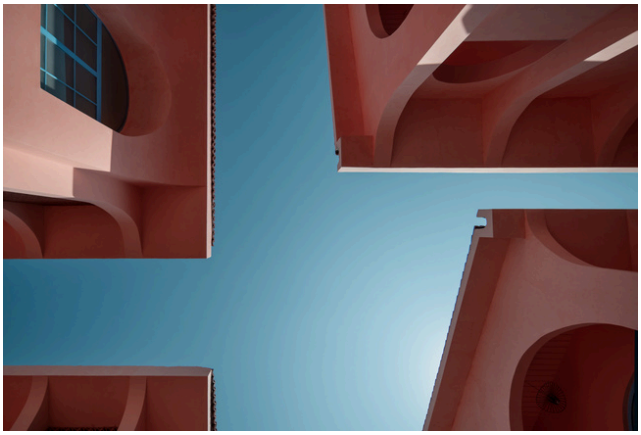
Mandrem, Goa



Welcome to Baia Villas—a boutique gated community of six independent villas designed in a resort-style layout. Each villa has its own private entrance, offering both privacy and a sense of connection within the community.

A pool that mirrors the sky and a jacuzzi that
bubbles with stories, all yours.

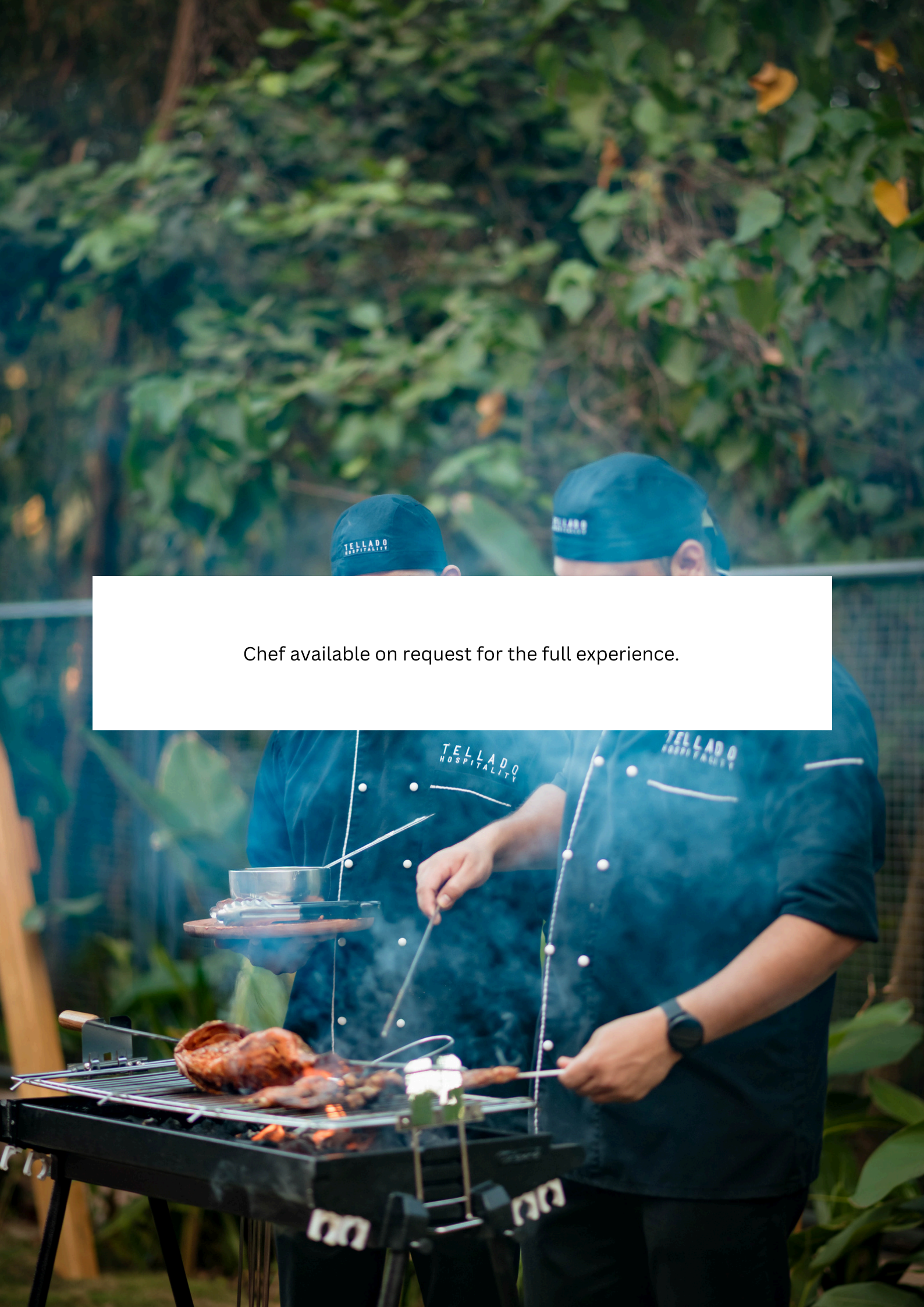
*Villas 2, 4, 5, and 6 have jacuzzis

Each of the three bedrooms is thoughtfully designed for comfort and privacy, featuring plush king-sized beds and en-suite bathrooms.
One bedroom is conveniently located on the ground floor, offering easy accessibility, while the other two are upstairs with charming balcony views.
For added flexibility, an additional single bed can be arranged on request.

Three bedrooms. A table for six.

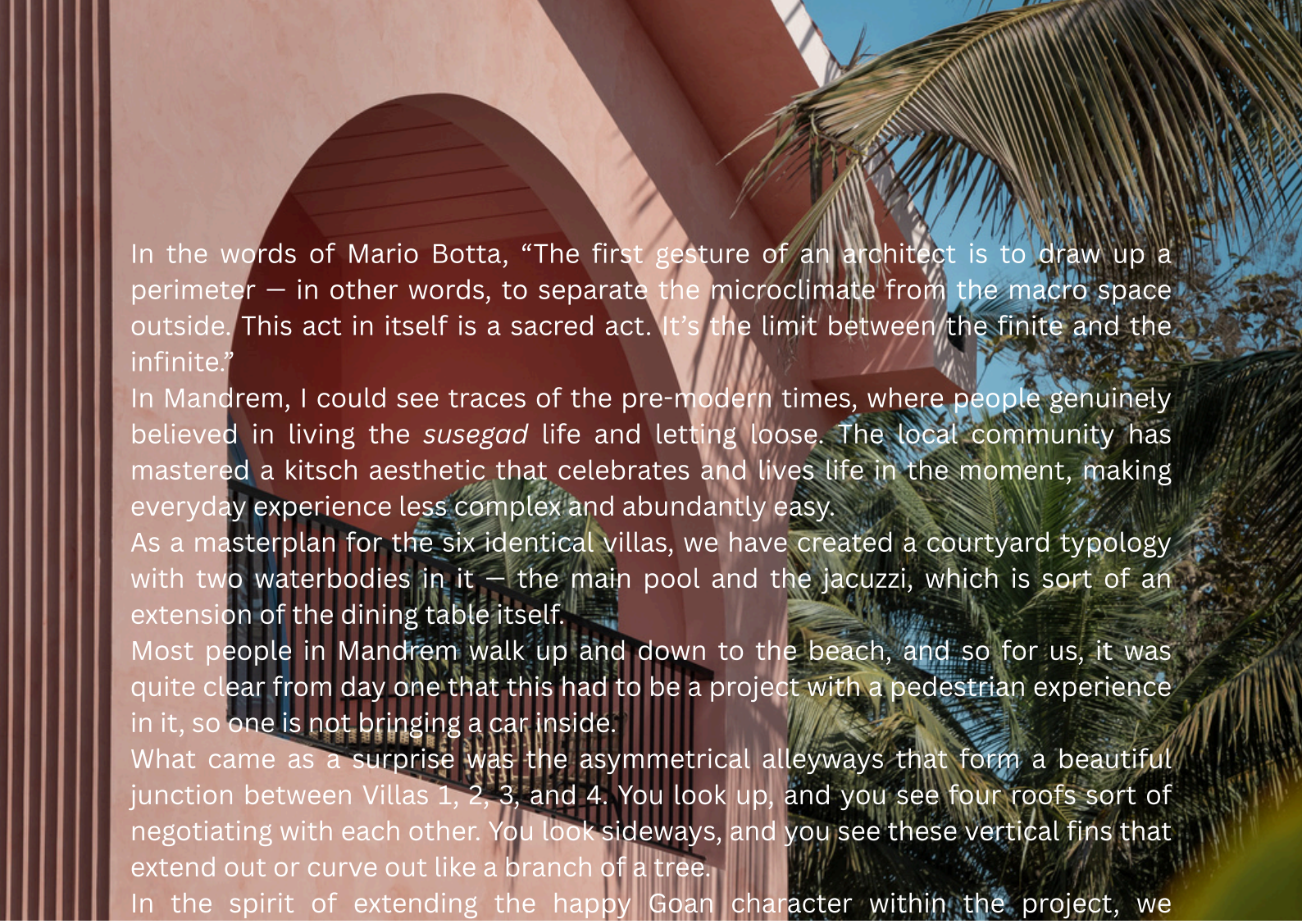
Check-In Time 2:00 pm

Check-Out Time 11:00 am



Chef available on request for the full experience.

Fully equipped kitchen



In the words of Mario Botta, “The first gesture of an architect is to draw up a perimeter — in other words, to separate the microclimate from the macro space outside. This act in itself is a sacred act. It’s the limit between the finite and the infinite.”

In Mandrem, I could see traces of the pre-modern times, where people genuinely believed in living the *susegad* life and letting loose. The local community has mastered a kitsch aesthetic that celebrates and lives life in the moment, making everyday experience less complex and abundantly easy.

As a masterplan for the six identical villas, we have created a courtyard typology with two waterbodies in it — the main pool and the jacuzzi, which is sort of an extension of the dining table itself.

Most people in Mandrem walk up and down to the beach, and so for us, it was quite clear from day one that this had to be a project with a pedestrian experience in it, so one is not bringing a car inside.

What came as a surprise was the asymmetrical alleyways that form a beautiful junction between Villas 1, 2, 3, and 4. You look up, and you see four roofs sort of negotiating with each other. You look sideways, and you see these vertical fins that extend out or curve out like a branch of a tree.

In the spirit of extending the happy Goan character within the project, we proposed this two-toned Velatura texture in pink, combined with brightly coloured blue windows. The two extremes of the pink and the blue are like a painting that describes the polarity within Mandrem — edgy yet romantic; laid-back yet animated. Hence, one can see a single-stroke monolithic facade where the pink colour wraps around the balconies, the staircase, walls, and the ceilings.

The arch verandah goes back to the Botta quote: “The act of separating the microclimate with the macroclimate...” It is one space that brings the entire house together. First, it welcomes you inside through the main door. It also acts as a connector between the living room and the kitchen. Also, it’s a nice entry point to the pool.

Given the power of the pink walls and the blue arch windows, the interiors have been designed with wooden furniture. These various wooden finishes enhance the calmness and add a lot of warmth to the house.

All bathrooms have been designed with multiple textures and colours, combining terrazzo and tiling with a few floating counters. The master bathroom has a see-through sunken tub with lots of natural light in it.

As architects, our job was to create a space that allows you to live the Goan life — or let Goa live within you.

Architect Jugal Mistry on Baia Villas

Welcome to Baia, where the mood sets.

Villa Amenities

- Daily Housekeeping
- Parking
- Pool
- Outdoor Seating
- Air Conditioning
- Bathroom Toiletries
- Fast Wifi
- Chef on request
- Washing Machine & Dryer
- Iron
- Hair Dryer
- 24h Security

Concierge Services

- VIP access and queue-jumps in top clubs and restaurants of Goa
- Kayaking, Fishing, and excursions
- Photography and Videography Services
- Car Rentals
- Yacht parties
- Shisha Rentals
- Private and corporate events
- Decor services
- Casino Access
- Wedding Planning and execution
- Recommendations

In association with GoaGetterr

Wellness & Spa

- Abhiybgam Massage (60 minutes)
- Rejuvenation Massage (90 minutes)
- Deep Tissue Massage (70 minutes)
- Head Massage (40 minutes)
- Back Massage (40 minutes)
- Foot Massage (40 minutes)
- Aroma Therapy Massage (90 minutes)
- Baby Massage
- Reflexology for Feet, Hands, Face and Ears (60 minutes)
- Pregnancy Massage (60 minutes)
- Normal Pedicure (30 minutes)
- Normal Manicure (30 minutes)
- Balinese Massage (70 minutes)
- Dry Thai Massage (60 minutes)
- Swedish Massage (60 minutes)

In association with Arti Spa

Local Highlights

5 minutes to Verandah
5 minutes to ondo | gelato + coffee |
6 minutes to The Lazy Dog
6 minutes to Artjuna Cafe, Mandrem
7 minutes to Prana Mandrem
11 minutes to Thalassa Beach
12 minutes to La Plage
12 minutes to Farzi Beach
14 minutes to Blue Turtle Beach Bar
15 minutes to Saz on the Beach
17 minutes to Burger Factory, Morjim

327/27A
Pernem, Mandrem
Goa 403527