



# SAMAYA

— *Retreats* —



SERENITY IN THE  
*Heart of Nature* 

AMBELI VILLAGE, DODAMARG, GOA - MH BORDER  
RERA Reg. P52900078952



# Legacy Of Delivering Excellence.

Guided by a vision to create enduring value through innovation and excellence, GHD Group has demonstrated exceptional growth over the years, earning its reputation as one of India's largest and most trusted real estate developers. Our journey is marked by an unwavering commitment to quality, trust, and customer satisfaction.

- 13+ Unique Projects
- 700+ Branded Apartments
- 100+ Luxury Villas
- 200+ Plots





## A Plotted Township Crafted for Thoughtful Living.

Samaya Retreats is a thoughtfully planned plotted township community where you don't just buy a plot, you own a lifestyle rooted in nature, space, and long-term value.

Designed for those who value land ownership, open living, and low-density planning, Samaya Retreats offers the freedom to build your own home within a secure, amenity-rich environment, where nature, wellness, and community come together effortlessly.

**SAMAYA**  
*Retreats*  
SERENITY IN THE HEART OF NATURE



# Nature's calm

Time, Held  
Gently by Nature.

Between the Western Ghats and the Goan sky, Samaya Retreats offers something rare: the hush between moments. A place where mornings are unhurried, light is softer, and every horizon feels personally curated.



## A Visionary Modern Township.

Spread across 30 Acres, Samaya Retreats has been imagined as a quiet, contemporary retreat, shaped by landscape, softened by trees, and detailed with restraint. It offers a curated mix of plots and villas with an emphasis on low-rush living and high-touch service.

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## 3 Acre Natural Lake Inside The Project.

The 3-acre natural lake inside the project is a rare phenomenon that instantly elevates the entire living experience. Its calm waters, cool breezes, and reflective landscapes create a daily resort-like ambience right at your doorstep.

More than just scenic beauty, the presence of a natural lake enriches the microclimate, attracts biodiversity, and offers unmatched peace, making it one of the project's strongest and most unique USPs.



# Samaya Retreats Signature Advantages.

A Commitment to Confidence, Comfort & Long-Term Value.

## CREDIBILITY YOU CAN TRUST

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With over a decade of proven delivery, RERA-approved projects, and strong banking partnerships, GHD Group stands as a reliable name in premium real estate across Goa & Dodamarg. Every development reflects transparency, timely execution, and unwavering quality.

## FLAT LAND ADVANTAGE

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Safer structural stability



Easier construction and faster completion



Better accessibility for all ages



More usable open spaces



Optimized layout planning & landscaping

## BUILT-TO-SUIT OPTIONS AVAILABLE

Understanding that every buyer is unique, GHD Group provides flexible built-to-suit configurations.

## RERA-APPROVED PROJECT RERA REG. P52900078952

Fully RERA-approved project for complete transparency and trust.

## LOW-DENSITY LIVING

GHD Group communities are crafted for space, serenity, and exclusivity. With fewer units per acre, residents enjoy enhanced privacy, better ventilation, minimal congestion, and a distinctly elevated way of life perfect for both end-users and long-term investors.

- 80 plots out of 140 are already secured by a trusted welfare association.
- Project completion by 31st December 2027.





## Forest-Calm. Airport-Close.

Perched at Dodamarg on the Goa-Maharashtra border, Samaya Retreats keeps you close to what matters: the stillness of valleys and the ease of connection. Mopa International Airport is just 23 Kilometres for spontaneity. North Goa's beaches are a beautiful drive away. Here, distance is measured not in kilometres, but in the comfort of knowing everything is within reach.





## Your Private Horizon.

Select villa plots open to long views, morning mist, and starry nights. Architecture here is meant to sit lightly on the land; broad verandas, shaded courtyards, and rooms that borrow light from nature. The luxury is not loud; it's the confidence that your home can be both discreet and deeply expressive.





## Crafted for Unhurried Days.

Samaya Retreats brings together thoughtful amenities designed to slow life down and elevate everyday living. From a 40,000 sq. ft. clubhouse, refreshing swimming pool, and badminton/multipurpose court to serene spaces like the yoga centre, garden reading area, and dedicated coffee zone, every corner is curated for comfort.

Children can explore the kids' park, while wellness seekers enjoy the jogging track and open green areas. Here, every amenity invites you to pause, breathe, and embrace an unhurried way of life.

**SAMAYA**  
*Retreats*  
SERENITY IN THE HEART OF NATURE





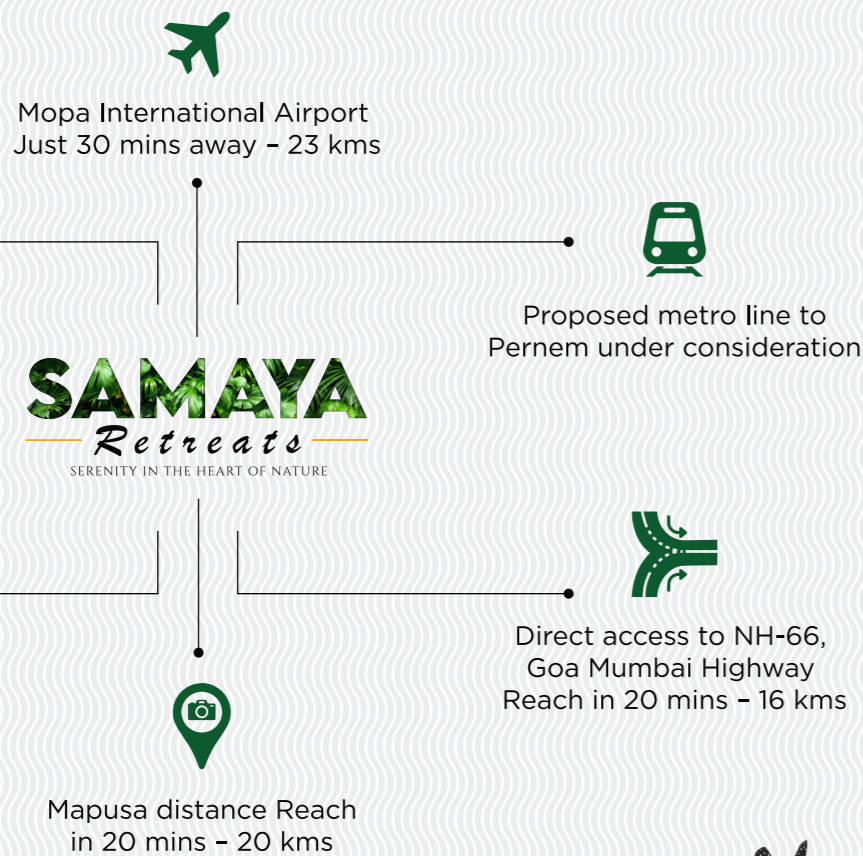
## Where Routine Becomes Ritual.

The township offers a thoughtfully curated range of lifestyle comforts, including a spacious 40,000 sq. ft. clubhouse, a refreshing swimming pool, and dedicated spaces such as the badminton/multipurpose court, yoga centre, and kids' park.

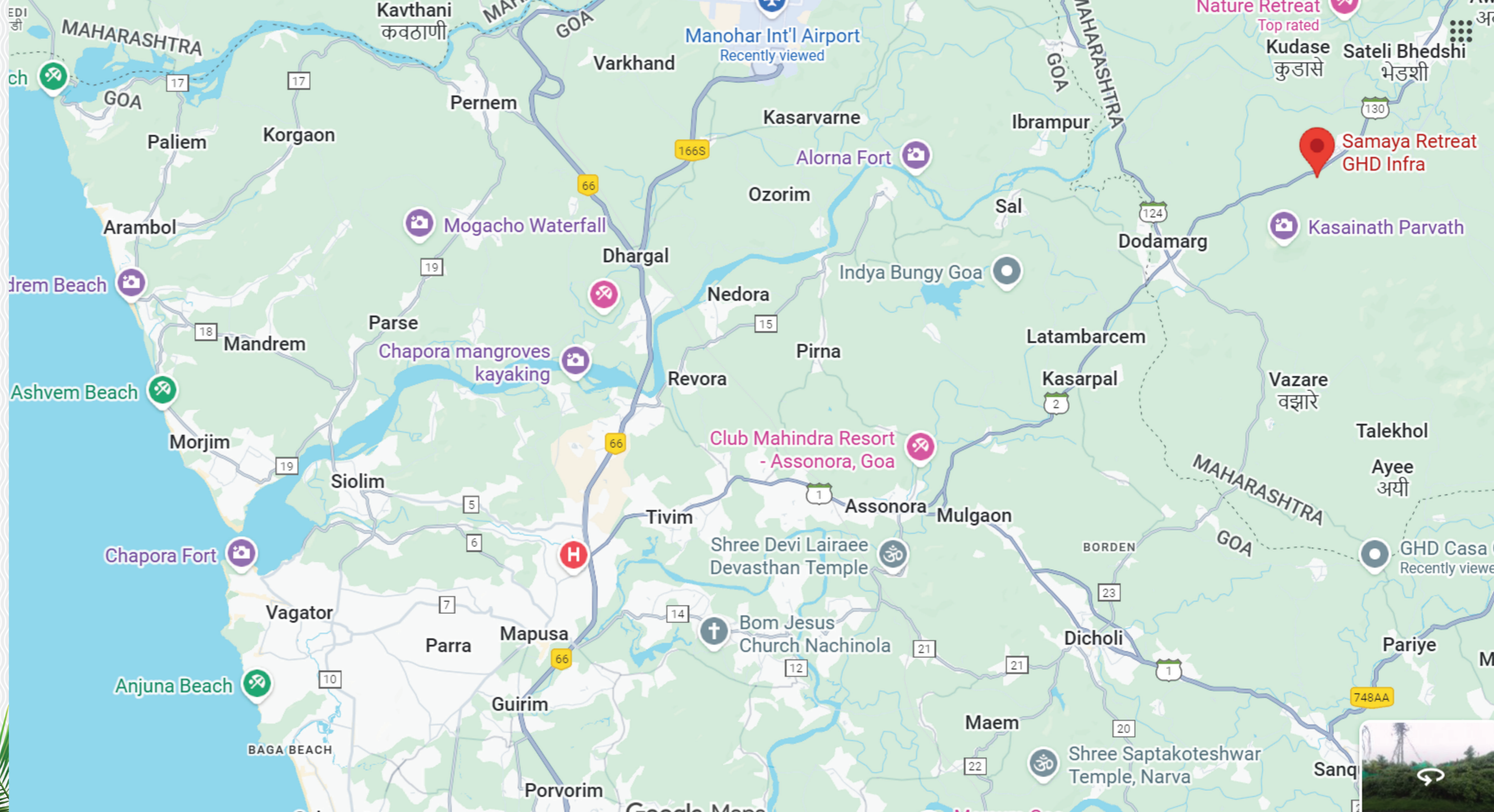
Everyday living is enhanced with convenient additions like a cosy coffee zone, peaceful garden reading areas, and a well-laid jogging track, bringing together recreation, wellness, and community into one seamless experience.



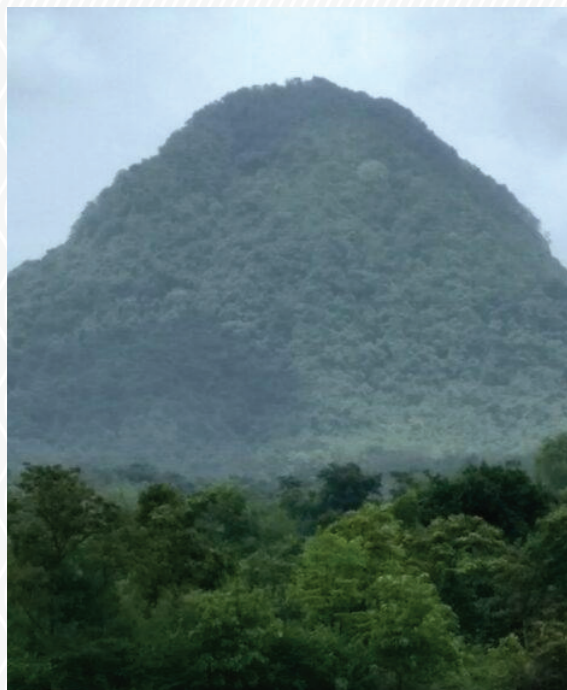
# Connectivity, without Compromise.



Your retreat, perfectly poised between  
the pulse of Goa and the quiet of the Ghats.



Surrounded by Beauty.  
Enriched by Culture.



**KASAINATH PARVATH**  
**3 KMS - 5 MINS AWAY**

Kasainath Dodamarg's rugged terrain, lush forests, and untouched natural trails make it a perfect offbeat destination for adventure lovers seeking trekking, hiking, and raw outdoor exploration.



**ALORNA FORT**  
**15 KMS- 20 MINS AWAY**

Offers tourists a perfect blend of history and scenic beauty, with panoramic views of the Chapora River and a tranquil, untouched atmosphere ideal for exploration and photography.



**PREMIUM RESORTS**

Surrounded by several well-known resorts such as Farm 33 Waterpark and Yog Resort— making it part of a premium resort-style enclave that adds to its appeal and investment value.



**DODAMARG ROCK GARDEN**  
**13 KMS- 15 MINS AWAY**

It draws tourists with its stunning natural rock sculptures and sweeping valley views, creating a magical open-air artscape perfect for wanderers and photo lovers.



**TILARI DAM**  
**13 KMS- 15 MINS AWAY**

Tilari Dam enchants visitors with its mirror-still backwaters and misty green hills, while the surrounding forests—alive with diverse wildlife—make it an irresistible escape for nature lovers and adventure seekers alike.



**DIVINE NEIGHBOURHOOD**

Spiritually enriched by its proximity to several sacred sites like Kasainath Parvat & Temple, Pimpleeshwar Temple, Shree Sateri Devi Temple, and Jagteshvar Prasanna Temple, making it a peaceful haven that blends serene living with devotional tranquility.

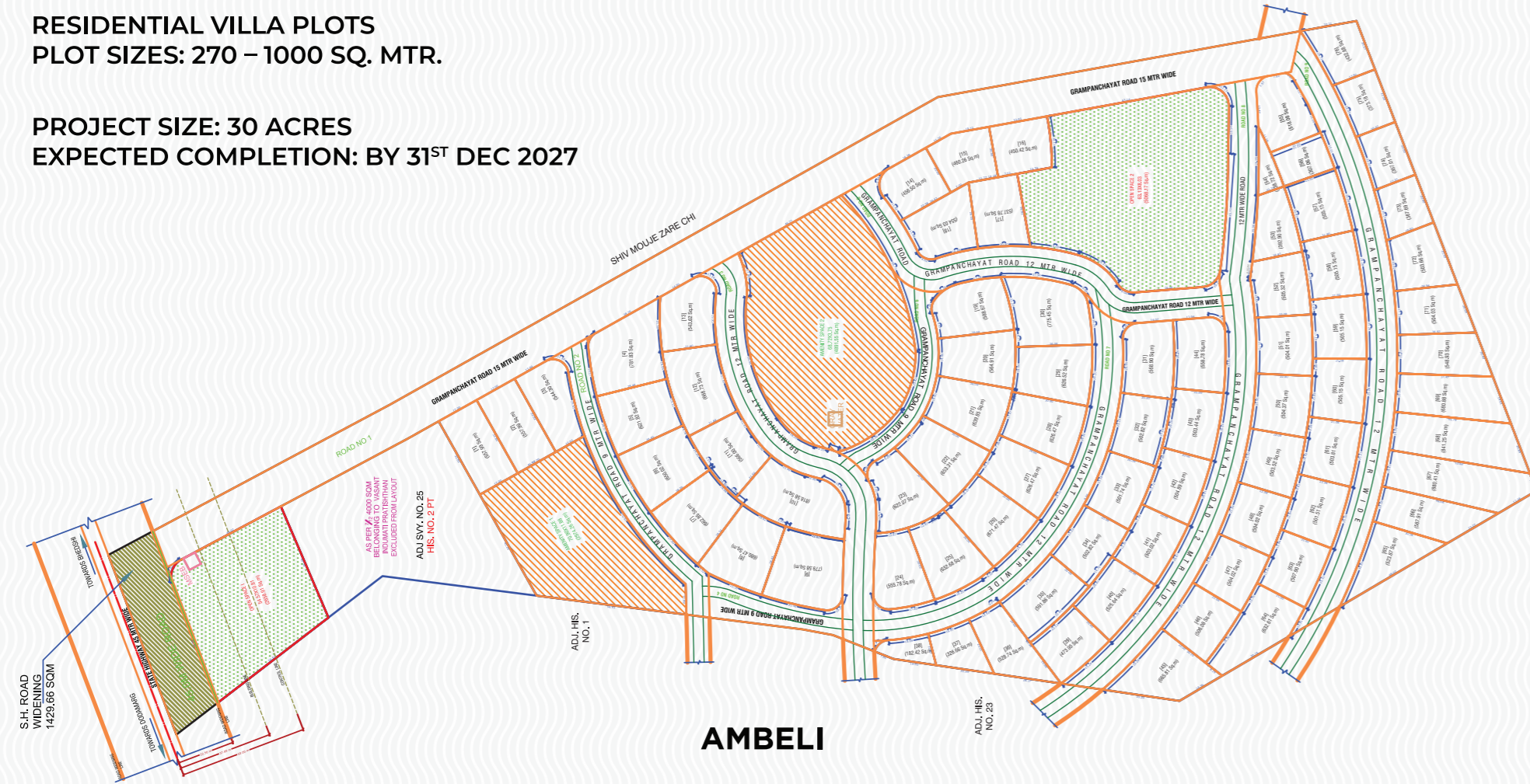
# Layout Map



VILLAGE AMBELI, DODAMARG, GOA - MH BORDER

RESIDENTIAL VILLA PLOTS  
PLOT SIZES: 270 - 1000 SQ. MTR.

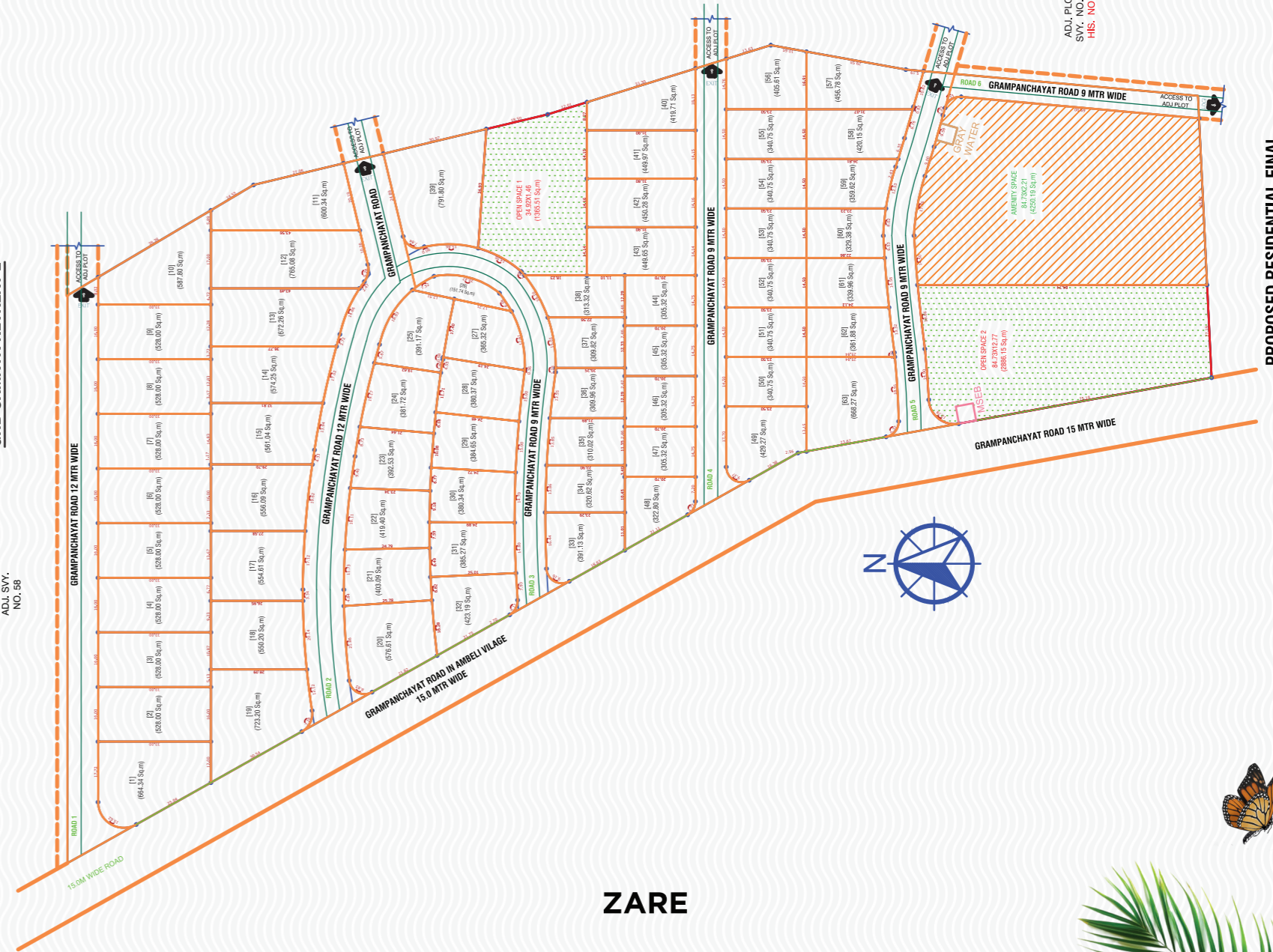
PROJECT SIZE: 30 ACRES  
EXPECTED COMPLETION: BY 31<sup>ST</sup> DEC 2027



AMBELI

## GHD SAMAYA RETREAT 2

ADJ. SVY. NO. 56



ZARE

PROPOSED RESIDENTIAL FINAL  
LAYOUT PLAN  
SCALE 1:500



ADJ. PLOT SVY. NO. 56  
H.S. NO. 2

# The Samaya Retreats Way.



## NATURE-FIRST PLANNING

Vistas protected, gradients respected, greens foregrounded.



## LOW-RUSH LIVING

A spatial rhythm that privileges privacy and long views.



## CONSIDERED DESIGN

Modern, minimal, and mindful of place.



## SERVICED LIFESTYLE

The assurance of hospitality-grade operations every day.



## DELIVERED PROJECTS

01



### GHD THE PALM

Thivim, North Goa

GHD The Palm is a completed residential project of elegant twin villas delivered with quality construction and lifestyle-oriented features that offer relaxed, refined living and strong long-term value.

High End 3 & 4 BHK Twin Villas

Project Status: Sold Out

02



### GHD AVENUE

Thivim, North Goa

GHD Avenue is a completed residential community offering thoughtfully designed homes with modern comforts, quality construction, and lifestyle-oriented features that create a calm, everyday living experience.

1 & 2 BHK Premium Apartments

Project Status: Sold Out

03

### GHD THE HAVEN

Nerul, Goa

GHD The Haven is a completed boutique residential project of fully furnished studio-style homes designed for modern comfort and lifestyle living. Residents enjoy thoughtfully designed spaces with quality finishes and lifestyle-oriented amenities for relaxed, everyday living.

Fully Furnished Studio Apartments

Project Status: Sold Out



04

### GHD ROYAL AVENUE

Thivim, North Goa

GHD Royal Avenue is a completed residential development offering thoughtfully designed homes with quality construction and lifestyle-oriented features for comfortable, everyday living.

1 & 2 BHK Premium Apartments

Project Status: Sold Out



## ONGOING PROJECTS



### GHD AANGAN; REGENTA LIVING

Dodamarg, Goa MH Border

Aangan; Regenta Living is an exclusive luxury, resort-style project fully managed by Regenta - Royal Orchid Hotels, designed around balance, wellness, and effortless living. It brings together thoughtfully crafted residences, serene environments, modern comforts, and holistic experiences to create a calm, mindful lifestyle. More than a development, Aangan is a sanctuary for relaxation, renewal, and elevated everyday living.



**3 BHK Twin Villas**  
16 Units (1892 Sq. Ft.)

**3 BHK Independent Villas**  
14 Units (2790.88 Sq. Ft.)

**1 BHK Suites**  
57 Units (718 Sq. Ft.)

**2 BHK Suites**  
135 Units (917.7 Sq. Ft.)

**Project Status Stage I: Delivered**  
**Project Status Stage II: Ongoing**

Fully Furnished Luxury Service Apartments & Villas  
(Total Units - Apartments : 192, Villas : 30)



### GHD VELVET VISTA

Porvorim, Goa

GHD Velvet Vista is a premium residential project offering branded serviced apartments, thoughtfully designed with modern interiors and lifestyle-focused amenities. Fully managed by Regenta - Royal Orchid Hotels, it delivers a seamless blend of comfort, hospitality services, and hassle free living. The project is ideal for those seeking refined living with strong rental and long-term value potential.



**Studio Suites**  
32 Units (645 Sq. Ft.)

**1 BHK Suites**  
28 Units (882 Sq. Ft.)

**2 BHK Standard Suites**  
14 Units (1367 Sq. Ft.)

**2 BHK Premium Suites**  
14 Units (1474 Sq. Ft.)

**Project Status: Ongoing**

Fully Furnished Branded Service Apartments  
(Total Units: 88)



### GHD ORCHID HOMES

Dodamarg, Goa MH Border

GHD Orchid Homes is a thoughtfully designed retirement holiday home community offering fully furnished apartments crafted for comfort, ease, and everyday well-being.

Whether you are planning a relaxed retirement, a second home, or a peaceful permanent residence, Orchid Homes adapts to your lifestyle, today and in the years ahead.



**Studio Suites**  
32 Units (462 Sq. Ft.)

**1 BHK Suites**  
72 Units (592 Sq. Ft.)

**Project Status: Ongoing**

Fully Furnished Luxury Retirement Homes  
(Total Units: 104)

# UPCOMING PROJECTS



## GHD SKY PARK

Margao, South Goa

GHD Sky Park is a premium branded residential project offering professionally managed serviced apartments with modern design and lifestyle amenities. It combines quality construction with hotel-style services for comfortable, hassle-free living and strong investment potential.

<b>Studio Suite</b> 122 Units (653 Sq. Ft.)	<b>Studio Premium</b> 16 Units (787 Sq. Ft.)
<b>1 BHK Standard Suites</b> 16 Units (925 Sq. Ft.)	<b>1 BHK Premium Suites</b> 16 Units (1146 Sq. Ft.)
<b>2 BHK Suites</b> 104 Units (1301 Sq. Ft.)	
<b>Project Status: Upcoming</b>	

Fully Furnished Luxury Branded Service Apartments  
(Total Units : 274)



## GHD ARMONIA

Thivim, North Goa

GHD Armonia is a boutique luxury villa project offering elegant homes crafted with thoughtful design, premium finishes, and private leisure features for refined living. Designed for discerning buyers, it blends architectural sophistication with quality construction to create a calm, upscale residential experience.

Fully Furnished High End Luxury 4 BHK Villas	
<b>4 BHK Villa</b> 4 Units (3154 Sq. Ft.), 5 Units (4106.5 Sq. Ft.)	
<b>Project Status: Upcoming</b>	

(Total Units : 9)



## GHD KINGSUN RESERVE D' GOA

Assonora, North Goa

GHD Kingsun Reserve D'Goa is a limited collection of luxury farmhouse plots designed for bespoke homes with modern comforts and private leisure features. It blends serene, nature inspired living with thoughtful planning, making it ideal for those seeking a peaceful retreat and long-term lifestyle value.

Fully Furnished 5 BHK Farmhouse Villas	
<b>5 BHK Villa</b> 9 Units (Villa Size: 6598 Sq. Ft., Plot Size 4000 Sq Mtrs)	
<b>Project Status: Upcoming</b>	

(Total Units : 9)

Brought to you by GHD Group, one of Goa's most trusted, RERA-registered developers known for premium construction quality, thoughtful planning, and consistent delivery. With a proven track record of creating refined, future-ready addresses, GHD Group stands for reliability, craftsmanship, and a commitment to building homes that genuinely elevate everyday living.

RERA: P52900078952

Launched: January 2024

Target completion: 31<sup>st</sup> December 2027

LOAN  
AVAILABLE  
WITH



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