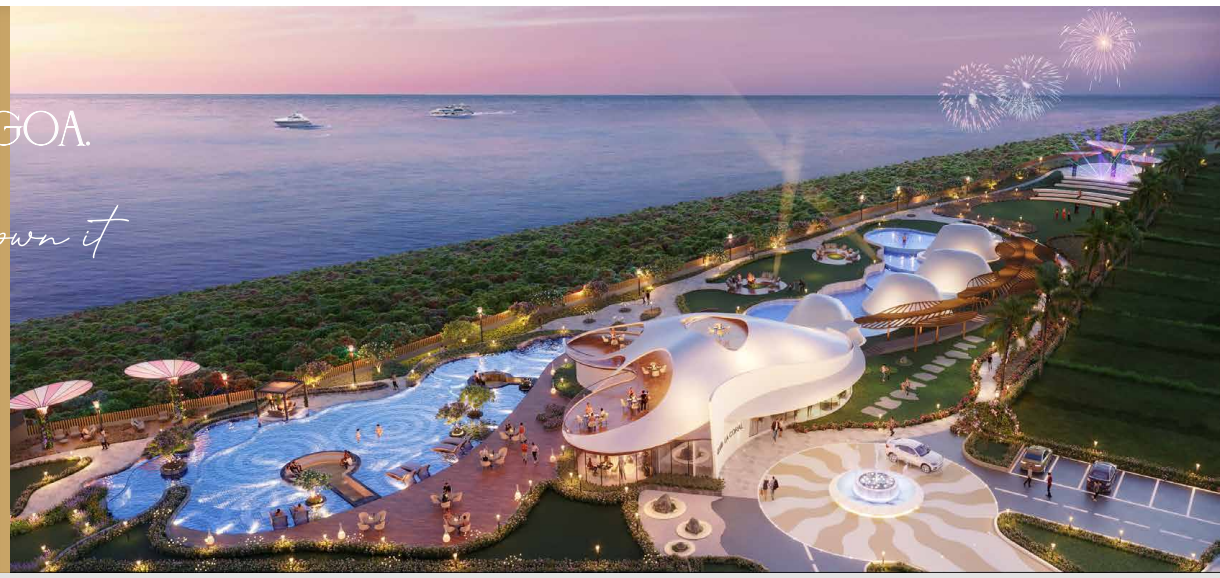
Presented by India's No. 1 Branded Land Developer. The only development placed just 500m from the coastline.

THE LAST COASTAL LAND OF GOA. YOUR ONLY CHANCE *to own it*

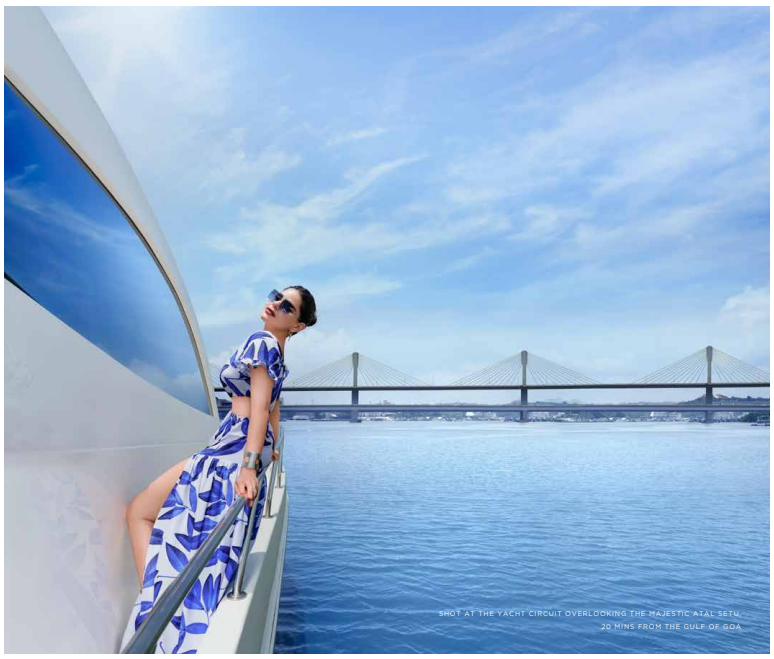
Goa's 1st and Only
Gold Standard Coastal Villa Estates
Starting ₹1.09 CR+*

SUSEGAD PAYMENT PLAN

GOAREA Registration No.PRG/GO/822/2280. Registered as Gulf of Goa available on https://rera.goa.gov.in/reraApp/home. *T&C apply. Disclaimer: The project Gulf of Goa is being developed by Impactum Lands Pvt Ltd (Company) ("Promoter"). Sale is subject to the terms of application form, agreement for sale and such other documents to be executed between the parties. All images, information, drawings, and sketches shown in advertisements and promotional materials are for representation purposes only. The advertisement /printed material does not constitute an offer of any nature whatsoever between the Promoter and the recipient. Distance and timelines are indicative and may vary subject to weather, traffic and infrastructure facilities provided by third parties/ municipal authorities. The proposed developments are provisional and subject to approval from appropriate authorities.



An International development designed by Mr.Sanjay Puri, the leading international architect of India. Exclusive 23+ acres of development with 1.5 Lakhs Sq. Ft. of recreational space and multiple water-bodies.



THE EXCEPTIONAL GEMS OF GROWTH FROM *the pearl of the Orient.*

- Goa is not just the land of palm trees and sea breeze but a land laced with 2X growth and 3X rental yield^.
- A golden chance for you to own the last piece of the 0.007% coastal land available in Goa.
- The truly one-of-a-kind coastal development, just 5 mins. from Goa International Airport.
- Goa's only 7-star coastal development which boasts of 1.5 Lakhs+ sq. ft. (13,945+ sq. m.) of recreational spaces.
- A curation by India's biggest branded land developer who has sold over 7 million sq. ft. (6,50,321+ sq. m.) land and created a wave of 3000+ new generation landowners across the country & internationally in just 3 years.

PRESENTING TO YOU *The last of coastal Goa*

Just a heartskip away from Goa's main international airport, Gulf of Goa allows you & your family to enjoy Goa from the minute you land here, vis-a-vis properties that are atleast an hour away. One can reach the scenic South and thrumming North in equal time, an unheard phenomenon in the Goa luxury RE market.

YOUR HOME

LAND INTO THE PARADISE

JUST 5 MINS FROM THE AIRPORT+

2 MINUTES
- Birla Temple

5 MINUTES
- KFC, Pantaloons, Croma

10 MINUTES
- Bogmallo Beach

12 MINUTES
- Heart Lake

15 MINUTES
- Int. Cruise Terminal#

- Bits Pilani Goa Campus
- ATMs, Petrol Pumps & all conveniences
- Velsao Beach
- INA Museum
- Zuari Bridge Observatory#
- Utorda Beach
- Velha Beach

ANNOUNCING

GULF OF GOA

LAND OF LUXURIES. LAST OF THE SEAS

GET READY FOR GOA'S 1ST & EXCEPTIONALLY LAVISH 7-STAR *coastal development*

ARTIST'S IMPRESSION OF THE GRANDEST CLUB EXPERIENCE IN GOA, CLUB LA CORAL OVERLOOKING THE VAST SEAS

23+ acres of expansive development made for the world

Exclusive recreational spaces spanning **1.5 Lakhs+ sq.ft. (13,945+ sq. m.)**

Boasting expansive **water bodies** beckoning you *to delight & relish*

Exhilarate your senses with more than **25+ lifestyle amenities**

INDULGE IN THE PRESENCE OF THE ULTIMATE LUXURIES AND REDISCOVER YOURSELF WITHIN THE EXPANSIVE AMENITIES.

- Specialty Restaurant
- Library
- Cabanas with Open air theatre
- Night Garden
- 4 Oyster Suites
- Gymnasium & Jacuzzi/Spa
- Trampoline Park
- Kids play room/ Creche
- Games Zone
- Multi-tiered Pool
- Sundance Arena
- Lounge
- Co-Working Place
- Yoga & Ayurvedic Centre

A LIFESTYLE WORTH ARRIVING TO, MADE FOR *the elites of the world*

IMMERSE IN THE EPITOME OF LUXURY: OUR BEST-IN-CLASS CONCIERGE SERVICES REDEFINE YOUR GOA EXPERIENCE, ENSURING UNMATCHED CONVENIENCE, SO YOU CAN SIMPLY REVEL IN THE FINEST MOMENTS

Personalized concierge services for your every convenience and pleasure.

- Complimentary Services
- A la Carte Delights
- Immersive Adventures On-Demand
- Personalized Concierge

INSTEAD OF SETTLING FOR A TYPICAL 1BHK IN GOA, YOU COULD BASK IN THE SPLENDOR OF A PRESTIGIOUS VILLA PLOT IN THE VERY HEART OF GOA'S 7-STAR COASTAL DEVELOPMENT.EXTRAORDINARY POSSIBILITIES AWAITS:

- Unprecedented Luxury
- Craft Your Own Paradise
- The Smartest Investment You'll Ever Make

HASSLE-FREE OWNERSHIP AND RENTAL BENEFITS, BY PARTNERING WITH INDIA'S LEADING VACATION RENTAL BRAND

Effortless Elegance: Elevate your villa with turnkey, cost-efficient decor solutions.

Seamless Maintenance: Enjoy round-the-clock operations and meticulous maintenance.

Global Visibility: Benefit from omnichannel exposure, not limited to the platform alone but extending to renowned booking platforms such as Booking.com, Airbnb, TripAdvisor, and more.

Optimized Returns: High occupancy rates, maximizing the returns on your investment while providing a delightful experience for you and your valued tenants.

GOA IS SETTING THE BAR HIGH WITH DOUBLE GROWTH IN REALTY RATES AS COMPARED TO *any Indian state.*

- *Price Appreciation from 2018 to 2023***

1. **Vasco : 3-Bed Villas**
₹1 Cr. in 2018 to ₹2.5 Cr. in 2023

2. **Panjim : 3 Bed Villas**
₹2 Cr. in 2018 to ₹5 Cr. in 2023

3. **Dona Paula : 3 Bed Villas**
₹2 Cr. in 2018 to ₹5 Cr. in 2023

4. **Assagaon : 3 Bed Villas**
₹2 Cr. in 2018 to ₹5 Cr. in 2023

5. **Siolim : 3 Bed Villas**
₹3 Cr. in 2018 to ₹6 Cr. in 2023

6. **Moira : 3 Bed Villas**
₹2 Cr. in 2018 to ₹4 Cr. in 2023

GOA

An Impressive Transformation Story

Goa : The Best investment Destination Now

1.•Goa has seen 2X Growth in Real Estate prices in just the last 5 years
2.•The rental yield in Goa is around 8-10% making it 3X of any other metro city in India
3.•With more than 4 new infrastructure projects, there is an exponential growth potential in Goa

Atal Setu
Completed in 2019

The NH66 Stretch
Cruise to Panjim from Sancoale in just 25 mins - completed in 2021

Port Connectivity Road
Go through Vasco and Dabolim in one loop - completed in 2021

Zuari Bridge Phase 1
Completed in 2022

Mopa Airport
Completed in 2022

Zuari Bridge Observatory
With gorgeous art gallery - To be started in 2023

Mumbai Goa Highway Project
Just 5 Hours from Panvel to Goa - To be completed in 2023

International Cruise Terminal
To be completed in 2024

THE IDEA OF BUYING COASTAL LAND IN GOA IS LADEN WITH IMPOSSIBILITIES.

- It requires multiple approvals before you can buy land in Goa.
- The entire journey towards buying land in Goa can take more than 4 years.
- 90% of all applications for land-buying in Goa hit the tab of failure.

Call +91-9311374500 for further discussions

Plot Sizes(In Sq Ft) 1500, 2000 & 2500.
Starts •1.09 Crores*

THE HOUSE OF ABHINANDAN LODHA

SUCCESS THAT ECHOES ACROSS INDIA & ABROAD

3000+ DELIGHTED CUSTOMERS

7 MILLION SQ. FT. SOLD (0.65 MILLION SQ. M.)

CELEBRATION LAND AT FOOTHILLS OF MATHERAN
The grandest land celebration in the country:
2 x subscriptions
A sell-out launch

ISLE OF BLISS
A massive **110%** appreciation at Dapoli: **₹450 per sq.ft.(₹41.8 per sq. m.)** in Aug 2020 grew to **₹950 per sq.ft.(₹88.3 per sq. m.)** in Oct 2022

IMPERIAL GOA
A giant imprint of triumph on the Goan shores:
A sell-out launch in less than 100 hours

TOMORROW LAND
An epic land shopping festival at Anjarle that saw:
3 x subscriptions 1200+ applicants

land of GOLD
A roaring win with **125+** pre-bookings and **100 Cr+** revenue in just 3 weeks at **Alibaug**

COMING SOON
Get ready to witness the first branded estates at **Ayodhya,** the spiritual capital of the world, this year

ENQUIRE NOW

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