



THE GOLD STANDARD OF LUXURY



Images for Representative Purpose Only



INSPIRED BY THE
WORLD'S ICONIC
MARINAS

40+ WORLD-CLASS
AMENITIES & MORE



NAGPUR
Marina

ALPHA GRADE LUXURY ASSET.

INDEPENDENTLY ASSESSED BY



Liases Foras is India's most trusted real estate intelligence and analytics firm, setting the benchmark for independent market research, valuation, and data-driven insights for over 25 years. Its research powers investment decisions for leading banks, financial institutions, developers, investors, and government bodies across the country.

Most real estate is evaluated on price and location. Yet over time, it becomes evident that not all assets are built to deliver the same outcome. The Alpha Grade Luxury Asset framework defines five standards that must co-exist simultaneously for a development to qualify. Across India, only one development qualifies on all five - Nagpur Marina



Images for Representative Purpose Only

Alpha Grade Luxury Asset Framework



BRAND AUTHORITY

National developers with proven delivery records command inherent price premium. Strong brands provide what matters most: trust, quality, transparency, and the confidence of timely delivery.

GROWTH-ALIGNED LOCATION

Growth corridors, infrastructure zones, and airport-linked districts provide superior connectivity. Access to metros, expressways, and business hubs support long-term appreciation.



GLOBAL LIFESTYLE ECOSYSTEM

Globally inspired architecture, signature amenities, and curated wellness experiences enhance desirability. A lifestyle inspired from Dubai, Singapore, and Bali elevate aspiration.

HOSPITALITY- MANAGED ASSET

Concierge services, wellness programs, and hospitality partnerships create five-star living ecosystems. Superior service standards remain a key luxury differentiator.



CURATED OWNERSHIP NETWORK

An aspirational ownership profile, controlled inventory, and social prestige strengthen resale demand. Exclusivity sustains premium through deliberately curated scarcity.

INDIA'S FIRST AND ONLY ALPHA GRADE LUXURY ASSET.

Where all five uncompromising pillars converge to define the highest standard of luxury living and long-term value.



Artist's Impression



Nagpur Marina marks the definitive arrival of a lifestyle that mirrors the world's iconic waterfront destinations, bringing the essence of global luxury lifestyle 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.

Nagpur Marina is envisioned as an iconic expression of the **Alpha Grade Luxury Asset framework**, bringing together brand strength, growth, hospitality, lifestyle and exclusivity in a single destination.

PILLAR 01:

BRAND

BROUGHT TO YOU BY

INDIA'S NO.1 BRANDED LAND DEVELOPER.

The House of Abhinandan Lodha® has established itself as India's most trusted branded land developer by delivering developments that combine legal certainty, transparent processes, meticulous planning, and uncompromising quality. Every project is designed to create confidence today and lasting value for generations to come.

THE SCALE OF TRUST:



9,000+ Happy Owners

A growing community of visionaries, expanding from 750 in FY22 to an estimated 9,000 by FY26.



1,000+ Acres Acquired

A massive land bank of high-potential assets, securing long-term value for our investors.



13 Mn+ Sq. Ft. Sold

An unprecedented portfolio across the nation's most promising growth corridors.



27 Countries | 23+ States | 107+ Cities

Satisfied customers from across the country and the globe



2 Mn Sq. Ft.

Vertical spaces under development



16% National Market Share

Recognised as India's largest land acquirer in the 2024 ANAROCK 'Land as Capital' report.

PROVEN APPRECIATION

Cape of Bliss, Dapoli (2021)

+200%



Gulf of Goa, Dabolim (2023)

+150%



Tomorrow Land, Anjarle (2021)

+120%



Where trust is established early, value is realized sooner - and at a higher order.

A COMMUNITY OF ICONS & LEADERS

India's most respected public figures don't just endorse our vision - they own a part of it.



Chosen by India's biggest icons, our developments have earned the trust of those who recognize true excellence. From Amitabh Bachchan and Ranbir Kapoor to Kriti Sanon and Kartik Aaryan, our destinations define aspirational living.



Celebration Land, Neral - Clubhouse



Blue Zone, Neral - Clubhouse



Aero-Estate, Khopoli - Clubhouse

Behind our every iconic development is a collaboration with **world-renowned architects** who transform vision into timeless design.

Broadway Malyan

Legacy Project:

Miami Cruise Terminal,
Miami, USA.

In Collaboration With Us:
Celebration Land, Neral

Enzyme APD

Legacy Project:

Cybersquare, Navi Mumbai,
a landmark destination with
an open-to-sky park.

In Collaboration With Us:
One Goa, Bicholim; Blue
Zone, Neral

Sanjay Puri Architects

Legacy Project:

Evershine Rustomjee Global
City, Mumbai.

In Collaboration With Us:
Tomorrow World, Anjarle;
Gulf of Goa, Vasco;
Aero-Estate, Khopoli

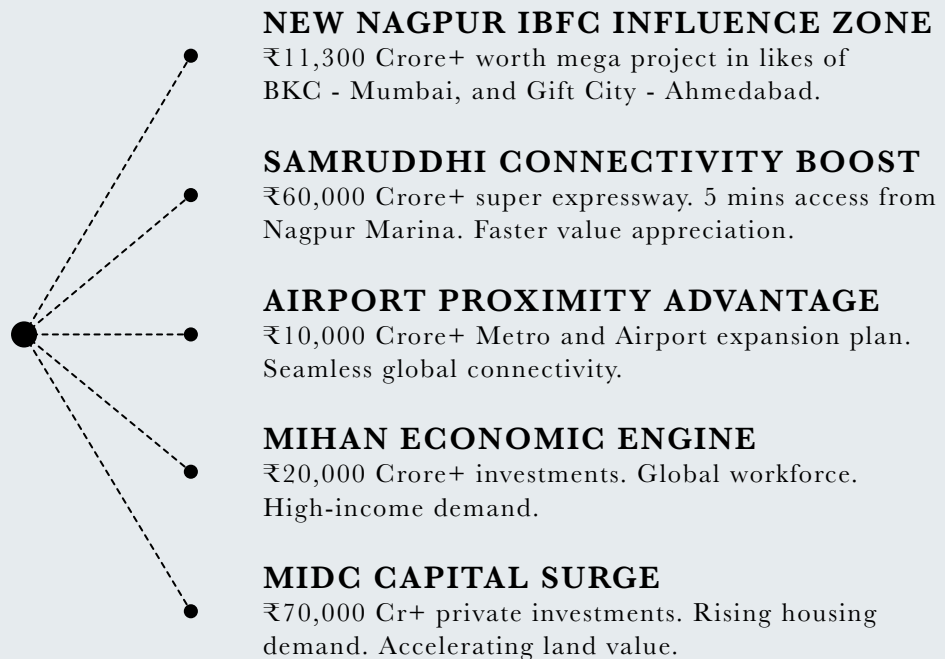
PILLAR 02:

LOCATION

LOCATED WHERE APPRECIATION
IS NOT PROMISED.
IT IS ALREADY IN PROGRESS.

₹90,000 crores of infrastructure investment quietly repositioned Nagpur on the national map. What follows is not subtle. The International Business & Financial Centre, an expanding international airport, and the Viksit Nagpur 2047 plan now converge in a single corridor - South Nagpur. Nagpur Marina sits at the edge of what will become one of India's most consequential economic addresses.

THE
5X
GROWTH
CODE



₹5.3

Lakh Crore
investments.



5.2x

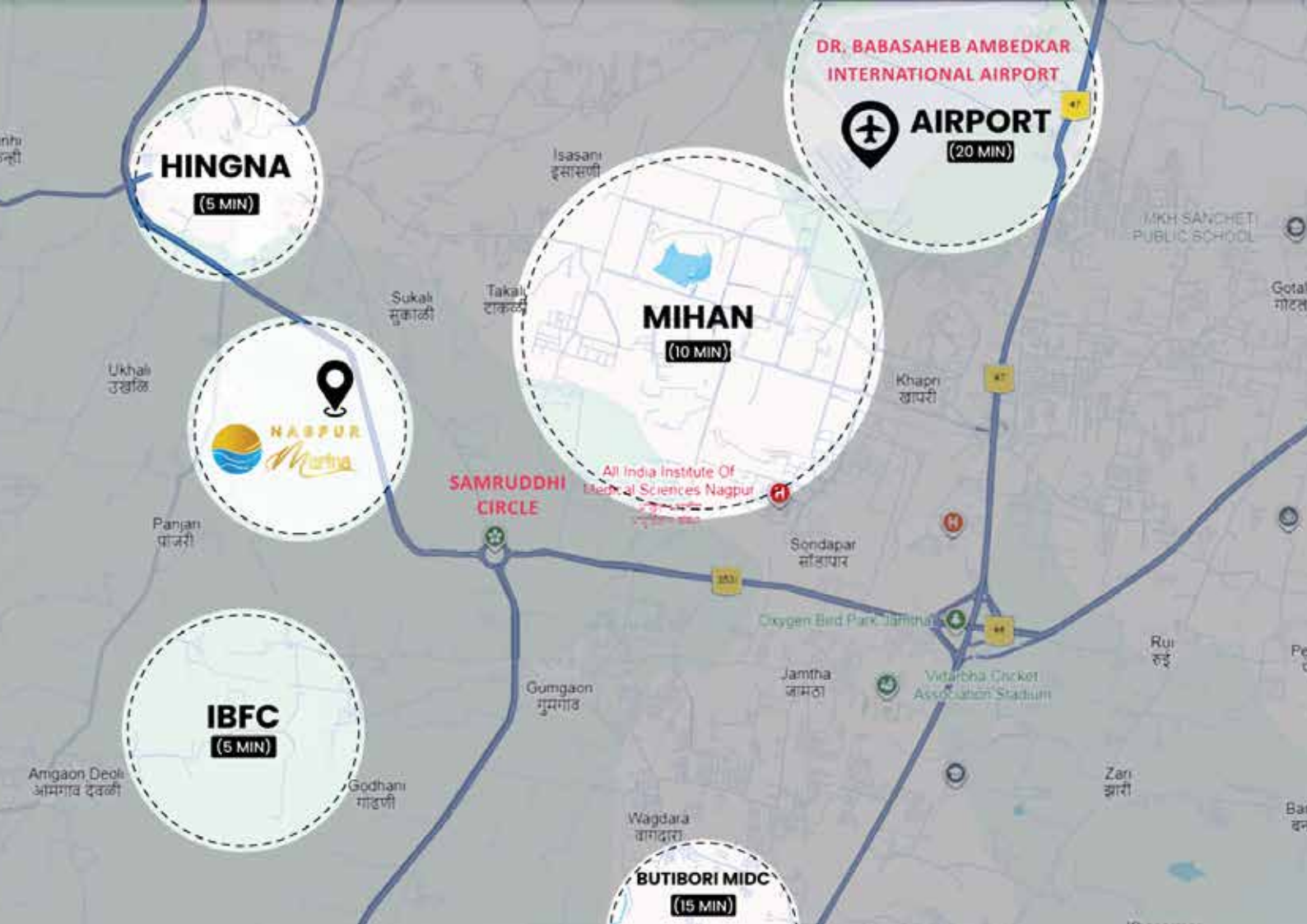
potential
appreciation.



5mins

from IBFC and
Samruddhi Expressway

One decisive investment - Nagpur Marina.



SOUTH NAGPUR. WHERE THE CITY IS MOVING.

WAVE I. 2002-2019

MIHAN SEZ & Boeing MRO.
Metro Phase 1 Orange Line. AIIMS
Nagpur. The groundwork is laid.

WAVE II. 2020-2025

Samruddhi Mahamarg
Operational. IBFC and Outer
Ring Road sanctioned.

WAVE III. 2026 & BEYOND

IBFC and GMR airport expansion break
ground. ₹5.3 lakh crore Viksit Nagpur 2047
master plan. **The biggest wave of all.**



Images for Representative Purpose Only

“The window to invest in this corridor is now - before the steepest value appreciation begins.”

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 technology 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.



Images for Representative Purpose Only

₹5,30,000 CRORE - THE VIKSIT NAGPUR 2047 MANDATE

₹1,35,000 CRORE

4 NEW EXPRESSWAYS

Unmatched connectivity.

₹70,000 CRORE

PRIVATE INDUSTRIAL CAPITAL

Flowing into the South Nagpur-Butibori belt.

₹11,500 CRORE

IBFC - NEW NAGPUR

BKC Gift City. In the making.

₹10,000 CRORE

NEXT-GEN URBAN INFRASTRUCTURE

Metro Phase-3. Airport Expansion.

PILLAR 03:

PRODUCT



INDIA'S FIRST LUXURY
WATERFRONT DEVELOPMENT
Inspired By The World's Iconic Marinas

A WORLD BUILT AROUND WATER

Nagpur Marina is a world shaped by water, where life unfolds around flowing edges, open horizons and reflective calm.



Nagpur Marina is not just planned around land and amenities; it is envisioned as a cohesive ecosystem where water anchors experience, emotion and identity-bringing a truly global waterfront lifestyle to the city.



At its heart lies a carefully crafted waterfront realm, where the presence of water is not ornamental, but foundational to the experience of living. Meandering water bodies, a man-made beach, and interconnected aquatic zones define the rhythm of the landscape, softening the environment and elevating everyday moments.

This water-led design is seamlessly woven into a tapestry of gardens, forest trails and open lawns, creating a living landscape that encourages movement, pause and renewal in equal measure. Here, wellness is intuitive, recreation feels effortless, and nature becomes part of daily life.



A DAY IN YOUR LIFE AT NAGPUR MARINA



Morning: Renewal & Rhythm

Meditation lawns, lotus ponds and reflexology paths set the tone.

Walks along the orchards and waterfront greet the sunrise.

Midday: Leisure & Living

Beachfront brunch, kids at the Splash Pad, waves at the man-made beach.

Lazy River drifts and Jacuzzi soaks make every hour feel like a holiday.

Afternoon: Nature, Neighbourhood & Indulgence

Zen gardens, Mini Golf and sensory parks for unhurried downtime.

Sand between your toes and sun-kissed air at the beach without leaving home.

Evening: Energy & Celebration

Cricket, pickleball and sunset laps before cocktails by the coast.

Banquet Lawn events and waterfront dining as the sky turns gold.

Night: Coastal Calm at Home

Starlit walks along the shoreline of the man-made beach.

The city fades; the coastline stays.

A HOLISTIC LIFESTYLE EXPERIENCE

Waterfront

- Beach
- Wave Pool
- Lazy River
- Clubhouse
- Banquet Lawn

... and more



Active Zone

- Tennis Court
- Cricket Pitch
- Skating Rink
- Walking Spine
- Pump Track

... and more



Serenity Zone

- Orange Orchards
- Walking Greens
- Reflexology Path
- Mini Golf
- Meditation Cove

... and more



Over 40 thoughtfully-curated amenities, designed to deliver a superior living experience.

PILLAR 04:

HOSPITALITY

A WORLD-CLASS DEVELOPMENT
DEMANDS WORLD-CLASS HOSPITALITY.

MANAGED BY

MIROS
HOTELS & RESORTS

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 what it means for a development to be managed rather than merely maintained.

VALUE INTEGRITY

Uncompromised
standards.

ASSURED STANDARDS

Hospitality-led
stewardship.

LONGEVITY

Enduring. Relevant.
Timeless.

EXCELLENCE

Five-star precision.

UPSIDE

Positioned for appreciation.

A global standard of care, designed to preserve and elevate your asset value. Not just maintenance. An asset managed like a 5-star resort.





Images for Representative Purpose Only

5-STAR SERVICES. EVERY DAY. IN YOUR OWN BACKYARD.



Personalized Concierge
and Personal Assistance



Event and
Entertainment Planning



Housekeeping and
Maintenance



Wellness
Package



Gourmet
Dining

PILLAR 05:

COMMUNITY

AN ADDRESS CHOSEN BY THOSE WHO ACCEPT NOTHING BUT ALPHA.

DISCIPLINE

Stable, long-term ownership.

STABILITY

Resilient value returns.

DESIRABILITY

Network-led demand.

EXCLUSIVITY

Affinity for luxury developments and investments.

From global corporates to institutions of influence - a distinguished circle of leaders and entrepreneurs from 10+ countries. This is not just a community. It is a curated ownership network where each owner strengthens the value of every other owner's asset.



PROUD LAND OWNERS OF NAGPUR MARINA

THE FIRST TO RECOGNIZE ALPHA



Nipun Bhaskar

(Senior Corporate Professional, Nagpur)

“We were exploring investment options in Nagpur with strong amenities in mind. Nagpur Marina stood out instantly.”



Sanjay Kumar Sahni

(Business Leader in Real Estate, Nagpur)

“What truly stood out is that you can experience a tourist-like destination while living in your own home - that's very rare.”



Aayush Dhall

(Businessman, Infra Sector, Delhi)

“When you're investing away from your home city, clarity of land titles and safety becomes the most important factor. That's where the House of Abhinandan Lodha stands out - it's a trusted brand that gives you complete peace of mind.”

*They didn't just invest in land. They recognized
an Alpha Grade Luxury Asset before the world did.*

THE ONLY ADDRESS IN NAGPUR WHERE ALL FIVE PILLARS COME TOGETHER.

Most luxury developments are built around one defining strength. Nagpur Marina is built around all five. That's what makes it an **Alpha Grade Luxury Asset**.



BRAND AUTHORITY

The House of Abhinandan Lodha—the name behind the address.



PRIME LOCATION

At the epicentre of South Nagpur's prime growth corridor.



GLOBAL PRODUCT

India's first marina-inspired luxury development.



HOSPITALITY

5-star living, managed by MIROS Hotels & Resorts.



CURATED COMMUNITY

A rare address designed for discerning owners.



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’.



The Project ‘Nagpur Marina’ is a plotted development registered with MahaRERA under registration no. PP1190002502095, 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. Alpha Grade Luxury Asset Framework is independently assessed by Liases Foras and published in India’s Luxury Real Estate Evolution: Nagpur’s Emerging Luxury Opportunity (June 2026).