



Quality. Value. Loyalty



# ESSEN mirante

Near MOPA Airport Goa - Maharastra Border







# Own your slice of Paradise for investment

Goa has become one of India's most sought after destinations for property investments or owning a second home, by Indians as well as foreigners.

It's beautiful beaches, relaxed and laidback lifestyle, lush greenery, booming tourism industry and a diverse and friendly population are driving forces in attracting investment to its real estate industry.

**Essen Infra presents you an excellent opportunity to own a parcel of land near North Goa.**



# Goa is where the action lies.

PRESENTING

ESSEN  
**mirante**

**Your Gateway to  
Leisure and an unparalleled  
opportunity for investment.**

Situated at the scenic Sateli, Maharastra-Goa border, ESSEN MIRANTE offers you an exclusive opportunity to own property in a tranquil and developing location. Just a short distance for MOPA International Airport, this is the perfect place to make a sound investment.

Property prices here are significantly lower compared to Goa but projected to increase rapidly in the coming years, making this an excellent time to invest near this paradise land.

“ The land we are offering has the potential to generate substantial returns for our customers ”



The name 'MIRANTE', means a place from which one can gaze at panoramic views, captures the essence of our project.



# A desirable neighborhood for less.

Essen Mirante is uniquely positioned in a rapidly developing region, offering unmatched connectivity and growth potential.

It is surrounded by Natural Beauty – Mountains, rivers, beaches, wildlife sanctuaries, trekking trails, temples, and birdwatching sites enhance the region's appeal.



Developed by GMR with budget of Rs. 2600 crore MOPA Airport is spans across 2133 acres of land with 232 acres of mixed use Real Estate featuring Hotels, Resorts, Convention Centers, real estate prices in and around MOPA will witness a mercurial boost.

“ Sateli is a hidden gem, which is fast gaining popularity among tourists and investors alike ”



MOPA Intl. Airport: 45 mins  
Dabolim Airport 1:30 mins



North Goa Beaches: 60 mins  
Thivim Railway Station: 30 mins



Panaji, Goa 60 mins  
Mapusa (Goa) 45 mins





# Your Passport to the Extraordinary

If you're seeking a new investment opportunity that promises significant and safe returns, buying property in **Essen Mirante** is worth considering.

**Spread over 12 acres, Essen Mirante will be fully serviced and managed by a reputed hospitality chain, who specialize in high-end property solutions, offering luxurious accommodations, curated experiences, and exclusive real estate opportunities.**

## Your Investment Benefits

### APPRECIATION

The value of the property increases over time because of an increase in demand and rental track record.

### MANAGEMENT

Resort operator will take care of the running of the resort

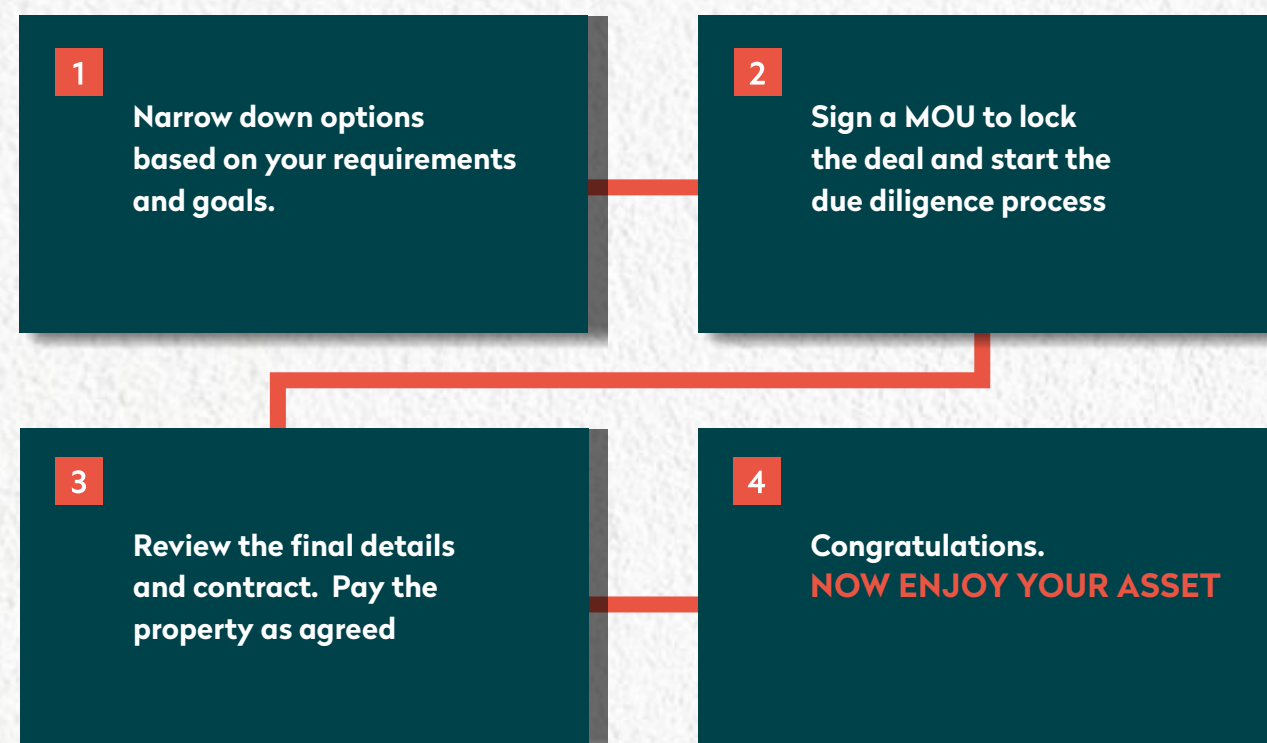
### RENTAL INCOME

As a Vacation rental property the fixed asset will generate rental income and reach solid ROI.

### OWN USE

Enjoy variety of personal and hospitality benefits

## PROPERTY ACQUISITION PROCESS







# Reasons why Essen Mirante will be in high demand

## INCREASE IN TOURISM

The area has experienced a sharp increase in tourism, and presents a tremendous opportunity

## SHORTAGE OF HIGH-END HOTELS & PROPERTIES

The demand for Hi-end accommodations in the area is high, and resorts who can provide high-quality and unique accommodations are likely to benefit from this demand

## SPECIAL EVENTS

The property could be rented out to guests seeking luxurious accommodations and event venue.

# Exit strategy

## Individual Resale

Investors have the option to realize returns by selling their individual residences after a holding period of five years, leveraging potential appreciation in property values over time.

## Joint Venture or Partnership

Alternatively, Essen Group may explore partnerships or joint ventures with investors interested in acquiring new residences in new projects.







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