

# THE GOLDEN BOAT

Anchor Your Investment in Dholera's Future



# WHY DHOLERA

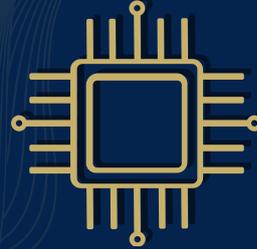


## STRATEGIC SCALE



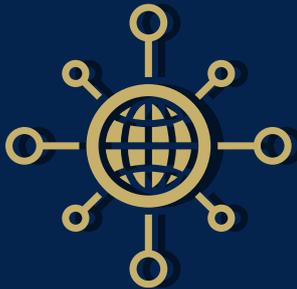
Dholera is a massive **920 sq. km** industrial development—twice the size of Mumbai—designed to be a global manufacturing and trading powerhouse.

## SEMICON CITY



The region is famous for hosting the Tata Group's **₹91,000 crore** semiconductor plant, attracting massive global investment and high-tech job seekers.

## Unmatched Connectivity



Investment value is driven by the Dholera International Airport (**operational by 2026**) and the 109 km Ahmedabad-Dholera Expressway.

## Strong Rental Income & Yields



Thousands of incoming engineers and technicians will require managed residential units, apartments, and villas.

## Sustainable Power



Access to India's largest **5,000 MW Solar Park** ensures cheap, green energy for both residential and industrial use.

## Strategic Location



Positioned perfectly on the **Delhi-Mumbai Industrial Corridor**, it serves as a central link between India's biggest political and commercial capitals.

# LOTHAL IMPORTANCE



## High Capital Appreciation



Strategic location between Ahmedabad and Dholera ensures property values rise as major infrastructure projects reach completion.

## Global Cultural Hub



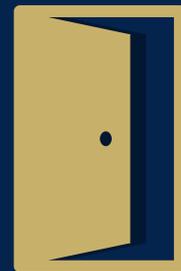
14 maritime galleries and 5D theatres offers ongoing access to world-class educational and entertainment facilities.

## High Resale Liquidity



Demand for "ready" land near the maritime hub is expected to spike once the museum and theme parks open to the public.

## Entry Point



Land prices are currently much lower than in established cities, allowing investors to secure large parcels for a fraction of the cost.

## Weekend Retreat



Its location makes it an ideal "second home" for quick weekend getaways without the need for extensive travel planning.

## Future Monorail Links



Planned high-speed public transit stops near Lothal will make commuting to Ahmedabad and Dholera fast and eco-friendly.

18.00 M.T. ROAD

ENTRY

12.00 M.T. ROAD

12.00 M.T. ROAD

7.50 M.T. ROAD

7.50 M.T. ROAD

12.00 M.T. ROAD

9.00 M.T. ROAD

12.00 M.T. ROAD

7.50 M.T. ROAD

7.50 M.T. ROAD

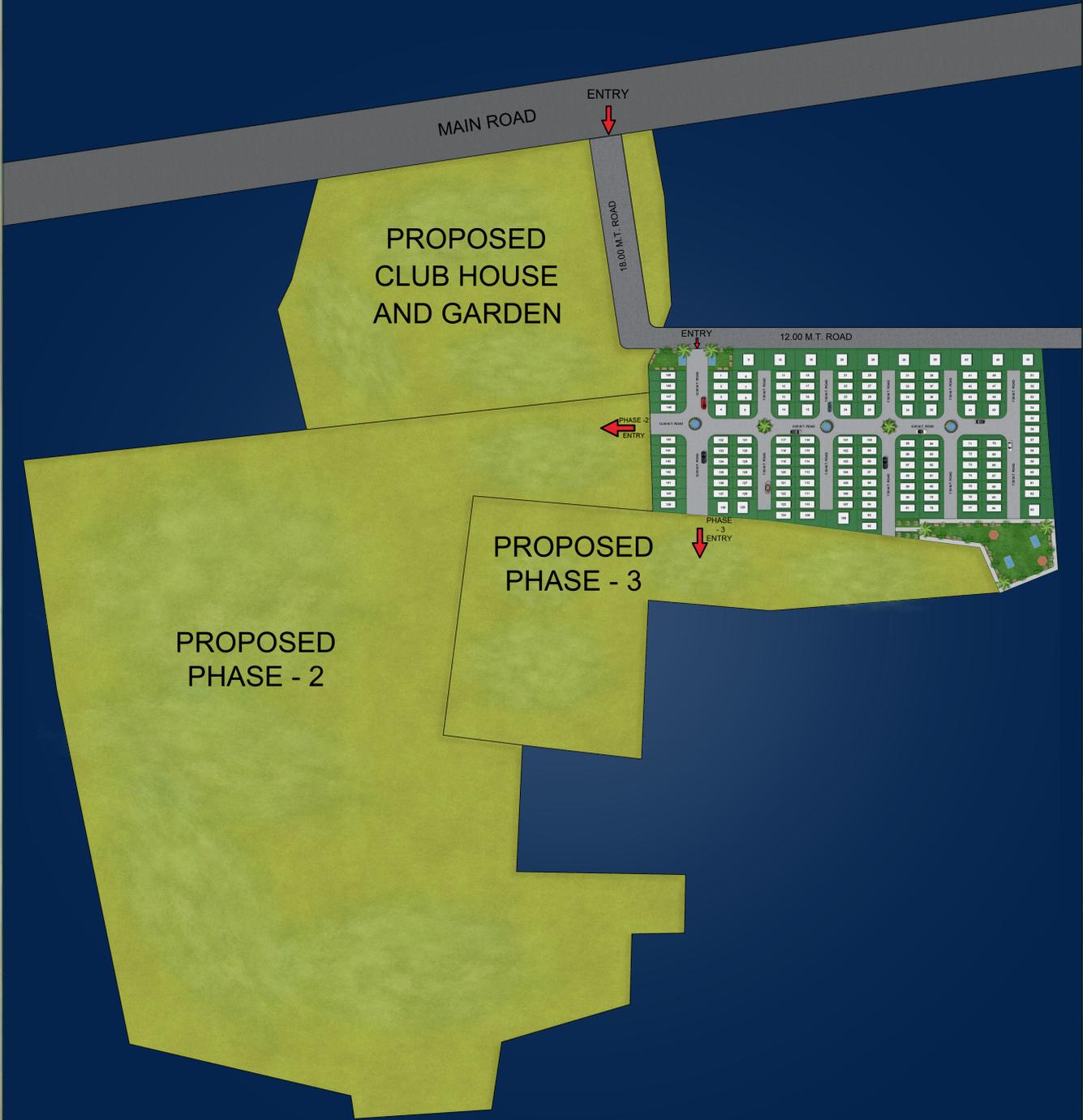
PHASE - 2  
ENTRY

PHASE - 3  
ENTRY





# PHASE - 1 SITE PLAN



# SITE PLAN

# WHY INVEST NOW



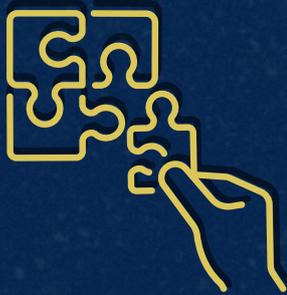
## High Capital Appreciation

Land values near major upcoming airports and smart cities historically see the highest percentage of growth compared to any other asset class.



## Zero Maintenance

Unlike constructed properties, a raw plot requires no upkeep while its value steadily climbs.



## Ultimate Flexibility

Hold the land as a generational asset, or develop it when the surrounding Dholera infrastructure is fully operational.



## Scarcity

As the new highways complete, large plotting parcels this close to the main transit arteries will become incredibly rare.





LOTHAL

DHOLERA - AHMEDABAD EXPRESS HWY

THE GOLDEN BOAT



DHOLERA  
INTERNATIONAL AIRPORT

DHOLERA - AHMEDABAD  
EXPRESS HWY



DHOLERA  
SMART CITY

**DEVELOPED BY**

SHREE MANIBHADRA  
INFRAGREEN LLP

**MARKETED BY**

**CONTACT US**