

Hiranandani *Sands*

NAGAON - ALIBAUG



Alibaug's Grandest Coastal Living Experience

Where luxury meets nature on a monumental scale.

- 225 acres of prime coastal paradise
- G+16 towers with Studio, 1, 2 & 3 BHK apartments
- 100-acre Biodiversity Park + 27-acre Seaside Forest
- 1 km private beachfront at Nagaon Beach
- 80,000 sq. ft. clubhouse, luxury hotels & private jetty
- A Convention Centre offering space for up to 1,000 guests – perfect for grand destination weddings

💰 Price starting at just ₹75L

📌 EOI Open with Exclusive Offers





Hiranandani Alibaug – A Strategic Growth Enclave

Hiranandani Group has set out ambitious plans for FY 2025–26, targeting a 15–20% growth trajectory, underpinned by innovative launches and strategic expansions. Central to this growth is the upcoming 225-acre hospitality-focused township in Alibaug, slated for launch by September 2025. This project is envisioned as a comprehensive coastal lifestyle destination featuring villas, serviced apartments, premium plots, water-sports amenities, and multiple hotels, crafted to offer exclusive resort-style living and high investment yields.

This initiative positions Hiranandani Alibaug perfectly at the intersection of luxury living and robust growth, combining their proven delivery capability with strategic foresight into coastal development dynamics.

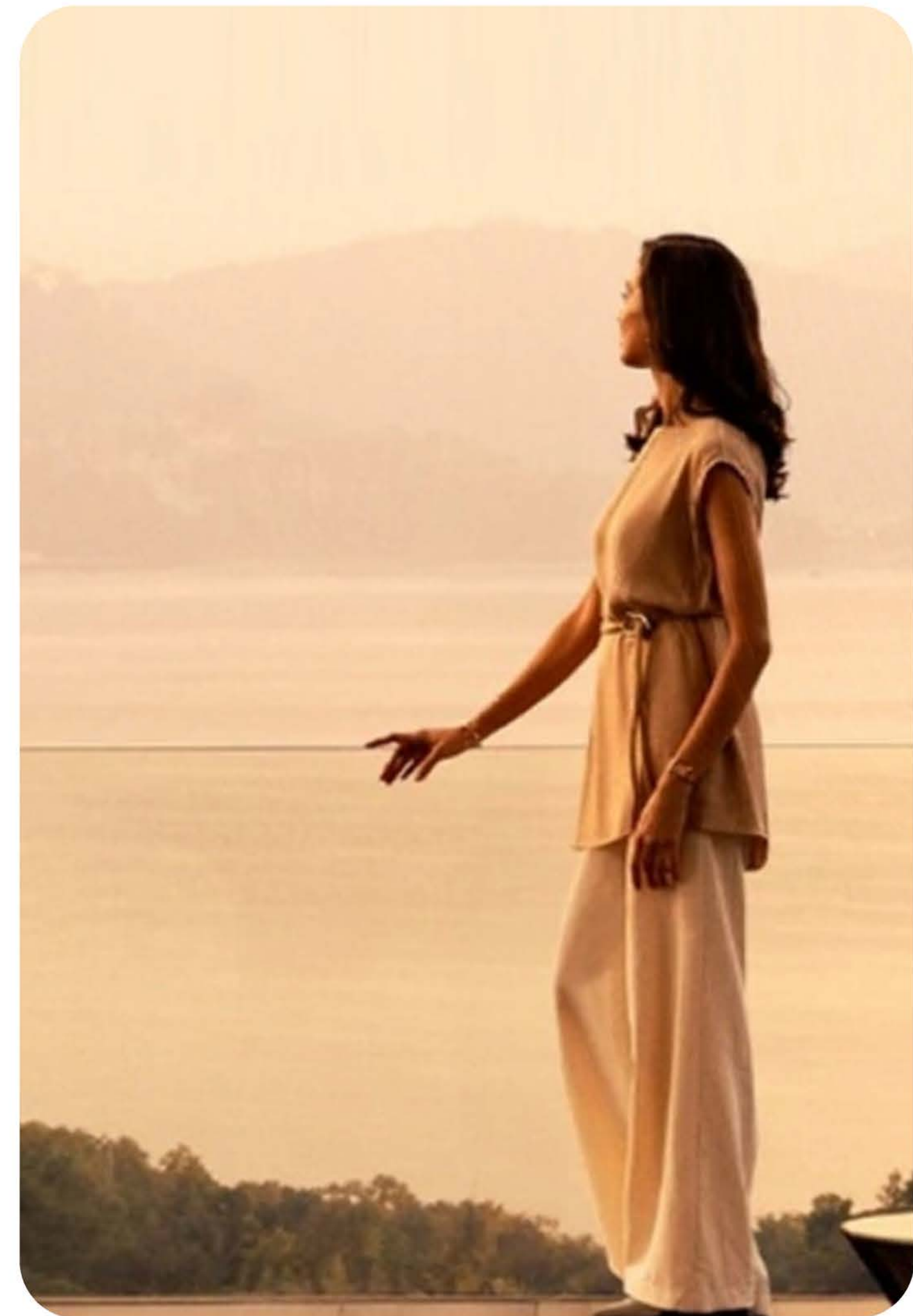
Alibaug Real Estate Market: Fast-forwarding Over Five Years

Alibaug's real estate landscape has witnessed a striking evolution in the past five years:

- Branded plot prices have skyrocketed from ~₹3,300 psf in 2021 to ~₹6,700 psf in 2025, reflecting a powerful CAGR of 19.3%.
- Premium villa segments have seen even sharper growth, with a CAGR of 27%, reaching average price levels of approximately ₹14,800 psf in 2025.
- Market intelligence flags annual capital appreciation rates of up to 35% in select segments moving forward.

1. Further reinforcing this growth narrative:

- Residential property prices surged by 13.8% year-over-year, averaging around ₹9,860 psf.
- Land values have roughly doubled over five years, indicating broad-based investor confidence and fundamental appreciation.
- Projections suggest annual appreciation in the 8–15% range, with optimistic estimates of 30–35% gains over medium term .





Why Hiranandani Alibaug Stands Out

- **Aligned with Market Momentum:** The project's value proposition mirrors Alibaug's explosive growth – delivering branded plots, villas, hospitality, and recreational elements that align with the most dynamic market segments.
- **Targeting Resilient Luxury Demand:** With mid-to-upper segment housing holding up strongly even when affordable housing cools, Hiranandani is positioning this project to cater to a growth-unconstrained demographic.
- **Infrastructure Synergy:** Launching just when the MTHL and Alibaug's transport network are reshaping connectivity maximizes both lifestyle and return potential.
- **Holistic Experience Economy:** Unlike standalone residential projects, this township introduces hospitality, leisure experiences, and curated living – prime requisites in modern, investment-driven coastal developments.

Benefits Of Investing in Alibaug

01-Proximity to Mumbai – The Biggest Advantage

Distance

- By Sea: 35 km (Ferry from Gateway of India takes ~1 hour).
- By Road: 95 km via Mumbai-Goa Highway (~2.5–3 hours).

Upcoming Infrastructure:

- Mumbai-Alibag Coastal Road (Proposed, reduces travel time to ~1.5 hours).
- Navi Mumbai International Airport (60 km away, operational by 2025 – boosts connectivity).

02- Real Estate Price Trends (Appreciation Potential)

Price Growth:

- 10–15% annual appreciation (pre-COVID).
- 20–25% surge post-COVID (demand for second homes).
- Projected 12–18% CAGR (2024–2030)

03- Demand Drivers

Second Home Market:

- 60% of buyers are Mumbai-based HNIs (tech CEOs, Bollywood, industrialists).
- 40% NRI investments.

Rental Yields:

- 6–8% for luxury villas (peak season: Oct–Mar).
- **Airbnb occupancy:** 70–80% on weekends (₹15,000–₹50,000/night for premium villas).





04- Tourism & Economic Growth

Annual Visitors: 8–10 lakh tourists (pre-COVID).

Hotel Industry Growth:

- 25+ new resorts/hotels** (2020–2024) (e.g., Taj, Marriott in pipeline).
- Revenue: ₹500+ crores/year from tourism *(Maharashtra Tourism Board)

05- Infrastructure Development (Govt. Plans)

- ₹2,000 crores allocated for coastal road & highway expansion (MSRDC).
- MTHL (Mumbai Trans Harbour Link) – Will cut travel time to Alibag from South Mumbai.
- Smart City Tag Proposal under Mumbai Metropolitan Region (MMR).
- Revas - Karanja Bridge- Will further cut travel time by 1 Hr from Navi Mumbai.

06- Limited Inventory = Scarcity Premium

- Only 5–7% of Alibag's land is free for development (CRZ restrictions).
- 80% of new projects are gated communities (Rustomjee, Lodha, etc.).

07- Risks & Mitigation

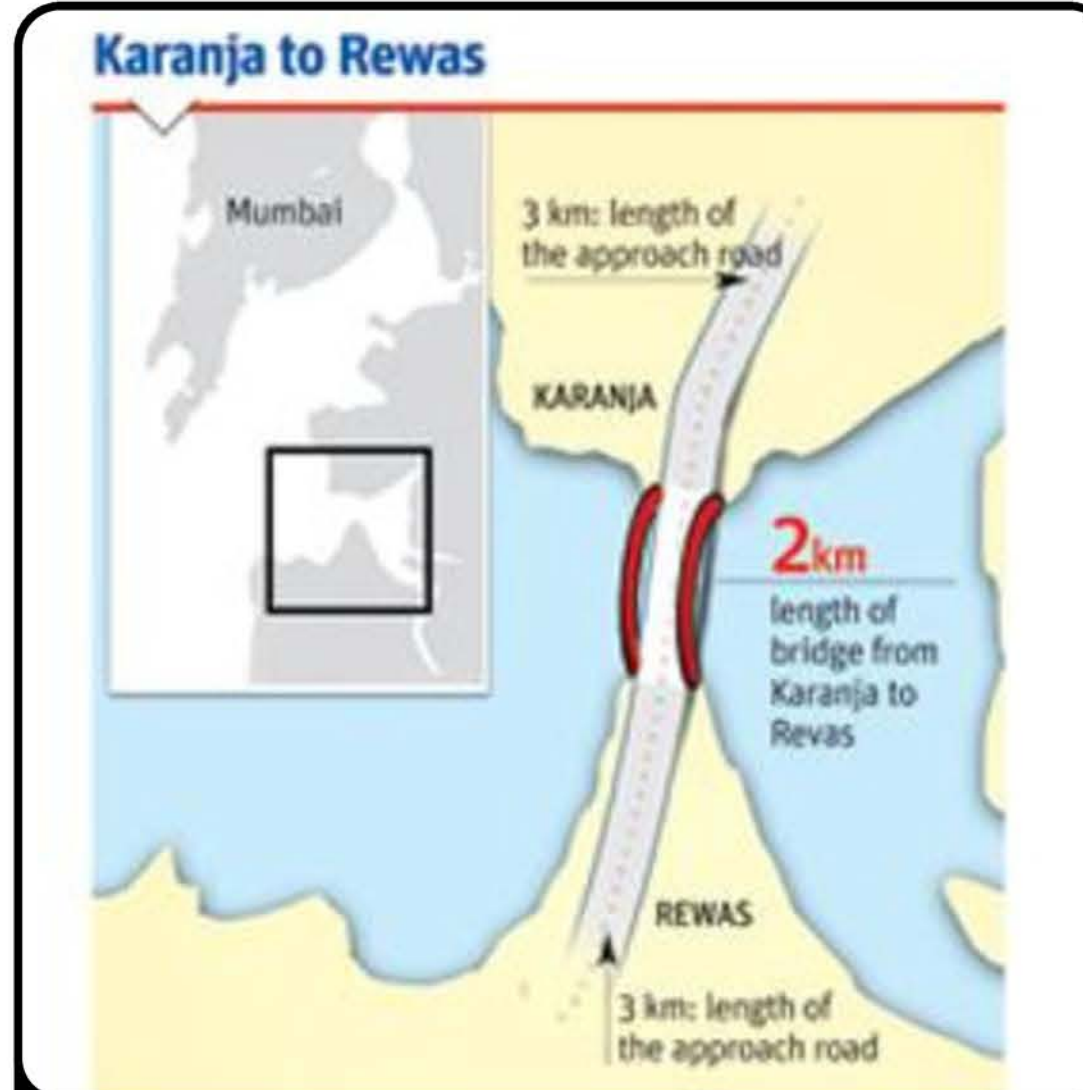
- Land Title Issues: 30% of disputes in Raigad district – always check 7/12 extract.
- Slow Permissions: Maharashtra RERA compliance is a must for safety.

Developments



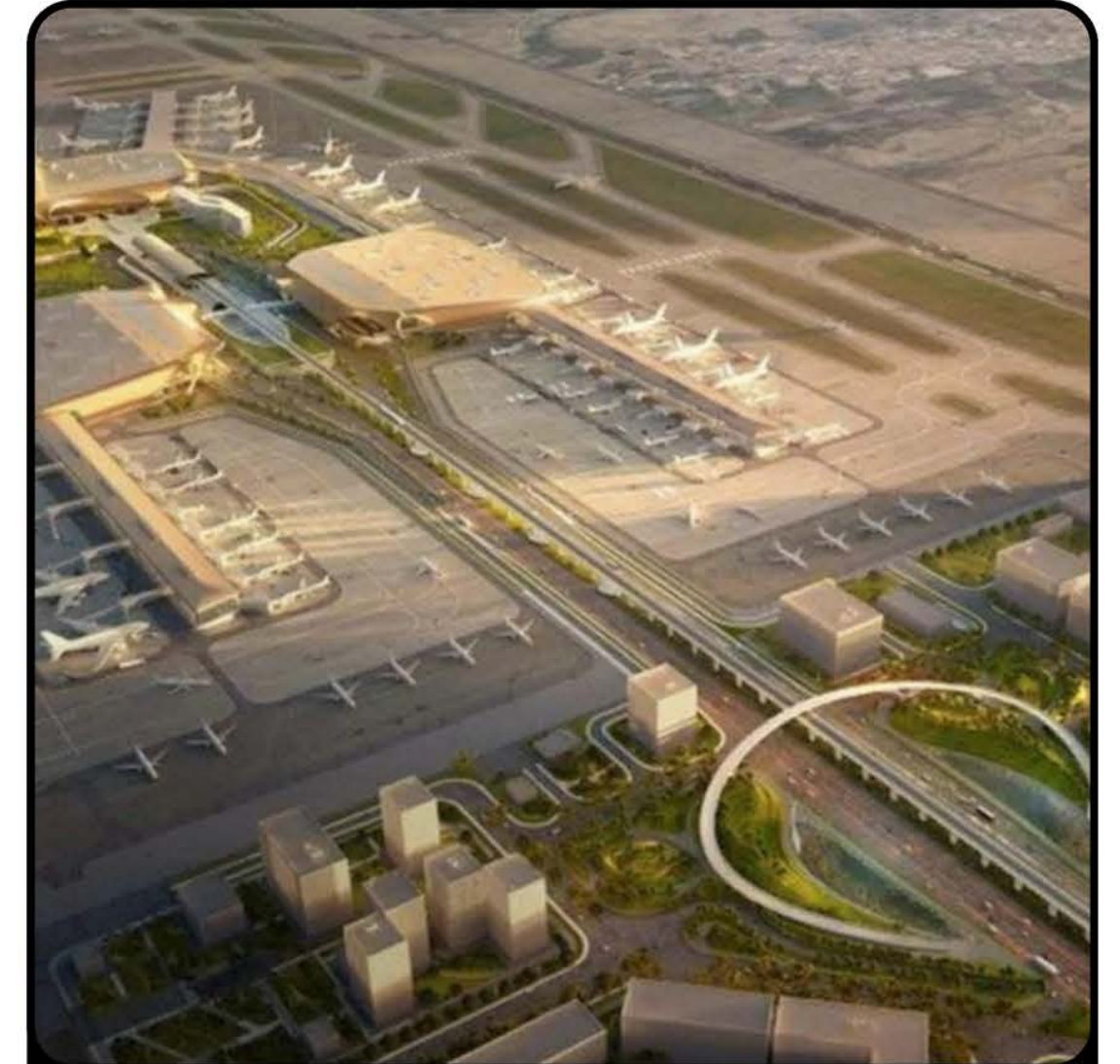
1. Mumbai-Alibag Coastal Road (MSRDC Project)

- Budget: ₹2,000+ crores
- Impact: Reduces travel time 75 minutes from Mumbai (vs. 3 Hours).
- Expected completion: 2026-2027



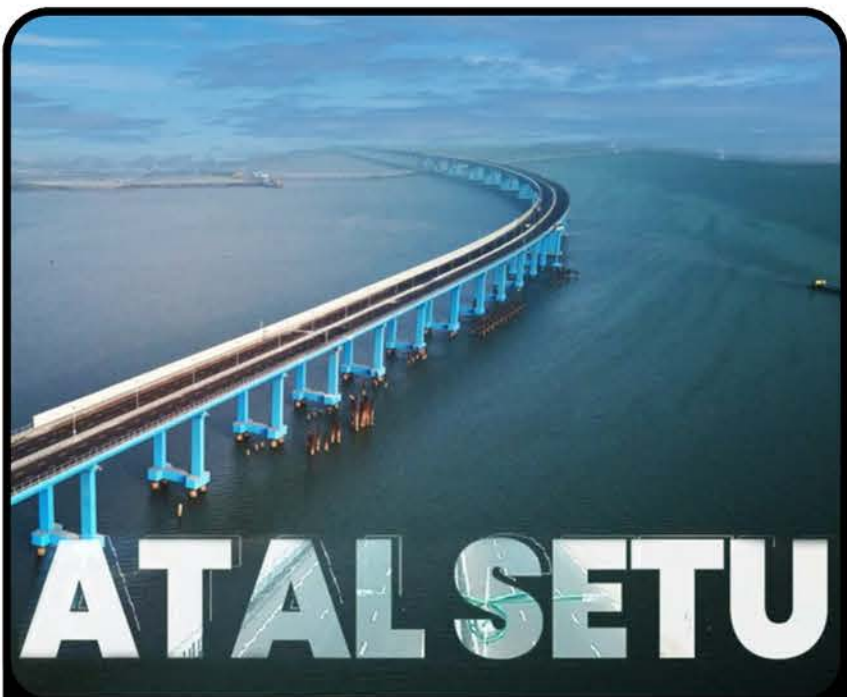
2. Rewas-Karanja Port & Jetty Expansion

- New ferry terminals doubling passenger capacity (5000+ daily commuters)
- Direct links to Mumbai's Gateway of India



3. Navi Mumbai International Airport (NMIA) Commercial Zone

- Just 50 km from Alibag
- Ulwe Aerotropolis: creating 5,000+ acre commercial zone
- Land prices up 200% since 2019



4. Mumbai Trans Harbour Link (MTHL)

- Operational since Jan 2024
- Cuts Mumbai - Navi Mumbai travel to 20 minutes
- Faster access to Alibaug via NH665



5. Konkan Railway Expansion Roha-Veer double line

- Budget: ₹1,000+ crore
- Potential new station at Revas



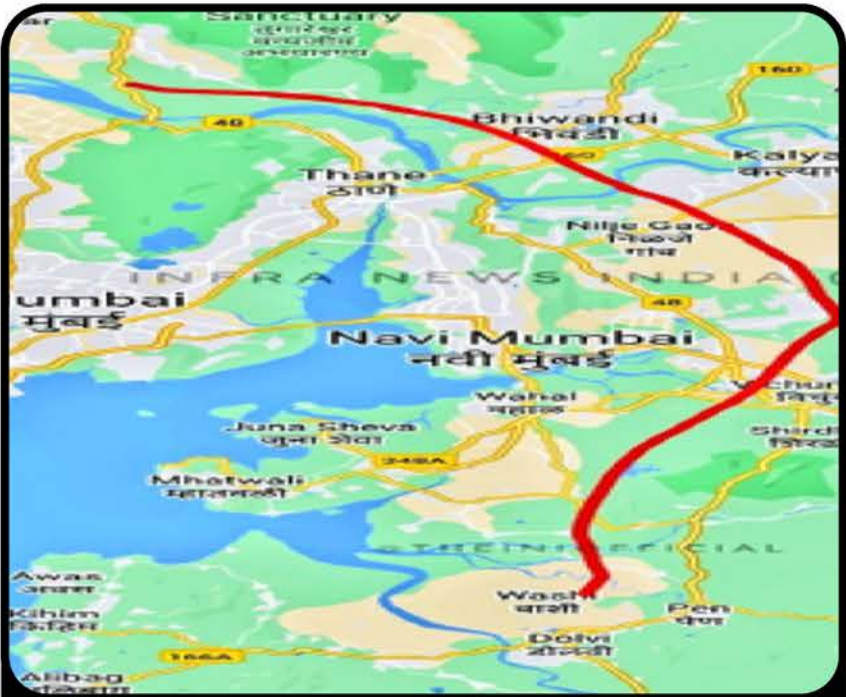
6. Road Upgrades

- Mumbai-Goa Highway widened to 4 lanes till Pen
- Proposed Pune-Alibag Expressway (2 hour travel time)



7. Navi Mumbai Commercial Hubs Commercial Zone

- Kharghar IT/Fintech corridor (TCS Campus creating 20,000+ jobs)
- Mindspace Kharghar adding 5 millionsq.ft office space
- JNPT Port Expansion: Boostwarehousing demand near Revas



8. Virar-Alibag Corridor

- 90 km expressway
- Will reduce travel time to 1.5 hours from 3.5 hours.



9. Tourism Growth

- 25+ luxury resorts & Hotelsplanned
- ₹500+ crore annual tourismrevenue



10. Smart City Development

- Proposed under MMRDA
- Focus on beachfront development

Hiranandani Group Timeline Of Key Milestones

1978	Founded by Dr. Niranjan Hiranandani & Surendra Hiranandani in Mumbai; embarked on building quality residential projects backed by trust and innovation
1986-1989	Acquired ~230 acres in Powai under a tripartite agreement (state, MMRDA); land was barren and lacked infrastructure; over 100,000 trees were planted for ecological regeneration
1989-1992	Constructed Hiranandani Gardens, Powai, transforming 250 acres into India's first integrated township; luxury apartments, schools, shopping, offices, green open space
1996-2000	Launched Hiranandani School, Powai (1994) and serve residents in township communities Hthorat nunls in Thane replicating township
2000s	Expanded across Indian metros—Panvel, Chennai (Oragadam), Bangalore, Hyderabad. Delivered large townships like Hiranandani Fortune City (Panvel) and Hiranandani Parks (Oragadam), complete with residences, plots, commercial zones, and golf/recreational facilities

Mid-2000s	Launched Dr L H Hiranandani Hospital and Hiranandani Business Parks in Powai and Thane Developed Hiranandani Signature, India's first fully operational IFSC tower in GIFT City, Gujarat
Late-2020s (Pune entry)	Entered into green and smart infrastructure: LEED-cerrified commercial buildings: emphasis on sustainability, community living. Developed Yotta Infrastructure subsidiary in July 2020, launching the massive Yotta NM1 data centre in Navi Mumbai—second-largest in the world at that time
Late-2020s (Pune entry)	Entered Pune via partnership with Krisala Developers & Della Resorts for a racecourse-themed township in' North Hinjewadi <ul style="list-style-type: none">• 105-acre master plan with 40-acre hospitality-first phase• Includes 8-acre racecourse & international polo club, 128 villa plots, 112 resort residences, a 300-key 5★ resort, MICE venues, adventure park, golf, wellness 2onnes• Phase-1 launch in coming months; possession from early 2026 onward

Alibaug EOI Carpet & Pricing Range

Type	Area (sq. ft.)	Pricing (All in)
Studio	395 to 400	75 to 82.5 Lacs
1 BHK	630 to 640	1.10 to 1.20 Cr
2 BHK	920 to 930	1.60 to 1.75 Cr
3 BHK	1250 to 1520	2.20 to 2.85 Cr

Cheque Favouring Name:
Dynamix Vacation Resorts PVT LTD

EOI Amount: Rs 3,00,000



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N A G A O N - A L I B A U G

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