



NIRVANA CRESCO

WHERE STILLNESS MEETS THE TIDE

AN EXCLUSIVE LAKEFRONT COMMUNITY

# SAROVAR PALM

*Step Into Lakefront Luxury*

WHERE TWIN LAKES MEET GOAN DREAMS

GOVERNMENT APPROVED · 25-ACRE COMMUNITY · 100 PREMIUM PLOTS

*"Where Twin Lakes Meet Goan Dreams"*

Kudal · Gateway to North Goa · Sindhudurg, India

A NIRVANA CRESCO DEVELOPMENT

## THE VISION

# A Lakefront Sanctuary Where Investment Meets Lifestyle

Sarovar Palm is an exclusive, gated lakefront community in the coastal town of Kudal — positioned as the gateway to North Goa. Set across 25 acres, the development features twin artificial lakes, a grand 5-star clubhouse, and fully government-approved residential plots.

Surrounded by lush landscapes and Goa's celebrated beaches just minutes away, Sarovar Palm is designed for discerning investors who value luxury, exclusivity, and smart financial planning.

*The only project in the region offering a true dual-lake living experience.*

100

Approved  
Plots, 25  
Acres

Pre-Approved

Nationalized  
Bank  
Financing

5-Star

Grand Luxury  
Clubhouse

360-600

Sq. Yard Plot  
Sizes

## INVESTMENT HIGHLIGHT

### Twin Artificial Lakes

Unique in the Region

A dual-lake setting unmatched anywhere else nearby — combined with best-in-class rental-yield potential as Sindhudurg's tourism economy accelerates.

# What Makes Sarovar Palm Extraordinary

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## Twin Artificial Lakes

Exclusive lakefront living with boating, fishing and water recreation — the only project in the region offering a dual-lake experience.

C

## Grand Luxury 5-Star Clubhouse

Resort-style amenities including multi-cuisine dining, sports facilities, a swimming pool, spa and event spaces.

G

## Government Approved Plots

100% legal safety with proper documentation, clear titles, and approvals from all government authorities.

I

## Premium Infrastructure

9-metre and 12-metre wide internal roads, 24/7 gated security, landscaped gardens and underground utilities.

₹

## Easy Bank Financing

Easy loans from nationalized banks, with simplified documentation and quick approval.

A

## Gateway to North Goa

Easy access to Goa's beaches, airports and tourist attractions, while keeping a peaceful residential ambience.

## DREAM LOCATION

# Goa's Northern Corridor — The New Investment Hotspot

Positioned in Kudal as the gateway to North Goa, Sarovar Palm sits at the centre of one of India's fastest-emerging investment corridors — minutes from Mopa International Airport and within easy reach of Goa's most celebrated beaches.

Mopa Airport · 35 min

Chipi Airport · 10 min

Kudal Railway · 5 min

NH66 · 3 km

## SEAMLESS CONNECTIVITY

### Airports

- Mopa International Airport — 35 minutes
- Chipi Airport — 10 minutes
- Mumbai Airport — 8 hours by road

### Railway

- Kudal Railway Station — 1.5 km (5 min)
- Direct trains to Mumbai, Pune & Delhi
- Konkan Railway — major junction

### Roads

- National Highway 66 — 3 km away
- Coastal Expressway — 8 km away

### Beaches

- Arambol & Morjim — 45 min drive
- Malvan — 25 km (30 min)
- Tarkarli — 35 km · Vengurla — 20 km

### Nearby

- Upcoming SEZ — 40 min
- 300-Acre Film City — 35 min
- India's First On-Land Casino Hub — 42 min
- Hospitals 2 km · Schools 3 km · Shopping 1.5 km

# Resort-Style Living, Thoughtfully Designed

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## Clubhouse Amenities

- Multi-cuisine restaurant
- Banquet hall for events
- Library & reading room
- Indoor games room
- Conference facilities

## Sports & Recreation

- Tennis, badminton, basketball & volleyball courts
- Children's play area
- Jogging track

## Infrastructure

- 9 m & 12 m wide internal roads
- Underground electricity & water supply
- Sewage treatment plant
- 24/7 security with CCTV
- Gated community entrance

## Lakefront & Water Features

- Twin artificial lakes offering serene views and a breathtaking luxury-living experience

## Lifestyle Amenities

- Manicured lawns & theme gardens
- Meditation area & yoga pavilion
- Amphitheater

WHY INVEST HERE

# Why Is Sarovar Palm a Smart Investment?

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## Growth Potential

- Tourism sector boom in the Goa region
- Infrastructure development in Kudal
- Limited lakefront properties available
- Expected 30–40% annual appreciation

## Rental Income

- Holiday-home rentals to tourists
- Long-term residential tenants
- Corporate guest-house facility
- Event venue bookings

## Exclusive Features

- Only twin-lake project in the region
- Govt. approved, pre-approved bank financing
- Resort-style amenities included
- Direct connectivity to Malvan Beach & Goa's coastal line

## Tax Benefits

- Home loan tax benefits under Section 80C
- Property tax exemptions available
- Capital gains tax planning options
- Investment diversification opportunity

## Upcoming Projects Nearby

- 300-Acre Film City — 30 min
- India's First Underwater Museum — 25 km
- India's First On-Land Casino — 35 min
- New coastal highway construction nearby



YOUR TRUSTED DEVELOPER

## About Nirvana Cresco

A premier real-estate development company specialising in luxury residential communities and premium plotted developments. With a commitment to quality, transparency, and customer satisfaction, we have successfully delivered multiple projects across Maharashtra and Goa.

*We believe in creating not just properties, but lifestyle destinations that appreciate in value and provide joy to families for generations.*

### WE HAVE

- Delivered 500+ plots successfully
- Developed multiple gated communities
- A 100% customer satisfaction rate
- A history of clean legal documentation
- Strong financial backing

### WE DO

- Government-approved projects
- Transparent documentation process
- Quality infrastructure development
- Timely project delivery
- Post-sale customer support

WHAT OUR CUSTOMERS SAY

## Voices From the Sarovar Palm Community

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### Best Investment Decision

"Purchasing a plot at Sarovar Palm was the best investment decision we made. The twin lakes and luxury amenities make it feel like a permanent vacation home. The location is perfect — close to Goa beaches but peaceful for family living."

— Rajesh Sharma, Mumbai

### Exceeded Expectations

"The government approval process was transparent, our bank loan was arranged smoothly, and the amenities are world-class. Our weekend visits to the lakefront clubhouse have become a family tradition."

— Priya Mehta, Delhi

### Great Returns

"Within 2 years, our plot value has increased significantly. The rental income from holiday-home bookings covers our EMI completely. Highly recommend for serious investors."

— Amit Patel, Pune



## EASY BOOKING PROCESS

# Secure Your Lakefront Plot Today

### 01

#### Site Visit

- Free pickup from airport
- Detailed project tour with our executives
- Lake and clubhouse demonstration
- Plot selection & documentation review

### 02

#### Documentation

- KYC document submission
- Plot booking with token amount after payment-plan selection
- Bank loan processing (if required)
- Legal verification and approval

### 03

#### Registry & Handover

- Final payment processing
- Registry completion on the same day
- Plot handover with clear titles
- Exclusive iPhone 17 gift presentation on registry

*"Festive privileges for a limited period – lake-facing plots are selling fast."*

Reserve your preferred plot before the offer closes



NIRVANA CRESCO

WHERE STILLNESS MEETS THE TIDE

OPEN FOR ENQUIRIES

# An Invitation to Elevate Your Lifestyle

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Festive privileges for a limited period — reserve your preferred plot now.  
Lake-facing plots are selling fast.

[SCHEDULE A SITE VISIT](#)

## Office Address

308, Gera Imperium Star, Patto, Panjim, Goa