

YOUR

GOAN

SHORELINE ADDRESS.

AN EXCLUSIVE ESTATE VILLA
IN THE GULF OF GOA.



EXCLUSIVE PRE-LAUNCH OPPORTUNITY

A RARE COLLECTION OF 18 FULLY-SERVICED
PRIVATE-POOL VILLAS INSIDE GOA'S ONLY
SHORELINE 5-STAR BRANDED LAND
DEVELOPMENT.


SOVEREIGN
— Bay —
ESTATE VILLAS





THIS IS HOW GOA IS MEANT TO BE OWNED.

A ONCE-IN-A LIFETIME LEGACY.

OPPORTUNITY HIGHLIGHTS:

Part of Gulf of Goa, a master-planned coastal address, just 7 minutes from Dabolim International Airport.

One of Goa's most coveted shoreline destinations, curated by the world-renowned architect Sanjay Puri.

Featuring 1.5 lakh+ sq. ft. of immersive recreational spaces.

5-star hospitality serviced provided by Goa's Finest Miros Hotels & Resorts.

Seamless ownership, zero hassle. Avoid Goa's complex land laws and skip contractor chaos.

Positioned within Central Goa's fastest evolving corridor.

GOA NOT JUST A GETAWAY. A WAY OF LIFE FOR DELHI.

MORE THAN A DESTINATION, GOA IS A FEELING.
FOR DELHI, IT'S SECOND NATURE - AN ESCAPE,
A DREAM, A BOND THAT KEEPS CALLING THEM BACK.

THE MOST LOVED ESCAPE

- Over 65% of HNI holiday home buyers from Delhi-NCR consider Goa as their top second-home destination.
- Goa receives over 1 Crore domestic tourists annually, with Delhi consistently among the top 3 source markets.
- Air connectivity between Delhi and Goa is the highest among all metro-city to leisure routes, with 30+ weekly flights pre-scheduled.

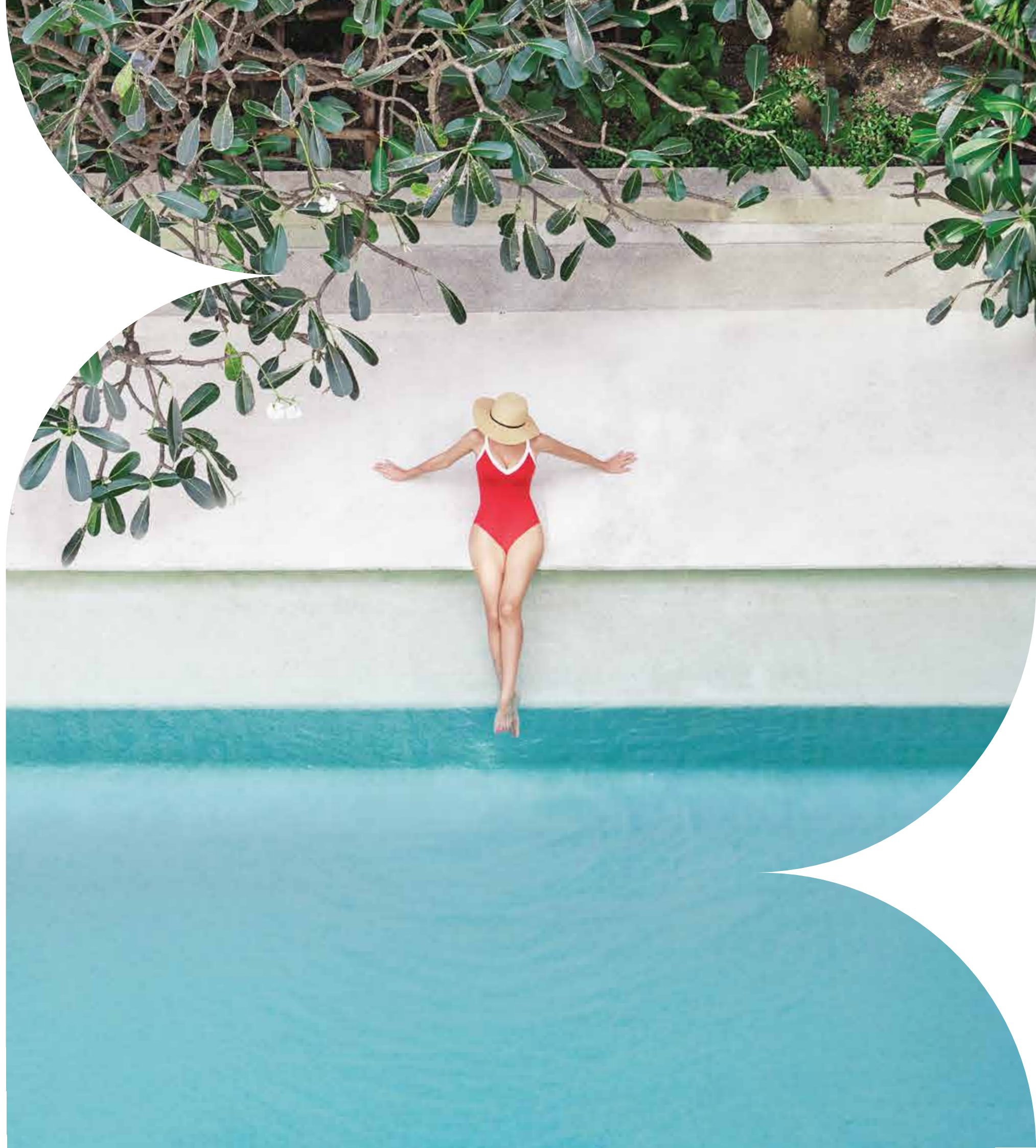
FROM HOLIDAY TO HABIT

- For many, it started as a beach break but has now become a ritual.
- Over 40% of Delhi's frequent flyers to Goa return more than twice a year - turning short vacations into long-term visions.

A SHIFT FROM BOOKING TO BELONGING

- A rising number of Delhiites are transitioning from renting villas to owning them, driven by:
 - Better air quality
 - Lifestyle freedom
 - Privacy and hosting power

GOA ISN'T JUST A RETREAT ANYMORE.
IT'S A RITE OF PASSAGE. A STATEMENT OF
TASTE & HOW YOU CHOOSE TO LIVE.



AN UNPRECEDENTED GROWTH SAGA UNFOLDING IN INDIA'S SMALLEST STATE.

UNPRECEDENTED INFRASTRUCTURE
INVESTMENTS ARE RESHAPING
PRIME CENTRAL GOA, MAKING IT ONE
OF INDIA'S MOST CONNECTED, ACCESSIBLE,
AND FUTURE-READY DESTINATIONS.



NEW MUMBAI-GOA HIGHWAY (NH 66)

A newly developed 600-km express highway, cutting travel time from Mumbai to Goa to just 6 hours, making weekend getaways and property access faster than ever.



MUMBAI-RATNAGIRI-GOA EXPRESSWAY

A 466-km four-lane expressway featuring 21 bridges and 41 tunnels, built to navigate the rugged Konkan terrain, accelerating tourism and economic flow into Goa.



SHAKTIPEETH EXPRESSWAY

A transformative 805-km, 6-lane corridor connecting Nagpur to Goa, opening up massive central India traffic to South Goa and boosting long-haul tourism and trade.



RAILWAY UPGRADES & METRO EXPANSION

Goa's key railway stations - including Vasco-da-Gama and Dabolim - are being transformed into modern Amrit Bharat Stations. A new metro and mobility master plan is being developed to streamline intra-city movement.



NEW ZUARI BRIDGE

A 10-km engineering marvel easing congestion between North and South Goa-enhancing connectivity to Panaji, Vasco, and Dabolim Airport.



MOPA INTERNATIONAL AIRPORT

This world-class, 2,132-acre Greenfield airport is now operational, with capacity to handle 30 million passengers annually bringing global access to Goa's doorstep.



ROPAX FERRY: MUMBAI TO GOA (PANAJI)

A high-speed RoPax ferry service is launching soon, reducing sea travel time to just 6.5 hours. It will reshape accessibility to Central Goa via Panaji.



INDIA'S MOST PROFITABLE VILLA MARKET

Goa offers India's highest rental yields, with returns ranging between 10% to 15%-outperforming all other major second home and holiday markets in the country.

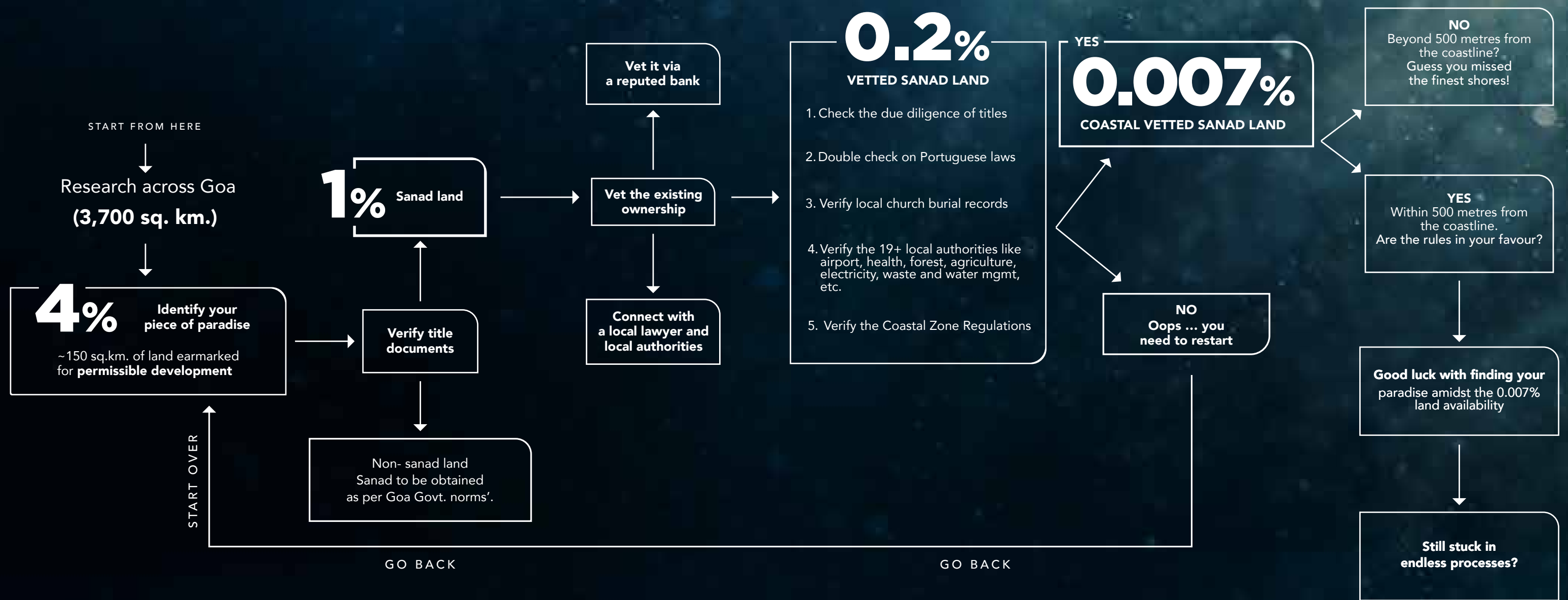
IN GOA, SCARCITY IS THE NEW LUXURY

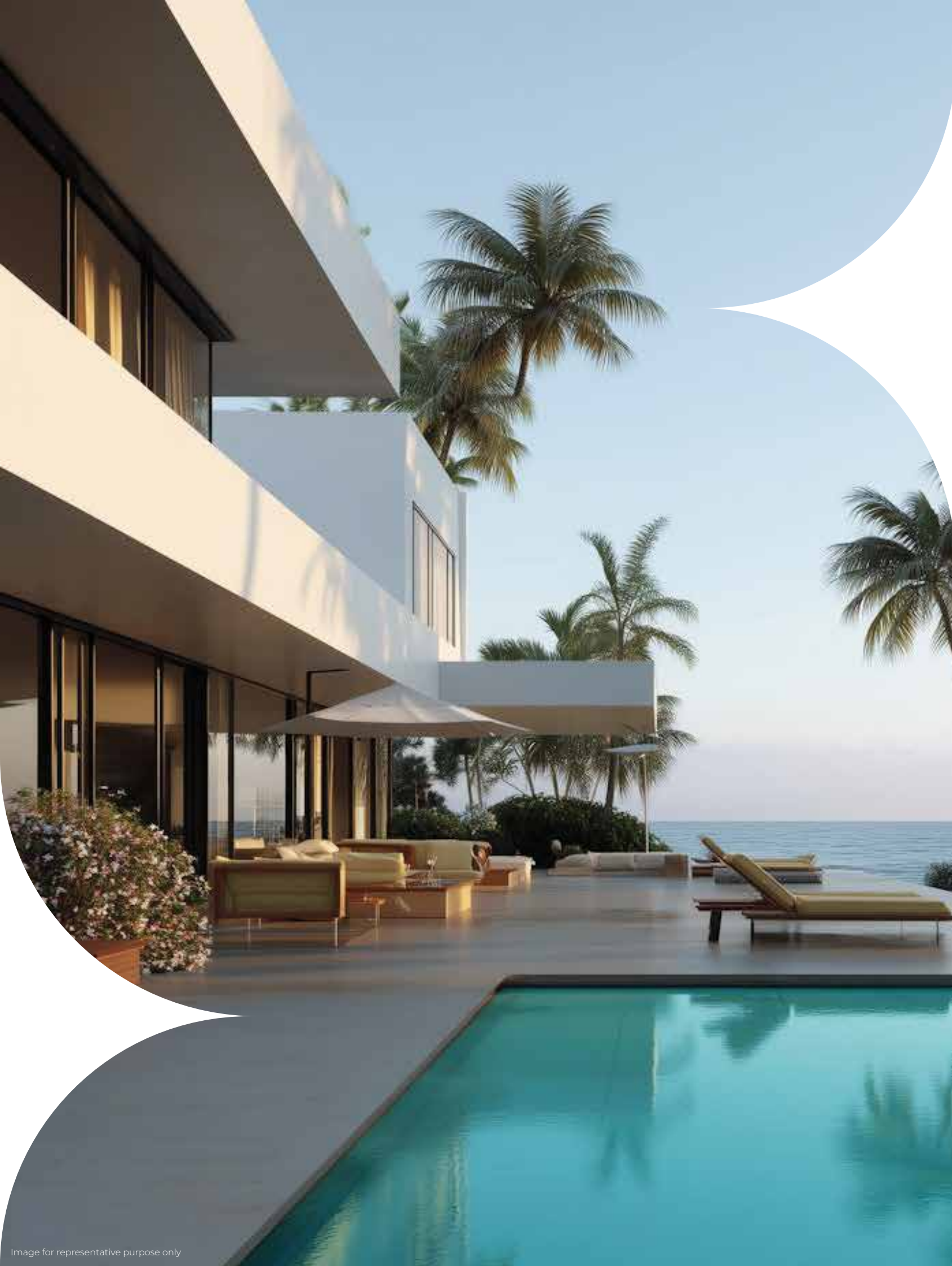
Fuelled by rapid infrastructure upgrades, booming tourism, rising real estate demand, and some of the highest rental returns in the country, Goa has become one of India's most coveted destinations for property ownership. Today, owning land in Goa isn't just a dream-it's a smart, lifestyle-driven investment that everyone aspires to.

The dream of owning a piece of Goa is real. But the process isn't simple.

With just 105 km of coastline, sea-facing land in Goa is incredibly scarce. Add to that the complex legal maze, and owning land here becomes a challenge few can navigate.

Here's a glimpse of the hurdles buyers face.





VASCO— THE CENTRE OF GOA'S NEXT VALUE SURGE.

Central Goa, anchored by Vasco, is emerging as the most strategically positioned micro-market in the state. With seamless access across air, rail, road and waterways, this is where infrastructure is not planned, it is already active and accelerating. For investors, this is why timing matters. Because markets don't appreciate when they are discovered. They appreciate when they become indispensable.

UNMATCHED MULTI-MODAL CONNECTIVITY

Direct access via airport, highways, railways, and port infrastructure

INFRASTRUCTURE-LED GROWTH CORRIDOR

Mumbai-Goa Expressway, Zuari Bridge, RoPax ferry, and port expansion driving sustained demand

STRONG RENTAL PERFORMANCE

~13–15% yields for
3 BHK villas

CONSISTENT CAPITAL APPRECIATION TRAJECTORY

~2.3x projected price growth
over the next 5 years

SHIFT FROM TRANSIT HUB TO RESIDENTIAL HOTSPOT

Increasing demand from second-home buyers and short-stay rental markets

YOUR ONE CHANCE TO OWN A VILLA ON GOA'S FINAL COASTAL LAND.



The pursuit of land in Goa unveils a tapestry woven with challenges - scarce availability, legal complexity, and uncertain approvals make it a near-impossible dream for most. And even if you do manage to acquire a parcel, building a home is an entirely different challenge: managing multiple contractors, navigating local regulations, coordinating timelines remotely, and ensuring quality - all while being time-poor and miles away. That's why The House of Abhinandan Lodha® is offering something truly rare: your only chance to own a villa on Goa's final 0.007% of coastal sanad land that is vetted, with a process that is seamless, secure and stress-free for you.

VILLA OWNERSHIP, SIMPLIFIED.

Owning a villa in Goa often comes with complexity—managing architects, contractors, timelines, and execution risks. At Gulf of Goa – Estate Villas, that journey is reimagined. Here, you step into a pre-designed, expertly planned villa ecosystem where every detail has already been considered.

THE HASSLE

- ✗ Complex zoning laws & unclear land titles
- ✗ Unreliable local contractors & lack of trust
- ✗ Poor construction quality & constant delays
- ✗ No single point of accountability
- ✗ Frequent travel to monitor progress
- ✗ Difficult permissions & NOCs
- ✗ Ongoing maintenance & rental management post-possession

OUR SOLUTION

- ✓ Clear, verified land titles with all approvals in place
- ✓ Expert construction by trusted, experienced teams
- ✓ On-time delivery with premium finish and project control
- ✓ End-to-end management with a single, reliable partner
- ✓ Zero travel required-full updates and remote oversight
- ✓ All legalities, NOCs, and compliance handled by us
- ✓ Villas ready for personal use or rental, with post-possession support

WHAT'S TYPICALLY STRESSFUL, UNCERTAIN, AND TIME-CONSUMING-WE
MAKE SIMPLE, SECURE, AND SEAMLESS.

YOU DON'T JUST OWN A VILLA. YOU OWN PEACE OF MIND.

CENTRALLY LOCATED IN PRIME GOA.



23+ acres
(93,077.7 sq.m.) of
development

Conceptualized by one
of India's leading architects -
Mr. Sanjay Puri,
winner of 70+ international awards.

20+
lavish amenities

Over
1.5 lakh sq.ft.
(13,935.45 sq.m.)
of open recreational spaces

2
Hotels -
La Pearl &
La Coral

7 mins
from
Dabolim International Airport

2
beaches at
10 mins distance

Manipal
Hospital Goa
» 10 min drive

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

BITS Pilani Goa
Campus
» 05 min drive

Mormugao Port
» 10 min drive

Vasco Railway Station
» 10 min drive

Dabolim
International Airport
» 7 min drive

Panjim City
(Business District)
» 20 min drive

Bogmalo Beach
» 10 min drive

Velsao Beach
» 10 min drive

Colva Beach
» 15 min drive


SOVEREIGN
Bay

National Highways
NH66 & NH566
» direct access

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

Fontainhas
Latin Quarter
» 20 min drive

Enjoy every shade
of Goa from the
Prime Jewel

INTRODUCING GULF OF GOA, YOUR GOAN SHORELINE ADDRESS.

Image for representative purpose only

*Project is registered as Gulf of Goa under Goa RERA Registration No. PRGO08232080 available at <https://rera.goa.gov.in/reraApp/home>. Sovereign Bay is the codename for Villa Community plots.
- Distance and timelines are indicative and may vary subject to weather, traffic and infrastructure facilities provided by third parties/ municipal authorities. All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals.

*The Hindu | *Times of India | **Research done by International Property Consultant
Representative Image

Source: Google Maps

DEVELOPMENT PLAN

Presenting a rare, one-of-its kind opportunity to own villas at one of Goa's most premium shoreline address, GULF OF GOA, 7 minutes from Dabolim Airport.

Gulf of Goa is a 23+ acre paradise with over 20 life-enhancing amenities including 5-star restaurant, Hotels by Miros Hotels & Resorts , a one-of-a-kind multi-tiered swimming pool and an IB school.

SOVEREIGN BAY EASTATE VILLAS in the Gulf of Goa stand as a testament to refined living - for the select, chosen few.



KEY FEATURES



18 Limited Collection of luxurious 3 BHK villas



Spread across the best sector of a sprawling 23-acre land parcel



Blend of Mediterranean Charm and Goan Heritage

THE SOCIAL HEART OF THE COMMUNITY.

At the centre of Gulf of Goa lies La Coral and La Pearl by Miros Hotels & Resorts - designed as a space for connection, recreation, and everyday indulgence. Whether it's unwinding after a long day, hosting guests, or simply spending time within the community, the clubhouses acts as a natural extension of your home.

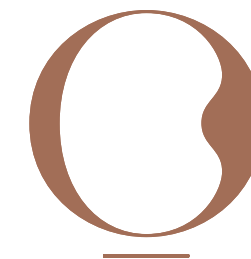
This is where lifestyle moves beyond the villa into shared experiences and elevated living.





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

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.

YOUR PRIVATE PARADISE WITH CURATED EXPERIENCES.

-  Bespoke Concierge Services
-  Holistic Wellness & Fitness
-  Fine Dining & Culinary Delights
-  Luxury Transfers & Yacht Charters
-  Exclusive Event & Entertainment Planning
-  Premium Housekeeping & Property Care
-  24/7 Security & Privacy Assurance
-  Recreational & Leisure Activities
-  Tailored Pet Care Services And More...

CURATED FOR A COMPLETE LIFESTYLE.

The 20+ amenities at Gulf of Goa are designed to complement both leisure and everyday living-bringing together wellness, recreation, and social interaction in a seamless manner.

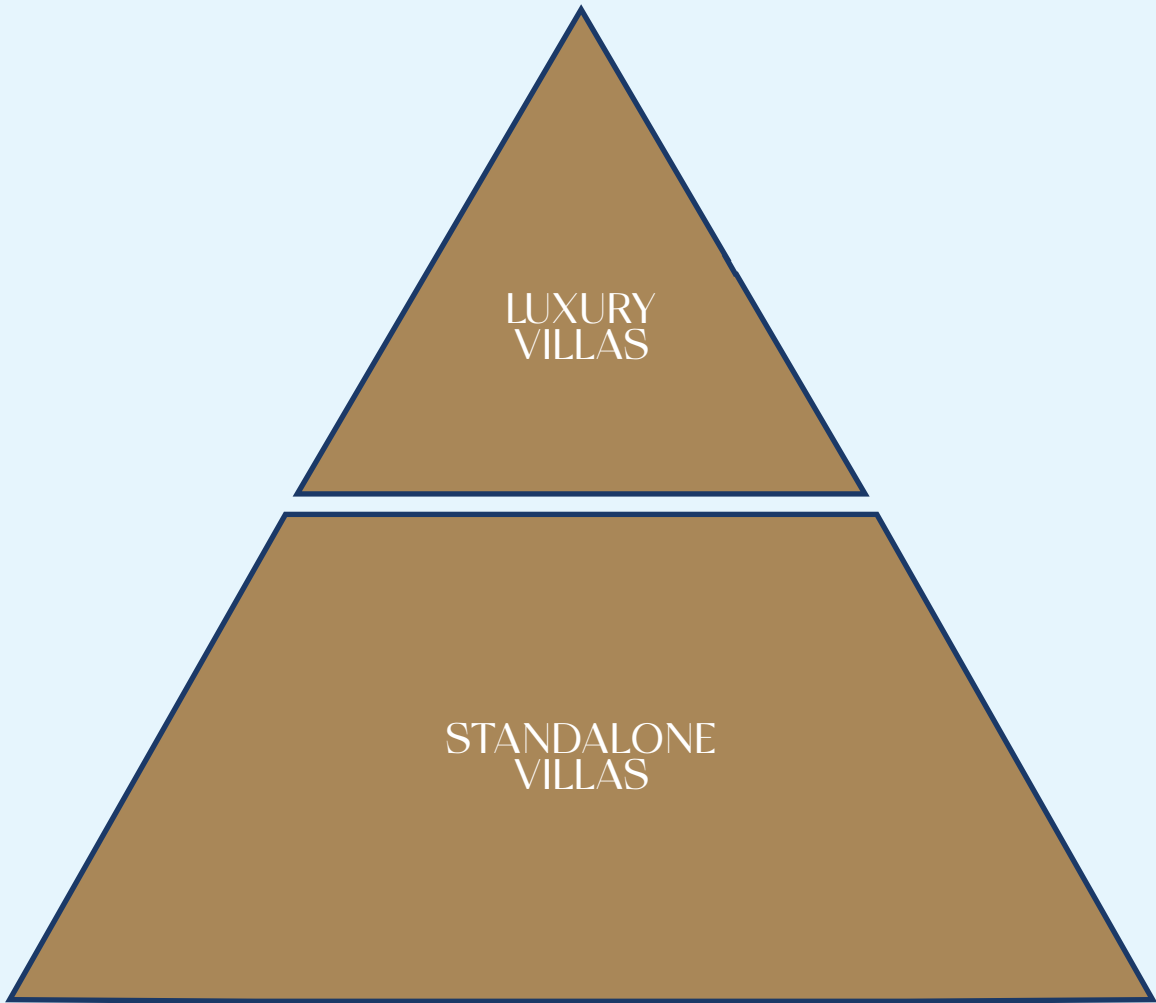
LA PEARL

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

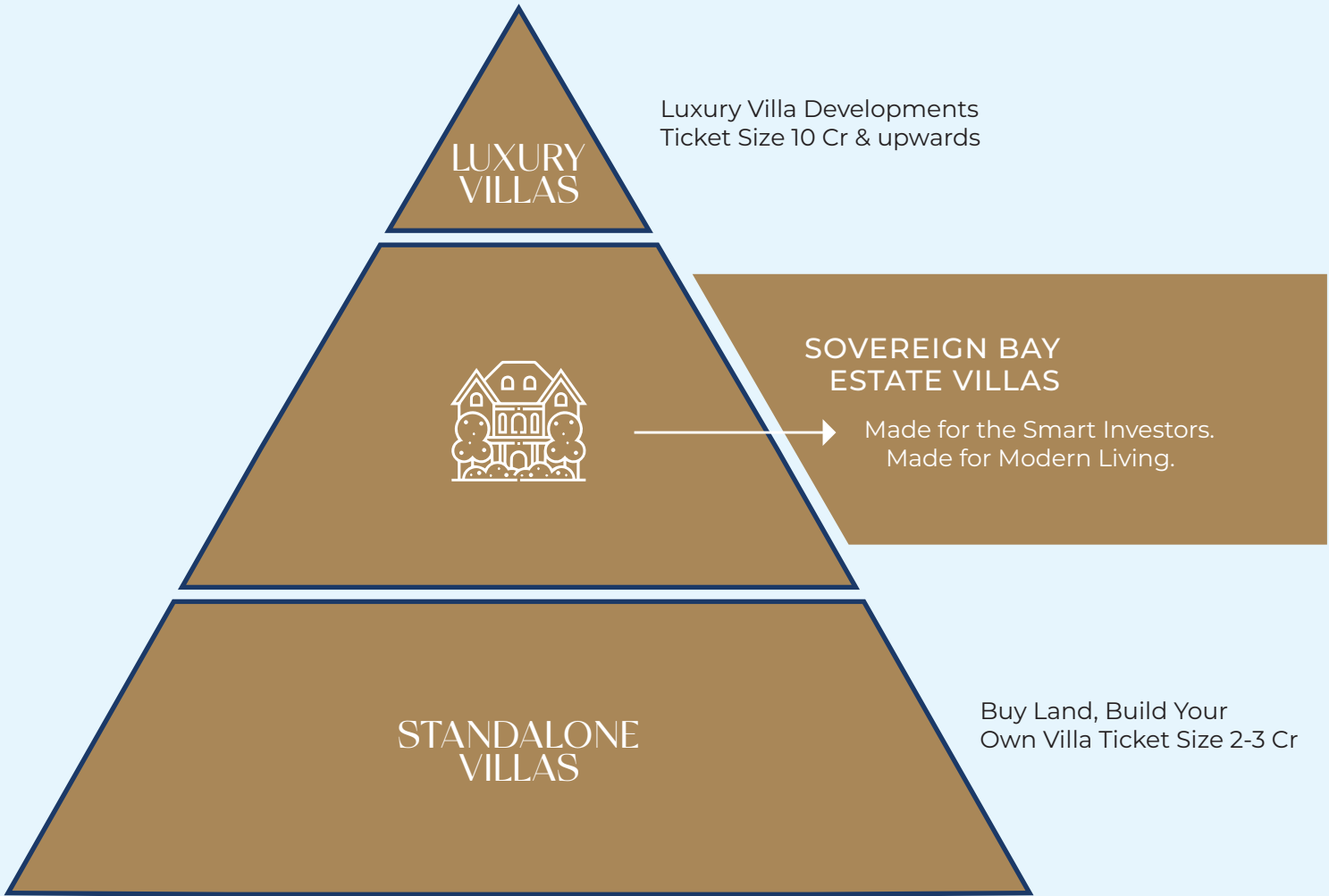


SOVEREIGN BAY ESTATE VILLAS, YOUR NEW SHORELINE ADDRESS.

YOUR IDEAL SOLUTION TO HASSLE-FREE VILLA OWNERSHIP



THE EXISTING VILLA MODEL



THE VILLA DELTA MODEL

SOVEREIGN BAY ESTATE VILLAS FILL THE GAP.

They represent the Delta - the sweet spot between aspiration and access. Designed for you, the smart investors who want premium living without the hassle.

A NEW ERA OF VILLAS. A NEW INVESTMENT AVENUE.

Sovereign Bay Estate Villas introduce a smart, future-ready category in Goa's real estate market- designed for discerning investors who don't follow trends, they spot the delta.

Sovereign Bay Estate Villas are designed for those who invest where the market is headed, not where it's been.

BRIDGING THE GAP

A new category that fills the space between ₹2-3 Cr standalone villas & ₹10 Cr+ luxury developments.

HIGH-GROWTH MICRO-MARKET

Situated in a transforming region with strong appreciation potential

ZERO HASSLE, MAXIMUM ENJOYMENT

Built & fully managed villas with top-tier amenities

COMMUNITY LIVING

A branded estate within a curated ecosystem of like-minded homeowners

DID YOU KNOW?

- Only 10% of the villa market is new, premium construction
- Over 60% is resale, with inconsistent value and future-readiness
- Standalone villa projects offer lower entry cost, but come with delays, stress, and uncertainty



SOVEREIGN
— Bay —

ESTATE VILLAS

BY THE HOUSE OF
ABHINANDAN LODHA®

A FUTURE-READY INVESTMENT.

A LIFESTYLE UPGRADE.

A CATEGORY-DEFINING OPPORTUNITY.

RIGHT-SIZED OWNERSHIP

1500-2000 sq.ft plots designed for maximum usability, effortless luxury and maximum rental yield.

PRIME, HIGH-GROWTH LOCATION

Only 7 minutes from Dabolim International Airport, in the most appreciating part of Central Goa.

ZERO HASSLE OWNERSHIP

Fully managed villa experience-no stress of construction, vendors, or upkeep.

UNBEATABLE VALUE

Premium living at an accessible price point; no need to compromise or overspend.

BRANDED, CURATED LIVING

Part of a planned estate community with design coherence, amenities and services by Miros, a boutique 5-star hotel.

INVESTMENT WITH APPRECIATION POTENTIAL

Tapping into Goa's next big micro-market with a first-mover advantage.



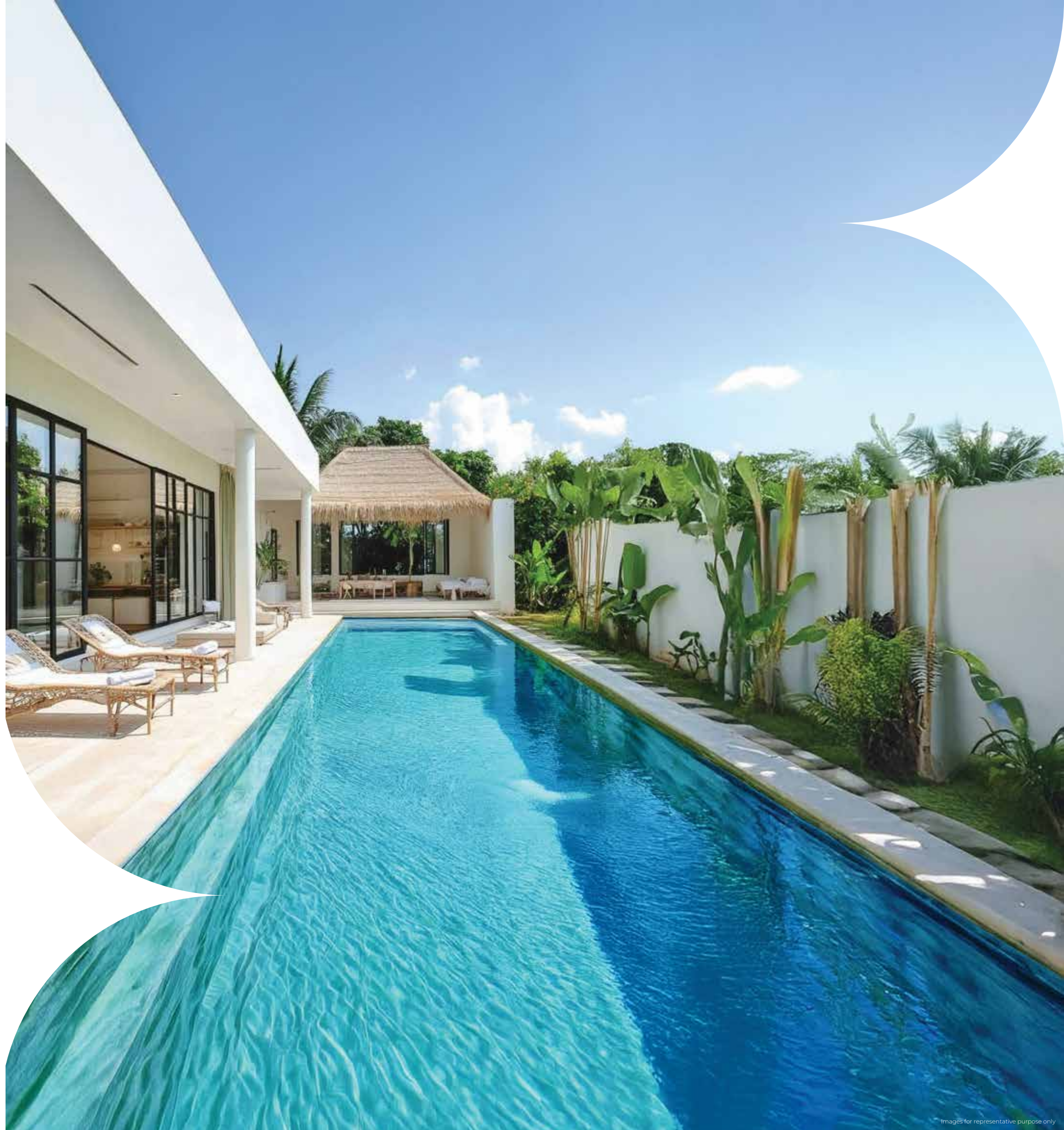
Image for representative purpose only

DESIGN THAT STANDS OUT.

LIVING THAT STANDS APART.

INSPIRED BY MEDITERRANEAN CHARM,
CRAFTED FOR GOA'S SHORELINE.

Live where the charm of Goa meets Mediterranean elegance. Our villas boast a grand entrance framed by majestic palms and meticulously landscaped gardens, guiding you to a facade that marries modernity with earthy textures and rich wooden accents. The design ethos here is clear - seamless luxury that speaks both of heritage and contemporary finesse.





A RARE GEM, THE PERFECT VILLA THAT HAS IT ALL.

GREAT LOCATION

Strategically situated in prime Goa, the villa offers easy access to key landmarks, vibrant hubs, and natural beauty, ensuring the best of both - North & South Goa.

PART OF A WORLD-CLASS DEVELOPMENT

Designed with excellence, this villa community is part of a prestigious branded land development, Gulf of Goa; that redefines luxury living with cutting-edge infrastructure and thoughtfully curated spaces.

5-STAR SERVICES BY MIROS HOTELS & RESORTS

Experience effortless living with premium concierge, security, and maintenance services that cater to your every need, ensuring peace of mind.

ESTABLISHED COMMUNITY

Become a part of an exclusive, like-minded neighbourhood where connections thrive, and a strong sense of belonging enhances everyday living.

**Own all of the above and more,
at a never seen before price.**

A rare opportunity to invest in a smart investment with exceptional returns and appreciation potential.

LOADED WITH LUXURY. LIMITED IN NUMBER.

Sovereign Bay Exclusive Villas, part of a villa community, crafted for those who demand the best. A home that offers not just luxury, but a lifestyle of elegance, comfort, and timeless value.

GOA'S MOST FEATURE PACKED VILLA ENCLAVE. YOURS TO OWN.



OUR PROJECTS

THE SARAYU® — AYODHYA —

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

📍 Ayodhya, Uttar Pradesh



ONE GOA™ — THE VIBE —

Goa's first-and-only climate positive, 5-star branded land development at Bicholim, Goa, featuring a luxury multi-tiered clubhouse, branded gym and a man-made sea and beach.

📍 Bicholim, Goa



AERO-ESTATE KHOPOLI, MUMBAI

50-acre world-class land development in Khopoli featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

📍 Khopoli, Maharashtra



IMPERIAL GOA

INDIA'S MOST VALUED VILLA ESTATES

5 mins from Basilica of Bom Jesus. 100% sell-out project with 25% appreciation. Ready for possession.

📍 Bainguinim, Goa



NAGPUR MARINA

India's first luxury waterfront land development, inspired by iconic global marinas. Spread across 78 acres with a man-made beach and 40+ world-class amenities in Nagpur's fastest-growing investment corridor.

📍 Nagpur, Maharashtra



Sol de Alibaug

India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

📍 Alibaug, Maharashtra



7 mins from Dabolim Airport. 100% sell out project with 25% appreciation in price within 6 months.

📍 Vasco, Goa



An 80-acre, India's first Blue Zone Branded Land Development with a multi-tiered clubhouse with waterfall, a luxury boutique resort and multiple other amenities, just two hours from Mumbai.

📍 Neral, Maharashtra



CELEBRATION LAND

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

📍 Neral, Maharashtra

VRINDAVAN GLOBAL

World's first sensorial branded land development, a 65-acre divine destination inspired by Krishna's eternal spirit.

📍 Vrindavan, Uttar Pradesh



THE _____™ HOUSE OF ABHINANDAN LODHA _____

This Advertisement is for informational purposes only and does not constitute an offer, invitation to offer, or contract of any kind. All images, designs, amenities are indicative and for representation purposes only and may change without notice. Currently in the process of obtaining RERA registration. We invite you to register your interest to receive timely updates and priority communication upon official launch. This is an Expression of Interest (EOI) communication only. No bookings will be accepted until the project is fully RERA registered. This is for informational purposes only and is not an advertisement, offer for sale, or an invitation to offer.