

Announcing

The Only 7-star Branded Villa Development Of Alibaug

AT THE CELEBRITY CAPITAL OF MMR

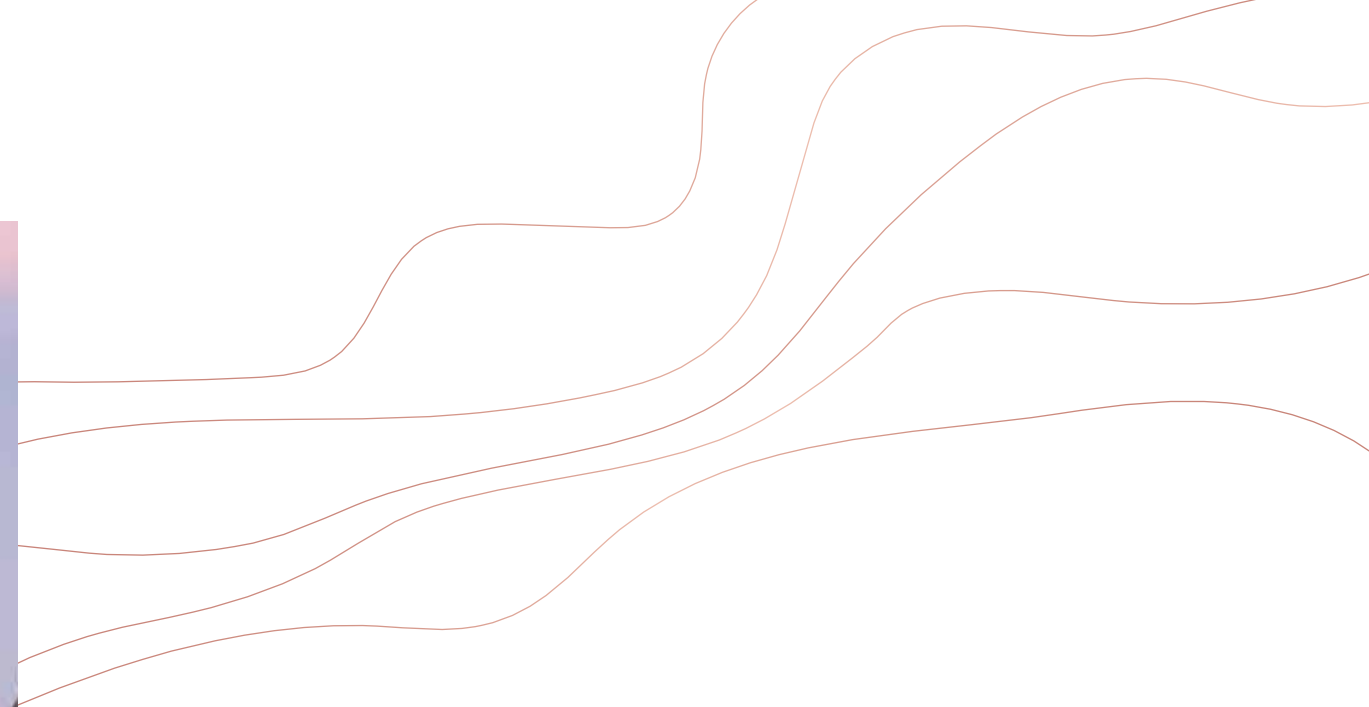
Just 60 Mins from SoBo by sea and road*

Brought to you by

THE PIONEERS IN LAND.
NOW, ARTISANS OF VILLA LIVING.

PRE-BOOKINGS NOW OPEN





The Great Migration of the Elites

In recent years, a conspicuous shift has emerged among the world's affluent and privileged. They are increasingly gravitating towards acquiring residences far removed from the urban hustle and bustle. This trend knows no bounds, as we witness New Yorkers relocating to the serene enclaves of The Hamptons, London's elite opting for the bucolic charms of the Cotswolds, and those closer to home in Delhi seeking solace in Goa, while a select section of the elite Mumbaikars embrace the tranquility of Alibaug, the celebrity capital of MMR.

The Series of Profound Transformations Altering the Global Way of Life

- 1 **"Reverse Migration: Rediscovering Nostalgic Havens"** A resurgence of the bygone era, marked by a fervent urge to re-establish familial roots in idyllic settings. It is driven by an ardent desire for a more gratifying and livable life, particularly for the younger generation.
- 2 **"Revenge Tourism: Reclaiming the World"** Human passions and desires ignited, propelling individuals to seize their long-forfeited freedom and embark on exploratory journeys to destinations that were once beyond their reach.
- 3 **"Golden Visas: Pioneering a Second Home Abroad"** A yearning for an alternative sanctuary in foreign lands, beckoning the privileged to invest in real estate for the opportunity to reside in foreign countries for extended periods, offering an enticing prospect.
- 4 **"Climate Migration: Seeking Temperate Havens"** A dynamic movement, whereby individuals opt for milder, more hospitable environments in contrast to the severe climatic conditions prevalent in urban centers.
- 5 **"Environmental Relocation: Escaping the Urban Haze"** Increasing numbers of people residing near polluted urban conglomerations are electing to relocate to the countryside, enticed by the allure of fresh air, pristine waters, and an idyllic ambiance.

Celebrities Of L.A., Owners Of More Than An L.A. Home

In the realm of Hollywood, it's a common sight to witness some of the industry's most renowned stars gravitating toward primary residences far removed from the hustle and bustle of Los Angeles. From the iconic figure of "Titanic" fame to the beloved superstars of the "Marvel" series, and even the celebrated singer-songwriters of Hollywood, the allure of serenity leads them to select destinations like Malibu and Santa Monica as their enduring abodes.



Representative Image

A-listers Of Mumbai, With Not Just A Home In Mumbai

The trend among Bollywood superstars follows a similar path. From legendary yesteryear icons to contemporary aficionados of both mainstream and parallel cinema, many of them are embarking on a journey towards a more purposeful life, seeking refuge from the urban chaos.

The Birth of Counter-Urbanism

Wealthy individuals worldwide are drawn to satellite towns such as Malibu, Beverly Hills, Hamptons, and Shimoda as serene havens where they can escape the chaotic urban pace. These idyllic retreats offer an escape from the bustling metropolises, providing a sanctuary for inner peace, tranquility, and a heightened quality of life, allowing the affluent to reconnect with nature and relish a more relaxed, harmonious lifestyle.

What does this indicate?

Turn the page to understand the biggest revolution in living

The Birth of Co-Primary Homes

Elites in India find themselves in a paradox party. They wish to run and walk at the same time. They take a fancy to strike a balance between their parallel needs. This has lead to the birth of co-primary homes which can be used as

- Higher Frequency every-weekend getaways
- Close ties to the city, yet away from the hustle and bustle
- Not just the nuclear family, but a festive space for the greater family
- A haven to spend equal amount of time, as in the city

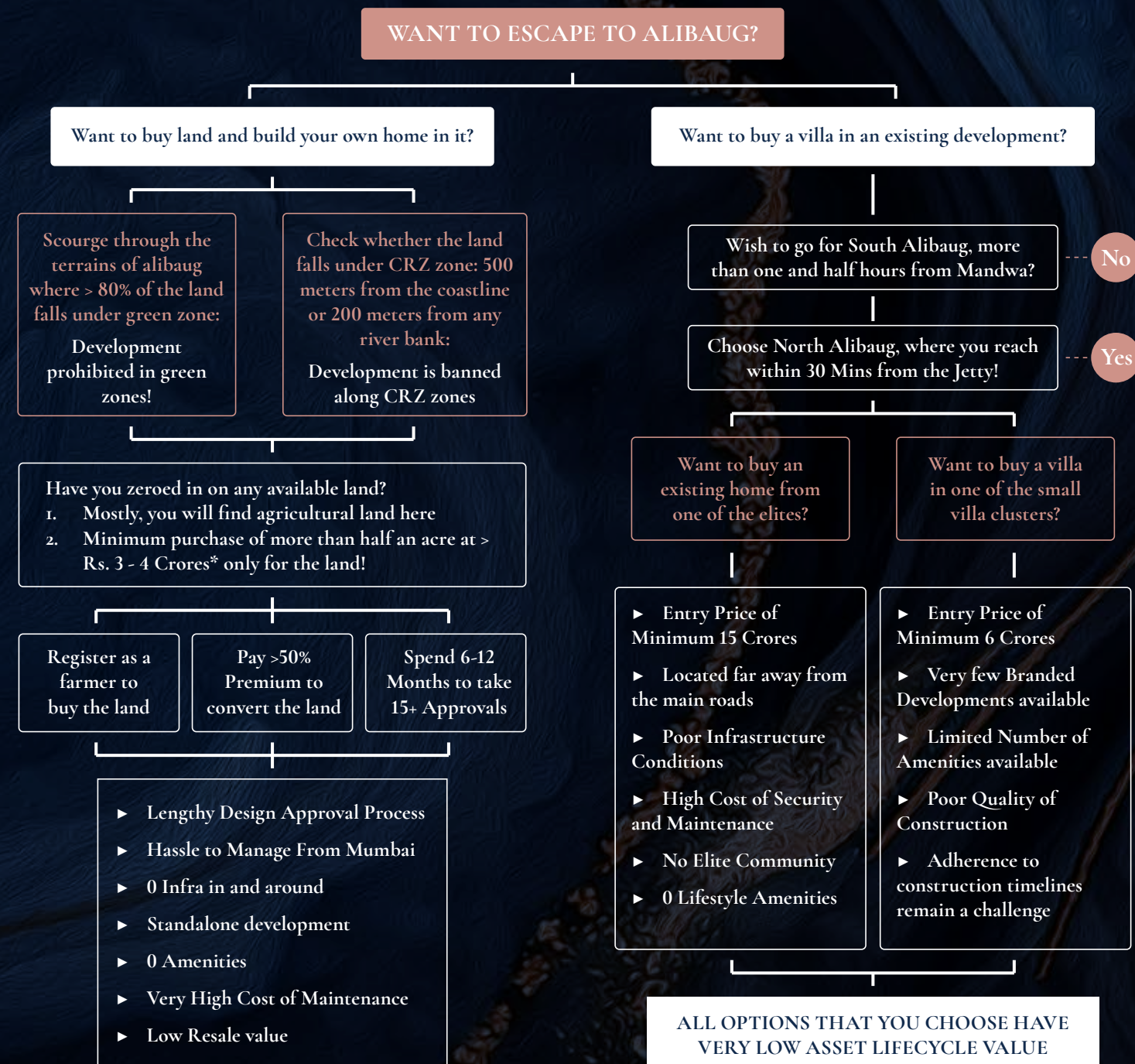
Alibaug has become the quintessential location for the elites to be close to the city but also closer to nature. It stands as an enabler for a convenient stasis between their urban lives and retreat homes.



Representative Image

Alibaug: A Revered Sanctuary, Yet a Challenging Place to Own Your Permanent Abode!

Owning a permanent residence in the serene haven of Alibaug stands as a coveted dream for every discerning Mumbaikar. Yet, achieving this aspiration poses an ever-mounting challenge.



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!

Alibaug: The Backyard of SoBo

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.

Alibaug, Soon To Be An Integral Part Of MMR

In the future, Alibaug will be a short 60 mins drive away from South Bombay upon the completion of the Revas-Karanja bridge and just 30 mins away from the Navi Mumbai international airport.

Reaching Alibaug from the airport will be easier than reaching your current home in Mumbai!

Distance and Time mentioned are collected from Google Maps

Map not to scale



Alibaug, The Co-Primary Getaway With The Highest Amount Of Government Spending

- **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

This Is The Region With The Biggest Appreciation Story And Return On Rental Investment

- 100% growth in real estate prices across all categories in Alibaug over the past 10 years*
- Upto 2x growth witnessed across the most promising locations in Alibaug from 2019 to 2023*
- One of the highest rental ROIs across India with average yearly rental returns of above 7%*
- Expected 2x growth in real estate over the next 5 years in Alibaug owing to completion of marquee infra projects*

*Source of Information: Collected from Moneycontrol, ET and HT Articles along with data mining from 99acres, housing.com and magicbricks

Alibaug: The Clear Winner Amongst Every Relocation Destination Around MMR

Parameters	Alibaug	Lonavala	Igatpuri	Pavana Dam	Mahabaleshwar
Connectivity to Mumbai	Within 60 Mins	Within 3 Hours	Within 3 hours	Within 3 hours	Within 5 Hours
Connectivity to Airport	Within 30 Mins	Within 90 Mins	>3 Hours	>2 Hours	3 Hours to Pune Airport
Appreciation Potential	2X Growth in 5 years*	Saturated	Medium	Medium	Medium
Social Infra	Developed	Moderately Developed	Moderately Developed	Not Developed	Moderately Developed
Tourism Value	Yearlong (Coastline, Hills, Historical value)	Seasonal (Hills and Historical Value)	Seasonal (Only Hills)	Seasonal (Only Hills)	Seasonal (Only Hills)

Distance and Time mentioned are collected from Google Maps



Representative Image

Discover

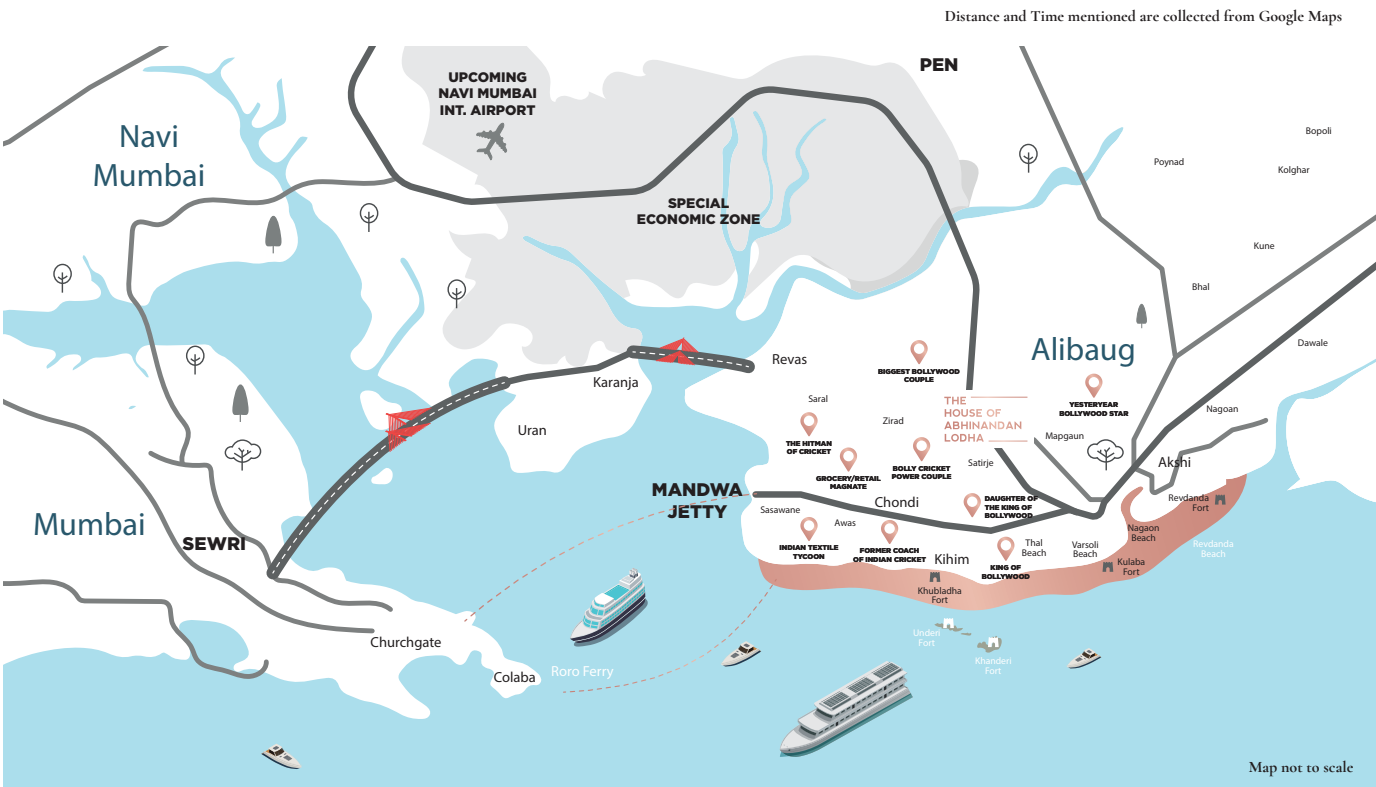
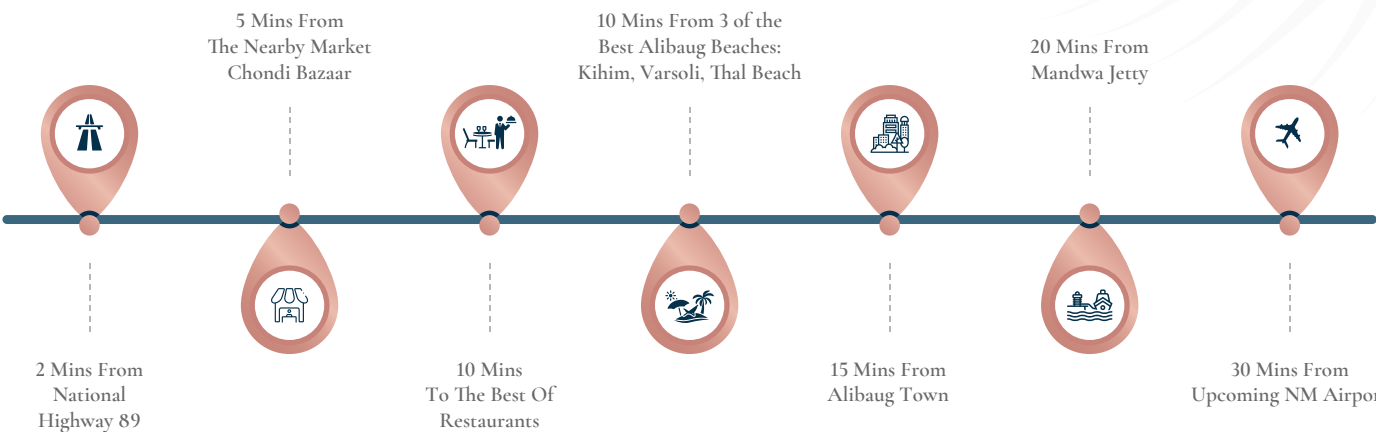
Alibaug 01

The Most Aspiring Pincode Of The Elites

Behold Alibaug 402201 - A pincode that the 'whose-who' of India have chosen as the prime address for their co-primary living. The only location with nature endowed highlands of Alibaug: Discover Alibaug's exclusive gem, a locale graced not only by the embrace of the sea but also cradled by the rolling hills and tranquil valleys, unveiling breathtaking vistas of the entire landscape. With its gentle, undulating terrain, you'll be treated to majestic panoramas, hills, cascading waterfalls, and palm-fringed coastlines.

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

Discover Alibaug's most convenient location, where every form of lifestyle is met with aplomb. Here, all that you need is just a hop, skip and jump away.



Behold

India's 1st Signature Land Development



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

Crafted By Internationally Acclaimed Architect,
TALATI & PARTNERS



One of the world's Largest architecture Firms | Over 50 years of Expertise | 3000+ Successful Projects | 100+ Million sq. Ft. Designed & built



Artist's Impression

Welcome To

The Only 7-star Branded Villa Development Of Alibaug

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

Come Home To Alibaug With Unmatched And Tailored Concierge Services



Car & Chauffeur At Your Service



Yacht & Speedboat Rental Services



Car Wash Facilities



24/7 Valet Parking



Restaurant Reservations



Spa & Salon Reservations

& Many More...



Artist's Impression

The Most Elite Lifestyle Unfolds Here With Not One But, 2 Grand Clubhouses

CLUB A:

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.



Artist's Impression



Representative Image

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



3&4 BED VILLAS WITH
UNIQUE DESIGN



PRIVATE PLUNGE POOL
IN EVERY VILLA



EMBELLISHED WITH
SUPERIOR MARBLE FINISHES



MULTIPLE DECKS & TOUCHED-UP
TERRACE SPACES



FITTED WITH INTERNATIONAL
STANDARD BRANDS

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



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

land of
GOLD

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



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.