



COMMERCIAL OFFICE AND RETAIL SPACES



Stock Image

COMMERCIAL REAL ESTATE

Expat's flagship project, Expat VIDA Uptown is a large integrated township with residences and lifestyle options built within. Designed with a focus on affordability without any compromise, the premise houses a boutique hotel, an entertainment center and the High Street.

The High Street is an integrated offering of large-format retail stores at the ground level and smart office spaces above. As towns often grew alongside main routes, in order to tap the possibilities for trade presented by passers-by, the name "High Street" became the name of urban roads containing shops, and hence evolved over time to the main retail center of town. This is Expat VIDA Uptown's heartbeat - a melting pot of work and leisure.



Goa Night Market



Flea Market in Goa



Sunset at Palolem Beach, Goa

LOCATION

Easy Access

Old Goa	3 kms
Karmali Railway Station	5 kms
Panjim KTC Bus Stand	7 kms
G.M.C. Hospital	7 kms
Corlim Industrial Estate	10 kms
Miramar Beach	10 kms
Calangute Beach	18 kms
Mangeshi Temple	18 kms
Condolim Beach	20 kms
Fort Aguada	30 kms
Dabolim Airport	35 kms





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GROWTH DRIVERS

01. Patto Plaza, Panjim

This is being developed as a commercial hub along with Cujira as an education centre.

02. The IT project at Chimbel

Announced recently, the project along with the Electronic City in Pernem will employ 10,000 people.

03. NH-4A

The four lane bypass corridor runs via Kadamba Plateau, and has a massive influence putting Kadamba Plateau in the list of prospective smart cities.

04. Panjim Flyover

Construction of Flyover at KTC Bus Stand.

05. Mandovi Bridge

Cable Stayed Bridge Construction underway that will improve connectivity.

06. Mercedes Benz

Mercedes Benz recently opened up their doors at Kadamba Plateau in line with the niche audience this region is attracting.

07. Healthways Hospital

Hospitals in the locality include Healthways Hospital, Vintage Hospital and Medical Research Centre and Military Hospital.

08. Mercos Flyover

The construction of the flyover at Mercos Circle will connect this entire area.

09. Educational Institutes

Institutions in the area include Sunshine Worldwide school, Progress High School, Goa Institute of Management and Goa College of Fine Arts.

10. Hotel Goldfinch

The Goldfinch Hotel has begun construction nearby lending credence to the region's socially upmarket location.

11. Ready Catchment Area

The presence of over 12,000 affluent residents and the 26 apartment complexes in Upper Panjim provide a ready demand for businesses to tap into.

UNIQUE CONCEPTS FOR THE UPPER FLOORS

CO-WORKING OFFICE SPACES

POLY-CLINIC, DENTIST, DIAGNOSTIC CENTRE

HAIRDRESSER/ HIGH-END SALON & SPA

CRÈCHE

CONSULTANTS - CHARTERED ACCOUNTANT, TAX, LAWYER, INTERIOR DESIGNERS, FASHION DESIGNERS LIKE WENDELL RODRICKS

“Goa was second in the country after Delhi in terms of per capita expenditure. Delhi was first with ₹9700 and Goa with ₹7800.”

Based on Expat's Market Intelligence, the most optimal tenant mix to create the right ambience and buzz in Upper Panjim would be:

HIGH STREET (GROUND FLOOR - OPTIMAL TENANT MIX)

- Restaurants
- Pharmacy
- Automobile Showrooms
- Drive-in Cafes
- Goan Bakery
- Travel Agent/ Car & Bike Rental/ Forex
- Super Market
- Banks + ATM
- Premium Fashion Brands



RETAIL WITNESSING A BOOM IN GOA

Couple of more malls are expected to be set up in the State. Asked about the kind of sales that could be generated by small retailers, anything between ₹10-12 lakh a month could be expected whereas the bigger national chains could generate revenue to the tune of ₹4 crore a month.

– *Herald*

THE GREAT RETAIL RACE

Retail is in a race to expand in Goa as shops turn to stores and in turn into supermarkets. The searing pace will continue as new players enter the fray and existing players continue to invest in new outlets.

– *TheNavhindTimes*

REASONS TO INVEST IN COMMERCIAL REALTY

01

SUBSTANTIAL INCOME FLOW

One of the biggest benefits of owning commercial real estate, is that assets are generally secured by long term leases that provide a regular income stream, significantly higher than residential real estate.

02

ASSET APPRECIATION

Historically, commercial real estate provides excellent appreciation in value that exceeds other investment types. Properties can go up in value from internal factors such as proactive management – improving desirability of the property (lighting, false ceilings, office cubicles, etc).

03

LEVERAGE EQUITY

Commercial Real Estate gives you the ability to place debt on the asset at a higher valuation than the original equity, allowing you to buy more with less and magnify your equity.

04

HEDGE AGAINST MARKETS

When compared to other assets, commercial real estate investments have the highest resistance to market fluctuations. As more money is printed to spur economic growth, it is important to recognise the benefits of owning commercial real estate as a hedge against inflation.

05

TANGIBLE SECURITY

A meaningful intrinsic value benefit, the property's land and structure have value. Selecting a location and quality asset wisely will mean that an investor has the potential to earn income regardless of tenant duration hence reducing any fluctuation in the asset's value.

06

MAINTENANCE AND UPKEEP

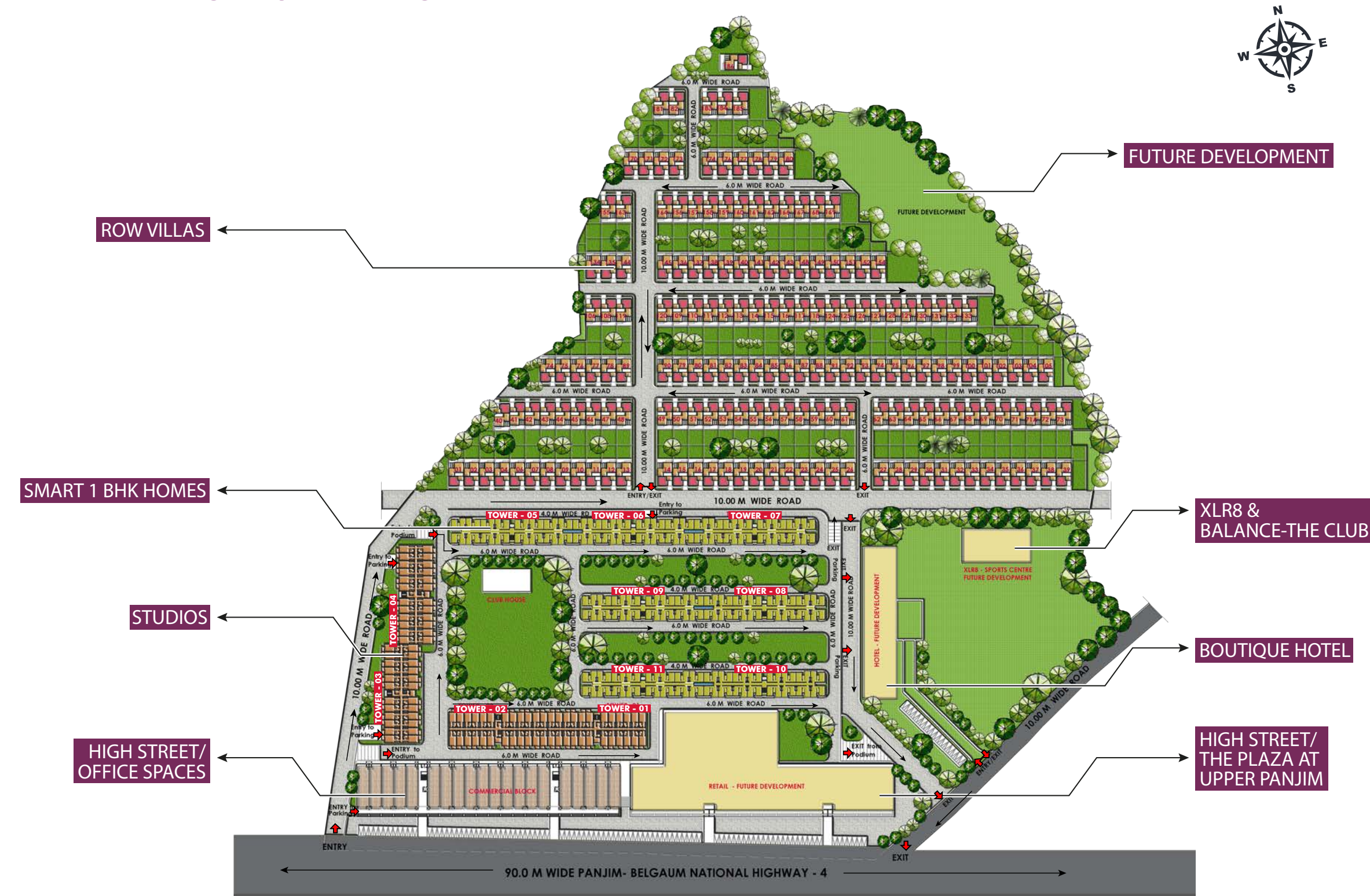
While residential maintenance and repairs are the responsibility of the landlord, commercial maintenance and repairs are generally under the tenant meaning one less worry.

COMPETITIVE BENCHMARKING ACROSS GOA

MICRO-MARKET	SALE PRICE (RATE PER SQ.FT.)	RETAIL SHOP LEASE (RATE PER SQ.FT. PER MONTH)	COMMERCIAL OFFICE LEASE (RATE PER SQ.FT. PER MONTH)
PORVORIM (NEAR MALL DE GOA)	₹14,000 - ₹18,500 (₹150,700 - ₹199,100 psm)	₹185 psf (₹1991 psm)	₹55 - ₹60 psf (₹592 - ₹646 psm)
PORVORIM (CHOGM ROAD)	₹10,000 - ₹14,000 (₹107,620 - ₹150,700 psm)	₹135 - ₹160 psf (₹1,453 - ₹1,722 psm)	N/A
PATTO (COMMERCIAL DISTRICT)	₹8,400 - ₹10,200 (₹90,400 - ₹109,780 psm)	₹150 - ₹200 psf (₹1,620- ₹2,150 psm)	₹40 - ₹50 psf (₹430 - ₹538 psm)
CARANZALEM	₹18,000 - ₹30,000 (₹193,720 - ₹322,900 psm)	₹80 - ₹100 psf (₹860 - ₹1,076 psm)	N/A
KADAMBA PLATEAU	₹13,940 - ₹18,587 (₹150,000 - ₹200,000 psm)	₹150 psf (₹1,614 psm)	₹50 psf (₹538 psm)

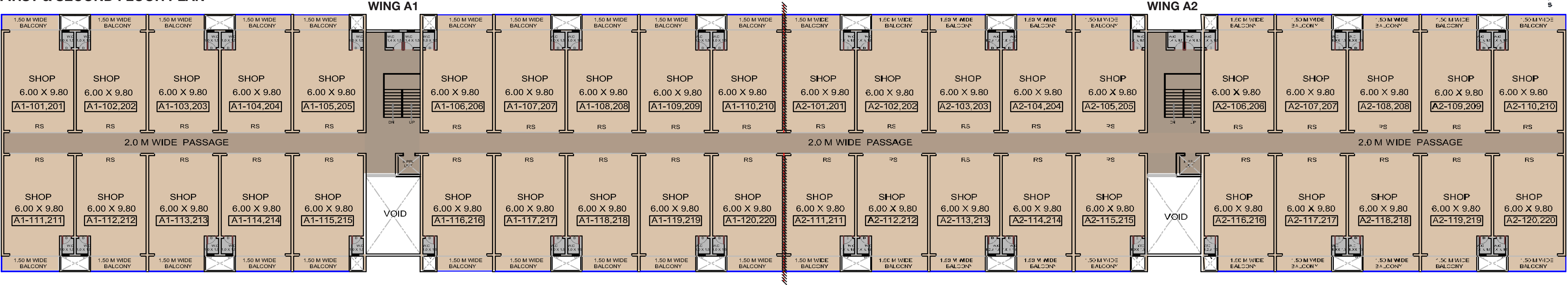
Most of the existing retail and commercial zones in Goa like Patto, have limited scope for future expansion. It is seen that Kadamba Plateau – “Upper Panjim” has latent potential for attractive lease rentals.

EXPAT VIDA UPTOWN MASTER PLAN



HIGH STREET RETAIL AT EXPAT VIDA UPTOWN

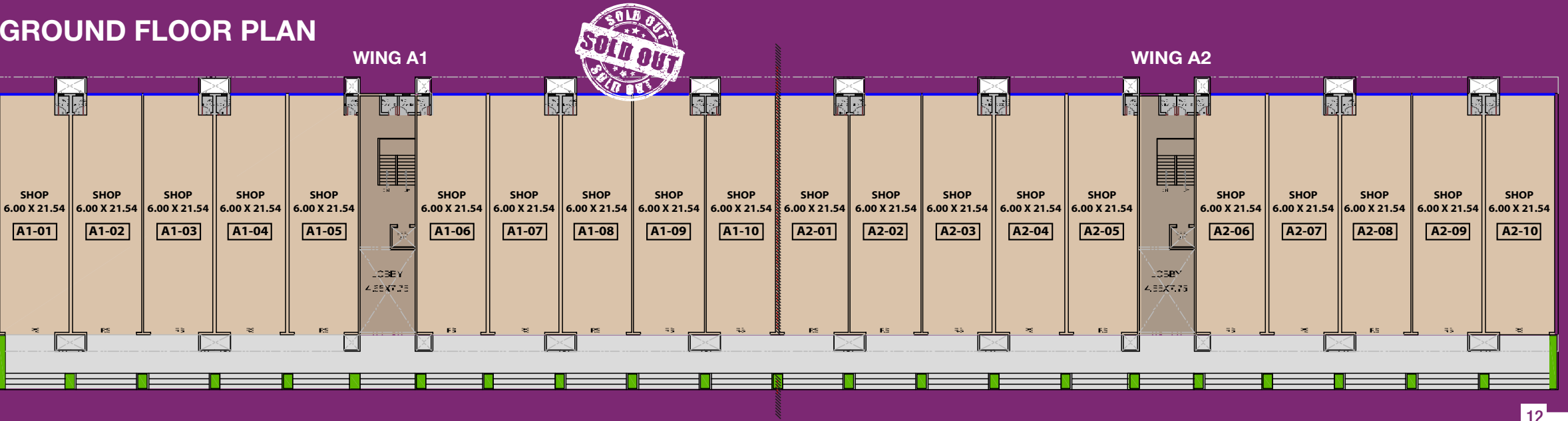
FIRST & SECOND FLOOR PLAN



PROJECT SNAPSHOT - COMMERCIAL OFFICE/SHOPS

FLOOR	UNIT NOS	QTY	CARPET AREA (INTERNAL) (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	UNIT SUPER BUILT-UP AREA (SQ.FT.)
FIRST FLOOR	A1-101 to 120	20 Nos	642 (60 sqm)	76 (7 sqm)	
	A2-101 to 120				
SECOND FLOOR	A1-201 to 220	20 Nos	642 (60 sqm)	76 (7 sqm)	
	A2-201 to 220				

GROUND FLOOR PLAN



RENDERED VIEWS OF SPACE APPLICATIONS

IMAGINE THE TRANSFORMATION OF YOUR SPACE



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