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Welcome to Amara Grove Bay

Where Elegance Embraces Serenity

Amara Grove Bay is a serene and picturesque farmhouse retreat located in the tranquil village of Kondura, nestled along the Konkan coastline of Maharashtra.

Surrounded by white sandy beaches, calm blue waters, and lush tropical greenery, it's the perfect destination for those seeking a peaceful coastal escape with a touch of luxury.



What Awaits You:



Serenity & Seclusion

Step away from the chaos of urban life — discover untouched, less-crowded beaches that offer complete tranquility and privacy.



Nature's Grandeur

Enjoy the harmony of white sands, turquoise waters, and coconut-lined shores, set against a backdrop of rich green hills.



Scenic Living

Witness breathtaking sunsets, listen to the rustle of palm leaves, and wake up to panoramic views of the ocean and surrounding landscapes.



Adventure & Leisure

From parasailing and scuba diving to birdwatching, swimming, and peaceful strolls, there's something here for every kind of soul.



What's Special About Amara Grove Bay?



Kondura Beach — Just a Stroll Away

Experience the serene beauty of the famous white-sand Kondura Beach, located just walking distance from your farmhouse.



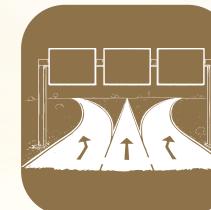
Thrilling Watersports at Vengurla Beach

Only 10 minutes away, Vengurla Beach is your weekend playground — offering parasailing, scuba diving, and more.



India's First Submarine Tourism Project

The iconic Nivati Rock at Vengurla Beach is the approved site for India's first underwater submarine experience, placing you at the heart of a future landmark.



Triple Highway Advantage for Seamless Access

Enjoy unbeatable connectivity via:

- State Highway 121 (Just 10 meters from the site)
- National Highway 66 (Only 10 km away)
- Goa's New Coastal Highway (Just 1.7 km away)



Celebrity Neighbours

Live among the elite — Vivek Oberoi's Glass House is just steps away.

Also, veteran actor Nana Patekar owns a 100-acre estate nearby, adding legacy value to the neighbourhood.

Our Directors



Mr. Mayank Chansouria

To create a timeless sanctuary where nature, luxury, and soulful living exist in perfect harmony. At Amara Grove Bay, we envision a space that offers an escape from the ordinary—where every sunrise over the orchard, every breeze from the nearby beaches, and every moment of stillness inspires a deeper connection to oneself and the earth.

Mr. Arjun Rana

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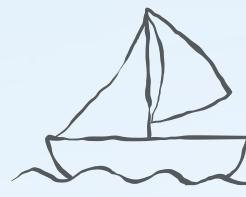




Step Into a World Where Luxury Feels Like Nature's Embrace

Welcome to Amara Grove Bay—a place where everyday living transforms into an extraordinary experience.

Surrounded by nature's quiet grace and touched by timeless sophistication, this retreat redefines what it means to live well. From grand, thoughtfully designed interiors to serene recreational spaces that breathe tranquility, every corner whispers elegance. Here, comfort isn't just a feature—it's a feeling. Discover a lifestyle sculpted for those who seek beauty, balance, and a deeper connection to the world around them. Amara Grove Bay is not just a destination—it's where your dream life begins.



Unwind where the charm of leisure meets the pulse of adventure—set against the spellbinding backdrop of India's western coastline. Amara Grove Bay offers more than just a getaway; it's an experience crafted to awaken your senses.



6 MILLION TOURIST PARADISE

Welcoming over six million visitors each year, this enchanting coastline stands among India's most sought-after escapes

30% NATURE'S BOUNTY

Over 30% of Goa is draped in lush greenery, preserving the region's untouched natural splendor.

LOCAL SEAFOOD DELIGHTS

Let your senses dance with the coastal breeze as you indulge in the region's freshest seafood—flavors born from the sea, served with a touch of timeless charm.



7.8% ECONOMIC RESILIENCE

With an impressive 7.8% average annual economic growth—outpacing the national curve—this region stands as a beacon of prosperity and potential.

88.7% EDUCATION HUB

Home to premier educational institutions and a remarkable literacy rate of 88.7%, this region fosters a culture of learning, growth, and enlightened living.

TECH HUB

A flourishing IT industry fuels the region's rapid economic ascent—bringing prosperity, opportunity, and a future-ready ecosystem to life.

0% POLLUTION

Surrounded by unspoiled nature and free from urban pollutants, this sanctuary invites you to inhale deeply—filling your lungs and soul with pure, rejuvenating air.



Sindhudurg

Sindhudurg boasts a breathtaking natural beauty that is truly unmatched. Nestled within the Western Ghats, this region offers expansive coastlines adorned with glistening azure waters and pristine silver sands, creating an idyllic setting for sunbathing, swimming, picnics, and various water sports activities. Additionally, visitors can explore captivating estuaries, tranquil backwaters, and verdant hill stations blanketed by lush forests. The landscape is further accentuated by magnificent waterfalls and rejuvenating springs, inviting individuals to unwind and reconnect with nature, providing a much-needed respite from the hustle and bustle of daily life. Whether you're seeking an extended vacation or a quick weekend getaway, Sindhudurg promises to enchant all who visit.

Moreover, Sindhudurg is a haven for food enthusiasts, renowned for its delectable cuisine rooted in Konkani-Malvani-Maharashtrian heritage. From sumptuous seafood delicacies to a plethora of vegetarian and non-vegetarian curries, freshly baked goods, locally crafted beverages, soul-warming soups, and much more, the culinary offerings here cater to every palate and preference, ensuring a gastronomic adventure unlike any other.

Amenities Where Every Detail Elevates Your Everyday

At Amara Grove Bay, luxury extends beyond the landscape. Thoughtfully curated amenities blend comfort, recreation, and sustainability—designed for those who expect more from life.

Clubhouse for Leisure & Connection

Unwind, compete, or simply connect. From indoor games to outdoor adventures like tennis and basketball, our Clubhouse is your personal playground for joy, wellness, and community.



Power That Flows With Purpose

Designed with reliability and modern living in mind, our energy infrastructure delivers consistent electricity while embracing sustainability—for homes that are both smart and serene.



Pure Water, Naturally Yours

A life of ease begins with essentials done right. Our advanced water sourcing ensures a steady, clean, and sustainable supply—so you stay refreshed and worry-free, always.



Gated Calm, Private Bliss

Experience peace of mind within a secured, gated sanctuary. Enveloped in nature and surrounded by exclusivity, discover a lifestyle where safety and serenity coexist beautifully.

A Bold Investment in Nature, Growth & Legacy

Perfectly nestled between **Mopa and Sindhudurg International Airports**, this rare land parcel offers effortless connectivity—bringing the world closer while keeping you rooted in nature's embrace.



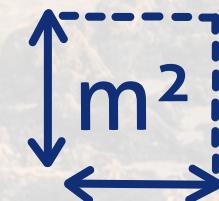
Manohar International
Airport (Mopa)



Sindhudurg
Airport

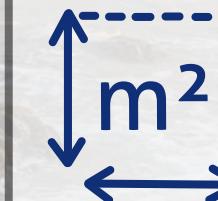
Project Area : 100 Acres

Farm House Land



Price	: 11,999 INR Per SQM
Inaugural Price	: 9,999 INR Per SQM
Total Area	: 20 Acre
Plot Size	: 1100 SQM.

Residential Plot Land



Price	: 14,999 INR Per SQM
Inaugural Price	: 12,999 INR Per SQM
Total Area	: 6 Acre
Plot Size	: 500 SQM.

A Lifestyle That Moves With Grace



On NH-66, Designed for Effortless Living

Strategically located on NH-66, Amara Grove Bay offers seamless access to beaches and city life. Navigate with ease on wide 9m & 12m internal roads crafted for comfort and convenience.

Resort-Inspired Living, Every Day

Wake up to nature's calm and curated luxury. With resort-style amenities and lush landscapes, life at Amara Grove Bay feels like a retreat—every single day.

Space to Dream, Room to Breathe

Each 1100 sq. meter plot offers you the freedom to build a serene weekend retreat or a luxurious forever home—surrounded by nature and crafted for peace.

Connectivity

Nearby 5Star Hotels & Resorts

- Maachli Farms Stay
- Sarovar Portico
- Golven Resort
- Coco Sambhala
- Araqila Resort
- Taj Shiroda (Under Construction)

Nearest Airport

- Sindhudurg Airport
- Manohar Int. Airport (Mopa)

Basic Connectivity

- Bus Stop
- Railway Station
- Multi-Speciality Hospital
- Market



Everything
at 5 Mins Ride



Disclaimer : The proximities mentioned in the brochure are approx. distance from the Project

Quick Access to Water Sports-Friendly Beaches

Kondura Beach	3 Km
Wayangani Beach	6 Km
Vengurla Beach	9 Km
Bhogave Beach	11 Km
Nivati Beach	13 Km
Khavane Beach	13 Km
Shiroda Beach	25 Km
Redi Beach & Port	35 Km
Querim Beach	38 Km
Arambol Beach	40 Km
Morjim Beach	45 Km
Anjuna & Vagator	50 Km

Located on the State Highway 121, only 1.7km from flagship Coastal Highway for excellent road connectivity.

Our Assured Rental & Partnership Model



Own Your Slice of Paradise

Buy a 1100 sq. mtr. farmhouse land parcel, and we build your custom-designed luxury 1 BHK, 2 BHK, 3 BHK farmhouses — effortlessly and elegantly.



Assured Rental Returns — ₹10.8 Lakhs in 3 Years

Enjoy ₹30,000 monthly assured rental from the day of registry for the first 36 months — guaranteed income with zero operational stress.



Post-3 Years: Flexible Partnership Options

Choose to either:

- Take complete control of your farmhouse, or
- Let us continue managing it on a 50% profit-sharing model — you earn without involvement.



Managed by Experts

Your farmhouse is professionally managed and marketed by a 5-star premium facility management company that handles elite properties and ensures optimal ROI.



Premium Construction You Can Trust

Built by the brand behind 100+ villas for the Taj Group, offering a 15-year structural guarantee and unmatched craftsmanship.



Fully-Equipped, Ultra-Luxury Inclusions

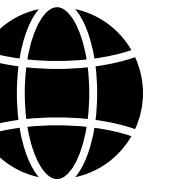
Your villa comes with:

- Private Pool | Open Kitchen | Jacuzzi
- Lawn | Parking Space | Tile Walkways
- Servant/Guard Room | Modern Interiors & Fittings
- & More



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