

THE HOUSE OF
ABHINANDAN
LODHA

The New Wave of luxury



NAGPUR MARINA



Representative Image

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Nagpur



A City Ready for the Global Stage

At the heart of India, Nagpur is entering a defining decade. Recognised as India's #1 emerging city, it is moving beyond its geographic advantage and infrastructure growth to shape a new urban identity - one that blends economic ambition with a globally benchmarked lifestyle.

With the financial strength of Mumbai, the infrastructural backbone of Delhi, the innovative spirit of Bengaluru and the logistical might of Chennai, Nagpur has the foundation. What comes next goes beyond urban growth - it's the rise of a global lifestyle movement in Nagpur.

A Metropolis Forged in Ambition

Building on its strong geographic advantage, Nagpur is now backed by a formidable network of infrastructure - an international airport, an expanding metro, a new-age dry port, MIHAN and the recently operational Samruddhi Expressway - collectively laying the foundation for a truly global urban future.*



₹3 Lakh Crore Public & Private Investments: Powering Nagpur's Biggest Growth Wave*

₹1,35,000 Crore

4 new Access Controlled Expressways: Connecting economies.

₹70,000 Crore

Private Industrial Capital (Butibori): Powering enterprise.

₹13,748 Crore

New Ring Road: Engineering seamless mobility.

₹11,300 Crore

International Business & Finance Center (IBFC): Attracting global capital.

₹6,708 Crore

Metro Expansion: Defining urban transit.

₹3,275 Crore

Airport Expansion: Opening gateways to the world.

₹3,268 Crore

High-tech Media Park: Cultivating innovation

Nagpur's rise as a global city is anchored by two transformative engines IBFC and Butibori-Higna MIDC, the Twin Engines Driving Nagpur's Global Future.

IBFC

Nagpur's Urban Game Changer

Envisioned by the Government of Maharashtra as a benchmark global business district, the International Business & Finance Center (IBFC) is Nagpur's answer to Mumbai's BKC and GIFT City in Gujarat - designed to be a modern financial, commercial and corporate nucleus.

₹11,300 Crore*

Investment to build a modern financial and commercial nucleus.

Integrated Lifestyle

Corporate offices, banks, legal hubs, retail & hospitality.

Urban Force

Attracting international capital, bridging regional and global markets.

The Blueprint of progress

Once a stretch of reclaimed marshland, **Bandra Kurla Complex (BKC)** became the epicentre of Mumbai's financial and corporate power with financial institutions like SEBI and NSE, hospitality and convention centres like NMACC and Trident and shopping and lifestyle centres like Jio World Drive and Yauatcha

Today, **Nagpur's International Business & Finance Centre (IBFC)** stands at the cusp of a similar transformation and is being envisioned as **Central India's financial hub**.

BKC growth story#
3X in just 5 years



IBFC is being built on the footsteps of BKC — promising even higher appreciation between 2025 and 2030.



Butibori & Hingna MIDC

Gateway for Global Capital

₹70,000 Crore private investment powering India's fastest-growing industrial belt and creating synergy with IBFC, MIHAN and Samruddhi Expressway to fuel urban and lifestyle growth across Nagpur.



₹30,000 Crore



₹15,000 Crore



₹13,560 Crore



₹10,900 Crore



₹1,500 Crore





Nagpur

is poised for global greatness...

Yet its wavemakers - the city's elite - seek a lifestyle that is extraordinary, immersive and unmistakably world-class.

An urban retreat of their own:

- ◆ To beat the tropical heat and long summers, offering refreshment, rejuvenation and daily escapes.
- ◆ To transform everyday life into experiential moments of leisure, wellness and celebration.
- ◆ A truly world-class lifestyle that no development in Nagpur has delivered so far.

What defines a

lifestyle of this calibre?

Imagine

waking up to serene blue edges, where everyday life unfolds against a waterfront backdrop.

Where evenings aren't spent indoors, but out on promenades, cafés and decks that come alive as the sun sets.

Where leisure, wellness and social life are effortlessly woven into the

rhythm of the water.



A lifestyle that the *World's Most Iconic Cities* have perfected



Monaco

Just 4.1 km of coastline, yet world's highest GDP per capita (~\$240,000). Life here is a magnet for status, culture and global recognition.



Sydney

Natural harbourfront attracts over 16 million visitors annually; its waterfront walks are rated among the most scenic globally.



Miami

Miami waterfront properties sell at a 2.5X premium compared to inland, ranking among the Top 5 global luxury real estate markets.



Dubai

Engineered for Global Appeal. Artificial marinas & reclaimed land host 10,000+ annual events. Shows that even man-made landscapes can shape world-class urban lifestyles.



Singapore

Marina Bay engineered to blend urban life, leisure and iconic waterfront architecture. Consistently ranked in top 5 global wealth cities.



1

Waterfront Leisure

Anchors daily urban life in global cities. It creates a public realm that's vibrant, walkable and aspirational - shifting people's outdoor lifestyle.

2

Celebrations

Builds social magnetism. They attract tourists and residents alike, positioning these zones as the cultural and nightlife heartbeat of cities.





3

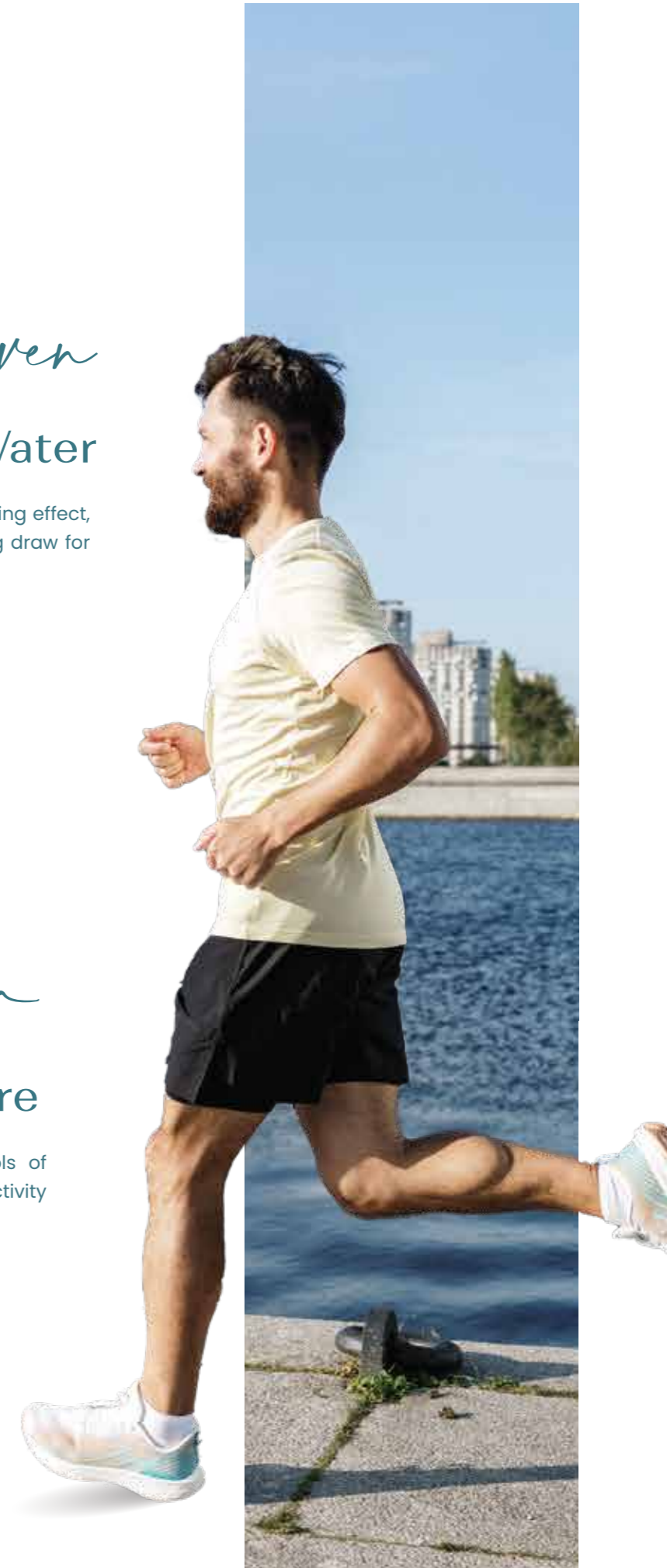
Wellness Woven into Water

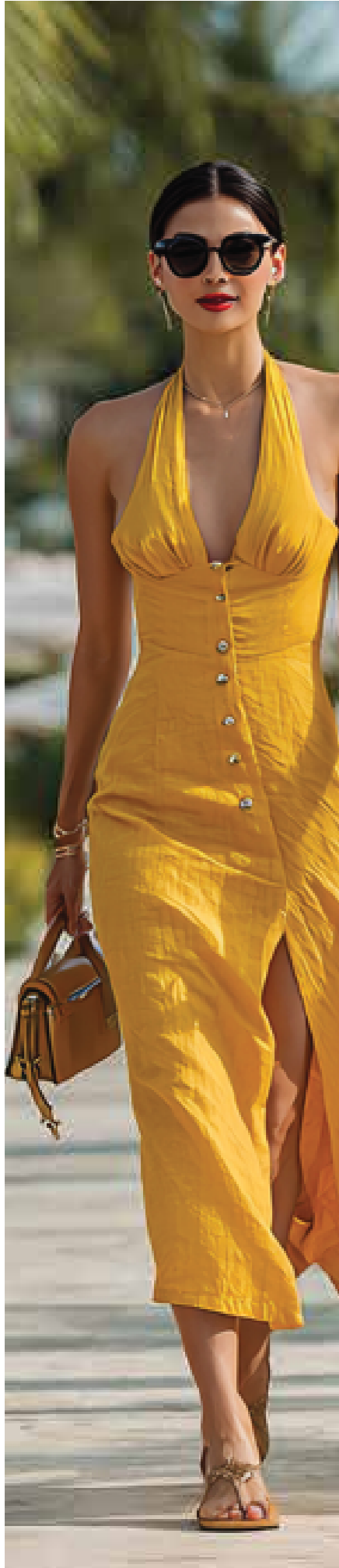
A global luxury marker. Water brings a natural calming effect, offering restorative spaces within the city - a strong draw for urban elites seeking balance.

4

Spectacular Architecture

Turns waterfronts into urban postcards - symbols of identity and pride. They drive footfall, economic activity and city branding.





5

Status

Symbol

Globally, waterfront addresses command the highest value - becoming the preferred choice of the global elite.

Monaco



The New Wave of Luxury for Nagpur

A Lifestyle No Other Development
in Nagpur Has Ever Offered



Waterscaped to a scale never seen before - Bringing to Nagpur, something the city has always yearned for.



Experiential living with spaces curated to inspire leisure, wellness and celebrations.



A Lifestyle Archetype where each member will thrive by imbibing the Waterfront Code, translating the five pillars of global luxury into a cohesive urban experience.



Map not to scale



At the Heart of

Nagpur's

Next Wave

Strategically anchored by transformative infrastructure



SAMRUDDHI CIRCLE

5 mins[^]



MIHAN - SEZ

10 mins[^]



IBFC

10 mins[^]



BUTIBORI MIDC

20 mins[^]



HINGNA MIDC

20 mins[^]



INTERNATIONAL AIRPORT

25 mins[^]

A Growth Frontier with Exceptional Potential

1

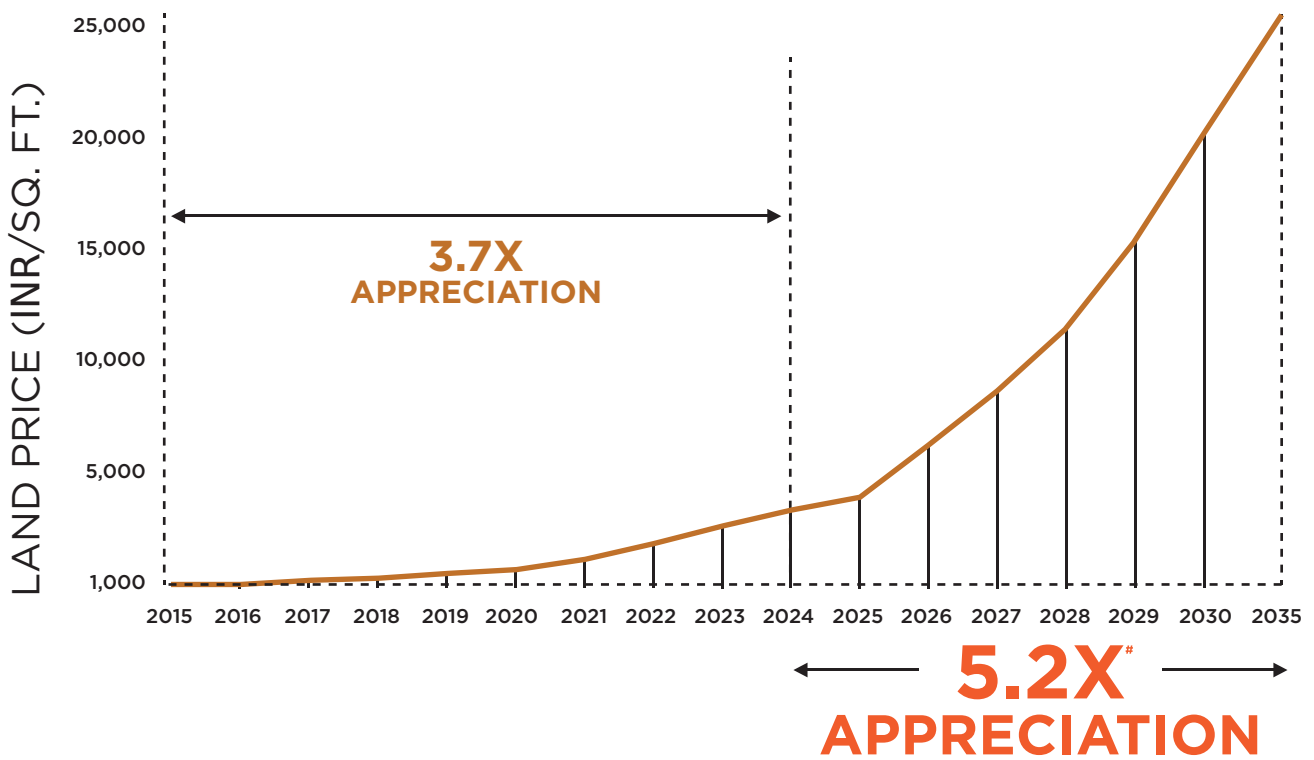
South Nagpur land projected to appreciate by 5.2X in just 10 years.

2

Driven by public & private investments exceeding ₹3 lakh crore.

3

Future-ready urban ecosystem with high demand and value.



Mumbai - Nagpur Expressway*



Airport Expansion Plan Foundation*



Metro Extension Phase 2*



Nagpur - Goa Expressway*

The House of Abhinandan Lodha®

India's Largest Branded Land Developer

House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world to access some of the most-strategic land banks, via strong tech-enabled processes. We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan – House of Abhinandan Lodha® leads as the Largest Branded Land Developer.

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 enthral.

📍 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

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* The infrastructure facilities, amenities, and services referred to or depicted in nagpur in this advertisement are proposed/developed/to be developed by the government authorities, municipal bodies, or third-party agencies and are subject to change. The developer/builder does not guarantee the availability, quality, or timely provision of such facilities, which are beyond the control of the builder. Prospective buyers are advised to independently verify the status, timing, and extent of such infrastructure with the concerned authorities. | # the growth statistics and figures have been sourced from publicly available government reports and official publications. Prospective buyers are advised to independently verify all facts and figures from the original sources. | ^ distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties.