




MIRANTE

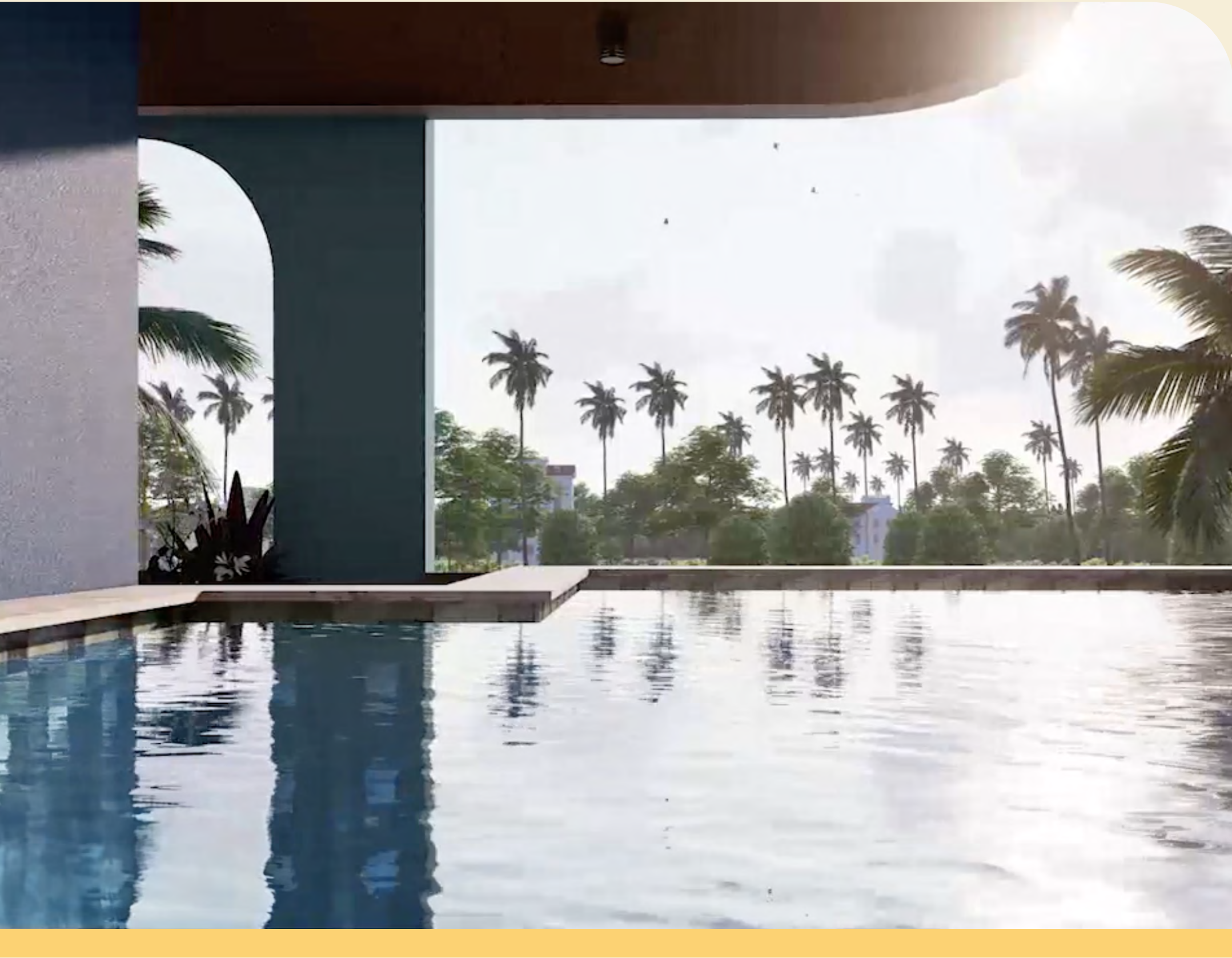
where luxury resides and pleasure presides

RESIDENCES BY MELHOR GROUP



*Welcome to Mirante,
where home is not just
where the heart is, it's
where happiness thrives.*





Introductions

01. Introductions
MIRANTE 08

02. Design Philosophy
Dopamine Aesthetics 14

Melhor

03. About
Melhor GROUP 61

04. Melhor Projects
Melhor & Mistura 62

Mirante Residences

05. 2.5 BHK
Duplex 68

06. 2 BHK 76

07. 1 BHK 80

08. Amenities
Features 86



09. Legend
Allthings Goa 88

Information & Details

10. Rental
Management 96

11. Retail
Commercial & Store Fronts 100

12. Founders Note 106

13. Disclaimer 108

14. Further Information
Contact us | RERA 110

*Where Elegance
Meets Exclusivity
in Anjuna, Goa*

Nestled in the vibrant embrace of Anjuna, Goa, **Mirante** stands as a beacon of luxury and convenience, perfectly marrying residential comfort with the buzz of retail therapy.

MIRANTE

The name '**MIRANTE**', means a place from which one can gaze at panoramic views, captures the essence of our Citadel. Our stunning mixed-use development is not just an address but a landmark of exquisite living, a stone's throw away from the heart of Goa's most celebrated food and beverage joints.

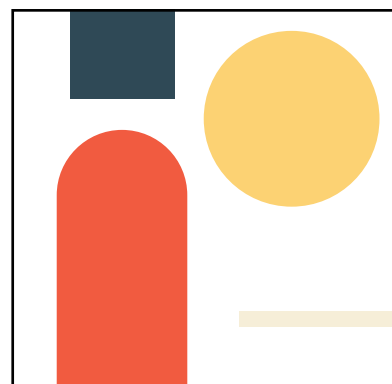
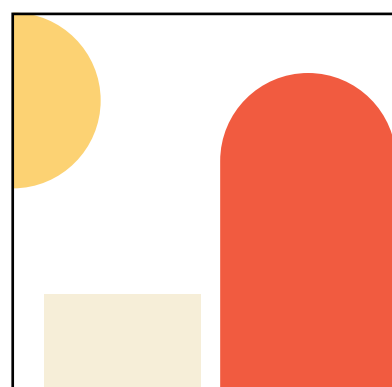
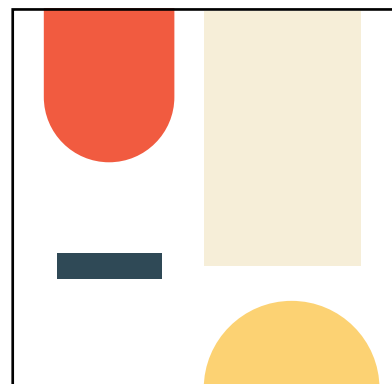




MIRANTE is not just an address; it's a lifestyle, seamlessly integrating modern amenities with the relaxed and joyous vibe that is quintessentially Goan. Be a part of this exclusive community where every moment is a celebration of life's finest offerings, where your dream home awaits in the prime of Anjuna, Goa.

*Indulge in the Intersection
of Luxury and Leisure at
Mirante, Anjuna*





DOPAMINE DESIGN PHILOSOPHY

MIRANTE introduces Dopamine Interiors, a design approach that goes beyond aesthetics to create uplifting, inspiring, and joyful spaces. This innovative style uses vibrant colors, dynamic forms, and a blend of textures and materials to delight the senses and stimulate happiness and well-being, much like a dose of dopamine.

Dopamine décor, blending vibrant colors and playful patterns with the latest fashion trends, is the future of interior design. Drawing inspiration from bold, eclectic runway styles, this trend aims to evoke happiness and positivity. As dopamine décor gains momentum, it promises to revolutionize interiors, making them visually appealing and emotionally uplifting.





MIRANTE
RESIDENCES BY MELHOR GROUP

SUSHI BAR

PIZZERIA

CAFE

BAR

PHARMACY

SUPERMARKET

ICE CREAM PARLOUR

PAN ASIAN RESTAURANT

*Your personal Zen paradise
awaits you at Mirante,
Anjuna*

Each apartment boasts spacious balconies, allowing residents to soak in the panoramic views of the lush surroundings and inviting them to become one with the vibrant Anjuna spirit. The intelligent use of space and the inclusion of private pools in each apartment offer a sanctuary of relaxation, ensuring every moment at home feels like a retreat.









Where Luxury Resides and Pleasure Presides

MIRANTE, an epitome of architectural magnificence nestled in the enchanting locale of Anjuna, Goa. Our property is a modern-day masterpiece that pays homage to the rich tapestry of Goan design while infusing contemporary elegance that caters to the sophisticated tastes of those who seek nothing but the best.

Live Grand at MIRANTE, Where Every Moment is
a Celebration of Fine Living







Discover contemporary luxury and dopamine-infused interiors at Mirante's residential apartments, where each home offers a harmonious blend of sophistication and comfort.










*Savour, Serenity and Splendor
Side by Side at Mirante.*



The harmonious blend of colors stands out—bold and serene blue hues reminiscent of the Goan coastline, coupled with earthy wooden textures, embody the spirit of a tranquil seascape.

Drawing from the rich tapestry of Goan culture and the timeless elegance of Portuguese homes, the residences at **Mirante** are a confluence of vibrant colors and rugged textures.









*The good life at
Mirante, where
every detail is
designed for your
delight.*

MIRANTE





The Pinnacle of Elegance, Offering a Lifestyle Beyond Compare





About us

MELHOR GROUP stands as a paragon in the realm of real estate, heralding a new dawn of luxury living in Goa. Our hallmark is creating unparalleled residential and commercial havens that transcend ordinary expectations. With a passionate commitment to sustainability and bespoke craftsmanship, we offer sophisticated, grand spaces tailored to the connoisseur's palate.

Our vision is clear and unwavering: to redefine the essence of luxury living, blending it seamlessly with the idyllic charm of Goa. Each Melhor Group's property is an intimate embrace with the serene beaches and a vibrant community, a space where growth and rejuvenation are not just ideals, but everyday realities.



The 72-apartment masterpiece 'Melhor' in Vagator and the six-villa sanctuary 'Mistura' in Anjuna are testaments to our dedication to providing living experiences that are as breathtaking as the Goan landscape. With '**Mirante**', we invite you to be part of our vision — to not just invest in a property but to choose a lifestyle that is a harmonious fusion of opulence, tranquillity, and eco-conscious elegance.

At Melhor Group, we don't just build structures; we craft legacies of comfort and prestige, ensuring that owning a holiday retreat or a forever home is an experience marked by beauty and splendor. Our commitment is to continue setting benchmarks for the real estate industry, honouring the trust you place in us and the land that inspires us. Welcome to Melhor Group, where every view is a vista and every home a haven.

Melhor

RESIDENCES

SOLD OUT

Possession: 31-12-2024

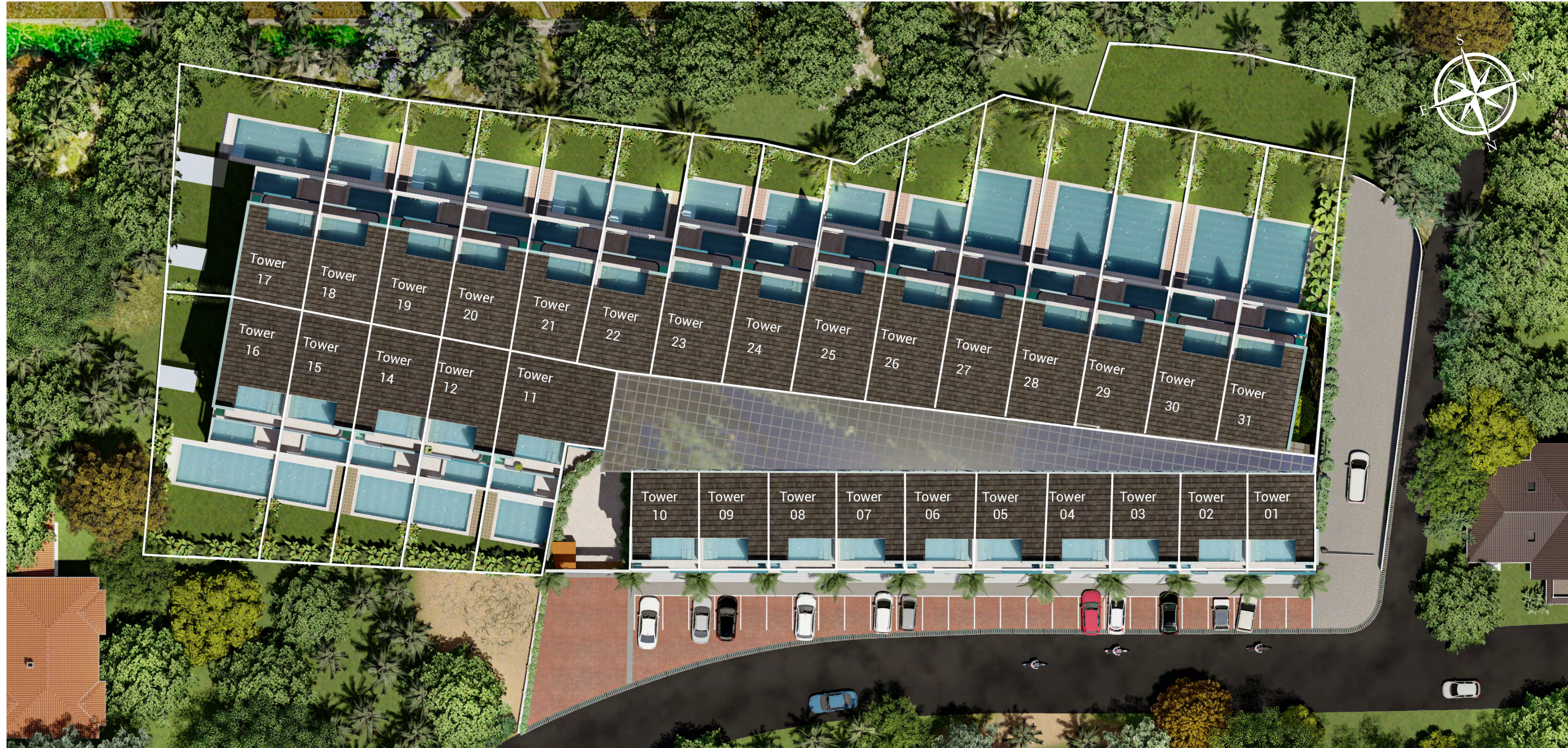


mistura
RESIDENCES BY MELHOR

SOLD OUT

Possession: 31-03-2025

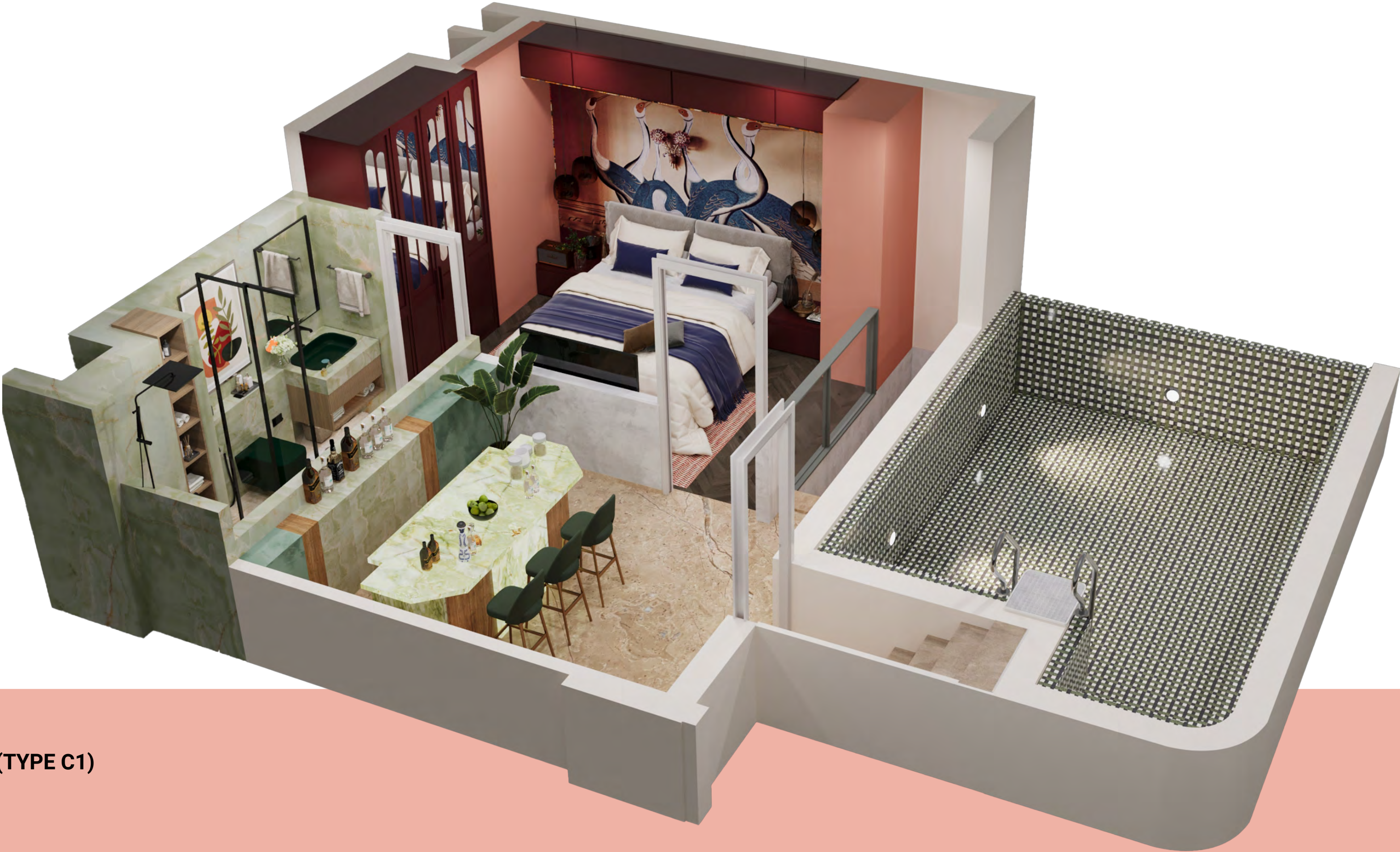






2.5 BHK DUPLEX (TYPE C1)

LOWER FLOOR



2.5 BHK DUPLEX (TYPE C1)

UPPER FLOOR



2.5 BHK DUPLEX (TYPE C2)

LOWER FLOOR



2.5 BHK DUPLEX (TYPE C2)

UPPER FLOOR



2 BHK (TYPE - B1)



2 BHK (TYPE - B2)



1 BHK (TYPE - A1)



1 BHK (TYPE - A2)



1 BHK (TYPE - A3)

AMENITIES

Features

1 2 & 2.5 DUPLEX BHK
LUXURY RESIDENCES WITH PRIVATE POOLS

MIRANTE Residences feature exquisite swimming pools, seamlessly integrated with its state-of-the-art architecture and Dopamine Interiors with European design elements.

STATE-OF-THE-ART MATERIALS & FINISHES

MELHOR GROUP continues to be the leader for exclusivity and luxury in Goa, with MIRANTE we continue to take it up a notch with state-of-the-art materials and exquisite finishes that elevate the standards of living.



24-HOUR POWER BACK-UP

Ensure uninterrupted comfort and convenience with our reliable 24-Hour power and electric backup system.



RENTAL & MANAGEMENT

Relax and let us handle your rentals. Enjoy hassle-free management and ensure the safety of your property with our dedicated, 24/7 support.



HOUSEKEEPING & LANDSCAPING

Enjoy pristine living areas with our meticulous housekeeping and expert landscaping services, looking after your every need



TRAINED SECURITY FORCES

Our professional and trained security personnel are on duty 24/7 to ensure your and your loved one's safety and security



CCTV SURVEILLANCE

Enjoy peace of mind with comprehensive CCTV surveillance covering all common areas and ensuring your safety.



WIFI AND INTERCOM SERVICES

Stay connected effortlessly with high-speed Wi-Fi and convenient intercom services throughout the property.

*Elevate Your Lifestyle
at Mirante, Exclusive
Apartments with a
Retail Retreat.*



*In the Heart of Anjuna,
Mirante Redefines Luxe
Living.*

Specifications



ELECTRICAL

- Top Quality Electricals
- Modular Switches
- Premium Wiring
- MCB
- Water Heater



KITCHEN

- Provision for Hob & Chimney



STRUCTURE

- RCC Framed Structure with Branded HYSD Bars
- External Walls in ACC Blocks
- Internal Wall in Concrete Blocks
- High Plinth-Level with Damp Proofing Below Ground Floor



ROOMS, BATHROOM & SWIMMING POOL

- Imported Marble
- Light Fixtures
- Gypsum Plaster
- Branded Fittings (sanitary & chinaware)
- Shower Enclosure
- Looking Mirror



DOORS/ WINDOWS/ STAIRCASES

- High Strength Glass Panel
- Windows/Sliding Doors in Anodised Aluminium/UPVC
- Sliding Doors with Mosquito Screen Shutter




EXTERIOR


- External Paint in IPS Finish
- Landscaping With Planters
- Cobble Stone from Driveway
- Stone Finish in Courts

Live the Legend at Mirante, *Anjuna's*
Most Enviably Address.


NEARBY
Locations & Amenities

-  **RESTAURANTS**
- Izumi
 - Second House
 - Mystras
 - Gunpowder
 - Jamun
 - Burger Factory

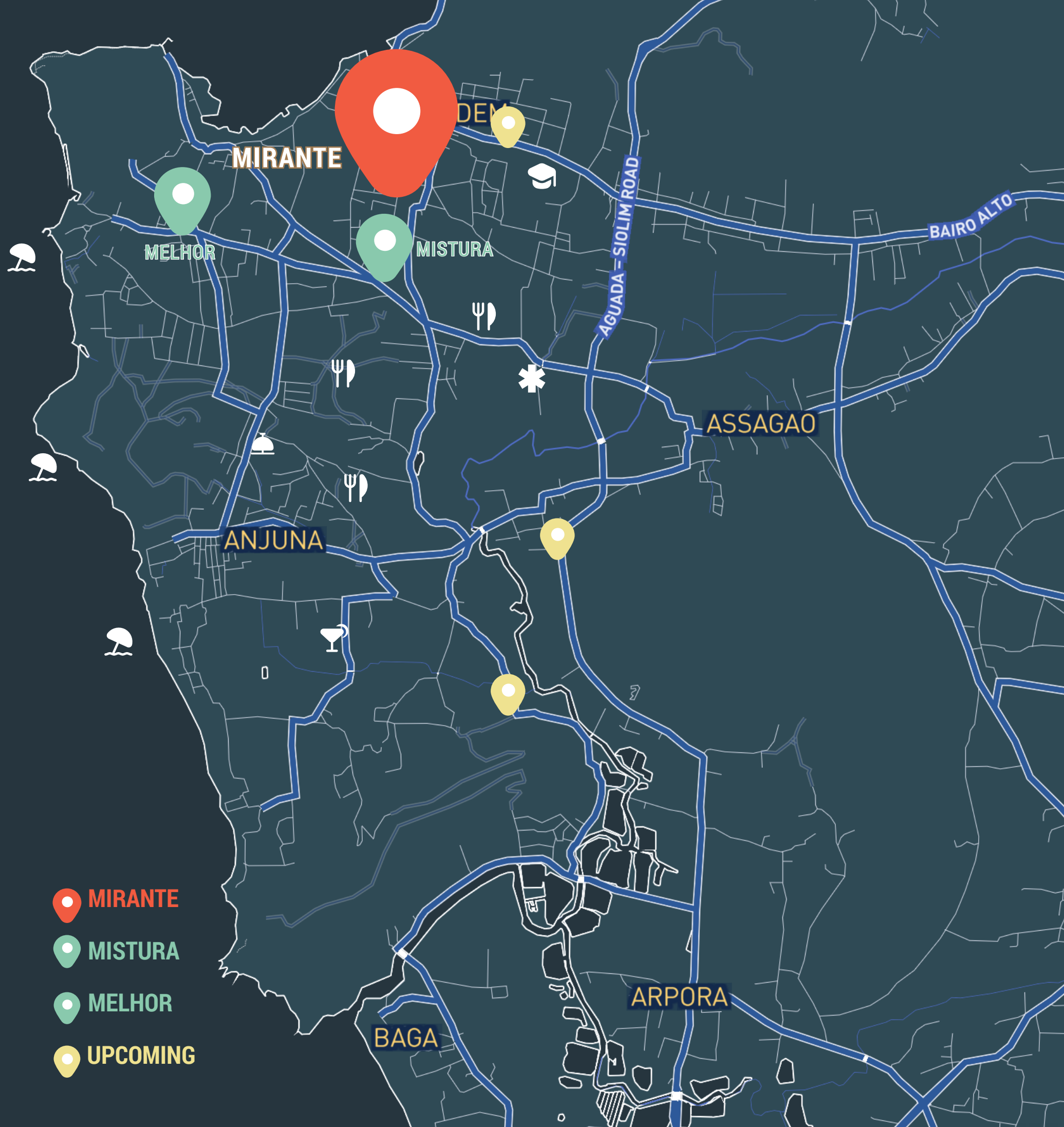
-  **SUNDOWNERS**
- Thalassa
 - Purple Martini
 - Titlie Culinary Bar
 - Raeeth
 - Mayan Beach Club
 - Noah Goa

-  **CAFES**
- Baba Au Rhum
 - Artjuna
 - Babka Goa
 - Eva Cafe
 - Cafe Cotinga
 - Cream Choc

-  **BEACHES**
- Anjuna Beach
 - Vagator Beach
 - Orzan Beach

-  **ATTRACTIONS**
- Sunburn
 - Chapora Fort
 - St. Michael Church

-  **HOTELS & STAYS**
- JW Marriot
 - Westin
 - W Goa



Why invest in Goa?

Goa is not only India's most vibrant holiday destination but also a lucrative investment opportunity for discerning real estate buyers. Here's why investing in Goa is a choice you won't regret:

HIGH RENTAL YIELDS: Due to its popularity among tourists, both domestic and international, Goa offers exceptionally high rental yields. The constant influx of visitors ensures that rental spaces, especially in high-demand areas, rarely remain vacant, providing continuous income streams for property owners.

TOURIST HOTSPOT: Goa is a magnet for tourists from around the globe, attracted by its scenic beaches, dynamic nightlife, and rich cultural heritage. The state welcomes millions of visitors each year, drawn to its laid-back lifestyle and exotic allure.

WORLD-CLASS BEACHES: Goa's nightlife is arguably the best in India, with an array of beach clubs, bars, and casinos. These entertainment options cater not only to young adults but also to a more mature audience, offering diverse experiences that ensure visitors return year after year.

FLOURISHING FOOD AND BEVERAGE SCENE: The state is famous for its culinary diversity, with an impressive array of F&B outlets ranging from traditional Goan cuisines to international dishes. This thriving food scene makes Goa an attractive place for food enthusiasts and supports a healthy environment for F&B related investments.

ANJUNA, NORTH GOA – THE COMMERCIAL HUB FOR THE ELITE: Anjuna in North Goa stands out as the most commercially vibrant area, appealing particularly to high-class demographics. Its blend of traditional Goan markets, modern eateries, and designer boutiques, combined with the beauty of Anjuna Beach, makes it a uniquely appealing location for both commercial and residential real estate investments.

Investing in Goa offers more than just a piece of property; it's an opportunity to own a part of paradise with the promise of great returns. Whether for personal use or as a rental property, Goa's thriving tourism sector and high standard of living make it a smart choice for savvy investors.

*A retreat where your
spirit can truly soar.*



RENTAL

Management

At 'Melhor Group', we are committed to revolutionizing the daily rental management experience. As we develop our cutting-edge, AI-driven app, we want to ensure complete transparency and ease of access for our homeowners. Here's what you can expect:

Exclusive Management: All daily rental operations for each apartment purchased through Melhor Group will be exclusively managed by us. Homeowners are not permitted to manage short-term rentals independently or through any external agencies.

Tailored Rental Solutions : Enjoy exclusive use of your property whenever you wish. Select any date to be excluded from rentals for your personal enjoyment of the property.

Comprehensive Transparency: Through our user-friendly app, you will have direct access to all necessary information about your apartment. This includes real-time transparency on revenue, booking, and comprehensive reports.

AI-Enhanced Efficiency: Our platform is fully AI-based, designed to optimize management processes and enhance your experience as a homeowner.

Restrictions on Listings: Properties managed by Melhor Group are restricted from being directly listed on rental platforms by the homeowner.

These terms apply to every apartment purchased with us, ensuring a uniform, hassle-free experience for all our clients.



*Elevate Your Lifestyle at Mirante
— Exclusive Apartments with a
Retail Retreat.*

MIRANTE'S commercial offering stands as a beacon of opportunity and convenience, strategically positioned at the forefront of our prestigious project along one of Anjuna's most commercially vibrant roads. This meticulously planned commercial space boasts 20 exclusive storefronts, each designed to cater to the diverse needs of residents and visitors alike, ensuring a dynamic and thriving marketplace right at their doorstep. The location's bustling activity and high visibility make it an ideal setting for businesses to flourish, providing an unmatched blend of accessibility and exposure. Whether you're looking to indulge in local or international cuisines.



ZOMBIES
ALLIGANCE
A B C D E F G H I J
K L M N O P Q R
S T U V W X Y Z
1 2 3 4 5 6 7 8 9 0

MOOD
BLACH
A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
1 2 3 4 5 6 7 8 9 0

ESPRESSO BLEND
Caramel Macchiato \$5.50
Vanilla Latte \$5.00
French Coffee \$4.50
Mocha \$5.50
Cold Brew \$5.00
Iced Coffee \$4.50
Tiramisu \$6.50
New York Cheesecake \$7.50

CORTEZ
A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
1 2 3 4 5 6 7 8 9 0

Mirante commercial spaces

Strategically located in vibrant Anjuna, Goa, **Mirante's** commercial spaces are designed for the food and beverage industry. These premier spots encapsulate Anjuna's dynamic culture, offering high visibility and foot traffic for diverse ventures like coffee shops, bistros, and upscale restaurants.

Exclusive F&B Use: These spaces are dedicated solely to branded F&B businesses to maintain a high standard of offerings. No other types of businesses will be permitted.

NOC Requirement: Before opening a restaurant or subleasing the space to another brand, a No Objection Certificate (NOC) must be obtained from the developer. This ensures alignment with our community and aesthetic standards.

Design Approval: All interior design concepts and modifications must be shared with and approved by the developer prior to implementation, ensuring they meet our cohesive aesthetic and quality standards.

Non-Competitive Clause: To foster a diverse culinary environment, a non-competitive clause will be enforced. This means no same-cuisine restaurant will be opened in another shop or commercial space within our properties to prevent direct competition.

These guidelines are designed to ensure a unique and upscale experience for all visitors and tenants, maintaining the integrity and exclusivity of our commercial offerings.



*Prime Spaces that blend
high visibility with the
vibrant local culture*



Founder's note

As the founder of Melhor Group, I am delighted to share a heartfelt reflection on our journey and the exciting road ahead. Your trust in us, especially as a startup venturing into real estate for the first time, has been invaluable. Relocating to Goa and overcoming numerous challenges has only strengthened our resolve. Since the commencement of our project in December 2021, we have been dedicated to creating something truly exceptional.

Reflecting on our success with Melhor & Mistura, I am filled with immense pride and gratitude. This achievement fuels our excitement for the upcoming launch of **Mirante**. We are committed to pushing boundaries and delivering unparalleled luxury and innovation with **Mirante**.

Beneath the tropical skies of Goa, Melhor Group has risen like the morning sun, embracing challenges and transforming dreams into reality. Our resilience and passion are reflected in every brick laid and every villa crafted. We are not just creating structures; we are weaving a tapestry of luxury, innovation, and heartfelt dedication.

Our success with Melhor & Mistura was a symphony of trust and hard work. Now, as we prepare to unveil **Mirante**, our hearts beat with excitement for the future. Each project is a chapter in our story, a testament to our unwavering commitment to excellence.

Thank you for your unwavering belief in us. Together, we are not just building homes; we are creating timeless legacies. This letter is a token of my deep appreciation for your trust and support. Together, we are not merely constructing buildings; we are crafting legacies that will stand the test of time. Thank you for being an integral part of this journey.

Gaurav Verma

FOUNDER, MELHOR GROUP



DISCLAIMER

The images and photographs displayed herein are for illustrative purposes only and are intended to provide a visual reference. They do not guarantee or imply that the specific features, finishes, or designs depicted will be included in the final project. Actual properties may differ in design, materials, and finishes. We reserve the right to modify, revise, or withdraw any or all images at any time without prior notice. These images should not be relied upon as a definitive representation of the final project.



Please note: The Basic Sale Price (BSP) quoted includes fans, fixed lights, vanity, and geyser only. It excludes any parking (limited car park available on a first-come, first-served basis), 24-hour power backup, furniture, decorative lights, artwork, modular kitchen, appliances, wardrobes, air conditioning units, and their installation shown in the brochure. These features are available at an extra cost if clients opt for the fully furnished or semi-furnished option. Furthermore, no modifications or alterations will be accommodated concerning the layout, swimming pool sizes, electrical points, selection of tiles, changes in the façade, or any other aspect of design and construction.

RERA Registration No.: PRG004242201

Collection Account Details

Beneficiary Name: Melhor Solutions Pvt. Ltd. RERA Collection A/C

Account Number: 43638734289

Bank Name: State Bank of India

IFSC Code: SBIN0004212



Project Approved By



CORPORATE OFFICE

Melhor House,149/5 Kilokri,
Ring Road, Maharani Bagh
New Delhi 110014

SITE ADDRESS

Survey No. - 185/4-B,
Soranto, Gumal Vaddo,
Anjuna, North Goa 403509

+91 95555 55550

enquiry@melhorgroup.com

www.melhorgroup.com

MIRANTE

RESIDENCES BY MELHOR GROUP



SAFE