

# ARANYAM ESTATE

India's Largest Wellness Township in the Konkan Region



KONDURE, NEAR MOPA ✈️

VENTURE BY AM REALTY



## ARANYAM ESTATE

“A City Built on Wellness Aranyam Estate is India’s first and largest wellness-first township, spread across 400 acres in the Konkan-Goa belt.

Unlike typical projects that focus only on luxury, Aranyam Estate is built around one simple belief:  
Health is the greatest wealth.

Here, Ayurveda, yoga, sustainability, and community are woven into daily life. It is not just a place to live, but a place to heal, grow, and thrive”

Mr Khushal Chopra  
(Director AM Realty)

WHY  
INVEST  
WITH US?

# ABOUT US

India's Leading Developer in Identifying and Building Primary Real Estate Markets — with 12+ years of experience, a team of 150+ professionals, 2.5 crore sq. ft. delivered, 20,000+ satisfied clients. At AM Realty, we go beyond selling land — we empower people to make smart, secure, and rewarding real estate decisions. Since 2014, we've delivered over 15 projects, including government-approved residential plots, premium farmhouses, and luxury villas, across Rajasthan, Uttarakhand, and Goa. Guided by Smart City, DMIC, and DFC corridors, we identify high-growth locations with transparency and expertise. With legal clarity, on-ground insights, and personalised service, we've built trust among thousands of clients and continue shaping meaningful investments.



100%  
ROI MIN

proven track record of delivering a min of 100% returns in just 4 years & in some projects it went beyond

500 %  
ROI

# OUR JOURNEY

Numbers Speaks Louder than words

2,50,00,000

Sqft Project Delivered

20,000+

Satisfied Clients

150+

Team Members

15+

Project Delivered

12+

Years of experience as  
developer

4

Operated & delivered projects  
in 4 states Rajasthan, Goa,  
Uttarakhand, Maharashtra

4

Projects Delivered  
in North Goa

WHY INVEST  
IN KONKAN  
REGION?

# WHY INVEST ?

## IN GOA MAHARASHTRA BORDER REGION



For 1.4 billion Indians, there is only one Goa.



- Thriving Tourism Industry
- High Capital Growth Potential
- Premium Lifestyle Enhancement
- Accelerating Regional Economy
- Expanding Infrastructure Network
- Rising Demand for High-End Residences
- Global Hub for Expats & Digital Nomads
- Wide-Ranging Investment Avenues
- Green & Sustainable Developments
- Strong and Stable Rental Market



Beautiful beaches

Fashion collection /  
January 2025



Water Sports

Fashion collection /  
January 2025



Plenty Waterfalls

Modern collection /  
January 2025

# WHY INVEST IN KONDURE, NEAR MOPA AIRPORT ?

- **5 mins from GOA**, buy in Maharashtra, enjoy Goa lifestyle. This positioning resonates strongly with both investors and end buyers.
- **20 minutes to MOPA Airport**, which is already handling over 4.6 million passengers annually and is designed for a long-term capacity of 40 million

# WHY INVEST ?

## KONDURE, NEAR MOPA AIRPORT ✈️

- **Marine Sanctuary Magnet:** Tarkarli–Malvan is Maharashtra’s only marine sanctuary, renowned for scuba diving, snorkelling, and dolphin-watching—tourism activities that consistently generate demand for stays.
- **Untapped Beaches:** 30 mins to the famous beach, Arambol. 20 mis to Shiroda. Kondura Beach in Vengurla offers pristine sands, dramatic rock formations, and almost no crowding—a rare opportunity to secure land before it turns into the 'next Morjim'. Other pristine beaches include Vengurla, Wayangani, Kalavi, Tarkarli, Devbag, Shiroda, and Sagareshwar
- **Dual-Airport Corridor Advantage:** Alongside GOX, Maharashtra’s Sindhudurg (Chipi) airport is being actively promoted for Mumbai connectivity—creating a two-airport funnel that maximises the inflow of tourists and weekend homebuyers.

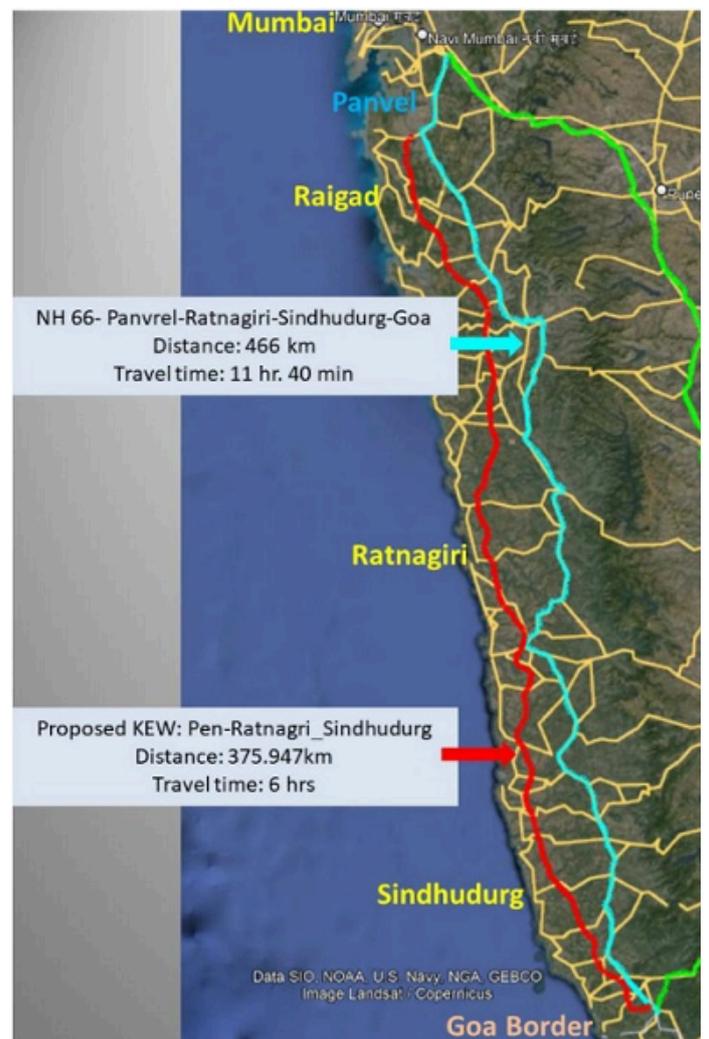


- **Tourism Overflow from Goa:** Goa clocked 10 million+ visitors in 2024, with demand spilling over to quieter, less-crowded areas. Dodamarg and Kondura are positioned as the 'peaceful Goa alternative'.
- **Government Push for Konkan Tourism:** Maharashtra Tourism is actively marketing Sindhudurg with projects like glass skywalks at Napne waterfall and improved sea forts access—enhancing the region’s tourist appeal
- **Strong Appreciation Trends:** Reports already indicate 20–25% YoY land value increases in select Sindhudurg pockets—showing the early signs of an upcycle

# WHY INVEST ?

## KONDURE, NEAR MOPA AIRPORT ✈️

- **Big-Brand Entry:** Leading developers like DLF, Godrej, and Central Park are already planning large townships in the Mopa–Sindhudurg belt. The iconic Taj Group is launching the 'Taj Shiroda Resort'—clear validation of the region's potential to generate demand for stays.
- **Year-Round Tourism Calendar:** Beyond beaches, investors benefit from backwaters, wildlife, scuba diving, heritage, and crafts—enabling a 12-month revenue model (not just November–February peaks like Goa). Karli, Devbag, Shiroda, and Sagareshwar
- **Better Regulatory Clarity:** Maharashtra's CRZ enforcement and land title systems are comparatively transparent, and backwater plots often allow more flexible FSI than beachfront land in Goa.



- **Rapid land value increase:** In the areas surrounding the Mopa Airport, land values have increased by 27–30% year-over-year.
- **Superior rental yields:** Luxury villas in Goa offer rental yields between 6% and 10%, which is significantly higher than the average of 3–4% seen in major cities like Mumbai or Delhi.
- **"Workation" trend:** Remote and hybrid work models are driving a demand for "workation" homes equipped with high-speed internet and workspaces.

# UPCOMING

## FUTURE DEVELOPMENT

WITHIN 20-45 MINUTES  
TRAVEL TIME

Film city, Iollem

India's biggest Casino

Taj hotel, Anjuna

IT park, Porvorim

Aerocity, MOPA airport

'Taj Shiroda Resort'

IIT campus in Rivona, Goa

Children theme park, Pernem

Convention centre, Dona Paula

New Mumbai - Goa expressway

International Cricket Stadium, Dhargel



WHY INVEST  
IN ARANYAM  
ESTATE?

# ARANYAM ESTATE



The pandemic taught us many things, but perhaps the most profound was this: health is everything. As the world emerged from lockdowns, stress, anxiety, and lifestyle diseases surged. Families started spending more on health check-ups, yoga classes, organic food, and weekend retreats. Suddenly, the idea of wellness was no longer a luxury — it became a survival strategy. In this new world, real estate is also evolving. Homes are not just about square footage or location anymore

.They are about how they support our physical, mental, and emotional well-being. And leading this change in India is Aranyam Estate, a 400-acre township in the Konkan region near Goa, developed by AM Realty. But Aranyam Estate is not just another housing project. Its ambition is larger: to be India's largest wellness city, one that puts Ayurveda, yoga, sustainability, and holistic living at the heart of its design. More than a home. More than an investment. It's a way of life.



# WHY WELLNESS LIVING?

Global wellness industry:  
USD 1 trillion, growing rapidly.

Indian wellness tourism:  
USD 30+ billion, expected to double  
by 2030.

Lifestyle diseases & stress are rising  
— families spend more than ever on  
wellness.

Preventive health, longevity, and  
eco-living are today's top priorities

5.45 million tourists visited Goa in  
just the first half of 2025..

Konkan region is emerging as India's  
most desirable wellness & cultural  
hub.

Aranyam Estate is designed to meet  
this demand — blending modern  
comfort with India's ancient wisdom  
of wellness.

Aranyam Estate complements  
 Fit India Movement – Active  
lifestyles, cycling tracks, fitness  
spaces.

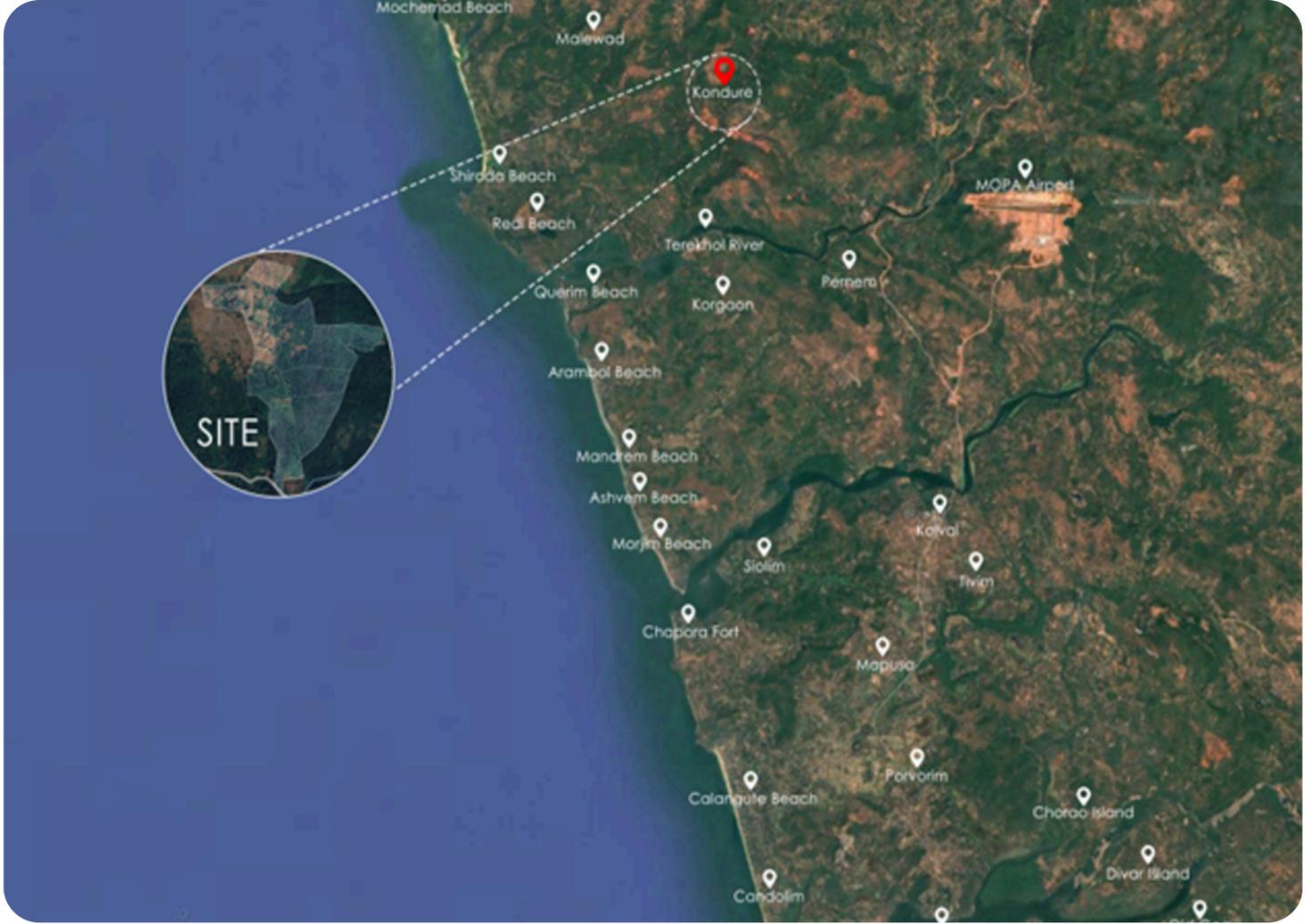
RIDING THE GLOBAL WELLNESS WAVE



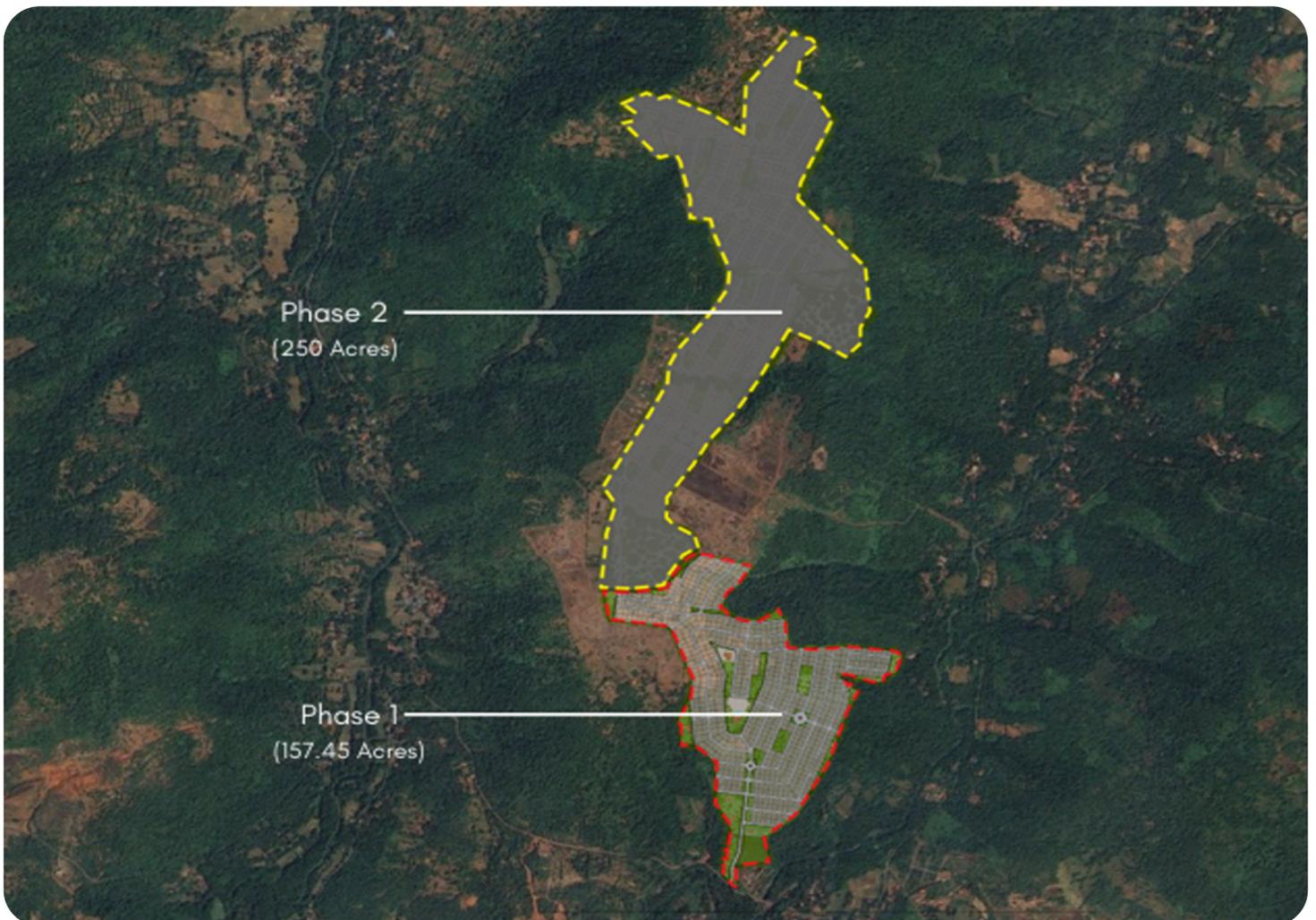
ARANYAM  
ESTATE

PROJECT  
LOCATION & LAYOUT

Unobstructed Views  
Maximized Natural Light  
Increased Privacy  
Creative Architecture  
Enhanced Living Experience

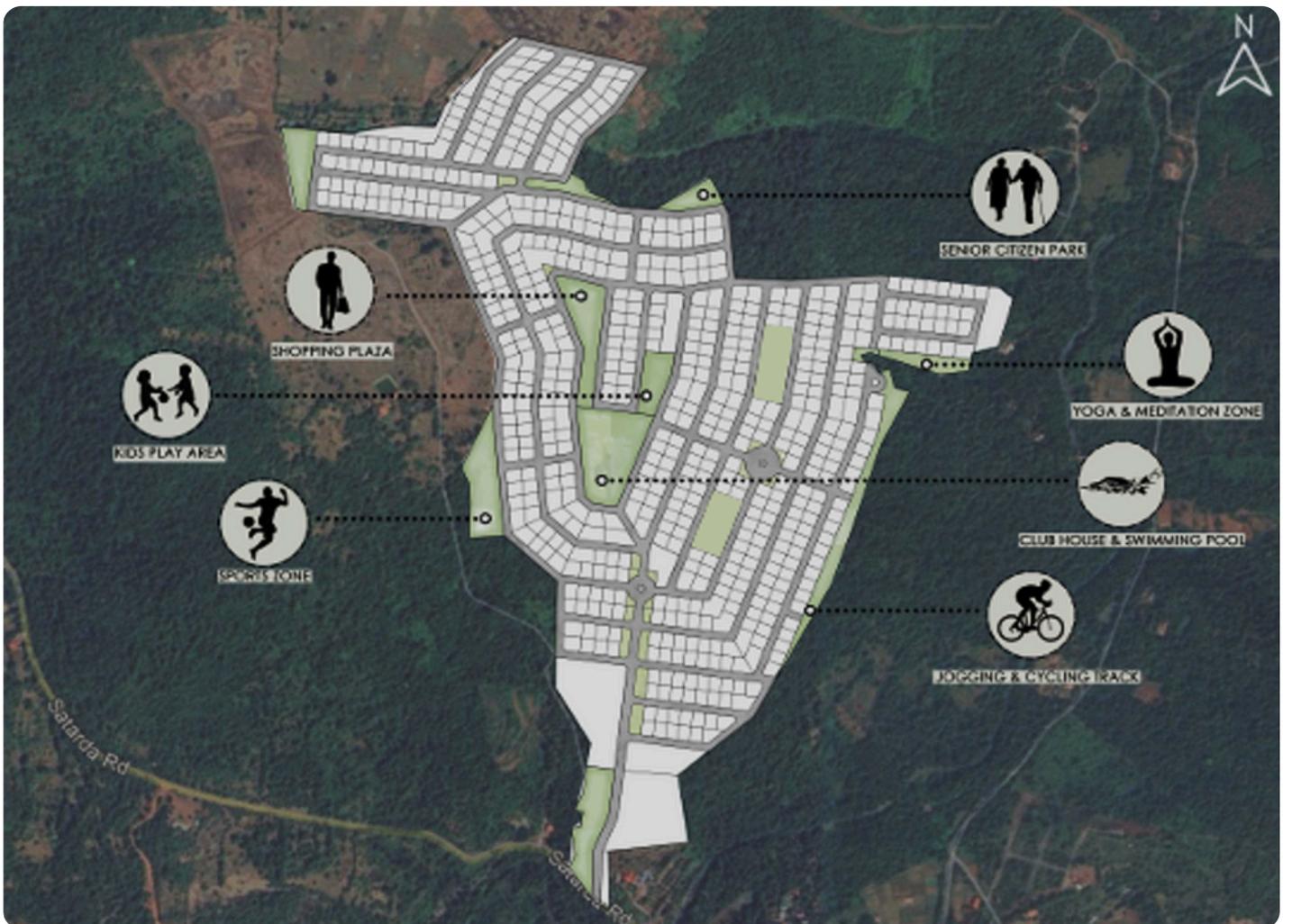


# SITE LOCATION



# SITE IMAGES





# MASTER PLAN PHASE 1



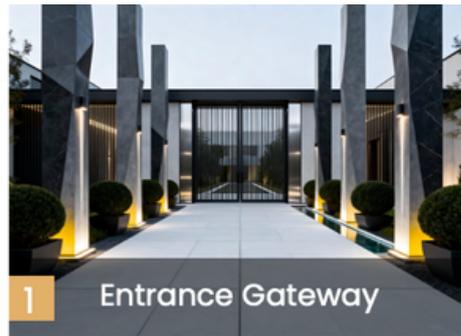
22 world-class amenities designed for wellness, sustainability & family living.

The first township where wellness is not an add-on, but the foundation.

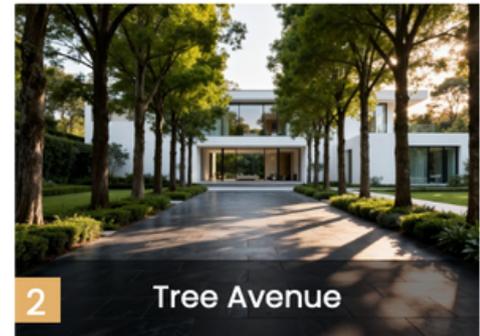
A place to live, heal, grow, and thrive — every single day.



ARANYAM



1 Entrance Gateway



2 Tree Avenue



3 Central Plaza



4 Jogging and Cycling track



5 Sport Facilities



6 Clubhouse & Swimming pool



7 Amphitheatre



1 Landscaped Gardens



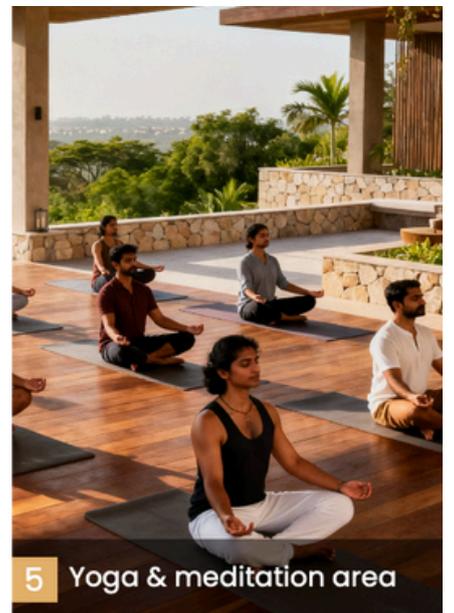
2 Senior Citizen park



3 Kid's Play area



4 Shopping plaza and Food court



5 Yoga & meditation area



ARANYAM

# ARANYAM ESTATE

A TOWNSHIP DESIGNED FOR WELLNESS



22

Top 22 Amenities that make  
Aranyam Estate truly unique

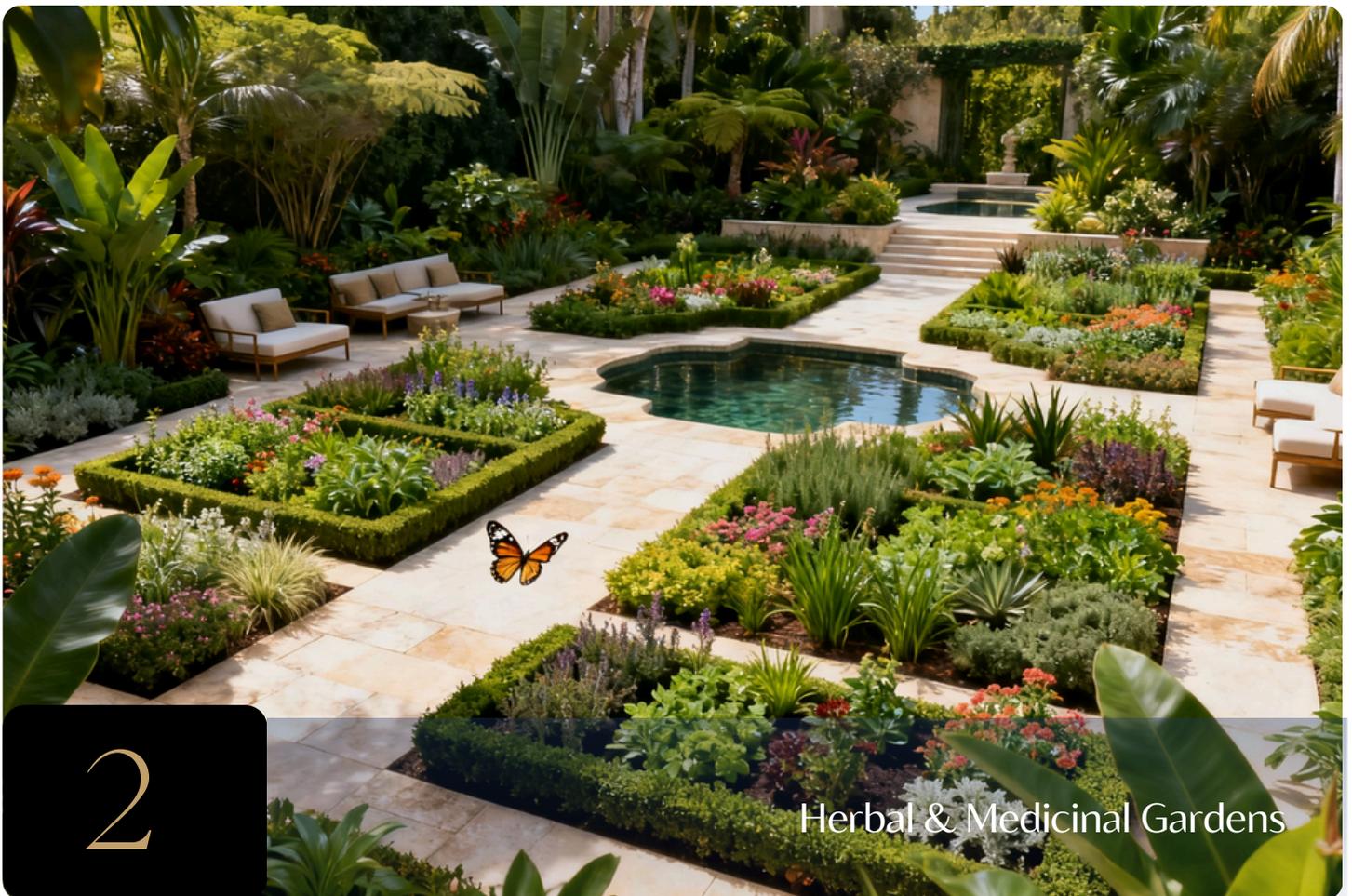
Spread across 400 acres of lush landscape, Aranyam Estate is a self-sustained wellness city. Every detail — from master planning to architecture, from amenities to community engagement — has been designed to prioritize health, harmony, and sustainable living.

Yoga & Meditation Centres

1



# WELLNESS & HEALTH



2

Herbal & Medicinal Gardens

Ayurveda & Naturopathy Clinics

3



# WELLNESS & HEALTH

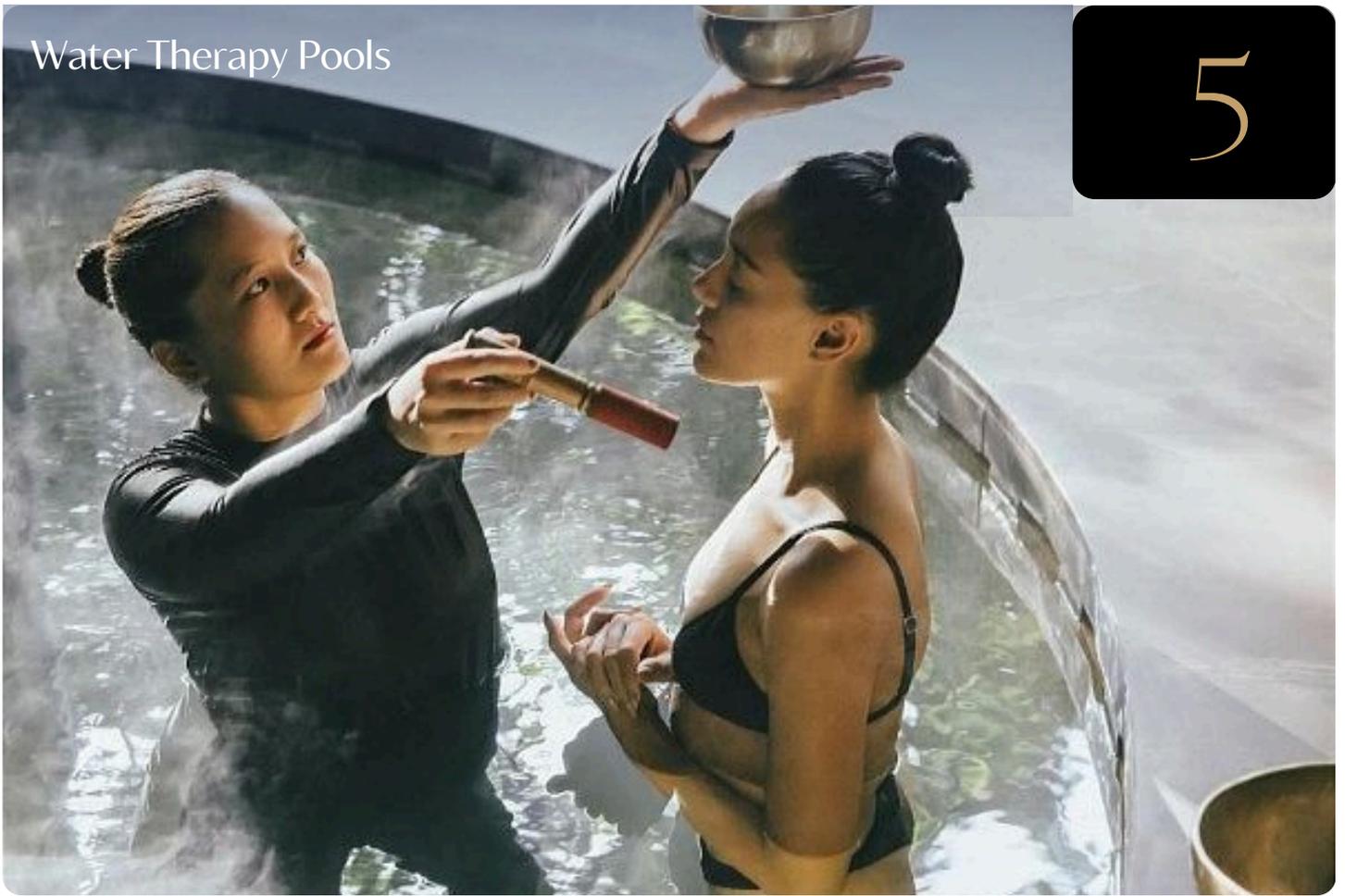


4

Wellness Retreat Resorts

Water Therapy Pools

5



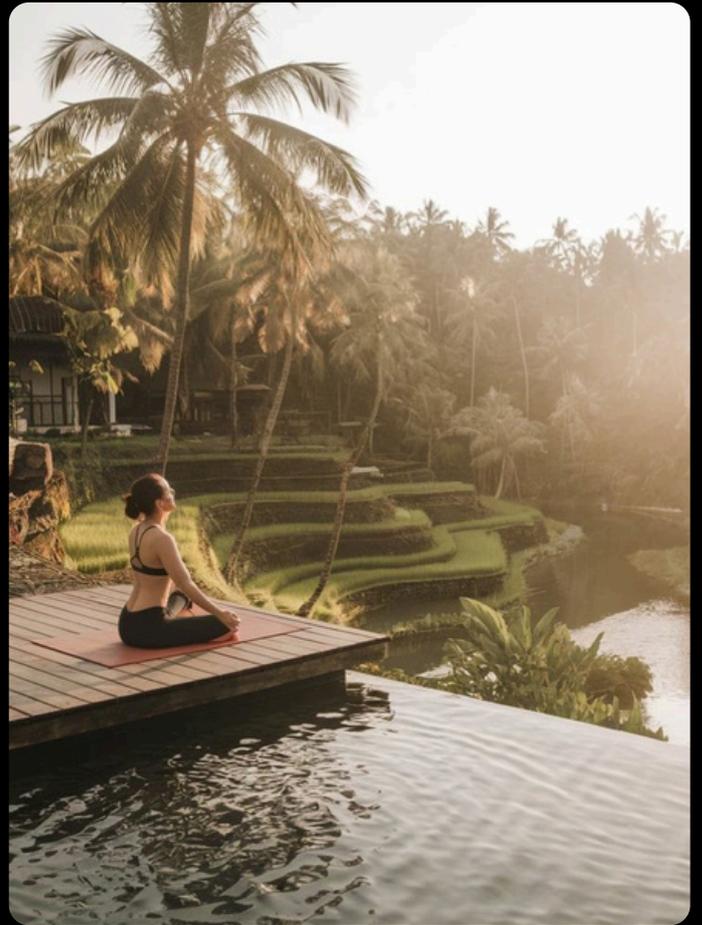
# WELLNESS & HEALTH



6



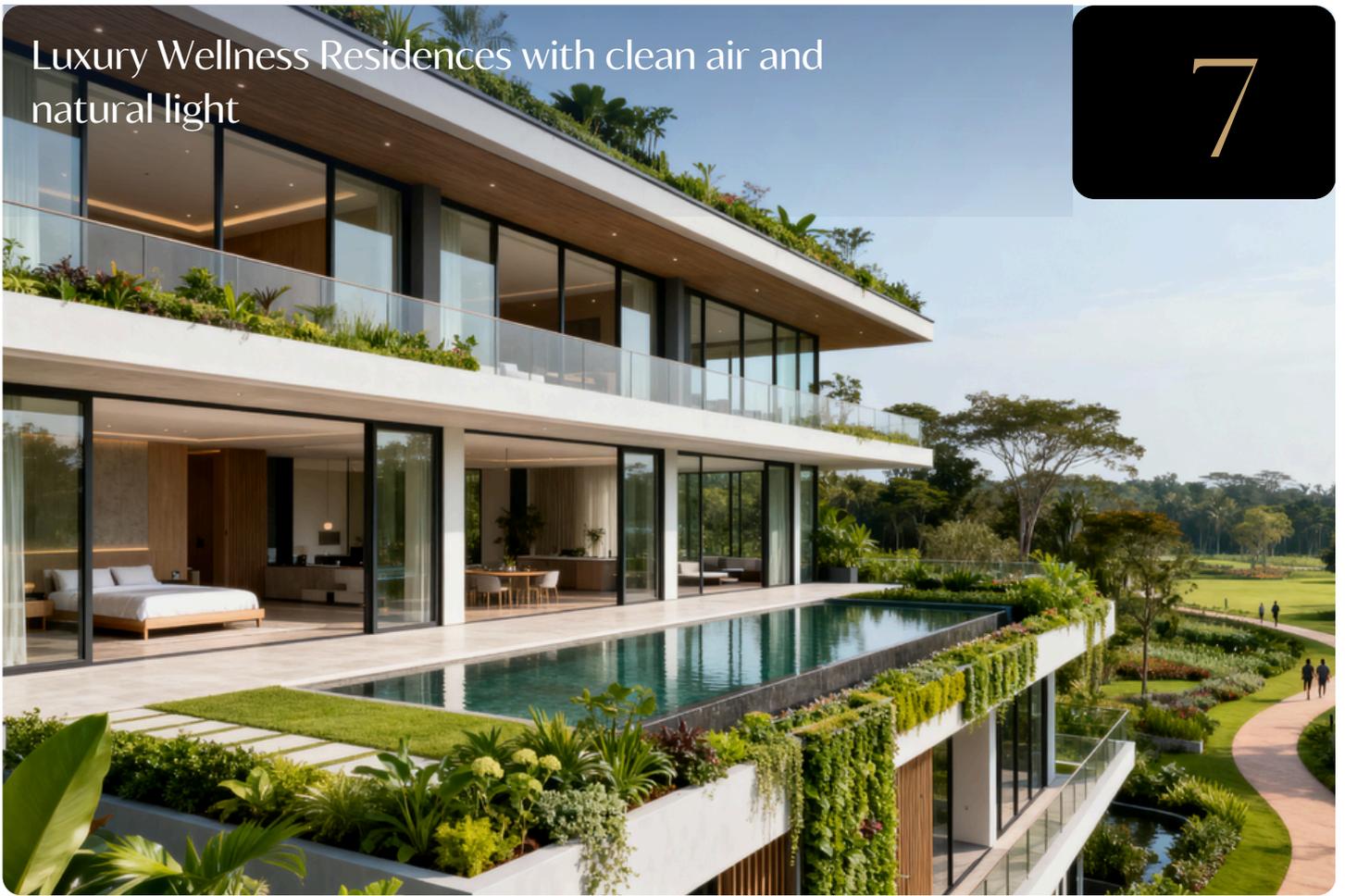
Holistic Hospitals & Longevity Clinics



Water Therapy Pools  
& Wellness Lakes

Luxury Wellness Residences with clean air and natural light

7



# LIFESTYLE & COMMUNITY

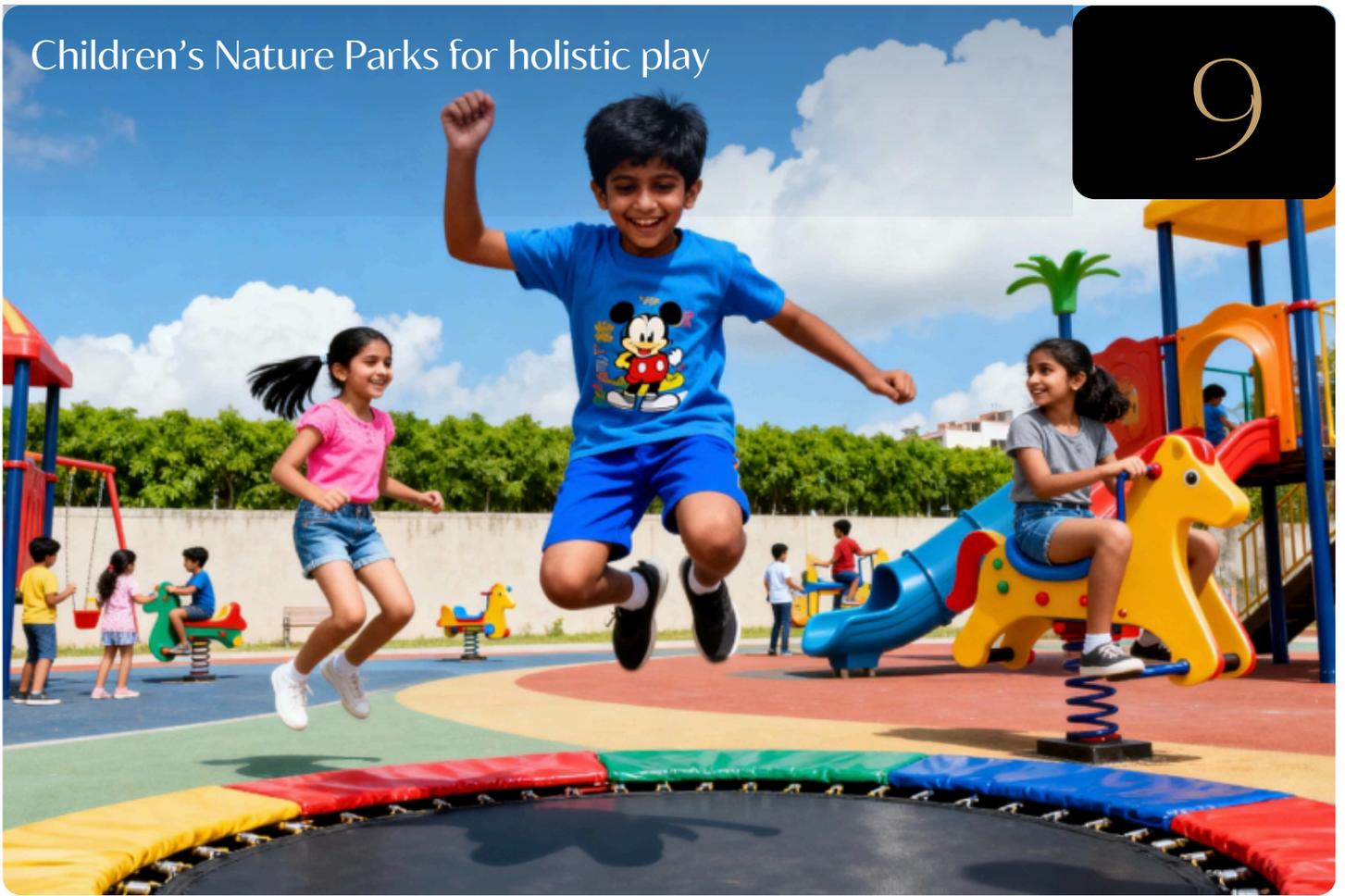


8

Senior Living Zones with integrated healthcare

Children's Nature Parks for holistic play

9



# LIFESTYLE & COMMUNITY



10

Organic Cafés & Conscious Dining

Wellness-Focused Schools blending yoga & academics

11



# LIFESTYLE & COMMUNITY

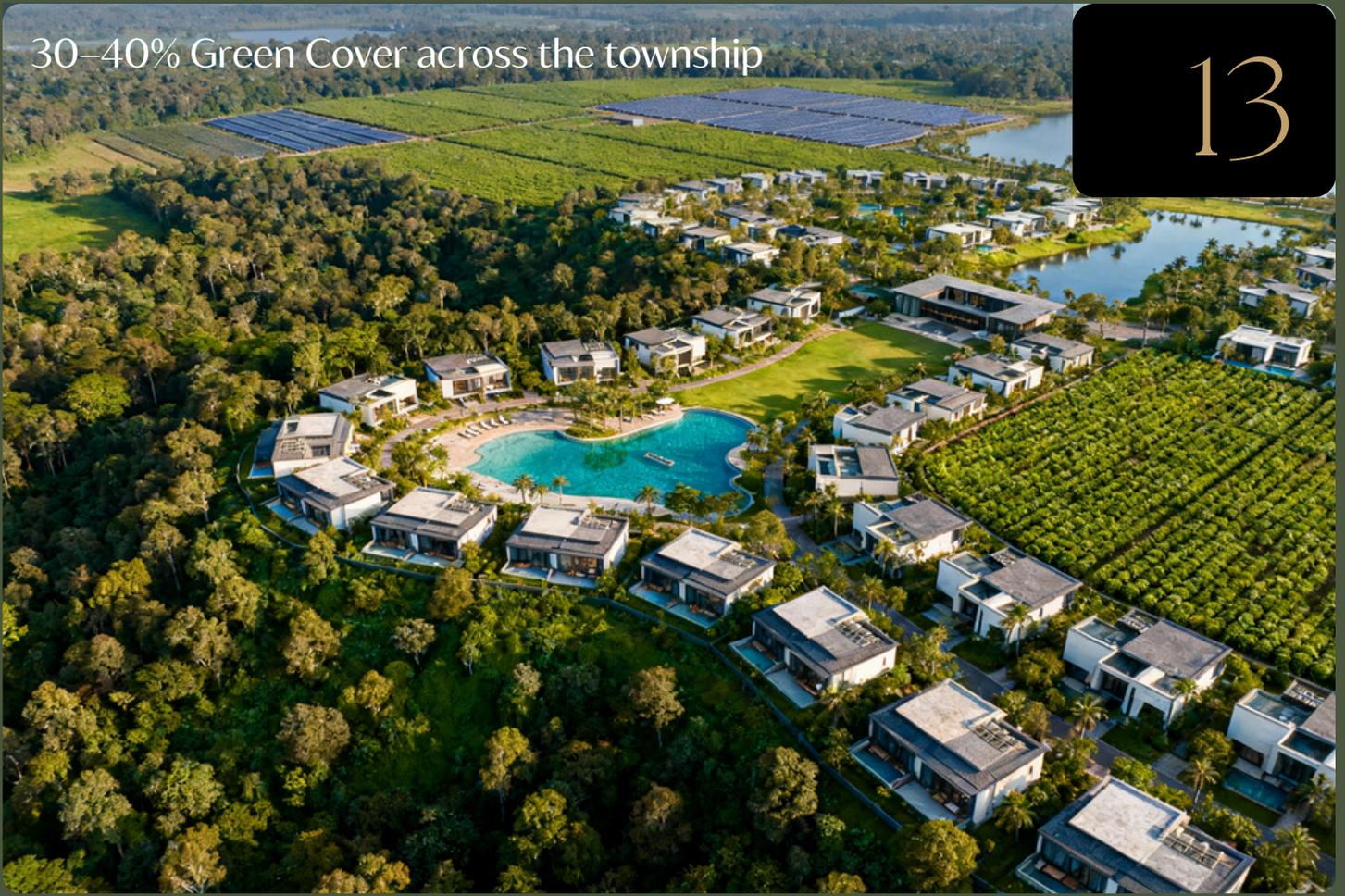


12

Cultural & Spiritual Centers for art, festivals & meditation

30-40% Green Cover across the township

13



# NATURE & SUSTAINABILITY



14

Eco Trails & Cycling Paths

Organic Community Farms

15



# NATURE & SUSTAINABILITY



16

Car-Free Green Mobility with e-shuttles



### Solar-Powered Energy Systems

At Aranyam, sustainability meets modern living. Our state-of-the-art solar-powered energy systems ensure uninterrupted, eco-friendly electricity while reducing dependence on conventional power sources. Designed to minimise your carbon footprint and optimise efficiency, these systems not only lower energy costs but also embody our vision of creating a self-sustaining, future-ready community powered by nature.



18

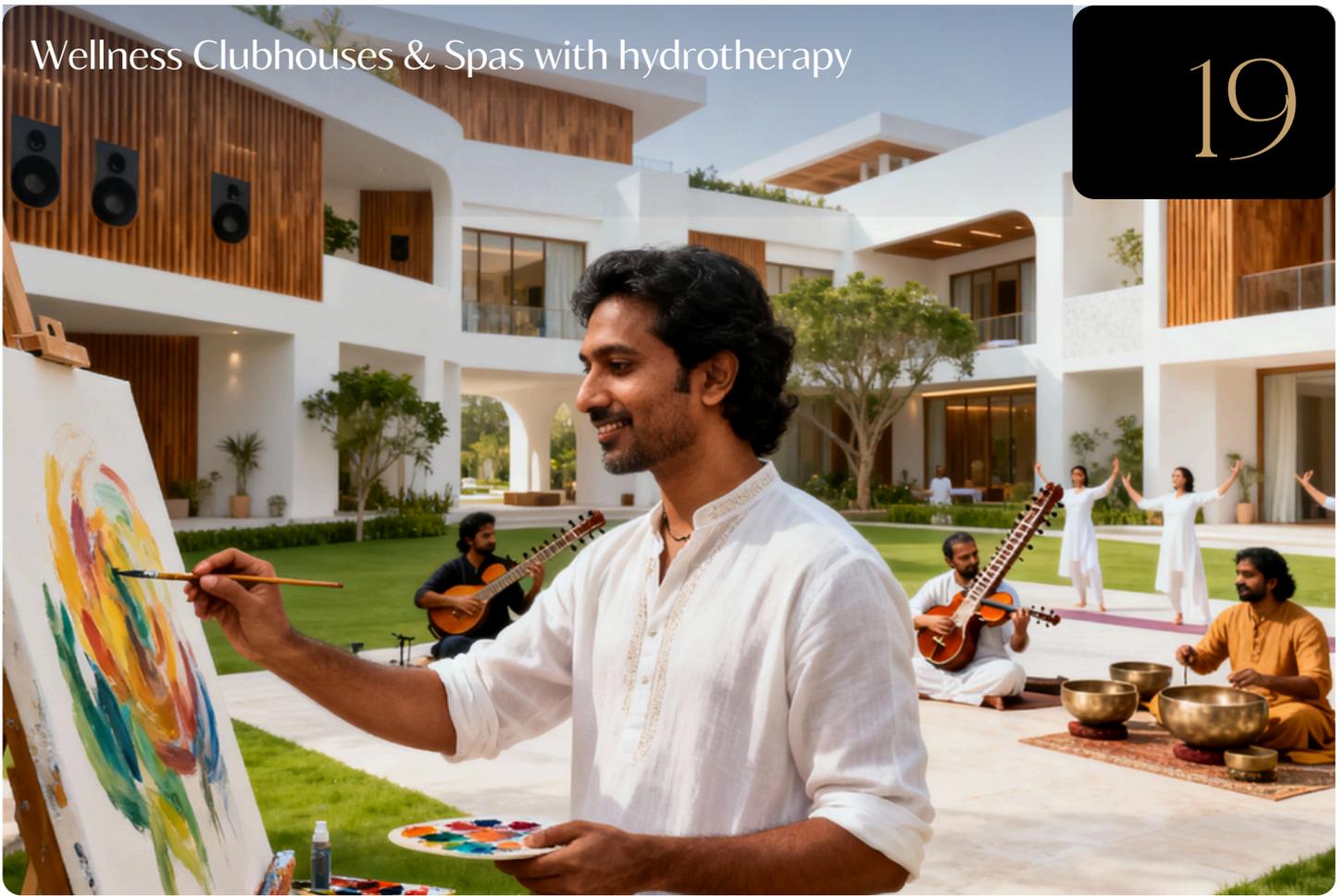
## Rainwater Harvesting &amp; Recycling Systems

Rainwater Harvesting & Recycling Systems  
Water is one of nature's most precious gifts, and at Aranyam, we believe in preserving it responsibly. Our advanced rainwater harvesting and recycling systems are thoughtfully integrated to capture, purify, and reuse water, ensuring a sustainable supply for generations to come. By conserving every drop and replenishing natural reserves, we foster harmony with the environment while offering residents a lifestyle rooted in conscious, eco-luxury living.

Aranyam  
Where  
Nature  
Powers Life

Wellness Clubhouses & Spas with hydrotherapy

19

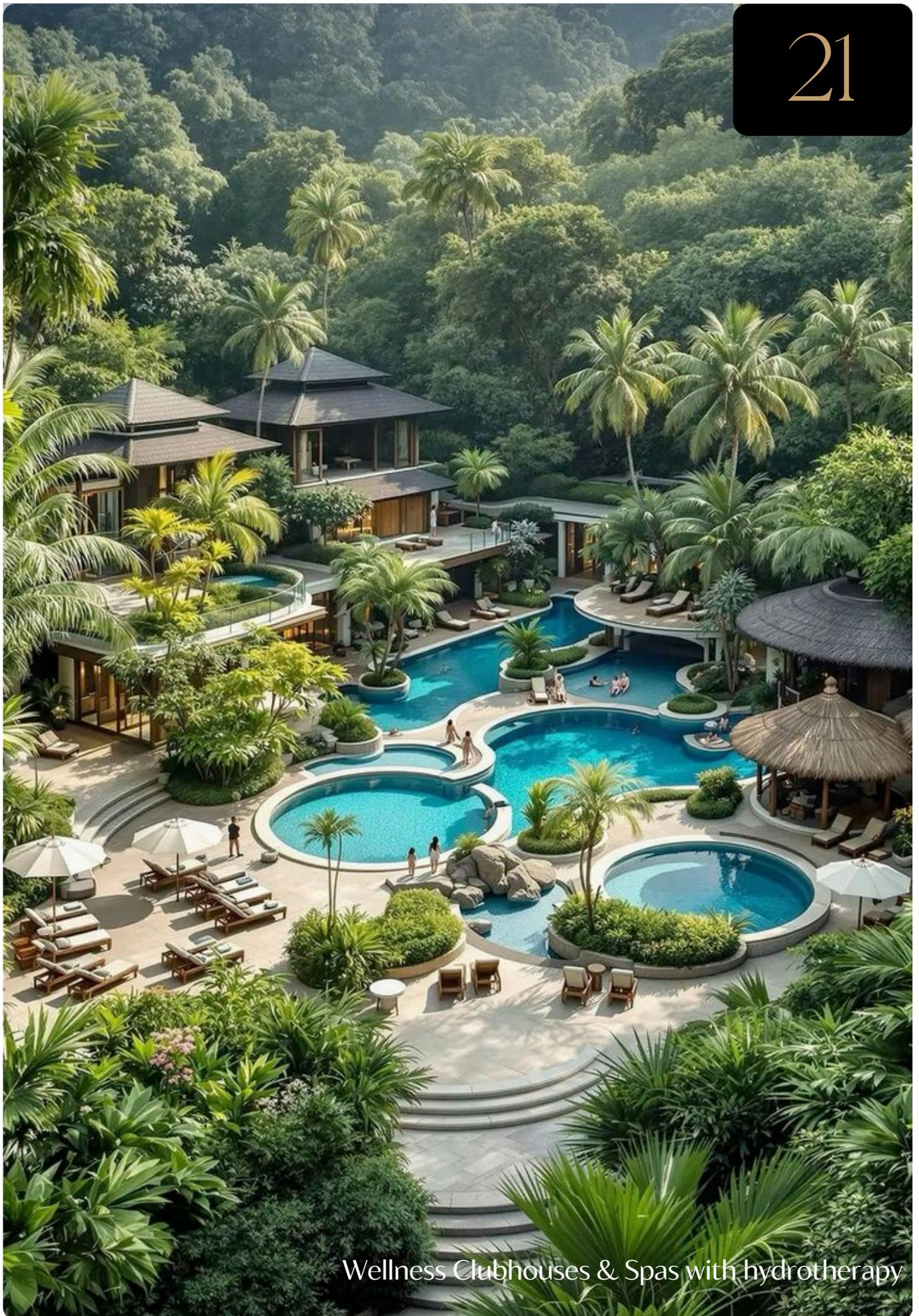


# RECREATION & LIFESTYLE



20

Sports Arenas – tennis, swimming, fitness parks



Wellness Clubhouses & Spas with hydrotherapy

Retreat Pavilions for global yoga & detox programs

22

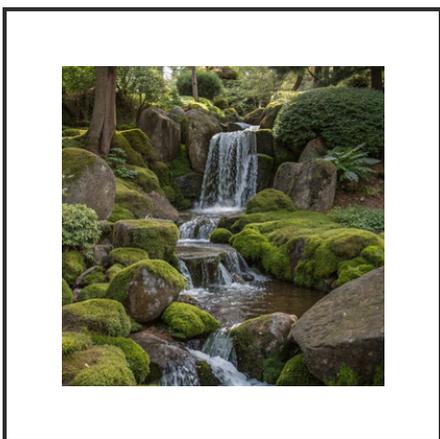




ARANYAM

OTHER AMENITIES

# FOUNTAIN GARDEN



A garden adorned with verdant greenery and a tranquil wafer fountain offers a serene retreat, where the harmony of nature evokes calm and reflection, creating an oasis of peace

Dedicated Wellness Clubhouses & Spas



Dedicated Senior Citizen Park

Pet Zone : A designated area for pets to play and socialise, offering a safe space for residents' furry companions



STP with horticulture drip system

# WORLD CLASS GYM



Stay fit, strong, and energized with our state-of-the-art fitness center. Equipped with the latest international-grade machines, professional training zones, and a serene ambiance, our gym blends luxury with wellness. Whether it's strength, cardio, or holistic fitness, Aranyam offers you the perfect space to achieve your health goals every day.



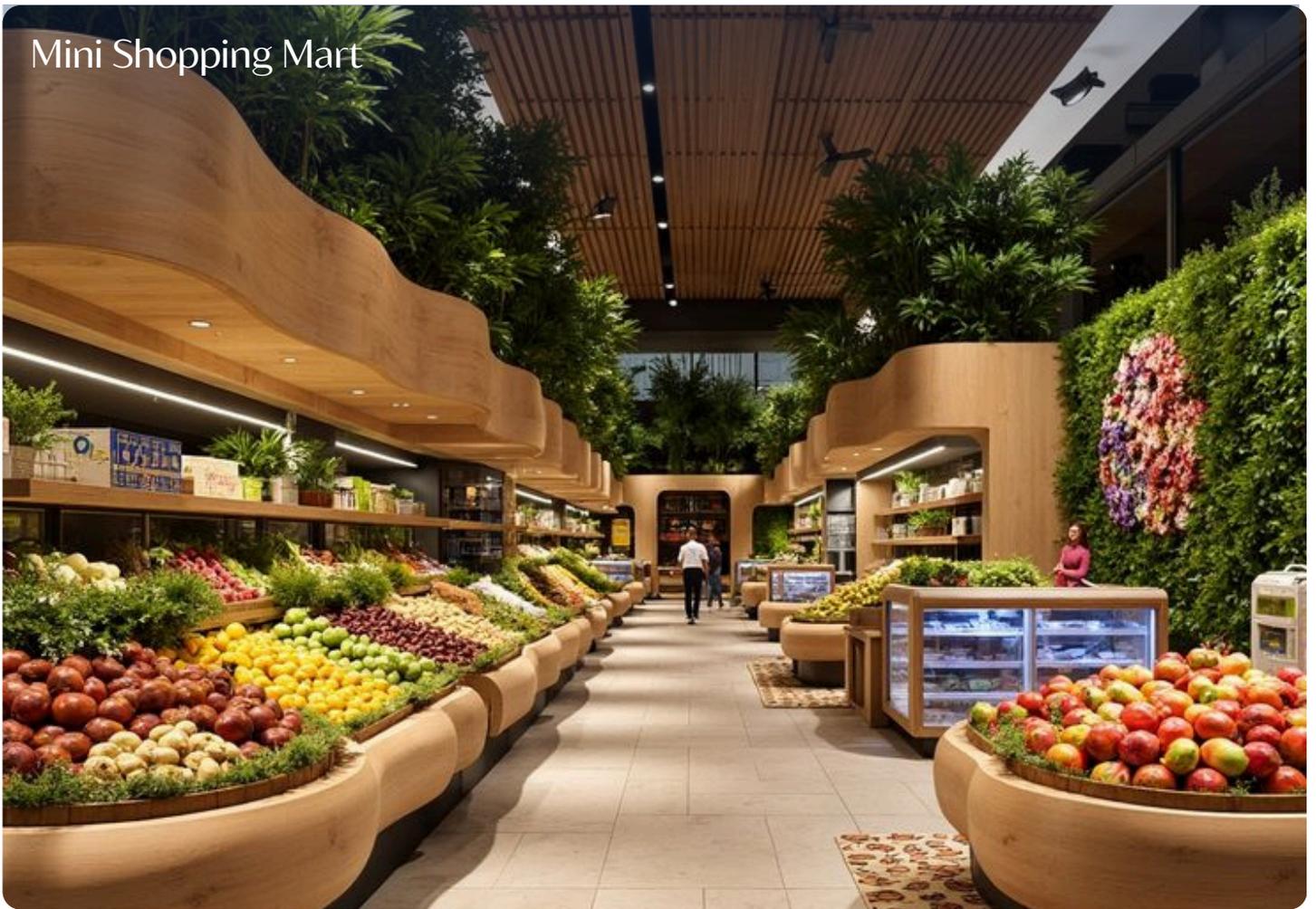
# INFINITY POOL CLUB HOUSE

Easy pool front of row villas



Mini golf course

Mini Shopping Mart



Dedicated Work stations

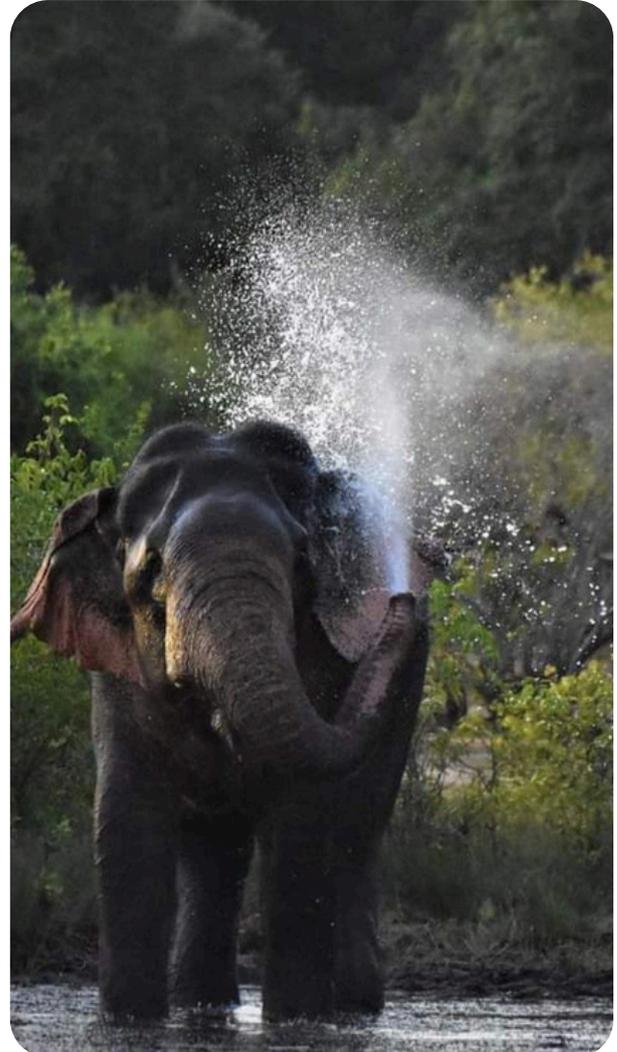


## FOR END- USERS

- A lifestyle designed for health & balance.
- Safe, green, and stress-free living for families.
- Integrated wellness & healthcare support for elders.
- Children growing up close to nature, learning yoga & sustainability.

## FOR INVESTORS

- A project aligned with global megatrends.
- Rising global demand for Ayurveda & wellness experiences.
- Government-backed wellness and tourism initiatives.
- Strong appreciation + recurring income potential.



# ARANYAM

A WAY OF LIVING

