

Homes & Estates GOA

Volume 2
Issue 6
June 2025



COVER FEATURE

AIXA REALTY

AIXA Realty delivers affordable, modern real estate rooted in Goan values and client-first trust.

INOUT DESIGN STUDIO GOA

Inout Design Studio crafts soulful, sustainable spaces blending earthy aesthetics, creativity, and client collaboration.

RED EARTH ARCHITECTS

Red Earth Architects designs sustainable, nature-integrated spaces using local materials and traditional techniques.

CASA CALEB

Casa Caleb is a serene South Goa villa blending heritage, sustainability, and soulful luxury.

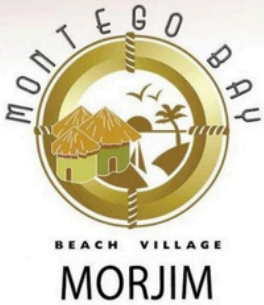


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Editorial

Dear Readers,

Welcome to another exciting edition of Homes & Estates Goa, where we explore the evolving design language and real estate excellence shaping Goa's most coveted addresses.

Our cover story this month features AIXA Realty, led by Sohil Khan, a brand that is redefining affordability with integrity. With a design-forward and client-centric approach, AIXA bridges the gap between modern aspirations and Goan heritage, offering homes that are both accessible and inspiring.

We also spotlight Inout Design Studio Goa, helmed by Ar. Prutha Prabhudesai, whose work celebrates earthy aesthetics, thoughtful client collaboration, and sustainability. Her studio crafts spaces that feel personal, natural, and intentionally creative.

Another standout this month is Red Earth Architects, who combine traditional wisdom with modern sustainability. Their nature-integrated designs use local materials and time-honoured techniques to deliver timeless, eco-conscious spaces across Goa.

In South Goa, Casa Caleb, a villa retreat created by Leroy and Natlyn Pinto, invites guests into a haven

of soulful luxury. The villa masterfully blends heritage charm with contemporary comfort and sustainability—resulting in a deeply personalised experience rooted in passion.

We also feature Waterbed Realty, founded by Ryan Menezes and Russel Fernandes. Their bold approach to real estate revolves around transparency, innovation, and trust—navigating new trends while building lasting relationships in Goa's competitive market.

We look at a rising trend—NRIs returning to invest in second homes in Goa, inspired by nostalgia, flexible work, and the dream of staying rooted. Whether it's a modern villa or a legacy home, these investments reflect an emotional homecoming paired with strategic planning.

Lastly, Goa's new homes prioritize community, sustainability, and connection over isolation and traditional luxury living.

This issue pays tribute to those pioneering a sustainable, community-driven approach to real estate, design, and hospitality in Goa. Each of these leaders is contributing not only to building spaces but to fostering a brighter, more sustainable future for the region.

Well, that's all I have for you from my desk this month. I hope you enjoy reading this month's issue of our magazine. Do share it with your friends all across the globe.

Until next month, cheers!

Jessyl Fernandez

Editor

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Introduction

Goa, the tiniest state on the western coast of India, boasts golden pristine beaches, palm-fringed avenues, flavourful food, delicious Portuguese-influenced sweets, and warm, hospitable people. Also known as the Ibiza of India for its partying. A tropical paradise of flora and fauna, from the very famous 'almi' (mushrooms) endemic to its forests, that grow only on the red mud anthills, to the solar prawns that are fished immediately after the monsoons, Goa is unique. Tourists are also attracted to Goa for its cultural heritage - from the famous old Portuguese churches like Se Cathedral in Old Goa, the 16th Century Safa Masjid in Ponda and Shree Mangesha Temple in Mardol, the legendary Arvalem or Pandava Caves where the Pandavas of the Mahabharat fame lived, to its two unique festivals - Carnival and Shigmo. Goa plays host to many festivals - the International Film Festival of India that promotes cinema, the Serendipity Art Festival, Sunburn Music Festival, The Grape Escapade to name a few. To showcase this varied heritage of culture, art, tradition, food, and people, in 2015 ItsGoa was born. The main aim was to make it the premier portal for all things Goa. We were able to showcase Goa like never before. Soon our blog-based website transcended the virtual space, with the ItsGoa magazine – a sought-after resource for visitors to Goa from countries like Norway, Germany, UK, USA, UAE, etc.



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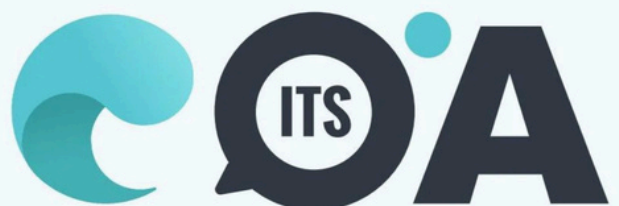
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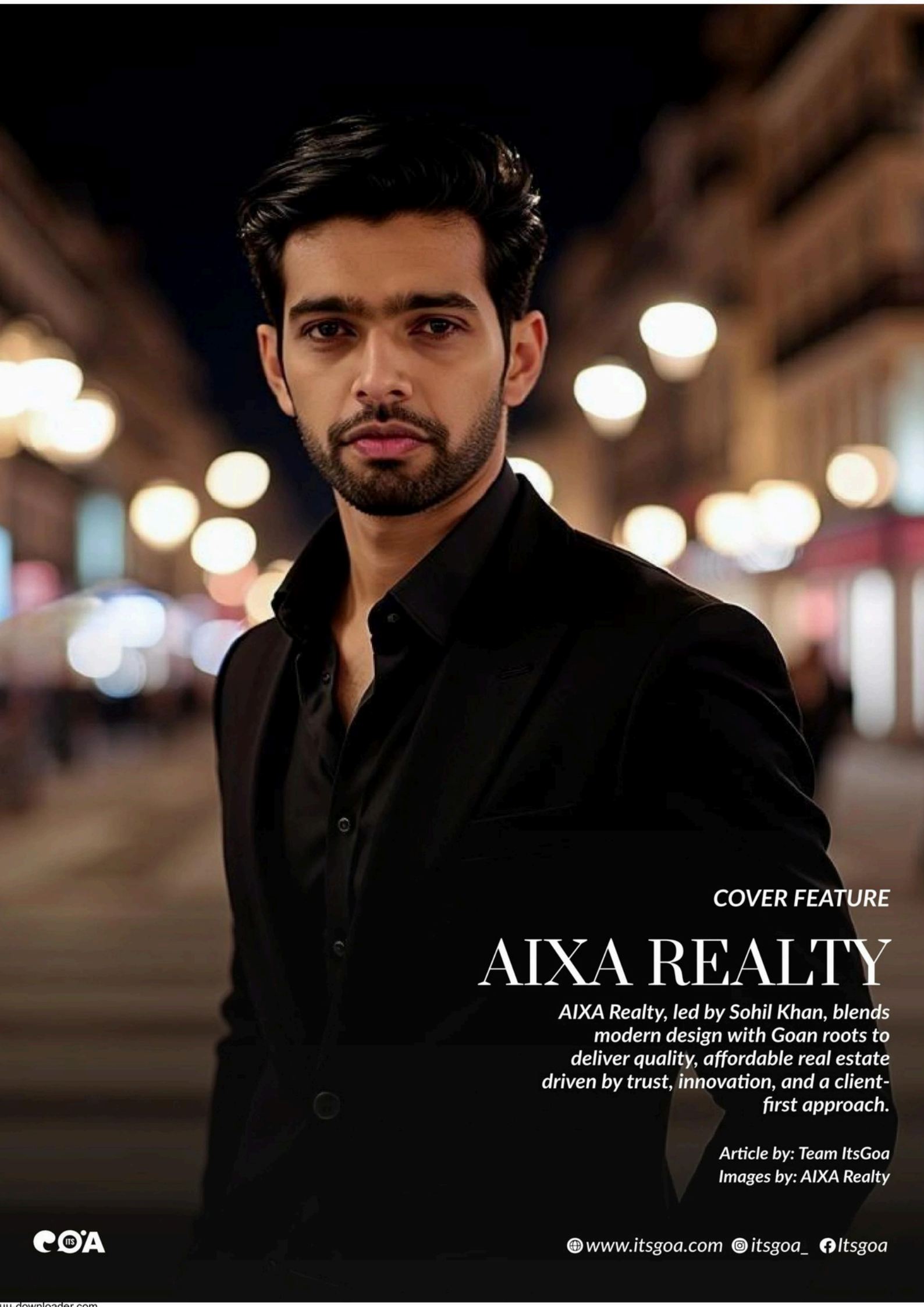
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COVER FEATURE

AIXA REALTY

AIXA Realty, led by Sohil Khan, blends modern design with Goan roots to deliver quality, affordable real estate driven by trust, innovation, and a client-first approach.

*Article by: Team ItsGoa
Images by: AIXA Realty*



AIXA Realty

Spearheading a new era in real estate, Sohil Khan is a first-generation entrepreneur with a Master's degree in Construction Management from one of India's premier management institutes. With an eye for detail, a passion for quality, and an unwavering drive to scale new heights, Sohil brings a future-forward mindset to the traditional world of real estate. Bold in vision and deeply rooted in values, he proudly calls himself the Gen-Next Real Estate Developer – redefining development one project at a time.

Our Journey

AIXA Realty's story began in 2019 with a residential development in Dabolim under the name Sherrkhan Developments. Since then, the company has evolved significantly – both in brand and impact. Today, under the AIXA Realty banner, the firm has successfully sold 150 residential apartments and continues to grow its presence across Goa.

Vision, Values & Commitment

At AIXA Realty, the mission is clear: deliver luxury and comfort at a price point that remains accessible. The company's ethos is built on four core pillars:

- Modern amenities with premium lifestyle integration – at an economical price.
- Innovative, practical design suited to real-life needs.

- Benchmark-setting after-sales support and client servicing.
- Feedback-based evolution that keeps projects relevant and refined.

Our Diverse Portfolio

With a strong foundation in residential housing, AIXA Realty is now expanding into commercial real estate, including shops, offices, villas, and mixed-use spaces. The company's upcoming launches promise fresh opportunities for investors, homebuyers, and entrepreneurs alike.

Clients Who Trust Us

AIXA Realty proudly serves both local Goans and NRI Goans, offering homes that resonate with Goan culture while meeting global standards. For clients, it's more than real estate – it's about partnering with a developer who understands Goa from the inside out.

Design Philosophy: Global Aesthetics, Local Intelligence

Each AIXA Realty development is designed to reflect modern architectural trends while being tailored to Goa's unique weather conditions and terrain. The brand offers international-level construction quality at locally relevant prices, giving clients the best of both worlds.



Sohil Khan



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Project Versatility & Audience Awareness

No two AIXA projects are the same. Whether it's compact urban apartments, sprawling villas, or cutting-edge commercial spaces, each project is designed with a specific audience and purpose in mind. Every detail—from layout to location—is crafted to serve the distinct needs of different buyer profiles.

Built on Trust and Transparency

For AIXA Realty, trust is everything. The company works closely with experienced industry professionals to ensure precision in execution. This commitment has earned them a reputation for delivering exactly what's promised — so much so that many projects sell out even before official marketing begins.

Embracing Innovation & Smart Marketing

Innovation is central to AIXA's growth. From high-quality 3D renders and drone footage to soon integrating AI tools for enhanced client visualisation, the company is redefining how buyers experience property. A comprehensive marketing push across digital, print, and outdoor platforms is also underway this year.



Client-Driven Evolution

AIXA Realty actively listens to its clients — especially when it comes to design. Every new project builds upon insights and suggestions from previous ones, ensuring constant refinement and real-time responsiveness to market demands.

Adapting to Challenges

Like all developers, AIXA Realty faces its share of hurdles — particularly with delayed project approvals. However, the company remains nimble and solutions-focused, fine-tuning internal processes to remain compliant and efficient amidst evolving legal frameworks.

Vision: Goa Today, The World Tomorrow

- Short-Term Goal: To become Goa's most trusted and recognised real estate developer.
- Long-Term Goal: To position AIXA Realty as a globally respected real estate brand, known for integrity, innovation, and impact.

Exciting Launches Ahead

Yes — big things are coming. AIXA Realty is preparing to launch a significant commercial project in Goa's prime commercial hub. More details will follow soon, but expectations are already high. While AIXA Realty contributes to social and community causes, these efforts are intentionally kept low-profile. "For us, giving back is about impact, not publicity," says Sohil.

Rooted in Goa, Built for the World

As a proud Goan, Sohil Khan is committed to developing projects that respect and preserve the cultural integrity of the state. Most of AIXA's clients are Goans — and the company takes pride in building homes and workspaces that contribute to Goa's growth without compromising its identity or demography. AIXA Realty isn't just about buildings — it's about vision, trust, and a deep sense of place. As they prepare to scale across India and beyond, their roots remain firmly grounded in Goa's soil, spirit, and future. Let the legacy build.



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Interiors Of Villa Akoya



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ARCHITECTURAL DESIGN

INOUT DESIGN STUDIO GOA

Inout Design Studio Goa, led by Ar. Prutha Prabhudesai, blends earthy aesthetics, client collaboration, and sustainable practices to craft soulful, functional spaces rooted in nature and creativity.

Article by: Shruti Murkumbi

Images by: Ar. Prutha Prabhudesai

Rooted in Earth, Designed with Soul: The Vision of Inout Design Studio Goa

Ar. Prutha Prabhudesai is the visionary founder of Inout Design Studio Goa, a design practice based in Fatorda, Goa. With a background in Architecture complemented by certification as a nutritionist, she is also an avid off-roader and triathlete, balancing rigorous athletic discipline with creative aspects of managing a design studio

“The best adventures start with a story you can’t quite believe.” She shares a philosophy that is not only central to the way she lives but also to how she designs. Her passion for plants influences the way she approaches materiality and colour, often introducing unexpected textures and palettes that lend depth and warmth to her spaces.

Today, Inout Design Studio thrives as a practice balancing architecture and interior design offering clients a comprehensive, detail driven design experience.



Design Team



Designed To Hold People And Stories. The Kidenna Lounge Brings In Light, Material Honesty, And Just The Right Touch Of Craft

From Architecture to Interiors: An Evolving Journey

Though the studio originally began as an architecture practice, a turning point came when Prutha was offered the opportunity to design two cafés simultaneously. That experience sparked a newfound love for interior design, opening the doors to a more holistic approach to spatial storytelling.

Prutha’s design philosophy is deeply rooted in crafting spaces that are earthy, grounded, and intrinsically connected to nature. Whether through use of earthy tones, abundant greenery or a profound connection with open layouts, abundant natural light and fluid indoor-outdoor transitions, creating an environment that encourages a sense of calm and rootedness.

The studio views each design journey as a collaborative dialogue, where the client's lifestyle shapes half the vision, while the other half is steered by the studio's creative insight. This balance ensures that every project is personalised yet functional.



Where Ideas Take Shape A Collaborative Studio Space Designed To Inspire, Adapt And Grow



*Even A Waiting Area Invites
Peace And Presence*

Design as a Dialogue

The design journey begins with a comprehensive site visit to understand its latent potential in the context of the client's requirements. From there, ideas are translated into concept sketches, mood boards, and visual narratives that serve as the foundation for deeper conversations with the client.

"The heart of our process lies in finding a harmonious intersection between the client's brief and the technical and creative possibilities of the space," Prutha explains.

It's a constant back and forth refining, adapting and ensuring the design is both inspiring and executable. While the studio is committed to meeting the client's expectations, they consciously aim to subtly overdeliver by adding thoughtful details, improved functionality, or enhanced material choices that elevate the final outcome beyond what was initially envisioned.

"Our goal is to leave the client with a space that feels like theirs but with a refined layer of design that they connect with" says Prutha.

Functionality is regarded as the foundation of every successful design. The studio begins each project by closely examining the core functional requirements and budget constraints. Transparency with clients about timelines and costs ensures smooth project delivery, while strategic partnership with trusted contractors helps maintain quality without compromise.

Client Collaboration & Customisation

Once a clear alignment on the concept is achieved, the studio progresses to detailed 3D renderings, enabling clients to fully visualise the proposed space before execution.

This stage is pivotal; it not only bridges the gap between imagination and reality but also empowers clients to offer informed, meaningful feedback, ensuring the final outcome is both visionary and deeply personal.

Sustainability & Trends

Sustainability is approached practically and contextually. While Prutha advocates for the integration of solar energy, rainwater harvesting, and sewage treatment systems, she emphasises that these decisions are often dependent on the client's readiness and budget.

Instead, she leans into local wisdom and materials, such as laterite stone, cement blocks, and Vastu-compliant spatial planning, to promote natural ventilation and cooling. These strategies not only enhance thermal comfort but also support local economies and traditional practices.

A Practice with Purpose

Through Inout Design Studio Goa, Ar. Prutha Prabhudesai continues to create spaces that are not just built environments, but living narratives that are earthy, inviting, and imbued with meaning.



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ARCHITECTS

RED EARTH ARCHITECTS

Red Earth Architects creates sustainable, nature-integrated spaces using local materials and traditional techniques—balancing eco-conscious design with modern tools and client collaboration across Goa's evolving landscape.

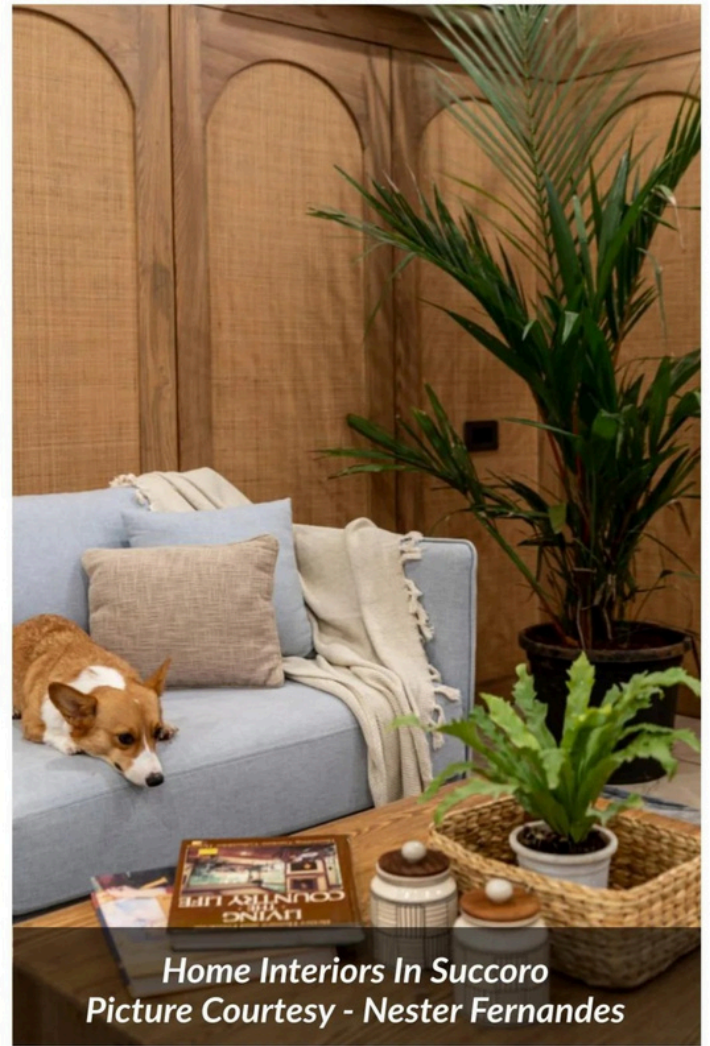
Article by: Team ItsGoa
Images by: Red Earth Architects

In a world steadily shifting toward steel and concrete, Red Earth Architects offers a refreshing return to nature. Founded by Ar. Shayari Navelkar and Ar. Saachi Tari—both graduates of Goa College of Architecture, class of 2018—the Goa-based firm champions sustainability, local materials, and a deep connection to the land. After gaining three years of field experience, the duo established their practice with a shared belief: architecture should be grounded, context-sensitive, and harmonious with its surroundings.

The Philosophy: Design That Breathes

At Red Earth Architects, design is more than form and function—it's philosophy in practice. Shayari and Saachi design with the land, not against it. Their projects are rooted in a commitment to use local resources, integrate natural elements like trees, and minimise the built footprint. The firm's approach favours homes and spaces that blend into the landscape rather than dominate it, often incorporating renovation work to restore and preserve old Goan houses.

This philosophy leads to homes that feel alive—structures that breathe, adapt, and contribute positively to their environment.



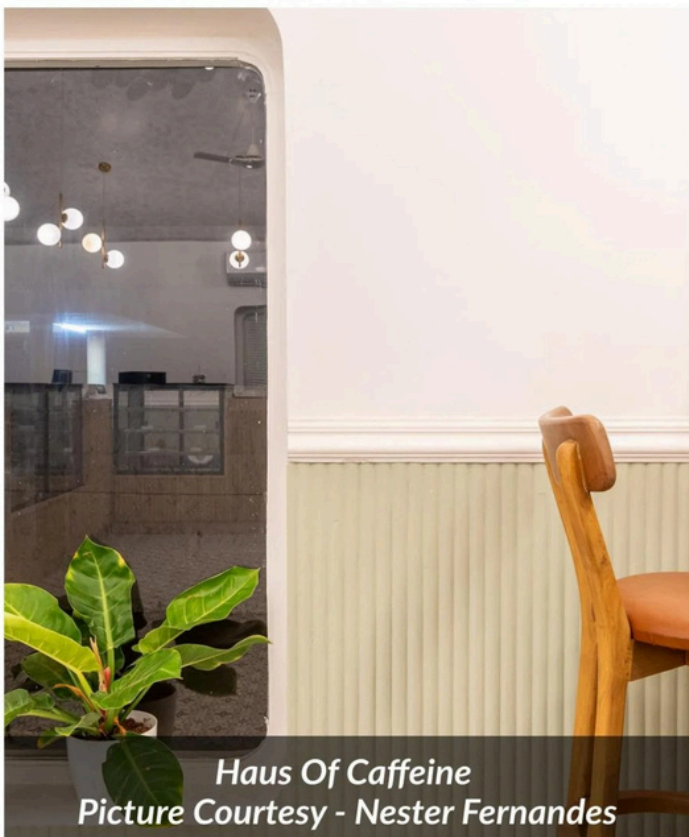
*Home Interiors In Succoro
Picture Courtesy - Nester Fernandes*

Notable Projects: Architecture in Harmony with Nature

One of their standout projects, Swim Up in Vagator, showcases their ethos in action. The cottages are carefully nestled among existing trees, using fabrication techniques to reduce construction waste and environmental impact. The result is a retreat that treads lightly on the land while offering immersive, tranquil experiences.

Another landmark project is The Courtyard House in Saipem. Built from locally sourced stone and finished with lime plaster inside, this single-level home reveals its raw beauty through unplastered exterior walls. The home's breathable materials promote better air quality, blending aesthetics with wellness.

Red Earth also designed the Yoga Pavilion in Pilerne, located within an eco-friendly resort. Constructed with compressed stabilised earth blocks (CSEB), the mud structure reflects their belief in using on-site materials and preserving craft techniques.



*Haus Of Caffeine
Picture Courtesy - Nester Fernandes*



Courtyard House
Picture Courtesy - Sankalp Malik



*Courtyard House
Picture Courtesy - Nester Fernandes*

In more urban contexts, projects like Haus of Caffeine in Mapusa and Marai in Arpora stand out. While Haus of Caffeine uses green tones and open layouts to create a calming café experience, Marai—a restaurant and lifestyle store—employs a central courtyard surrounded by greenery to promote slow living and sensory connection.

The Role of Technology: Visualising with Clarity

Red Earth Architects successfully merges tradition with technology. Their in-house team produces 3D renders for each project, ensuring clients receive a clear, immersive preview of their spaces before construction begins. This visual clarity aids decision-making, aligns expectations, and streamlines the design process.

Sustainability as Practice, Not Trend

Sustainability lies at the heart of every Red Earth project. The firm consistently opts for materials like stone, mud, and reclaimed components. One standout method they employ is rammed earth construction, a traditional, concrete-free technique that yields strong, natural walls. They also use breathable finishes like lime and mud plaster, enhancing air quality and thermal comfort.

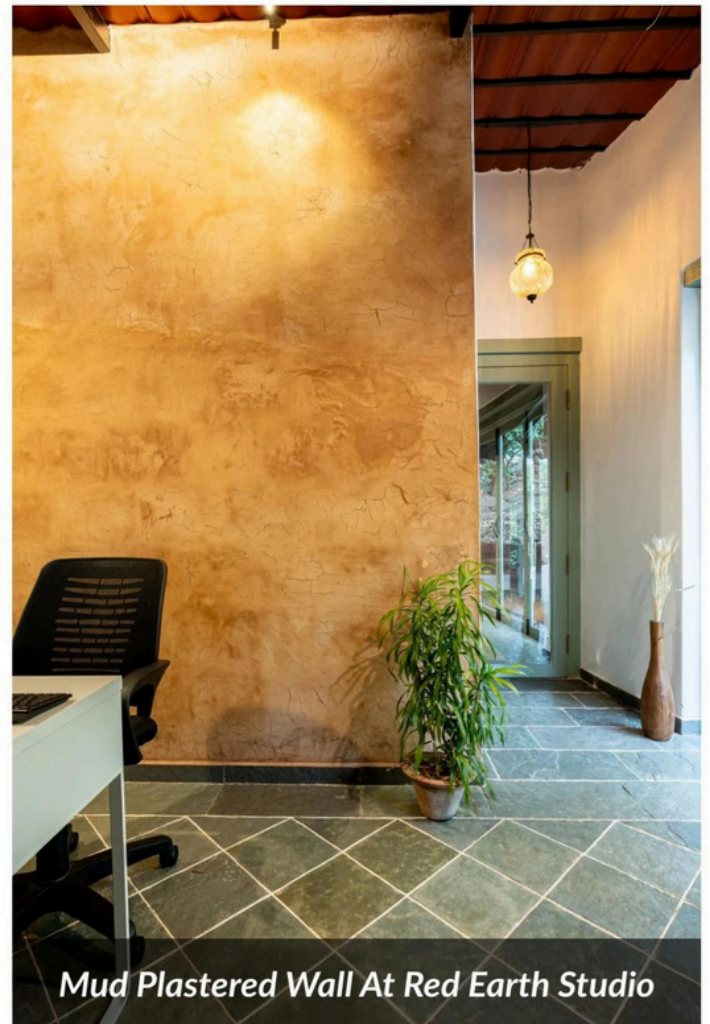
This conscious approach not only reduces environmental impact but also fosters healthier living environments—both physically and emotionally.

Working with Clients: Listening and Co-Creation

Red Earth's client collaboration begins with a detailed mood board presentation. This stage aligns budget, aesthetics, and vision before design execution begins. By setting transparent expectations early on, they ensure each space reflects the client's aspirations while remaining true to their own design integrity.

The Wellness of Space

The architects strongly believe that design influences well-being. Natural light, ventilation, and access to greenery are all fundamental to their spatial planning. Every Red Earth structure emphasises flow and openness, helping occupants feel connected—not confined.



Mud Plastered Wall At Red Earth Studio



Marai
Picture Courtesy - Rebecca D'Costa



Haus Of Caffeine
Picture Courtesy - Nester Fernandes

Challenges and Realities

Despite their clear vision, the architects face challenges. Chief among them is sourcing skilled labor for traditional construction techniques. As concrete continues to dominate the mainstream market, preserving the use of time-tested, natural materials becomes increasingly difficult—and costly.

Looking Ahead: Reuse and Regeneration

Shayari and Saachi are excited by future trends that focus on material reuse and passive design. Integrating nature with built form, while harnessing technology to reduce energy consumption, forms the basis of their forward-looking strategy. They envision architecture that isn't just sustainable, but regenerative.

Words to the Next Generation

Their advice to aspiring architects is both grounded and forward-thinking: design with empathy and awareness. Honour the client's vision, but do so with responsibility—prioritise breathable materials, respect the local context, and embrace passive solutions.

Conclusion

Red Earth Architects is more than a firm—it's a movement. A quiet, persistent reminder that architecture can be intuitive, eco-conscious, and deeply human. With their grounded philosophy and evolving practice, Shayari Navelkar and Saachi Tari are helping reshape the built landscape of Goa—one earth-friendly wall at a time.



Rammed Earth Wall Construction For A House In Carmona



LUXURY VILLA

CASA CALEB

Casa Caleb is a thoughtfully designed South Goa villa blending heritage, sustainability, and soulful luxury offering guests a serene, personalised stay crafted with passion by Leroy and Natlyn Pinto.

Article by: Team ItsGoa
Images by: Casa Caleb



Leroy And Natlyn Pinto

Tucked between the tranquil beaches of Benaulim and Colva lies Casa Caleb a villa where every corner echoes the passions of its creators, Leroy and Natlyn Pinto. Partners in life and creativity, the Pintos are no strangers to the world of art, travel, architecture, and real estate. With a shared appreciation for intentional spaces and a desire to create something lasting, they've transformed a vision into one of South Goa's most thoughtfully designed homes.

A Dream, Defined by Detail

Casa Caleb began as a simple thought – a home in Goa near the beach. That seed grew into something far more personal. "Building a house is easy," they said, "but building a dream home, crafted with detail, personality, and taste – now that's the journey we wanted."

The villa stands on a plot that spoke to them from the very beginning. Among dozens of sites, this one stood out for its serenity and silent charm. The connection was instant, and so the foundation of Casa Caleb was set – both literally and emotionally.

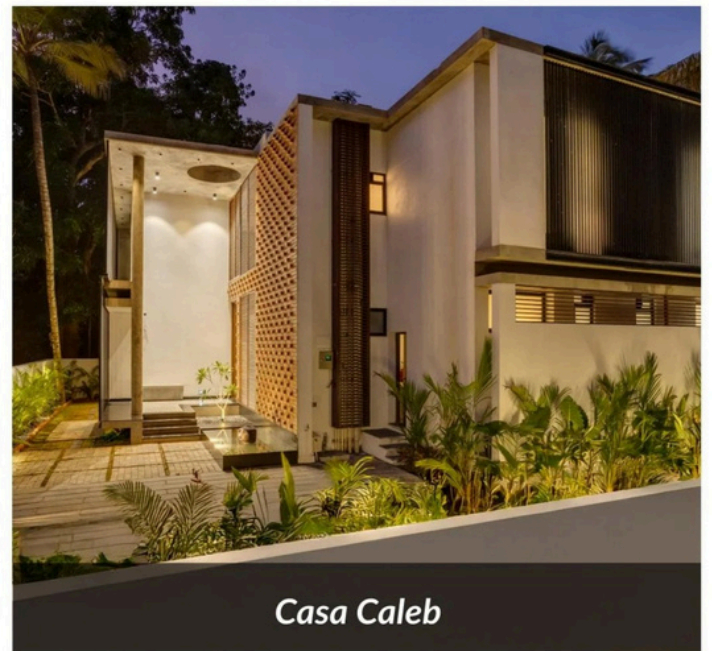
Designed to Feel, Not Just Look

Collaborating with architects Manali and Sagar of Studio MSA, Leroy and Natlyn shaped Casa Caleb as a 3BHK villa that blends heritage elegance with contemporary function. Every material was selected with intent, and every design decision was rooted in a desire to balance grounded simplicity with modern ease.

The brick cladding, sourced from Kerala, adds earthy warmth. Terrazzo flooring lends timeless charm, while curated furniture pieces reflect a thoughtful mix of vintage inspiration and modern utility. The interiors are not just beautiful; they are soulful an invitation to feel at home the moment you walk in.

Built with Conscious Craftsmanship

More than just a luxurious holiday stay, Casa Caleb embodies mindful construction. The villa embraces energy-efficient appliances and centralised systems designed to reduce overall consumption. While sustainability wasn't the only goal, it remained a steady guide throughout the design process. Every element serves a purpose aesthetically, functionally, and environmentally. Materials were sourced from across India, celebrating the country's craftsmanship and contributing to a sense of shared creation. The result is a home that tells many stories, with each texture and finish carrying its own narrative.



Casa Caleb



A Bedroom Wrapped In Warmth And Light



Comfort Wrapped In Thoughtful Design

A Stay That Stays With You

At Casa Caleb, the Pintos offer more than accommodation they offer an experience. Guests are greeted by a sense of calm that encourages them to stay in rather than venture out. From slow mornings in sunlit rooms to quiet evenings on the terrace, the villa invites you to pause, reflect, and reconnect.

A full-time houseboy is on-site 24/7 to assist with everything from luggage to local tips. For those seeking indulgence, the team can arrange for a private chef to prepare personalised meals. Partnerships with reliable bike and car rental providers, as well as curated recommendations for dining and experiences, add to the seamless guest journey.

What sets Casa Caleb apart is this balance thoughtful luxury within a homely, welcoming setting. It's not extravagant, but it is extraordinary.



Nature-Inspired Tones, Curated Textures

Navigating the Journey

Building Casa Caleb came with challenges. From selecting the perfect materials to anticipating what guests might value most, every step required a blend of imagination, precision, and resilience. "It's a serious commitment," Leroy and Natlyn admit. "It requires patience, deep planning, and an emotional investment that goes beyond aesthetics."

The real reward comes when guests arrive, pause in admiration, and feel the love embedded in the space. That moment of quiet awe, they say, is worth everything.

Looking Ahead: Evolving with Intention

Launched in June 2025, Casa Caleb is still in its early days. The Pintos aren't rushing to expand or renovate — they're focused on perfecting what they have. Future additions will be considered only if they enhance the guest experience. And anything that doesn't? That will be left behind.

For Leroy and Natlyn, it's about growing with care, refining their offering, and ensuring that every guest leaves not just rested but moved.

Advice to Future Dreamers

To those considering building a luxury villa, the Pintos offer a candid perspective: it takes vision, persistence, and the willingness to adapt. It's not a turnkey dream. But for those ready to pour their heart into creating something meaningful, it can be one of life's most fulfilling ventures.

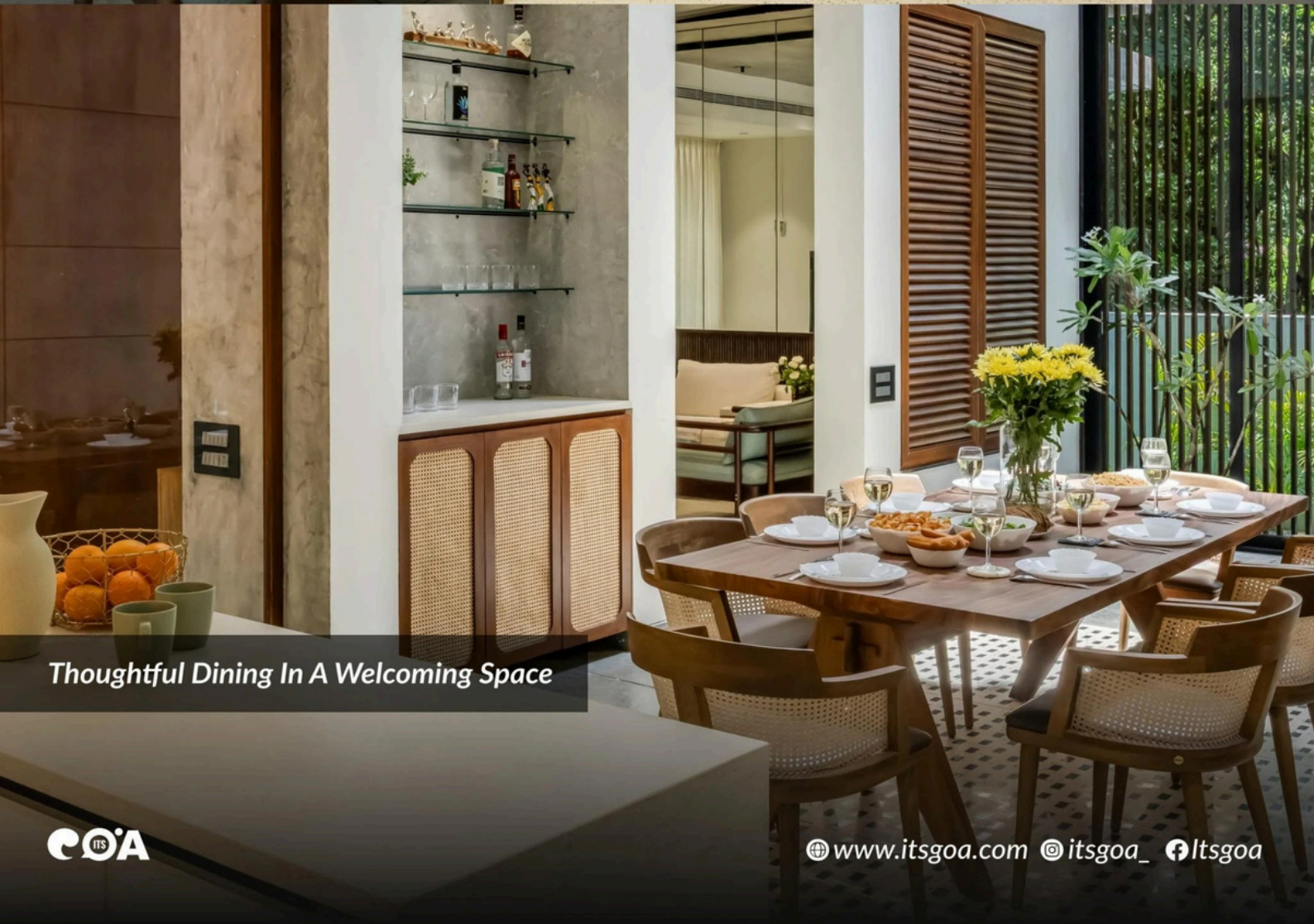
A Home That Invites You to Stay

Casa Caleb isn't just another villa in Goa — it's a place born from love, shaped by design, and defined by the stories it helps create. It's a home for the soul, a retreat for the senses, and above all, a testament to what's possible when passion and purpose meet under one roof.

Whether you're passing through or planning to linger, one thing is certain: Casa Caleb will stay with you, long after you've left its quiet embrace.



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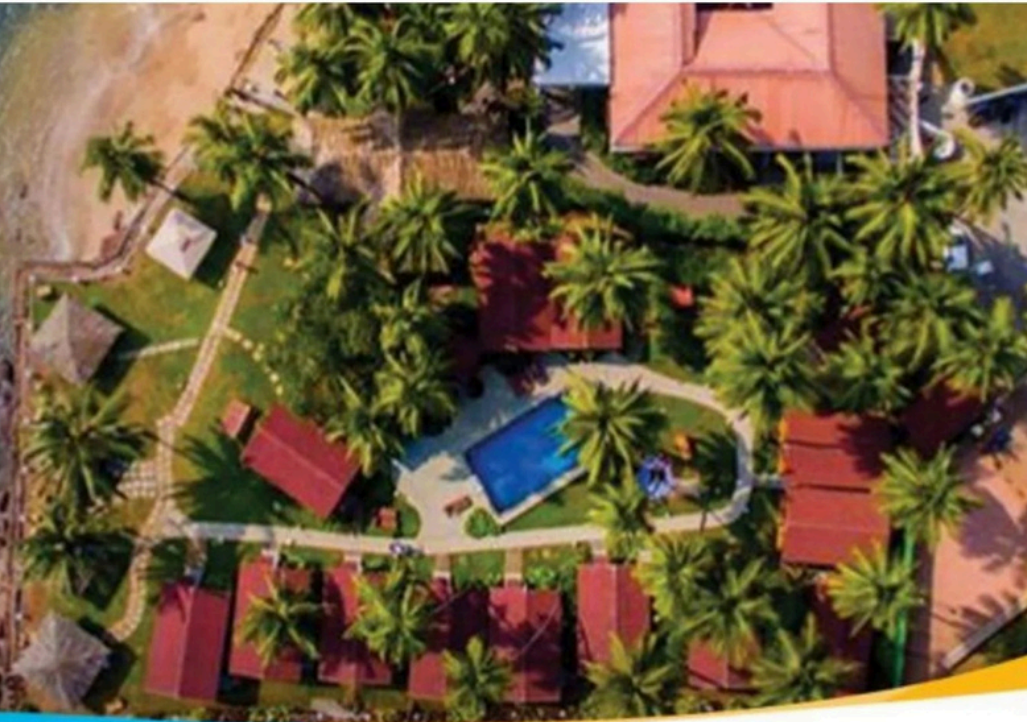


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REAL ESTATE FIRM

WATERBED REALTY

Ryan Menezes and Russel Fernandes, founders of Waterbed Realty, revolutionise real estate with transparency, innovation, and sustainability, fostering trust and efficiency in transactions while navigating emerging market trends.

Article by: Team ItsGoa
Images by: Waterbed Realty



Ryan Menezes

Ryan Menezes: Pioneering Real Estate Transformation Through Innovation

In the dynamic realm of real estate, where dreams take shape and futures are forged, few individuals stand out as catalysts of change. Among them is Ryan Menezes and Russel Fernandes, a visionary duo whose journey through the corridors of real estate has been marked by resilience, innovation, and an unwavering commitment to transparency and seamlessness in transactions.

Unveiling the Genesis: A Shared Vision

Ryan's and Russel's odyssey in the world of real estate finds its roots in a rich familial legacy intertwined with a deep-seated passion for revolutionising the industry. It was their serendipitous partnership that provided the impetus to challenge existing norms and redefine the landscape. Together, they envisioned a future where transparency and digitalisation would herald a new era of efficiency and trust in real estate dealings.

Navigating the Currents: Understanding Market Dynamics

In the ever-shifting currents of the real estate market, Ryan and Russel emerge as seasoned navigators, adept at deciphering trends and identifying opportunities amidst challenges. Their keen insights into the nuances of the market, particularly in the scenic locales of Goa, enabled them to chart a course towards growth despite the presence of surplus properties and economic uncertainties.

Foreseeing Trends: Pioneering Sustainable Living

Peering into the horizon, Ryan and Russel discern a future shaped by the twin forces of sustainable living and technological innovation. With an unwavering belief in the potential of eco-friendly practices and communal living arrangements, they anticipate a paradigm shift towards a more harmonious coexistence with the environment, facilitated by cutting-edge technologies.



Russel Fernandes



3 Bhk Villa In Reis Magos For Residential Lease

Spotlight on Emerging Frontiers: Strategic Investments

In their quest for growth and prosperity, Ryan and Russel cast their gaze upon emerging frontiers like Moira, Parra, and Saipem, where potential abounds and opportunities beckon. These burgeoning locales, with their strategic locations and untapped potential, serve as fertile grounds for prudent investments and strategic development initiatives.

Cultivating Clientele: Nurturing Relationships

At the heart of Ryan's and Russel's endeavours lies a profound commitment to nurturing relationships that transcend mere transactions. Whether guiding families towards their dream homes or assisting businesses in finding strategic spaces, they approach each interaction with empathy, understanding, and an unwavering dedication to fostering trust and mutual respect.



Daniel Godinho, Graphic Designer



Angelo Souza Eremita, Admin Manager

Navigating the Marketing Maze: Crafting Compelling Narratives

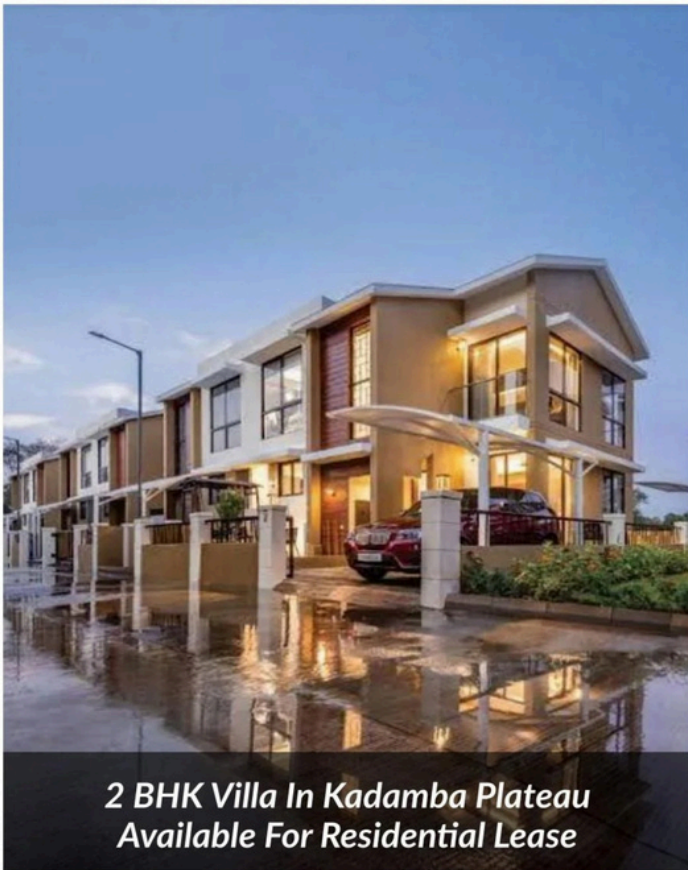
In a world inundated with digital noise, Ryan and Russel employ their mastery of marketing to cut through the clutter and connect with discerning clients. Leveraging platforms like Meta ads and Google ads, they craft compelling narratives that resonate with the aspirations and needs of their clientele, establishing Waterbed Realty as a beacon of reliability and trustworthiness in the digital landscape.

Efficiency Redefined: Leveraging Technology for Seamless Transactions

In the pursuit of operational excellence, Ryan and Russel harness the power of technology to streamline real estate transactions and enhance client experiences. Through the seamless integration of digital tools and clear communication channels, Waterbed Realty sets new benchmarks for efficiency, accuracy, and client satisfaction in the industry.



3, 4, And 7 BHK Villas For Sale In Siolim



**2 BHK Villa In Kadamba Plateau
Available For Residential Lease**

Ensuring Compliance: Upholding Ethical Standards

As custodians of integrity and ethics in the real estate arena, Ryan and Russel leave no stone unturned in ensuring compliance with regulatory standards and ethical principles. With a firm commitment to transparency and legality, Waterbed Realty stands as a bastion of trust and reliability, earning the confidence of clients and stakeholders alike.

Networking Nexus: Cultivating Collaborative Partnerships

Recognising the inherent value of networking in driving growth and fostering collaboration, Ryan and Russel actively engage with industry peers and stakeholders to explore new avenues of opportunity. Through participation in industry events and forging strategic alliances, they cultivate a network of like-minded professionals, unlocking new pathways to success and innovation.

Innovating the Future: Embracing Technological Advancement

In an era defined by rapid technological

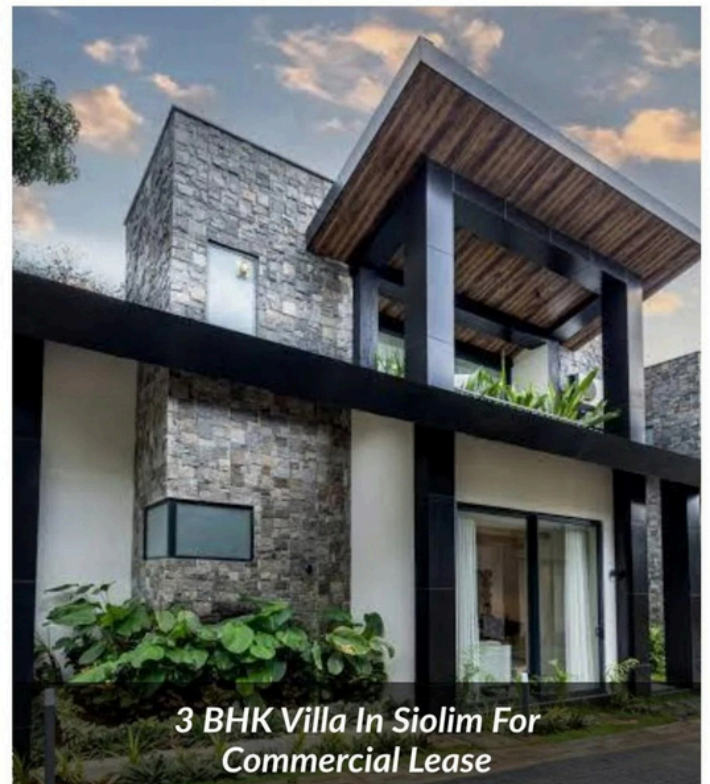
advancement, Ryan and Russel embrace innovation as the cornerstone of progress. By leveraging automation and digital tools, Waterbed Realty redefines the real estate experience, delivering unparalleled efficiency, convenience, and value to clients and stakeholders alike.

Charting the Course: A Visionary Odyssey

As Ryan and Russel chart the course for Waterbed Realty's future, their vision transcends the boundaries of the present, encompassing bold forays into luxury real estate and land development. With unwavering determination and foresight, they navigate towards new horizons, driven by a commitment to excellence and a relentless pursuit of innovation.

Conclusion

In the tapestry of real estate lore, Ryan Menezes and Russel Fernandes emerge not merely as protagonists but as visionary architects of change, custodians of dreams, and torchbearers of innovation. Their journey serves as a testament to the transformative power of resilience, innovation, and an unwavering commitment to excellence, shaping the future of real estate transactions and redefining the very fabric of the industry.



**3 BHK Villa In Siolim For
Commercial Lease**



AUTHORED ARTICLE

NRIS RETURNING TO GOA

NRIs are increasingly buying second homes in Goa, driven by emotional roots, remote work, and future planning—blending nostalgia with investment in villas, apartments, and heritage properties.

Article by: Renata Fernandes
Images by: Freepik

Once a land they left behind for opportunity abroad, Goa is now calling its children back — not just for holidays, but for homecoming. A rising number of Non-Resident Indians (NRIs) are returning to Goa, not permanently perhaps, but often enough to invest in second homes that offer a blend of nostalgia, lifestyle, and long-term vision. From modern villas overlooking the sea to restored Portuguese bungalows tucked into sleepy villages, this quiet shift is fuelling a niche yet growing segment of Goa's real estate: homes that feel like both a retreat and a return.

Why NRIs Are Choosing Goa

1. Emotional Connection

For many Goan-origin families abroad — particularly in the UK, Middle East, Canada, and Africa — owning a home in Goa is more than an investment. It's a reconnection with family, roots, and identity.

"I left Goa as a teenager. Now, I come back with my kids every December. Our second home gives us continuity — it's our India," shares Jason D'Costa, an NRI from Toronto who recently bought a home in Siolim.

2. Work-from-Anywhere Culture

Remote work and flexible schedules have empowered NRIs to split time between countries. A Goan home, with its laid-back lifestyle, tropical climate, and growing internet infrastructure, is a perfect base.

3. Retirement Planning

Even if retirement is years away, owning a property early in a steadily appreciating market like Goa allows NRIs to plan ahead while benefiting from the current real estate boom.

What Kind of Homes Are NRIs Buying?

- Villas in North Goa (Assagao, Parra, Siolim): Stylish, private, and ideal for families or rental income.
- Luxury Apartments (Dona Paula, Panjim): For convenience, views, and lock-and-leave flexibility
- Gated Communities: Preferred by NRIs looking for security, amenities, and professional maintenance.

Challenges for NRIs in Buying Second Homes

Legal Due Diligence: Clear land titles, especially in cases of ancestral or inherited property, can be complex in Goa. NRIs must work with experienced local lawyers to ensure clean ownership.

Maintenance While Abroad: Without a reliable caretaker or property manager, upkeep can be a hassle — especially during the monsoon season.

The Rise of NRI-Focused Real Estate Services

Recognising this growing demand, several developers and consultants now offer NRI concierge services — handling everything from property selection and legal paperwork to interior design and rental management. Additionally, there's been a surge in Goan-origin entrepreneurs launching curated home-stays and boutique rental spaces targeted at fellow NRIs — blending personal investment with community building.

A Homecoming, Not Just a House

At its heart, this trend is about more than real estate. It's a homecoming — not always full-time, but heartfelt. For many NRIs, buying a second home in Goa is a way of preserving family traditions, staying connected to their roots, and creating a haven to return to again and again.

"We left for better prospects, but our heart never left Goa. This house is our anchor — it smells like jackfruit in the summer, sounds like rain on red tiles in July. It's ours again," says Dr. Leena Rodrigues, who now splits her time between Dubai and her ancestral home in South Goa.

Final Thoughts

As the sun sets over the Mandovi, and village church bells echo through the coconut groves, Goa continues to enchant. For NRIs, the call is louder than ever — not just to visit, but to belong again. And through the simple yet powerful act of buying a second home, they're doing just that: reclaiming their space in the motherland, one tiled roof at a time.



AUTHORED ARTICLE

GOA'S RESIDENTIAL SHIFT: FROM HOMES TO HUBS

Goa's real estate is shifting from holiday homes to community-driven living, with shared spaces, sustainability, and human connection redefining modern residential projects and attracting long-term, conscious residents.

Article by: Renata Fernandes
Images by: Freepik

Goa has long been synonymous with idyllic beach life, balmy evenings, and vibrant culture. But beyond its holiday allure, Goa is undergoing a quiet transformation — one where residential real estate is no longer just about buying a house, but about building a way of life.

Today's emerging residential projects in Goa are reshaping how people live, interact, and engage with their surroundings. At the heart of this shift is the rise of community-centric design, where the focus has moved from privacy to participation, from walls to shared spaces.

From Holiday Homes to Holistic Living

Once dominated by second-home buyers and rental-driven investors, Goa's real estate market is now attracting long-term residents, digital nomads, creative professionals, and returning locals. Developers are responding with thoughtfully designed neighbourhoods that offer more than amenities — they offer community.

What Are Community Spaces in Modern Projects?

Modern residential developments in Goa — especially in areas like Assagao, Salvador do Mundo, Siolim, and even emerging zones like Kadamba Plateau — are integrating shared spaces as core design elements. These include:

- Co-working zones and reading lounges
- Community kitchens and dining areas
- Yoga decks, meditation pavilions, and walking trails
- Organic gardens and urban farming patches
- Pet parks, amphitheatres, and art corners
- Multipurpose courtyards for workshops, performances, or evening chai gatherings

Redefining Social Living

In a post-pandemic world, the isolation of apartment living has become a growing concern. These new-age developments aim to recreate a sense of village life — where neighbours know each other, spaces are multi-generational, and residents can form real human connections.

Take for example, a project in Siolim that hosts monthly movie nights in a central courtyard, or another in Porvorim that integrates a shared herb garden, where residents grow and cook together. These aren't just add-ons — they're changing how people experience home.

Voices from the Ground

"Moving from Mumbai to Goa wasn't just about fresh air; it was about slowing down, meeting like-minded people, and actually having a social life outside a screen," says Aarti Mehra, a designer now living in a co-housing project in Aldona.

Eco-Conscious and Inclusive

Another defining feature of these spaces is their commitment to sustainability and inclusivity. Rainwater harvesting, solar panels, compost pits, and green construction materials are increasingly part of the blueprint.

Some projects also focus on inclusivity by incorporating elder-friendly pathways, accessible community halls, and even craft corners for residents to showcase local Goan talent.

What Lies Ahead

As Goa becomes a melting pot of cultures, creatives, and conscious citizens, the demand for community-first living is only set to grow. Developers who think beyond pools and clubhouses — and instead design with human connection in mind — will define the future of Goan real estate.

Because in the end, people don't just buy homes anymore — they invest in a lifestyle, a philosophy, and a place to belong.

Final Thought

Goa's real estate landscape is no longer about gated walls and private pools. It's about open courtyards, shared ideas, and living together with intention. These community spaces are more than design features — they are the heartbeat of a new, conscious Goa.



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