE AND
DELIGHT.



Actual image of Swimming Pool



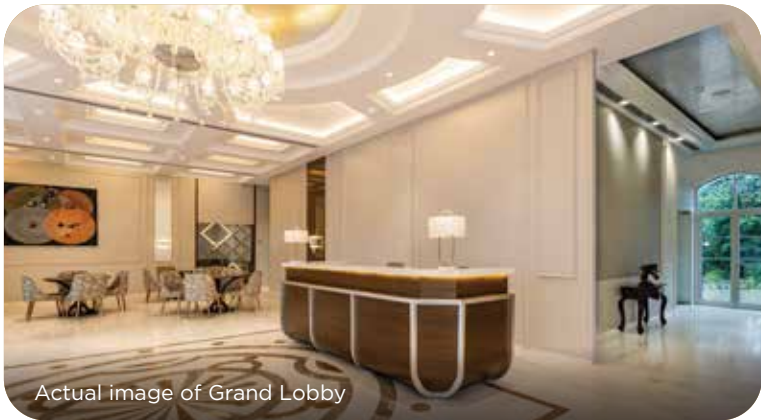
Actual image of Gymnasium



Actual image of Spa



Actual image of Presidential Suite dining area



Actual image of Grand Lobby

THE HOUSE OF ABHINANDAN LODHA®



Jogging-Walking
Track



Cycling Track



Kids' Play Area



Multipurpose
Court



Fado Stage
(Amphitheatre)



Cricket Net



Croquet



Archery



Open Yoga
Court



Camellia
Hang-Out Spaces



Meditation Zone



Reading Nook



Ferro Forjado
Garden



Spice Garden



Mango Orchards



Menhir Sit-Outs



Provision For Food
Festival & Flea Market



Party Lawn With
BBQ Provision

IMPERIAL GOA



Actual image of Presidential Suite



Actual image of Presidential Suite



Actual image of Club Verve

*COMMUNITY.
COLLABORATION.
GROWTH.
INVEST IN YOUR
DREAM PLOT FOR
A LIFETIME.*

Seize the unparalleled advantages of an stellar product, guaranteeing you steady returns. Imagine constructing your own villa, strategically positioned in a sought-after locale, and reaping the rewards right from the first year.

MASTERS OF LUXURY LIVING.

Emerging from the shadows of risks and bureaucratic entanglements, land reclaimed its legendary status, guided by the pioneers, The House of Abhinandan Lodha®. Re-crafted was a brand new narrative of land, infusing it with smart curation, technological innovation, and democratization, while transforming it into a potent wealth-generating asset. We made it digital and young for the new generation of this country so that land could bestow its fortunate owners with the privilege of a remarkable lifestyle and impressive avenues for high returns.

WRAPPED IN OUR PROMISES, YOUR BATON OF WEALTH.



THE PLEDGE OF SECURITY



THE SYMBOL OF WEALTH



THE BOND OF TRANSPARENCY



THE HALLMARK OF HONOUR

SUCCESS THAT ECHOES ACROSS INDIA & ABROAD.



5,000+ delighted customers



7 million sq. ft. sold

THE HOUSE OF ABHINANDAN LODHA®

THE
HOUSE OF
ABHINANDAN
LODHA™

THE HOUSE OF ABHINANDAN LODHA®

Isn't reckoned as a legend for nothing.



5 mins from Basilica of Bom Jesus.

100% sell-out project with 25% appreciation.

Possession in May 2024.



7 mins from Dabolim Airport.

100% sell out project with **25% appreciation**

in price within 6 months.



India's only 7-star land development showcasing **20%**

appreciation in 3 months.

Appropriated by the legend Mr. Amitabh Bachchan.



The grandest land celebration in the country

2 x subscriptions A sell-out launch.



A massive **110% appreciation** at Dapoli.

450 per sq.ft. in Aug 2020. 950 per sq.ft. in Oct 2022.



An epic land shopping festival at Anjarle that saw

3x subscriptions, 1200+ applicants.



A roaring win with 150+ Cr revenue at **India's fastest**

growing tourist destination: Anjarle.



India's first signature land development in the

Hamptons of Mumbai has garnered interest from over the globe.

IMPERIAL GOA