

India's Leading Second home Developer.

Where coastal living
brings people together.



innovest.in    

Goa Office : 308 Gera Imperium Star, Patto Centre, Panaji, Behind KTC Bus stand Goa 403001

Head Office : C-509, 5th Floor, M3M Cosmopolitan, Golf Course Ext Rd, Sector 66, Gurugram, Hr 122101

Branch Office : H-97 Second Floor Sector -63 Adjoining to Sector 63 Electronic City metro station, Noida -201301

Disclaimer: The information, images, floor plans, and details provided in this brochure are for general guidance only and may not reflect the final product. All specifications, prices, sizes, and other details are indicative and subject to change without prior notice. The layouts, designs, and features mentioned are based on the current planning and may undergo alterations during the development process. The brochure is not a legally binding document and does not constitute an offer or contract. Buyers are advised to verify all details and seek professional advice before making any decisions. Innovest reserves the right to modify, change, or withdraw any information at its sole discretion.



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.

FASTEAST-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 158 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.



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.



Rajdeep Sardesai
@sardesairajdeep

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.



Eknath Shinde

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 Bhika Parab

Goa is known for its beaches, however, the lesser known and isolated border beaches like the Sindhudurg beach which includes the Parashuram beach, Redi beach, Vengurla beach, and Maheswad beach are also becoming popular among foreign and domestic tourists.

According to industry experts, tourists from the coastal villages are looking at alternative destinations nearby.

It may be noted that the beach hotel in the state and the state are extracting the tourists with trapping prices which are cheaper than the Goa hotels. Many times, the tourists from Goa pay 50 per cent and lesser hotel prices as much as 50 per cent cheaper.

With the 200 km small route, many cost Rs 2000 to Rs 5000 near the beach, a similar room on Maharashtra beach costs Rs 1500 to 2000.

According to the information available from the sources, there is need to improve the quality of the basic infrastructure and see that Goa is clear, peaceful



There was lorry service. In the past the hardly anyone used to travel by lorry to the beach. However, the concrete bridge has given rise to the tourists in the other state and this has started to have effects. North Goa is facing a decline in tourists. More and more foreign and domestic tourists have started making their way

and we cannot stop tourists from going there," a local businessman said. There are more than 10 big hotels which are available in the area.

These are available at reasonable rates. The distance of the water sports facilities from the beach is also available and fishing boats are also available at fishing

as well as the price is also reasonable.

Parab said, "The distance of the water

sports facilities from the beach is also available. However, new things are changing with several tourists coming from Goa. The distance of the water sports facilities from the beach is also

also earning and getting price and a businessman from neighboring

It may be noted that now also buildings are being built in the area.

It is also noted that the beach areas are attracting more tourists.

He added, that the location of the Maharashtra beaches in cheaper than Goa. According to him, the distance of the water

sports facilities from the beach is also available to the Goa beaches whenever

needed and stay at the Maharashtra beaches.

He said, "The distance of the water

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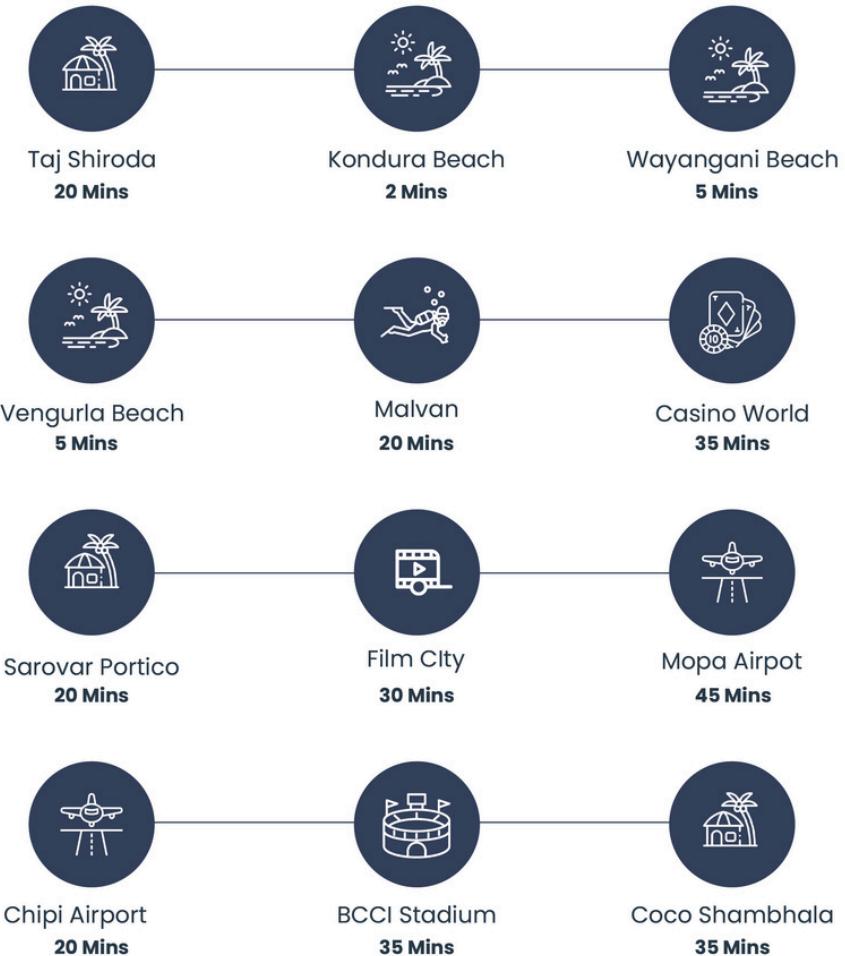
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The Baywatch

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.





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

