



**Armed Forces Welfare
Housing Organization**

Experience The
Charm of North Goa

and make it
YOUR HOME

The **Baywatch**
INTRODUCING
Your paragraph text

Retreat.

Your coastal escape



Create Your Dream Oasis at The Baywatch Retreat

with spacious 500, 600, and 1200 sq. mtr plots. Enjoy custom architecture, ample spaces, and exclusive amenities like private pools. Turn your vision into reality in this luxurious coastal haven.





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A pinnacle of luxury and the first of its kind in upscale premium living, offering the finest modern amenities.



LUXURIOUS CLUB HOUSE

STEP INTO A WORLD OF ELEGANCE AT OUR LUXURIOUS CLUBHOUSE, WHERE EVERY CORNER IS DESIGNED FOR RELAXATION AND REFINEMENT. ENJOY EXCLUSIVE AMENITIES THAT REDEFINE LEISURE AND LUXURY.



5 STAR AMENITIES

INDULGE IN 5-STAR AMENITIES CRAFTED FOR AN UNPARALLELED LIFESTYLE EXPERIENCE. FROM EXQUISITE DINING TO TOP-TIER LEISURE, ENJOY EVERY MOMENT IN ABSOLUTE LUXURY.

28

LUSH GREEN SURROUNDINGS

SURROUNDED BY LUSH GREENERY, ENJOY A SERENE ESCAPE THAT RECONNECTS YOU WITH NATURE. BREATHE EASY IN A PEACEFUL OASIS DESIGNED FOR RELAXATION AND TRANQUILITY."



METICULOUSLY CRAFTED PLOTS

DISCOVER METICULOUSLY CRAFTED PLOTS THAT OFFER A UNIQUE BLEND OF ELEGANCE AND COMFORT. CREATE YOUR DREAM LIFESTYLE IN AN EXQUISITE SETTING.



Why Vengurla?

A GATEWAY TO INDIA'S BIGGEST
TOURISM MARKET

Vengurla is a hidden gem for food lovers, boasting a rich culinary heritage influenced by Konkani, Malvani, and Maharashtrian flavors. Here, every meal is a delight, from freshly caught seafood to an array of mouthwatering veg and non-veg curries, local bakery treats, and uniquely crafted beverages.

Nestled along the Western Ghats, Vengurla offers breathtaking natural beauty with its pristine beaches, shimmering blue waters, and soft, silver sands, perfect for sunbathing, swimming, and picnicking. The area is also a haven for water sports enthusiasts. Beyond its beautiful coastlines, Vengurla is home to lush forests, scenic estuaries, tranquil backwaters, and enchanting hill stations, dotted with picturesque waterfalls and springs that make this landscape truly captivating.

For anyone seeking a break from the daily grind, Vengurla offers the ultimate escape into nature's tranquility. Whether for a relaxing getaway or an adventurous weekend, Vengurla is a mesmerizing destination, ready to rejuvenate every traveler's spirit.

WORKCATION TREND

Gen-X and Millennials, taking advantage of WFH and hybrid work models, are driving up rental rates in Vengurla. The growing demand for long leases and workcations further boosts Vengurla's real estate appeal.

30%

PRICE SURGE

Land parcels, low-rise properties, and villas in Vengurla have seen a 25-30% price surge over the past year, marking a booming demand fueled by the recent airport opening.

7.2%

RENTAL YIELD

Vengurla's rental market is thriving, boasting an impressive average rental yield of 7.2%, putting it ahead of popular destinations like Shimla, Lonavala, and Mussoorie.

FASTEST-GROWING MARKET

Vengurla is quickly becoming one of the fastest-growing property markets, surpassing other second-tier destinations like Shimla and Lonavala.

WHY YOU SHOULD CONSIDER VENGURLA



200 ACRES FILM CITY

A NEW FILM CITY IS COMING UP AT NANDOS VILLAGE IN SINDHUDURG DISTRICT OF MAHARASHTRA BORDERING GOA



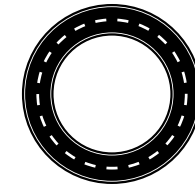
200 ACRE CASINO ZONE - ON LAND

A NEW FILM CITY IS COMING UP AT NANDOS VILLAGE IN SINDHUDURG DISTRICT OF MAHARASHTRA BORDERING GOA



BCCI CRICKET STADIUM

A NEW INTERNATIONAL CRICKET STADIUM WILL ALSO BE BUILT AT DHARGAL, NORTH GOA, LOCATED AT A DISTANCE OF ~ 20 MINS FROM SINDHUDURG



MUMBAI - GOA COASTAL HIGHWAY

THE GOA MUMBAI HIGHWAY, FEATURING FOUR LANES, WILL LINK PANVEL IN MUMBAI TO POLEM IN SOUTH GOA, ULTIMATELY OFFERING GREATER CONVENIENCE TO COMMUTERS.



232 ACRES AEROCITY

A 232-ACRE AEROCITY IS SET TO RISE NEXT TO MOPA AIRPORT, FEATURING HOTELS, RESORTS, MALLS, VIBRANT HIGH STREETS, COMMERCIAL OFFICES, EXHIBITION HALLS, AND EVEN ITS OWN CASINOS AND AMUSEMENT FACILITIES.



TAJ -ASIA'S LARGEST RESORT

IHCL ANNOUNCED THE SIGNING OF A LUXURY RESORT WITH 150 KEYS IN SHIRODA. THE LUXURY RESORT SPREAD OVER 138 ACRES WILL HAVE 150 ROOMS INCLUDING 46 VILLAS.



150 ACRE INDUSTRIAL HUB

A ROBUST, EXPANSIVE ZONE FOSTERING INDUSTRIAL GROWTH, INNOVATION, AND ECONOMIC DEVELOPMENT, POISED TO DRIVE REGIONAL PROSPERITY AND EMPLOYMENT OPPORTUNITIES.



100 ACRE IT HUB

SINDHUDURG'S FUTURE TRANSFORMS WITH A 100-ACRE IT HUB, A NUCLEUS FOR INNOVATION AND TECH EXCELLENCE, SHAPING A DIGITAL POWERHOUSE



500 SQ MTR
RESIDENTIAL PLOT

600 SQ MTR
RESIDENTIAL PLOT

1200 SQ MTR
RESIDENTIAL PLOT

CHOOSE FROM METICULOUSLY CRAFTED PLOTS AND LUXURIOUS VILLAS, EACH DESIGNED FOR AN EXQUISITE LIVING EXPERIENCE.

LUXURY REDEFINED



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VENGURLA BEACH

Explore the scenic beauty of Vengurla Beach, where golden sands meet the Arabian Sea. Known for its tranquility, water sports, and local seafood delights.

ARAMBOL BEACH

Discover the eclectic charm of Arambol Beach in Goa, known for its bohemian atmosphere, golden sands, vibrant markets, and lively beach culture.

PERNEM RAILWAY STATION

Pernem Railway Station is part of the Konkan Railway network, connecting major cities and towns along the western coast of India

6
KM

10
KM

18
KM

30
KM

42
KM

45
KM

52
KM

KONDURA BEACH

Experience tranquility at Kondura Beach, a secluded gem in Maharashtra, featuring pristine shores, clear waters, and untouched natural surroundings.

SINDHUDURG AIRPORT

also know as Chipi Airport has been developed to improve connectivity and boost tourism in the Sindhudurg district.

MORJIM BEACH

Morjim Beach, North Goa, is a tranquil haven known for golden sands, calm waters, and Olive Ridley turtles. Its unique charm lies in vibrant avian life, beachside shacks, and breathtaking sunsets.

MOPA AIRPORT

Manohar International Airport, is an international airport at Mopa in Pernem Taluka, North Goa district in the state of Goa, India. It serves North Goa and the adjoining districts of Karnataka and Maharashtra, and as a second airport of Goa after Dabolim Airport in Dabolim.





Unwind

at The Baywatch Retreat's world-class bar, where every sip is a taste of paradise in North Goa.



Savor

exceptional flavors at The Baywatch Retreat's restaurant, where every meal is a culinary journey in luxury.



Indulge in elegance
at The Baywatch Retreat's luxurious
clubhouse – where relaxation meets sophistication.



JOGGING



GYM



SPA



RESTAURANT



GAMING ZONE



SWIMMING POOL



01 HOUR AWAY

SCUBA DIVING HUB OF INDIA

Scuba diving Malvan near Tarkali is simply the world class experience for its beautiful aquatic life, and colourful and rich corals.

MALVAN SCUBA DIVING



A blend of tropical harmony, cultural richness,
and culinary paradise awaits
a captivating mix of relaxation and adventure on India's enchanting
western coast, promising an unforgettable escape.

6 MILLION

TOURIST
PARADISE

OVER 6 MILLION TOURISTS
ANNUALLY, MAKING IT A TOP
DESTINATION IN INDIA.

7.8%

ECONOMIC
RESILIENCE

7.8% AVERAGE ANNUAL
ECONOMIC GROWTH, OUTPACING
THE NATIONAL AVERAGE.

88.7%

EDUCATION
HUB

HOME TO PREMIER
INSTITUTIONS WITH A LITERACY
RATE OF 88.7%.

30%

NATURE'S
BOUNTY

MORE THAN 30% OF GOA
COVERED BY LUSH GREENERY,
PRESERVING ITS NATURAL
BEAUTY.

DISCOVER SERENITY

UNVEILING THE CHARMS OF PRISTINE AND
TRANQUIL

BEACH

ESCAPES

GREEN UNSPOILED LANDSCAPE

IMMERSE YOURSELF IN THE UNSPOILED BEAUTY OF
NORTH OF GOA, WHERE THE BEACH BOASTS CLEAN
SANDS AND UNTOUCHED NATURAL SURROUNDINGS.

CRYSTAL CLEAR WATER

SUBMERGE YOURSELF IN ENVIRONMENTS WHERE
CRYSTAL-CLEAR WATERS OFFER A SERENE AND
REFRESHING ESCAPE LIKE NO OTHER.

LOCAL SEAFOOD DELIGHTS

INDULGE IN THE DELECTABLE LOCAL SEAFOOD
AS YOU SAVOR THE FLAVORS OF THIS COASTAL
PARADISE.

Breathe in the pure, pollutant-free air and
enjoy the pristine atmosphere, offering you
refreshing, clean breaths in every moment.





DISCOVER THE PERKS

AT
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BREATHTAKING
BEACHFRONTS

PROXIMITY TO ESSENTIAL
AMENITIES

PORTUGUESE
VERNACULAR STYLE

RENTAL INCOME
OPPORTUNITIES

STRATEGIC
AIRPORTS ACCESS

CONTRIBUTING TO
GDP GROWTH





NATURE'S ELEGANCE UNVEILED

EXPERIENCE REFINED LIVING INTERTWINED WITH NATURE AT THE BAYWATCH RETREAT. THOUGHTFULLY DESIGNED, THIS SANCTUARY BLENDS LUSH LANDSCAPES WITH WORLD-CLASS AMENITIES, CREATING A UNIQUE HARMONY OF LUXURY AND SERENITY.

where nature meets luxury

IMAGE FOR REPRESENTATION PURPOSES ONLY



UNRIVALED LUXURY & CONVENIENCE

A 232-ACRE AEROCITY WILL BE DEVELOPED ADJACENT TO THE MOPA AIRPORT. IT WILL HAVE HOTELS, RESORTS, MALLS & HIGH STREETS, COMMERCIAL OFFICES, EXHIBITION HALLS, AS WELL AS ITS OWN CASINOS AND AMUSEMENT FACILITIES.



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Your coastal escape

Discover a new standard of coastal luxury at The Baywatch Retreat in Vengurla

where nature seamlessly blends with sophistication. Embrace exceptional living, world-class amenities, and timeless elegance. Welcome to your unmatched coastal sanctuary.



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Marketed By : Armed Forces Welfare Housing Organization



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