

वारस्य

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Developed By
PUSHPAM®

www.pushpamvarsa.com

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Site Address : Essence, Dapoli - M46W+23G, Kolthare, Chandikanagar, Maharashtra 415712

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—मातीच्या गंधात दमलेली माझी ओळख
काळाच्या पडद्यामागे लपलेली कहाणी—
—रक्तातून वाहणारी परंपरेची साक्ष
श्वासात जिवंत असलेली पूर्वजांची वाणी—
—कधी कोरीव दगडात, कधी जुन्या वह्यांमध्ये
माझ्या अस्तित्वाचे धागे विणले गेले—
—आता माझ्या हातात जपून ठेवलेला वारसा
—पुढच्या पिढीसाठी दीप होऊन तेवत राहिला—





The Brand Behind Varsa

Pushpam Group has decades of experience in luxury resort home properties that blend modern living with thoughtful design. While Pushpam Group is known for its diverse real estate developments, Varsa is a unique offering inspired by the culture of Maharashtra.

With a deep respect for tradition, Varsa combines old-world charm with contemporary comforts, creating a space where families can build their legacy while enjoying the best of coastal living.



Presenting

वारसा

Much like a cherished heirloom, Varsa is a legacy meant to be lived and passed on. Set along the serene coastline near Kolthare Beach in Dapoli, this 14-acre enclave offers sea-view plots and wada-style villas. Crafted with care and cultural depth, it brings back the essence of living together, laughing together, and leaving something behind that lasts.

A Sea View That Will Last For Generations

Varsa offers **85 exclusive sea-view plots** set along the untouched Konkan coastline. Each plot is thoughtfully positioned to balance privacy and panoramic views of the Arabian Sea, creating a lasting legacy for families to cherish.



वारुणा

- 15+ Premium Amenities
- 14 Acres of Natural Serenity
- Exclusive Sea-Facing Open Plots
- Elegant Wada Villas with a Private Pool

• Watch Tower
• Amphitheatre
• Garden

• Reception
• Restaurant
• Indoor Games

• Swimming Pool
• Spa

Outdoor
Games

• Banquet Hall
• Garden

RESORT
PLOTS

Nana - Nani
Park



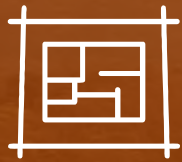
SCALE - 1:500

Master Layout

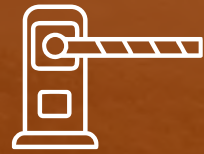
Kolthare Beach

Common Facilities

Thoughtfully Crafted for Every Comfort



Plot Demarcation
with 7/12 Titles



24/7
Security



Internal
Roads



Site Compound
Fencing



Street
Lights



Road side
plantation & Landscaping



Storm water
Drainage



Electricity



Water
Supply



Ample
Parking

Dapoli

The Only Coastal Hill Station in Maharashtra

Dapoli is where the Sahyadris meet the sea, a rare blend of misty hills and sunlit shores. Perched at an elevation of 800 feet, it offers the breezy charm of a hill station with the peaceful rhythm of coastal life. Here, summers are cooler, monsoons are greener, and the sea is always just a few minutes away.



At the Centre
of a Peaceful Life



By Road

- Navi Mumbai to Dapoli: 4.5 hrs (205.8 km)
- Mumbai-Karwar Coastal Highway: Reduces distance by 40 km



By Rail

- Mumbai to Khed: 2 hrs 35 mins
- Proposed Mahad Railway Station: Extension of CST to Roha line



By Sea

- Belapur to Harnai Port
- Angre Port: Key export hub



By Air

- 142 km from Navi Mumbai Airport



वाऱ्खा



Like the Beaches You Remember

Unlike the crowded beaches of the Konkan belt, Kolthare offers something far more rare, stillness. Its soft sands and crystal-clear waters stretch quietly along the coast, untouched and uncrowded. Just a short walk from Varsa, this beach is also a nesting site for the endangered Olive Ridley turtles, a gentle reminder of life's delicate rhythms. To live this close to the sea is rare.

To live near life in its purest form, rarer still.



Dapoli

A Destination for Investment

Booming Tourism & High Returns



Greenfield Konkan Expressway

Cuts Mumbai-Ratnagiri travel time to 3 hours (₹25,000 Cr project).



Navi Mumbai International Airport

Fully operational by June 2025.



Tourist footfall to grow

3.4X

by 2035
Outpacing Goa & Alibaug.



Konkan Coastal Road

A ₹70,000 Cr scenic drive connecting Maharashtra's coastline



NH-66 Widening

80% complete, making travel faster & smoother.



8%

YoY growth in visitors & hospitality demand.



Luxury villa rentals & real estate value soaring.



Atal Setu Bridge

India's longest sea bridge, reducing travel time by 30 minutes.





The Pushpam Portfolio

Companies Under the Pushpam Group

REAL ESTATE



Pushpam Infra

Theme-based resort homes in prime locations, crafted for exceptional living and long-term investment value.

HOSPITALITY



Pushpam Hospitality

Redefining Indian leisure with immersive resort experiences rooted in place, people, and purpose.

DIGITAL & BRANDING



Pushpam Digital Solutions

End-to-end branding and performance marketing, helping brands grow through strategic creativity and tech-enabled execution.

CONSULTANCY



Pushpam Consultancy & Solutions

Custom solutions to solve real-life business challenges using practical thinking and innovative tools.

TECHNOLOGY



Pushpam Consultancy & Solutions

LoRaWAN and IoT hardware experts offering smart, scalable sensor systems for utilities, farming, logistics, and buildings.

SOCIAL INITIATIVE



Universal Cancer Conquest

A social healthcare initiative focused on early detection, awareness, and support for cancer care and education.