THE
HOUSE OF
ABHINANDAN
LODHA

Announcing

The Only 7-star Branded Villa Development Of Alibaug

DESIGNER 3 & 4 BHK DESIGNER VILLAS

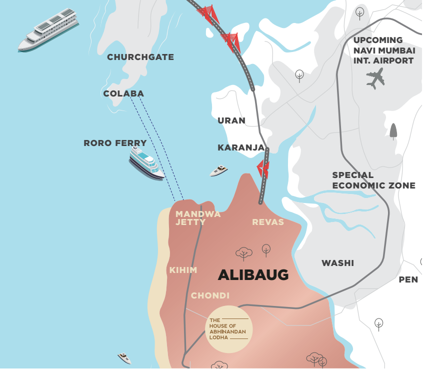
STARTING AT ₹3.99 CR+ ONLY

Presenting The 1st Branded Designer Villas On The Only Coastal Cliffs Of North Alibaug

- 3&4 bed villas with unique curvilinear design
- Private plunge pool & Jacuzzi in every villa
- Embellished with superior marble finishes
- Multiple decks and touched-up terrace spaces
- Fitted with international standard brands

ANDHERI EAST
MUMBAI
NAVI MUMBAI
DADAR
SEWRI

Alibaug: The Escape City To The Financial



Capital

This Is The Region With The Easiest Connectivity To The Main City

18 minutes by speedboat

Waterways are transforming the commute to Alibaug in ways that are truly unprecedented. Speedboats take only 18 Mins to commute from Colaba to Mandwa

50 minutes by RORO ferry

The RoRo ferries ensures that you can travel along with your vehicle in less than 50 minutes from shores of Mumbai to shores of Alibaug. Starting from the end of this year, additional RoRo jetties will be established to facilitate your convenient transportation to Alibaug

90 minutes by car

MTHL, set to open in 2023, will cut down travel time from 2 hours 48 minutes to just 90 minutes from Mumbai. The Mumbai-Goa highway (NH 66) courses through Vadkhal in Pen, providing effortless access to our site, a mere 32-minute drive from Vadkhal.

Owning A Villa In Alibaug Is Very Challenging

More than 80% of Alibaug Talukas come under Green Zone where development is prohibited | You cannot buy land near the coast owing to CRZ regulations nor on the hills without having all environmental clearances | You cannot buy standalone NA Land in the most aspirational areas between Mandwa Jetty and Alibaug town | If you buy a farmland in Alibaug, you need to buy more than 2,000 square meters (half acre) | You might have to register as a farmer to buy this land | Minimum 6 Months of time get spent to covert Farmlands to Residential Lands at 50% premium

UNDERSTAND IN DETAILS

YOUR ONLY SOLUTION IS HOABL'S BRANDED VILLA DEVELOPMENT ON THE COASTAL CLIFFS OF NORTH ALIBAUG.

Buying a Villa in Alibaug cannot get easier than this!

Behold India's 1st Signature Land Development

ALIBAUG

EXCLUSIVE COMMUNITY OF A FEW ELITE FAMILIES

2 GRAND CLUBHOUSES INSIDE 20-ACRES OF PRISTINE DEVELOPMENT*

UNMATCHED SERVICES SPECIALLY CURATED FOR THE CRÈME DE LA CRÈME

CURATED BY MR. ABHINANDAN LODHA HIMSELF

Discover Alibaug's Only Premier Fine Dining Destination, **Indigo Delicatessen** Inside The Premises

Unmatched & Tailored Concierge Services

- CAR & CHAUFFEUR AT YOUR SERVICE
- YACHT & SPEEDBOAT RENTAL SERVICES
- CAR WASH FACILITIES
- 24/7 VALET PARKING
- RESTAURANT RESERVATIONS
- SPA & SALON RESERVATIONS

CLUB A:

The Most Elite Lifestyle Unfolds
Here With Not One But,

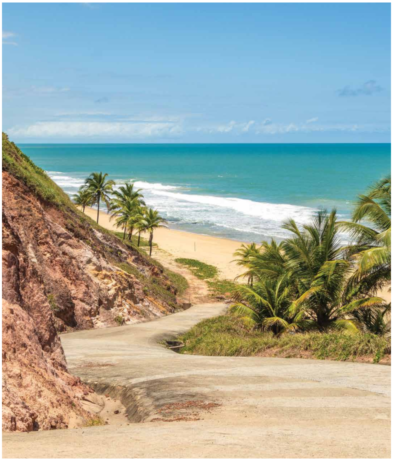
2 Grand Clubhouses

Nestled atop a hill soaring over 500 feet, this is where Alibaug's elite gather. Explore an array of amenities, including a state-of-the-art fitness center, a sprawling oval swimming pool, a squash court, a delightful cafe, and a bakery, among other offerings.

CLUB ALLURE:

A truly exceptional club, rightfully the showstopper of experiences with a vast indoor-outdoor setting. Discover amenities like a preview theatre, golf simulator, kids play-room, media room, online-pro gaming zone, library & chess & many more.

Why Choose Alibaug?



- MUMBAI TRANS HARBOR LINK : Post December 2024, the road travel time cuts down by by more than 1.5 hours
- UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT : Set foot in Alibaug in less than 1 hour from the airport post 2024
- ADDITIONAL RORO SERVICES : Avail Frequent RoRo Services to not just Mandwa but Revas as well, post 2024
- KARANJA REVAS BRIDGE : Reach Alibaug from South Mumbai in less than an hour post 2024
- VIRAR ALIBAUG MULTI-MODAL CORRIDOR : Avail multi-level transport systems and cruise to Alibaug through Expressways post 2026
- GREENFIELD KONKAN COASTAL HIGHWAY : 2027 onwards, make Alibaug your base and enjoy the leisurely drive along the hilly coasts via the Greenfield Konkan Coastal Road
- MUMBAI MARINA: The Government has given a green signal to the making of India's second marina along the princess dock area

The Only Location That Is The Man-Endowed Epicentre Of Alibaug

2 Mins From
National
Highway 89

5 Mins From
The Nearby Market
Chondi Bazaar

10 Mins
To The Best Of
Restaurants

10 Mins From 3 of the
Best Alibaug Beaches:
Kihim, Varsoli, Thal Beach

15 Mins From
Alibaug Town

20 Mins From
Mandwa Jetty

30 Mins From
Upcoming NM Airport

Distance and Time mentioned are collected from Google Maps

MASTERS OF LUXURY LIVING

SUCCESS THAT ECHOES ACROSS INDIA & ABROAD

3000+ DELIGHTED CUSTOMERS

7 MILLION SQ. FT. SOLD (0.65 MILLION SQ. M.)

WRAPPED IN OUR PROMISES, YOUR BATON OF WEALTH

- THE PLEDGE OF SECURITY
- THE BOND OF TRANSPARENCY
- THE SYMBOL OF WEALTH
- THE HALLMARK OF HONOUR

A STRING OF PROJECTS WHICH HAVE BEEN LANDMARK SUCCESSES

TOMORROW LAND

An epic land shopping festival at Anjarle that saw: **3x subscriptions 1200+ applicants**

ISLE OF BLISS

A massive **110%** appreciation at Dapoli: **₹450 per sq.ft.(₹41.8 per sq. m.)** in Aug 2020 grew to **₹950 per sq.ft.(₹88.3 per sq. m.)** in Oct 2022

IMPERIAL GOA

A giant imprint of triumph on the Goan shores: **A sell-out launch in less than 100 hours**

CODENAME land of GOLD

A roaring win with **125+** pre-bookings and **100 Cr+** revenue in just 3 weeks at **Alibaug**

GULF OF GOA

LAND OF LUXURIES. LAST OF THE SEAS

THE BIGGEST LAUNCH OF GOA'S LAST COASTAL LAND : SOLD OUT WITHIN JUST 2 WEEKS FROM THE LAUNCH WITH A WHOOPING 300+ FAMILIES ACROSS INDIA CHOOSING TO OWN LAND HERE.

The House of Abhinandan Lodha® is India's premier independent consumer-tech brand born out of a vision to democratize land for the new generation of the country.

Disclaimer : Project "'A' Alibaug" is registered with MahaRERA under registration nos. 'A' Alibaug Phase 1: P52000049721 and A Alibaug Phase 2: P52000052368, available at https://maharera.mahaonline.gov.in/. The common areas and amenities are common and to be shared by purchasers of all phases of the Project. Sale is subject to the terms of application form, agreement for sale and other documents to be executed between the parties. All images, information, drawings and sketches are for representation purposes only unless otherwise stated. #All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided. **Data collected is indicative in nature and presented from online websites like 99acres.com, housing.com and magicbricks.com. It is solely under the discretion of the reader to interpret the data | *Terms and Conditions Apply | For more information, please contact The House of Abhinandan Lodha Private Limited. 3rd Floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai-400 011, visit www.hoabl.in.