



◆ EXCLUSIVE INVESTMENT OPPORTUNITY

SPARV PLOT

For Luxury Villa

— CORGAO, NORTH GOA —

Where Luxury Meets Smart Investment



WHY INVEST

Why Invest in *Corgao, North Goa?*

Corgao is rapidly emerging as one of North Goa's most promising luxury investment destinations. Surrounded by nature yet close to vibrant beaches, it offers the perfect balance of serenity and connectivity.

● CORGAO - STRATEGIC LOCATION



Project Advantages



Peaceful & Low-Density Premium Location
Away from crowded tourist zones



Ideal for Luxury Villas & Boutique Stays
Perfect setting for premium hospitality



High Demand from International Tourists
Consistent global traveller influx year-round



Strong Appreciation Potential
Emerging micro-market with growth trajectory



Fully Managed Rental Ecosystem
Hassle-free professional management



Seamless Connectivity



Mandrem & Morjim Access
Well-connected via road to North Goa's prime beach belt



Upcoming Infrastructure
Close to government infrastructure developments



Mopa International Airport
Smooth 30-35 min drive to the new international airport

LOCATION ADVANTAGE

Nearest *Locations*



Nearby Beaches

Mandrem Beach	~10 min
Ashwem Beach	~12 min
Morjim Beach	~15 min
Arambol Beach	~20 min
Keri Beach	~25 min



Connectivity

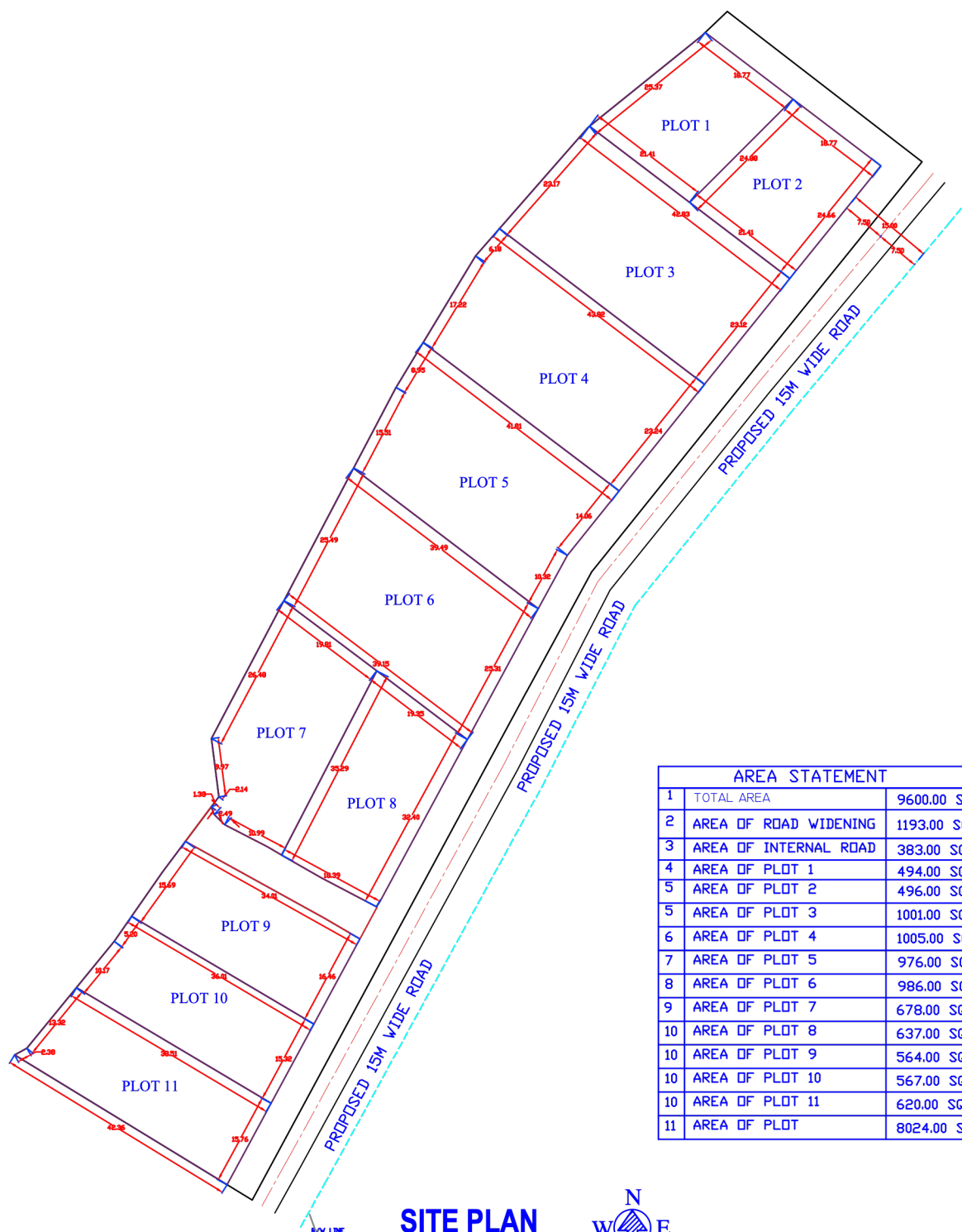
 Mopa International Airport	30-35 min
 Mapusa Market	~35 min



Lifestyle & Attractions

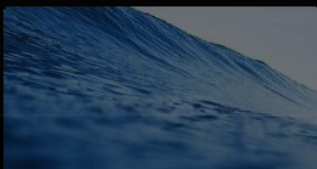
 Beach Clubs & Fine Dining	 Yoga Retreats & Wellness
 Water Sports & Nightlife	 Scenic Nature Surroundings

LAYOUT



AREA STATEMENT		
1	TOTAL AREA	9600.00 SQMT
2	AREA OF ROAD WIDENING	1193.00 SQMT
3	AREA OF INTERNAL ROAD	383.00 SQMT
4	AREA OF PLOT 1	494.00 SQMT
5	AREA OF PLOT 2	496.00 SQMT
5	AREA OF PLOT 3	1001.00 SQMT
6	AREA OF PLOT 4	1005.00 SQMT
7	AREA OF PLOT 5	976.00 SQMT
8	AREA OF PLOT 6	986.00 SQMT
9	AREA OF PLOT 7	678.00 SQMT
10	AREA OF PLOT 8	637.00 SQMT
10	AREA OF PLOT 9	564.00 SQMT
10	AREA OF PLOT 10	567.00 SQMT
10	AREA OF PLOT 11	620.00 SQMT
11	AREA OF PLOT	8024.00 SQMT

SITE PLAN
SCALE 1:500



Luxury Plot Investment— *Corgao, North Goa*

Own a premium Plot known for peaceful surroundings, proximity to pristine beaches, and growing international demand.



LOCATIONS LEGEND

BEACHES

- Keri Beach
- Kalacha Beach
- Arambol Beach
- Ashvem Beach
- Morjim Beach

TOWNS & AREAS

- Arambol
- Mandrem
- Morjim
- Tuye
- Parse
- Siolim
- Camurlim
- Chikhli
- Shivoli
- Korgao

LANDMARKS & ATTRACTIONS

- Kamleshwar Temple
- Garden of Dreams
- Mogacho Waterfall
- Chapora Mangroves Kayaking

Location

- Corgao-Mandrem border (Near Mandrem / Morjim)
- Plot Size: 494 Sq. Mtr

Prime Investment Location

Corgao-Mandrem Border (Near Mandrem & Morjim Beaches), North Goa

An excellent investment opportunity in one of North Goa's fastest-growing tourism corridors. Located close to Mandrem, Morjim, Arambol, and the Mopa International Airport, this area is attracting increasing demand for hospitality and luxury residential developments. Recent development activity and registered projects indicate continued growth in the Corgao-Mandrem belt.

Rental Income Potential

After purchasing the property, you can develop:

- Luxury Villas for vacation rentals
- Boutique Hotel or Resort
- Restaurant with accommodation
- Holiday Apartments

Investment Highlights

- ✓ Close to top beaches of North Goa
- ✓ Prime yet peaceful location
- ✓ High rental demand from foreign tourists
- ✓ Dual benefit: Lifestyle + Income

Perfect For

Holiday Home Buyers

NRI / HNI Investors

Airbnb & Luxury Rental Income



SHIV SPARV HOSPITALITY PRIVATE LIMITED

Corporate Office

A/8, Vivekanand Park, Near Sona Apartment
North Sri Krishna Puri, Patliputra Patna, Bihar – 800013

+91 8789478847

Marketing Office

SPARV Resort, Plot No. 451, Ashwem Mandrem Road, Near
White Church Mandrem, North Goa – 403527

+91 7410112890