

JET SET

Goa!



Representative Image

PRE-LAUNCHING FULLY SERVICED VILLA COMMUNITY AT



What comes to mind when you think of *Goa?*

A sun-drenched paradise where golden sands embrace the beckoning waves.

A vibrant playground where the night never fades.

A place where winding streets lead to Portuguese homes, each whispering tales of a bygone era.

Where mornings drift into lazy afternoons, and evenings dissolve into the rhythmic pulse of a beachside party.

In Goa, every sunset is a promise, every breeze a melody, and every moment an invitation to simply be.

Goa isn't just a place—it's a state of mind.





G o a - T h e H e a r t . T h e H u b .

The *Heart* of Western India

Goa, located on India's western coast between Maharashtra and Karnataka, is a region shaped by its rich history and coastal charm. Bordered by the Arabian Sea, it carries a strong Portuguese influence, visible in its well-preserved churches, colonial architecture, and winding streets. Whether exploring its vibrant Latin quarters or enjoying the laid-back coastal vibe, Goa remains a unique blend of culture, history, and relaxation. The myriad hues of Goa, make it the idle spot for all.

D i d Y o u K n o w ? _____

Goa is **India's #1 beach destination**, attracting 10 million domestic tourists in 2024 - more than Pondicherry, Gokarna, Kovalam, Varkala, Puri, and Diu combined. Even historically, Goa has witnessed more than 1 million international tourists from Russia, the UK, Germany, the USA, and the UAE, this has contributed 20% to the state's GDP.

The *Hub* of Investments

Goa may be the heart of India's western coast, but it has also evolved into a prime investment destination.

Once known primarily for its beaches and vibrant culture, Goa is now a top choice for second-home buyers, attracting high-net-worth individuals, non-resident Indians, and digital entrepreneurs seeking luxury vacation homes or retirement villas. The shift towards remote work, accelerated by the pandemic, saw many professionals trade city life for Goa's relaxed, scenic environment. Today, the work-from-anywhere trend continues to fuel migration to the state.

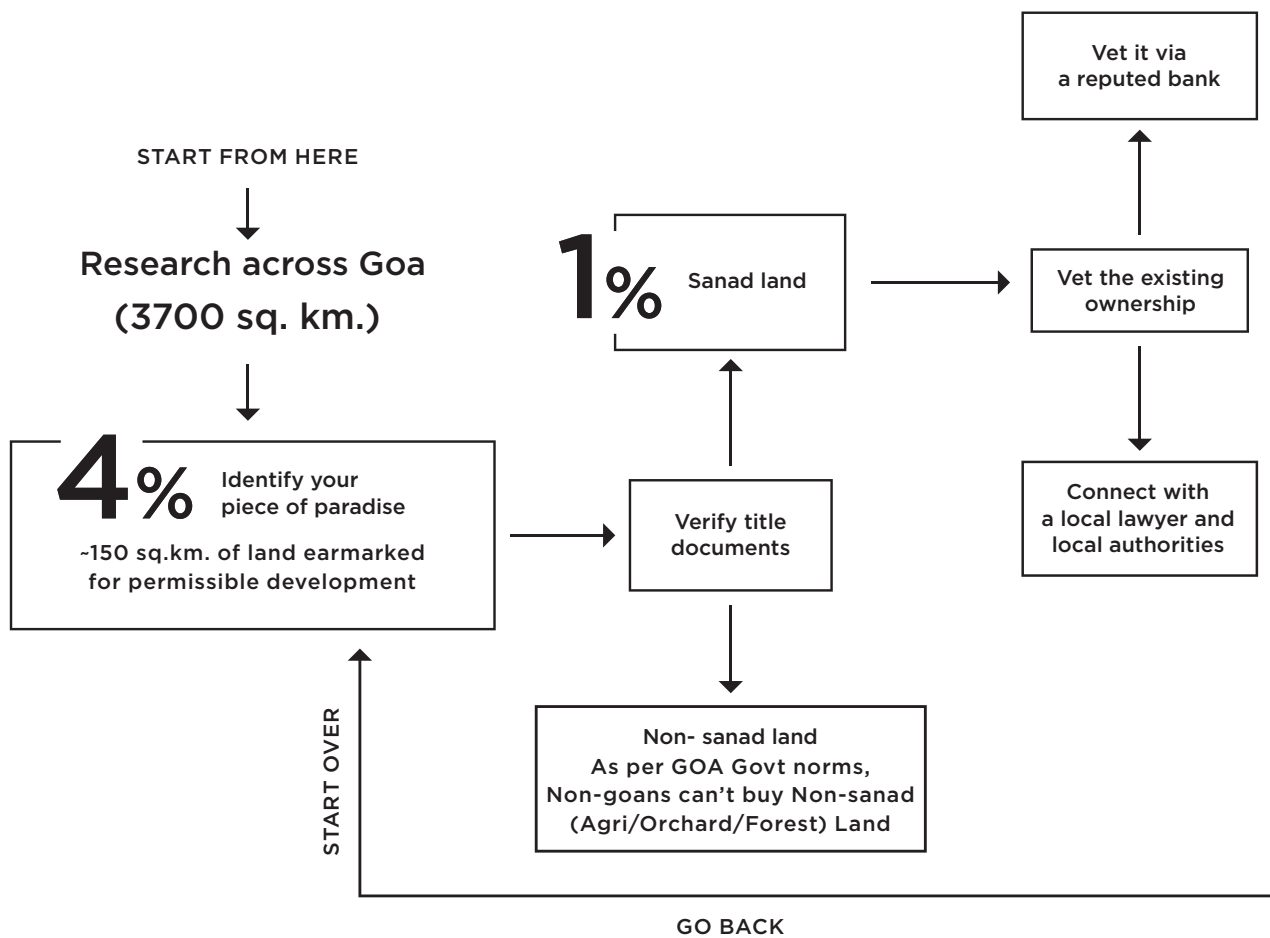
Beyond its natural beauty, Goa's rapidly developing infrastructure—including new airports, expressways, and ports—has made it more accessible than ever. Improved tourism policies further support its growth, transforming it from a seasonal retreat into a year-round destination.

Goa also stands out in socio-economic indicators, boasting the highest per capita income in India and consistently ranking high in quality-of-life metrics. With strong demand for premium properties and limited supply due to Coastal Regulation Zone (CRZ) laws and strict compliance norms, real estate values have steadily appreciated. Luxury villas, for instance, have recorded an **8-12% year-on-year** price increase, as per top international property consultants.

With a unique blend of lifestyle appeal, investment potential, and infrastructure growth, Goa is no longer just a getaway—it's a long-term opportunity.

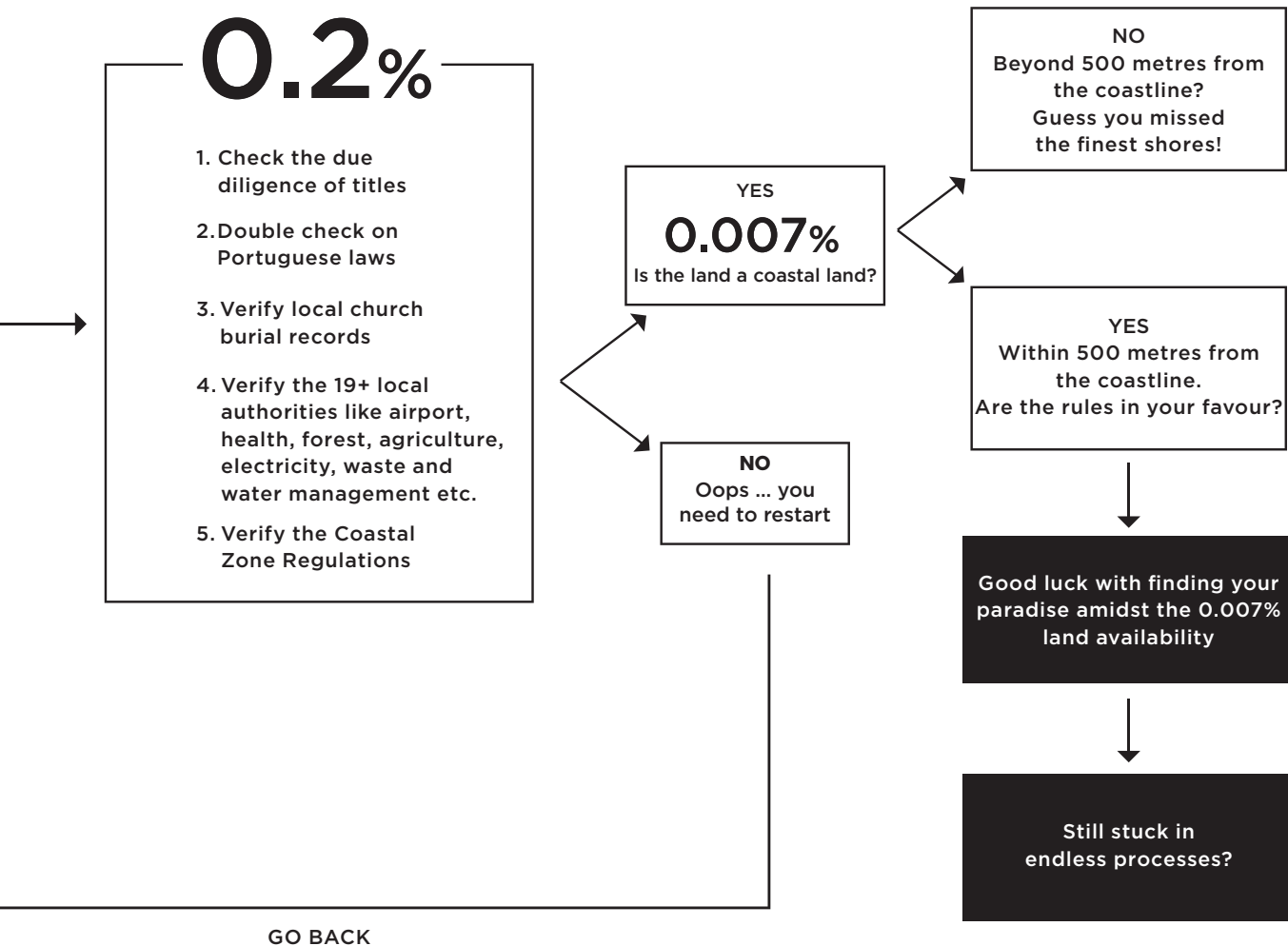
Finding a piece of *Goa?* Easier said than done.

Untangling Goa's land acquisition: An onerous task.



With the smallest coastline of just 105 kms in the country, the chances of owning land near a coastline is extremely limited. A culmination of uncertainty and perplexity arise out of the legal intricacies one has to go through while buying a land parcel in Goa.

Here's a illustrative map of how one has to navigate through the process individually.



Presenting 30 fully serviced exclusive villas* on prime *Goan Shoreline*

The finest in Goa, reserved for a select few.



Exclusive serviced villas* with a private pool



Multiple decks & terraces for quality time with loved ones



Barbeque &
alfresco
dining areas



Serviced by the
best in Luxury
Hospitality

Luxury Villas on India's Most Desired Coastline

Presenting a rare, one-of-its kind opportunity to own your second home at one of Goa's most premium shorelines, 7 minutes from Dabolim Airport. Within close drive times are the soulful, hip capital city, Panaji, the bustling beaches and nightlife of North Goa and the pristine environs of South Goa.

Goa the desire of many, acquired by a few.

32[^]

Third highest number of 5 star hotels, after two states 10x and 100x in area - Kerala and Maharashtra.

>30%[#]

of India's destination weddings' venue.

TOP 10[^]

Busiest airports in India, with passenger traffic of 11.6 million passengers per annum in 2023.

3.6 FOLD^{##}

Increase in coastal land prices in Goa in the last 13 years.



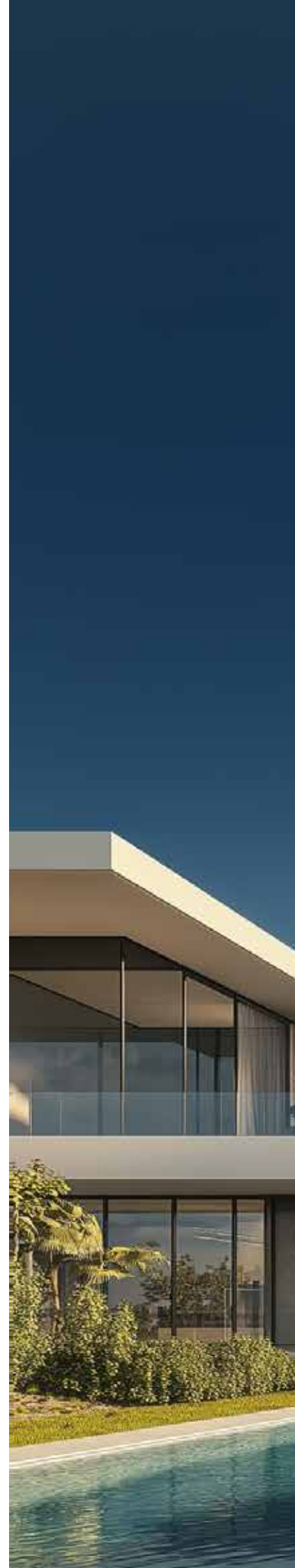
- ◆ 7 minutes from Dabolim International Airport
- ◆ 10 minutes from Velsao & Bogmalo Beach

Goa The Hottest Real Estate Market

Unlike metropolitan cities like Delhi, Mumbai, and Bengaluru, which are fast-paced, densely populated, and business-driven, Goa offers a relaxed coastal lifestyle with open spaces, cleaner air, and a slower pace of life. While metros thrive on the corporate hustle and high-rise living, Goa attracts those seeking a work-life balance, weekend getaways, or even a permanent escape to scenic tranquility.

CITY	CAPITAL APPRECIATION	RENTAL YIELD
Delhi	2-4%	2-3%
Mumbai	3-6%	2-4%
Bengaluru	3-5%	3-4%
Goa	8-12%	6-12%

However, Goa's real estate market offers higher capital appreciation and rental yield. With limited land availability, high tourist demand, and increasing interest from second-home buyers and NRIs, property values in prime locations have seen steady appreciation. Additionally, Goa's short-term rental market thrives due to year-round tourism, delivering rental yields of 6-12%, significantly higher than the 2-4% seen in metros, making it a lucrative investment destination.



At the Heart of *Goa*, At the centre of Luxury

Unlike ordinary standalone villas, The Gulf of Goa serviced villas¹ by The House of Abhinandan Lodha[®] (HoABL) redefines luxury living on the coast. Nestled in a fully gated, fully serviced enclave, it offers a seamless blend of exclusivity and convenience—just moments from the airport.

Designed for those who seek more than just a home, this community brings world-class amenities, personalized concierge services, and investment-friendly rental management to your doorstep. Here, every detail is curated for effortless living, where the rhythm of the waves meets the pinnacle of refined coastal luxury.



Serviced Villas shall be available on request by an independent entity at additional cost and subject to the terms and conditions as per the documents executed between the parties.

Representative Image

The Jetsetter's *Gateway* to Goa

Exclusively designed for those who move at the speed of life, this is an opportunity for the first 30 chosen ones that opt for serviced villas* in the Gulf of Goa. Just seven minutes from Dabolim International Airport, this exclusive enclave ensures your next destination is always within reach – whether it's unwinding by the beach, an impromptu trek to the stunning waterfalls, a quiet walk to the church, or a beachfront sundowner goes into the wee hours of the night. Here, every moment is seamless.

This isn't just a home—it's your launchpad. The perfect starting point to begin your journey in Goa. Also, the ideal pitstop between North and South Goa that places you at the centre of everything while keeping the world within easy reach.

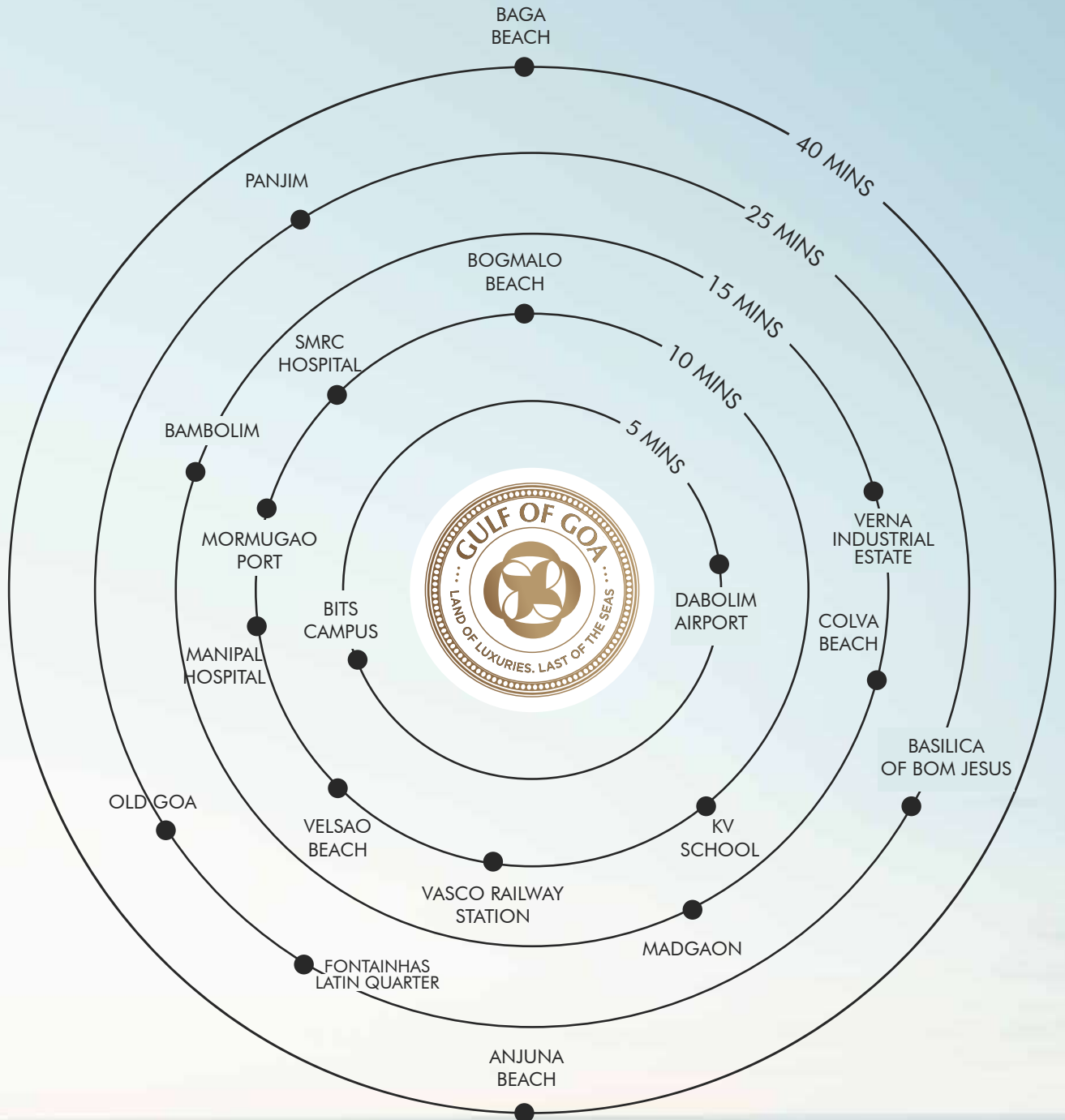
Designed for India's young, stylish, and always-on-the-move elite, this master-planned enclave is where world-class amenities meet high-energy living. With private clubhouses, seamless concierge services, and a vibrant social fabric, this isn't just a villa—it's a lifestyle made for those who are always raring to go.





Pick your *spot* to indulge with ease.

Accessibility becomes a true bliss when you're just minutes away from wherever you'd wish to go, to whatever you'd need.



Well *connected* to Key
socio-economic infrastructure

Dabolim International Airport » 7 min drive

Vasco Railway Station » 10 min drive

National Highways NH66 & NH566 » direct access

Mormugao Port » 10 min drive

BITS Pilani Goa Campus » 05 min drive

Manipal Hospital Goa » 10 min drive

Verna Industrial Estate (IT and Pharma SEZs) » 15 min drive

Panjim City (Business District) » 20 min drive

Enjoy every shade of *Goa*
from the Prime Jewel

Bogmalo Beach » 10 min drive

Velsao Beach » 10 min drive

Colva Beach » 15 min drive

Basilica of Bom Jesus (UNESCO Heritage Site) » 20 min drive

Fontainhas Latin Quarter » 20 min drive



Your *Gateway* to a Quality Lifestyle



Artistic impression the lounge and pool area of La Coral.

Club La *Coral*

- ◆ Multi-tiered Swimming Pool
- ◆ Gymnasium
- ◆ Pool Loungers
- ◆ Open Air Theatre
- ◆ Trampoline Park
- ◆ Kids Play Room/Creche
- ◆ Selfies Zones
- ◆ Detox & Ayurvedic Centre
- ◆ Reflexology Therapy Path
- ◆ Yoga & Meditation Area



Artistic impression of drop-off zone of La Coral.



Artistic impression of art suites.

Club La Pearl

- ◆ Manicured Lawns
- ◆ Swimming Pool
- ◆ Open Air Games
- ◆ Party Lawn
- ◆ Shaded Sitout
- ◆ Cabana
- ◆ Co-working Space
- ◆ Library
- ◆ Junior Suites



Artistic impression of multi-tiered swimming pool.

Your *Home*. Your Haven.

A fully serviced villa here offers a blend of luxury, convenience and leisure. Make the most of it with your loved ones.



Unwind by your private pool, sun deck, and lush landscaped garden.



Throw exclusive soirées, intimate family gatherings, or high-profile business meetups.



Plan your next expedition to the inlands of Goa. Go find your next hidden spot.



Begin your day by exploring Portuguese forts, spice plantations, and heritage villages.



Let the concierge handle everything, from housekeeping to gourmet dining.

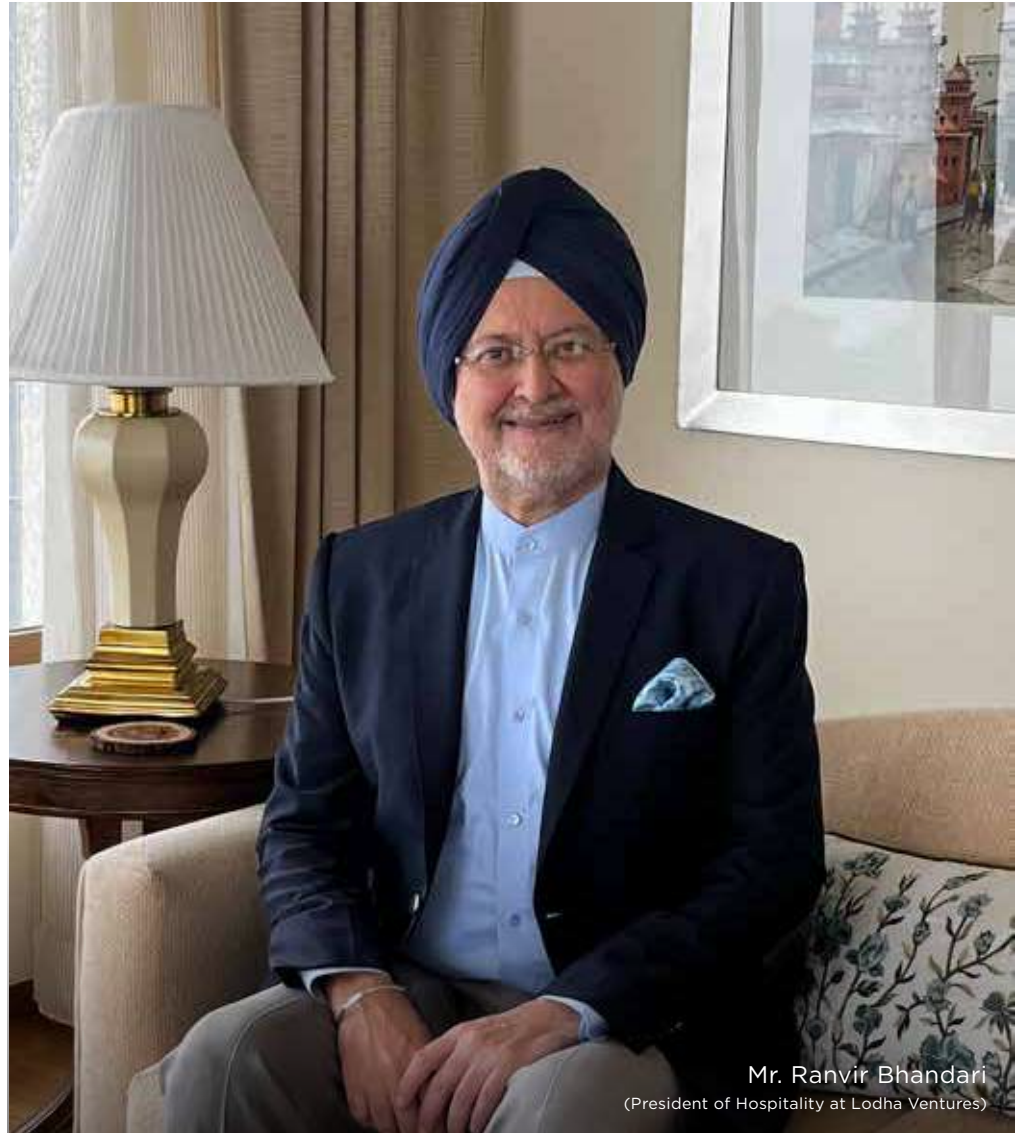


Escape to untouched beaches away from the crowds or Kayak through mangroves, go scuba diving, or take an ATV ride.



Experience Goa's legendary beach parties and luxury nightlife at the closest beaches.

You will never be alone in luxury—our expert hospitality team is here to cater to your every need.



Get serviced by
the *best* in business.

Every detail is meticulously crafted to go beyond expectations, transforming your home into an experience of pure indulgence. At the helm of this exceptional hospitality journey is Mr. Ranvir Bhandari, President of Hospitality at Lodha Ventures—an Abhinandan Lodha enterprise. **With a distinguished career spanning over 40 years in leadership roles at Soneva Resorts, ITC Hotels, and The Oberoi Grand, his expertise in strategic planning and luxury management ensures world-class service at Gulf of Goa.** Under his leadership, hospitality is redefined—from bespoke concierge services to impeccable estate management—creating a seamless, refined, and effortlessly luxurious living experience. Here, luxury isn't just a promise; it's second nature.

INDIA'S PREMIER BRANDED LAND DEVELOPER

Welcome to the House of Abhinandan Lodha®, where innovation meets land ownership. As India's fastest-growing tech brand in real estate, we are challenging outdated norms and making land ownership more accessible, flexible, and secure. We breathe new life into the concept of land investment, adapting it for the 21st century and appealing to the aspirations of a new generation.



**MS. KRITI
SANON**

FOR

Sol de
Alibaug

**MR. AMITABH
BACHCHAN**

FOR

THE SARAYU[®]
AYODHYA

**MS. TRIPTII
DIMRI**

FOR

ONE
GOA

PEACE OF LAND ASSURED BY OUR PROMISES



PROMISE OF SECURITY

New Generation Land[®] is safe and secure, providing you with peace of mind. Owning land made safe, secure and transparent.



PROMISE OF WEALTH

New Generation Land[®] serves as a hedge against uncertainties, offering the opportunity to create intergenerational wealth with just a click of a button.



PROMISE OF TRANSPARENCY

Trust is built on transparency, and we are committed to providing complete transparency in managing your New Generation Land[®].



PROMISE OF LIQUIDITY

Facilitating digitally-aided, transactions for buying and selling New Generation Land[®].

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




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)

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