

EXCLUSIVE PRE-MARKET OPPORTUNITY 2025

India's No. 1 Branded Serviced Residences
Close to Goa's Largest and Most Celebrated Resort Development





Goa

A destination that has never gone out of style

Goa Lies on the Golden Median



Bustling Tourism



Booming Economy



Superlative Infrastructure



India's Luxury Hospitality Capital

41%

Rise in bookings for properties priced above ₹7,000 per night.

1CR+

Tourists visited Goa in 2024, an increase of **20%** from 2023

95%

Occupancy of hotels in luxury segment.

10.5%

Increase in tourist arrivals in Q1 2025



Most Trending

International Destination for 2025

Goa has the **highest density (32) of 5-Star hotels** in the country. Leading international hospitality chains are rapidly expanding their luxury footprint with a projected **36% increase** in luxury hotel inventory.





The Transformation of Goan Economy

GLOBAL BUSINESS SUMMIT, 2024

Attended by 150 international delegations and creation of 500+ new business opportunities created for local entrepreneurs, focused on exports.

₹25,000 crores

worth of infrastructure projects sanctioned in Goa.

35%

HNIs intend to invest in Goa's real estate market – Sotheby's International Realty

13%

CAGR of PSF growth rate for apartments in Goa in the last 5 years driven by strong demand.



In Goa, Scarcity is the New Luxury

1

LIMITED CLEAR-TITLED ASSETS

2

STRICT DOMICILE REGULATIONS

3

UNAVAILABILITY OF BRANDED PROJECTS

4

GROWING DEMAND IN GOAN REAL ESTATE

magicbricks.com

Report in 2025

Demand for properties in Goa has increased by over **10%** while supply has shrunk by over **10%**

The Result Unparalleled Growth



Imperial Goa

Just 5 mins from Basilica of Bom Jesus, nestled in a luxurious 18-acre development is a select collection of villa estates, a magnificent club and multiple life enhancing amenities.

SOLD OUT



Gulf of Goa

Goa's first and best Goan shoreline address ensconced in a 23-acre development featuring 2 clubhouses and 20+ world class amenities. Truly the crown jewel of prime central Goa.

SOLD OUT



BICHOLIM

A Prime Beneficiary Of Mopa Airport

One of Goa's Fastest Growing Markets

BICHOLIM

THE GROWTH CENTRE OF GOA

DISTANCE FROM AIRPORTS

MOPA Airport: **40 min**

Dabolim Airport: **60 min**

ALL MAJOR BEACHES Within your reach!

Baga Beach: 50 min

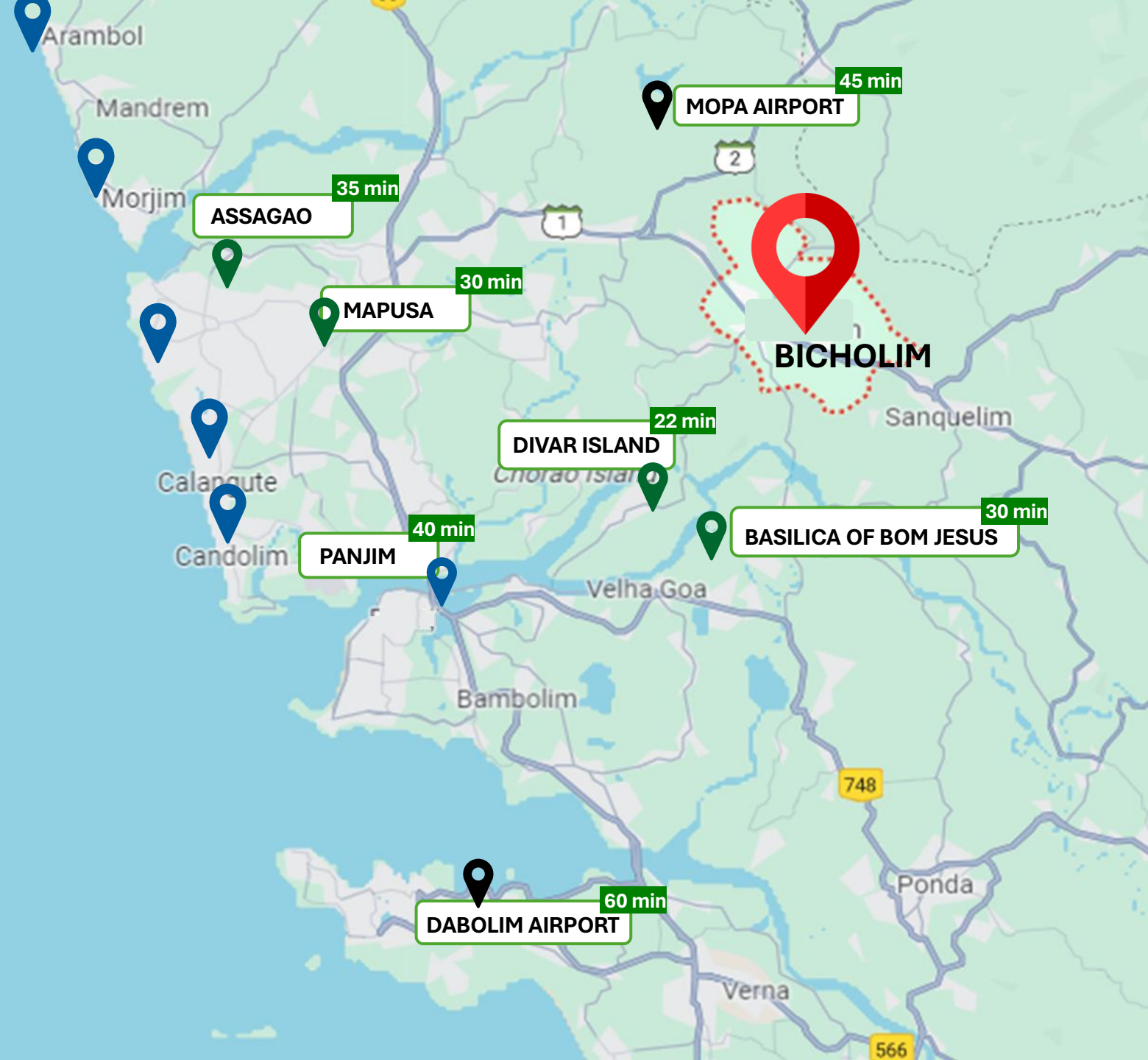
Vagator Beach: 52 min

Anjuna Beach: 50 min

Morjim Beach: 54 min

Calangute Beach: 51 min

Ashwem Beach: 55 min



MOPA International Airport

Just 40 minutes away from Bicholim



Awarded **the Best Domestic Airport** in India by the prestigious Travel Leisure Awards

47 Lakhs

Passengers handled by the airport in 2024, a **26%** increase from 2023. Expected to cross **77 lakhs** in a few years

232 Acres

Upcoming Aerocity encompassing hotels, resorts, malls, commercial offices, and entertainment facilities.

1500

New hotel rooms projected to be added in this region in the next 5 years.

27%

Surge of property prices in North Goa since the airport inauguration.



OUR FLAGSHIP PROJECT

ONETM
GOA

— THE VIBE —

Goa's Most Celebrated and Successful 100+ Acre Resort Development.



One Goa

Goa's first-and-only 100+ acre, 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.

SOLD OUT

GOA'S LARGEST 40,000 SQ. FT. MULTI-TIERED CLUBHOUSE



20+ ACRE CENTRAL CORE WITH MULTIPLE WORLD-CLASS AMENITIES



GOA'S ONLY RESORT-DEVELOPMENT WITH AN ICONIC MAN-MADE SEA AND BEACH





CULINARY RENDEZVOUS

GASTRONOMIC HAVEN

- Multi-cuisine restaurants
- Food plaza and open-air boulevards featuring alfresco dining zones
- Zen Gardens
- Events' Lawn
- Picnic Spots
- Open-Air Wedding Venue
- River-walk Park
- Children's Play Area



QUINTESSENTIALLY GOA

- Wave pools
- A gorgeous beach
- Sit-out zones, flanked by palm trees
- Outdoor dining areas
- Cocktail Bars
- Rock feature and Waterfall

SAND AND THE SEAS: THE LAZY RIVER

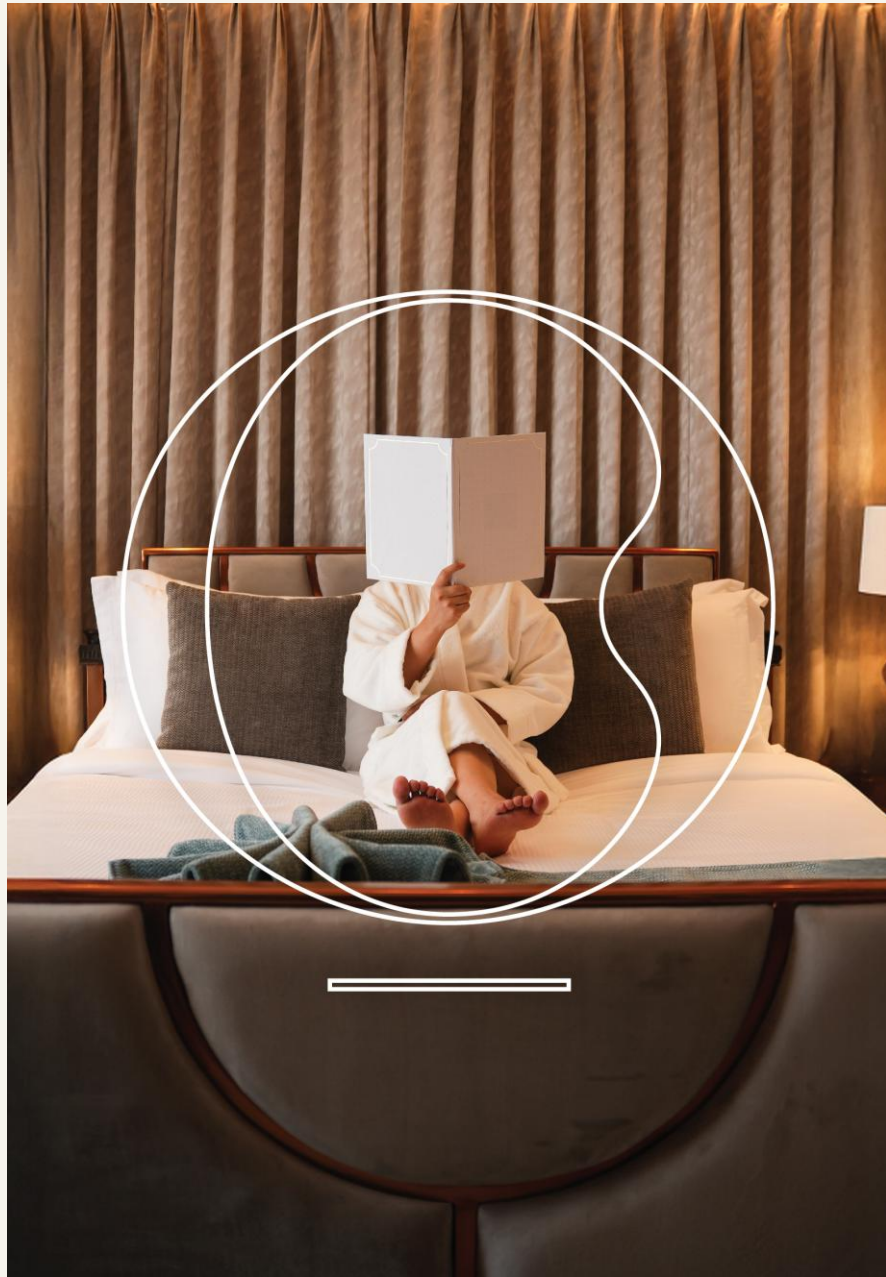
PRESENTING

**THE MOST EXCLUSIVE
PRE-MARKET OPPORTUNITY OF 2025**



CODENAME

SERVICED BY
MIROS
HOTELS & RESORTS



India's No. 1 Branded Serviced 1 & 2 Bed Residences

SERVICED BY
MIROS
HOTELS & RESORTS

**Privacy and Comfort of a Home.
Services and Amenities of a 5-star Resort.**

Offer Highlights

1 LIMITED EDITION

These premium residences are close to Goa's largest, most celebrated resort development.

2 LIFETIME ACCESS

to curated collection of world-class amenities including Goa's largest clubhouse, an iconic man-made sea and beach, culinary zones and more.

3 MIROS-MANAGED

Serviced by Miros Hotels and Resorts delivering five-star hospitality services at your doorstep.

RARE. EXCLUSIVE. LIMITED.

By Application Only. On First-Come-First-Serve Basis.



MIROS

HOTELS & RESORTS

A collection of boutique hotels & resorts.

With an expanse of luxury properties, it attempts to reignite the spirit of discovery in its guests.



SERVICED BY
MIROS
HOTELS & RESORTS

Veterans from Top-notch 5-star Hotels



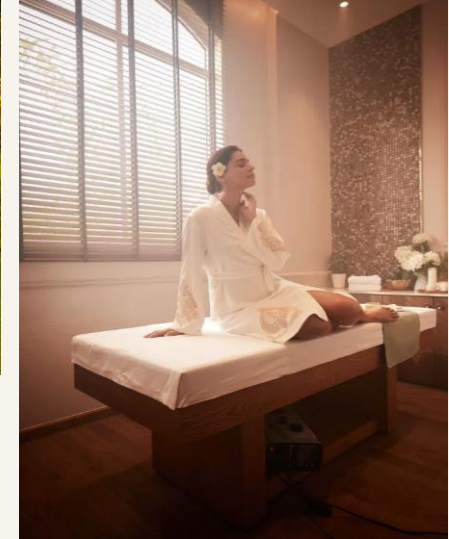
5-STAR SERVICES. EVERY DAY. IN YOUR OWN HOME.



**Concierge Desk with
On-demand Services**



**Wellness &
Fitness Programs**



**Luxury
Experiences**



**Gastronomical
Delights**





YOUR HOME WITH THE SOUL OF A LUXURY HOTEL

UNLOCKING THE LONG-TERM POTENTIAL THROUGH 5-STAR HOSPITALITY



5-star Hospitality Managed Stays
=
Higher Rental Yields



Brand-Backed Maintenance
=
Higher Asset Value



Higher Property Utilization
=
Breathes life into the development

Owning a residence here isn't just buying a home — it's buying into a hotel-grade lifestyle, backed by the Miros seal

NOT JUST A HOME. YOUR OWN PRIVATE SUITE

Serviced by 5-Star
Hospitality Brand

Lifetime Access to 5-Star Resort
Development

MIROS
HOTELS & RESORTS

+



CODENAME G.O.A. | Success, Built Into the Design

1 Tourism Surge

- 1.04 crore tourists visited Goa in 2024 — a 21% YoY increase
- Goa was ranked the #1 trending travel destination for 2025 by Expedia
- 41% YoY growth in bookings above ₹7,000/night
- 95% luxury hotel occupancy during season (Q4 2024)
- Significant rise in high-spending domestic travellers and international charters

2 Booming Rentals

- Managed residences can deliver 6–10% annual yield
- Demand for short-stay luxury rentals has surged 40% YoY
- Serviced-style residences increasingly preferred over hotels
- Year-round rental activity driven by digital nomads and high repeat tourism

3 Millennial Magnetism

- Over 28% of Goa’s guests in 2024 were long-stay remote workers
- Co-working spaces have grown 4x in 2 years across Goa
- Wellness, food, and fitness hubs are booming in North Goa
- Growing expat and founder community calling Goa “home base”
- Google searches for “workation in Goa” grew 2.5x from 2021 to 2024

4 Infrastructure Boom

- ₹25,000+ crore worth of sanctioned infrastructure projects
- MOPA International Airport: 44L+ passengers handled in 2024; to hit 77L soon
- Upcoming 232-acre Aerocity near MOPA with 1,500+ hotel rooms and retail hubs
- 6-lane highways connecting North Goa to Panjim and Mumbai–Goa Expressway
- Multi-modal transport, logistics parks, and EV zones in active planning

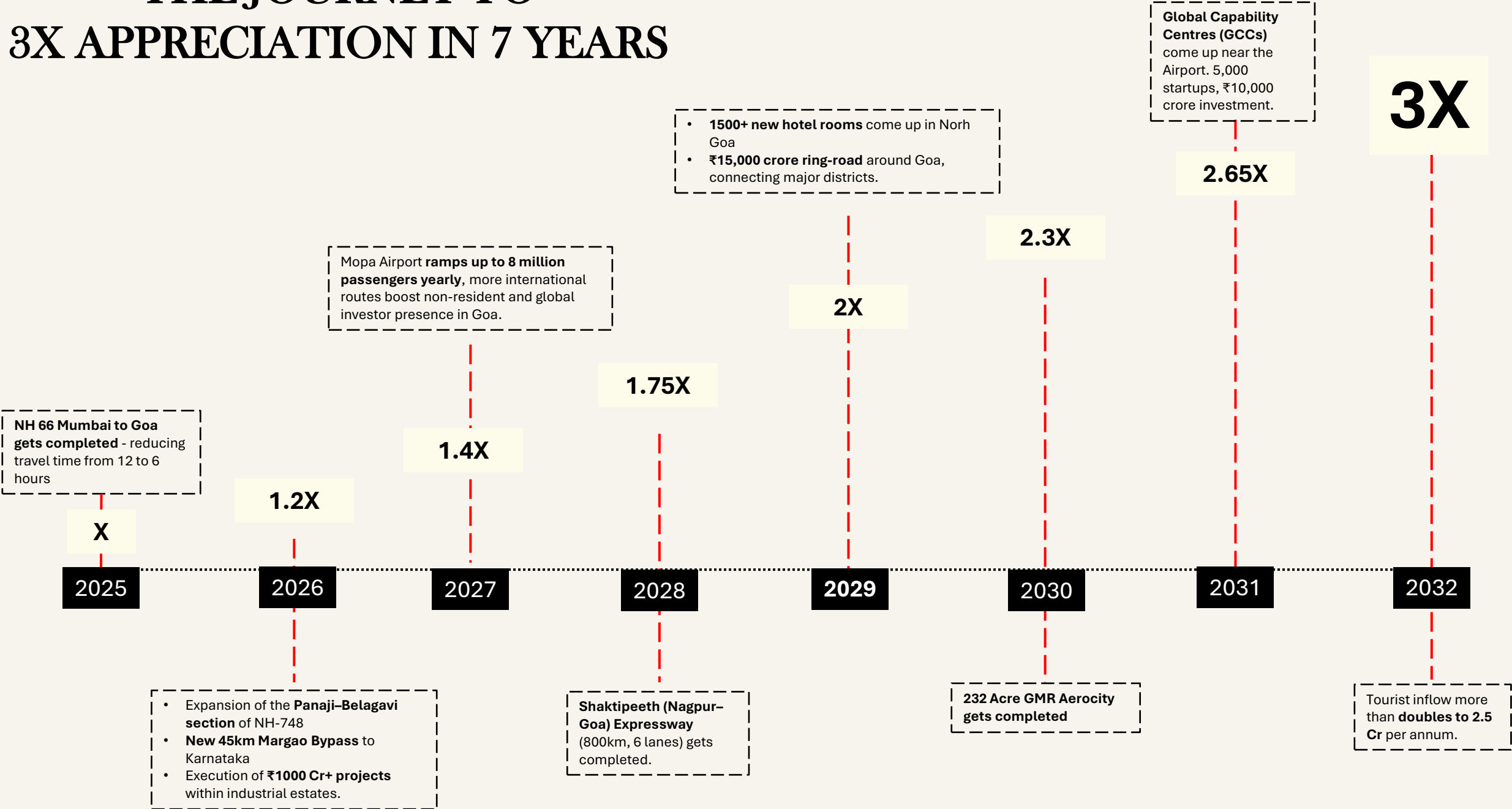
5 Hospitality Expansion

- Goa has India’s highest density of 5-star hotels (32+ across the state)
- Hilton, Marriott, IHCL, Oberoi, and Accor expanding footprint in North Goa
- Hospitality-led projects seeing 30–40% faster absorption rates
- Luxury hospitality developments now anchor lifestyle-centric real estate models

6 Lifestyle Renaissance

- Michelin-star chefs, wellness retreats, and curated cultural events on the rise
- Rise of premium schools, wellness clinics, and global F&B brands in North Goa
- Homegrown fashion, music, and art festivals multiplying investor interest
- Bicholim–Aldona–Assagao belt emerging as Goa’s creative and residential hub
- Wellness tourism expected to grow at 16.3% CAGR till 2027 (FICCI)

THE JOURNEY TO 3X APPRECIATION IN 7 YEARS



WORLD-CLASS EXPERIENCE. WORLD-CLASS RETURNS.

1

India's Luxury Hospitality Destination

With tourist footfalls at an ever highest and rising steadily at 10.5% Q-o-Q, Goa's hospitality market is projected for superlative growth story.

2

Bicholim: A Destination on the Rise

With MOPA airport handling over 4.3M passengers in 2024 and over 1500 new hotel rooms being added, North Goa is the hottest real estate markets in Goa.

3

A Product like None Other

Goa's first and only 5-star branded serviced residences near its most celebrated development managed by Miros Hotels and Resorts.

3X appreciation in 7 years + 8% Rental Yield from 1st Year.

THE BIGGEST PRE-MARKET OPPORTUNITY OF 2025



SERVICED BY
MIROS
HOTELS & RESORTS

**PRIME LOCATION.
5-STAR RESORT.
PREMIUM SERVICE.**

3X appreciation in 7 years

High demand & rare supply along with fast infrastructural growth and heavy influx due to Mopa airport will lead to heavy appreciation in coming years. In addition, a rental yield of 8% per annum

Premium 1 & 2 Bed Residences

Near One Goa. Lifetime access to Goa's largest clubhouse, an iconic man-made sea and beach, culinary zones and more.

Serviced by Miros Hotels & Resorts

Miros Hotels and Resorts redefines ownership by delivering five-star hospitality within a private residential setting.

PRIME LOCATION. 5-STAR RESORT. PREMIUM SERVICE.



1 & 2 BED PREMIUM RESIDENCES STARTING ₹89.99 L (ALL-INCLUSIVE)

THANK YOU

HIGH DEMAND + LIMITED SUPPLY = OUTSIZED RENTAL YIELDS

8% Rental Yield from **Year 1**, even with the most **Conservative Estimates**

Parameter	Year 1	Year 5
Rental Yield	8%	13%
Average Per Night Charges (Luxury Resorts Nearby)	Rs 13,000 to Rs 20,000	Rs 15,000 to Rs 25,000
Average Per Night Charges (Codename G.O.A)	Rs 8,000	Rs 9,700
Average Occupancy (Luxury Resorts Nearby)	200 to 250 Days	250 to 300 Days
Average Occupancy (Codename G.O.A)	150 Days	180 Days