



Casa De Patio

Smart Property Investment For Smart Returns





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Introduction :

"Casa De Patio " A residential apartment converted in to a Hotel as per hotel industry norms and essentials . This allows you to purchase the property at the rates of that of a residential projects while enjoying the benefits and returns of that of a commercial project.

Why Porvorim, Reis Magos , North Goa ?

The location has multiple advantages, right from malls, government offices, educational institute, casino's, and much more refered to the location advantage – In addition to All this put together will offer fantastic appreciation in the invested property.



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We Manage the hotel business wherein you enjoy attractive returns which offers minimum Guarantee (MG) or part of total revenue whichever is on higher side with 15 years of contract .(Refer to management contract)

Casa De Patio was launched in September 2020 in spite of all the challenges of covid lock down , the hotel could clock an occupancy of about 72% in the last year. The best part is that we have achieved this occupancy ratio by diversified customer category, from Corporates, Students, Tourist, Locals & Casino Guests . Hence we do business round clock and all 12 months with Guests from various fraternity and locations . Being close to major cities of Goa , we are favourites of local guests with our welcoming hospitality.

BUY AN APARTMENT... OWN A HOTEL...

SMART PROPERTY INVESTMENT FOR SMART RETURNS



Casa De Pátio
your courtyard in the sky



PURCHASE A **RESIDENTIAL** PROPERTY AND GET BENEFITS OF **COMMERCIAL**



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EARN PASSIVE INCOME

MAKE **MONEY** WHILE YOU
SLEEP



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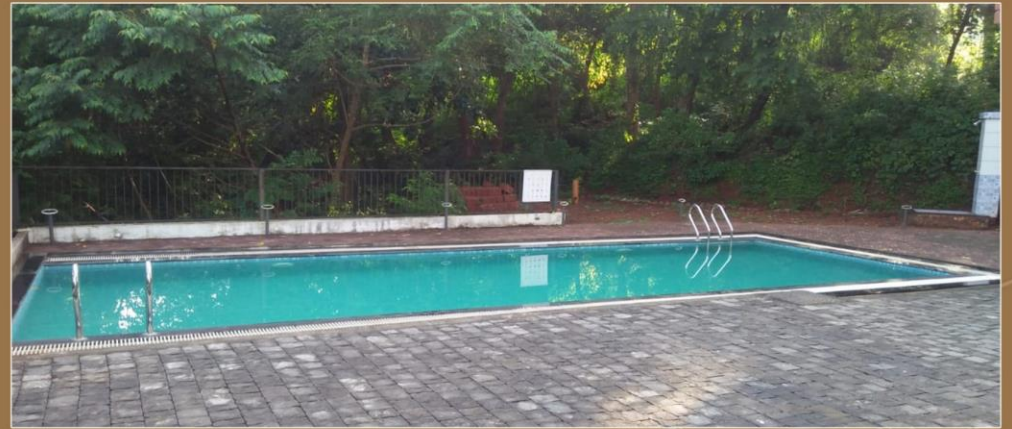
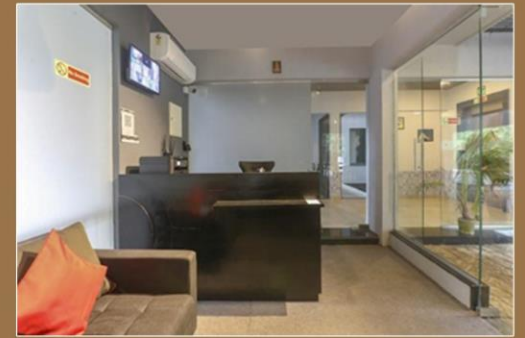
Location Advantage

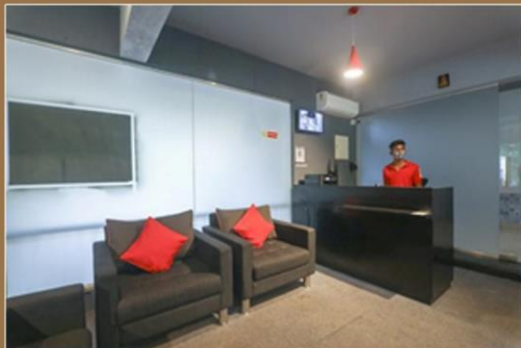
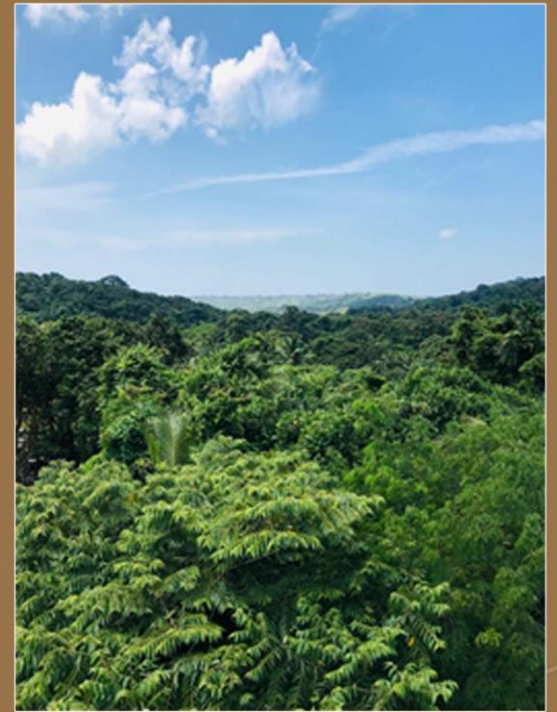


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- ▶ Just 2 km from Panjim (Goa's Capital)
- ▶ “Porvorim” The upmarket extension of Panjim
- ▶ All major Govt Head offices are in Porvorim
- ▶ Home to several Educational Institute
- ▶ State Legislative Assembly and Secretariat
- ▶ The Biggest Mall of Goa- Mall De Goa- Just 5 min
- ▶ Largest Super market Delfinos- Just 2 min
- ▶ Historical Forts and tourist attraction
- ▶ Gateway to all major north goa Beaches
- ▶ All major Casino head quarter in Porvorim





Project Details



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your courtyard in the sky



- ▶ Furniture
- ▶ White goods
- ▶ Swimming pool
- ▶ .Fire Equipments
- ▶ DG set
- ▶ Network Wiring
- ▶ Solar Water System
- ▶ Kitchen Set up
- ▶ .Linen / Matters / Curtain
- ▶ .Reception setup
- ▶ Cafeteria
- ▶ CCTV Set up
- ▶ EPABX
- ▶ Booster Wifi setup
- ▶ Control Pannel
- ▶ Upgrade Lift
- ▶ Light Fitting
- ▶ Servents Room
- ▶ Server Room
- ▶ Licence Exp

Management Contract Features



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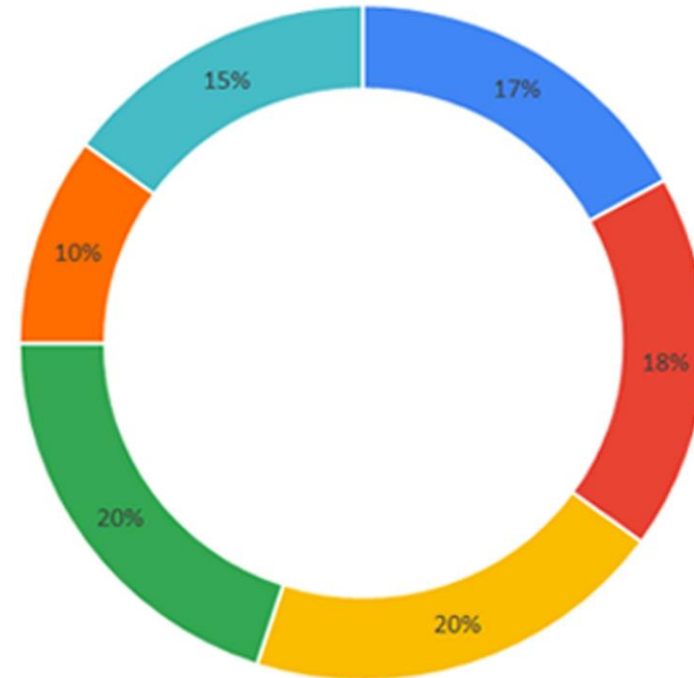
- ▶ MG of 5.5% on Investment
- ▶ Average MG for 15 yrs 7.29%
- ▶ MG or 45% of Room revenue
- ▶ Contract period 15 yrs
- ▶ Lockin period 5 yrs
- ▶ Notice period 3 months
- ▶ No Deposit
- ▶ Maintaince 50k every 2 yrs
- ▶ 12% esclation on MG every 3 yrs
- ▶ Buy Back offer



Casa De Patio Room Revenue Category



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■ Tourist ■ Casino clients ■ Corporate
■ Local ■ Movie Tourist ■ Students

Inventory & MG Value



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Flat No	No of Room	Rate Per Room	Total Value	MG Value
101, 102, 201, 202, 203, 302, 303, 304	3	38,00,000	1,14,00,000	52,500
301	2	38,00,000	76,00,000	35,000
401, 402, 403, 404, 501, 502	2.5	38,00,000	95,00,000	43,750



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**THANK
YOU**

