

# GOA

*the art of inspiration*

FACT SHEET



Shared  
Creative  
Inspiration

## The Goan Getaway to Own

Dolce Hotels and Resorts by Wyndham is an upper-upscale brand redefining luxury through experiences that inspire and connect. With an established presence in the US, Canada and Europe, it now brings its global legacy to Goa, India. Guided by a vision to create spaces that bring people together and a mission to delight guests, empower associates and reward owners, Dolce sets a new benchmark for meaningful luxury and timeless experiences.

Set against the serene backdrop of Corgao - Mandrem, the Dolce Goa, spreads across 13 acres, bordered by highways on both sides, offering a sanctuary where luxury seamlessly merges with nature.

More than just a resort, it presents an exclusive ownership opportunity, allowing to own a slice of paradise in one of Goa's

most sought-after destinations. With world-class facilities, bespoke experiences and professional management under Wyndham Hotels and Resorts, the world's largest and most trusted hotel franchise, ownership is effortless, rewarding and designed to deliver both lifestyle indulgence and long-term value.



# Location that Speaks for Itself



# GOA

Goa enjoys a strategic advantage with seamless connectivity across India and beyond. Just a short flight from Mumbai, India's financial capital and well linked through modern highways and airports, Goa is effortlessly accessible for both domestic and international travelers. Its prime location makes it an ideal destination for leisure, investment and lifestyle experiences.

#### **CLIMATE:**

**Summer**, the min is 28°C & max is 35°C approx

**Winter**, the min is 20°C & max is 29°C approx

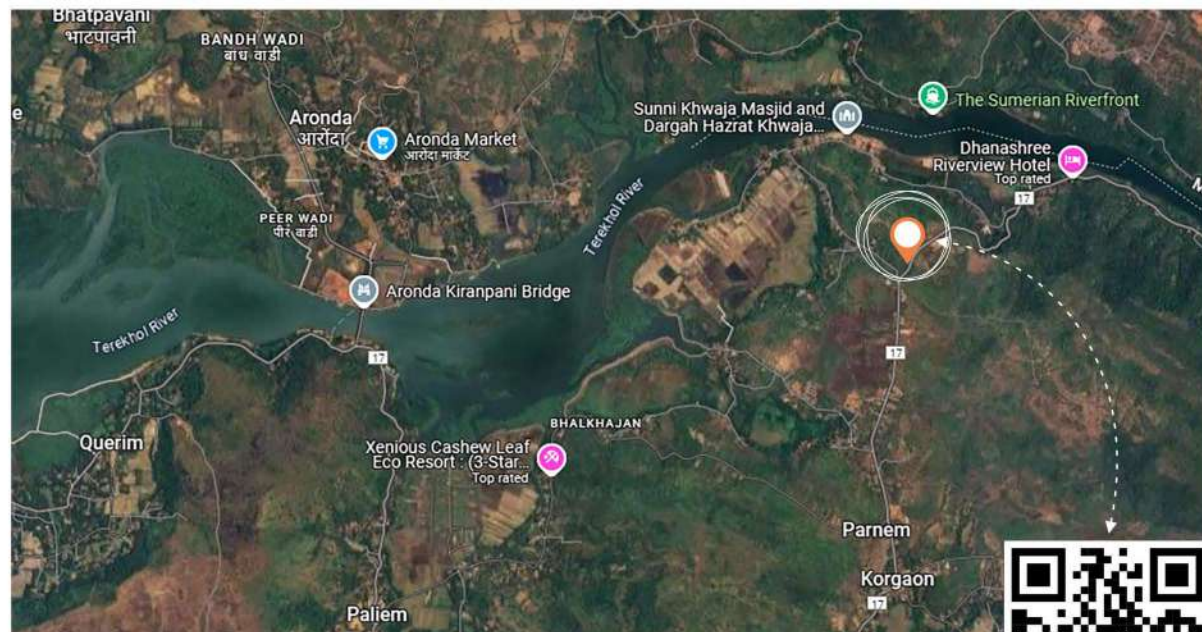
**Rainfall** is 115 to 135 inches approx

THE MOST  
PREMIUM LOCATION OF **NORTH GOA**

# Corgao - Mandrem

Corgao in North Goa, offers a serene escape from the more crowded tourist areas of the state. Known for its pristine Mandrem Beach, surrounded by lush landscapes and the nearby Terekhol River, it provides a calm atmosphere ideal for relaxation and nature lovers.

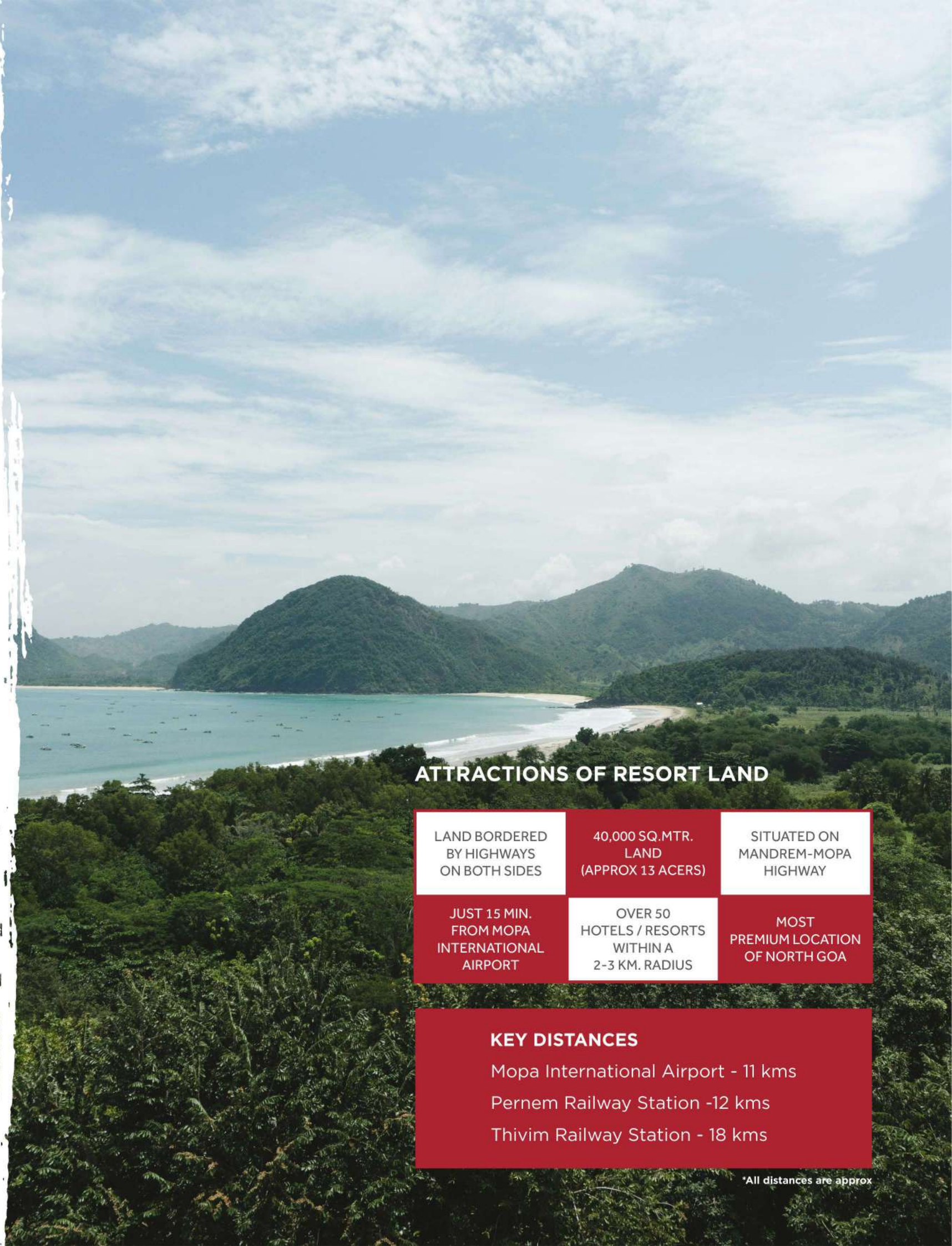
This quiet haven is perfect with its laid-back vibe, clear waters and white sand beaches. Corgao is easily accessible, situated just 11 km from the Mopa International Airport. It presents an exceptional blend of beauty, accessibility and authentic Goa, making it an ideal location for both leisure and investment.



Scan for location

## PLACES OF ATTRACTION

- Terekhol River: 300 mtr • Mandrem Beach: 4 km
- Arambol Beach: 7 km • Morjim Beach: 10 km
- Tiracol Fort: 13 km • Vagator Beach: 22 km
- Chapora Fort: 22 km • Anjuna Beach: 27 km
- Calangute Beach: 32 km • Fort Aguada: 38 km



## ATTRactions OF RESORT LAND

LAND BORDERED BY HIGHWAYS ON BOTH SIDES	40,000 SQ.MTR. LAND (APPROX 13 ACERS)	SITUATED ON MANDREM-MOPA HIGHWAY
JUST 15 MIN. FROM MOPA INTERNATIONAL AIRPORT	OVER 50 HOTELS / RESORTS WITHIN A 2-3 KM. RADIUS	MOST PREMIUM LOCATION OF NORTH GOA

## KEY DISTANCES

- Mopa International Airport - 11 kms
- Pernem Railway Station -12 kms
- Thivim Railway Station - 18 kms

\*All distances are approx

## DUAL AIRPORTS, DOUBLE THE MOMENTUM

Goa's two international airports—Dabolim (Goa International Airport) in the South and Mopa (Manohar International Airport) in the North, provide full-spectrum connectivity combined with strategic flexibility. Together, they form a powerful dual gateway fueling Goa's tourism-driven growth.

Dabolim, welcomed 7.2M passengers in 2024-25, soaring with a 27% traffic spike in Dec 2024, connecting to global hotspots like Dubai and Doha.

Mopa, launched in 2023 for ₹3,000cr, handled 4.6M passengers, including 435K+ international arrivals in 2025 and eyeing 13.1M passengers by 2045.

## POWER PACKED APPRECIATION FOR INVESTORS

Aspect	North Goa	South Goa
Total Property Appreciation (10 Years)	150% - 200%	100% - 150%
Annul Appreciation Rate	15% - 20%	10% - 15%
Key Investment Types	Luxury villas, branded resorts rental properties	Wellness resorts, boutique stays, second homes
Tourist Demand	High year-round occupancy	Growing, more seasonal
Land Availability	Limited, premium locations	Premium, quieter areas
Rental Yield Potential	High	Moderate to high

## GOA EMERGES

INTO A RISING ECONOMIC POWERHOUSE IN AN INDIA BRIMMING WITH MOMENTUM & OPPORTUNITY

<b>13 bn USD</b> (₹91,417 cr.) GDP An explosive tourism-driven economy, projected to contribute ₹1 lakh cr. to the GDP.	<b>Top 10</b> Trending beach destinations worldwide	<b>Top 5</b> Tourist destinations of India
<b>104 M Tourists</b> visited goa in 2024	<b>12% of India's</b> Foreign tourist arrivals handled by goa alone	<b>Highest GDP</b> Per capita income
<b>3rd in India</b> With 70 five-star hotels, after Kerala (94) and Maharashtra (86)	<b>1.4M+</b> HNI and NRI view goa for luxury investment	<b>43.3% Growth</b> In private jet movement
<b>4500 Cr. +</b> Government infrastructure push fuels investment growth	<b>2.5x Growth</b> In hi-end property surge in last 5 years	<b>A High Return</b> Destination for investors.

## GOA 2030: VISION AHEAD

₹10,000+ CRORE TOURISM REVENUE PROJECTED ANNUALLY

₹7 LAKH+ PER CAPITA INCOME-INDIA'S HIGHEST

1.5 LAKH+ NEW JOBS IN HOSPITALITY, TOURISM AND ALLIED SECTORS

EMERGING AS A PREMIUM LIFESTYLE ECONOMY POWERED BY TOURISM



## Exclusive Accommodations

The upcoming resort features approx 350 units set amidst a vibrant tropical landscape, offering stylish studio apartments and expansive duplex pool villas. Thoughtfully designed, the resort accommodation combine modern comfort with a luxurious tropical vibes.

The resort also boasts large banquet spaces, dining options, a fitness center and a spa, creating a complete mesmerising experience. Duplex villas include private pools for relaxation or hosting while studios offer smart, efficient lifestyle.

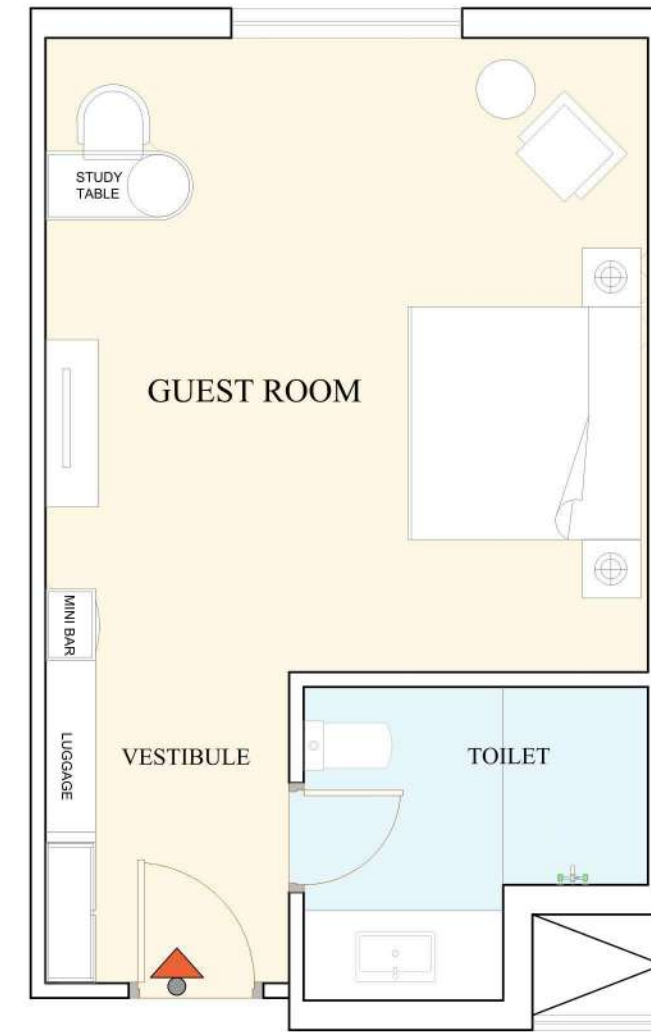
### **TYPE OF RESORT UNIT:**

STUDIO

2 BHK DUPLEX POOL VILLA

5 BHK DUPLEX POOL VILLA





Typical Floor Plan:  
Area - 650 sq.ft. (Approx)



## Studio unit

The studio units at the resort are thoughtfully designed to offer a contemporary and cozy living experience, with spacious layouts and modern amenities. Perfect for those seeking comfort and convenience, these units provide an ideal sanctuary for relaxation and stays.

#This layout plan is for reference purposes only and may not reflect the final design or dimensions.



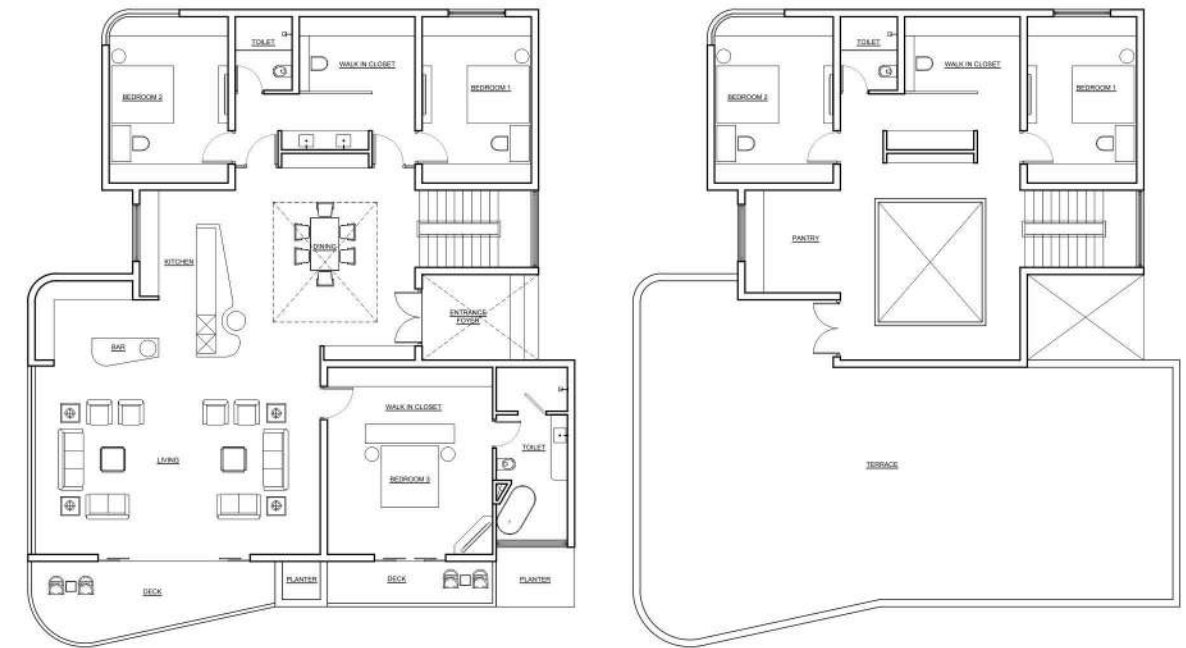
Typical Floor Plan:  
Area - 1375 sq.ft. (Approx)



## Duplex pool villa (2 BHK)

The 2 BHK duplex villa design inspired by organic curves, tropical landscapes and upscale living for serene modern lifestyle. Spread across two thoughtfully planned levels, each villa features spacious living areas, stylish interiors and contemporary amenities with a pool making it the perfect retreat.

#This layout plan is for reference purposes only and may not reflect the final design or dimensions.



GROUND FLOOR

FIRST FLOOR

Typical Floor Plan:  
Area - 4250 sq.ft. (Approx)



## Duplex pool villa (5 BHK)

Thoughtfully designed for indulgence and comfort, this 5bhk villa features spacious bedrooms, a private bar, private pool and a stunning terrace offering panoramic views of Goa's lush landscapes. Enjoy tranquil escape or vibrant celebrations, this villa seamlessly blends modern elegance and functionality.

#This layout plan is for reference purposes only and may not reflect the final design or dimensions.

# Luxury. Leisure. Amenities.

Enjoy plethora of experiences that relaxes  
and nurture mind, body and soul.

## WELLNESS

- Spa & Natural Therapy
- Meditation Area
- Yoga Room
- Reflexology Track
- Quartz Massage
- Sauna & Steam Room
- Fitness center

## RELAXATION

- Swimming Pool
- Sunbasking Zone
- Campfire Site
- Lobby & Lounge
- Walking & Jogging Trails

## ADVENTURE

- Water Sports
- Beach Hopping
- Kayaking
- Trekking
- Paragliding
- Rock Climbing
- Camping
- Cycling And Etc.



An initiative by

**FINE Acers**<sup>®</sup>  
Goa Resorts Pvt. Ltd.

*Get in touch :*

JAIPUR (HO)  
1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor, Fine Acers Tower, DCM,  
Ajmer Road, Jaipur, Rajasthan (India)

+ 91 93516 55155 | [contact@fineacers.com](mailto:contact@fineacers.com)

### JODHPUR

401, Sanskriti Tower, Main Chopasni  
Road, Bombay Motors Circle, Jodhpur,  
Rajasthan (India)

### MANGALORE

Shop No. S3-S4, 2<sup>nd</sup> Floor,  
New Berry Enclave, Kapikad, Bejai,  
Mangalore, Karnataka (India)

### DUBAI

Office No. 3, JW Marriott Marquis,  
Business Bay, Dubai (UAE)

### MUMBAI

B 314A, Kanakia Wall Street, Andheri  
- Kurla Road, Chakala, Andheri East,  
Mumbai, Maharashtra (India)

### SINGAPORE

Fine Acers Pte Ltd  
79 Anson Rd #21-01 Singapore 079906

[www.fineacers.com](http://www.fineacers.com)



**FINE Acers**<sup>®</sup>

**Disclaimer** - Images in this factsheet are for illustrative purposes only. Data presented is based on publicly available sources and estimates. While accuracy is intended, figures may change. The developer reserves the right to change or substitute all or parts of the services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specification, elevations and perspectives views without prior notice.