

Investment Opportunity

# Green Meadows

— NORTH OF GOA —

# Luxury Cottage Concept

**Built-up Area:** Approx. 800 sq. ft.  
thoughtfully designed living space.

**Configuration:** 2 BHK well-planned  
cottage with optimal space utilization.

**Design Philosophy:** Contemporary  
architecture blended with natural  
aesthetics for a serene living.



# Plot Details

**Plot Size:** Spacious plots measuring 1100 sq. mtr.

**Clear Demarcation:** Well-defined plot boundaries for clarity and ownership assurance.

**Internal Roads:** Planned internal road network for smooth and easy accessibility.



# Private Amenities



## Personal Swimming Pool

A private swimming pool designed for relaxation and recreation, offering an exclusive space to unwind, entertain and enjoy serene moments in complete privacy.



## Private Landscape Garden

A thoughtfully designed private landscaped garden that blends natural beauty with refined aesthetics, creating a serene outdoor retreat for relaxation, leisure and peaceful living.



## A Sanctuary for Yoga

A serene open-air yoga sanctuary surrounded by nature, designed for mindfulness, relaxation, and daily practice, helping residents restore balance, reduce stress and embrace.

# Project Amenities



## Clubhouse

A thoughtfully designed clubhouse offering premium leisure and wellness spaces, serving as a social hub for relaxation, recreation and community living.



## Internal Roads

The internal roads are meticulously planned to ensure smooth vehicular and pedestrian movement throughout the development.



## kids Area

The kids play area is thoughtfully designed to provide a safe, fun and engaging environment for children. Equipped with modern play structures, swings and slides.



## Go-Kart

Convenient Mobility offers easy, reliable transportation solutions designed to make your daily travel smooth, comfortable and stress-free.



## Airport Pick & Drop Service

Airport Pick & Drop Service provides safe, reliable, and comfortable transportation to and from the airport, ensuring on-time travel with professional drivers and well-maintained vehicles.



## Chef-On-Call

Call On Chef brings professional chefs to your home to cook fresh, delicious meals in your own kitchen—perfect for daily meals, parties and special occasions.



## Housekeeping

Housekeeping staff cooking food in a clean home kitchen, wearing uniform and apron, preparing meal on stove, realistic photography, bright lighting.



## Medical assistant

Medical Assistant is a healthcare professional who supports doctors, nurses and other medical staff by performing both clinical and administrative tasks.



## Restaurant and Bar

Restaurant and Bar is a hospitality venue offering a diverse menu of delicious meals alongside a wide selection of beverages, including alcoholic drinks.

# Investment Details

The project offers a comprehensive investment opportunity valued at ₹2.10 Crore, inclusive of land, a fully developed cottage and thoughtfully planned amenities. Located in a high-growth zone, this investment combines lifestyle living with strong potential for long-term appreciation.



Investment Value:  
₹2.10 Crore



Land + Cottage +  
Amenities Included



High Growth Location

# Prime Location

Strategically located in the North of Goa – Sindhudurg region, the project enjoys a prime setting amidst lush green surroundings and scenic hill views. With excellent connectivity to Goa and Maharashtra, the location offers a perfect balance of natural serenity and seamless accessibility.



**MOPA AIRPOT**

20 Min away from  
MOPA Airport



**BEACHES**

40 Min away from  
Famous Beaches



# TOURISM & GOVERNMENT DEVELOPMENT & FUNDS

## ₹155 Cr Funding (Union Culture + Tourism Ministry)

- ₹46.9 Cr: Underwater Museum (INS Guldar project)
- ₹99.1 Cr: Cultural corridor enhancement (Ram-kal Path)

## Swadesh Darshan Coastal Circuit

- ₹150 Cr: in-principal allocation
- Focus on Tarkarli, Vijaydurg, Devgod, Sawantwadi.
- Floating cottages, glass-bottom boats, helipads, eco-tourism.

## HRAWI Policy Advocacy (2023)

- Enhanced promotion, infrastructure labelling, regional branding.

# INFRASTRUCTURE & CONNECTIVITY

## Nagpur-Goa Expressway (Shaktipeeth)

- ₹20,787 Cr Project;  
Connect nagpur to Sindhudurg via konkan Expressway
- Travel time reduced from 18 hrs to ~ 8 hrs

## Mumbai-Goa Coastal Expressway

- New 376 Km Expressway Reduce Mumbai to Sindhudurg Travel to ~ 6 hrs

# Why North of Goa – Sindhudurg

## Future Luxury Zone

A rapidly developing destination poised to become a premium lifestyle and investment hub, offering refined living, modern amenities and strong potential for long-term appreciation.

## A Quieter Goa Escape

An idyllic retreat that offers the charm of Goa without the crowds, surrounded by natural beauty and tranquility. Designed for peaceful living, it provides a relaxed lifestyle while remaining well-connected to key destinations.

## High Appreciation ROI

A strategically positioned investment offering strong potential for capital appreciation, driven by rapid regional development, increasing demand, and long-term growth prospects.

North of Goa–Sindhudurg is an emerging destination that offers a rare blend of natural beauty, peaceful living, and strong investment potential. Surrounded by lush greenery, rolling hills, and pristine beaches, the region provides a calm and uncrowded alternative to the busier parts of Goa. Its strategic location ensures excellent connectivity to Goa and Maharashtra, making travel convenient while preserving privacy and serenity. With ongoing infrastructure development and increasing demand for second homes and luxury retreats, Sindhudurg is witnessing steady appreciation. Rich cultural heritage, clean surroundings, and growing tourism further enhance its appeal. North of Goa–

# Nearest Beaches



**Querim Beach:**  
(Approx. 40 Min Drive)



**Ashwem Beach:**  
(Approx. 45 Min Drive)



**Arambol Beach:**  
(Approx. 45 Min Drive)



**Shiroda Beach:**  
(Approx. 35 Min Drive)

# Project Highlights

Spacious plots with private cottages, personal Swimming pool and Landscape garden, set within a premium low-density development that offers privacy, open spaces and a refined lifestyle.

- Personal Swimming Pool
- Large plot size with private cottage
- Premium low-density development
- Landscape Garden



# Ideal For



## 1. **Second Home Buyers:**

Perfect for second home buyers seeking privacy, nature and long-term lifestyle value.

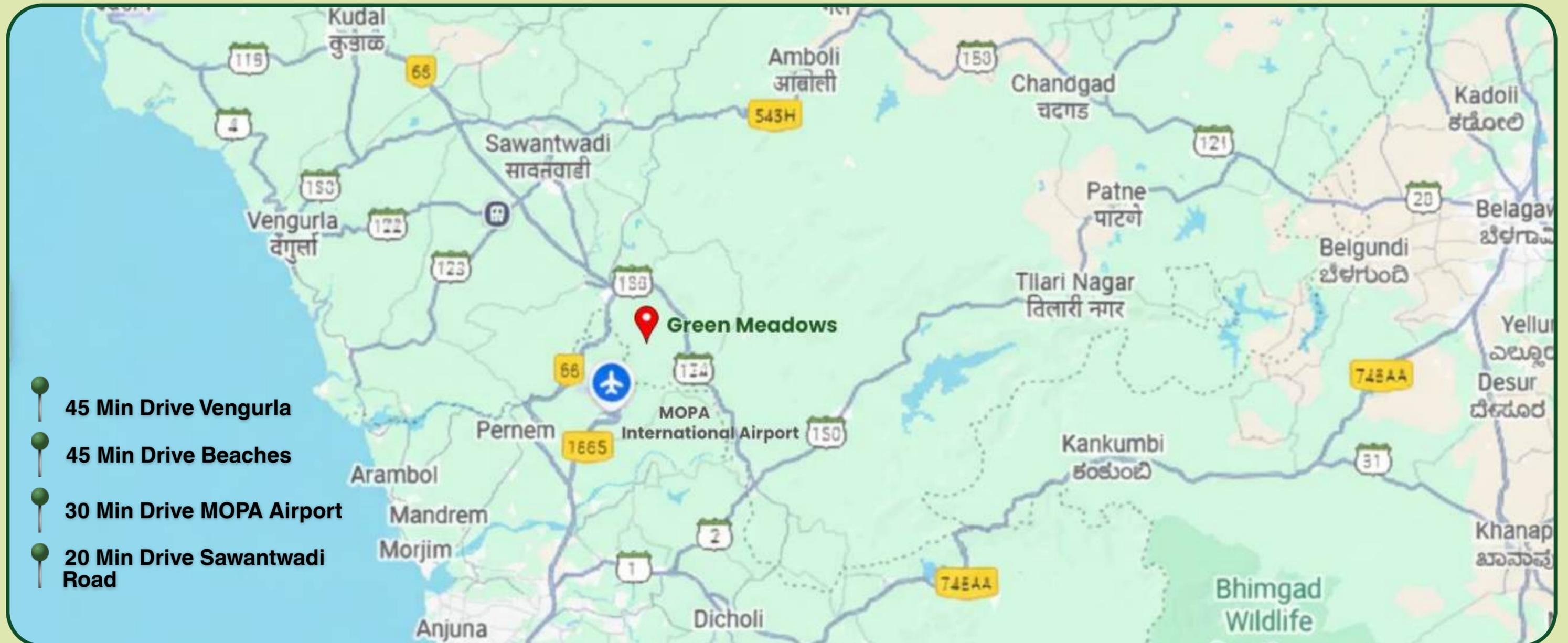
## 2. **Nature Wellness Living :**

A lifestyle rooted in nature and well-being offers a harmonious balance between modern comfort and natural surroundings.

## 3. **Long-term investors :**

An ideal opportunity for long-term investors seeking stable growth and lasting value.

# Location Google Map



# Green Meadows

- ✓ North of Goa - Sindhudurg
- ✓ A lifestyle investment for the future.
- ✓ Where Nature Meets Luxury.

**Marketing & Promoters**

**By: THE GGS GROUP**

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