

THE  
HOUSE OF  
ABHINANDAN  
LODHA

Goa Residential Project "NOVA"  
RERA Registration No. PRGO10252573

# GOA'S 5-STAR LIFE. NOW AND FOREVER.

LAUNCHING 1 BHK SERVICED RESIDENCES IN BICHOLIM



THE  
HOUSE OF  
ABHINANDAN  
LODHA

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

www.hoabl.com

The House Of Abhinandan Lodha

thehouseofabhinandanlodha

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

Goa Residential Project "NOVA" RERA Registration No. PRGO10252573, available  
at <https://rera.goa.gov.in/>. \*T&C apply.


LAUNCHING  
**G.O.A.**  
PREMIUM RESIDENCES

SERVICED BY  
**MIROS**  
HOTELS & RESORTS

1 BHK PREMIUM RESIDENCES ₹79.92 LAKH (ALL-IN)

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Where the ocean whispers to the palms,  
where sun-kissed mornings melt into starlit  
nights, and every day feels like a celebration —  
welcome to a life few dare to dream,  
and fewer still are invited to own.  
This is not just Goa.  
This is your personal chapter in its eternal story.

# Goa's

## 5-STAR LIFE OF ENDLESS INDULGENCE

A new collection of 1 bed branded serviced residences in the heart of North Goa, set beside India's largest man-made sea and One Goa's vibrant clubhouse. Each home is designed for a life of pure indulgence — where every moment is curated with 5-star precision by Miros Hotels & Resorts.

Wake up to panoramic views of lush forests, spend your days surrounded by resort-style luxuries, and enjoy lifetime access to One Goa's signature clubhouse and private beach experiences.

At G.O.A.A. Premium Residences, you don't just live in Goa — you live the 5-star life, for a lifetime.

Premium Residences with large sundecks |  
Luxury Amenities | Serviced by Miros Hotels and Resorts



# Goa,

## IN ALL ITS DIMENSIONS

Goa is no longer just beaches and sunsets — it's a living mosaic of moments, moods, and memories. Calm mornings, kinetic nights. Refined indulgence, untamed joy.

Sip rosé in a 5-star clubhouse infinity pool.

Wake up barefoot on a balcony cradled by treetops.

Lose yourself in a man-made beach where curated playlists spill into the night.

Retreat into the hush of fully-serviced private spaces.

Spend a weekend immersed in wellness. Wander through art-filled escapes.

Share starlit conversations that stretch till dawn.

Here, every day is a different chapter, every moment a new rhythm — all unfolding in one extraordinary place.

This is your once-in-a-lifetime chance to own the Goa that changes with you. All of Goa, waiting for you.



# Welcome

## TO THE 5-STAR GOAN EXPERIENCES.

### The Panormic Views

#### Residences with views

Wake up to endless horizons, lush forests, and golden sunsets. A daily reminder that you own one of Goa's most privileged vantage points.



### Goa's most iconic Club

#### 40,000 sq. ft. of indulgence

Goa's largest clubhouse is your playground. Swim, host soirées, and unwind in wellness pavilions.



### The Beach Lifestyle

#### Man-made sea & beach

A paradise of turquoise waters and white sands. Lounge, sip, and wade into India's largest man-made sea.



### The Culinary Haven

#### A world of flavours at your doorstep

From artisanal breakfasts to gourmet dinners. Every craving finds its place, every meal becomes a memory.



### 5-Star Hospitality

#### Miros services

With Miros Hotels & Resorts, every detail is handled. Live each day with 5-star ease.



### The Growth Address

#### Goa's Growth — 3X in 7 Years

North Goa's luxury benchmark.

With Mopa Airport nearby, your residence is set for rapid value growth.





THE GLAMOROUS ICON OF

# *North Goa's Skyline*

Rising gracefully above the lush landscape of North Goa, the façades of G.O.A.A. Premium Residences are more than architecture – they are a statement. Every element reflects a vision of uncompromising luxury capturing the essence of a private resort while commanding a presence that will define the skyline for decades.

By day, the sun dances off their elegant contours; by night, they glow like beacons of refined living. This is where thoughtful design meets timeless grandeur, where exclusivity is built into every inch. And with limited residences available, the opportunity to call this icon your home is as rare as the landmark itself.





# *A Grand Arrival.*

EVERY SINGLE DAY

Step through the doors and into a world of sheer elegance.

The double-height lobby of G.O.A. Premium Residences is a masterpiece in marble, glass, and light - a space where grandeur greets you at every glance.

Soaring ceilings create an air of openness, while curated art, plush seating, and warm lighting set the tone for the life beyond. Whether you're returning from a day at the beach, welcoming guests, or simply pausing to take it all in, this is more than a lobby - it's your personal gateway to refined living.

Every detail has been crafted to impress, from the concierge desk ready to serve you, to the tranquil ambience that whispers exclusivity. Here, arrival isn't just an entry - it's an experience.



# *Inside The World of*

G.O.A.A PREMIUM RESIDENCES



Step inside and discover a world where every corner is crafted for comfort, elegance, and ease. In the Panoramic Realm, your bedroom becomes a serene retreat, your living room a stage for celebration, and every detail — from the textures underfoot to the light streaming through expansive windows — is designed to elevate daily living into an art.

Architectural Rendition: Living Room of 1 Bed Residence



*A lifetime  
of indulgences*



Here, leisure flows as freely as the ocean breeze, and every day rises to the rhythm of resort living. A world where indulgence lingers, long after the moment has passed.



WHISPERS OF  
THE *Forest  
Sanctuary*





Architectural Rendition  
The Grand Multi-tiered Clubhouse with Man-made Sea and Beach at One Goa.

# Goa's most iconic Clubhouse

Just steps from your residence lies One Goa's 40,000 sq. ft., multi-tiered clubhouse — a world-class destination in its own right. Here, you can begin your mornings with a refreshing swim, spend afternoons in the spa, or meet friends over sunset cocktails. The central core unfolds into a haven with India's largest man-made sea, private beach, and a vibrant culinary promenade — ensuring every day brings a new reason to indulge.



An aerial photograph of a luxurious resort pool. The pool is a vibrant turquoise color and winds through the property. Several small, circular islands are scattered throughout the pool, each featuring a palm tree and a small, white, modern cabana with a brown roof. The pool is bordered by a light-colored sand beach on the left, where three lounge chairs are visible. In the background, a large, multi-story resort building with a curved facade and balconies is partially visible. The entire scene is surrounded by lush greenery and palm trees.

# THE *Beach Lifestyle*

Lose yourself in the shimmer of turquoise waters and the embrace of soft white sands at the man-made sea and beach. Bask under the golden sun, float lazily along the winding river, or sip signature cocktails at the chic beachside bar. Let the cascading waterfall soothe your senses, while the beach spa indulges you with world-class therapies.

Whether it's building sandcastles with the little ones or unwinding in your private cabana, this paradise ensures the beach isn't a getaway — it's part of your every day.



5 - STAR

# Culinary Experiences.

FLAVOURS FROM AROUND THE WORLD,  
JUST STEPS FROM HOME



From sunrise espressos to midnight feasts, the Culinary Experiences offers a world of taste without leaving your community. Indulge in coastal Goan classics, explore international cuisines, or unwind at breezy cafés with panoramic views of the sea and clubhouse. Every meal here is more than dining — it's an experience.

THE

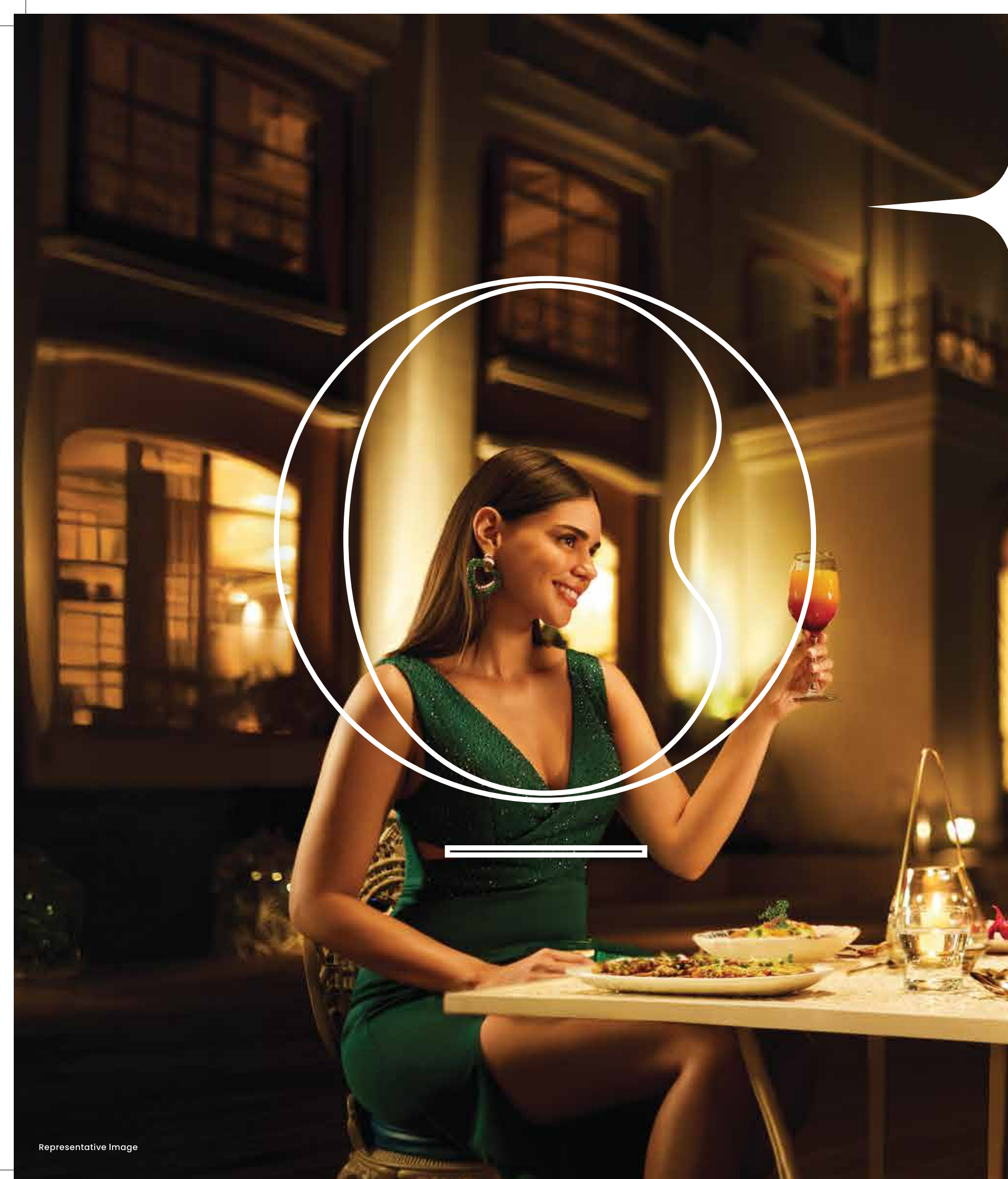
# Central Core

THE HEART OF 5-STAR LIVING.



Engage in spirited adventures at the Central Core with paintball and volleyball or conquer towering rock walls with your indomitable spirit. The tranquil water features add a touch of serenity to the electrifying ambience, promising an exhilarating experience for a lifetime with an international flavour.





# 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 G.O.A.A. Premium Residences, 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



Event and Entertainment Planning



Housekeeping and Maintenance



Wellness Package



Gourmet Dining





# Goa,

## A DESTINATION THAT HAS NEVER GONE OUT OF STYLE.

Goa isn't just India's favourite holiday escape - it's a thriving powerhouse at the intersection of tourism, economy and infrastructure. With over 1 crore visitors in 2024, a booming hospitality sector and a ₹25,000+ crore infrastructure push, Goa sits firmly on the golden median where lifestyle meets long-term investment potential. Its timeless appeal is now backed by future-ready development, making it not just a place to visit, but a place to own.

### INDIA'S MOST-LOVED STATE, GOA

The only state to feature in the Top 15 Global Travel Destinations. Exclusive tourism-driven economy, projected to contribute ₹1.08 lakh crore to the GDP by 2025. With over 1 crore tourists in 2024 (20% Y-o-Y growth rate), there has been an uptick in the demand for premium hospitality and divergent experiences.

### LEISURE, AT ITS BEST

Goa stands out with the swankiest 32+ 5-star hotels, with brands like Taj, W, The Westin and Radisson Blu. It also hosts the revered Michelin Star restaurant, Cavatina Cuchina, among others which include The Black Sheep Bistro, The Fisherman's Wharf and party hubs such as Cantare, LPK Waterfront and SinQ, drawing the finest consumers from across the globe.

### DUAL AIRPORT STATE

Mopa International Airport handled more than 47 lakh passengers in 2024 which is expected to rise to 77 lakh in the coming years. With a 232 acre Aerocity planned around the airport, the entire region is getting transformed with an expected surge in real estate prices in North Goa by 27%.

### POWER-PACKED INVESTMENTS

With ₹25,000 crore of Public-Private Partnership (PPP) investments in Goa and areas in proximity to the Mopa Airport are slated to increase by upto 27% to 30%. Strategic vision, policies, infrastructure and tourism have transformed Goa into a lucrative investor's paradise. The momentum is undeniable and the next wave of growth is already taking shape.

### THE GOAN CONUNDRUM: AVAILABILITY OF CLEAR-TITLED PROJECTS

Goa remains one of India's most desirable real estate destinations - yet, paradoxically, one of the hardest to buy into. Most real estate projects are fragmented, under litigation, or lack clear land titles, making legally sound, investment-grade opportunities extremely scarce. This supply gap has created a premium on legitimate offerings, driving both demand and long-term value.





UNSTOPPABLE DRIVERS.

Unmissable OPPORTUNITY.

01

TOURISM SURGE

- 1.04 crore tourists visited Goa in 2024 – a **21% Y-o-Y 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
- Significant rise in high-spending domestic travellers and international charters

02

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

03

BOOMING RENTALS

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

04

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

05

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

06

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)

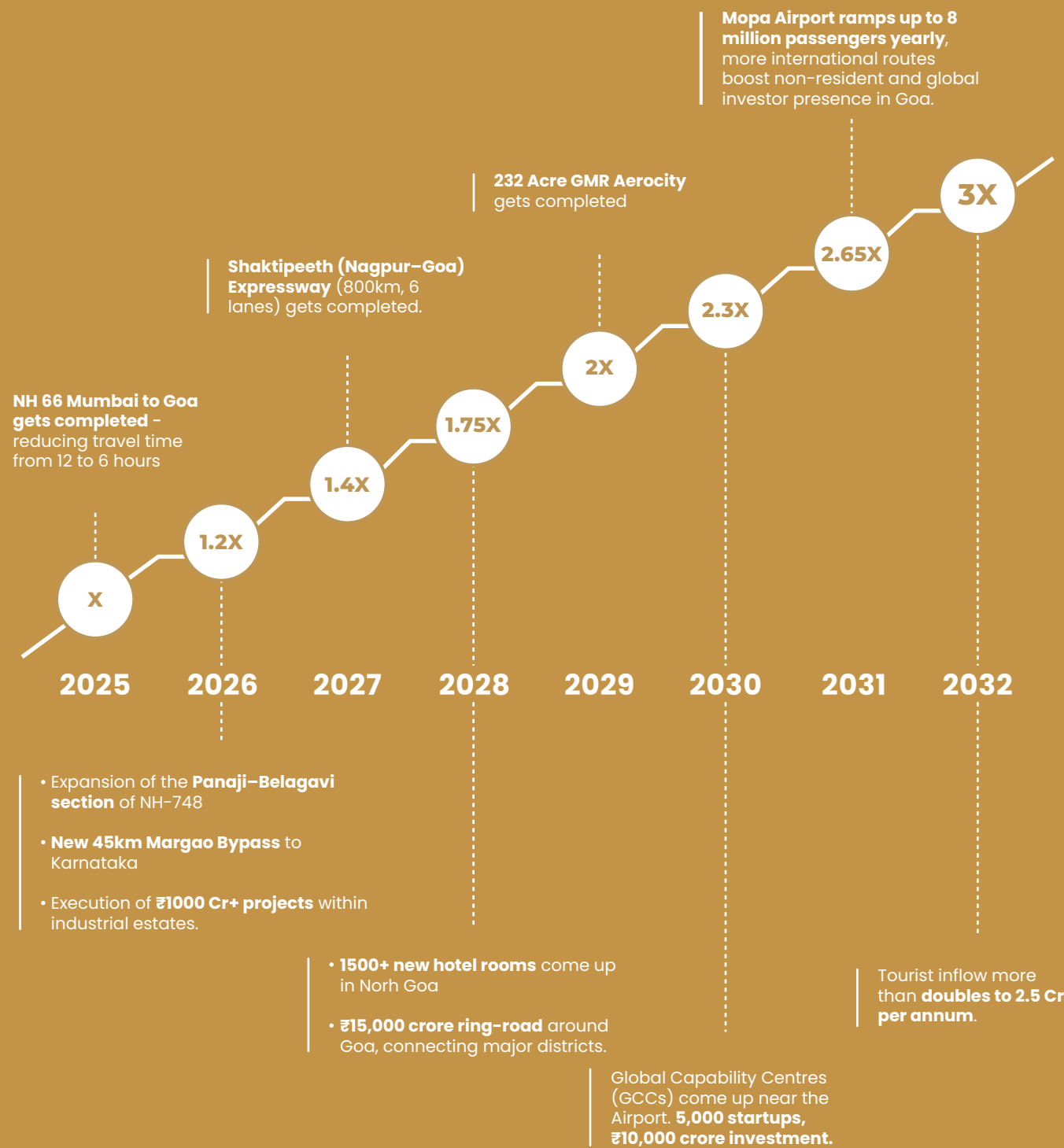
3X CAPITAL

Appreciation IN 7 YEARS



As per the report titled ‘Transforming Goa: Unlocking investment beyond the coast’ (Sep’25), Colliers International has identified Bicholim as the hottest real estate corridor in North Goa.

With capital appreciation of upto 3X in 7 years and rental yields ranging from 8% – 15%, serviced residences in Goa have emerged as the leading investment category.





# INDIA'S *Luxury Hospitality* CAPITAL

As India's most enduring lifestyle destination evolves into its luxury capital, the smartest investments now begin in Goa.

## 1 Cr+

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

## 10.5%

Increase in tourist arrivals in Q1 2025

## 41%

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

## 95%

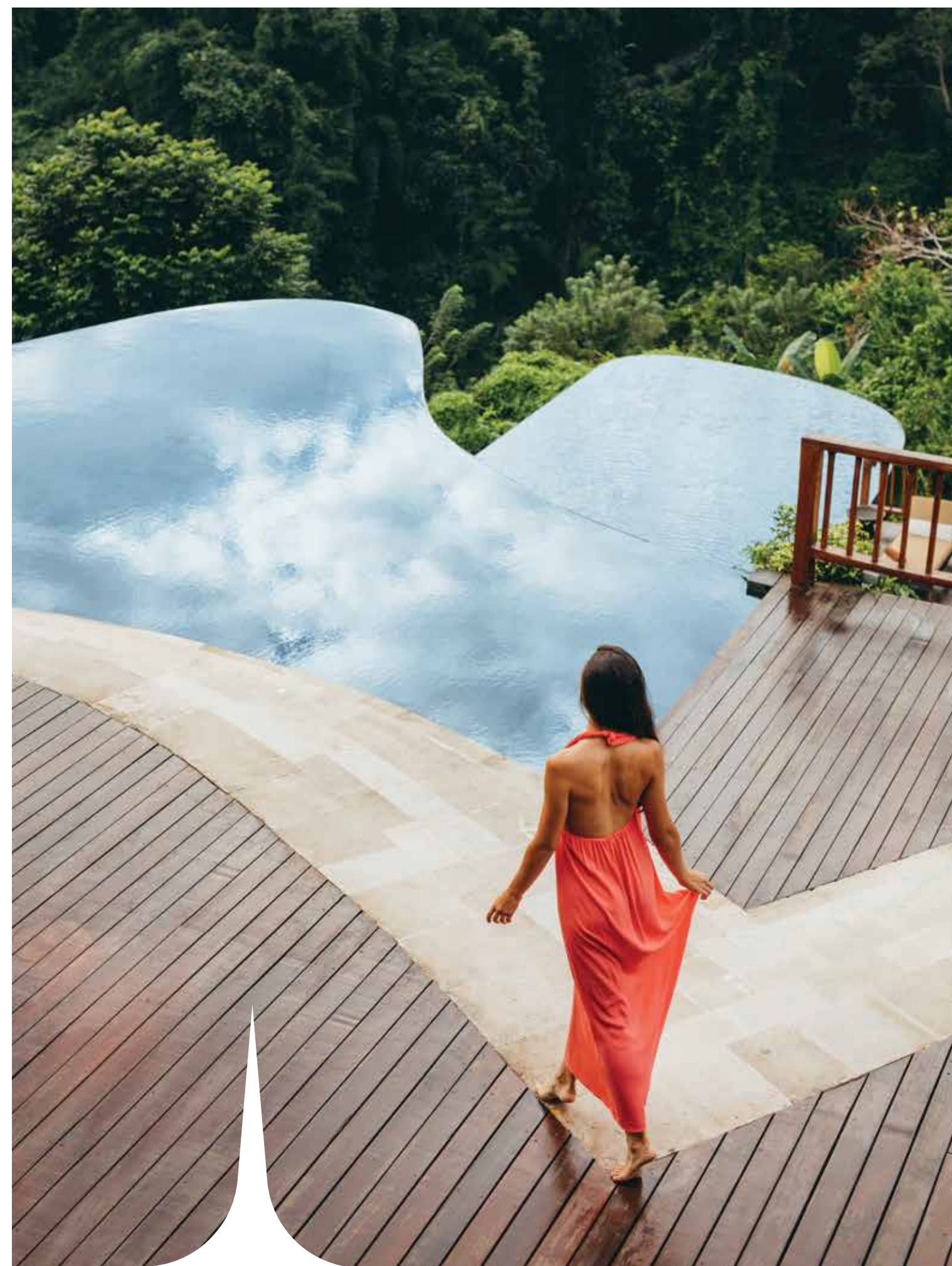
Occupancy of hotels in luxury segment.

Goa has evolved beyond being just a leisure hotspot — it is now India's undisputed luxury hospitality capital. With the **highest density of 5-star hotels** in the country and a rapidly expanding premium tourism economy, Goa attracts a discerning global audience. A **41% spike in bookings** for properties priced above ₹7,000 per night and **95% peak season occupancy** in the luxury segment are clear indicators of surging demand.

What's even more compelling? This growth is not seasonal — **tourist arrivals increased 10.5%** in just the first quarter of 2025, signaling year-round interest and consistent returns for hospitality-aligned real estate. Over 1 crore visitors explored Goa in 2024, **further driving rental yields, capital appreciation and premium real estate demand.**

## “

*Goa's magnetic mix of natural beauty, international appeal and infrastructure growth makes it the perfect confluence of lifestyle and investment.*





# Goa,

## THE NEXT ECONOMIC HOTSPOT, PRIMED FOR EXPLOSIVE GROWTH.

Investments to the tune of ₹25,000 crore by the government towards infrastructure development, with highway expansions and infrastructure projects, including 6 lane Mumbai Bengaluru Expressway, NH-66 (New Mumbai-Goa Highway), 6-lane Nagpur-Goa Highway, Delhi-Mumbai Expressway and the dual airports to significantly ease accessibility and reduced travel times, driving greater demand and appreciation.

## GOVERNMENT POLICIES AND INITIATIVES.

### Global Business Summit 2024

Attended by over 150 international delegations for creation of 500+ new business opportunities for local entrepreneurs. Goa International Travel Mart (GITM) held once a year, currently in its 4th edition, aims to promote regenerative, spiritual and hinterland tourism, thus widening Goa's tourism scope. Goa Department of Tourism and MakeMyTrip signed a MoU, a first of its kind to promote Goa's lesser-known inland tourism spots. By 2029, Goa aims to become India's carbon credit capital, attracting ₹1,000 crore in green manufacturing investments and creating over 10,000 jobs.

### INDIA'S MINI SILICON VALLEY IN GOA:

A mini Silicon Valley will be established in the state by the Central government working with the Goa government, to develop a framework to draw high-tech firms, such as data centres and semiconductor facilities.

## IMPACT OF MANOHAR INTERNATIONAL AIRPORT (MOPA).

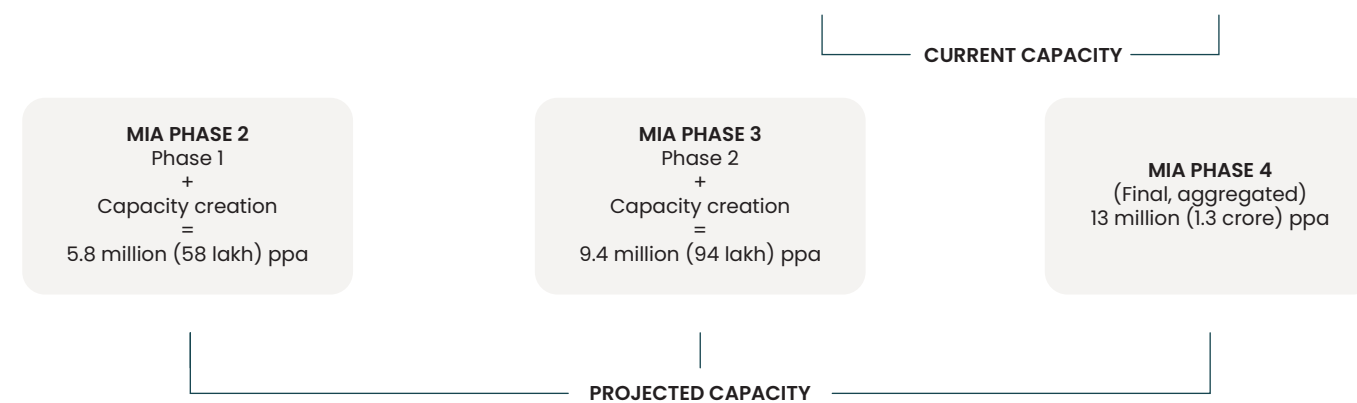


■ Manohar International Airport (MIA) at Mopa has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%, with a positive spillover to regions adjacent to north-east Goa.

■ Goa will not only remain a beach tourist hub but also diversify into wellness and nature tourism: One may envision eco-friendly resorts, forest lodges and wellness retreats.

## IMPACT OF DUAL AIRPORTS.

Once Mopa International Airport is completely built, the cumulative capacity of Goa would become 17.4 million (1.74 crore) passengers per annum – indicative of a robust future demand for the state.



ppa: passengers per annum

## SURGE IN PRIVATE JETS AND CHARTER FLIGHTS.

Private jet operators have experienced a 60% increase in enquiries\*, highlighting the growing demand for luxury travel to Goa, especially from cities like Delhi, Mumbai and Pune. Charter flights to Goa have surged, bringing tourists from the US, Australia, Russia, Kazakhstan and Israel, including affluent HNI travellers.



# IN *Goa*, SCARCITY IS THE NEW LUXURY

## LIMITED CLEAR-TITLED ASSETS

Goa's unique land laws, fragmented ownership and inheritance complexities have made clear-titled land parcels exceptionally rare. For buyers, this means genuine, legally vetted inventory is hard to come by - making every clear-titled asset a coveted find.

## STRICT DOMICILE REGULATIONS

The Goa government has introduced increasingly stringent regulations to protect local land ownership. These policies, combined with complex due diligence requirements, further limit access for outside investors - turning compliant projects into prized investment vehicles.

## GROWING DEMAND IN GOAN REAL ESTATE

With the surge in luxury tourism, infrastructure expansion and aspirational living, Goa's real estate is witnessing unprecedented demand from HNIs, millennials and global Indians. According to Sotheby's International Realty, more than 35% of HNIs are actively planning to invest in Goan real estate.

## UNAVAILABILITY OF BRANDED PROJECTS

Despite its popularity, Goa has an acute shortage of high-quality, branded real estate. Most developments are fragmented, unorganized and lack institutional grade standards - making projects by trusted national players few and far between.

“

According to Magicbricks, while **demand is surging by over 10%**, the available **supply is simultaneously falling by 10%**. In such a scarcity-driven market, trusted, branded and clear-titled opportunities are not just rare - they're nearly non-existent.

# THE WINNING BLUEPRINT: UNLOCKING INDIA'S MOST COVETED MARKET

In a market known for scarcity, House of Abhinandan Lodha® has delivered unmatched access, appreciation and investor trust - project after project.



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.



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.

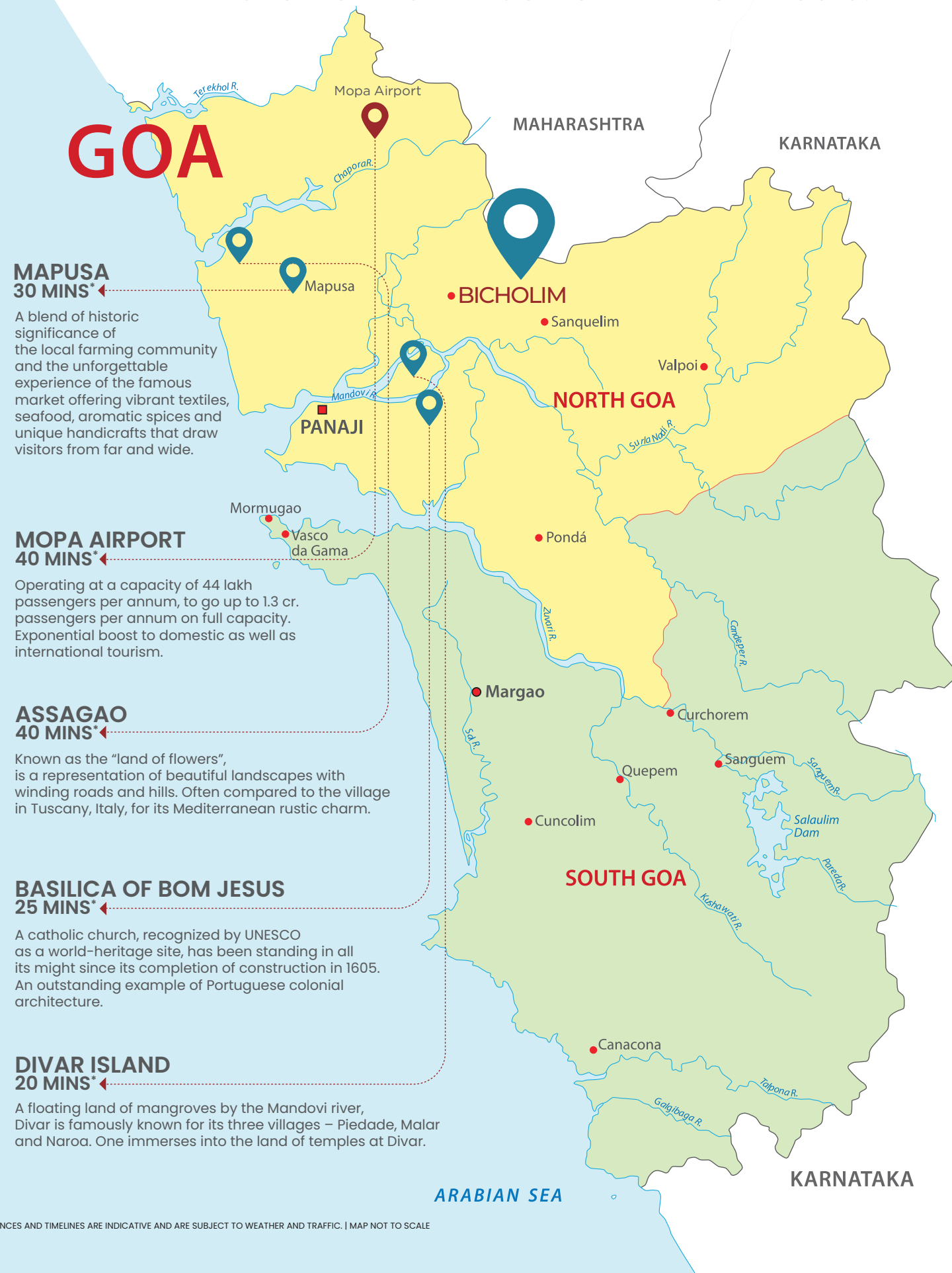


Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym and a man-made sea and beach.



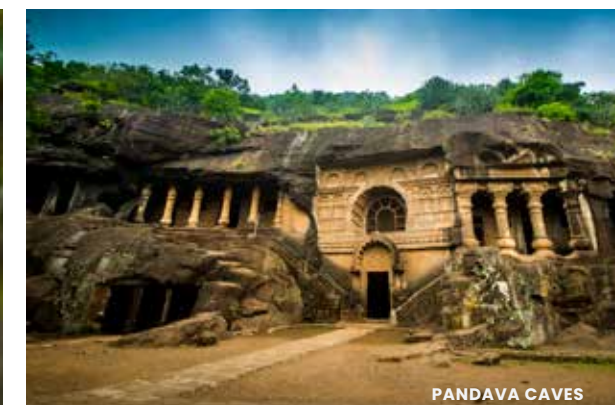
# Bicholim

THE BENEFACITOR OF NORTH GOA'S METAMORPHOSIS.



## UNEARTHING THE TRUE CHARM OF Bicholim.

Bicholim, located in the north-eastern part of Goa, is primarily known for its natural beauty with the most prominent and picturesque water body, Mayem Lake. The region's calmness makes it an ideal destination for people who choose serenity. Bicholim is also known for its vibrant cultural heritage. The town is carved with ancient temples, historic landmarks and traditional Goan architecture, providing glimpses into its rich history and heritage.



### SOCIAL INFRASTRUCTURE WITHIN 10 MINS

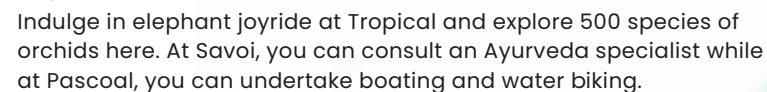


- Adhar Hospital
- Mardolkar Hospital
- Our Lady of Grace Maternity Hospital

- Rotary Club Primary School
- Our Lady of Grace High School
- Goa Institute of Management

- Bicholim Spices Market
- Bicholim Pottery Studio







# THE 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 – House of Abhinandan Lodha® leads as the Largest Branded Land Developer.

**6,000+**  
Investors

**27+**  
Countries

**23+**  
States

**107+**  
Cities



## OUR FLAGSHIP PROJECTS.

Our flagship projects signify not just our astonishing journey over the past three years, they reflect immense consumer confidence and our pride of delivering ever appreciating customer value.



Goa's first-and-only 130+ 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.

📍 **Bicholim, Goa**



5 mins from Basilica of Bom Jesus, a select collection of villa estates in an 18 acre development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthrall.

📍 **Bainguinim, 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.

📍 **Vasco, Goa**



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

📍 **Ayodhya, Uttar Pradesh**



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

📍 **Neral, 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 has garnered interest from 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 land development with a multi-tiered clubhouse with a waterfall, a luxury boutique resort and multiple pockets of amenities, inspired by the principles of blue zones.

📍 **Neral, Maharashtra**