



NIRVANA

CRESCO

WHERE STILLNESS MEETS THE TIDE

AN EXCLUSIVE COLLECTION

BAY 15

15 Managed Luxury Farm Stays

NORTH OF GOA · SINDHUDURG · INDIA'S FINEST COASTAL SANCTUARY

PRIVATE · EXCLUSIVE · MANAGED

THE VISION

A Private Sanctuary Where Luxury Meets Nature

Introducing Bay 15 — an exclusive collection of just 15 luxury farmhouses nestled in the serene landscapes north of Goa. Set within a secure gated community, Bay 15 is thoughtfully designed with a peripheral boundary wall, ensuring complete privacy and peace of mind.

The entire estate is wrapped in lush landscaped greenery, featuring curated plantations that create a tranquil, resort-like environment all year round. At the heart of the community lies a premium clubhouse — a space crafted for relaxation, social gatherings, and refined leisure.

*"A farmhouse is not just a home —
it is a bridge between soil, sea and
soul."*

15

EXCLUSIVE
FARMHOUSES

Best-in-
Class

RENTAL
YIELD
POTENTIAL

30%

PRICE
SURGE IN 12
MONTHS

6M+

ANNUAL
TOURISTS
TO GOA

INVESTMENT
HIGHLIGHT

Sindhudurg is emerging as one of India's fastest-growing property markets, outpacing second-home destinations like Shimla and Lonavla with rental returns that rank among the strongest in the country — making Bay 15 not just a lifestyle asset, but a sound financial investment.

DREAM LOCATION

North of Goa — Where the World Slows Down

Perched between the Sindhudurg coast and Goa's golden northern shore, Bay 15 occupies one of India's most coveted yet unhurried stretches of coastline. Within minutes lie pristine Vengurla Beach, while Mopa International Airport sits just across the border — making this a home that the world can reach, but few will find.

VENGURLA BEACH · NEARBY

MOPA AIRPORT · MINUTES
AWAY

NORTH GOA · BORDERING

KUDAL RAILWAY · CONNECTED

SEAMLESS CONNECTIVITY



Mopa International Airport

INR 2,700 Cr investment zone; 44 lakh passenger capacity in Phase 1



Mumbai-Goa Coastal Highway (NH66)

555km four-lane highway linking Panvel to Polem, South Goa



Vande Bharat Express

High-speed rail connectivity to Mumbai and beyond



Shaktipeeth Expressway

Greenfield 6-lane corridor to Nagpur — 760km access-controlled route

World-Class Amenities, Naturally Set

Every element of Bay 15 has been curated to elevate daily living into an experience of refined, effortless luxury.



Landscaped Greenery

Curated plantations and lush gardens envelop the estate in a perpetual resort-like tranquillity throughout every season.



Premium Clubhouse

A stunning social heart — crafted for relaxed gatherings, leisure pursuits, and the art of doing absolutely nothing.



Gated & Secured

Peripheral boundary wall and 24/7 security ensure complete peace of mind for residents and their families.



Spa & Wellness

Private yoga sessions and spa treatments delivered to your farmhouse — restoration on your own terms, at your own pace.



Private Chef

Bespoke gourmet dining within your farmhouse — from Konkani-Malvani feasts to international cuisine, crafted on demand.



Curated Experiences

Water sports, nightlife access, coastal excursions — Bay 15 curates Goa's finest experiences exclusively for residents.

W H Y I N V E S T H E R E

Sindhudurg — India's Most Exciting Growth Market

Post-airport opening, Sindhudurg is witnessing unprecedented economic momentum — making Bay 15 an asset that grows with the region.

7.8%

ECONOMIC GROWTH

Average annual economic growth outpacing the national average — a region accelerating faster than the country.

30%

PRICE SURGE

Land parcels and villas witnessed a 25–30% price hike in just 12 months — signalling a gold rush post-airport opening.

Top-Tier

RENTAL YIELD

Rental returns that position Sindhudurg ahead of established second-home markets like Shimla, Lonavla, and Mussoorie.

6M+

TOURISTS ANNUALLY

Goa's 6 million annual tourists ensure a constant, robust demand for premium managed stays year-round.

10.8M

TOURIST PARADISE

A top tourism destination in India — a gateway to the country's single largest leisure and hospitality market.

30%

GREEN COVER

More than 30% of Goa covered by lush greenery, preserving its natural beauty and ecological value perpetually.

Every Detail, Effortlessly Taken Care Of

At Bay 15, luxury isn't just offered — it's anticipated. Our bespoke concierge services are designed to respond before you ask, delivering seamless comfort at every moment of your stay.

"Bay 15 isn't just a farmhouse — it's a private sanctuary where luxury meets nature, and exclusivity defines your lifestyle."

- **Spa, Wellness & Private Yoga Sessions**
Rejuvenate in the comfort of your own sanctuary with in-residence wellness professionals.
- **Pre-Arrival Grocery Stocking**
Walk into a fully prepared home, stocked and tailored to your exact preferences before you arrive.
- **Private Event & Celebration Planning**
From intimate gatherings to grand soirées — flawlessly conceived and executed by our team.
- **Housekeeping, Laundry & Property Care**
Impeccable upkeep maintained at all times — your sanctuary is always ready for you.
- **Travel & Chauffeur Services**
Smooth airport transfers and curated travel arrangements at your complete convenience.
- **24/7 Medical Assistance**
On-call doctor, ambulance support, and complete peace of mind for you and your loved ones.
- **Private Chef & Gourmet Dining**
Bespoke culinary experiences — from Konkani feasts to international menus — within your farmhouse.
- **Experiential Activity Planning**
Water sports, nightlife access, coastal excursions — curated exclusively for Bay 15 residents.

"Embark on a lifestyle beyond compare at Bay 15 — where nature meets luxury, exceptional living meets world-class amenities, and timeless elegance awaits."

Sindhudurg is blessed with unparalleled scenic natural beauty. Located on the Western Ghats, it has extensive seashores, sparkling blue waters, and silver sands, making it perfect for sunbathing, swimming, and water sports. Beautiful estuaries, backwaters, hill stations, waterfalls and verdant landscapes complete a setting that is truly unlike anywhere else in India. Bay 15 places you at the very heart of it all — not as a visitor, but as a resident.

RESERVE YOUR SANCTUARY

Only 15 Farmhouses. A Lifetime of Exclusivity.

To schedule a private viewing or request an investment dossier,
please reach out to the Nirvana Cresco team.

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REQUEST PRIVATE VIEWING



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