

CODENAME  
**IKIGAI**  
ALIBAUG

7 BOUTIQUE VILLAS  
ON THE BILLIONAIRES' COAST



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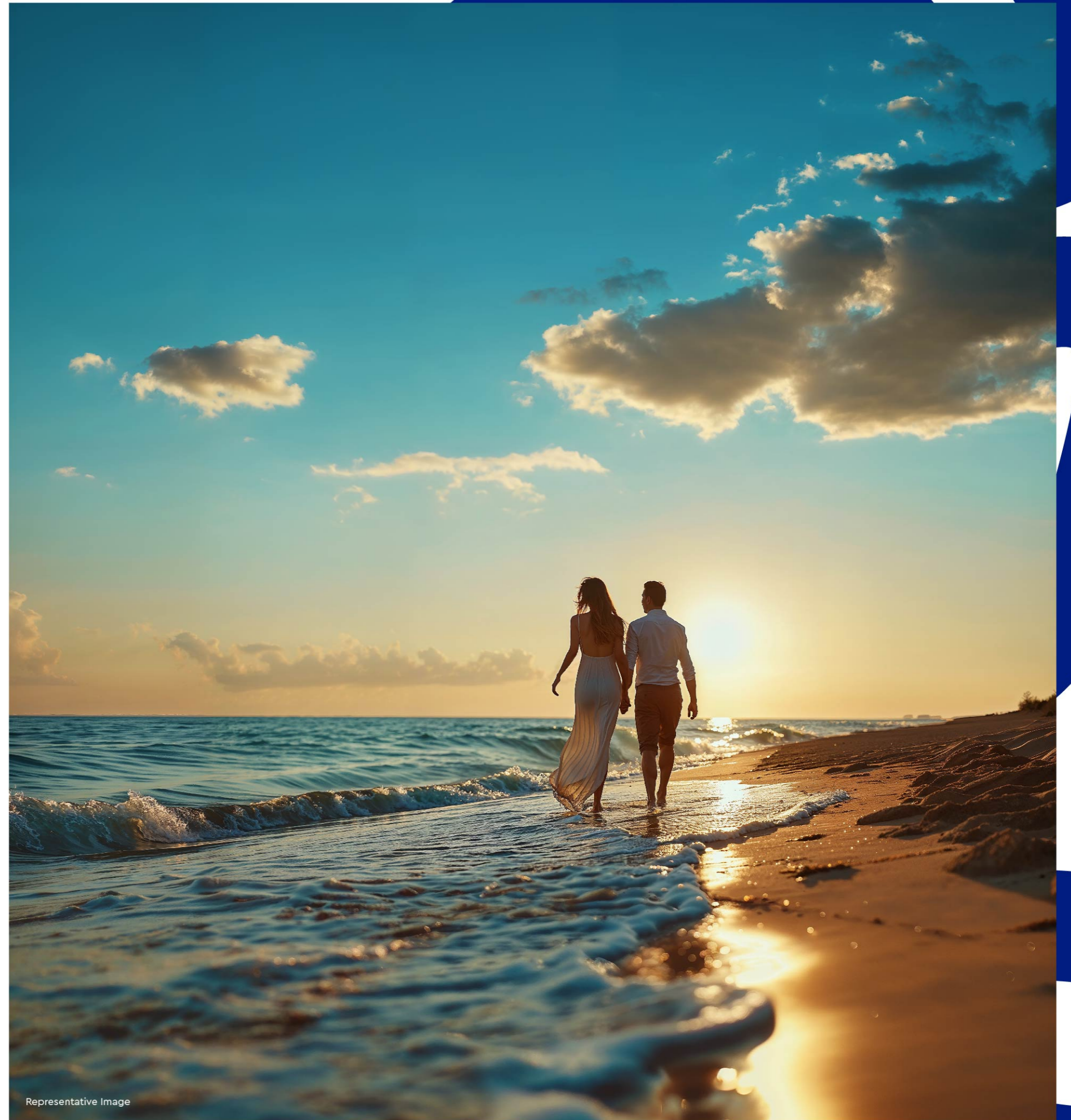
Representative Image

## ALIBAUG, THE HAMPTONS OF INDIA FOR A REASON.

Just as the Hamptons offer a retreat for New York's elite, Alibaug beckons Mumbai's most distinguished. A stone's throw away from the city, it embodies luxury and exclusivity, reserved for those who appreciate life's finer nuances. Here, amidst serene beaches, the pressures of city life fade, offering a sanctuary for the elite to rediscover themselves.

### CATALYSTS BEHIND ALIBAUG'S EMERGENCE AS INDIA'S HAMPTONS

-  Serene coastlines adorned with lush greenery, golden sands, and pure tranquility.
-  Just 25 kms from South Mumbai, a quick and scenic sea journey away.
-  A coveted retreat for the city's elite.
-  A destination for gourmet and 5-star rejuvenations, featuring renowned spots like The Mansion House, Radisson Blu, Bohemyan Blu Café, etc.



Representative Image

# HERE, LIKE NOWHERE ELSE, ACCESS IS A PRIVILEGE.

Alibaug effortlessly blends exclusivity with seamless connectivity, making the journey as remarkable as the destination. In minutes, you're whisked from the city's chaos to a world of serene elegance, where every moment reflects ease and sophistication.

Unlike the familiar, crowded getaways like Lonavala, Matheran, and Khandala, Alibaug unfurls its charm only to those who can truly recognize its hidden treasures. It's a sanctuary reserved for the discerning few who seek extraordinary experiences.

## EXISTING INFRASTRUCTURE

- 15 mins by a chopper ride from Mumbai
- 18 mins by Speedboat from Gateway of India to Mandwa Jetty
- 60 minutes from Princess Dock to Mandwa by RoRo
- 90 mins drive from Atal Setu (MTHL - Chirle side)
- Accessible via the Mumbai-Goa Highway (NH66)

## UPCOMING INFRASTRUCTURE

- Karanja Revas Bridge
- Virar Alibaug Multi-Modal Corridor: Multi-level transport system
- Navi Mumbai International Airport



Map not to scale



## THE BILLIONAIRES' COAST: THE PRESTIGIOUS STRETCH OF ALIBAUG

Nestled within the exclusive embrace of Alibaug lies the Billionaire's Coast—a prestigious stretch spanning from Mandwa Jetty to Varsoli Beach. This secluded haven, coveted by A-listers and the elite, is home to business magnates, cricket icons, and Bollywood luminaries. Here, unparalleled privacy meets serene coastal beauty, offering a rare fusion of luxury and tranquility that few can claim.

### Deepika Padukone buys bungalow in Alibaug for Rs. 22 crore.

The property is spread across 2.25 acres and the built-up area is 18,000 sq ft. Bollywood actress Deepika Padukone and her husband Ranveer Singh have bought a second home in Alibaug for Rs 22 crore, sources told Moneycontrol. The bungalow was earlier owned by Rajesh Jaggi of The Everstone Group, sources said. There was no response from the actress' office.

### Cricketer Rohit Sharma buys land worth Rs 9 cr in Maharashtra's Alibaug

Cricketer Rohit Sharma has bought land worth Rs 9 crore in Maharashtra's Raigad district in the name of his wife Ritika Sajdeh, sources said on Thursday. Indian cricketer Rohit Sharma has bought land in the coastal town of Alibaug in Maharashtra's Raigad district. According to sources, the land is around four acres and has been bought in the name of his wife Ritika Sajdeh.

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### Shastri spends time with Raveena, SRK and Gautam Singhania in Alibaug

As soon as the India coach shared it, former England captain Michael Vaughan, who is also very active on social media, extended his wishes replying with emojis of champagne bottles. Ravi Shastri opted to kick back and relax as he caught up with Bollywood actors Shah Rukh Khan, Raveena Tandon and business tycoon Gautam Singhania in Alibaug on New Year's Eve.

### Virat Kohli, Anushka Sharma buy 8-acre land in Alibaug.

Alibaug is famous among Mumbai's rich as a beachfront destination and has emerged as the new hotspot for celebrities and high-profile personalities including industrialists, Bollywood actors, and cricketers. Bollywood actress Anushka Sharma and her cricketer husband Virat Kohli have bought an eight-acre land at Alibaug, a coastal town situated in the south of Mumbai.

### Juhi Chawla buys property in Alibaug for Rs 1.89 crore

A stamp duty of Rs 11.34 lakh was paid by the actor, and the documents were registered on October 22. Actor Juhi Chawla, who was in the news recently for having signed a Rs 1 lakh bond in Mumbai's sessions court as a surety for Shah Rukh Khan's son Aryan Khan, has bought a land parcel in Alibaug for Rs 1.89 crore, documents accessed by Zapkey.com showed.

### Shah Rukh Khan buys palatial Alibaug bungalow worth Rs 14.67 crore.

Shah Rukh Khan is the proud owner of many luxurious assets, including his beloved Mannat, a fleet of posh cars, a Rs 4 crore vanity van that is fitted with an electric chair that zooms across the entire space, a private island home at Palm Jumeirah, Dubai and a cosy yet palatial holiday home in Alibaug. Amongst a huge list of other luxury acquisitions, of course.

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A MASTERPIECE  
DESIGNED BY ACCLAIMED  
AR. SANJAY PURI

Sanjay Puri, an internationally acclaimed designer known for iconic projects like Baroda House and Origami House, is celebrated for crafting spaces that harmonize innovation with the unique essence of each location. His vision for 'The Sands' centers on creating bespoke, luxurious environments that elevate interior design to an art form.

**30+**  
Years of expertise

**450+**  
Global accolades

**100**  
Awarded one of the top 100  
architects worldwide



# EXCEPTIONAL BY DESIGN.

At Alibaug, classic meets avant garde. A luxurious enclave, carefully designed to honor a life of grandeur and fulfillment, reserved for those who truly understand the essence of achievement. A sanctuary that exemplifies that 'rare' is not just a term but a way of life.



7 limited edition  
boutique villas



Exquisite 4.5 bed villas  
approx. 3,500 sq. ft.



Low-density  
development with  
80% open space



Representative Image



500 meters from  
the Arabian Sea  
shoreline



Indian green building  
council approved



Private pool &  
sit-out area



Clubhouse  
with exclusive café  
and celebration areas

# TRULY UNPARALLELED LIVING, SERVED TO PERFECTION.

## AMENITIES



Secure gated entrance and perimeter wall



Grand entrance gate



Lush plantation and landscaping in each plot



Well-maintained paved roads



Beautifully landscaped garden



24 x7 security



Rental assistance



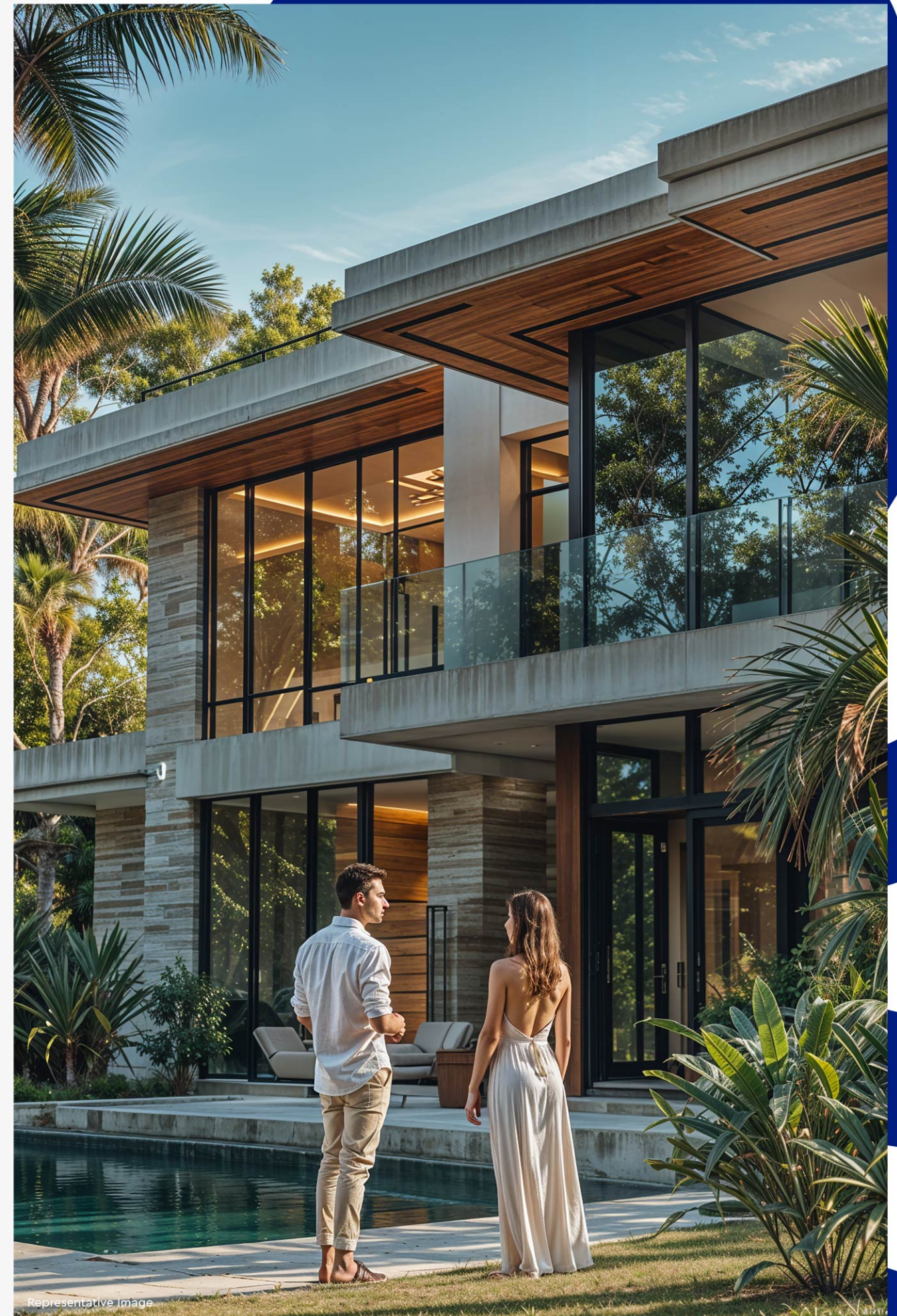
Modern street lighting



Well-designed walkways



24x7 concierge facility



Representative Image



AN INVESTMENT AS RARE  
AS THE DESTINATION.

Approx.  
**4.8%**

DEVELOPABLE LAND

Only approx. 4.8% of Alibaug's land is developable, with most under a No Development Zone, driving demand.

Approx.  
**10-12%**

CAGR

Approx. 10-12% CAGR over the past 3 years, reinforcing Alibaug as a thriving investment destination.

Approx.  
**5-7%**

RENTAL YIELD

Approx. 5-7% rental yield, offering strong returns for investors.

**RENTAL  
ASSISTANCE**

Rental assistance service with top-tier partners for maximum returns on investment.