



Looking BEYOND

ISPRAVA'S JOURNEY TO PERNEM



Our Story Starts In Assagao...

Ten years ago, most of Goa's attention was fixed on the obvious. Beach roads. Crowded coastlines. Sea-facing everything. We looked a little further inland.

That's how we first arrived in Assagao. What drew us there was what it had the potential to become. Green, spacious, connected to the coast, yet removed from its intensity. A place where architecture could breathe.

The pattern has always been the same. We find places with permanence, before they become obvious. As North Goa evolved, we continued moving toward villages that felt quieter and more grounded.

Siolim, shaped by the rhythm of the river.

Moirá, rich in heritage and architectural depth.

Aldona, overlooking backwaters that remain largely untouched.

Long before these villages became most sought-after addresses, we saw their long-term potential. Because they offered something more lasting: space, character, and a stronger way of living.

What We Look For Never Changes

We don't buy land for today. We choose it for the next decade. At Isprava, land selection has never been about popularity. It's about longevity. We look for places that will continue to feel private as they grow. Communities that will strengthen over time. Low density development that feels thoughtful rather than rushed. Locations connected to the coastline, but protected from noise and density.

The goal is simple: to build homes that sit gently within the landscape, remain relevant for years to come, and continue to strengthen in value over time.

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Villa Vivre, one of our
first homes in Assagao

We Don't Just Build Homes

We build places people return to. Homes that become part of family rituals, long weekends, celebrations and the years in between. Every Isprava community is designed with permanence in mind. Quietly luxurious, deeply timeless, and built to hold value far beyond the present moment.



Pernem



Enia Vaddo, Aldona

Some places peak in the present. Others grow more valuable with time. Pernem is one of them.

Why Pernem Matters

Every destination we introduced once came with the same question: What kind of magic can we create?

Over time, those places evolved into some of Goa's most desirable addresses, with stronger communities, growing demand, and lasting value. Today, that instinct continues to guide us northward.

Beyond Goa's more sought after villages are landscapes that still feel open, greener, quieter, and less interrupted. Pernem is one of them. Close to the airport and key routes, yet a stone's throw away from the more familiar coastal stretches. Connected to beaches like Mandrem and Arambol, while remaining within reach of some of Goa's most vibrant culinary and cultural destinations.

Much like the places we chose a decade ago, Pernem is not defined by what it is today, but by what it is steadily becoming.



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