



SWA:RAGYA

innovest

INTRODUCTION TO SWARAGYA

A wellness-centered residential community where the technology of the West meets the Holistic Wellness Regimes of the east, to create a new standard of residential well-being.

Wellness living - *redefined.*



Science

Nervous System Science
Neuro-Architecture (Brain-Friendly Spaces)
Stress Biology & Cortisol Modulation
Longevity & Cellular Health Principles
Sensory Architecture



Mind-Body Reset
Nature Led Smart Living
Elemental Design
Panchatatva
Nervous System Alignment
Circadian & Hormonal Balance

Wellness

Ayurveda for Daily Living
Yogic Breathwork
Forest & Nature Energy (Pranavayu)
Seasonal Wellbeing
Dinacharya Ritual Design
Prakriti Balance
Herbal & Botanical Support

Experience

SWA:RAGYA

01

Diagnose

We begin with a comprehensive, 360° evaluation to understand your health in its entirety.

03

Heal

An advanced, carefully selected suite of therapies to realign & harmonise your body, mind, and spirit.

02

Assess

A bespoke care plan is crafted in collaboration with you, reflecting your individual needs and patterns.

04

Sustain

You conclude with enduring tools, structured guidance, and support to ensure your healing extends well beyond your time with us.



Pillars of SWA:RAGYA



Kapil Singhal
Managing Director

SWA:RAGYA **innovest**
ventures∞



Vivek Krishna
Founding Partner

sukham 



Ayurveda



Yoga



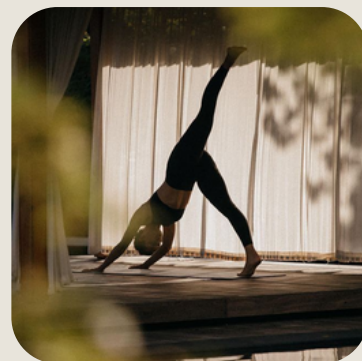
Nutrition



Breathwork



Fitness



Emotional
therapy



Functional
Medicine



Detox
Therapies



FACILITIES & EXPERIENCES

WELLNESS EXPERIENCES

- Ayurveda & Naturopathy Centre
- Holistic therapy rooms
- Yoga & meditation centres
- Wellness consultation spaces

LEISURE & COMMUNITY

- Tropical-themed clubhouse
- Co-working & reading lounges
- Community courtyard
- Shaded sit-outs & gathering zones

NATURE & OUTDOOR LIVING

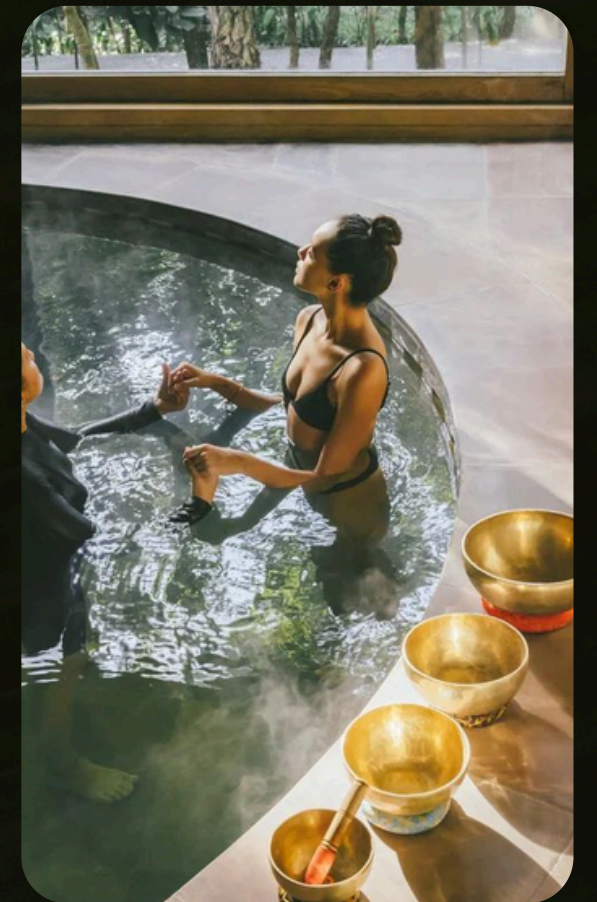
- Lush tropical landscape
- Walkways & barefoot paths
- Garden pockets & calm seating corners

RECREATIONAL ACTIVITIES

- Resort-style swimming pool
- Kids' play areas
- Fitness spaces

LIVING COMFORTS

- Secure gated community
- Ample parking
- Architectural coherence with soft curves + natural materials



Designed for *comfort*. Curated for *experience*.



WHAT SWARAGYA OFFERS TO INVESTORS

01

Capital Appreciation

Your villa's value grows steadily as the community develops.

02

7% Fixed Rental for 15 years

Earn a fixed rental yield for 15 years!

03

Complimentary Stay

Enjoy 21 complimentary nights each year, along with privileged rates on wellness treatments.

04

Exclusive Discounts

Get special pricing on all treatments and F&B during your stays.

05

Freehold Ownership

Ownership via sales deed and perpetual lease deed as per PLD conditions.



MARKET DEMAND

A market growing faster than traditional real estate.

The wellness economy is booming in India and globally, driven by rising stress, digital fatigue, and the demand for nature-connected lifestyles.

And the geography is shifting too.

With the launch of Mopa Airport, tourism and investment are moving toward South Goa and South Maharashtra — where people seek space, silence, and nature away from crowded North Goa.

Global Stats

USD 438.2B

Global wellness real estate valuation (2023)

18.1% CAGR

Growing 3x faster than traditional real estate

India Stats

USD 27.92 to 38.22 Billion

in 4 years by 2030

Massive surge in wellness tourism, long-stay retreats, and mindful communities.

Future-proofed opportunity.

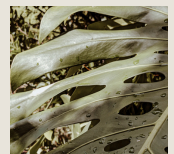
First-mover advantage.



WHY CHOOSE A PLACE LIKE VENGURLA

A coastline that balances natural calm with strong growth potential - clean beaches, better air quality, and a slower pace of life, supported by major upcoming infrastructure and development.

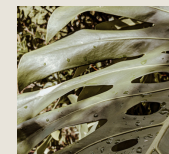
Key Drivers -



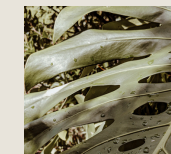
200-acre Film City
fueling entertainment and production opportunities.



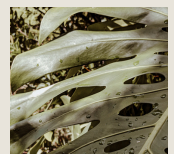
200-acre Casino Zone
fueling tourism, leisure, and gaming opportunities.



BCCI Cricket Stadium
driving national-level sports, events, and footfall.



232-acre Aerocity
powering aviation-linked commerce and connectivity.



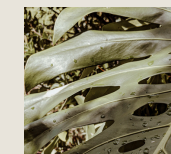
Taj Asia's largest resort
elevating hospitality, tourism, and luxury experiences.



150-acre Industrial Hub
accelerating manufacturing, jobs and economic growth.



100-acre IT Hub
increasing innovation, jobs, and digital-first growth.



Mumbai-Goa Highway
boosting regional connectivity, access and real estate value.



BENEFITS OF THE LOCATION



TAJ SHIRODA
20 MIN



VENGURLA BEACH
5 MIN



MOPA AIRPORT
45 MIN



MALVAN
20 MIN



KONDURA BEACH
2 MIN



CASINO WORLD
35 MIN



CHIPI AIRPORT
20 MIN



FILM CITY
30 MIN



WAYANGANI BEACH
5 MIN



SAROVAR PORTICO
20 MIN



BCCI CRICKET STADIUM
35 MIN



COCO SHAMBHALA
35 MIN

Connected to everything that matters.



GALLERY – VILLA FACADE



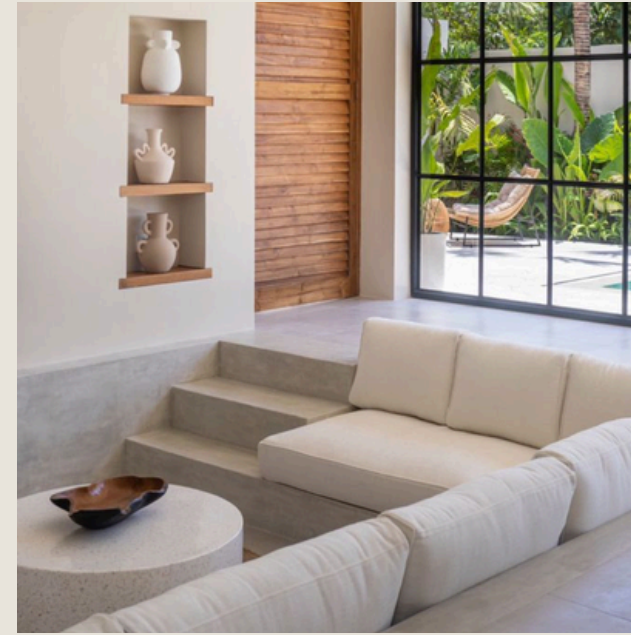
• Images shown are artist impressions for illustrative purposes only. Actual project details may differ.

GALLERY - WELLNESS CENTRE



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GALLERY – BALI-INSPIRED AESTHETICS



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VILLA LAYOUTS

Type I:

A spacious, horizontally spread layout with wide common areas and an open poolside deck. Designed for a broad, flowing indoor-outdoor experience.

Type II:

A well-organized, vertically aligned layout with clearly defined zones and a centred poolside deck. Designed for a smooth, cohesive movement through the villa.

Type I



Type II



SITE PLAN

An exclusive wellness community of 29 villas thoughtfully planned. .



OUR PARTNERS

Facility Management
Partner

Hospitality & Guest
Experience Partners

Development &
Infrastructure Partner

Wellness, Ayurveda &
Healing Partner



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