



# FOOD **खाने**

AT



ACQUA  
—EDEN—





WHERE CULINARY  
DELIGHTS MEET

*Coastal Charm*

Welcome to Foodzani at Acqua Eden, where the flavors of Goa blend with contemporary dining experiences. Set against the picturesque Goan coastline, Foodzani is a culinary destination designed to cater to both locals and tourists. From leisurely brunches to quick bites by the sea, every meal at Foodzani is an opportunity to enjoy great food and even better conversations.



DESIGNED TO ELEVATE YOUR

*Lifestyle*





EXPLORE A  
*World of Flavors*  
WITH EVERY VISIT

Foodzani offers a diverse array of dining options, each capturing the essence of Goa's vibrant culinary scene. Whether you're in the mood for traditional Goan dishes or International cuisine, our variety ensures there's something for everyone.

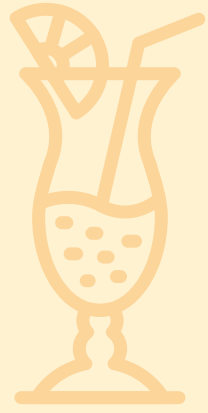


SEA VIEW *Cafe*

Relax with a cup of freshly brewed coffee while enjoying breathtaking ocean views.







## BEACHSIDE *Bistros*

Savour a casual meal with the sand between your toes, offering a laid-back atmosphere perfect for any time of the day.

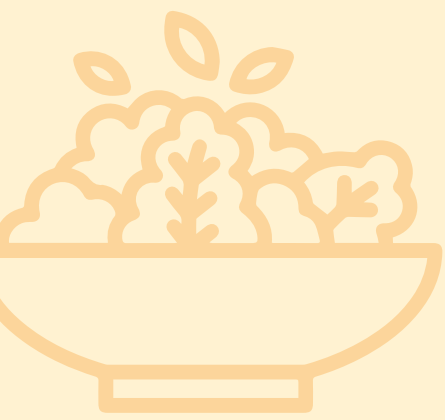


## LATE NIGHT *Diners*

When the night calls for a bite, our diners provide hearty meals to satisfy your cravings.







# Healthy EATS

For those who prefer nutritious options, our healthy food joints offer delicious and wholesome meals.



# Bakeries

Indulge in freshly baked pastries, bread, and other sweet treats that capture the essence of Goan flavors.





BEAUTIFULLY DESIGNED  
SPACES THAT CAPTURE

*The Spirit Of Goa*





# SCENIC *Ambience*

Enjoy dining in spaces that offer stunning views of the Goan coastline and lush green surroundings, enhancing your culinary experience.



# SEAMLESS *Integration*

Foodzani's design blends modern aesthetics with Goan heritage, creating inviting spaces that reflect the local culture.







## TOP *Culinary* BRANDS

Hosting some of the most popular and beloved dining brands, Foodzani ensures a premium dining experience.

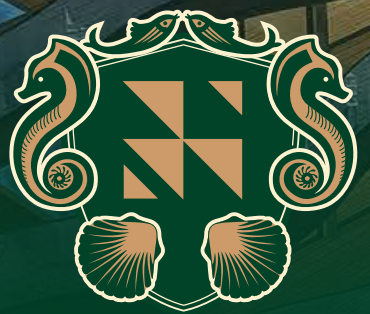


## CONVENIENT *Location*

Situated in Acqua Eden, Foodzani is easily accessible to both locals and tourists, making it a go-to destination for all.







ACQUA  
—EDEN—

THE

*Perfect*

SETTING



# *Experience* THE CHARM OF ACQUA EDEN

Acqua Eden is not just a residential project; it's a lifestyle destination. Perched along Goa's scenic coast, Acqua Eden seamlessly blends Goan heritage with contemporary architectural design. The allure of this destination is complemented by lush gardens and meandering pathways, creating a serene and tranquil atmosphere.

#### **Serene Environment:**

Enjoy a peaceful retreat with lush gardens and expansive green spaces.

#### **Modern Amenities:**

Benefit from top- notch amenities, including private pools, state-of-the-art gyms, and exclusive clubhouses.

#### **Prime Location:**

Located near major tourist attractions, Acqua Eden is easily accessible from various parts of Goa.





GOA THE IDEAL

*Backdrop*





EMBRACE  
THE VIBRANT  
*Culture*  
*and Cuisine*  
OF GOA



Goa is renowned for its beautiful beaches, rich culture, and diverse culinary landscape. Foodzani enhances this experience by providing a culinary haven that showcases the best of Goan and international cuisines.



**Prime Positioning:** Located in the serene Acqua Eden, Foodzani is a short drive from major tourist spots and local attractions.

**Tourist Appeal:** With a steady influx of tourists, Foodzani promises a bustling dining scene and vibrant atmosphere.

**Accessible:** Just 30 minutes from the new Goa airport and 10 minutes from the old Goa airport, making it convenient for both locals and visitors.



INVEST  
IN GOA'S

# *Culinary Future*



Foodzani is not just a dining destination; it's a lucrative investment opportunity. Located within Acqua Eden, Foodzani benefits from the high desirability of the area. Acqua Eden's blend of luxury living and natural beauty makes it a sought after location for both residents and investors.

Goa, known for its thriving tourism industry, offers excellent investment potential with a robust rental market and high property appreciation. With millions of tourists visiting Goa each year, Foodzani promises high footfall and consistent returns. Investing in Foodzani means being part of Goa's dynamic culinary scene and capitalizing on its growth.







# HIGH *Footfall*

Proximity to major tourist attractions ensures a steady stream of visitors.



# *Tourist* HUB

Goa is rated as one of the top 15 tourist destinations globally, welcoming over 33 million tourists annually.





# *Rising* PROPERTY VALUES

Property prices in Goa are expected to increase by 27-30% with the development of MOPA International Airport.



# *Robust* RENTAL MARKET

A booming expat community and seasonal tourists make Goa's rental market highly lucrative.





# STRATEGIC *Location*

It's prime location, just 30 minutes from the new Goa airport and 10 minutes from the old Goa airport, makes it an attractive destination for both tourists and residents.



Map is not-to-scale and is for graphical representation only.

## A LEGACY OF *Excellence*



The Bhutani Group has pioneered the design and implementation of luxury real estate projects with some of the best commercial projects in Noida. Backed by decades of experience and a wealth of skills, the Bhutani Group is proud to have delivered some of the most modern IT Office spaces, leaving a strong impact on real estate development in a very short period of time. With a proven high return on investment, the Bhutani Group has been on a constant trajectory of evolution over the last two decades.



# ONGOING *Projects*



Part of a 26.8 Acre mixed-use development, Cyberthum is one of the tallest commercial tower in NCR with world-class spaces, mall in the sky, and Bolt, one of India's biggest gaming and entertainment centers.



Avenue 62 is a fusion of an architectural form and art. It is elegantly supported by a welcoming waterfall at the entrance. The singular seamless perforated roof with its wraparound latticed skin and distinctive flowing lines gives it an organic texture that undulates with the land.



City Center 150 is a glimpse into the future of retail and lifestyle entertainment. With alfresco-style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.



Avenue 133 is a luxurious project meticulously crafted to set a new standard for the future of retail. Its modern, elegant, and balanced design is an absolute showstopper that promises to revolutionize the retail industry.



# DELIVERED *Projects*



Offering one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



Bhutani Technopark is built and designed around IT infrastructure services. From providing the needed infrastructure to set up IT, providing all kinds of facilities the employees may need, it offers a ready ecosystem to IT firms.



Located at the pulse of Noida at Sector 62, Cyber Park offers a mix of open-plan environments, lockable and unlockable office spaces, shared offices. Cyber Park gives a brilliant platform for entrepreneurs and professionals to interact, exchange ideas and share information



WORLD  
SQUARE  
HOTEL

World Square Hotel is a 3-star property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with easy access to the entertainment, shopping, and business hubs of the region.

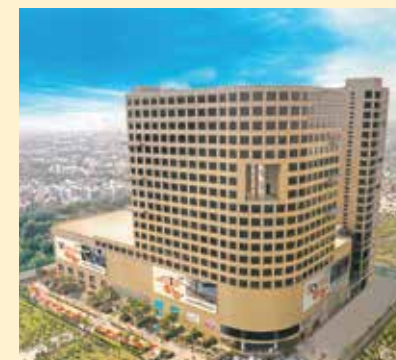


City Center GZB, by Bhutani Group, is one of the leading malls in Ghaziabad with a multiplex, banquet, and a 3 Star Hotel, as its part.



The future of IT parks !

The I-THUM is a landmark development and the future of IT/ITES Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corenthum including some leading banks.



365 Office gets you ready for the future, where you control your time and drive your growth in the direction you want.



PARMESH COMPLEX, Nirman Vihar

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PARMESH CORPORATE TOWER, Karkardooma

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PARMESH COMPLEX I, Karkardooma

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PARMESH COMPLEX II, Karkardooma

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PARMESH BUSINESS CENTRE I: Karkardooma

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PARMESH BUSINESS CENTRE II, Karkardooma

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IIT ENGINEERS CO-OPERATIVE GROUP  
HOUSING SOCIETY, Dwarka







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SITE OFFICE  
SURVEY NO. 257/1 OF SANCOALE VILLAGE,  
MORMUGAO TALUKA, GOA

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