



SOUTH
GOA
Life Beyond Beaches

INVESTOR'S BLUEPRINT FOR LUXURY HOME BUYERS



table of contents

- 01 5 Power packed Investors Truth
- 03 The Rise of South Goa
- 05 Connectivity Powering South Goa's Growth
- 07 Infrastructure & Key Sectors Fueling South Goa's Growth / Economy
- 09 ROI Projections & Market Outlook for Ultra HNI Investors
- 12 Explore Iconic Beaches, Culture & Lifestyle Wonders
- 15 Verna - The New Heart of South Goa's Luxury Real Estate
- 19 Isprava: Leading the Future of Luxury Homes

A tropical resort scene featuring a swimming pool, palm trees, and thatched huts under a sunset sky. The pool is in the foreground, and the ocean is in the background. The sky is a mix of blue and orange, with some clouds. The palm trees are tall and green, and the thatched huts are made of natural materials. The overall atmosphere is peaceful and luxurious.

**5 POWER PACKED
INVESTORS TRUTH**

1

INDIA'S LUXURY SECOND-HOME SURGE

India's luxury second-home market is growing at 20 per cent annually, valued at \$3 billion. Goa along with Alibaug sees a sharp boost, driven by demand from ultra-HNIs.

(Source: Outlook Money)



SOUTH GOA SCARCITY PREMIUM

Limited inventory in South Goa, coupled with its pristine and peaceful environment, sustains strong property values and exclusivity.

(Source: Times of India)

2**3**

DEMAND FOR PREMIUM HOMES

Buyers seek spacious, lifestyle-centric second homes in tranquil settings, driving strong demand for South Goa's emerging luxury developments.

(Source: Savills Report – Shweta Jain)



LIFESTYLE SHIFT TO PERMANENCE

Goa transitions from a holiday base to semi-primary homes, with buyers valuing wellness, creativity, and work-life balance. Making South Goa the sanctuary for this evolving lifestyle.

(Source: Economic Times)

4**5**

INFRASTRUCTURE BOOST ACCELERATES GROWTH

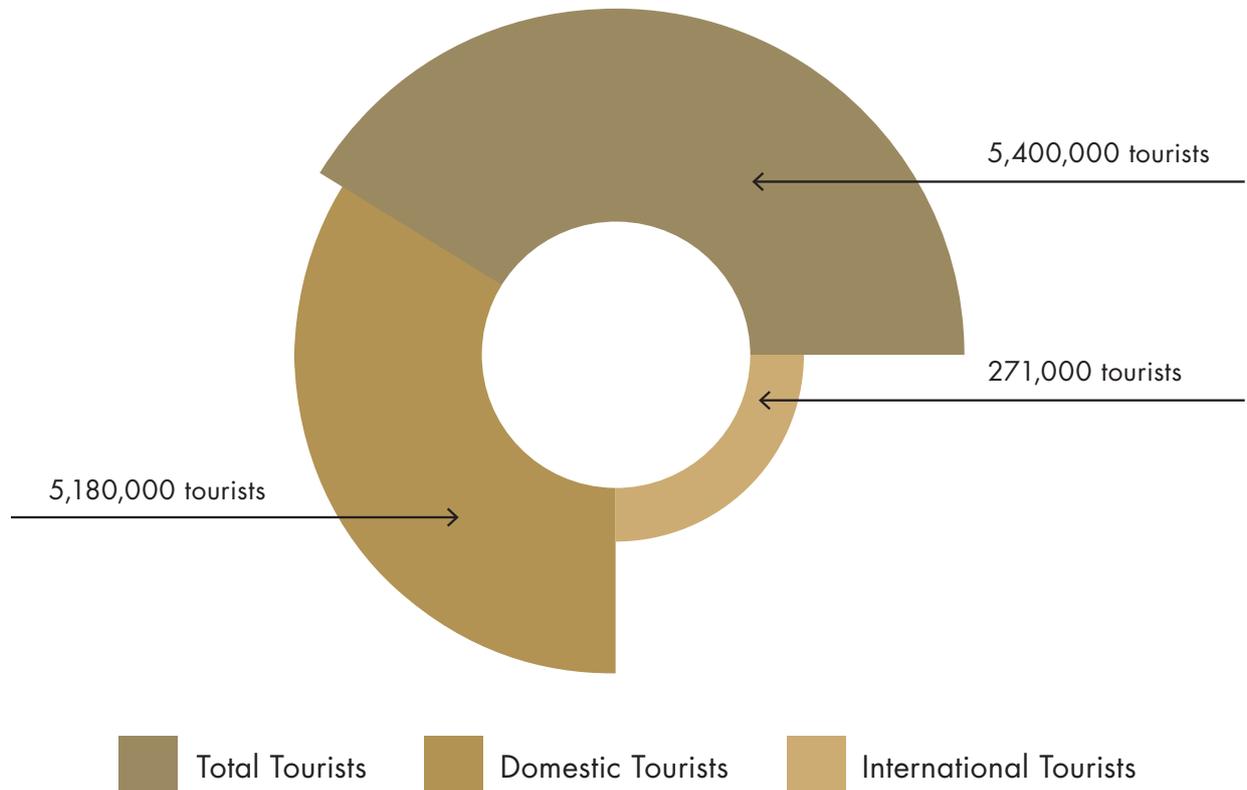
Key infrastructure projects-including Mopa International Airport, six-lane coastal highway, and Dabolim Airport expansion (increasing capacity from 5 to 7 million passengers)-are set to boost accessibility and rental yield by 2030. (Source: Money Control, Propertywala, Digital Goa)



THE RISE OF SOUTH GOA

Goa continues to thrive as India's top tourist destination, attracting more visitors each year with its vibrant culture, pristine beaches, and evolving luxury offerings. Increasingly, people are shifting their focus to South Goa for vacation homes, drawn by its tranquil environment, scarcity of properties, and emphasis on wellness and privacy.

Goa tourist arrival trends (H1, 2025)



In the first half of 2025, Goa welcomed over 5.4 million tourists, with domestic visitors comprising 5.18 million and international tourists accounting for 271,000, marking January as the peak month with 1 million arrivals.

While Goa's overall tourism remains robust with millions of visitors each year, the bulk of tourists head

to North Goa for its clubs, nightlife, and bustling beach scenes. In contrast, South Goa attracts a niche group of travelers and second-home buyers who prefer solitude, balance, and a lifestyle beyond crowded beaches. This region's peaceful environment and focus on wellness make it the ideal retreat for those seeking a quiet, premium escape away from the tourist hotspots.

WHAT'S IN IT FOR SECOND HOME BUYERS?

The soaring tourist influx not only drives strong rental income potential but also cements Goa as a premium, appreciating destination-offering buyers both a coveted lifestyle and a smart investment opportunity. With India's Ultra HNI population

growing by 6.1% annually (reaching 13,263 individuals in 2023), and 62% planning real estate investments, South Goa presents a compelling value proposition.

[**Source:** Knight Frank Wealth Report 2025]

Snapshot : South Goa & North Goa

PARAMETER	NORTH GOA	SOUTH GOA	SOURCE
Area (sq. km) 	1,736	1,966	Goa Govt Data 2024
Population (Lakhs) 	8.18	6.4	Census India 2011
Population Density (/sq. km) 	471	326	Census India 2011
Forest Cover (sq. km) 	~957	~1,308	Goa Forest Dept., 2025

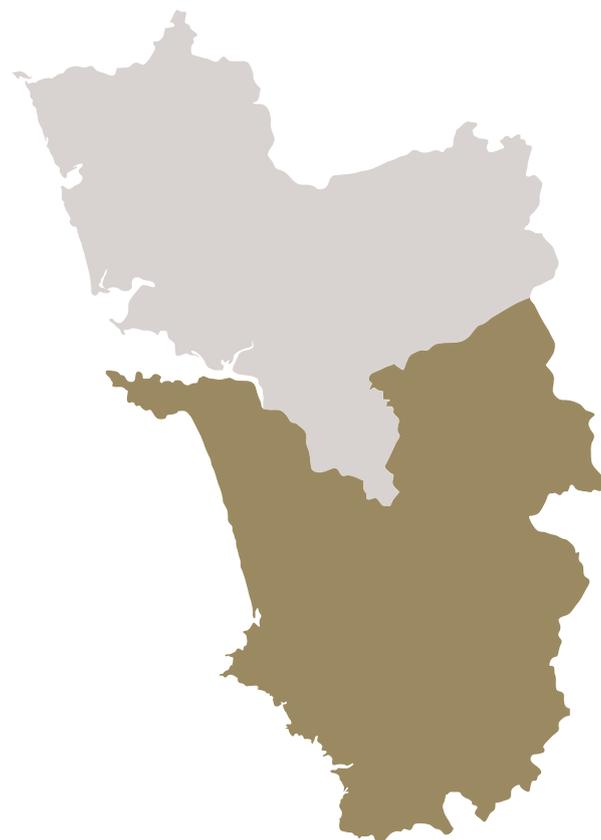
PROPERTY HOTSPOTS FOR BUYERS AND INVESTORS IN GOA FOR INVESTMENT

NORTH GOA

- Assagao, Siolim, Nerul, Anjuna, Vagator
- Morjim, Candolim, Calangute, Pernem
- Mopa Belt

SOUTH GOA

- Margoa, Fatorda, Colva, Benaulim
- Palolem, Cortalim, Verna
- Nuvem



EMERGING MICRO MARKETS

- Varca, South Goa
- Pernem/Mopa Belt, Camurlim, North Goa

did you know?



Goa is among India's greenest states, with 60.62% forest cover totaling 2,244 sq km, nearly double the national target of 33%. South Goa leads this greenery, boasting over 1,300 sq km of lush forests, making it the most verdant and serene district in the state.

[Source: goemkarponn, 2024]

CONNECTIVITY POWERING SOUTH GOA'S GROWTH

In 2025, Goa saw a 10.5% increase in tourist arrivals in Q1, reaching over 28.8 lakh visitors, and over 54 lakh visitors in the first half of the year, indicating robust growth and strong demand from both domestic and international travelers.

Goa's seamless connectivity via two airports, highways, and efficient transport links makes it easy for travelers from across India to reach the state effortlessly explore both North and South Goa, with the table below highlighting just how convenient and quick travel is between these regions.

ROAD NAME	DESCRIPTION	APPROXIMATE TRAVEL TIME
NH-66 (West Coast Road)	Main highway linking Mumbai to Mangalore via Goa coast; key for Karnataka-Goa traffic (e.g., Belgaum to Panaji).	Mumbai-Goa: Reduced from 12-14 hours to ~6 hours Mangalore-Goa: 7-8 hours drive (350 km)
Nuvem-Navelim Western Bypass	11.9 km bypass from Nuvem to Navelim, easing South Goa (Margao area) congestion.	Cuts Margao local travel chaos; slashes South Goa internal times
Zuari Bridge (Twin Cable-Stayed Bridges)	Connects Agasaim (near Panaji, North Goa) to Verna (South Goa) on NH-66.	Reduces Panaji-Margao commute from 2 hours to 30 minutes.
Porvorim Bridge/Flyover	Elevated 6-lane corridor on NH-66 at Porvorim, connecting North Goa (Mopa Airport area) to South Goa.	Cuts Mopa-Porvorim congestion; eases North-to-South Goa flow (Mopa to Verna faster by 20-30 mins)



Here is a table summarizing the fastest connectivity of South Goa (via Dabolim Airport) from key cities, along with flight frequency data based on 2025 schedules:

ORIGIN CITY	APPROX FLIGHT TIME	WEEKLY FLIGHT FREQUENCY
Mumbai	~1 hour	~90 flights/week
Gurgaon (Delhi)	~1 hour 30 minutes	~50 flights/week
Bangalore	~1 hour 15 minutes	~40 flights/week
Hyderabad	~1 hour 30 minutes	~15 flights/week
Guwahati	~4-5 hours (including layover)	Limited direct, several connecting options
Jaipur	~2 hours (via Delhi/Mumbai)	Limited direct, multiple connecting options
Kochi (Kerala)	~1 hour 15 minutes	~10 flights/week

With frequent flights and short travel times, residents from these cities can effortlessly escape to South Goa's serene environment, luxury villas, and vibrant lifestyle without disrupting their busy schedules. This accessibility, combined with South Goa's diverse economic opportunities and tranquil living, presents a compelling case for investing in a second home.



INFRASTRUCTURE & KEY SECTORS FUELING SOUTH GOA'S GROWTH / ECONOMY

South Goa is witnessing a landmark phase of infrastructure development that is set to reshape its economic landscape and luxury real estate potential.

These high-impact projects with key economic sectors not only promise to improve connectivity and lifestyle

but also provide a secure and lucrative investment environment for ultra-HNIs and entrepreneurs seeking both growth and a peaceful coastal living experience.

SECTOR	DESCRIPTION	VALUE (₹ CRORE)	NOTES
Pharma	Major pharmaceutical hub	7,500+	Contributes 10% to India's pharma output
IT	Booming IT & startup ecosystem	700 (2025), projected 1,200 (2026)	Growing 8% annually
Marine	Shipbuilding & port-driven trade	Significant	Mormugao port enhances export capabilities
Tourism	Hospitality & beach-related economy	High	Driven by pristine beaches & luxury projects



Upcoming Infrastructure

INFRASTRUCTURE PROJECT	OVERVIEW	SOUTH GOA IMPACT	INVESTOR PERSPECTIVE	TENTATIVE BUDGET & COMPLETION
Mormugao Cruise Terminal	New eco-cruise facility at Vasco Port (9,960 sqm).	Luxury tourists boost Vasco rentals.	Premium villa yields rise.	Rs 102 Cr 2026 year end
NH-66 4-Laning	Full upgrade of 22 km 2-lane Benordem-Polem to 4 lanes.	Faster access to Palolem/Agonda beaches.	Weekend home desirability rises.	Rs 952 Cr, 2027
Zuari Towers	132m Eiffel-style observatories with elevators/restaurant on operational bridge.	Tourism will increase significantly.	Rental occupancy surges.	Rs 270 Cr, 2028
Mopa Aerocity	GMR's 1,000+ acre airport-city hub with hotels, offices, residential zones, convention center (50k jobs planned).	Manpower growth drives South Goa luxury demand.	Long-term appreciation potential.	Multi-phase (400M pax target by 2030), Phase 1 by 2027 mid.

[Source : • (1) Times of India • (2) The Goan • (3) India Infra Hub • (4) Vedic City]

These infrastructure upgrades and sectoral strengths spotlight South Goa's micro-market as an ultra-HNI standout, seamlessly blending lifestyle prestige with investment resilience. A prescient choice for enduring, high-caliber value.

did you know?



South Goa's wildlife sanctuaries are home to rare species such as the great hornbill, slender loris, and Malabar civet, highlighting the region's key role in conserving biodiversity alongside its thriving luxury lifestyle and tourism sectors.

[Source : Bhagwan Mahavir and Cotigao Wildlife Sanctuaries, Goa Forest Department 2025].

ROI PROJECTIONS & MARKET OUTLOOK FOR ULTRA HNI INVESTORS

WHY SOUTH GOA FOR ULTRA HNI'S?

CORE VALUE PROPOSITION



Capital Appreciation Projections (2025 - 2030)

SCENARIO	CAGR	VALUE IN 2030	ABSOLUTE GAIN
Conservative	6 - 8%	₹14.2 - ₹15.6 Cr	₹4.2 - ₹5.6 Cr
Base Case	10 - 12%	₹16.1 - ₹17.6 Cr	₹6.1 - ₹7.6 Cr
Optimistic	14 - 16%	₹19.2 - ₹20.9 Cr	₹9.2 - ₹10.9 Cr

Note: Calculations based on 5-year compounding from 2026-2030 (₹10 Cr base).

Key Drivers for Upside



Airport Expansion: Dabolim upgrade, Mopa operational, better global access



Road Connectivity: NH - 66 four-laning, Zuari Bridge cuts travel time



Cruise Terminal: Mormugao Port, 1,000 vessels/year, 1.5M tourists by 2030



Economic Sectors: Tourism (16.4% GSDP), pharma, construction, mining



Lifestyle Demand: Wellness, eco-tourism, curated experiences



Infrastructure: Ongoing upgrades, improved quality of life



Entry Prices: Optimally priced vs North Goa for lasting appreciation.



EXPERIENCE SOUTH GOA: EXPLORE ICONIC BEACHES, CULTURE & LIFESTYLE WONDERS

South Goa captures a gentler rhythm - a haven for those seeking serene beaches, rich culture, and an elevated lifestyle that balances relaxation with refinement. For the Ultra HNI traveler, South Goa is less about crowds and more about curated experiences, where natural beauty meets understated luxury.

BEACHES

BEACH	DISTANCE & TRAVEL TIME FROM VERNA	DISTANCE & TRAVEL TIME FROM VARCA
Palolem	46km, 1h 5m	20km, 30m
Agonda	52km, 1h 10m	26km, 35m
Cavelossim	20km, 25m	8km, 12m
Benaulim	12km, 15m	4km, 8m
Mobor	18km, 22m	6km, 10m
Butterfly	48km, 1h 15m	22km, 32m





AWARD WINNING RESTAURANTS

RESTAURANT	DISTANCE & TRAVEL TIME FROM VERNA	DISTANCE & TRAVEL TIME FROM VARCA
Martin's Corner	14km, 20m	5km, 10m
Fisherman's Wharf	20km, 25m	8km, 12m
Fat Fish	13km, 18m	4km, 10m
Bomras	11km, 18m	7km, 12m
Assa House	12km, 15m	4km, 8m
La Plage	46km, 1h 5m	20km, 30m

CULTURE & HERITAGE

PLACE	DISTANCE & TRAVEL TIME FROM VERNA	DISTANCE & TRAVEL TIME FROM VARCA
Harmal Spice Plantations	19km, 30m	12km, 22m
Church of Our Lady of Mercy	13km, 18m	4km, 10m
Cabo de Rama Fort	54km, 1h 15m	28km, 40m
Dudhsagar Waterfalls	60km, 1h 30m	48km, 1h 15m

LAKSHADWEEP CRUISE

While enjoying the serene luxury of South Goa, one can extend their coastal journey by boarding the luxurious Cordelia Cruise from Mormugao Port (South Goa). This 3 to 5-night voyage to the pristine Lakshadweep Islands combines elegant onboard experiences with exclusive island excursions—making it a perfect addition to your South Goa itinerary.

[Sources: Google Maps, Cordelia Cruises Official, Goan Tales, Thrillophilia.]

BEACH	DISTANCE & TRAVEL TIME FROM VERNA	DISTANCE & TRAVEL TIME FROM VARCA
Kayaking & Dolphin Spotting at Palolem	As above for Palolem	As above for Palolem
Wellness & Yoga Retreats	Varies, generally within 10 - 30km	Varies, generally within 5 - 20km
Heritage & Plantation Tours	Within 20km	Within 10km
Water Sports at Mobor Beach	As above for Mobor	As above for Mobor
Romantic Candlelit Dinners	Various high-end venues within 10 - 20km	Various high-end venues within 5 - 15km



VERNA - THE NEW HEART OF SOUTH GOA'S LUXURY REAL ESTATE

SOUTH GOA'S EMERGING HUB

Verna, located in the heart of South Goa, is quickly becoming one of the most coveted locations for luxury living in the region. This once tranquil area is now drawing the attention of high-net-worth individuals (HNIs) and international investors seeking

exclusive properties with premium facilities. With its proximity to pristine beaches, enhanced connectivity, and evolving infrastructure, Verna is on track to become a key player in South Goa's luxury real estate market.

ISPRAVA'S FLAGSHIP PROJECT IN VERNA

LUCA VADDO & ORIANA VILLAS:

Luca Vaddo is an exclusive luxury project by Isprava, strategically located in Verna. This project comprises 9 vaddos (3, 3.5 & 4 Bedrooms and Oriana Villas

consists of 2 villas (4 BHK), with plot sizes starting at 430 sq meters and built-up areas of 2,540 sq ft. Designed with luxury, sustainability, and convenience in mind, the project promises to be a beacon of modern living in the heart of South Goa.

KEY FEATURES OF VERNA



EXCLUSIVE VILLAS & VADDOS

3, 3.5, 4 BHK homes with private pools, landscaped gardens, and modern amenities.



GREEN BUILDING STANDARDS

Sustainable design with energy-efficient systems.



PRIVACY & SECURITY

Gated community with 24/7 security, concierge support & controlled access.



LOCATION HIGHLIGHTS & CONNECTIVITY:



HOSPITALS

- Hospicio - South Goa District Hospital 7.3km (~12min)



CAFE

- Terra Goa - 1.2km (~3min)
- Korea Goan - 2.8km (~7min)
- Da Tita by Magic Italy - 7.7km (~15min)
- The Southern Deck - 14km (~20min)
- Zeebop by the Sea - 10km (~18 min)



BEACH

- Majorda Beach, Goa - 8.3km (~16min)
- Cansaulim Beach, Goa - 8.5km (~17min)
- Betalbatim Beach, Goa - 10km (~23min)
- Colva Beach, Goa - 13km (~26min)



AIRPORT

- Dabolim Airport - 19km (~30 min)





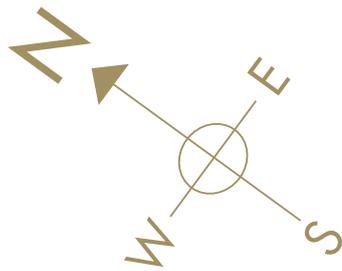


* Artistic representation

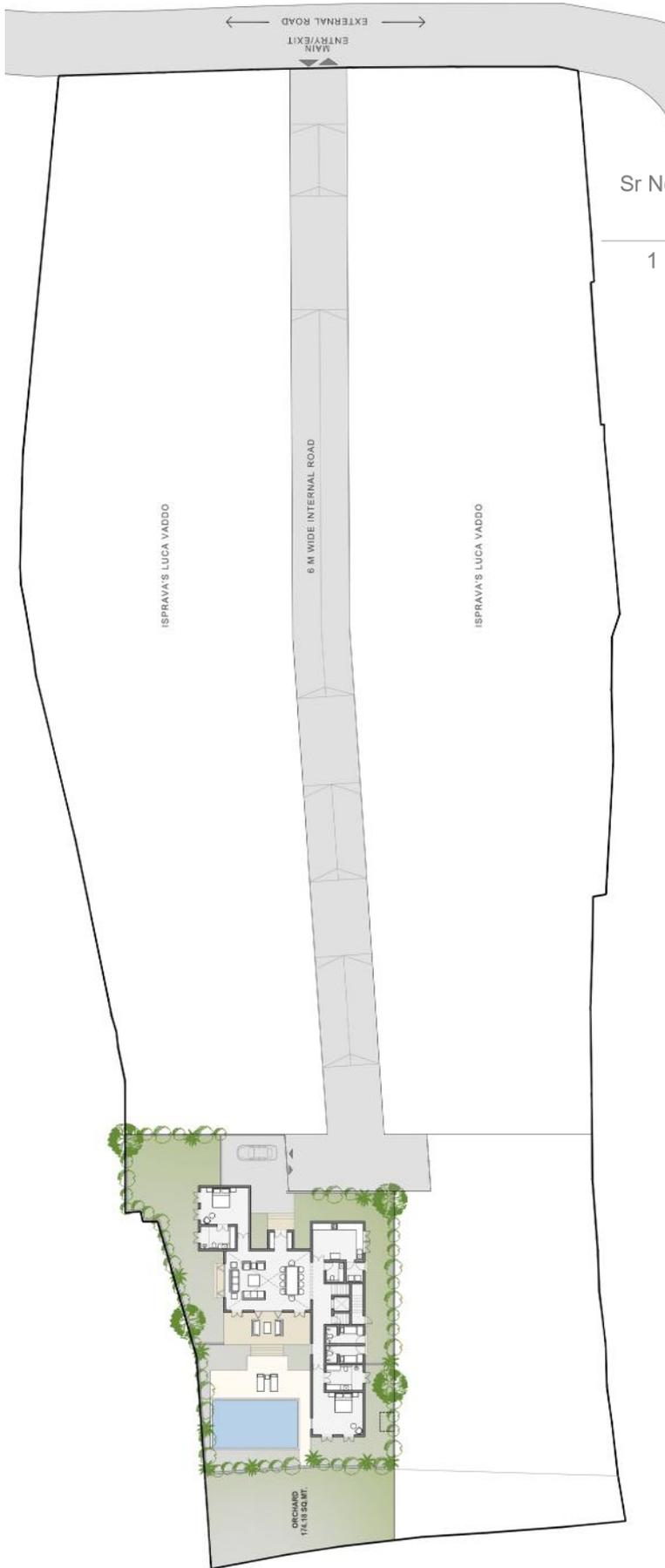
MASTER PLAN - LUCA VADDO



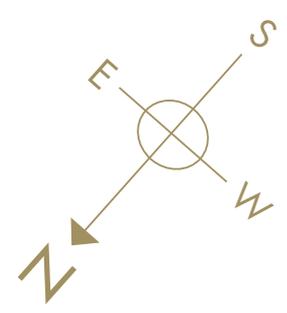
	Description	Typology	Plot Area		Built Area	
			(m ²)	(ft ²)	(m ²)	(ft ²)
1	Luca Vaddo - Villa A	3.5 BHK	484.5	5215	297.2	3199
2	Luca Vaddo - Villa B	4 BHK	502.4	5408	320.7	3452
3	Luca Vaddo - Villa C	4 BHK	501.6	5399	320.7	3452
4	Luca Vaddo - Villa D	3 BHK	434.4	4676	283.4	3050
5	Luca Vaddo - Villa E	3.5 BHK	451.1	4856	297.5	3203
6	Luca Vaddo - Villa F	3 BHK	430.8	4637	283.4	3050
7	Luca Vaddo - Villa G	3.5 BHK	454.9	4896	297.2	3199
8	Luca Vaddo - Villa H	4 BHK	507.6	5464	320.7	3452
9	Luca Vaddo - Villa I	4 BHK	502.3	5407	320.7	3452
10	Staff / Services		330.2	3554		
11	RG - 01		505.7	5444		
12	RG - 02		669.8	7209		



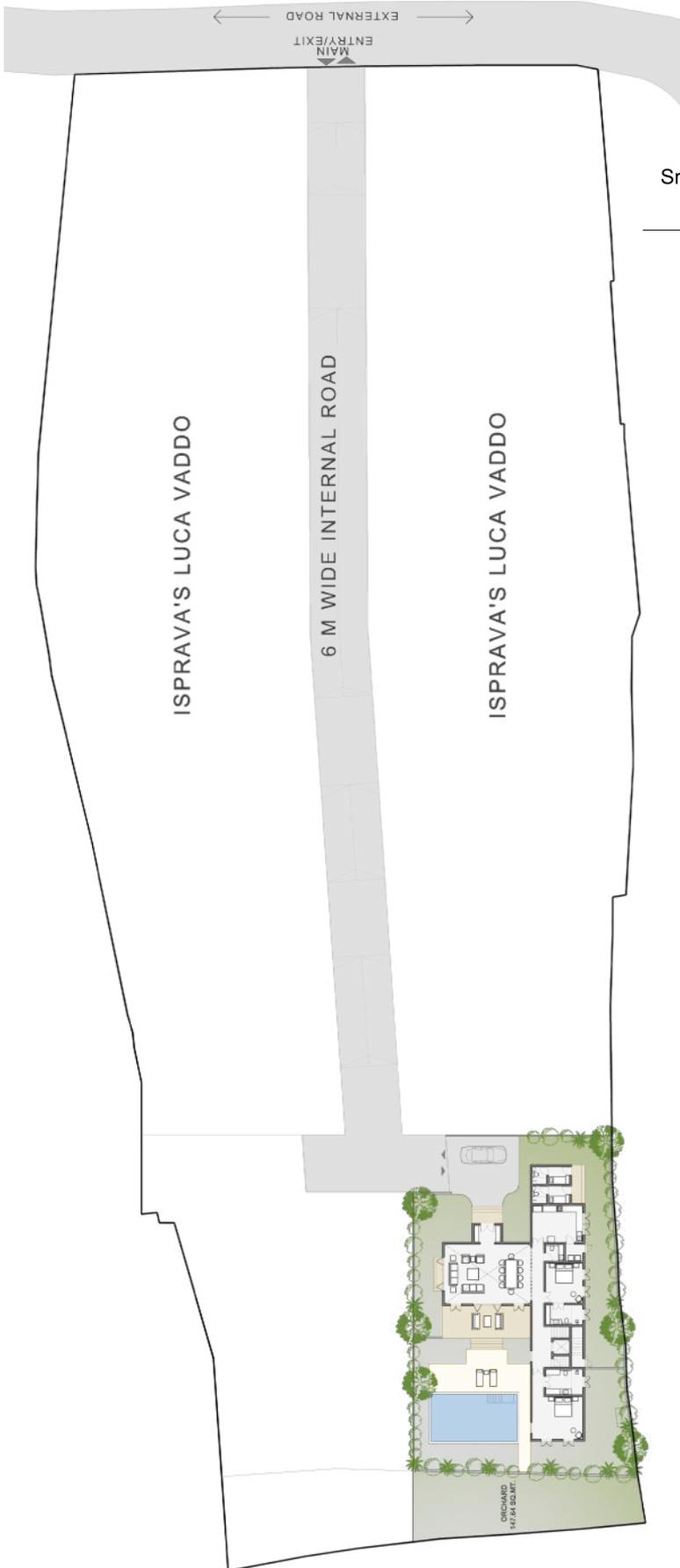
SITE PLAN - VILLA ALBA



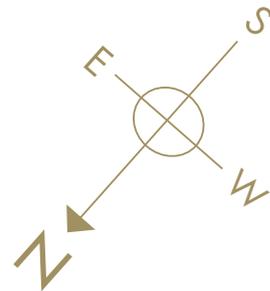
Sr No.	Typology	Plot Area		Built Area	
		(m ²)	(ft ²)	(m ²)	(ft ²)
1	4BHK	940.0	10118	422.2	4544



SITE PLAN - VILLA NORA



Sr No.	Typology	Plot Area		Built Area	
		(m ²)	(ft ²)	(m ²)	(ft ²)
1	4BHK	911.0	9806	401.1	4317







* Artistic representation

ISPRAVA: LEADING THE FUTURE OF LUXURY HOMES

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Founded in 2016, Isprava has emerged as a trailblazer in the non-urban luxury real estate market in India. With a strong focus on delivering exceptional homes in serene, high-demand locations, Isprava has redefined the concept of luxury living for high-net-worth individuals (HNIs). To date, the brand

has successfully delivered over 200 luxury villas and estates, with many more projects under development. Supported by strategic investors, including Alta Capital's 2025 investment round, Isprava continues to expand its presence across India's most exclusive locales, reinforcing its position as a trusted name in luxury real estate.

KEY STRENGTHS OF ISPRAVA



CURATED LOCATIONS

Exclusive residences in prime destinations like Goa, Alibaug and Kasauli, offering the perfect balance of luxury and nature.



END-TO-END SERVICE

A seamless, hassle-free experience, from property acquisition to furnishing and comprehensive property management.



UNCOMPROMISING QUALITY & DESIGN

A commitment to excellence in every aspect, ensuring each Isprava home is built to the highest standards of design and construction.



PROVEN GROWTH & CREDIBILITY

A robust track record of successful projects, supported by strong investor backing and growing demand for Isprava's unique offerings.

WHAT SETS ISPRAVA APART - THE BRAND PROMISE



EXCLUSIVITY & INTEGRITY

Isprava's hand-picked locations offer rare, sought-after properties with complete transparency in transactions.



LIFESTYLE, NOT JUST LIVING

Homes with private pools, landscaped gardens, bespoke designs, and 24/7 concierge services, creating a holistic luxury experience.



FLEXIBILITY & CONVENIENCE

Whether a weekend getaway or a permanent residence, Isprava ensures flexible ownership with all-inclusive services.



LONG-TERM VALUE & INVESTMENT APPEAL

Properties that appreciate in value over time, making them ideal not just as homes but as smart investment assets.

Over 200 homes delivered across India's most exclusive locales.



A seamless experience from purchase to occupancy, with property management and concierge services included.



WHY CLIENTS CHOOSE ISPRAVA?



A trusted brand backed by marquee investors and a commitment to transparent practices.



Ideal for HNIs seeking long-term value, lifestyle & peace of mind.



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