# Mopa airport accelerates north Goa’s shift to sustainable luxury living



As North Goa experiences a transformative phase catalysed by the operation of the Manohar International Airport at Mopa, the region is witnessing a fundamental shift in its real estate and lifestyle landscape. Sunil Sisodiya, Founder and Chairman of Neworld Developers, articulates this evolution through his flagship project ‘Northern Hills,’ a development aimed at marrying luxury living with ecological sensitivity and cultural rootedness. Positioned near the international airport, Northern Hills is envisaged not just as a residential project but as a vision for future-forward, sustainable living in what Sisodiya describes as “New Goa.”

Northern Hills embodies this vision through its commitment to low-density construction and preservation of over 60% green cover, demonstrating a conscious attempt to harmonise with Goa’s natural landscape rather than dominate it. Its architectural approach reflects Goan sensibilities with private landscaped courtyards, wellness and leisure amenities, and sustainable building practices, such as the use of eco-friendly materials and rainwater harvesting. Sisodiya’s emphasis on “building with respect” extends to integrating solar-ready infrastructure and waste management systems, reflecting an ethos where luxury is closely linked with responsibility and local culture.

The rise of the Mopa airport has had an undeniable impact on real estate dynamics across North Goa. Since its inauguration in January 2023, the airport has been handling over four million passengers annually, with projections to increase that figure significantly within the next few years. According to real estate experts, this development has led to property appreciation rates in the region of 27 to 30 percent annually, with areas around Mopa experiencing heightened investor interest. This shift is pivoting focus away from traditional beach-centric markets towards hinterland zones that benefit from improved connectivity and infrastructure, such as the Mumbai–Goa highway expansion and the Mopa-Margao expressway.

Investor profiles are also evolving, with non-resident Indians (NRIs) playing a significant role in shaping the premium home market. There is a growing demand from NRIs based in the UK, UAE, Canada, and Singapore, drawn by the promise of secure, high-quality homes that offer both investment potential and lifestyle benefits. Concurrently, domestic buyers from metropolitan centres such as Delhi, Mumbai, and Bengaluru seek properties that cater to the growing trends of weekend retreats and work-from-anywhere flexibility. Sisodiya highlights that modern buyers prioritise privacy, wellness, and timeless design over mere ostentation, redefining the concept of luxury in Goa’s context.

Infrastructure development beyond the airport is crucial to sustaining this momentum. The enhancements in highway connectivity, smart urban services in Panaji under India’s Smart City Mission, and upgraded digital infrastructure collectively contribute to transforming Goa’s liveability and long-term investment appeal. These factors reinforce the narrative of Goa as a viable destination not only for holidays but for permanent or extended residence with robust infrastructural support.

Considering Goa’s sensitive ecological and cultural fabric, Neworld Developers’ approach offers a model for responsible real estate development that respects local sentiment. The preservation of natural contours, low-density planning, and utilisation of local materials are aspects designed to maintain the region’s heritage and environmental integrity. This strategy aligns with broader sustainability goals while catering to a market that increasingly values ecological awareness alongside aesthetic and functional excellence.

In summary, Northern Hills represents more than a luxury residential project; it encapsulates a holistic vision where aspirational living is deeply rooted in place, environment, and community. The combination of strategic location near Mopa airport, sustainable design principles, and responsiveness to a shifting demographic of buyers positions it and similar developments as harbingers of the new era in Goa’s real estate landscape.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html), [[4]](https://www.tribuneindia.com/news/business/mopa-airport-catalysing-a-real-estate-renaissance-in-north-goa/)
* Paragraph 2 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html), [[2]](https://www.neworlddevelopers.com/northern-hills/)
* Paragraph 3 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html), [[4]](https://www.tribuneindia.com/news/business/mopa-airport-catalysing-a-real-estate-renaissance-in-north-goa/), [[5]](https://www.realtynmore.com/property-prices-to-rise-27-30-annually-post-mopa-airport-in-north-goa-360-realtors/), [[6]](https://timesofindia.indiatimes.com/city/goa/as-mopa-airport-gets-ready-property-rates-will-take-off/articleshow/93975357.cms), [[7]](https://spectrahospitality.com/how-mopa-airport-will-drive-luxury-real-estate-in-goa/)
* Paragraph 4 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html)
* Paragraph 5 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html)
* Paragraph 6 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html)
* Paragraph 7 – [[1]](https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html), [[2]](https://www.neworlddevelopers.com/northern-hills/)

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## Bibliography

1. <https://www.ahmedabadmirror.com/northern-hills-is-a-vision-for-aspirational-rooted-living-in-goa-sunil-sisodiya-founder--chairman-of-neworld-developers/81896024.html> - Please view link - unable to able to access data
2. <https://www.neworlddevelopers.com/northern-hills/> - Northern Hills is a residential project by Neworld Developers, located near Banda, Goa, just minutes from Goa Airport. The development offers luxury villas and residential plots within a gated community, designed to harmonise with the natural landscape. The project emphasises low-density construction, preserving over 60% green cover, and incorporates sustainable materials and practices. Amenities include private landscaped courtyards, wellness and leisure spaces, and architectural styles reflecting Goan sensibilities, aiming to provide a lifestyle in harmony with nature and culture.
3. <https://www.neworlddevelopers.com/> - Neworld Developers is a real estate company with over 15 years of legacy, focusing on luxury plots and villas in Goa. Their flagship project, Northern Hills, is situated near the Goa-Maharashtra border, offering seamless connectivity and a return to nature. The company blends institutional trust with new-age innovation, entering high-growth, under-supplied markets early and developing projects that reflect both elegance and foresight. Their developments are positioned along the Goa–Mumbai expressway, catering to future-ready, high-value communities.
4. <https://www.tribuneindia.com/news/business/mopa-airport-catalysing-a-real-estate-renaissance-in-north-goa/> - The inauguration of Manohar International Airport (Mopa Airport) in North Goa has significantly transformed the region's real estate landscape. Operational since January 2023, the airport currently handles over 4.6 million passengers annually, with projections to accommodate up to 13.1 million passengers by the end of its fourth phase. This enhanced connectivity has attracted both domestic and international tourists, leading to a surge in real estate demand. Property prices in the vicinity have experienced an annual appreciation rate of approximately 27-30%, driven by the airport's operational status and improved infrastructure.
5. <https://www.realtynmore.com/property-prices-to-rise-27-30-annually-post-mopa-airport-in-north-goa-360-realtors/> - Following the commencement of operations at Mopa Airport, North Goa and the nearby Konkan region are expected to witness a significant rise in property prices. A report by 360 Realtors indicates that properties near the airport, currently priced at Rs 6,700 per square foot, may appreciate by 27.8% in the next 12 months. Over the past four years, average property prices have risen at a compound annual growth rate (CAGR) of 3.9%. The surge is attributed to increased real estate investment and a rise in tourism activities following the airport's inauguration.
6. <https://timesofindia.indiatimes.com/city/goa/as-mopa-airport-gets-ready-property-rates-will-take-off/articleshow/93975357.cms> - The completion of the greenfield international airport at Mopa is expected to significantly boost property prices in North Goa's hinterland belt. Real estate advisory firm 360 Realtors notes that areas such as Mopa, Arambol, Assagao, and Siolim have already seen a surge in real estate and rental yields, with a fresh spike anticipated once the airport commences operations. The demand for real estate is driven by hospitality projects, premium homes, and wellness resorts, with investments pouring in from major Indian cities.
7. <https://spectrahospitality.com/how-mopa-airport-will-drive-luxury-real-estate-in-goa/> - The upcoming Mopa Airport in North Goa is poised to significantly impact the region's real estate market, particularly in the luxury segment. Located 35 kilometres from Panjim, the airport is expected to enhance connectivity, boost tourism, and create opportunities in real estate, industry, and hospitality. By 2030, experts predict an investment of INR 2,700 crore in the vicinity of the airport, with the first phase having a passenger handling capacity of 4.4 million people per year, projected to increase to 10 million people in another year after completion.