



India's Leading Second home Developer.

innovest
second home developer ∞

Where coastal living
brings people together.



innovest.in    

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Vengurla, Goa Extension

India's **fastest** growing tourist destination.

The
Baywatch

Your coastal escape

Villas, Plots & Farmhouses





Welcome to Innovest, India's leading name in second-home communities. Innovest introduces a new standard of living, where every detail is thoughtfully crafted to deliver a lifestyle that resonates with your senses and evolves with your aspirations.

Imagine a place where every corner is alive with energy and possibilities. From vibrant marketplaces and gourmet dining options to state-of-the-art sports facilities and thoughtfully designed social hubs, Innovest communities redefine the meaning of home. It's an experience you can see, touch, hear, taste, and most importantly, feel—a sanctuary that adapts and grows like a living ecosystem.

Just as our acclaimed projects connect seamlessly with their surroundings, Innovest stands apart by embracing the unconventional. We bring a fresh perspective to every community, ensuring no two places are ever the same. Say goodbye to the ordinary and discover a world where your second home becomes a one-of-a-kind retreat. Live the extraordinary. Live Innovest.



Villa Resort Community in Vengurla

Escape to a life of coastal serenity at Baywatch Retreat, a thoughtfully planned villa resort community near the untouched beaches of Vengurla. Experience a blend of luxury and nature with spacious plots, curated amenities.



An Exclusive Villa Resort Development

a limited-edition villa resort community crafted for those who value privacy, luxury, and a life by the sea. Nestled in the heart of Vengurla's coastal charm, this exclusive enclave offers spacious villa plots.

Ongoing Projects



Farmhouse Community in South Goa

Escape to a serene, sustainable lifestyle in this lush farmhouse community. Enjoy organic orchards, scenic trails, and spacious plots for your dream countryside home. Reconnect with nature in peace.



100 Acres Farm house community

Experience elevated living at The Baywatch Hill top farm, a premium farm house community nestled in the lush surroundings of Vengurla.

Upcoming Projects

Experience the Charm of
Vengurla, Goa Extension

Create Your Dream Oasis

At the Baywatch
Build your dream coastal villa. Enjoy the freedom of custom architecture, private pools, and thoughtfully planned spaces—where luxury, nature, and lifestyle come together in perfect harmony. This is where your vision becomes reality in Vengurla's most exclusive seaside community.

and make it your home.



Vengurla

Tourism and Hospitality

Heading towards a new era of rapid growth.

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

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.

FASTEST-GROWING MARKET

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

9.2%

RENTAL YIELD

Vengurla's rental market is thriving, boasting an impressive average rental yield of 9.2%, putting it ahead of popular destinations like Shimla, Lonavala, and Mussoorie.

8

Reasons 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



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.



200 ACRE CASINO ZONE - ON LAND

EXPERIENCE THE ULTIMATE THRILL AT INDIA'S FIRST 200-ACRE ON-LAND CASINO ZONE! A WORLD-CLASS DESTINATION FOR GAMING, ENTERTAINMENT, AND LUXURY AWAITS.



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.



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



5 Beaches
ONLY 10 MINUTES AWAY

2 Beaches
ONLY 2 MINUTES AWAY

A life by the
beach is a life
well invested.

1 Hour
Away

Scuba diving hub of india

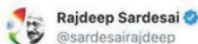
Scuba diving Malvan near Tarkali is simply the world class experience for its beautiful aquatic life, and colourful and rich corals.



What the future holds for Vengurla

Maharashtra: Sindhudurg being transformed into international tourist destination

There are three airports in the vicinity of Sindhudurg - Chipli Airport in Sindhudurg, Manohar International Airport in Goa, and Belagavi Airport in Karnataka.



Lakshadweep Vs Maldives

I hope all those celebrities who have tweeted today in unison calling on the rest of us to explore Indian beaches will walk the talk!

This year, choose Lakshadweep over Maldives, Gokarna over Galle, Andamans over Bali, Puri/Puducherry over Phuket, Malpe over Mauritius, Sindhudurg over Seychelles, Diu over Dubai!



Mumbai, Aug 11 (ANI): Maharashtra Chief Minister Eknath Shinde at the Tata Mumbai Marathon 2023 registration launch event, in Mumbai on Thursday. (ANI Photo) (Ashish Vaishnav)

Mumbai: Maharashtra chief minister Eknath Shinde wants the coastal road being built in Maharashtra to be extended to connect the state with Goa and Gujarat.



Lokmat Times

To boost GDP, Ratnagiri & Sindhudurg to play vital role

PLAN TO PROMOTE CASHEW, MANGO, CRAB, FISHERIES & TOURISM

LOKMAT NEWS NETWORK
NEW DELHI, JUNE 29

Ratnagiri and Sindhudurg districts in Maharashtra will soon play an important role in the economic progress of the country.

A special scheme has been prepared to promote the cultivation of cashew, mango, crab, fisheries and tourism in these districts selected under the self-reliant India campaign. For this, former commerce and industry minister Suresh Prabhu has taken the lead.



Suresh Prabhu is making efforts with the concerned stakeholders to implement the development projects in both the districts. He discussed the issue online with the stakeholders. Senior officials of the district and state, and NGOs associated with the scheme, participated in the talks. Suresh Prabhu said the government under the leadership of Prime Minister Narendra Modi is committed to make India self-reliant. After the selection of districts under the scheme, the second phase work has started. A steering committee will be set up comprising senior members of the NABARD, UNDP, Federation of Indian Auditors and Federation of Indian Industries, he said.

Local products

In fact, these development plans have been prepared under the campaign to make India a 5 trillion economy. Local products will be promoted at the national and international levels. The government aims at increasing the production and demand for local products.

Beaches on Goa border lose tourists to Maharashtra

It's time the state improves its act as the tourist footfalls are turning towards cleaner beaches in border Maharashtra, finds out Shilpa P Parab

Goa is known for its beaches, however, the lesser known and less developed beaches in border Maharashtra like the Sharda beach which is more popularly known as the Panchsheel beach, Vengurla beach, and Mohamud beach are now attracting flock of tourists both foreign and domestic.

According to industry experts, tourists from Goa especially from Ponnani coastal villages are looking at alternate destinations nearby.

It may be noted that the beach bands in the neighboring state are attracting the tourists with tempting prices which are cheaper than the Goa beaches. Many times the rates are less by 20 to 30 per cent and some hotel prices are as much as 50 per cent cheaper.

There is Goa one small single room may cost Rs 2000 to Rs 3000 near the beach, a similar room in Maharashtra costs the tourists much less. According to the information available from the sources, there is need to improve the quality of the basic infrastructure and see that Goa is clean, peaceful

there was ferry service. In the past the holiday anyone used to travel by ferry to the beaches in the neighboring state. However the interstate bridge has given rise to the tourism in the other state and this has started to have effect on North Goa economy, especially Ponnani. Ponnani is a coastal town and domestic tourism has started making their way to these beaches.

The number of tourists over the years have been increasing on the Maharashtra beaches which are close to the Goa beaches like Anand, Ashwini, Madhura, Keri and Morje. Its peak tourism season villages are the focus of foreign and domestic tourists

There are several small big hotels along the roadside across Karapuz bridge serving good meals at reasonable prices. "The distance to Maharashtra is hardly 20 to 30 km. Seven can travel to the Goa beaches whenever needed and stay at the Maharashtra beach which are cheaper," a domestic tourist said. He added, that the food on the Maharashtra beaches is cheaper and the "small" Goa houses full of every rice is also available in the Maharashtra beaches and at much cheaper rates," he said.

It may be noted that parking problems

Maharashtra there is plenty of parking space and there are a few shops along the main entry to the beach, and you can get fresh coconut water and some simple snacks.

Panchsheel beach is given up to reach early morning and get a view of the sunrise on the eastern coast and one can spend hours sitting on the beach and enjoying the waves. Variety of water sports facilities are available and ethnic music events can be a hand of holding as holding cash and cars are easily available for rent and at reasonably prices.

The business on the Maharashtra beach villages has increased over the years as the Maharashtra beach hoppers. A few years back the beaches in Maharashtra used to be mostly with no business. However, over things are changing with several tourists coming from Goa. The tourists have increased our business and the beach is also starting and getting full," said a businessman from neighboring Maharashtra.

It may be noted that now also buildings with flats for sale are also coming up in the neighboring state near to the beach areas. It is interesting to hear that cannot afford house in Goa. According to Ponnani locals, business is decreasing after the construction of bridge to Maharashtra. Tourists going from Goa to Maharashtra are also adding the local economy in the neighboring state.

hindustantimes

500-km expressway running through 3 districts of Konkan?

TOURISM BOOST MSRD issues request for proposal to hire consultancy to check feasibility

Tanushree Venkatraman
@tanushreevenkatraman

MUMBAI: Taking a cue from the previous government that led the ambitious 700 km Mumbai-Nagpur expressway or Samruddhi corridor, the Union Transport Minister Maharashtra Vikas Aghadi (MVA) government has taken the first step towards constructing a 500-km greenfield Konkan expressway.

The state's infrastructure arm, Maharashtra State Road Development Corporation (MSRD) on Tuesday issued a request for proposal to appoint consultancy services to prepare a feasibility report and detailed project report on the expressway.

In March, state urban development minister Eknath Shinde had announced that a greenfield expressway will be constructed along the Maharashtra coastline.

MSRD PROJECT TO COVER 3 DISTRICTS

- The proposed Konkan expressway will be 500 km in length
- It will start at Chile in Raigad, pass through Ratnagiri and end at Patradave in Sindhudurg
- The MVA government has issued a request for a proposal to appoint consultancy services
- The consultancy services will be tasked with preparing a feasibility report on the plan
- It will also study the social and environmental impact
- The firm appointed will be expected to prepare financial model for the project

Other major projects:

- 100 km Vengurla-Bandra sea link with extension till Virar
- 70 km Mumbai-Nagpur expressway

Chile in Raigad where the under-construction 23 km sea-bridge - the Mumbai Trans Harbour Link (MTHL) - ends. The expressway will extend till Patradave at the Maharashtra-Goa border in Sindhudurg district. Shinde had said that the

chairman and managing director, MSRD, said, "The consultant will be expected to look at the feasibility of the project along with the social and environmental impact. It will also propose a financial model that can be adopted."

MSRD has undertaken the

URBAN DEPT MINISTER EKNATH SHINDE SAID THE PROJECT WOULD HELP BOOST COASTAL TOURISM

hours. The corporation has also undertaken the construction of the Vengurla-Bandra sea link at ₹7,000 crore and is looking to extend it till Virar at an additional cost of ₹54,000 crore.

Transport experts said that the expenditure on a new mega project needs to be justified by the government.

"Any road project means high expenditure. If the project is looking at boosting public transport, then it can benefit people. Also, the Konkan railway is still not utilised to its full potential, so



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NEWS / CITY NEWS / NAGPUR NEWS / Vengurla, Panchgani Among Cleanest Indian Cities

TRENDING Bahraich Clashes Munawar Faruqi Tamil Nadu Rain Secunderabad Temple Bengaluru Murder S

THIS STORY IS FROM JUNE 10, 2018

Vengurla, Panchgani among cleanest Indian cities

Manka Behl / TNN / Jun 10, 2018, 03:33 IST

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Neon Attack

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Maharashtra: Sindhudurg being transformed into international tourist destination

There are three airports in the vicinity of Sindhudurg - Chipli Airport in Sindhudurg, Manohar International Airport in Goa, and Belagavi Airport in Karnataka.



The Maharashtra Index
@TheMahaIndex

Project Details:

Submarine Museum project in Sindhudurg:

Project Overview:

- A submarine tourism project worth Rs. 46.91 crore has been approved by the central government for Sindhudurg district
- This will be the first submarine tourism project of its kind in the Indian subcontinent
- Expected to be implemented and operational by the end of March 2025



The Baywatch

Connected to everything that matters.

Live in the heart of convenience. Seamless connectivity ensures you're always in sync with the city's rhythm. It's not just a home; it's a lifestyle built around ease and accessibility.



Taj Shiroda
20 Mins



Kondura Beach
2 Mins



Wayangani Beach
5 Mins



Vengurla Beach
5 Mins



Malvan
20 Mins



Casino World
35 Mins



Sarovar Portico
20 Mins



Film City
30 Mins



Mopa Airport
45 Mins



Chipi Airport
20 Mins



BCCI Stadium
35 Mins



Coco Shambhala
35 Mins





Baywatch

offers timeless luxury, just steps from the calming sea.

Unmatched luxury Where everything defines opulence. along with

50+

Amenities.

A one time chance for you.
Timing is everything
act now to lead the way.

15-20K

Average
tariff as
on date ranges

20-25K

Average
tariff by 2030
conservatively

160

Average
occupancy
days

15L+

Appx rental income
After deducting
maintenance &
other expenses,

Number of tourist visiting vengurla are expected to incerease **3X by 2030.**

As the location becomes increasingly accessible, a significant rise in tourism and development is clearly taking shape.

Goa's Northern Corridor

The new Investment Hotspot

