

SHOT AT  
**Dapoli**

India's only coastal hill station

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

OWN YOUR FIRST LAND  
IN THE HEART OF KONKAN,  
**DAPOLI**



My  
**First  
Land**

LAUNCHING  
**Cape  
of bliss**  
your coastal legacy



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/>

# WHAT'S YOUR NEXT FIRST?

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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.

**My  
First  
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## 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

DAPOLI, IN THE HEART OF KONKAN

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## INDIA'S FASTEST GROWING TOURIST DESTINATION

Just like the celebrated shores where people flock for leisure, Dapoli's coastline heralds the Goa of Tomorrow. With the sprawling beauty of the Western Ghats painting your canvas with alluring greens and an exciting life designed by the skillful hands of the sea, Dapoli captures your imagination from the moment you set foot here. With its splendid beaches like Savane, Padale, Karde, Palande, Kelshi, Ladhghar, Kolthare, and Murud, this destination offers thrilling escapes. The region's vibrant future, marked by infrastructure development, promises high returns and unwavering certainty.

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# Dapoli

## WHERE THE MIGHTY WESTERN GHATS MEET THE CHARMING ARABIAN SEA

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Dapoli flaunts remarkable charm and natural beauty that is waiting to be discovered. It is rapidly gaining attention as a top tourist destination, with its coastal outskirts becoming highly sought-after real estate.



### Coastal Enchantment

Dapoli captivates your senses from the moment you arrive, promising beach escapes along the shores of 9 back-to-back beaches.

### Nature's Abundance

Home to over 300 unique coastal species. Dapoli is part of the Western Ghats, a UNESCO World Heritage Site and one of the world's "hottest biodiversity hotspots".



### Picturesque Beaches

Immaculate white sand beaches, offering a range of activities like parasailing, scuba diving & dolphin spotting, making it an ideal destinations for water sports and adventure enthusiasts.

### Turtle Sanctuary

This region is celebrated as one of India's rare nesting spots for the unique & endangered Olive Ridley Turtle.



### Culinary Fusion

Renowned for their distinct Konkan cuisine and seafood dishes, the flavors are a harmonious blend of influences from Maharashtra, Goa, and Karnataka.

### Hidden Gem

This coastal gem boasts historical wonders such as Suvarnadurga Fort, Kadyavarchya Ganapati, and the iconic TK Lighthouse, which unveil the rich history of the region.



# Goa of Tomorrow

SOON TO BE ONLY 3-HOURS FROM MUMBAI & PUNE

## CLOSE TO NATURE & THE CITY\*

Mumbai – 215 Kms via NH 66 | Pune – 200 Kms via Lavasa and NH 66

The route to Dapoli is blessed with some of the most magnificent sights to savour. And thanks to an intensive line of infrastructural projects with major focus from the government, you can be certain that this ticket to paradise is worth its price.

### Konkan Coastal Road

The upcoming project worth ₹70,000 Cr. will create one of the most picturesque driving routes in the country.

### Greenfield Konkan Expressway

The 450 km expressway is a proposed 6-lane highway and is expected to reduce the travel time between Mumbai and Ratnagiri to 3 hours.

### NH-66 Mumbai Goa Highway

Ready for the public by Jan'24 this highway widening project will help boost connectivity in the region.

### Navi Mumbai International Airport

Soon-to-be-completed state-of-the-art International Airport will bring the beautiful locales of the Konkan, closer to the rest of the world.

### Deccan Railway: Roha - Veer

Doubling of track of Roha – Veer section (47 km), will save travel time & will connect to the regions faster.

### Jaigarh - Digni Rail Connectivity Project

A 33.7 km rail line will help the port company to haul bulk commodities from Jaigarh port to Konkan Railway and further.

### Tourism Jetty At Suvarnadurg

Developing tourism jetty at Suvarnadurg fort in Ratnagiri district and Padmadurg fort in Raigad.

### Mumbai Trans Harbour Link

This will help improve the traffic flow from Mumbai and boost tourism.

# GOA vs GOA OF TOMORROW

## MORE ALIKE THAN DIFFERENT

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Goa and Goa of Tomorrow, share striking similarities that make them both alluring coastal destinations. Both offer pristine beaches, vibrant local cultures, and a relaxed, laid-back atmosphere perfect for a getaway. While Goa is famed for its bustling nightlife and rich history, Dapoli mirrors these attractions with its serene ambiance and untouched natural beauty, promising a glimpse of what Goa might have been in its earlier days.

### Goa



### Goa of Tomorrow



#### GEOGRAPHY & CLIMATE

Both are along the western coast of India & share a similar coastal climate, with tropical weather, monsoon rains, and humid conditions.



#### FLORA & FAUNA

Both regions are known for their stunning beaches, lush greenery, and scenic landscapes with a rich biodiversity and a variety of flora and fauna.



#### TOURISM

Tourism is a major industry in both Goa and the Konkan region, attracting visitors for their natural beauty, cultural heritage, and beach resorts.



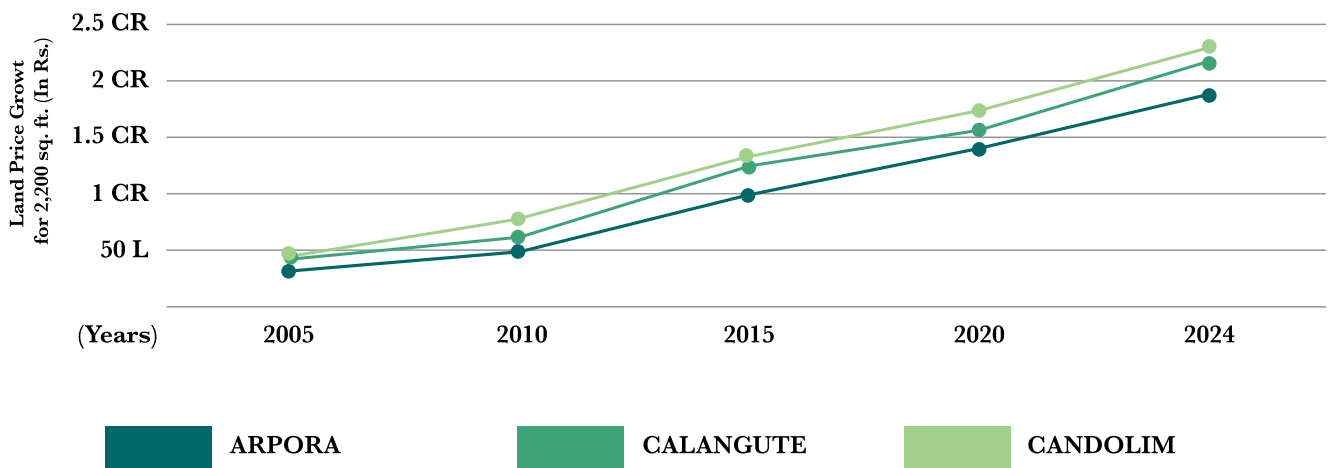
#### CULTURE & LIFESTYLE

They enjoy a lifestyle and cuisine that reflect a blend of cultural influences from Maharashtra and Portuguese traditions.



# DAPOLI'S GROWTH ECHOES GOA'S SEASIDE LAND TRENDS

Branded coastal land is scarce in India, with only **0.1%** offering sea views. This scarcity drives up land prices as you move near the coast. In Goa, areas like Calangute, Candolim, and Arpora see higher land prices; the closer they are to the sea. Similarly, Dapoli, with its focus on infrastructure and booming tourism, is set for exponential growth in land prices as well.



**More than 50% growth every 5 years across all 3 locations**

Note: All-inclusive rate for same plot size

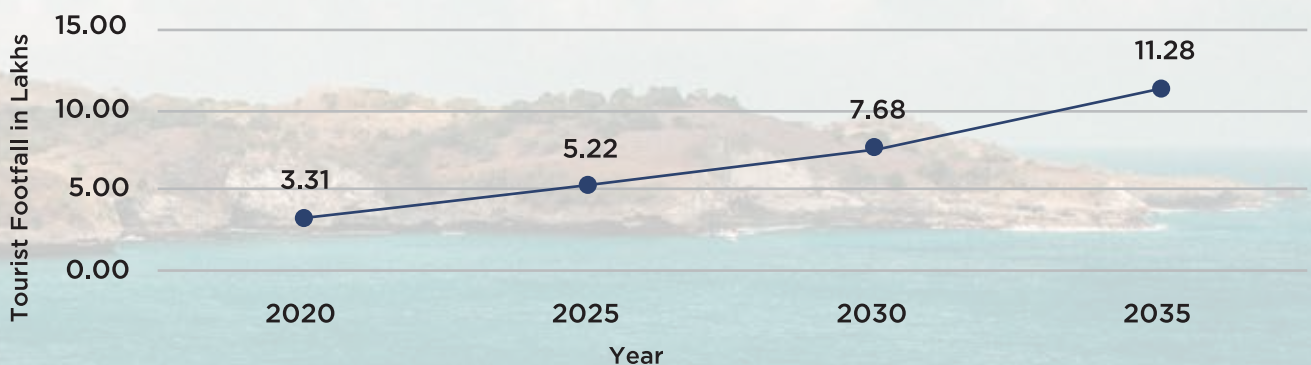
	Growth% Every 5 Years				Avg. Growth % At Each Location
	2005-2010	2010-2015	2015-2020	2020-2024	
<b>Calangute</b>	51%	102%	26%	39%	<b>54%</b>
<b>Candolim</b>	60%	77%	28%	33%	<b>50%</b>
<b>Arpora</b>	61%	91%	42%	36%	<b>57%</b>

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

# INVEST IN A TOMORROW THAT OFFERS 5X GROWTH.

Dapoli has witnessed a remarkable surge in tourism, with its 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 this coastal destination is a testament to its natural beauty and cultural richness.

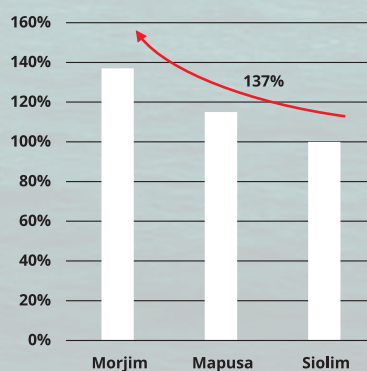
## TOURIST FOOTFALL TO GROW 3.4X BY 2035



## 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, seaside 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.



# FOR AN EVERLASTING LEGACY, TRANSFORM YOUR PORTFOLIO WITH

My  
First  
Land

LAUNCHING  
Cape  
of bliss  
your coastal legacy

Land curated by The House of Abhinandan Lodha®, India's premier 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
New Generation Land by HoABL	₹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 GOA OF TOMORROW.





Artist's Impression

LAUNCHING

# Cape of bliss

YOUR FIRST LAND JUST 5 MINUTES FROM THE BEACH WITH A POOL OF IMMEASURABLE PLEASURES BECKONS.

Curate a life for yourself where the sea sings, hills whisper, and the land smiles.



Artist's Impression

Indulge in a leisurely dip in the pool.



Artist's Impression

Rejuvenate at the state-of-the-art Clubhouse



Artist's Impression

Indulge in the Outdoor Jacuzzi for a revitalizing experience



Artist's Impression

Your ultimate stop within the premises for everyday essentials

Luxury blends with functionality. Engage with nature amidst the cradle of luxury. Spend quality time at YOUR FIRST LAND in vogue & style, amidst a privately guarded luxurious environment, exclusively crafted to suit your style & sensibilities.

# DISCOVER YOUR BLISS IN THE HEART OF DAPOLI

Just 5 minutes from the beach, your personal paradise awaits in the tranquil town of Dapoli. Discover an exquisitely designed coastal lifestyle land development, equipped with luxurious amenities, offering you not just an investment but an extraordinary lifestyle.



## ADRENALINE GALORE BY THE SHORES

- Mud biking
- Zorbing
- Flying fox
- Paintball



## LEISURE & FITNESS

- Guest suites
- Gym
- Swimming pool
- Hammocks



## INDOOR GAMES

- Tennis table
- Foosball



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📍 3<sup>rd</sup> Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra 400011.

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

📘 The House Of Abhinandan Lodha

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



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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).