

THE HOUSE OF
ABHINANDAN
LODHA

INDIA'S
LARGEST LAND
LAUNCH IN

GOA

LAUNCHING

 ONE
GOA

— THE VIBE —

GOA'S FIRST AND ONLY 130+ ACRE, CARBON NEGATIVE 5 STAR
BRANDED LAND DEVELOPMENT AT BICHOLIM, GOA.

1,849 SQ. FT. VILLA PLOTS

₹ 88.29 LAKHS

• ALL-INCLUSIVE •



LAUNCHING

 ONE
GOA

— THE VIBE —

India's largest branded land launch in Goa, crafted exclusively for the National Capital Region, by The House of Abhinandan Lodha®, India's No. 1 Branded Land Developer. This 130+ acre development offers a paradisiacal setting, combining the finest Goan vibes while redefining the luxe lifestyle altogether. A 5-star hotel, a 20+ acre+ central core featuring artificial sea and beach, multiple leisure and recreation zones, a sprawling 40,000 sq. ft. clubhouse, multi-cuisine restaurants offering exquisite F&B experiences, a top-notch nightclub, a branded gym – One Goa is Goa like you've always loved but never seen before.



ALL THINGS GOA, AT ONE GOA

Experience the irresistible allure of Goa at India's very own Ibiza in Goa. At One Goa, the essence of both worlds, a bustling party and entertainment district and the natural resuscitative magic of Goa, fused with aquatic and botanical wonders, blend in an electrifying fusion. This is India's answer to Ibiza - the party capital of the world. Where, lively celebrations, exhilarating parties, and cherished camaraderie thrive amidst stunning sundowners and fulfilling adventures.

Picture yourself immersed in the pulsating energy of Ibiza's famed nightlife, seamlessly blending with Goa's breathtaking natural wonders. Here, vibrant sun, sand, and sea intertwine with a magnificent backdrop, a symphony of joy.

Triptii Dimri for One Goa.
The pool, flanked by cabanas, pergolas and F&B zones.



ONE GOA

GOA'S FIRST AND ONLY 130+ ACRE, CARBON NEGATIVE 5 STAR BRANDED LAND DEVELOPMENT AT BICHOLIM, GOA.



130+ ACRE, 5-STAR BRANDED LAND DEVELOPMENT

Largest contiguous 5-Star, Grade-A land in Goa.

5-STAR LUXURY HOTEL FOR UNRIVALLED LUXURY

Internationally acclaimed ICONIC 5-star hotel partner
with 115+ hotels, 10,000+ rooms in India.



20+ ACRE CENTRAL PARK WITH MAN-MADE SEA AND BEACH

Beachside Café, Cabanas, Pergolas and Loungers,
Zones for Beach Volleyball, Wave pools, Waterfall, Beach Spa and Sun Bath.

MULTI-TIERED BRANDED CLUBHOUSE

Designed by globally acclaimed architecture and design firm Enzyme APD, Spain.



TOP-NOTCH LEADING BRANDED HOSPITALITY FIRM, WITH F&B OFFERINGS

Alfresco Dining Zones, Open Air Cafes, Multicuisine restaurants, Cocktail Bars.

GOA'S FIRST CARBON NEGATIVE DEVELOPMENT

15+ acres of greens, 3000+ trees, 30+ indigenous species of flora.



BRANDED GYM

State-of-the-art gymnasium by one of India's largest fitness chains with 1.5L+ clients.



CARBON NEGATIVE ENVIRONMENT



The landscape is planned to represent Goa's natural essence, featuring a tropical forest, sand, sea, aquatic features, with a touch of urban landscape.

- **15+ acres** of green spaces
- Over **60,000 sq. ft.** of green spaces, interspersed across **12 pockets (5000+ sq. ft. each)** for socializing and recreation

- Native Trees comprising **Indian Walnut, Silk Cotton Tree, Pink Cassia, Flamboyant, Queen's Crape Myrtle, Indian Cork Tree, African Tulip Tree**

- Over **3,000+ trees** from more than **30+ species** create a veritable paradise
- **10+ km** of total road length with avenue plantation



PREMIER 5-STAR HOTEL: UNRIVALLED LUXURY



A swanky 5-star hotel to pander to every desire. Experience unrivalled luxury at One Goa's exclusive 5-star hotel, where lavish accommodation, exquisite dining, rejuvenating spa treatments and decadent, idyllic experiences await connoisseurs.

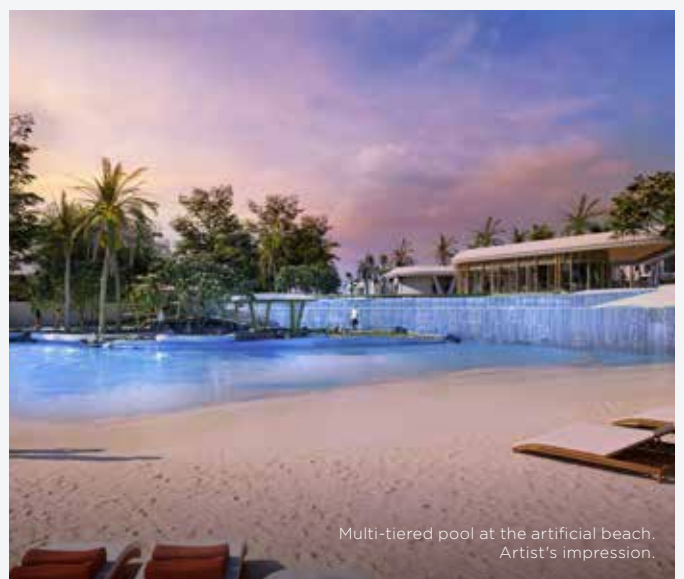
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- Grand Fountain at the entrance
 - Alfresco Dining Zones
 - Open Air Cafes
 - Multicuisine restaurants
 - Cocktail Bars



THE TRULY GOAN LIFE SUN, SAND AND SEA



Bask in the golden rays on the pristine man-made beach, build sand-castles with the little ones or delight your senses beneath the cascading waters of the majestic waterfall. The finest cocktails from chic beachside bar make hours float by. The exclusive beach spa perfectly rounds things up.





A CLUBHOUSE PAR EXCELLENCE



Managed by the 5-star hospitality partner, the mammoth luxury clubhouse is a haven of leisure and recreation. Inside, state-of-the-art amenities and world-class surroundings help residents indulge with abandon.

-
- Swimming pool
 - Indoor, swimming pool
 - Restaurant
 - Gymnasium, managed by India's leading fitness chain
 - Spa & Sauna



ADVENTURE & ENTHUSIASM AT EVERY CORNER

Engage in spirited adventures like 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.



- Amphitheatre
- Rock Climbing
- Labyrinth Path
- Multipurpose Court
- Paint Ball Zone



CULINARY EXPERIENCES



A 2 acre culinary and socializing zone with reflective water channels, pergolas, and alfresco dining areas, tailor-made for romantic evenings.

- Open-air Cafe
- Eatery Zone
- Alfresco Dining



RETAIL THERAPY



Nifty retail shops and a supermarket make things much more convenient



MORE THAN JUST MAJESTIC BEAUTY.
TURN THE PAGE TO DISCOVER A DAY
IN THE LIFE OF A ONE GOA RESIDENT



DAYS WELL-SPENT. DAYS LIKE THESE.

8:00 AM

Start the day with a refreshing morning walk or jog along the river walk park

9:00 AM

Enjoy sun, sand, and sea at the man-made beach

10:00 AM

Indulge in a scrumptious breakfast at the Eatery Zone or Open-air Cafe

11:00 AM

Make evening plans for the rock concert at the amphitheater with neighbours-turned-friends

1:00 PM

Engage in activities like skating, rock climbing, and volleyball at the multipurpose court

3:00 PM

Relax in the hammocks at the forest zone or indulge in a relaxing spa session

5:00 PM

Let the kids have a blast at the Japanese Zen Garden while you serenade the missus at the aroma garden

7:00 PM

Delight in a fine dining experience with fresh bebinca, mocktails and mouth watering favourites.

10:00 PM

Head to the clubhouse for some groovy tracks and a dance session at the disco.

SUN, SAND & SEA

Man-made Beach with White Sands
Cabanas and Loungers
Rock feature and waterfall
Foot-over bridge
Outdoor Dining Area
Cocktail Area
Beach Spa and Sun Bath

LEISURE AND RELAXATION

Hammocks Forest
Star Gazing Observatory
Bon Fire Pit
Mini Golf
Japanese Zen Garden
Aroma Garden
Children's Play Area
Open-Air Wedding Venue
River walk Park
Labyrinth Park

CULINARY EXPERIENCES

Eatery Zone
Open-air Cafe
Wine shop & Convenience Store
Alfresco Dining
Shaded outdoor area
Pergola & Water feature
Connecting Boulevard
Hotel
Reflective Pool

ADVENTURE AND ENTHUSIASM

Boulevard
Skating Rink
Rock Climbing & Volleyball
Multipurpose Court
Paintball Area
Off-Street Parking
Pergola & Water Feature
Children's Play Area

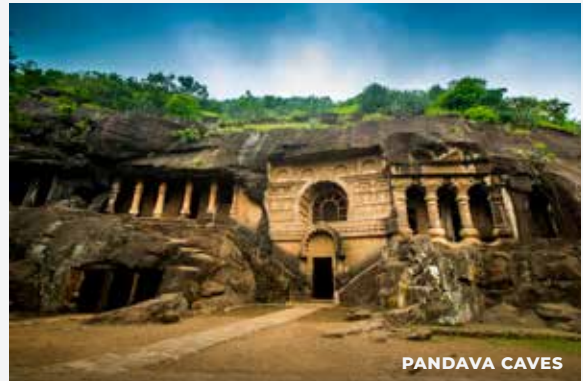


UNEARTHING THE TRUE CHARM OF BICHOLIM

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.



MHADEI WILD LIFE SANCTUARY



PANDAVA CAVES



BASILICA OF BOM JESUS



MAYEM LAKE

SOCIAL INFRASTRUCTURE WITHIN 10 MINS



HOSPITALS

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



EDUCATIONAL INSTITUTIONS

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



RETAIL

- Bicholim Spices Market
- Bicholim Pottery Studio



GOA ON THE RISE

Manohar International Airport (MOPA) is projected to handle 33 MPPA (million passengers per annum) eventually. Property prices in North East Goa will soar upwards by an estimated 27-30% making Bicholim a veritable multi-bagger.

Disclaimer: Qualitative rating scale, 5 being highest.

Weightage	20%	15.0%	15.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	100%
Emerging Investment Hotspots	PAP (Price Appreciation Potential)	Connectivity	Upcoming Infrastructure	Tourism Potential	Availability of Grade A land	Employment opportunities	Large branded projects	Retail Presence	Aggregate Score	
Greater Noida	3.5	3	5	1	1.5	5	3.5	3	3.3	
Navi Mumbai (Ulve)	3.5	3.5	5	1	2	5	3	3	3.4	
Gurgaon	2.5	4	3	1	1	5	4	5	3.2	
Gift City	3.5	3	3.5	3.5	1.5	4	2.5	3	3.1	
Devanahalli	3.5	3	5	1.5	2.5	5	3.5	2.5	3.4	
Goa	5	3	4.5	5	1	2	3	3.5	3.6	

Gurgaon's connectivity surges with NH48, MG Road, SPR, CPR, and the Dwarka Expressway, seamlessly linking every corner of the city for easy access.

Infrastructure development across regions, driven by cutting-edge airports, is boosting the real estate sector. Projects like the Greater Noida on Yamuna Expressway and Noida Expressway, Navi Mumbai's Coastal Road, and Bangalore's Elevated Corridor contribute to growth.

Goa's tourism allure is evident with stunning sanctuaries, waterfalls, and unique experiences. Embracing growth through government initiatives and a thriving real estate market.

The scarcity of land with clear titles naturally drives demand. Lower ratings often signify a dearth of clean, developable land, creating an advantageous opportunity for branded players.

Gurgaon's dynamic hubs witness the evolution of industries alongside IT integration, attracting Fortune 500 companies.

Gurgaon is dominated by DLF, M3M, Vatika and has led to tremendous rise in real estate prices in the city.

Michelin star restaurant Cavatina Cuchina, The Black Sheep Bistro. 32x 5-Star Hotels by Marriott International, The Westin, Taj Citadel, ITC Grand, Goa Marriott Resort. Eclectic Party Hubs Cantare, LPK Waterfront, SinQ.



BICHOLIM: A GREENFIELD, MULTIBAGGER OPPORTUNITY IN GOA

Disclaimer: Qualitative rating scale, 5 being highest.

	20%	10%	10%	12.5%	12.5%	10.0%	10.0%	7.5%	7.5%	100%
Emerging Investment Hotspots	PAP (Price Appreciation Potential)	Established Location	Diversity Of Ecosystem (Ecology)	Presence Of 5-star Hotels	Historical Relevance	Alternate Tourism Potential	Supply Of Clear-titled Land (1-lowest; 5-highest)	Greenfield Location	Presence Of High End Developers	Aggregate Score
Panjim	3	5	3	4.5	4	1	1	1	3.5	3.0
Calangute	2.5	5	3	4	2	1	1	1	3	2.6
Mapusa	4	3.5	3	2	4	1.5	2	2	2	2.9
Baga	2.5	5	2.5	3	3	2.5	1	1.5	3.5	2.7
Colva	3	4	3.5	4	3.5	2	2.5	3	2.5	3.2
Bicholim	5	3	4	1	5	4.5	2.5	4	1.5	3.6

(Source: The Times of India, MakeMyTrip, The Financial Express)

BICHOLIM CLOSE TO WHEREVER YOU WANT TO BE IN GOA





UNEARTHING INDIA'S MOST LOVED STATE AND ITS EMERGENCE INTO THE NEXT ECONOMIC HOTSPOT FOR A BUOYANT INDIA.

13 BN USD
(91,417 CR.) GDP

An explosive tourism-driven economy, projected to contribute ₹1 lakh crore to the GDP.

TOP 10

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

HIGHEST GDP

per capita among all states.

India's most loved destination with India's only state in

TOP 15

global travel destinations.

32

third highest number of 5-star hotels, after Kerala and Maharashtra, at an area less than 1/10th and 1/100th of the mentioned states.

RISE OF 139%

in foreign tourists arrivals (2022-23) with a growing demand for premium hospitality and divergent experiences.

DUAL AIRPORT STATE

addressing growth in passenger traffic in the future, as Goa explores its tourism potential.

Investments to the tune of
5,400 CR.

by the government towards infra development.

(Source: The Times of India, MakeMyTrip, The Financial Express)





DELHI'S HEART BEATS FOR GOA

90% of luxury real estate consumption in Goa is from NCR. The irrefutable love Delhi has for Goa, now in a few interesting facts.

#Fact 1

Nearly 40% of all domestic tourists to Goa in 2022-23 were from the National Capital Region.

#Fact 2

Goa sees 14 lakh Delhiites arriving to its shores every peak season.

#Fact 3

On an average, a 4-member family from Delhi, over 3D 4N trip to Goa spends between ₹2 lakh- ₹2.5 lakh.

#Fact 4

Delhi breathes better in Goa, with an AQI of 93.

#Fact 5

Delhi loves Goa greens : Delhi has 1 acre of green space for 375 people. Goa has 1 acre for every 3 people!

#Fact 6

On an average, thanks to predominantly inbound Delhi traffic, hotel rates move from ₹5000/night for double occupancy to ₹40,000/night in peak season.

#Fact 7

In season, Goa witnesses arrival of more than 1.4 million Delhiites.

With Goa, Delhi truly becomes Delhi.

And a large 130+ acre flagship development by The House of Abhinandan Lodha brings the best of Goa's vibe for all of Delhi.

(Source: The Times of India, MakeMyTrip, The Financial Express)





GOA, IN VALUE-UNLOCKING MODE PRIMED FOR DELHI.

Large-scale metamorphosis to make Goa more accessible.

- **NH-66 New Mumbai-Goa Highway:** 471km, four-lane highway will drastically reduce the travel time between Mumbai and Goa by atleast 6 hours. Currently, it takes about 12 hours to cover the same distance.
- **Nagpur-Shaktipeeth Highway:** 760-km Nagpur-Shaktipeeth highway to cover the distance between Nagpur and Goa in 11 hours.
- **Impact of Delhi-Mumbai Expressway:** Resulting in reduced travel time between Delhi and Mumbai to just 12 hours, and further enhanced connectivity from Mumbai to Goa via NH-66 to add value to the overall economy and ecosystem.
- **Game-changing new airport:** The new Mopa airport, a PPP-model run by GMR Group has recently secured a funding of ₹2,475 Cr. to further expand and enhance operations.

ENHANCEMENTS WITHIN GOA WORTH ₹766 CRORES:

- **MES College Junction to Bogmalo Junction:** (₹455.50 Cr)
Construction of a 4-lane flyover covering a total length of 3.35 km on NH-566.
- **Cuncolim Bypass-Uskini-Bandh Cuncolim to Bendordem:** (₹310.92 Cr)
Covering 8.33 km on NH-66 in the South Goa district, it aims to speed up the completion of the Mumbai to Kanyakumari Economic Corridor.



IMPACT OF MOPA INTERNATIONAL AIRPORT

MOPA International Airport has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%. Goa will not only remain a beach tourist hub but also diversify into wellness and nature tourism: envision eco-friendly resorts, forest lodges, and wellness retreats.

A positive spillover to adjacent regions of Northeast Goa is expected, as the sought-after second home and nature resort destination may experience an annual property price increase of 29.2%.

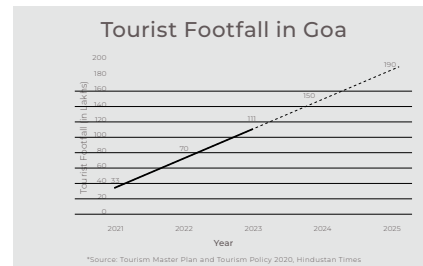
(Source: Moneycontrol.com)



IMPACT OF DUAL AIRPORTS

Currently, Dabolim airport handles close to 8 million passengers per annum (MPPA) against its actual capacity of 4.4 MPPA.

The Manohar International Airport (Mopa) is projected to handle 4.4 million passengers per annum in its initial phase, with capacity expansions planned to accommodate up to 13.1 million passengers per annum in subsequent phases, effectively addressing the growing demand for air travel to and from Goa. The airport can handle up to 33 million (3.3 Cr) passengers in case of a substantial increase in air traffic, contributing significantly to Goa's economic diversification and growth.



MOST LOVED DESTINATION

2024
No. 1 tourist destination of India

2030
One of the top global tourism destinations

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 Russia, Kazakhstan and Israel, including affluent HNI travellers.

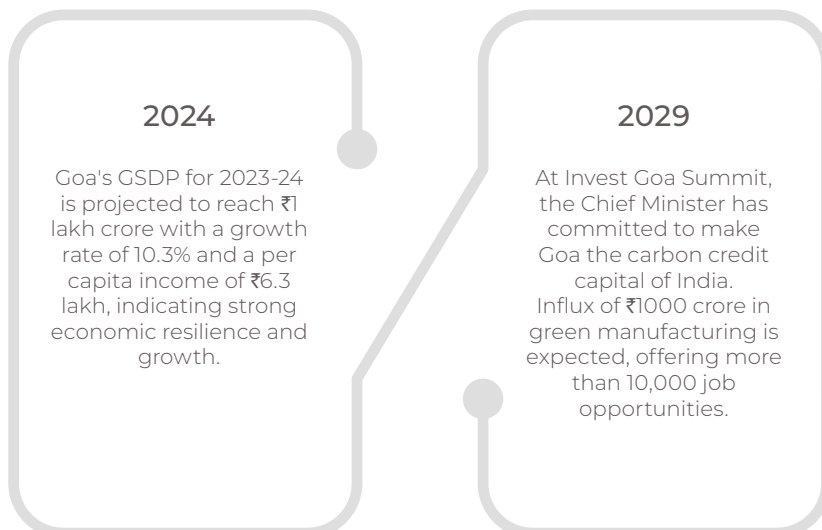
(Source: Outlook Traveller, Business Standard, The Financial Express)



INAUGURATION OF 7 NEW DEVELOPMENT PROJECTS



VISION FOR THE FUTURE



ABOUT OUR
PARTNERS



WORLD - CLASS
5 - STAR LUXURY HOTEL

- 10,000+ rooms across
- Preferred Choice of the P.O.T.U.S
- 115+ hotels in India
- A world-class restaurant by a Celebrity Chef



BRANDED CLUBHOUSE

Designed by Enzyme APD

- Masterplan Tainan, Taiwan
- Neom Airport, Saudi Arabia
- Villa Las Lomas, Spain



Sheung Wan Tower,
Hong Kong



Bamboo Towers,
Malaysia



NWW Museum,
Korea Republic and
250+ projects



BRANDED GYM

- State-of-the-art Gymnasium
- World Class Brand Endorsed by a Top Bollywood Icon
- One of India's largest fitness chains with daily footfall of more than 1.5L+ clients across 40 cities

DEVELOPMENT PLAN

20m wide Main Entrance Road

Main Entrance Rotary with Grand Fountain

Culinary Zone: Open Air Cafes, Seating Zones, Pergolas, Plaza

13m wide Main Arterial Road

Clubhouse:

Approx. 40,000 sq. ft., managed by 5-star hospitality partner. Amenities include a Nightclub Outdoor Pool with Kids' Pool, Indoor Pool, Jacuzzi, Spa and Sauna, Restaurant and a Gymnasium, operated by one of India's leading fitness chains.

FUTURE DEVELOPMENT

Retail (under planning)

10m wide Secondary Entrance Road

Combination of internal road network:

- 10m wide for most peripheries
- 8m and 6m wide roads for internal parallel roads between land parcels

Recreational Parks:

- 9x curated parks for recreational purposes, ranging from 5,000 sq. ft. to 7,000 sq. ft.

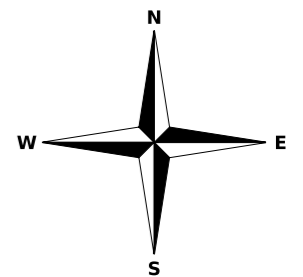
These are categorised into:

- **Active Parks:** With possible features that include Outdoor Gym, Children's Play Zone and may more.
- **Social Parks:** Picnic Lawns, Senior Citizens' Corner, Reflexology and Yoga Park, etc.

Energy & Enthusiasm:

Activity and community zone consisting of:

- Amphitheatre
- Paintball
- Rock climbing
- Multi - purpose court
- Jogging & Cycling track



THE HOUSE OF ABHINANDAN LODHA ISN'T RECKONED A LEGEND FOR NOTHING



AN ADDRESS THAT LIVES UP TO YOU



5 mins from Basilica of Bom Jesus.

100% sell-out project with 25% appreciation.
Possession in May 2024.

7 mins from Dabolim Airport.

100% sell out project with **25% appreciation**
in price within 6 months.

India's only 7-star land development showcasing

20% appreciation in 3 months.

**Appropriated by the legend
Mr. Amitabh Bachchan.**

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

The grandest land celebration in the country

2 x subscriptions A sell-out launch.

A massive **110% appreciation** at Dapoli.

450 per sq.ft. in Aug 2020. 950 per sq.ft. in Oct
2022.

An epic land shopping festival at Anjarle that saw

3x subscriptions, 1200+ applicants.

A roaring win with 150+ Cr revenue at **India's
fastest growing tourist destination: Anjarle.**

ABOUT THE HOUSE OF ABHINANDA LODHA®

New-generation consumer-tech brand
—●—
Online-only technology-led sales
—●—
Help customers create inter-generational wealth
—●—
Making it easy to purchase New Generation Land

 5,000+ delighted customers
 Customers in 10+ countries and 60+ cities
 7 million sq. ft. sold
 500+ associates

Promising New Generation Land



SECURITY

New Generation Land® is safe and secure, providing you with peace of mind. Owning land will no longer feel like a gamble.



LIQUIDITY

Facilitating digitally aided transactions for buying and selling New Generation Land, we offer liquidity when life demands it.



TRANSPARENCY

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



WEALTH

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



ONE
GOA

— THE VIBE —

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)

GoaRERA Registration No. Project Name: One Goa P1 RERA Registration No: PRGO05242232, Project Name: One Goa P2 RERA Registration No: PRGO05242234, available at <https://rera.goa.gov.in/>.
Disclaimer: The projects One Goa - P1 and One Goa - P2 are being developed in first phase out of the larger development of 5,35,954 sq. metres approx. (130+ Acres approx.), by Errichter Infra Private Limited ("Promoter"). The common areas and amenities are common and to be shared by purchasers of all phases of One Goa. Sale is subject to the terms of application form, agreement for sale and other documents to be executed between the parties. All images, information, drawings and sketches are for representation purposes only unless otherwise stated. Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided. All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. The projects One Goa-P1 and One Goa-P2 are presently mortgaged with Vistra ITCL (India) Limited. The offer is valid for limited period and the Promoter reserves the right to modify or cancel the same without prior notice. *1 sq.mt. = 10.76 sq.ft., 1 acre = 43,560 sq.ft./ 4048.32 sq. m. *T&C apply. For more information, please contact corporate office at: The House of Abhinandan Lodha, Lodha Excelus, 3rd floor, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai, Maharashtra- 400011, visit www.hoabl.com