THE HOUSE OF ABHINANDAN LODHA™

MAHARERA REGISTRATION NO.: Nagpur Marina: PP1190002502095, respectively, available on https://maharera.mahaonline.gov.in

INTERNATIONAL LUXURY

INDIA'S FIRST LUXURY WATERFRONT DEVELOPMENT

+

INSPIRED BY THE WORLD'S MOST ICONIC MARINAS

+

40+ WORLD-CLASS AMENITIES AND MORE



CHOSEN BY ONE OF THE INDIA'S RISING SUPERSTARS

KARTIK AARYAN

NAGPUR MARINA

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

NAGPUR HAS ENTERED A NEW GLOBAL CHAPTER

Backed by decade-defining transformations across infrastructure, capital, and connectivity, Nagpur is now entering a historic growth cycle. This evolution is being propelled by the strategic Samruddhi Corridor, a rapidly expanding metro-airport network, and the visionary rise of the International Business & Finance Centre (IBFC) in South Nagpur.

Nagpur's rise as a global trade and tech hub is fundamentally redefining its core. The city now demands an international lifestyle - one that matches the pace and prestige of the world's leading metropolises.



INSPIRED BY THE WORLD'S MOST ICONIC

MARINAS



Artist's Impression

PRESENTING

NAGPUR MARINA

Nagpur Marina marks the definitive arrival of a lifestyle that mirrors the world's most iconic waterfront destinations, bringing the essence of global luxury home to the city's most discerning families.

Drawing inspiration from the rhythmic beauty of international luxury living, Nagpur Marina seamlessly integrates nature, recreation and refined leisure within one expansive, master-planned sanctuary.

A SUPERLATIVE MARINA LIFESTYLE,

MADE FOR NAGPUR.

India's first waterfront development, inspired by the world's iconic marinas

Best-in-class 5-star hospitality by MIROS Hotels & Resorts

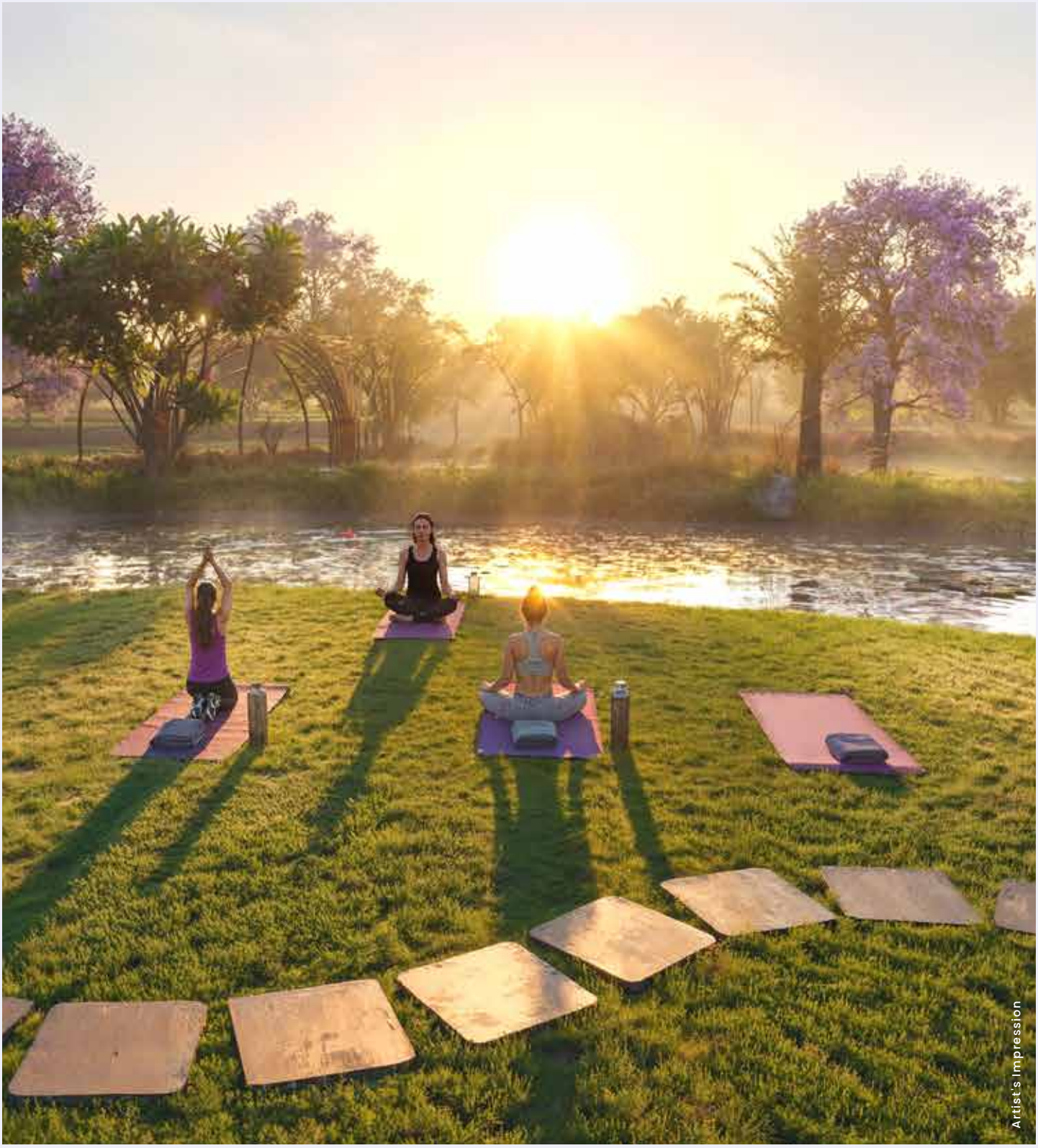
78-acre (3.15 lakh sq. m.) world-class, water-front branded land development

~3-acre (11,826 sq. m.) man-made beach and wave pool

28,000 sq. ft. (~2600 sq. m.) clubhouse – a world full of indulgences

40+ world-class, lifestyle amenities

Artist's Impression



Mindful Wellness

Dedicated sanctuaries featuring landscaped walking trails and meditation decks, designed to nurture physical health and mental calm within a community you can call your own.

Active Living

Thoughtfully planned fitness arenas, jogging tracks, and multi-sport zones that encourage an energetic lifestyle rooted in movement and balance.





Recreation

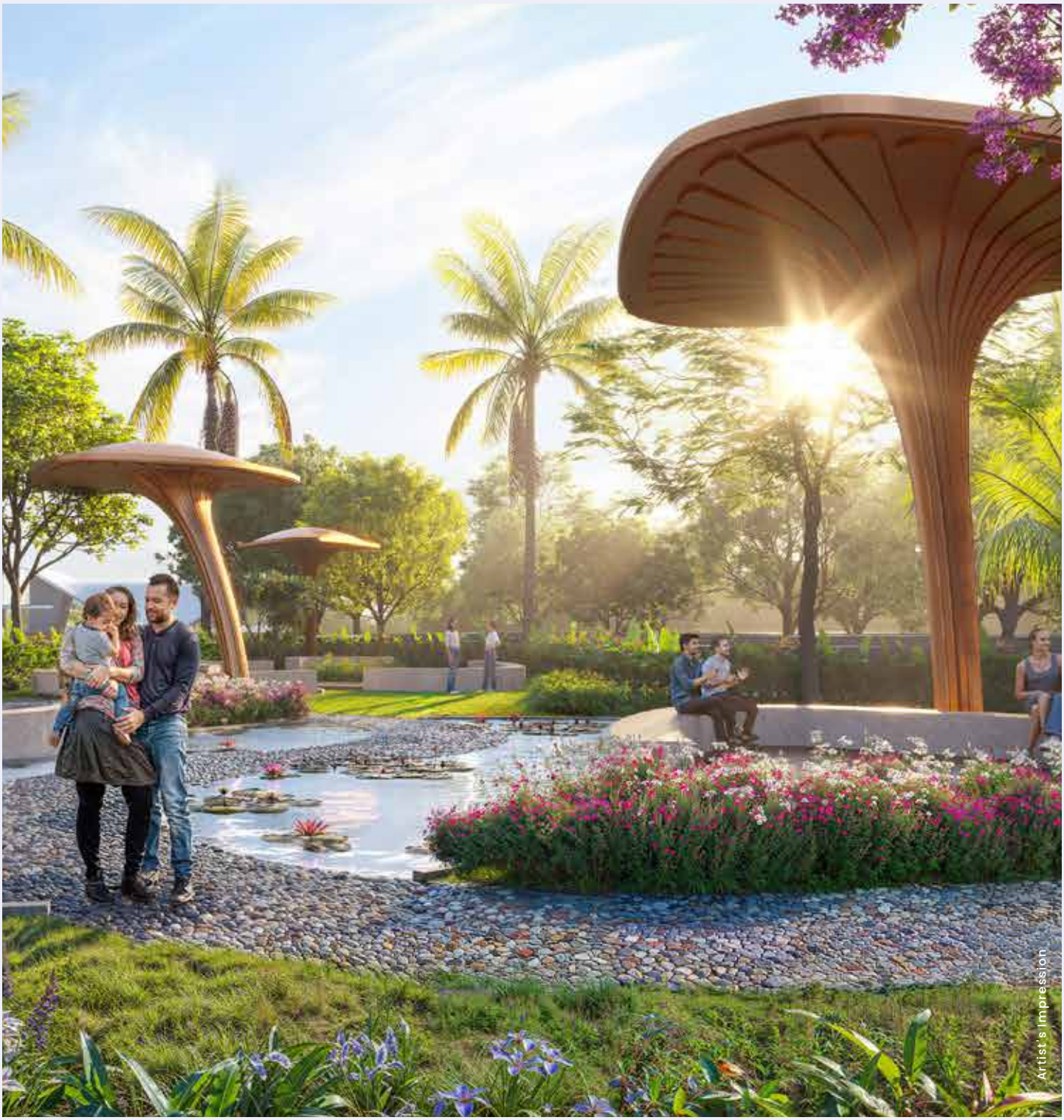
Sophisticated clubhouse experiences and curated gathering spaces where residents can unwind, celebrate, and build meaningful social bonds.

IMMERSIVE NATURE

Expansive green boulevards and waterfront views that ensure serenity remains the centrepiece of everyday living under wide, open skies.



Artist's Impression



Nurturing community

A vibrant environment where neighbours become friends. Green boulevards and waterfront vistas provide the perfect setting for organic interaction and a shared sense of belonging.

ASPIRATIONAL HOSPITALITY

Experience the gold standard of 5-star living by MIROS, featuring a grand 28,000 sq. ft. clubhouse and bespoke concierge services.



Artist's Impression

A WORLD-CLASS DEVELOPMENT DEMANDS

WORLD-CLASS HOSPITALITY

MIROS

Born from a vision to redefine modern hospitality, MIROS blends global luxury with soulful, personalised experiences. Backed by leaders from Taj, Oberoi, Marriott, Hilton and Hyatt, MIROS redefines modern hospitality with global luxury and soulful service.

5 STAR SERVICES.

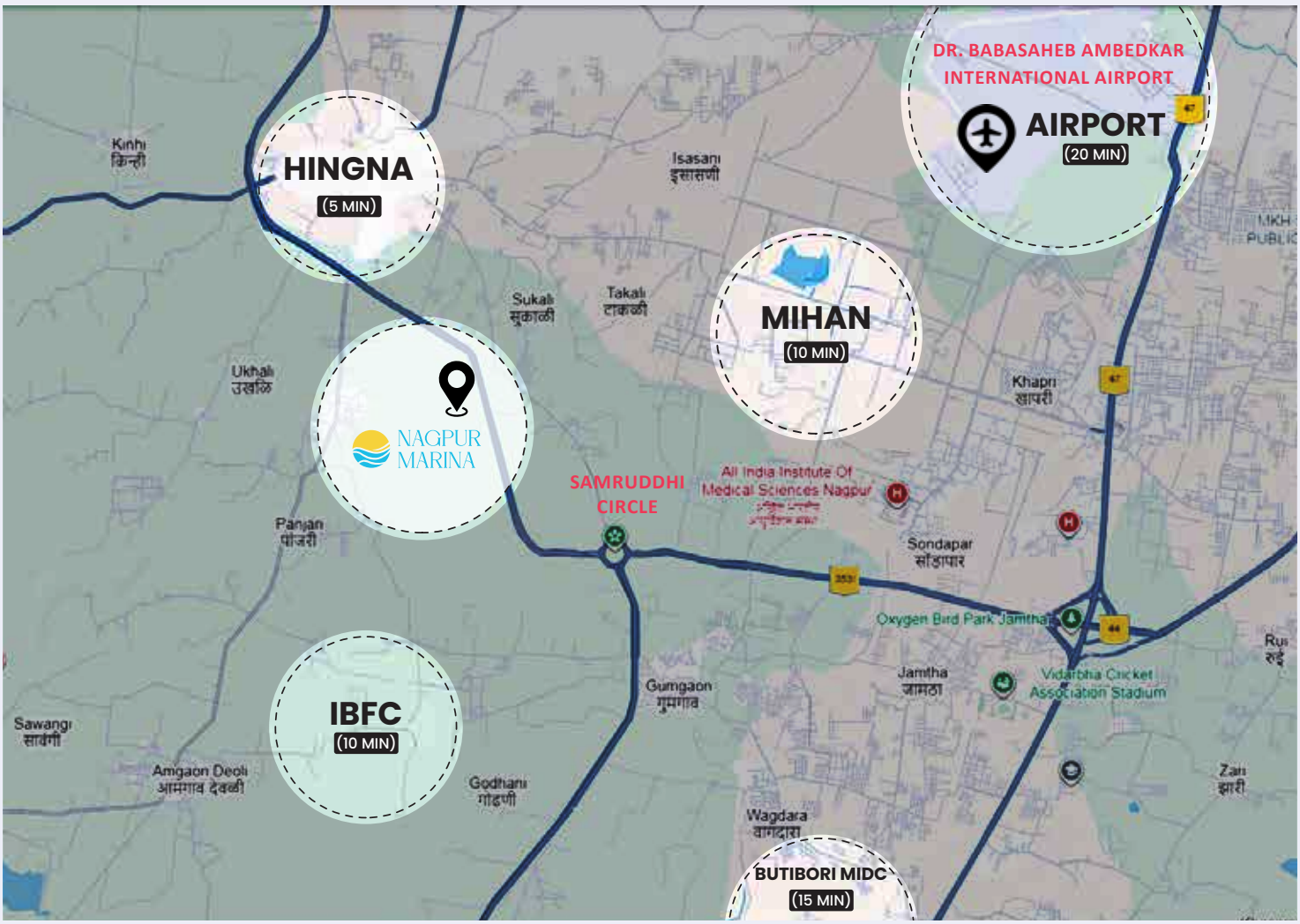
EVERY DAY. IN YOUR OWN BACKYARD.

- Personalized Concierge and Personal Assistance
- Wellness Package
- Gourmet Dining
- Event and Entertainment Planning
- Housekeeping and Maintenance

Artist's Impression

SOUTH NAGPUR:

A DECADE-DEFINING METAMORPHOSIS FORGING INDIA'S FUTURE



₹1,35,000 CRORE:

Unmatched connectivity via the Samruddhi Mahamarg and a network of new access-controlled expressways.

₹11,500 CRORE:

IBFC - The decade's biggest project, set to become the 'BKC of Central India' with land acquisition already in progress.

₹70,000 CRORE:

Massive private industrial capital from India's top conglomerates flowing into the South Nagpur-Butibori belt.

₹10,000 CRORE:

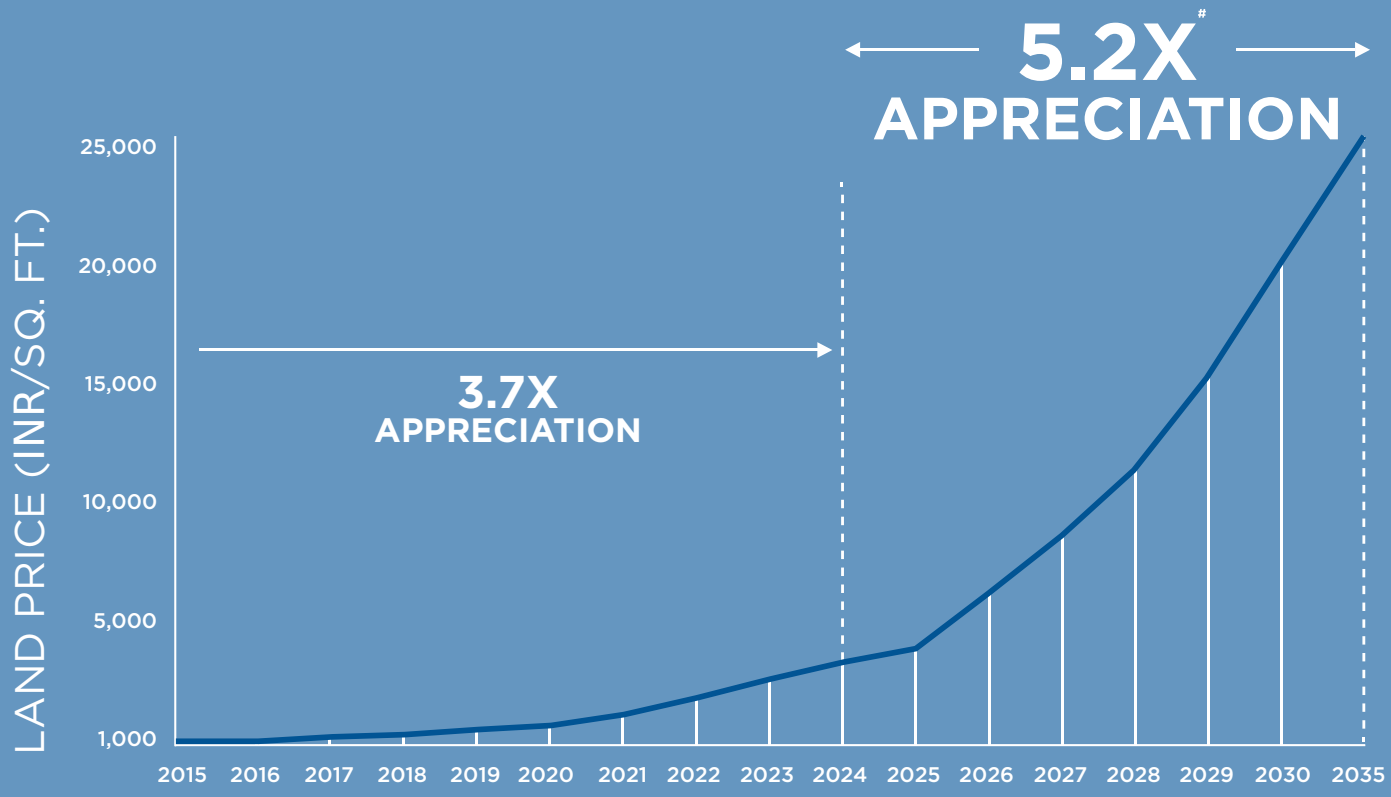
Next-gen urban infrastructure, including the Nagpur International Airport and Metro Phase-3 expansion.

Sources: The Times of India, Economic Times, Indian Express

INDIA'S FASTEST GROWING CORRIDOR OF WEALTH

'Viksit Nagpur 2047' master plan: ₹5,25,000 Crore worth of investments aimed at transforming the region into a global economic powerhouse.

With the roadmap for a developed Nagpur now in motion, South Nagpur is emerging as the epicentre of a historic economic cycle. With the 2047 vision underway, the window to invest in this corridor is 'now' - before the steepest value appreciation begins.





Nagpur–Goa Expressway Foundation Laid



IBFC Land Acquisition Completed and Foundation Laid



Metro Extension till Butibori Phase 3 Completion



Airport Expansion Project Completion & Commissioning

Sources: Colliers International The Times of India, Economic Times, NBCC (India) Ltd

WHY THE BEST ALWAYS OUTPERFORMS THE REST

In every global city, the most elite development becomes a "Price Setter." These rare assets don't just grow with the market; they lead it, offering a level of prestige and liquidity that standard developments cannot match.



Artist's impression

EXPONENTIAL ROI:

Positioned as the "Crown Jewel" of Nagpur, ensuring your asset appreciates faster and stays at the top of the value curve.

5-STAR LIFESTYLE:

Managed by MIROS, the hospitality-led model ensures your property maintains a perpetual "Newness Premium."

PRIDE & LEGACY:

A generational asset that offers the prestige of an iconic address and a curated community of peers.

SCARCITY VALUE:

Limited by design, Nagpur Marina is a finite resource in an infinite growth corridor-making it a recession-proof investment.

CREATING A LEGACY ACROSS INDIA'S FINEST LOCATIONS



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

ONE GOA™ — THE VIBE —

CELEBRATION LAND

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

Neral, Maharashtra



THE SARAYU® AYODHYA

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

Ayodhya, Uttar Pradesh





A massive 110% appreciation at Dapoli between August 2020 and October 2022. Transforming the Konkan coastline forever.

Dapoli, Maharashtra

ISLE OF BLISS



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

Alibaug, Maharashtra

Sol de Alibaug

TOMORROWLAND

An epic land shopping festival at Anjarle that saw 3x subscriptions, 1200+ applicants.

Anjarle, Maharashtra



IMPERIAL 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





A roaring win with 150+ crore of revenue at India's fastest growing tourist destination: Anjarle.

Anjarle, Maharashtra

TOMORROWORLD



World's first sensorial branded land development, a 65-acre divine destination inspired by Krishna's eternal spirit.

Vrindavan, Uttar Pradesh

VRINDAVAN GLOBAL

GULF OF GOA — LAND OF LUXURIES, LAST OF THE BEACH

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



THE HOUSE OF ABHINANDAN LODHA™

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

www.hoabl.com

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The Project 'Nagpur Marina' is a plotted development registered with MahaRERA under registration no. PP11900025020 95, available at https://maharera.maharashtra.gov.in/ The Project is being developed by HOABL Impactum Land Private Limited ("Promoter"). Sale is subject to the terms of application form, agreement for sale and other documents to be executed between 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.