

# LA WISTERIA<sup>®</sup>

LUXURY RESIDENCES WITH  
PRIVATE POOL

A VENTURE BY SEA BREEZE GROUP

SIOLIM, NORTH GOA

# THE SEA BREEZE VILLAS JOURNEY

- > 100+ Happy Clients
- > Over 100000 sq ft area developed
- > 8+ residential projects completed in north goa

We've come a long way..  
yet just started !



# OUR PROJECTS



**ASSAGAO,  
NORTH GOA**

**Area: 470 Sq. Mt.**  
Standalone, 5 Bedroom  
**Status: Completed and Sold Out**



**ASSAGAO,  
NORTH GOA**

**Area: 675 Sq. Mt.**  
Standalone, 5 Bedroom  
**Status: Completed and Sold Out**



**VAGATOR,  
NORTH GOA**

**Area: 201 Sq. Mt.**  
Standalone, 4 Bedroom  
with Private Elevator  
**Status: Completed and Sold Out**



**VAGATOR,  
NORTH GOA**

**Area: 255 Sq. Mt.**  
Standalone, 4 Bedroom  
with Private Elevator  
**Status: Completed and Sold Out**



**ASSAGAO,  
NORTH GOA**

**Area: 485 Sq. Mt.**  
River touch standalone villa with  
private yacht parking, & fishing deck  
**Status: Construction begins  
October, 2024**



**PANJIM,  
NORTH GOA**

**Area: 800 Sq. Mt.**  
River touch standalone villa with  
private yacht parking, & fishing deck  
**Status: Construction begins  
October, 2024**



**SIOLIM,  
NORTH GOA**

**Area: 2750 Sq. Mt.**  
16 Villas of 3 Bedroom each  
**Status: In TCP  
Approvals**



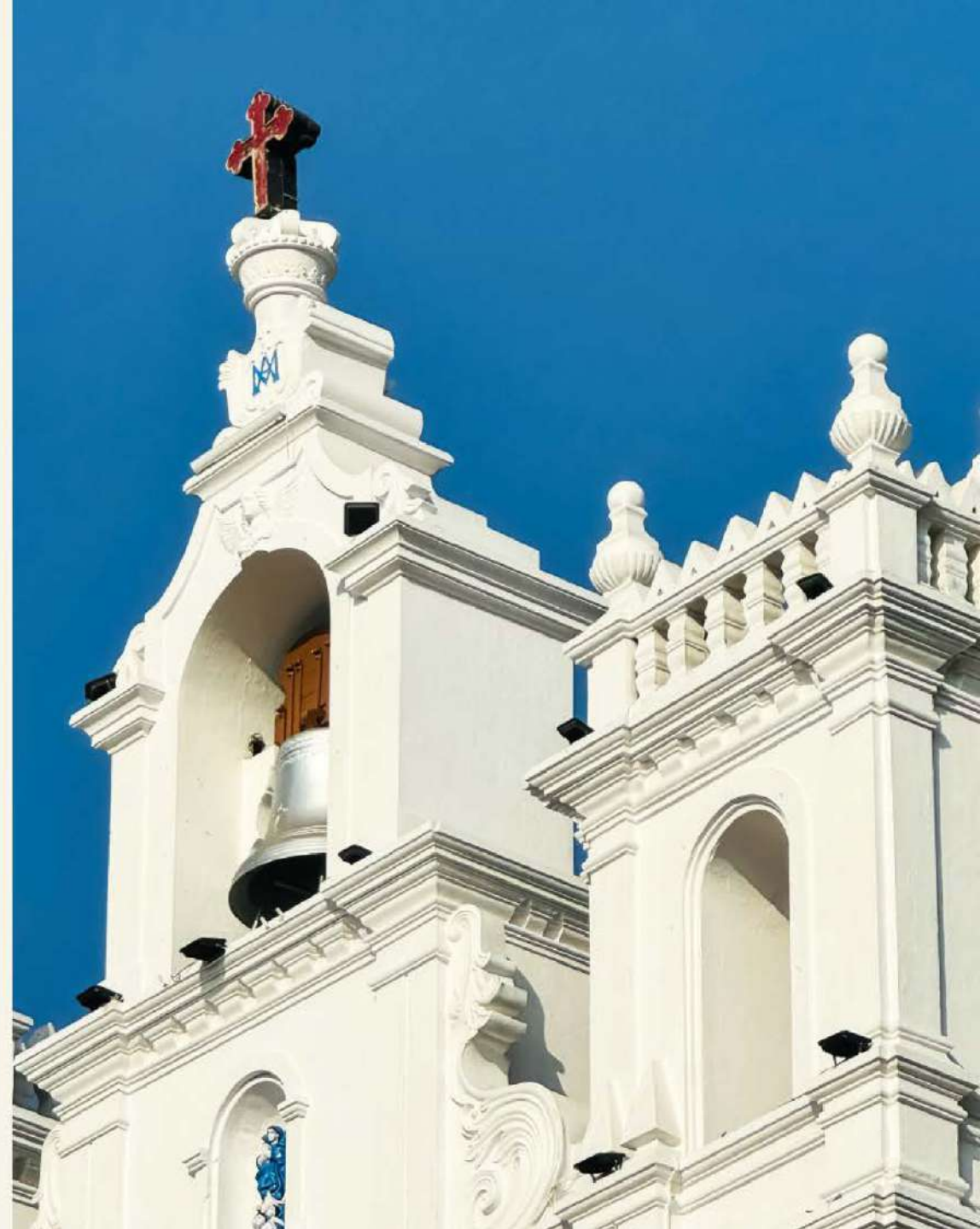
**SIOLIM,  
NORTH GOA**

**Area: 3545 Sq. Mt.**  
80 Apartments  
**Status: Under  
Construction**













# WHY INVEST IN GOA ?

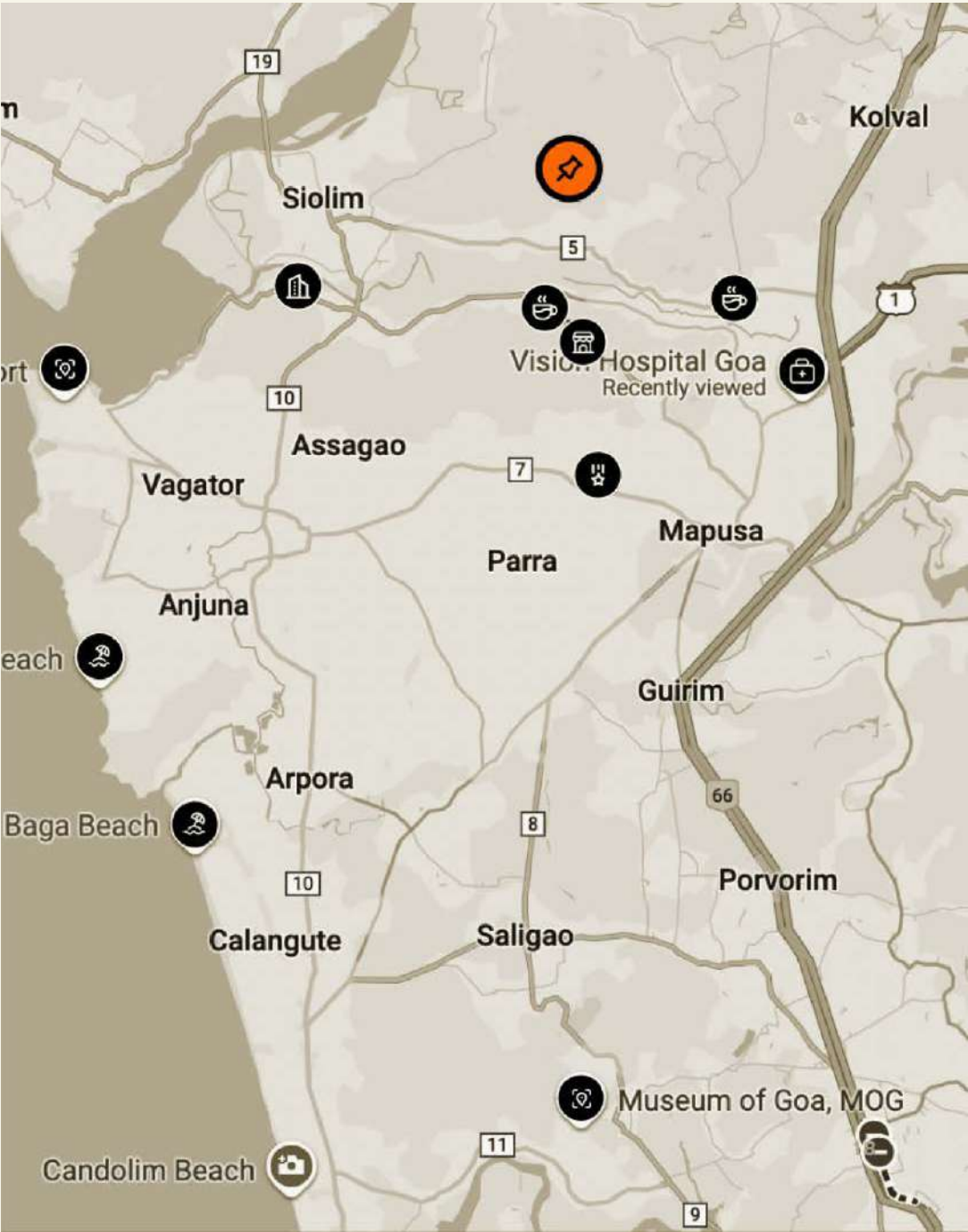
- > Booming Tourism Sector
- > Capital Appreciation
- > Lifestyle Upgrade
- > Economic Growth
- > Infrastructure Development
- > Surge in Demand for Luxury Property
- > Hub of Expats & Digital Nomads
- > Diverse Investment Opportunities
- > Sustainable & Eco-Friendly Projects
- > Robust Rental Market



# WHY INVEST IN SIOLIM?

- > 15 min drive to the famous Morjim beach
- > 30 min drive from the new MOPA int'l airport
- > 10 min from Anjuna , Assagao & Vagator beaches
- > 200% appreciation in apartments in siolim in last 2 years
- > 5 min from hospitals , market , school , petrol pump & restaurants
- > 10 min from famous restaurants and clubs like Thallasa , Hosa Goa , Kiki , Kefi & Bawri
- > Siolim is one of the largest village in Goa with the highest land appreciation in the past 3-4 years in the entire goa.

 <b>RESTAURANTS</b> Izumi, Hosa Goa, Mystras, Bawri, Gunpowder, Jamun, Burger Factory	 <b>BEACHES</b> Anjuna Beach, Vagator Beach, Ozran Beach	 <b>SUNDOWNERS</b> Thalassa, Purple Martini, Tittle Culinary Bar, Raeeth, Mayan Beach Club, Noah Goa	 <b>ATTRACTIONS</b> Sunburn, Chapora Fort, St. Anthony Church
 <b>CAFES</b> Baba Au Rhum, Artjuna, Babka Goa, Eva Cafe, Cafe Cotinga	 <b>HOTELS &amp; STAYS</b> JW Marriott, Westin, W Goa	 <b>MARKETS</b> Mapusa Central Market	 <b>HOSPITAL</b> Galaxy Hospital, Vision Hospital
 <b>INTERNATIONAL AIRPORT</b> Mopa Airport	 <b>UPCOMING</b> Villa Encanto, Villa Noa		





# LAND PRICES IN SIOLIM

## **Siolim, North Goa –**

### **The Commercial Hub for the Elite:**

Siolim in North Goa stands out as the most commercially vibrant area, appealing particularly to high-class demographics. Its blend of traditional Goan markets, modern eateries, and designer boutiques, combined with the beauty of rivers, makes it a uniquely appealing location for both commercial and residential real estate investments.



# APARTMENT ROI

Disclaimer - All the above calculations are as per current market scenario. The figures might increase / decrease a bit as per the future market and trend changes.

- > Earn up to **7.65% ROI** per annum on your investment along with capital appreciation
- > Apartment cost approx. 1 bhk with pvt pool - 1.35 cr
- > Daily expected rental - 7000/- per day
- > Average yearly occupancy 60% - 219 days of occupancy in a year
- > Annual gross rental -  $219 \times 7000/- = 15.33$  lacs
- > Annual maintenance of the apartment - 2 lacs approx.
- > Handling & marketing cost of the agency / Air BNB - 3 lacs per annum
- > Net annual rental for 1 bhk -  $15.33 - 5 = 10.33$  lacs per year
- > ROI % = **7.65%** annually
- > Additionally you can also stay in your very own apartment during non booking dates.



# UPCOMING FUTURE DEVELOPMENTS IN GOA

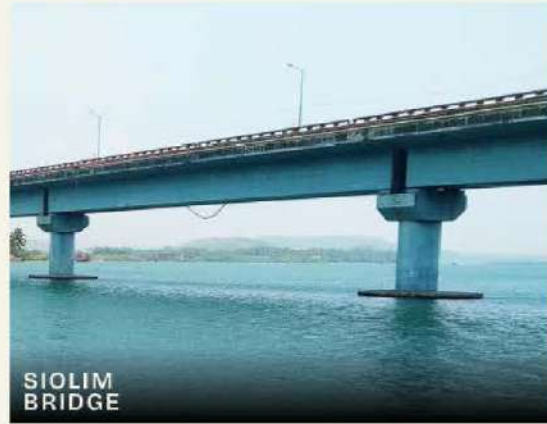
- > Film city , loliem
- > Taj hotel , Anjuna
- > IT park , porvorim
- > Aerocity , MOPA airport
- > Oberoi hotel , South goa
- > IIT campus in Rivona, Goa
- > Children theme park, pernem
- > Convention centre , Dona Paula
- > New Mumbai - Goa expressway
- > International Cricket Stadium, Dhargel





# SIOLIM : THE BEST OF ALL WORLDS

Tourist hotspots within 20 mins



# KEY FEATURES OF LA WISTERIA

- ♦ Private Swimming Pools for every 1BHK & 2 BHK Apartment.
- ♦ Large Central Lagoon.
- ♦ Facing lifetime-unobstructed lush green paddy fields.
- ♦ Luxurious Common Club House with amenities – Gym, Play Area, Lagoon, Steam Room, Cafeteria.
- ♦ 24x7 Security & Power Back-up.
- ♦ Professional Maintenance Team for technical & meticulous up-keep of Common Area.
- ♦ Renowned Rental Management for Daily Rentals & Internal Maintenance.
- ♦ 3-Side Open Corner Plot with 5 Floors, with ample Parking Space.
- ♦ Limited units on Ground Floor with Private Garden along with Private Swimming Pools.
- ♦ Futuristic Planning – Sewage Treatment Plant and Garbage Disposal System.
- ♦ Special Features – Earthquake Resistant Structure, Rainwater Disposal Provision, Fire Safety Tools, AED Rooms for Medical exigencies



# CONFIGURATIONS AVAILABLE AT LA WISTERIA

The project has a total of 80 apartments as follows:

Studio's	560 - 590 Sq. Ft.	7
1 BHK (Simplex)	1150 - 1250 Sq. Ft.	50
1 BHK (Duplex)	1200 - 1300 Sq. Ft.	19
2 BHK (Simplex)	1650 - 1800 Sq. Ft.	3
2 BHK (Duplex)	1800 Sq. Ft.	1

Floor-wise breakdown:

Studio's	2nd & 3rd floors
1 BHK (Simplex)	Ground, 1st, 2nd & 3rd floors
1 BHK (Duplex)	3rd & 4th floors
2 BHK (Simplex)	Ground & 1st floors
2 BHK (Duplex)	2nd & 3rd floors

# WHY INVESTING IN GOA IS BETTER THAN METROPOLITAN CITIES

- > Compared to metro cities, the property prices in Goa still offer a favorable entry point for investors, with the added advantage of lower risks. The scenic charm and regulatory stability ensure that property values remain resilient even during economic slowdowns.
- > Unlike the major cities there is limited inventory in goa and the ever rising footfall of tourist and the option to give your apartment on daily rentals and Air BNB's increases your ROI.
- > Daily expected rental - 7000/- per day
- > More than 72% of buyers look over for a second-home in locations like Goa.
- > On average, property in Goa has the potential to yield 12-16% rental returns on an annual basis as compared to only 3-4% rental returns in major Tier 1 cities in India.
- > Over 78% of buyers are keen on owning a secure investment that can give excellent ROI in conventionally popular destinations like Goa.



# EXTERNAL VIEWS



EXTERIOR | LA WISTERIA

LA WISTERIA



# EXTERNAL VIEWS



EXTERIOR | NIGHT VIEW

LA WISTERIA



# EXTERNAL VIEWS



EXTERIOR | DAY VIEW

LA WISTERIA



# EXTERNAL VIEWS



EXTERIOR | NIGHT VIEW

LA WISTERIA



# INTERNAL VIEWS



CENTRAL COURTYARD | LA WISTERIA

LA WISTERIA



# INTERNAL VIEWS





# INTERNAL VIEWS



POOL VIEW | LA WISTERIA

LA WISTERIA



# INTERNAL VIEWS

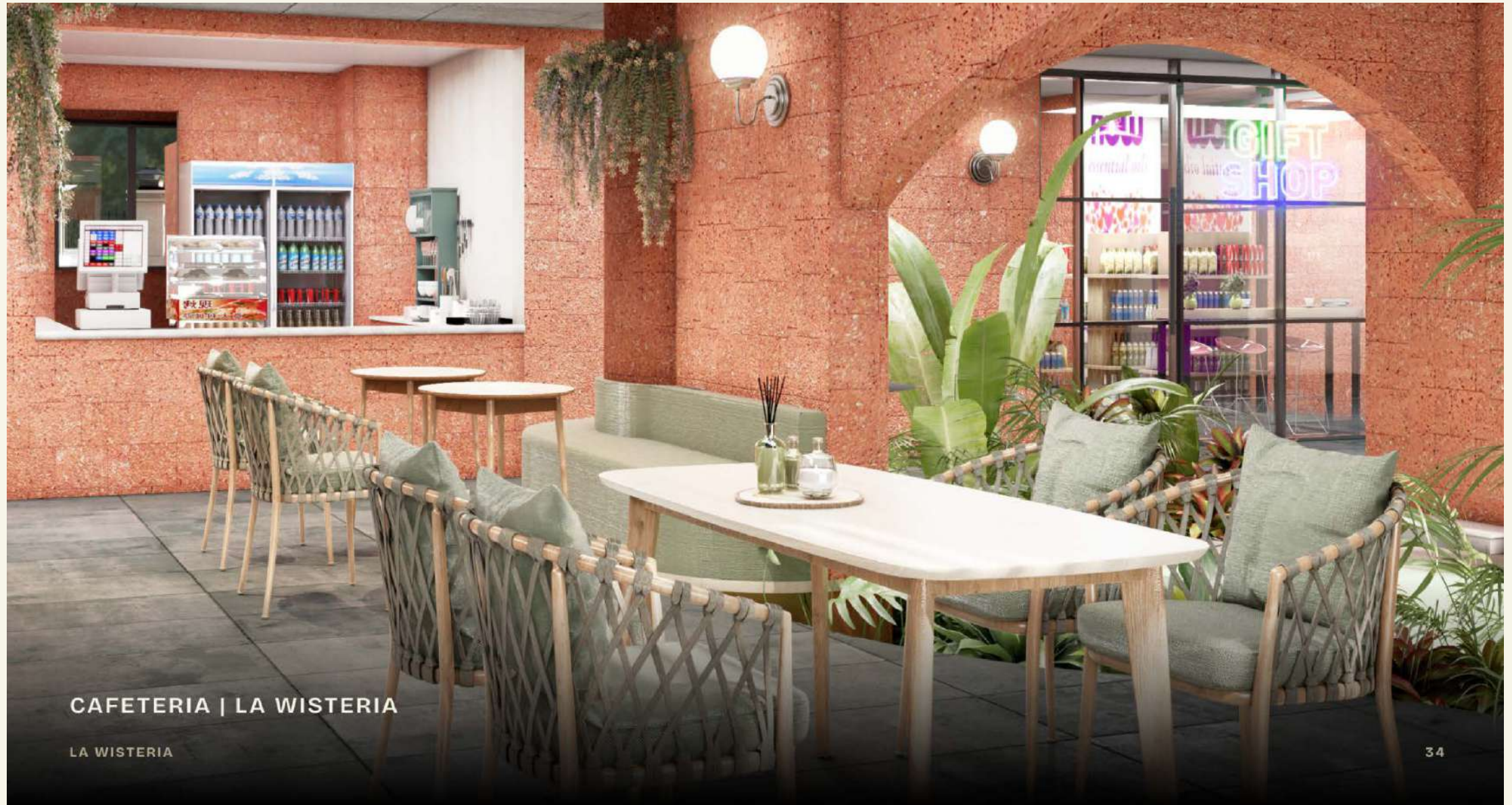


RECEPTION DESK | LA WISTERIA

LA WISTERIA



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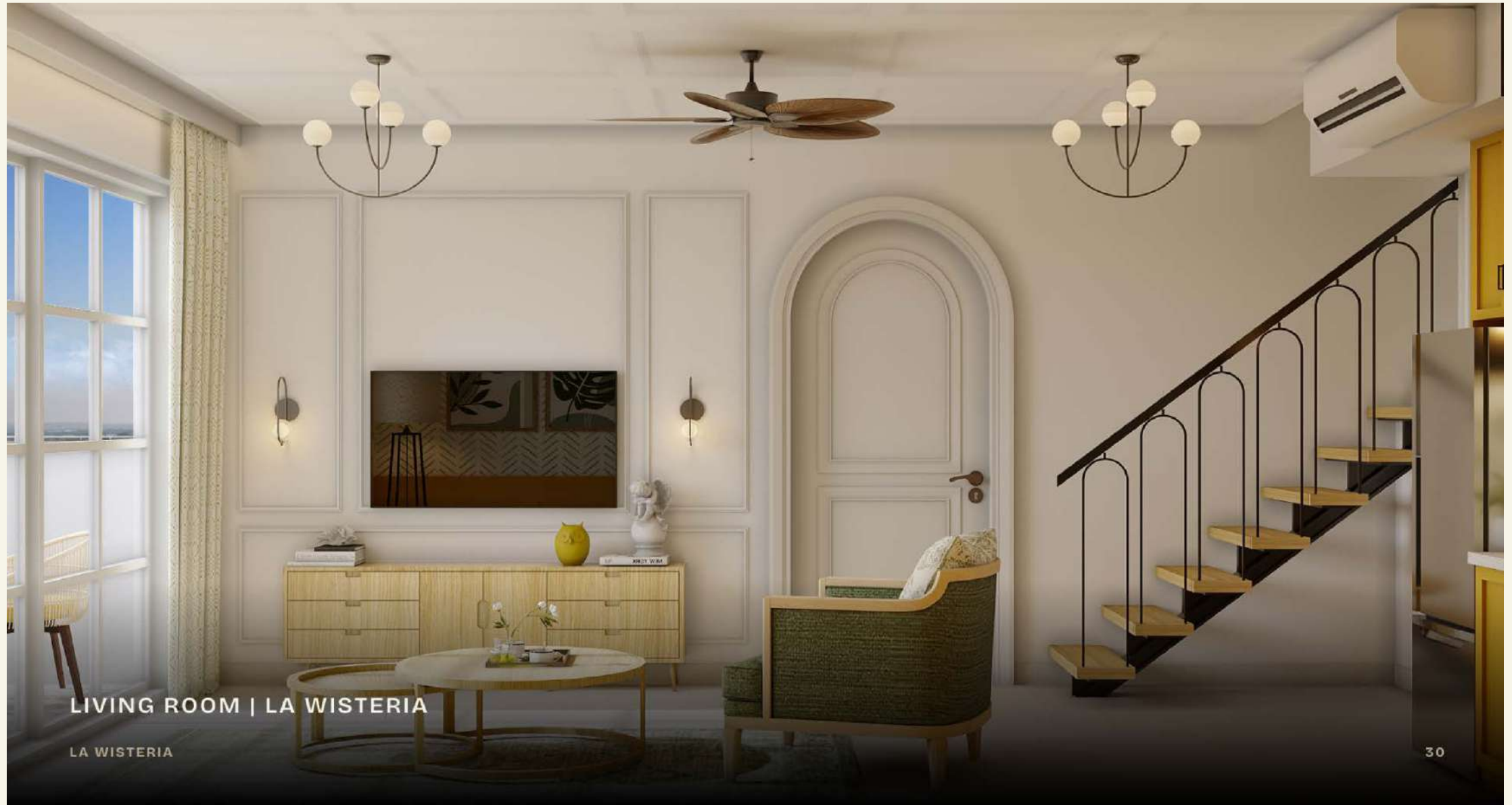


CAFETERIA | LA WISTERIA

LA WISTERIA



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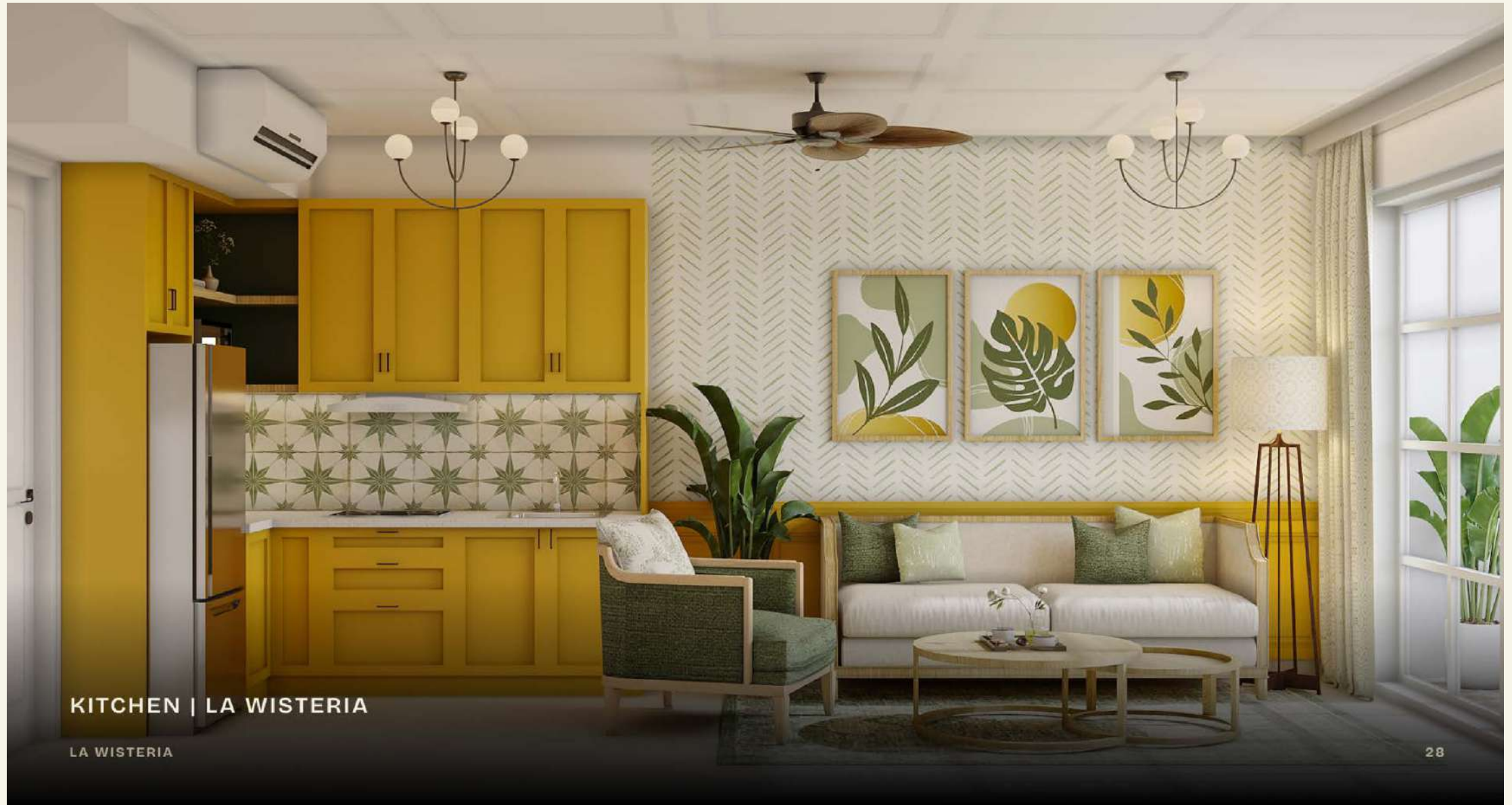


LIVING ROOM | LA WISTERIA

LA WISTERIA



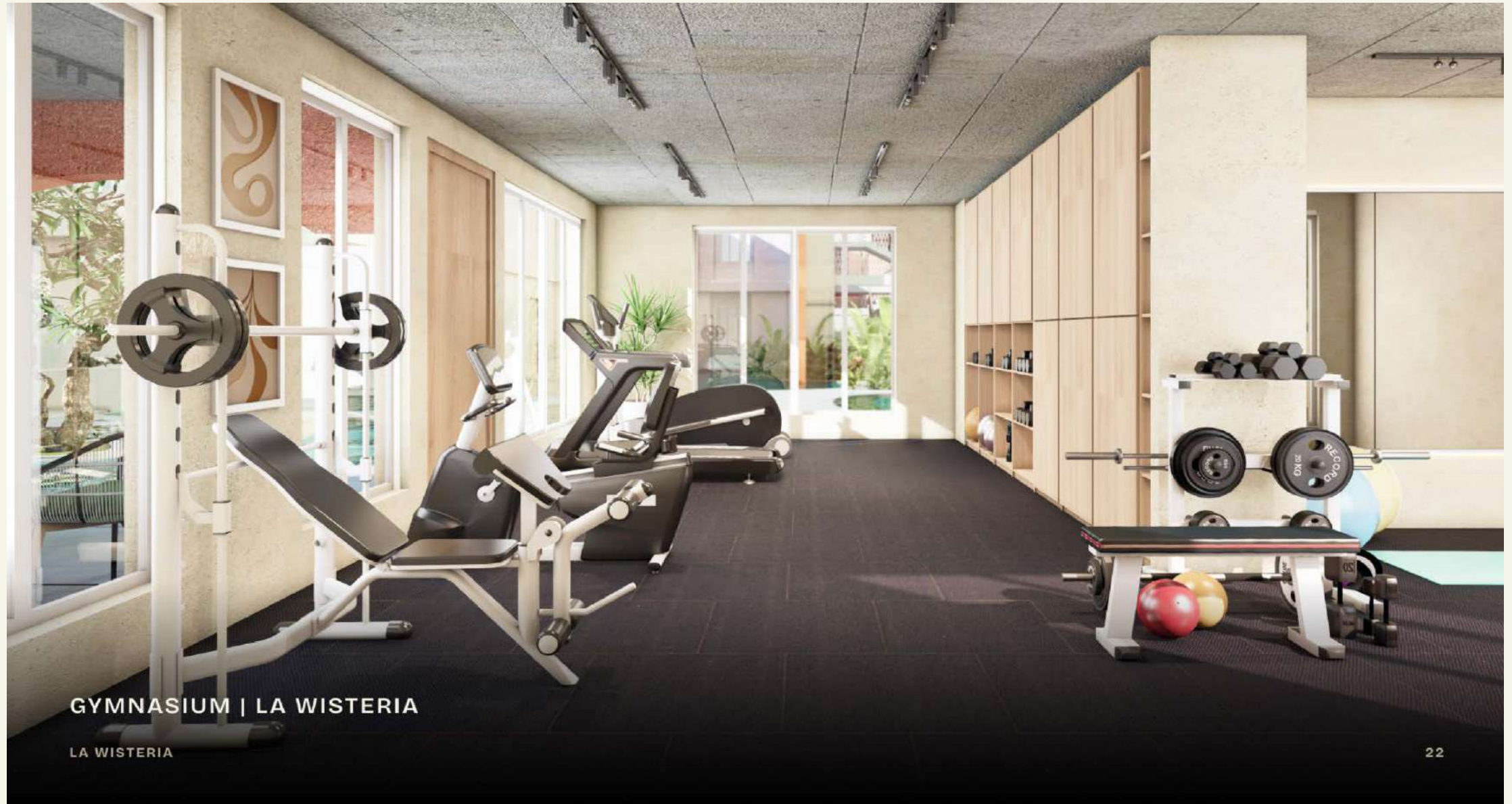
# INTERNAL VIEWS



KITCHEN | LA WISTERIA

LA WISTERIA

# INTERNAL VIEWS



GYMNASIUM | LA WISTERIA

LA WISTERIA



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LUXURY RESIDENCES WITH  
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## THANKYOU

SIOLIM, NORTH GOA  
A VENTURE BY SEA BREEZE GROUP

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