

THE \_\_\_\_\_™  
HOUSE OF  
ABHINANDAN  
LODHA \_\_\_\_\_  
New Generation Land®

# My First Land

— AT —

# Goa of Tomorrow

SHOT AT  
**Dapoli**

India's only coastal hill station

# WHAT'S YOUR NEXT FIRST?

If you were to tell the story of your life, inevitably it would start with your first experiences, first time you drew something on the wall, your first job, your first car or that international trip that you took.

But, when was the last time you did something for the first time?

Now is the time to add something new to your life story.

## YOUR FIRST LAND AT DAPOLI, INDIA'S ONLY COASTAL HILL STATION

Now, a whole new world of memorable firsts has arrived on the shore of serene beaches and foothills of Sahyadri Ranges. A hidden gem, where you can dispel all your worries, sail on the cruise of growth and prosperity.

A place where you build your own legacy.

A place where you and your children can create endless memories.

A place where your children can have their own firsts.



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# GOA OF TOMORROW THE ULTIMATE COASTAL DESTINATION TO OWN YOUR FIRST LAND

Dapoli and Goa, located along the western coast of India, share a similar tropical coastal climate characterized by monsoon rains and humid conditions. Both regions are celebrated for their stunning beaches, lush greenery, and scenic landscapes, boasting rich biodiversity with a variety of flora and fauna. The lifestyle and cuisine in these areas reflect a unique blend of cultural influences from Maharashtra and Portuguese traditions. Tourism thrives in both Goa and the Konkan region, drawing visitors with their natural beauty, cultural heritage, and beach resorts.

## DAPOLI ALWAYS HAS SOMETHING MORE TO OFFER



Dapoli holds an enchanting string of 9 untouched beaches within its palms.



A unique ecosystem with rich flora & fauna 300+ unique coastal species including over 30 different species of birds.



Snorkeling, parasailing, tide pooling, dolphin spotting, canoeing, fishing.



A flavoured fusion from the coasts of Maharashtra, Goa and Karnataka, treats you to the very best.



Witness the heartwarming marvel of Olive Ridley Turtles arriving halfway from the world to give birth to their little ones here.



It's close to the Western Ghats - A UNESCO World Heritage Site reckoned as one of the 8 "hottest biodiversity hotspots" in the world.



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# YOUR FIRST LAND, WHERE THE MIGHTY WESTERN GHATS MEET THE CHARMING ARABIAN SEA

CLOSE TO NATURE & THE CITY\*

Mumbai – 215 Kms via NH 66 | Pune – 200 Kms via Lavasa and NH 66  
Khed Railway Station – 50 Minutes | Veer Railway Station – 1 hour 45 minutes



## Mumbai

**2023**

Mumbai Trans Harbour Link  
Travel time reduced by 30 mins

**2025**

Greenfield  
Konkan Expressway  
Travel time will reduce by  
30 mins

**2024**

Mumbai Goa  
NH66 Highway  
Travel time will reduce  
by 1 hour



## Dapoli

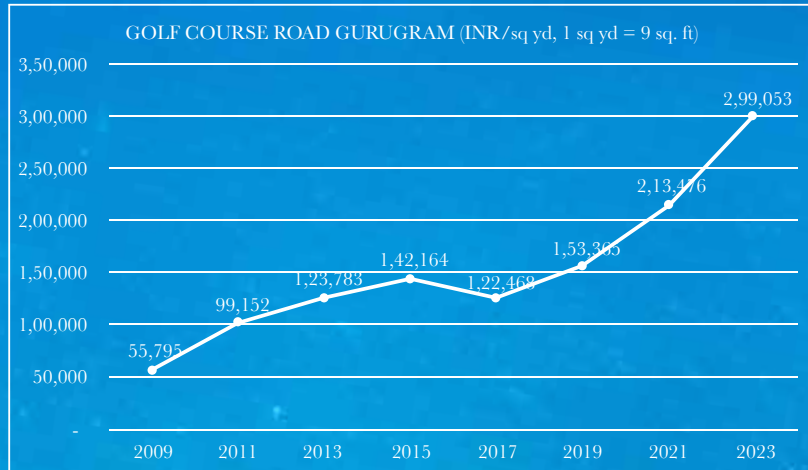
Travel time to Dapoli will  
reduce to just 3 hours by 2025

## Right Location = Right Infrastructure

Infrastructure is a key driver of economic growth and has a significant impact on real estate valuation. Let's have a look of this trend in Gurugram.

There are 3 'quintessential R's for any micro-market, when looked at from an investment perspective – right location, right price and right time.

# GURUGRAM: A CASE STUDY OF A GROWING LOCATION



Source: Times Network

78% price rise due to 8-lane highway expansion from Delhi to Gurugram (NH48) and the new airport terminal

43% rise due to commercial developments

Much awaited work on Dwarka Expressway commences

1970 - 1999: Udyog Vihar (Delhi-Gurugram border)

1999 - 2008: IMT Manesar

2008: Delhi - Gurugram Expressway (NH8) also giving better airport connectivity

2010: IGI Airport T3 inaugurated

2013: Cyber Hub and Golf Course

2013: Rapid Metro

2019: Dwarka Expressway construction work to start

2024: Dwarka Expressway partially opened for public

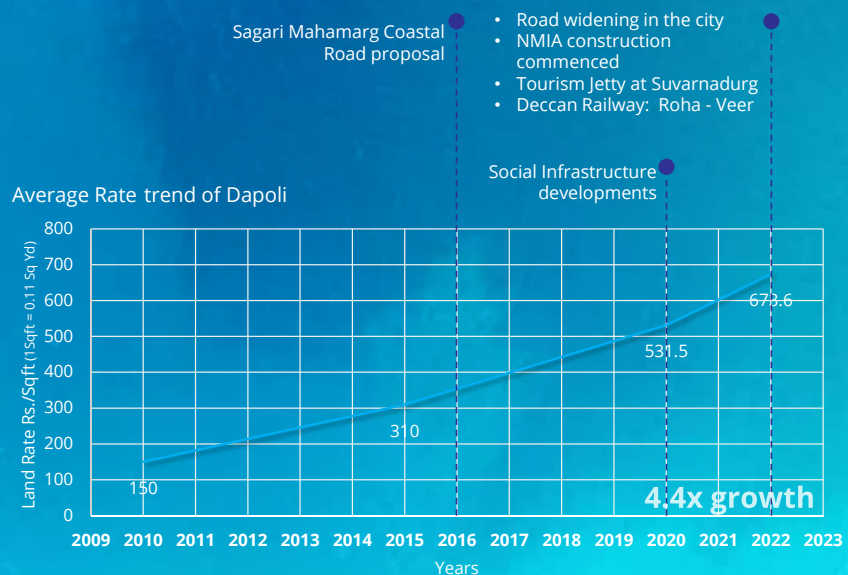
## LET'S HAVE A LOOK AT DAPOLI'S INFRASTRUCTURE IMPACT:

Citywide, land rates have surged due to enhanced connectivity and robust infrastructure. Prime land rates are highest in developable coastal areas and near the city center.

The coastal belt, just 10 km from the city, is transforming into a vibrant hospitality hub for tourists.

Dapoli is rapidly gaining attention as a top tourist destination, with its coastal outskirts becoming highly sought-after real estate.

From 2010- 2022, land rates have skyrocketed, growing nearly 4.4 times.



# INVEST IN A TOMORROW THAT OFFERS 5X GROWTH

UPCOMING TRANSFORMATIVE INFRASTRUCTURE PROJECT SET TO BOOST LAND VALUES IN DAPOLI



## Sagari Mahamarg Coastal Road

The existing coastal road will expand from 2 lanes to 6, cutting the distance by 35 km and boosting tourism along the Konkarn coastline.



## Greenfield Konkarn Expressway

State government plans to construct a 500 km long greenfield expressway that will connect Maharashtra, Ratnagiri, Raigad and Sindhudurg along the Konkarn coastline.



## Mumbai Goa NH66 Highway

The Mumbai-Goa NH-66 Highway is being upgraded from two lanes to four to reduce travel time by up to 1 hour from Mumbai, Navi Mumbai, and Pune.

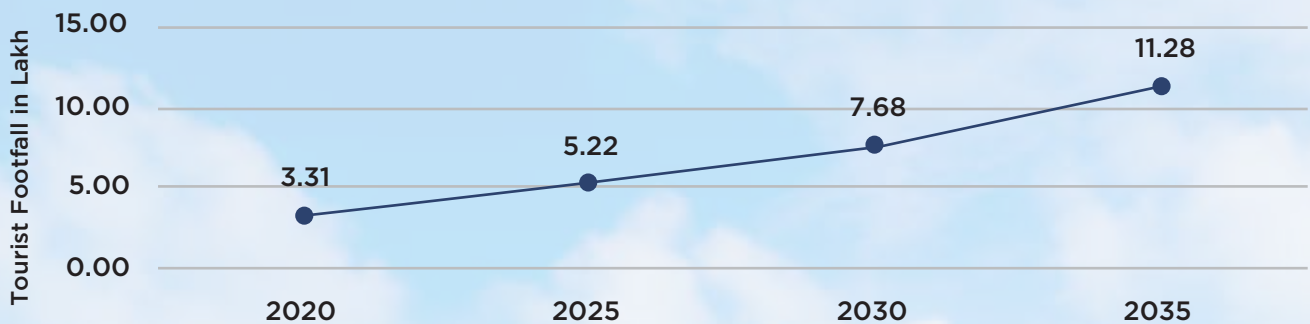


## Navi Mumbai International Airport

The new international airport is just 190 km from Dapoli, approximately a 3-4 hour drive. This is attracting NRI investors, leading to an increase in land rates in Dapoli.

Dapoli has witnessed a remarkable surge in tourism, with their pristine beaches and lush green landscapes drawing in travellers from all over. This growth has brought a boom in the hospitality industry with a potential for the tariff to grow **2X** by 2032. The increasing popularity of these coastal destinations is a testament to their natural beauty and cultural richness.

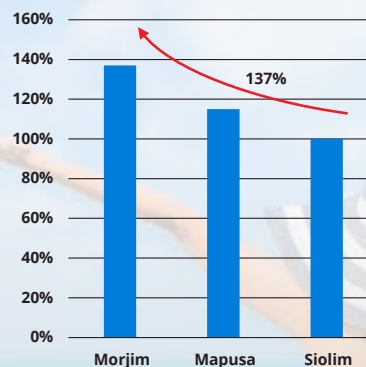
## TOURIST FOOTFALL TO GROW 3.4X BY 2035



## EMBARK ON A JOURNEY OF 5X APPRECIATION

It is observed that land prices not only increase as you go closer to the coastline but also appreciate at a higher rate than that of land prices inland. In the last decade, seafront land in Goa has witnessed a 37% increase in value. Based on research by International Property Consultant, due to the growth of infrastructure and other facilities, land prices in the Goa of Tomorrow will appreciate **5.1X** by 2035.

### Land Price Analysis



Note: 100 is considered as base for the rate of Siolim. Price for 2023 are considered for comparison.

\*Based on research and projections by an International Property Consultant.

THE HOUSE OF ABHINANDAN LODHA® BRINGS YOU A CHANCE TO BOOK YOUR SPOT IN THE GOA OF TOMORROW.

# FOR AN EVERLASTING LEGACY, TRANSFORM YOUR PORTFOLIO WITH THE HOUSE OF ABHINANDAN LODHA®

Land curated by The House of Abhinandan Lodha®, the largest branded land developer.

We believe that land is not just another investment & unlike volatile market assets, it's backed by solid research and growth factors, ensuring significant gains.

With steady appreciation and a strategic investment philosophy, land remains a critical asset in successful portfolios, yet few people own it. The House of Abhinandan Lodha® removes all barriers, from choosing the right location to dealing with red tape, illiquid investments, encroachment risks, and tedious paperwork.

We believe the desire to own land is second nature, and we make it accessible and secure.

ASSET	2021	JUNE 2024	% APPRECIATION
Land	₹15,00,000	₹45,00,000	200%
Gold	₹15,00,000	₹22,00,000	46.67%
Nifty	₹15,00,000	₹23,00,000	53.33%
Mid Cap Fund	₹15,00,000	₹35,00,000	133.33%
Small Cap Fund	₹15,00,000	₹37,00,000	146.67%

\*Information derived from official sources

## LAND REIGNS SUPREME ACROSS ALL ASSETS OWN YOUR FIRST LAND AT THE GOAL OF TOMORROW.



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🌐 [www.hoabl.com](http://www.hoabl.com)

📘 The House Of Abhinandan Lodha

📷 [thehouseofabhinandanlodha](https://www.instagram.com/thehouseofabhinandanlodha)



The project is being developed in phases, bearing MAHARERA Registration No. Cape of Bliss Phase I - P52800049714, Cape of Bliss Phase 1A - P52800052438, available at <https://maharera.mahaonline.gov.in/>

Disclaimer: Terms and conditions shall apply on all the promises. The common areas and amenities are common for all phases of project Cape of Bliss. 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. Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties. All future developments and proposed infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. The offer is valid for limited period and the Promoter reserves the right to modify or cancel the same without prior notice. EMI values have been calculated at 50% LTV, 30 years, at 8.75% rate of interest. \*Terms & Conditions apply. For more information, please contact corporate office at The House of Abhinandan Lodha, Lodha Excelus, 3<sup>rd</sup> floor, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai, Maharashtra- 400011, visit [www.hoabl.com](http://www.hoabl.com).