

VILLA WHO?

Meet Alibaug's new gold standard.
Only one-of-its-kind.

— COMING SOON —

A Limited Pre-Market Opportunity

Château de Alibaug

Lavish Fully-serviced 4BHK Duplex VillaPlexes

📍 LESS THAN 20 MINS FROM MANDWA JETTY

PRICE ON REQUEST



Alibaug

*IS THE HOTTEST THING TO HAPPEN
TO MUMBAI*

- Alibaug has become a celebrity hotspot, attracting numerous Bollywood stars, sportspersons and industrial tycoons.
- With such recognizable names investing here, the town is drawing the attention of aspiring homeowners.
- In recent years, celebrities like Virat Kohli, Anushka Sharma, Deepika Padukone, and Ranveer Singh have invested in this emerging market.

Hospitality Industry

IN ALIBAUG IS VILLAS!

Alibaug has long been Mumbai's luxurious backyard escape, and staying here comes at a premium. From elegant 3BHK villas tucked into lush inland settings to expansive sea-facing estates, the cost of comfort scales quickly. Platforms like StayVista and Airbnb list a variety of homestays and private villas, with prices typically starting around ₹25,000 per night. Whether you're eyeing a cozy family retreat or a palatial 6BHK with a private pool, expect to pay between ₹27,000 and ₹50,000+ per night, especially for homes with coastal views or luxury amenities.

Tier	Description	Price Range (₹/night)	Features
Entry Villas	Elegant 3BHK villas	Starting ₹27,000	Comfortable, essential amenities
Midrange	3–6 BHK with private pools	Starting ₹27,000	Comfortable, essential amenities
Premium Estates	Sea-facing, luxury finishes	₹30,000 – ₹50,000+	High-end, premium views

StayVista Alibaug, Maharashtra Select Date 1 Guest

Sort By Price Newly Launched Best Rated Luxury Pool villas

Gardenéa Alibaug, Maharashtra • 10.9km to Sarkhel Kanhoji Angre Samadh

Upto 26 Guests • 7 Rooms • 6 Baths

Great for: Food Service Kids

Private Pool Lawn Media Available Pool Table Sports Turf 29+

₹70,560 For 1 Room

View →

airbnb Homes in Alibaug 1 guest Filters

Home in Alibag ★ 5.0 (3) 3 BR Spanish style pool villa 1 queen bed ₹34,697 for 1 night

Villa in Alibag ★ 5.0 (3) Lux-6bhk-Mountain View... 6 king beds ₹60,000 ₹64,000 for 1 night

Villa in Nagaon ★ 5.0 (4) Luxurious beach villa on a... 6 beds ₹25,106 for 1 night

SaffronStays Brunton House, Alibaug - luxury pool villa near Awas Beach ★★★★★ 9.2

Situated in Alibaug, SaffronStays Brunton House, Alibaug - luxury pool villa near Awas Beach features accommodation with a private pool, a balcony and pool views.

Price from ₹26,029.03 1 night, 2 adults

SaffronStays Casa Del Palms, Alibaug - luxury pool villa with chic interiors, alfresco dining and island bar ★★★★★ 9.8

Situated in Alibaug, within 1.6 km of Nagaon Beach, SaffronStays Casa Del Palms, Alibaug - luxury pool villa with chic interiors, alfresco dining and island bar offers accommodation with air...

Price from ₹71,191.10 1 night, 2 adults

The Scarcity Equation:

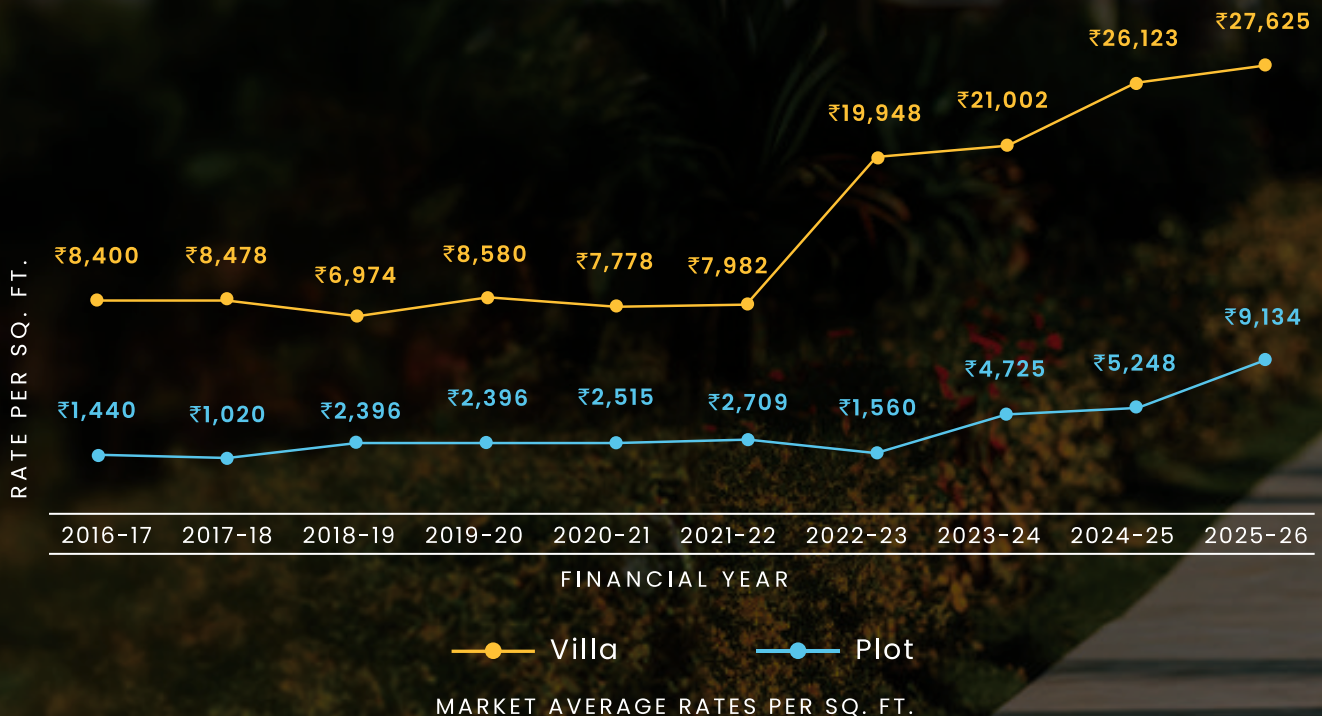
ALIBAUG HAS SWIFTLY TRANSFORMED FROM A QUIET COASTAL ESCAPE TO ONE OF INDIA'S MOST COVETED LUXURY SECOND-HOME DESTINATIONS.

In just five years, villa sales have surged over 14X, reflecting a decisive shift in buyer preference toward private, spacious living.

Plotted developments are also witnessing sharp price escalations, making early investment increasingly rare and rewarding.

ALIBAUG'S METEORIC RISE

A 4BHK villa that once sold for ₹3-4 Crore in 2020 now starts at ₹10 Crore, with demand driven by affluent buyers seeking exclusivity, lifestyle, and strong capital appreciation.



Market share for villas has moved from **6% to 32%**

Land prices have grown at a CAGR of **29.4%**

WHAT'S FUELING THE Rise?



Access Like Never Before: Speedboats, Ro-Ro ferries, Atal Setu



Space to Breathe: Land, gardens, and privacy



Wellness & Culture: Yoga retreats, boutique shopping, fine dining



A New Kind of Commute: Professionals working from poolside verandas



Celebrities & Creators: High-profile residents shaping a new social fabric

KEY DEVELOPMENTS:



Mumbai Trans Harbour Link: South Mumbai to Alibaug in under 90 minutes*



Mumbai-Goa Highway Expansion: Smoother drives via Panvel and Pen#



Navi Mumbai International Airport (2025): Global access in minutes



Ro-Ro Ferries: Scenic, efficient sea routes



Karanja-Rewas Creek Bridge: Shorter routes, stronger trade

*Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided.

#All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. The infrastructure projects referred to are proposed by government authorities or agencies and are subject to their approval, timelines and implementation.

THAT YOU SHOULD BE INVESTING
IN ALIBAUG IS A NO BRAINER.

But can you?

How can you own a villa in Alibaug

BUY LAND AND CONSTRUCT YOUR OWN VILLA

80%+ land falls in green zones - no development allowed. Must scout land in Alibaug, considering the Green Zone restriction.

Alibaug's coastline largely falls under CRZ norms, restricting construction within 500 meters of the sea and 200 meters of riverbanks - making most coastal plots non-developable.

FOUND A SUITABLE LAND?

- Most of it is Agricultural land
- Buy & register as a farmer
- ₹4-5 Crore+ just for land (~0.5 acre)

Extra 50% premium to convert land

Wait 6-12 months for 15+ approvals

- Long design & construction timelines
- No nearby infrastructure or amenities
- Very high maintenance, poor resale potential

BUY AN EXISTING STANDALONE VILLA FROM SOMEONE

Search for a reliable seller

Check CRZ & Green Zone Restrictions Ensure Clear Land Title & RERA Approval

Check Location & Connectivity

Hire an independent surveyor to run check for infrastructure stability and damage

Entry price: ₹10 Crore+

STANDALONE

Amenities: No shared amenities; all features are to be developed privately.

Maintenance: Owner bears responsibility for all upkeep and repairs.

Infrastructure: Often in remote or unplanned zones with poor roads or services.

THE HOUSE OF ABHINANDAN LODHA®
HAS AN EASIER SOLUTION

What do you typically look for in a villa?



Spacious Living

Open floor plans with ample room for family gatherings and entertaining guests.



Private Garden

A small outdoor space, where you can have your morning beverage, or host a high-tea.



Private Terrace

Elevated spaces to enjoy breathtaking views and evening entertainment.



Swimming Pool

A private hot summer day plunge, or a just a lazy evening with friends in the water.

An offering that makes you ask “Villa Who?”

Introducing a new way to own in Alibaug - one that balances privacy, style, and unmatched value.

Our VillaPlex offering delivers a villa lifestyle minus the hassles. Whether it's rooftop indulgence or garden-level serenity, you're not compromising - you're upgrading how you live, invest, and celebrate.

A New Category *IS BORN*

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INTRODUCING FOR THE FIRST TIME IN ALIBAUG

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Representative Image

Garden VillaPlex

- **Ground + 1 Configuration**

Spacious two-level design with optimal flow between floors

- **Private Garden + Plunge Pool**

Personal outdoor oasis for relaxation and entertainment

- **Guest Bedroom on Ground Floor**

Convenient access for all family members

- **Private feature staircase**

Effortless movement between floors

- **Private Bedroom spaces on the first floor**

Effortless keeping your public and private spaces separate

Terrace VillaPlex

- **Base + 1 + Private Terrace**

Three-level living experience with premium rooftop space

- **Pool + Alfresco Dining Above**

Elevated entertainment area with water feature

- **Guest Bedroom on Base Floor**

Convenient access for all family members

- **360° Views**

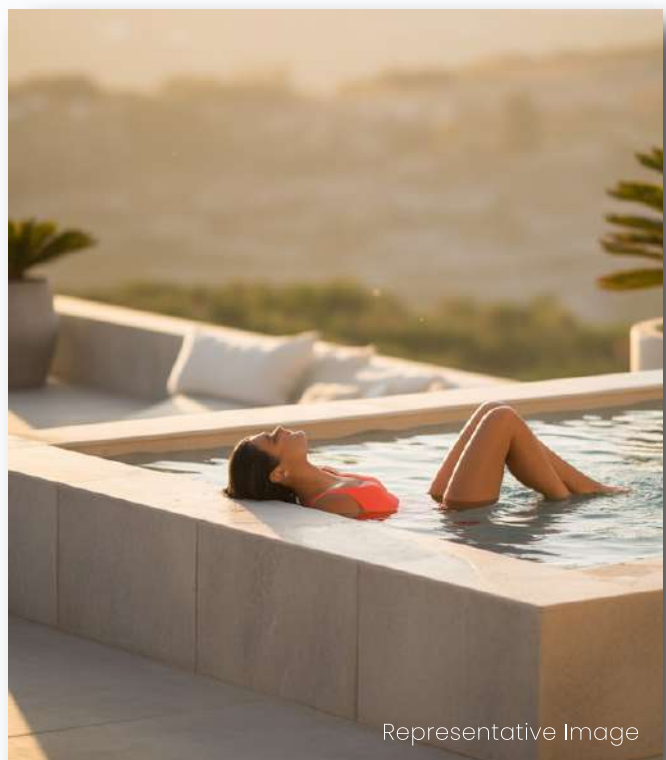
Panoramic vistas of Alibaug's natural beauty

- **The Perfect Entertainment Pad**

Designed for those who love to entertain in style

- **Private feature staircase**

Effortless movement between floors



Representative Image

HOSPITALITY PARTNER

MIROS

A New Feeling of Luxury

MIROS was born from a desire to create islands of enchantment in a sea of sameness. Its name a portmanteau of Miracle and "os" (Greek for island) captures its essence: a sanctuary where time slows down, beauty deepens, and every moment breathes with intention.

Whether you're an owner or a guest, MIROS ensures your stay is smooth, personal, and deeply relaxing – with daily housekeeping, in-villa dining, concierge services, and more. At MIROS, true luxury is a feeling. For the mindful traveller, we craft spaces where nature, culture, and passion meet. From starlit Jacuzzis to soulful meals, every detail is designed to stay with you. It's not just a stay – it's a story you feel.

Its presence turns any development into a premium, experience-led destination –

**Boosting Rental
potential**

**Rising Resale
value**

**Long-term
appeal**

Hospitality at Château de Alibaug can provide a range of premium services to the villaplexes in an estate, enhancing the guests' experience and offering them the convenience and amenities of the boutique hotel, while also ensuring privacy and exclusivity for the residents. Some of these services might include:



**Personalized Concierge &
Personal Assistance**



**Event and
Entertainment Planning**



**Housekeeping and
Maintenance**



Wellness Package



Gourmet Dining



Pet Services

MIROS

House of Abhinandan Lodha®

India's Largest Branded Land Developer

The House of Abhinandan Lodha®, commonly known as 'HoABL,' is India's fastest-growing consumer tech brand in the real estate sector, changing what it means to own land. Born out of a vision to democratize land ownership in India, The House of Abhinandan Lodha® is dedicated to simplifying the process through innovative technology and creating a platform for owning land as an appreciating wealth asset.

By leveraging technology, innovative marketing, and robust distribution strategies, The House of Abhinandan Lodha® has disrupted the status quo making land ownership more accessible, flexible, and secure. The House of Abhinandan Lodha® has injected a new life into the concept of land ownership and bringing it into the 21st century, ensuring it remains relevant and appealing to new generations.

6,000+

Investors

27+

Countries

23+

States

107+

Cities



Our Flagship Projects.

Our flagship projects signify not just our astonishing journey over the past three years, they reflect immense consumer confidence and our pride of delivering ever appreciating customer value.



Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym, and a man-made sea and beach.

📍 **Bicholim, Goa**



5 mins from Basilica of Bom Jesus, a select collection of villa estates in an 18 acre development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthrall.

📍 **Bainguinim, Goa**



Goa's first and best Goan shoreline address ensconced in a 23 acre development featuring 2 clubhouses and 20+ world class amenities. Truly the crown jewel of prime central Goa.

📍 **Vasco, Goa**



India's only 7-star land development showcasing 20% appreciation in 3 months. Appropriated by the legend Mr. Amitabh Bachchan.

📍 **Ayodhya, Uttar Pradesh**



The grandest land celebration in the country 2 x subscriptions A sell-out launch.

📍 **Neral, Maharashtra**



Our first and fastest delivered project in 2021. Here, luxury blends with functionality to offer the perfect spot for you and your family to create an everlasting legacy.

📍 **Dapoli, Maharashtra**



Spread out across a sprawling estate of 100 acres, purpose-made for millennials, it offers the perfect blend of adventure and recreation.

📍 **Anjarle, Maharashtra**



An exquisite sea – view land development sits atop a hill overlooking the deep blues of the Arabian Sea and is built to highlight the natural contours of the region.

📍 **Anjarle, Maharashtra**



India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

📍 **Alibaug, Maharashtra**



A 50-acre world-class land development designed by the world renowned Sanjay Puri Architects featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

📍 **Khopoli, Maharashtra**



India's first Blue Zone Branded Land Development, just 2-hours from Mumbai. An 80-acre land development with a multi-tiered clubhouse with a waterfall, a luxury boutique resort and multiple pockets of amenities, inspired by the principles of blue zones.

📍 **Neral, Maharashtra**

THE _____™
HOUSE OF
ABHINANDAN
LODHA _____

📍 3rd Floor, Lodha Excelus, Apollo Mills
Compound, NM Joshi Marg, Mahalakshmi,
Mumbai, Maharashtra 400 011.

🌐 www.hoabl.com

📘 The House Of Abhinandan Lodha

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

'HOUSE OF ABHINANDAN LODHA' HAS BEEN ESTABLISHED IN 2020
AND IS NOT, IN ANY MANNER, ASSOCIATED WITH 'LODHA' OR 'LODHA GROUP'.

Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided.

All images, information, drawings, and sketches shown in advertisements and promotional materials are for representation purposes only.

All proposed developments to be done by third parties / authorities are subject to approvals. The sources mentioned for the upcoming infrastructure were obtained from the relevant official government sources.

The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities/third parties and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same.

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 Project is being developed by HOABL Arcade Private Limited ("Promoter"). The Projects 'A' Alibaug Phase 1 and A Alibaug Phase 2 are financed by JM Financial Credit Solutions Limited. ^ Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided.