

GULF OF GUA

CREATED BY GOD,
CURATED FOR
THE WORLD BY

THE
HOUSE OF
ABHINANDAN
LODHA



INDIA'S
MOST
CELEBRATED
SHORELINES.
ONE LAST TIME.

GOA

The Land of Beauty & Wanderlust

Where spirituality meets thrilling adventure.
Where verdant and aqua unite to become one.
Where food is not a necessity but nourishment for your soul.
Where sunrises and sunsets create calendars of days spent
in sync with your mood.

The smallest state in India, yet has
the highest GDP per capita.

Home to India's 1st printing press,
as well as the country's 1st Casino.

Rated amongst the best beaches in Asia,
#1 Agonda Beach, #2 Cavellosim Beach,
#8 Palolem Beach and #16 Benaulim Beach*

*As per Tripadvisor



Representative Image

GOA

An Impressive Transformation Story

The idyllic shores of Goa have been riding on the wave of phenomenal progress in the past few decades. Dotted with several architectural marvels, Goa's robust development story has brought ripples of growth for estate holders here. Be it the smart highways cutting through the verdant landscapes, modern bridges, well-planned roads, & opulent retreats, Goa's visionary infrastructure development continues to award success for its inhabitants. Given that Goa is the only state in India with the biggest capex spending done by the government since 2014, the state has had the fastest rate of infrastructure development in India. Here's a glimpse into the monumental developments.



*Distance and timelines are indicative and may vary subject to weather, traffic and infrastructure facilities provided by third parties/ municipal authorities. The proposed developments are provisional and subject to approval from appropriate authorities.



Representative image.

INDIA'S COASTAL PARADISE, A GATEWAY TO GROWTH

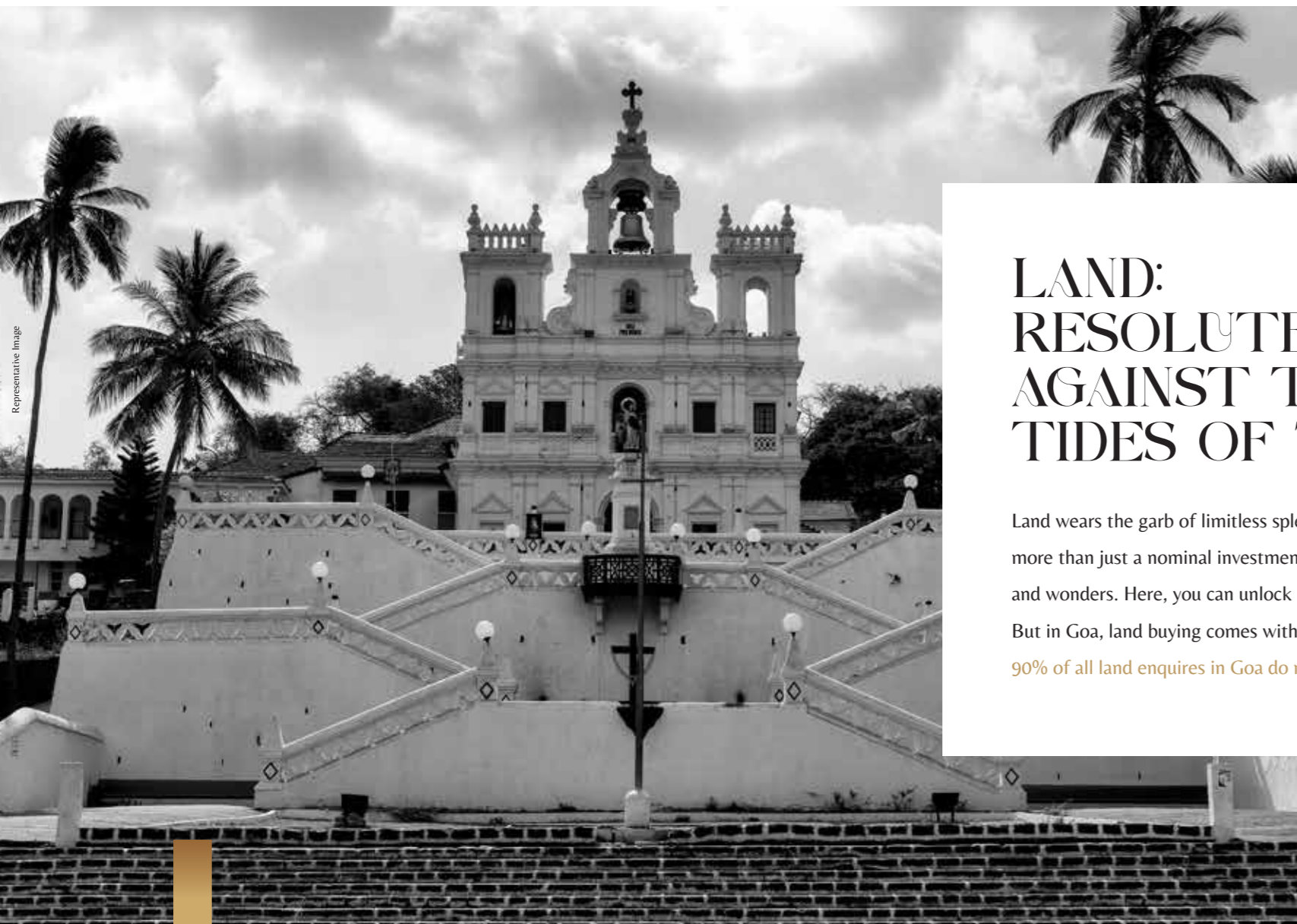
In a remarkable journey of transformation, Goa has become a synonym of growth, offering endless possibilities on its signal-free highways and captivating southern beaches. With a scenic infrastructural metamorphosis, constant government support, and soaring real estate growth, Goa has emerged as 'India's Ambassador to the World' and the most coveted realty market in the country, presenting a golden opportunity for potential investors.

From the pre-Covid era till now, **Goa's real estate has been surging consistently at double the rate than the rest of the country.** And in a span of 5 years, there has been monumental growth both along the shorelines as well as the palm-lands.

RE-RATING FROM 2018 TO 2023:

- | | | | |
|---|---|---|---|
| 1 | Vasco :
3-Bed Apartas
₹75 Lakhs in 2018 to ₹1.5 Cr. in 2023
(7,000 psf to 14,000 psf) | 6 | Siolim :
3 Bed Villas
₹3 Cr. in 2018 to ₹6 Cr. in 2023
(15,000 psf to 30,000 psf) |
| 2 | Panjim :
3 Bed Apartas
₹1 Cr. in 2018 to ₹2 Cr. in 2023
(10,000 psf to 19,000 psf) | 7 | Moirá :
3 Bed Villas
₹1 Cr. in 2018 to ₹4 Cr. in 2023
(5,000 psf to 20,000 psf) |
| 3 | Dona Paula :
3 Bed Villas
₹2 Cr. in 2018 to ₹5 Cr. in 2023
(10,000 psf to 25,000 psf) | 8 | Benaolim :
3 Bed Villas
₹1.2 Cr. in 2018 to ₹3 Cr. in 2023
(6,000 psf to 15,000 psf) |
| 4 | Bambolim :
3 Bed Villas
₹3 Cr. in 2018 to ₹7 Cr. in 2023
(15,000 psf to 35,000 psf) | 9 | Quepem :
3 Bed Villas
Non coastal basic homes
₹60 Lakhs in 2018 to ₹1.2 Cr. in 2023
(3,000 psf to 6,000 psf) |
| 5 | Assagaon :
3 Bed Villas
₹2 Cr. in 2018 to ₹5 Cr. in 2023
(10,000 psf to 25,000 psf) | | |





LAND: RESOLUTE AGAINST THE TIDES OF TIME

Land wears the garb of limitless splendor. This enduring gem makes for more than just a nominal investment. It comes with the baton of wealth and wonders. Here, you can unlock an heirloom for generations ahead. But in Goa, land buying comes with a myriad of unending complexities. *90% of all land enquires in Goa do not get realised.*

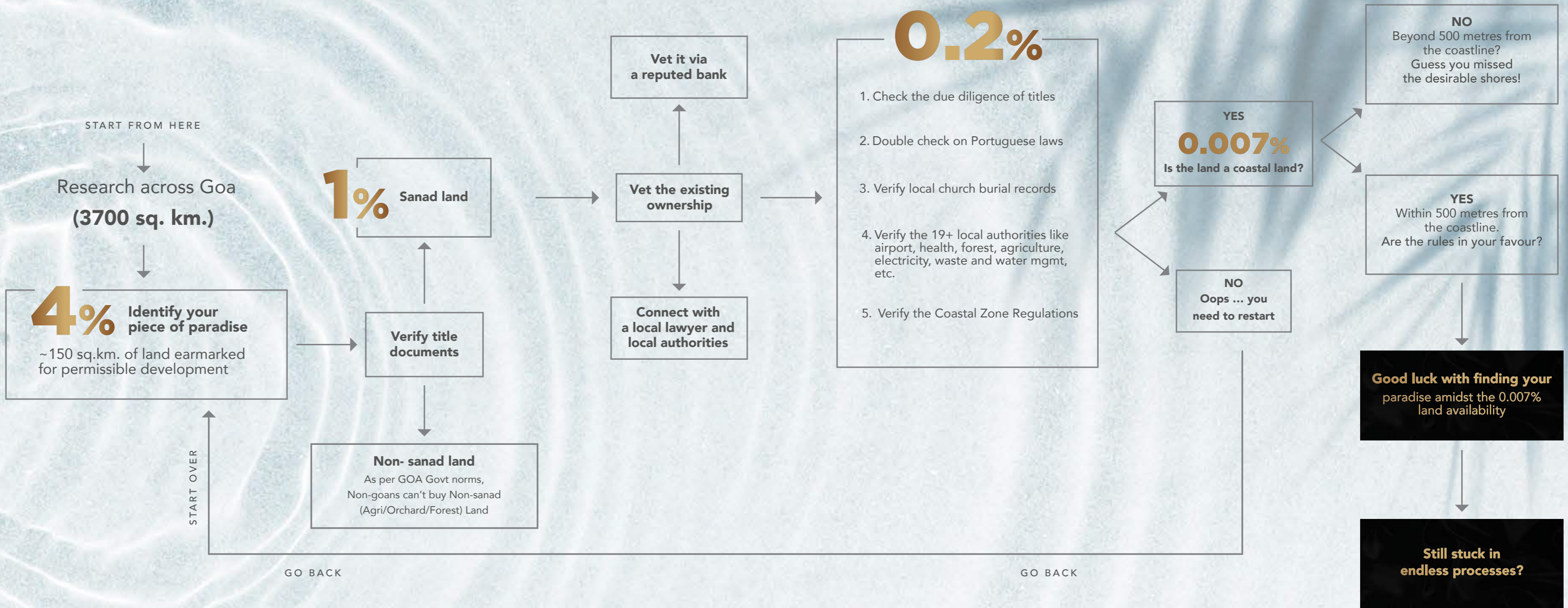


TURN
OVER TO
UNDERSTAND THE
COMPLEXITIES

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UNDERSTAND THE
COMPLEXITIES

THE LAND BUYING LABYRINTH IN GOA

In the realm of desires, the pursuit of land in Goa unveils a tapestry woven with challenges and aspirations. Within this haven, where scarcity reigns, the quest for a coastal plot becomes a labyrinth of legal intricacies.



WE ARE SOLVING THIS PROBLEM. AND ADDING COLORS TO GOA

- Here is India's one and only opportunity to own a piece of paradise completely hassle free, in Goa.
- Not Just in Goa, but in the most significant part of Goa - The Coastlands.
- Not Just in the Coastlands. But on India's Most Celebrated Shorelines.
- And this is the last opportunity of it's kind.

GOA

The Three Realms

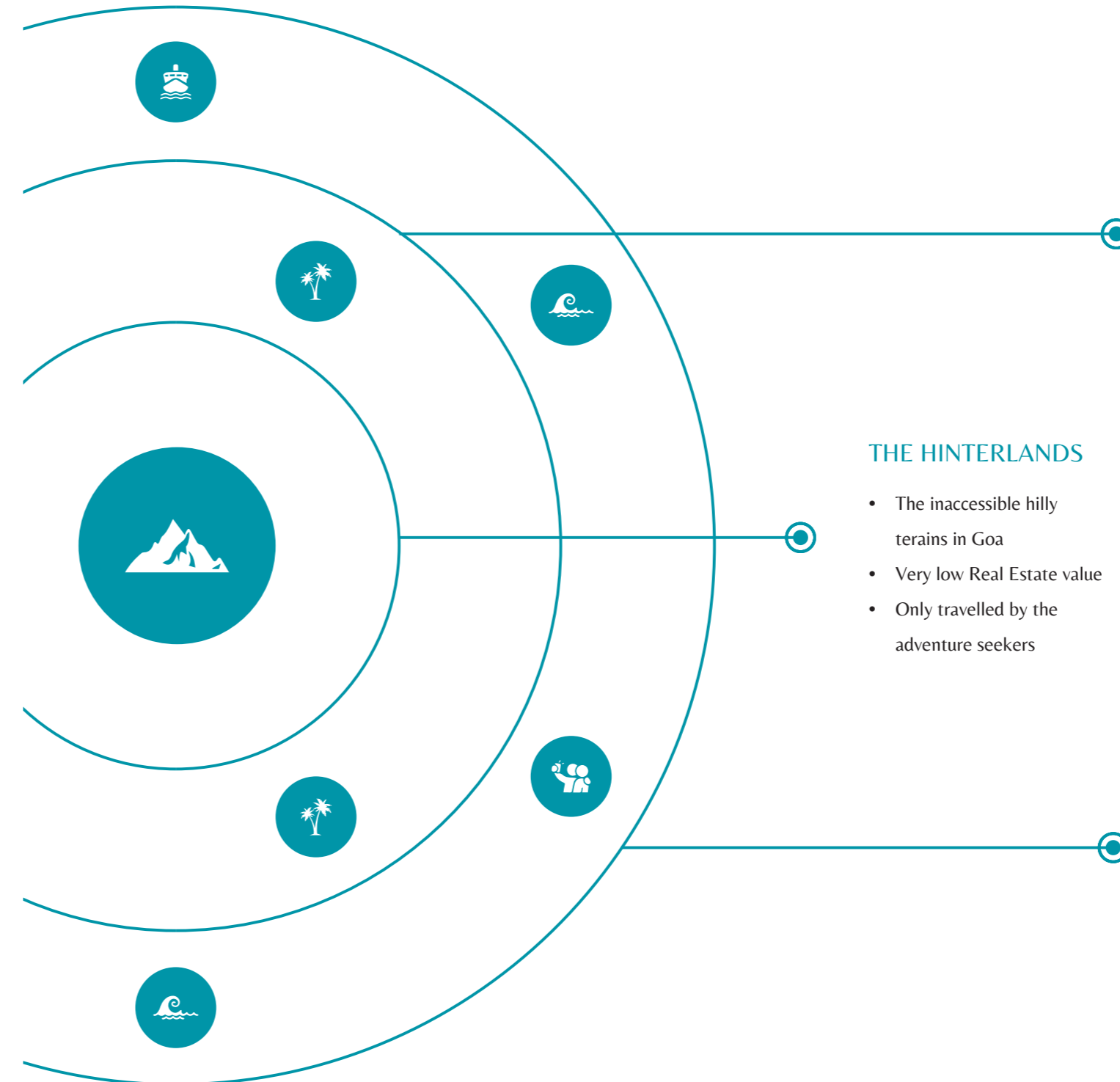
- **The Hinterlands**, adorned with hilly splendors and lush forests.
- **The Palm Trails**, where tranquil riverine plains cradle the soul, offer a symphony of serenity and tranquility.
- **The Coastlands**, an ethereal canvas where the Arabian Sea embraces pristine shores, unrivaled in its desirability and captivating hearts not just across India, but throughout the globe.

Most people think of Goa as a small state. But it is 3700 sq.km. large. But Goa's most important part, its coast, makes up for just about 200 sq.km. of the state.

95% PEOPLE STAY IN 5% OF GOA, THE COASTLINES



Representative Image



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GULF OF GOA

INDIA'S MOST CELEBRATED SHORELINES

Tracing back to Vasco Da Gama's historic landing 500 years ago, the Gulf of Goa resonates with the notes of flamboyance for those who inhabit this place. With its captivating beauty, cinematic heritage, and thriving social infrastructure, the Gulf of Goa stands as the ultimate location that many covet. And given the paucity of land along with the government regulations that limit coastal ownership, securing a home on these shores becomes an even more elusive dream for many. But now you can cast aside those dimming hopes and get ready to revel in the delight of calling the last of Goa's celebrated coastlands home. For an offering at the resplendent realms is about to unfold.

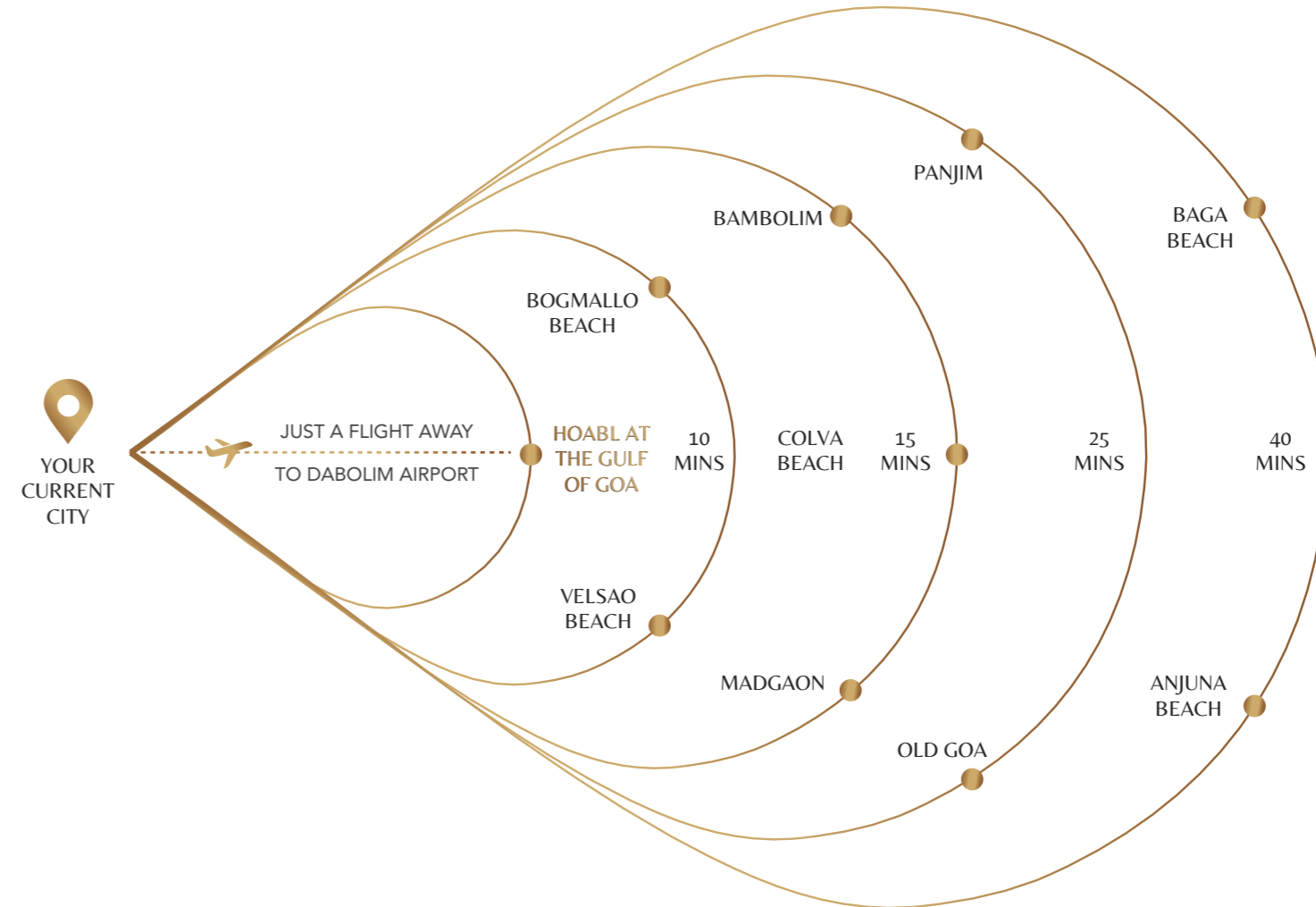
Promising an unrivaled lifestyle that welcomes you with open arms to Goa's lavish sea sanctuary. So that you can live right where the extravagance never ebbs.

THE LAST OF THE SHORELINES. BE THE FIRST TO OWN.

Here lies a realm adorned with the footprints of cinematic magic: from the timeless allure of Aguada Fort in "Honeymoon Travels Ltd" to the enchanting rhythms of "Haseena Mann Jayegi" and the haunting tales of "Gehraiyaan" filmed at Ahilya by the sea.

The prestigious shores have hosted a symphony of blockbusters, with the likes of Goa Marriot Hotel setting the stage for countless silver screen memories. Adorned with the crowning jewels of luxury retreats like Taj Convention Centre and Grand Hyatt, this coastal haven beckons, offering a gateway to opulent living and unending bliss.

Source: Google Maps



AT THE GULF OF GOA, YOU CAN PICK YOUR SPOT TO INDULGE WITH EASE.

The geographic centre of Goa, right by the sea makes it a delightful place to be, letting you reach anywhere along the scenic South and thrumming North in under an hour. Moreover, the seamless connectivity doesn't allow you to miss a beat of this lively place.

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An aerial photograph of a tropical beach. The water is a vibrant turquoise color, with several large, dark rocks scattered in the shallow part. Two traditional wooden boats with thatched roofs are anchored in the water. The beach is a mix of white sand and dark, shadowed areas. The background is filled with lush green trees.

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HOUSE OF
ABHINANDAN
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OF MASTERPIECE
ESTATES.**

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AT THE LAST OF INDIA'S MOST CELEBRATED SHORELINES,
JUST A FLIGHT AWAY FROM ANYWHERE IN INDIA

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