




Inspire Discovery

INVEST & OWN
TROPICAL LUXURIOUS RETREAT



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.



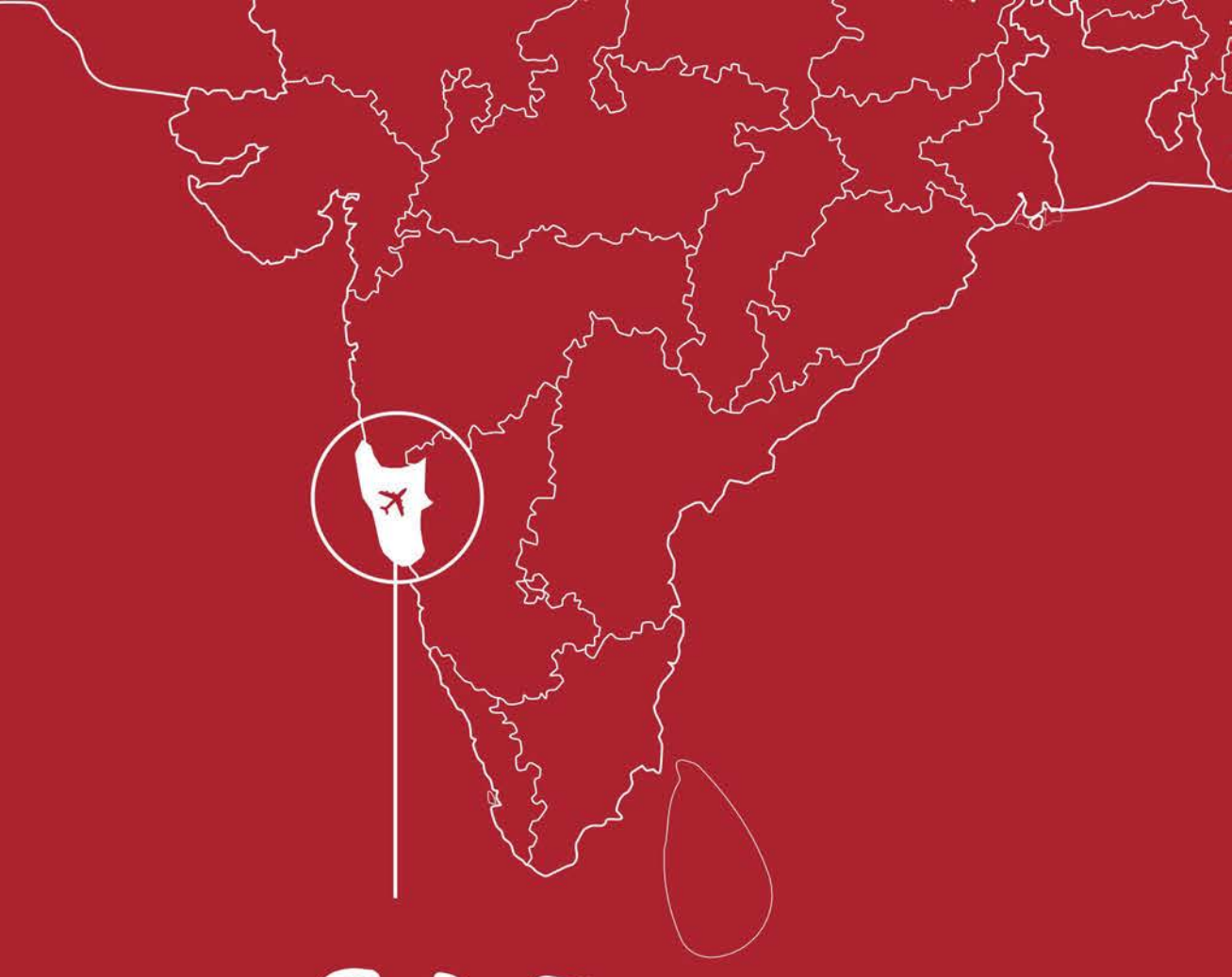
Sun, Sea & Serenity

Goa is a land where golden beaches, lush greenery and vibrant culture come together in perfect harmony. Known for its Portuguese heritage, lively festivals and warm hospitality, it offers a lifestyle that blends leisure with tradition.

From serene sunrise walks to evenings filled with music, art and global flavors, Goa is more than a destination, it's a way of life to embrace.



*Location that
Speaks for Itself*



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.

GOA



PLACES OF ATTRACTION

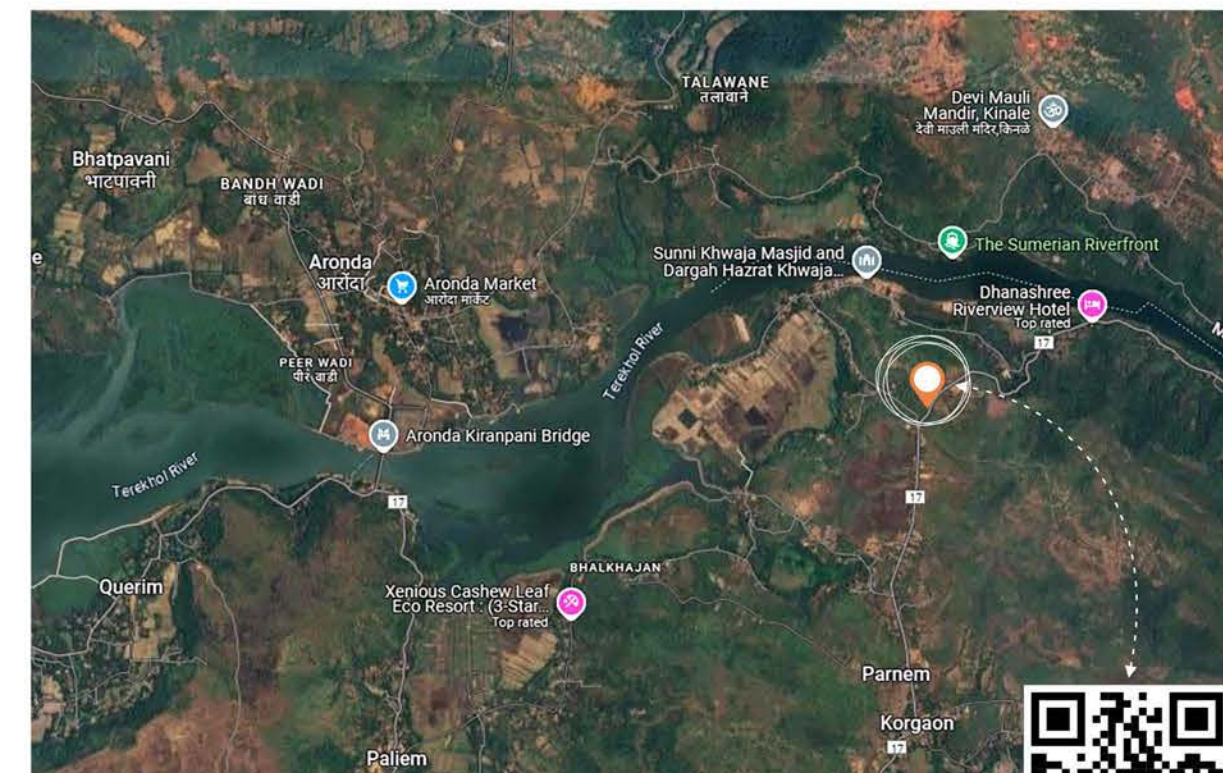
- Terekhol River: 300 mtr • Mandrem Beach: 4 km
- Arambol Beach: 7 km • Morjim Beach: 10 km
- Tiracol Fort: 13 km • Vagator Beach: 22 km
- Chapora Fort: 22 km • Anjuna Beach: 27 km
- Calangute Beach: 32 km • Fort Aguada: 38 km

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



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





Luxe Details that Define Lifestyle

The resort speaks luxury softly yet profoundly.

Every finish, fixture and design element reflects sophistication.

Spacious layouts, contemporary architecture and smart design ensure comfort blends seamlessly with aesthetics.

The interiors are a harmonious mix of functionality and elegance, while outdoor spaces celebrate Goa's natural beauty. It is these thoughtful details, from curated lighting to bespoke materials that create desire not just to live in, but to fall in love with.





Ownership, Simplified and Rewarding

Experience ownership that is as rewarding as it is effortless. Owning at Dolce Goa means enjoying all the rewards of luxury living without the day-to-day worries. Backed by Wyndham Hotels & Resorts brings unmatched credibility and trust, while professional management ensures your investment is cared for at every step.

A dedicated concierge team caters to your lifestyle needs, from personalized services to seamless upkeep.

With a profit-sharing model delivering the best returns on investment, ownership here blends peace of mind, luxury and long-term growth in perfect harmony.



Owner Privileges & Entitlements

Ownership at Dolce Goa comes with a host of exclusive privileges designed to enrich lifestyle and maximize investment value. It offers a profit-sharing model, hassle-free maintenance and access to Wyndham's global network, ensuring ownership is effortless and rewarding. Owners are entitled to

high returns, annual **complimentary staycations** and **grand wedding** or event. Owners enjoy priority access to all resort facilities, including pools, dining experiences, wellness centers, event spaces, a fully equipped gym, spa and sauna, kids club and conference and meeting rooms.

BEST DISCOUNT FOR OWNERS TO AVAIL ON

- All food & beverage
- Spa treatments
- Luxury transfer services
- Laundry services
- Event space & meeting or conference room booking





Sophisticated Serenity

This is where sophistication meets serenity. The resort brings alive a world of modern indulgence, blending Goa's relaxed spirit with international standards of luxury. From a sparkling pool to a rejuvenating spa, from gourmet dining to well-curated leisure spaces, every facility is crafted to elevate your stay.

Here, you are as close to Goa's vibrant energy as you are to moments of quiet relaxation, enjoying the best of both worlds. It is a place to relax, refresh and rediscover yourself.

A reimagined Goa crafted for the global citizen who seeks both elegance and ease.

Leisure Without Limits



Unwind

Step into a world of calm where relaxation takes center stage. Rejuvenate in the spa, soak in the jacuzzi or refresh in the sauna. Wander through lush landscaped gardens, take leisurely walks along serene pathways or simply bask in the Goan sun by the pool. Here, every detail is designed to help you unwind effortlessly and embrace a slower rhythm of life.



Indulge

Pamper yourself with moments that celebrate luxury. Spa therapies that relax the body, private poolside afternoons or intimate evenings with loved ones, indulgence here is endless. Every space, from wellness corners to vibrant lounges, invites you to live at your own pace and soak in the richness of your surroundings.



Discover

Every day in Goa holds something new to explore. Engage in yoga and fitness sessions, enjoy water sports and outdoor adventures or immerse yourself in music, dance and cultural evenings. Beyond the property, Goa's beaches, markets and nightlife ensure that every moment offers a discovery worth treasuring.



Gourmet

Savor culinary experiences that awaken every sense. From authentic Goan delicacies to international cuisines crafted by master chefs, dining is an indulgence at every meal. Relish poolside brunches, candlelit dinners under the stars or curated wine and cocktail pairings that elevate ordinary evenings into celebrations of taste. Every dish is more than food, it is a story of flavor and finesse.



Celebrate

Life finds its sparkle in moments of togetherness, and here, celebrations become timeless. From family gatherings and festive parties to quiet milestones and grand occasions, every celebration here becomes timeless. Every celebration is infused with warmth, elegance and joy.





Tourism Capital of India

Goa remains India's tourism crown jewel, welcoming millions of travelers every year from across the globe. This ever-growing influx creates a thriving ecosystem of opportunities, from leisure and entertainment to real estate and hospitality.

Its mix of pristine beaches, vibrant nightlife, cultural heritage and year-round festivals ensures that tourism here never goes out of season.

With new international airports, better highways and growing global connectivity, the inflow of tourists is expected to rise exponentially in the years ahead.

For owners, this steady demand creates a secure foundation for rental income and long-term appreciation.

Ownership in Goa means placing yourself at the heart of India's strongest tourism economy, one that promises not just present rewards but a future of ever-expanding opportunities.

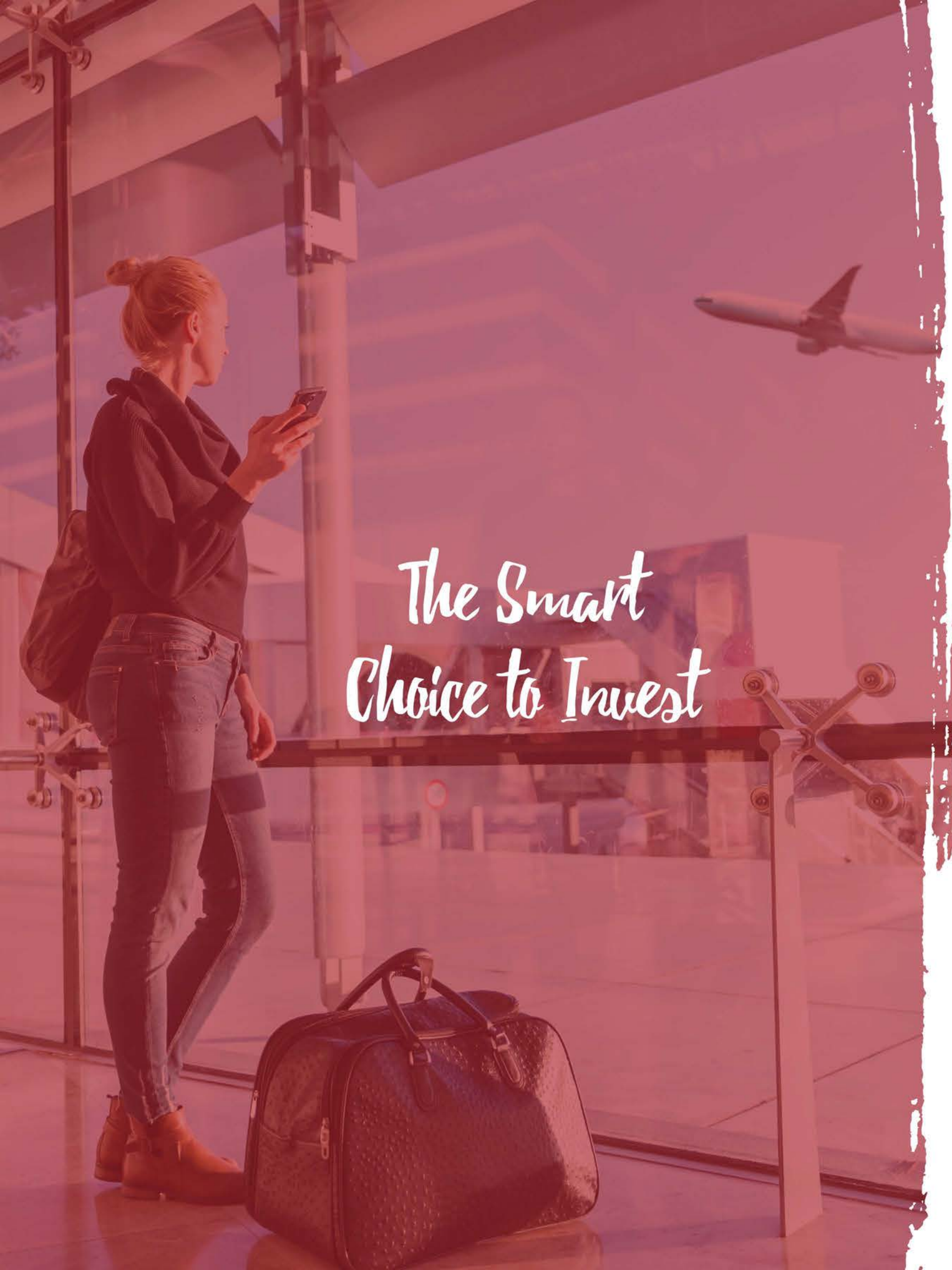




Grand Wedding Destination

Few places capture the romance and charm of weddings quite like Goa. From sun-kissed beach ceremonies to elegant poolside receptions and grand festive gatherings, it has become the most sought-after destination for couples across India and abroad. With the wedding industry growing at an unprecedented pace, demand for premium venues and accommodations in Goa continues to surge.

This translates into significant opportunities - higher occupancy, increased rental potential and stronger long-term value. Investing here means aligning with a booming trend where every celebration becomes not just a cherished memory, but also a driver of future prosperity.



The Smart Choice to Invest

Goa emerges as a rising economic powerhouse in an India brimming with momentum and opportunity.

With high tourist influx, strong rental demand and consistent property appreciation, it offers unmatched potential for investment, lifestyle and long-term growth.

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

DUAL AIRPORTS, DOUBLE THE MOMENTUM

Goa's two international airports — Dabolim in the South and Mopa in the North - provide seamless connectivity and strategic flexibility, driving tourism growth. Dabolim welcomed 7.2M passengers in 2024–25 with major international links, while Mopa, launched in 2023, handled 4.6M passengers and aims for 13.1M by 2045, strengthening Goa's global accessibility.

CURATED INDULGENCES FOR THE GLOBAL ELITE

ICONIC 5-STAR RETREATS

Goa hosts world-renowned luxury stays and beachfront opulence, offer signature butler services and wellness escapes for the world's most refined travellers.

CASINO CAPITAL OF INDIA

Goa boasts India's most glamorous casinos offering private gaming lounges, gourmet dining and a Las Vegas style experience on luxury floating vessels, favored by HNIs and international tourists alike.

OFFBEAT LUXE ADVENTURES

From private yacht charters to hidden spice plantation dinners and helicopter tours over the coastline, Goa delivers quiet, curated escapes far from the crowd, crafted for the discerning few.

HIGH-ENERGY PARTY CULTURE

Experience elite nightlife at premium lounges, where international DJs, private cabanas and exclusive bottle service attract Bollywood celebrities, global influencers and luxury seekers.

WORLD-CLASS CULINARY SCENE

Savor culinary masterpieces where global gourmets, luxury travelers and celebrity chefs converge for curated tasting menus, fresh seafood and coastal fine dining.



An initiative by

FINE Acers[®]

Goa Resorts Pvt. Ltd.

Get in touch :

JAIPUR (HO)

1st, 2nd & 3rd Floor, Fine Acers Tower, DCM,
Ajmer Road, Jaipur, Rajasthan (India)

+ 91 93516 55155 | contact@fineacers.com

JODHPUR

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

MUMBAI

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

MANGALORE

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

SINGAPORE

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

DUBAI

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

www.fineacers.com

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REWARDS

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