

IMPERIAL TOWERS

Catchment & Details

Menezes Braganza Road,
Opp. National Cinema,
Panaji, Goa-403001.

The '**IMPERIAL TOWER**' is a Ground + 9 Storey Premium Building along with 2 Level Basement Car Park, the first of its kind in the city, situated in the centre of Panjim-Goa behind Azad Maidan.

The project is built on a Plot of 11,593 sq. ft. with a total Built-up Area of 77,577 sq. ft. (Approx.) including free of FAR area.

Project suitable for Hotel / Casino / Spa / Gourmet Dining & Lounge/ Banquet / Conference Halls / Co-Working Spaces / Retail Outlets / Banks with Over 30 Car Parks

Designed with grandiose and elegance by Architect Mr. Ashok Wadhvani, Mumbai and Consultant Engineer Paresh Gaitonde and Built by Mr. Harish Rajani and his team.



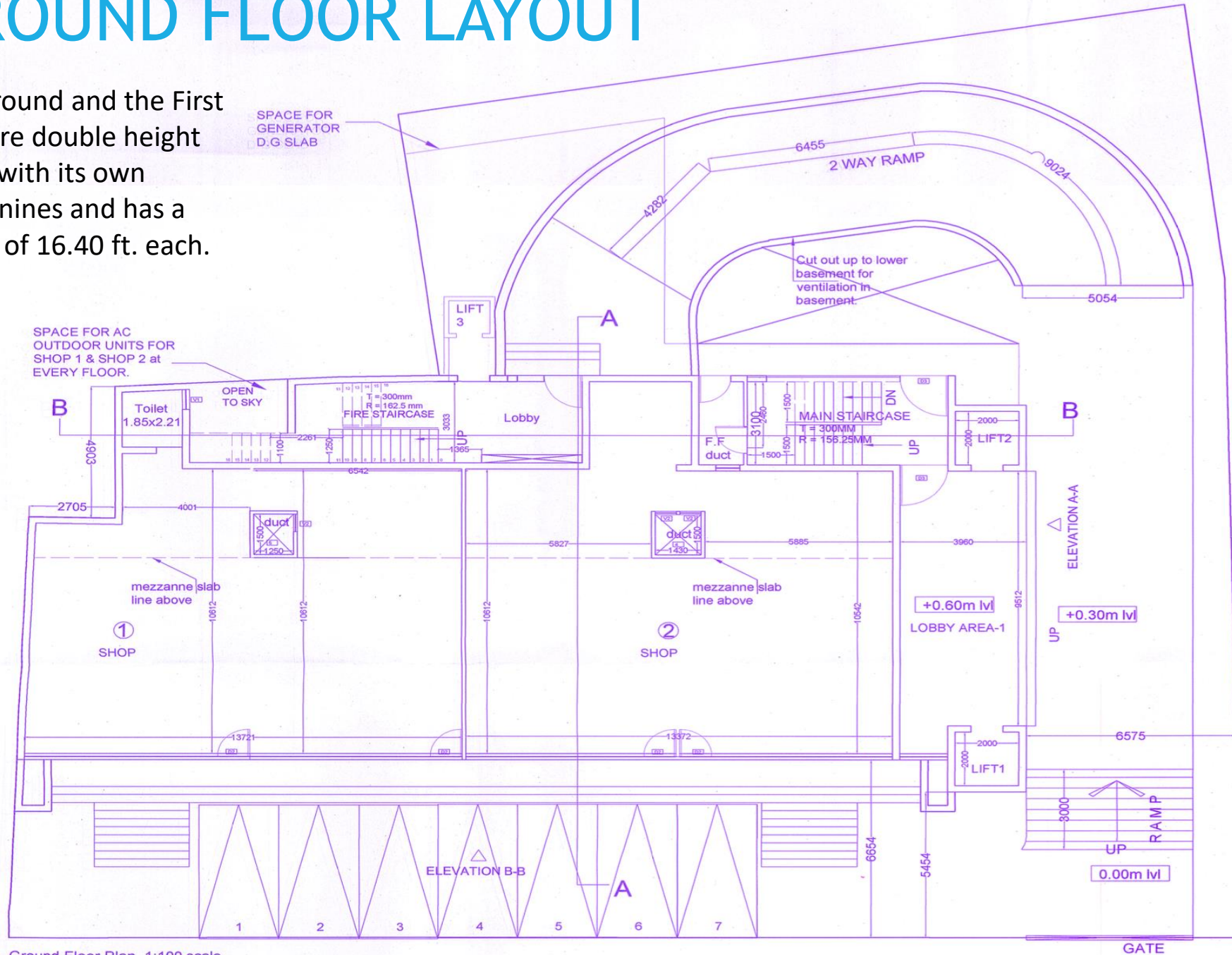
SALIENT FEATURES

- ❖ Three Elevators (2 high speed Schindler glass door elevators of 15 person capacity each and a third Service lift)
- ❖ 500 KVA Caterpillar GENSET
- ❖ 630 KVA Power sub-station
- ❖ Imported Italian Glass Sliding Fittings
- ❖ Imported Double charged Vitrified Tiles
- ❖ Bore-well with Filtration Plant
- ❖ Cladded Granite – two nos. Staircases
- ❖ Vaastu Compliant
- ❖ Stainless Steel and Aluminium, for exposed exterior like Grills, Gratings, Railings, etc.
- ❖ Attached Pantry and Toilet for every unit with superior sanitary ware and fittings
- ❖ Ducting for Miscellaneous services
- ❖ Security accommodation and amenities
- ❖ Non-corrosive materials used



GROUND FLOOR LAYOUT

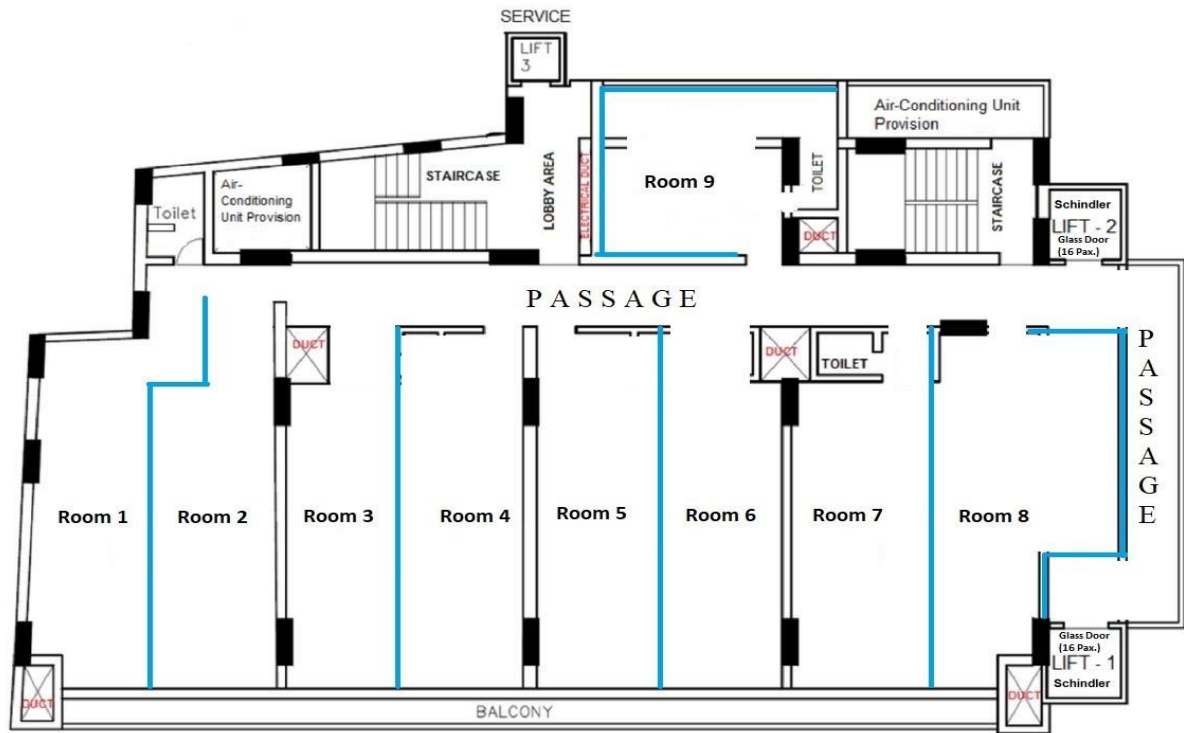
The Ground and the First floor are double height floors with its own Mezzanines and has a height of 16.40 ft. each.



Ground Floor Plan 1:100 scale.

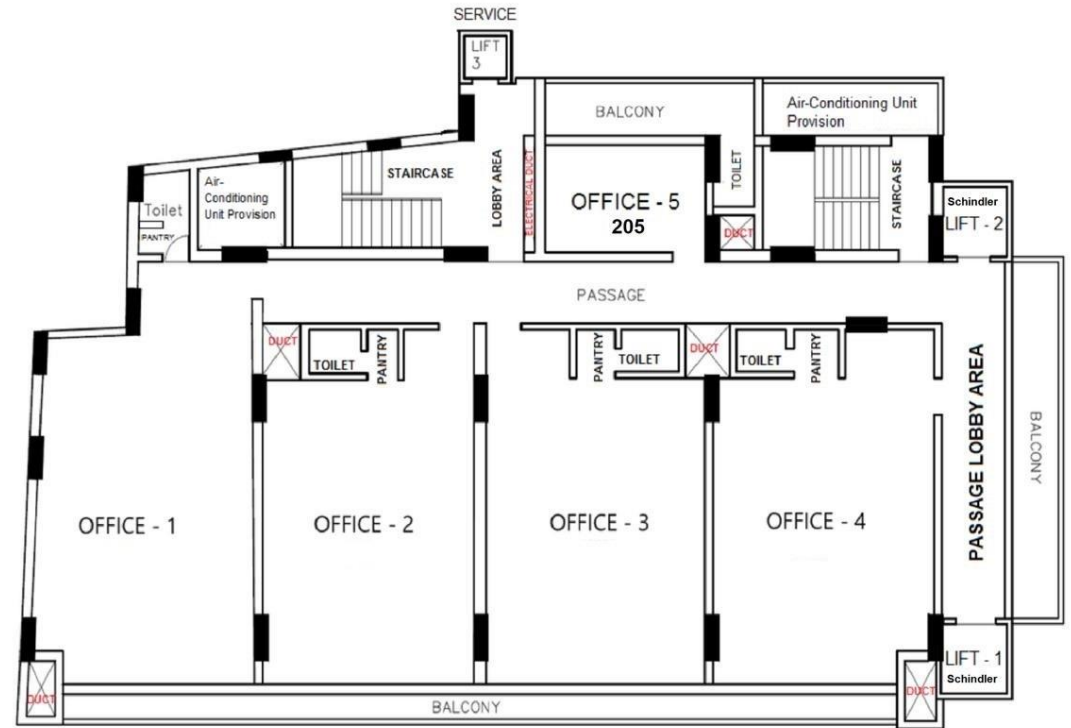
FLOOR PLANS

- ❖ The floors 2nd to 8th has a height of 9.84 ft.
- ❖ The typical Floor BUA is 5,436 sq. ft (Approx.) with a **potential 9 room layout** plan as suggested by renowned Architects empaneled with Hotel brands like Marriott, IHG, IHCL & Hyatt as seen in the plan below.
- ❖ Additional coverage of the 9th floor (terrace) can be used with a temporary style roofing.



POTENTIAL LAYOUT PLAN

Potential Room Layout plan if converted into a Hotel as suggested by the Architect empanelled with Hotel Brands like Marriott, IHG, IHCL & Hyatt.

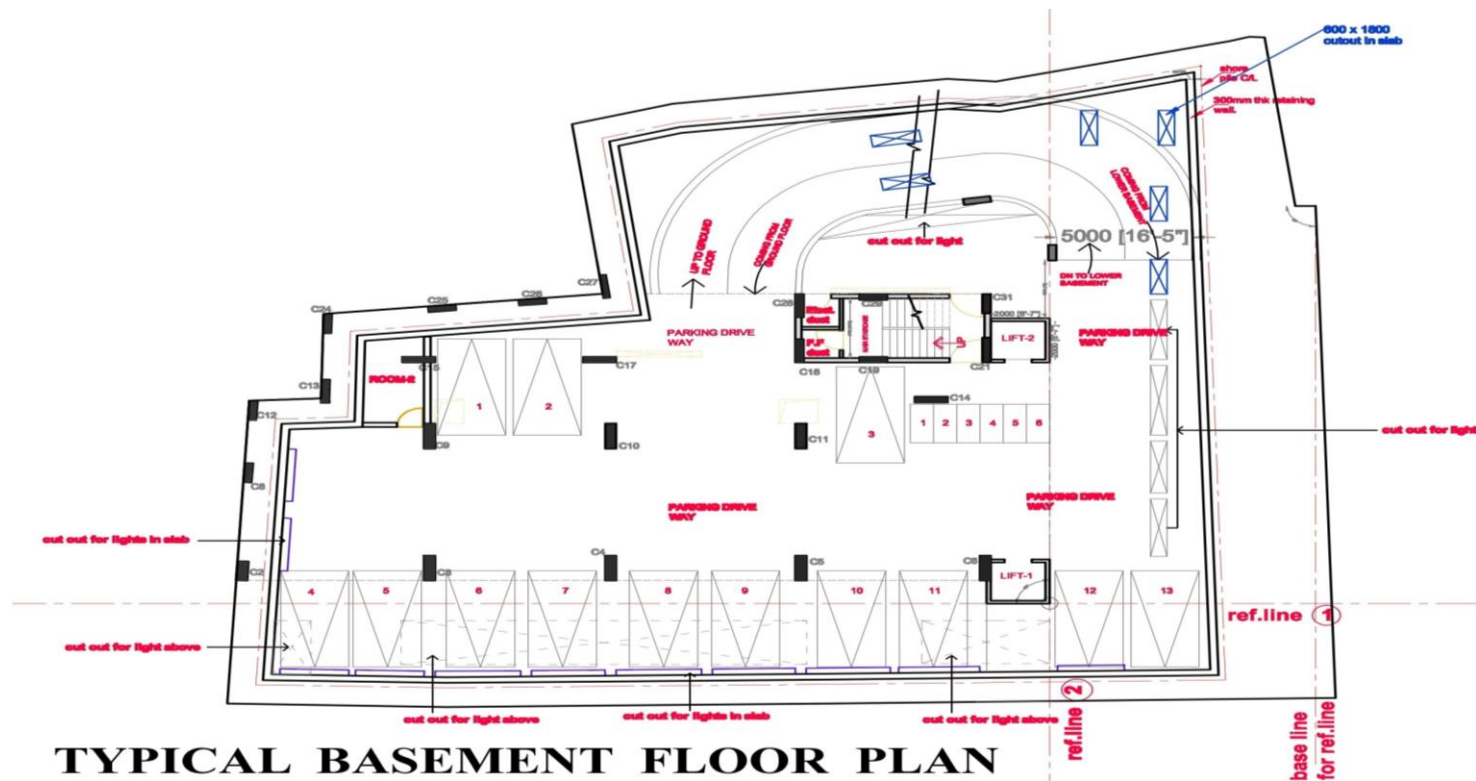


TYPICAL FLOOR PLAN - 2nd TO 7th FLOOR

As Is Where Is

2 LEVEL BASEMENT (Free of FAR)

- ❖ Within an area of 11,593 sq. ft., the premises has been futuristically constructed with an underground car park to accommodate an adequate parking capacity of 30 cars.
- ❖ The basement is naturally well-ventilated and illuminated with 2 high speed elevators each originating from the basements.
- ❖ The entire building structure is constructed on a raft with deep pile foundation, with superior quality CRS steel and M40 grade concrete.



TYPICAL BASEMENT FLOOR PLAN

LOCATION:

Nearest Off-Shore & On-Shore Casino: (5mins walking distance)

Casino Deltin Jack, Deltin Royale, Casino Carnival, Galaxy Casino, Casino Pride & Big Daddy.

High Street Brands Present: (5mins walking distance)

Nike, Addidas, Levis, Tommy Hilfiger, Vero Moda, Only, JacknJones, Titan, Pepe Jean, United Colours of Benetton, 'W', Hidesign, FabIndia, Body Shop, Forest Essential, Wills Lifestyle, Peter England, Spykar Jeans, Sketcher Shoes, Bata, Metro, Arrow and Allen Solley.

Nearest 5 star Hotels: (Within 10km radius)

Taj Vivanta, Goa Marriott, ITC Fortune, Grand Hyatt, Taj Horizon & Taj Heritage (Cidade Goa).

Tourist Attractions: (300m to 5km radius)

Panaji Church, Adil Shah Palace, Mala/Fontainhas (Heritage area), Dona Paul Jetty, Miramar Beach, International Film Festival Venue, Mandovi River Cruise and Casinos.

Nearest Airport: (Within 30km radius)

Imperial Tower is Equidistant from both Dabolim International Airport (GOI) & Mopa International Airport (GOX)

Nearest Clubs: (4kms radius/ 5mins by car)

Club Tennis De Gaspar Dias, Panjim Gymkhana and Club National

Area Classification:

Panjim: Capital city of Goa, main commercial area.

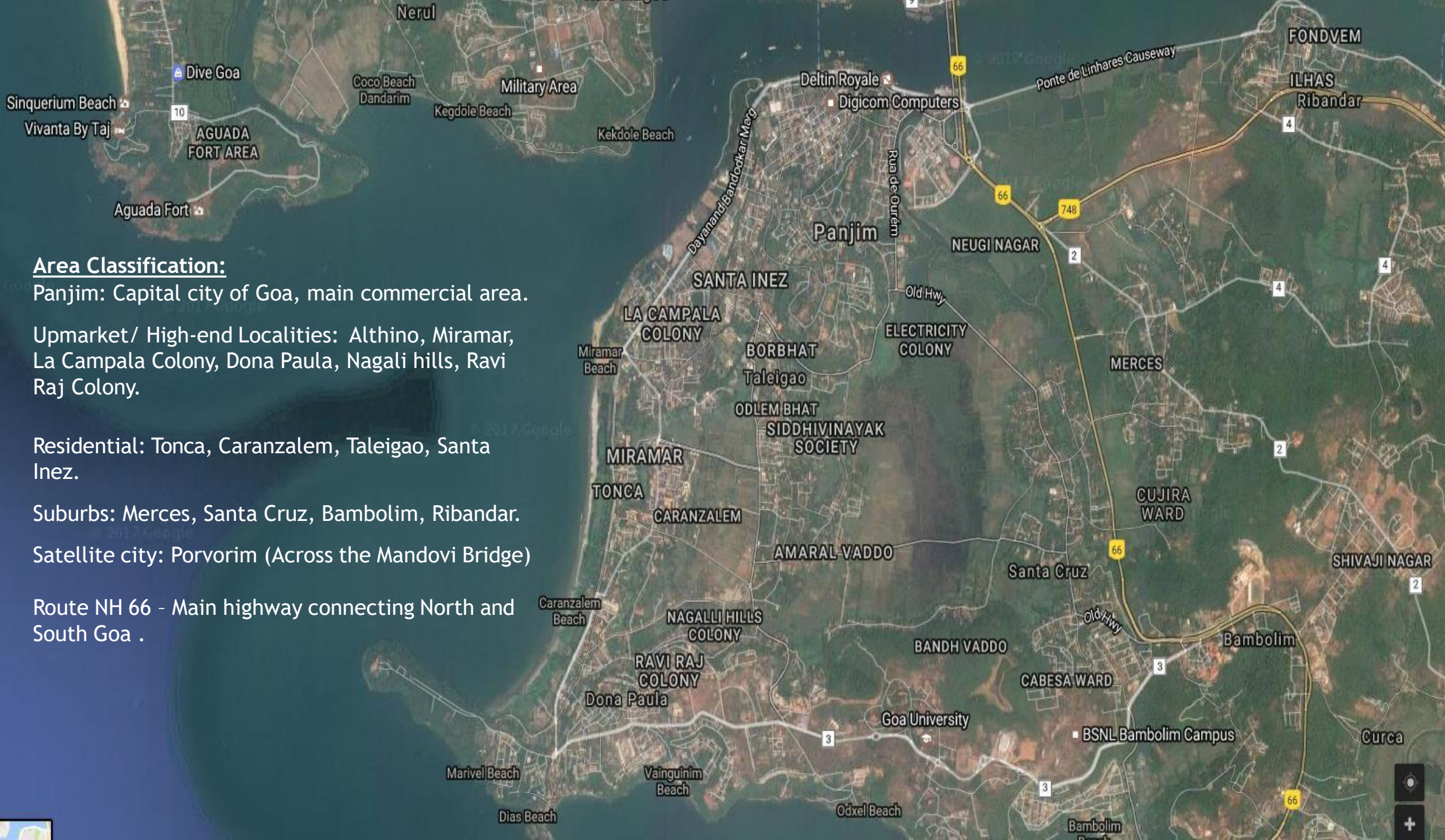
Upmarket/ High-end Localities: Althino, Miramar, La Campala Colony, Dona Paula, Nagali hills, Ravi Raj Colony.

Residential: Tonca, Caranzalem, Taleigao, Santa Inez.

Suburbs: Mercês, Santa Cruz, Bambolim, Ribandar.

Satellite city: Porvorim (Across the Mandovi Bridge)

Route NH 66 - Main highway connecting North and South Goa .



GOA TOURISM

- ❖ **10 million plus** tourists visited Goa in 2024.
- ❖ Only State in the Indian subcontinent where **gambling is legal** and having floating & onshore Casinos
- ❖ Total passengers' influx is at **7.6 million** (figures of 2018)
- ❖ **180 flights** per day (combination of charters, domestic & International flights) at Dabolim & Mopa International Airport
- ❖ Mopa Airport currently has the capacity to handle 200 flights per day with further expansion plans.
- ❖ Regular International flights operated by Qatar, Oman, Air India, Air Arabia, Aeroflot, Air Asia amongst other charter flights to and from both airports.
- ❖ Various Chartered flights operate to and from Moscow, United Kingdom and Finland.
- ❖ Goa hosts the International Film Festival of India (IFFI), a range of International Music Festivals like Sunburn, festivals and cultural events like the Serendipity Arts Festival, Carnival & Shigmo.



Tambdi Surla - Ancient Shiva Temple



Off-Shore Floating Casinos
Panjim, Mandovi river

VIEW FROM IMPERIAL TOWER



Address:

Menezes Braganza Road, Opp.
National Cinema, Panaji,
Goa-403001 (India)