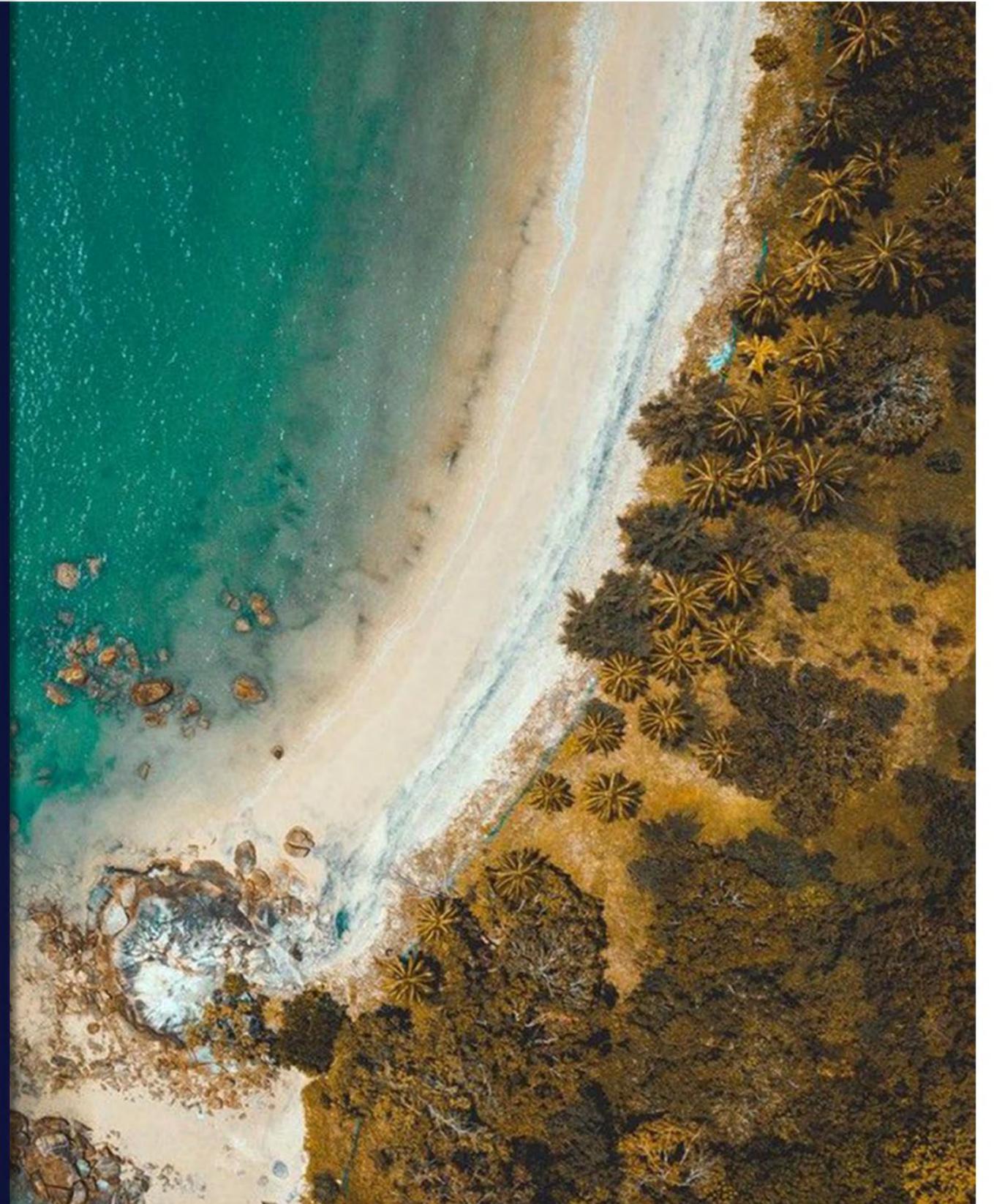


ZALTANA

OCEANIC

A Project by

Dapoli Nextgencity SPV 1 LLP



ANJARLE

Anjarle is a village in Dapoli taluka, Ratnagiri district, Maharashtra India.

It is a small port located near the mouth of Jog river, about 6.4 km south of Aade and 3.2 km north of Suvarnadurga.

The nearest railway station is Khed, 50 km to the southeast.

Anjarle is a rare coastal hill station, offering a unique blend of scenic beauty and a temperate climate.





Why come to Anjarle?

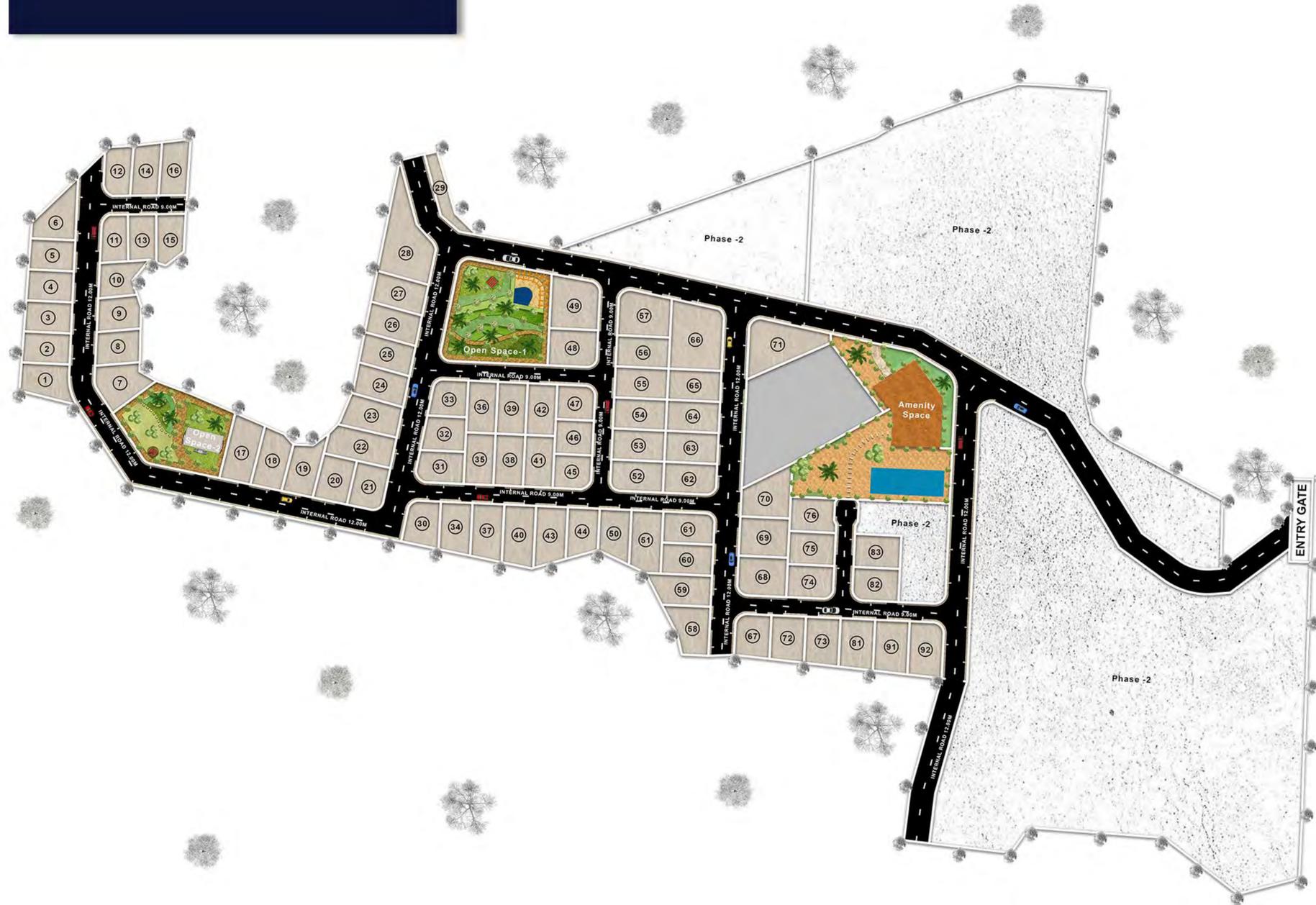
Anjarle is emerging as a promising real estate investment destination, particularly for land, due to its scenic beauty, growing tourism, and potential for future appreciation. Its relatively affordable property prices compared to other coastal areas, combined with ongoing infrastructure development, make it an attractive option for both lifestyle buyers and investors.

Its location near Mumbai and Pune, with improved connectivity, makes it easily accessible. Planned infrastructure projects like the **Mumbai-Konkan Expressway** are expected to significantly enhance connectivity and boost real estate values. Anjarle is gaining traction as a tourist destination, which can lead to increased demand for properties. Land in Anjarle is expected to appreciate in value due to ongoing and planned developments. Compared to established coastal destinations like Goa or Alibaug, land in Anjarle may offer a more affordable entry point to invest in Land.

The region's potential for tourism and infrastructure development positions it as a strong investment for the future.

ZALTANA OCEANIC

Zaltana Oceanic is a beautiful N.A Villa plots layout sits on top of hilltop next to Anjarle beach in Dapoli with an overall area of 26-acre & with 153 plots that has been divided into two phases of 13 acres each, with 81 plots in Phase-1 & 72 plots in Phase-2



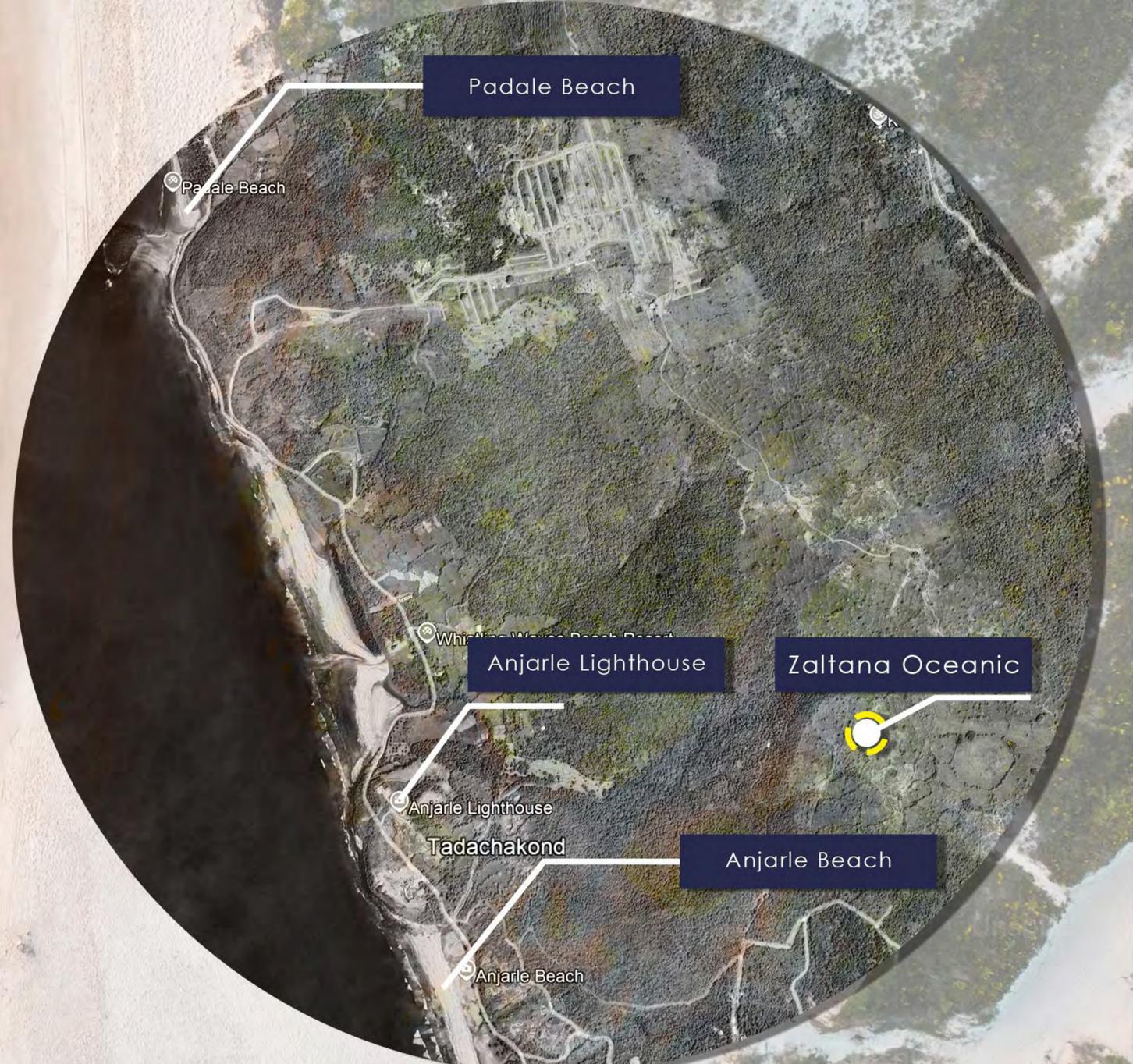
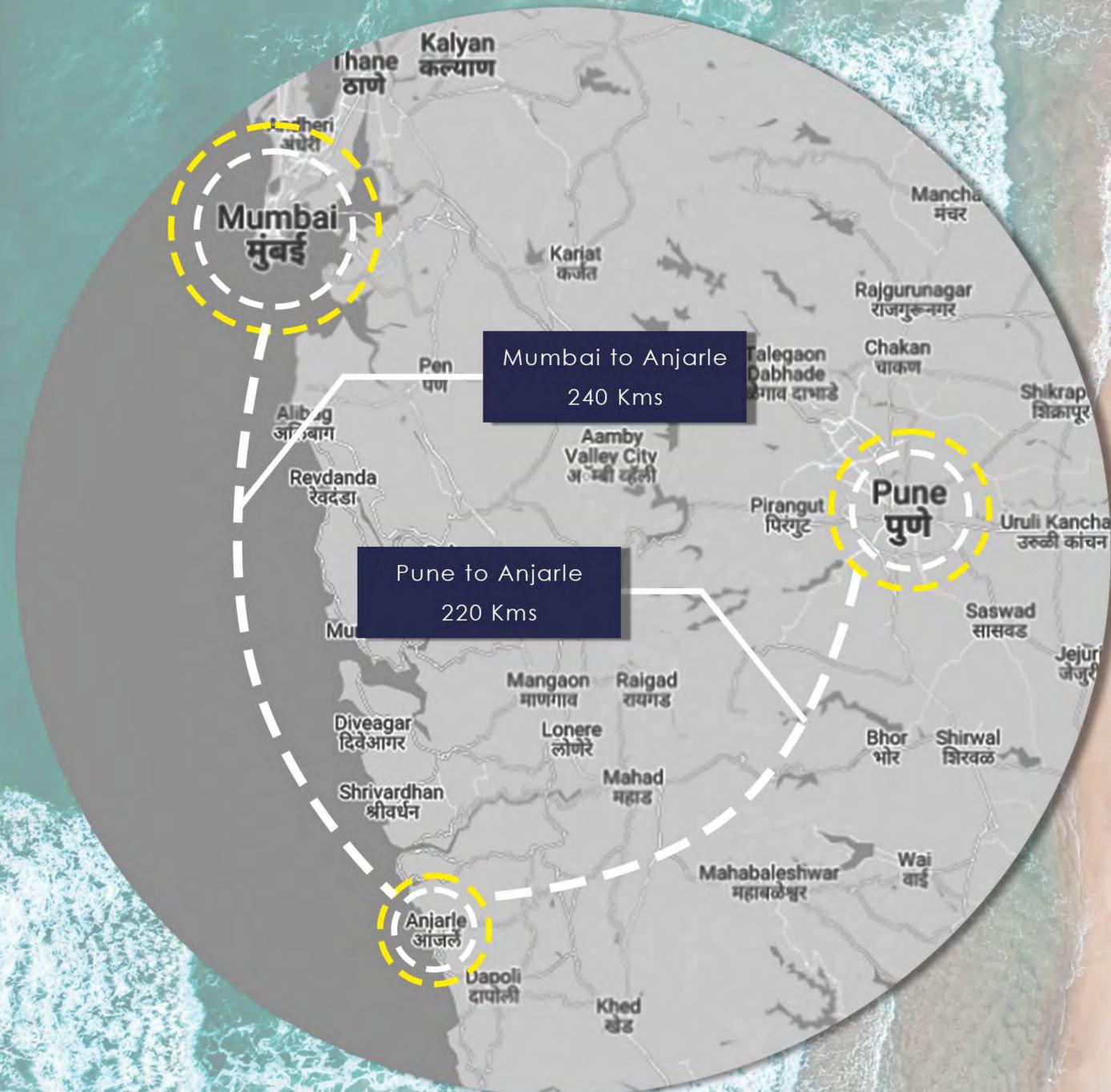
Zaltana Oceanic

Phase- 1 - Area Statement

Plot. No.	Area (in Sqmts)	Plot. No.	Area (in Sqmts)	Plot. No.	Area (in Sqmts)
1)	371	28)	852	55)	375
2)	338	29)	261	56)	375
3)	332	30)	350	57)	530
4)	335	31)	341	58)	400
5)	320	32)	333	59)	406
6)	400	33)	302	60)	365
7)	399	34)	363	61)	361
8)	342	35)	350	62)	371
9)	330	36)	350	63)	375
10)	323	37)	401	64)	375
11)	297	38)	350	65)	375
12)	307	39)	350	66)	772
13)	304	40)	438	67)	341
14)	335	41)	350	68)	438
15)	294	42)	350	69)	443
16)	356	43)	441	70)	467
17)	462	44)	338	71)	700
18)	460	45)	293	72)	354
19)	369	46)	301	73)	373
20)	352	47)	297	74)	348
21)	348	48)	411	75)	352
22)	472	49)	563	76)	349
23)	403	50)	349	81)	391
24)	377	51)	436	82)	347
25)	370	52)	371	83)	352
26)	375	53)	375	91)	410
27)	380	54)	375	92)	423

Distance to Zaltana Oceanic from Mumbai & Pune

Tourist Places around Zaltana Oceanic



Cost Comparison of three similar Projects in vicinity

	Tomorrow world the house of abinandhan lodha	The Blue Breeze	Zen Habitat
Location	Anjarle	Dapoli	Anjarle
Avg. Plot size (Sqft)	2500 Sqft	700 Sqft	2000 Sqft
Cost per Sqft (Rs/-)	2900	4500	2000
Amenities Provided	Aqua zone, Retail stores, Modern club house, Fitness tracks	Clubhouse, Fitness tracks, Swimming pool	Small Club House
Project Links			
Project Status	Development & Sales in progress	Development & Sales completed	Development & Sales completed

	Zaltana Oceanic Dynamics	Amenities Provided
Location	Anjarle	1) Club house
Avg. Plot size (Sqft)	4000 Sqft	2) Meditation Centre
Cost per Sqft (Rs/-)	1500	3) Swimming Pool
Project Links		4) Futsal
Project Concept Video Link		5) Kid's Play Area
		6) Amphitheatre
		7)Gazebo's
		8) Viewing / Leisure deck

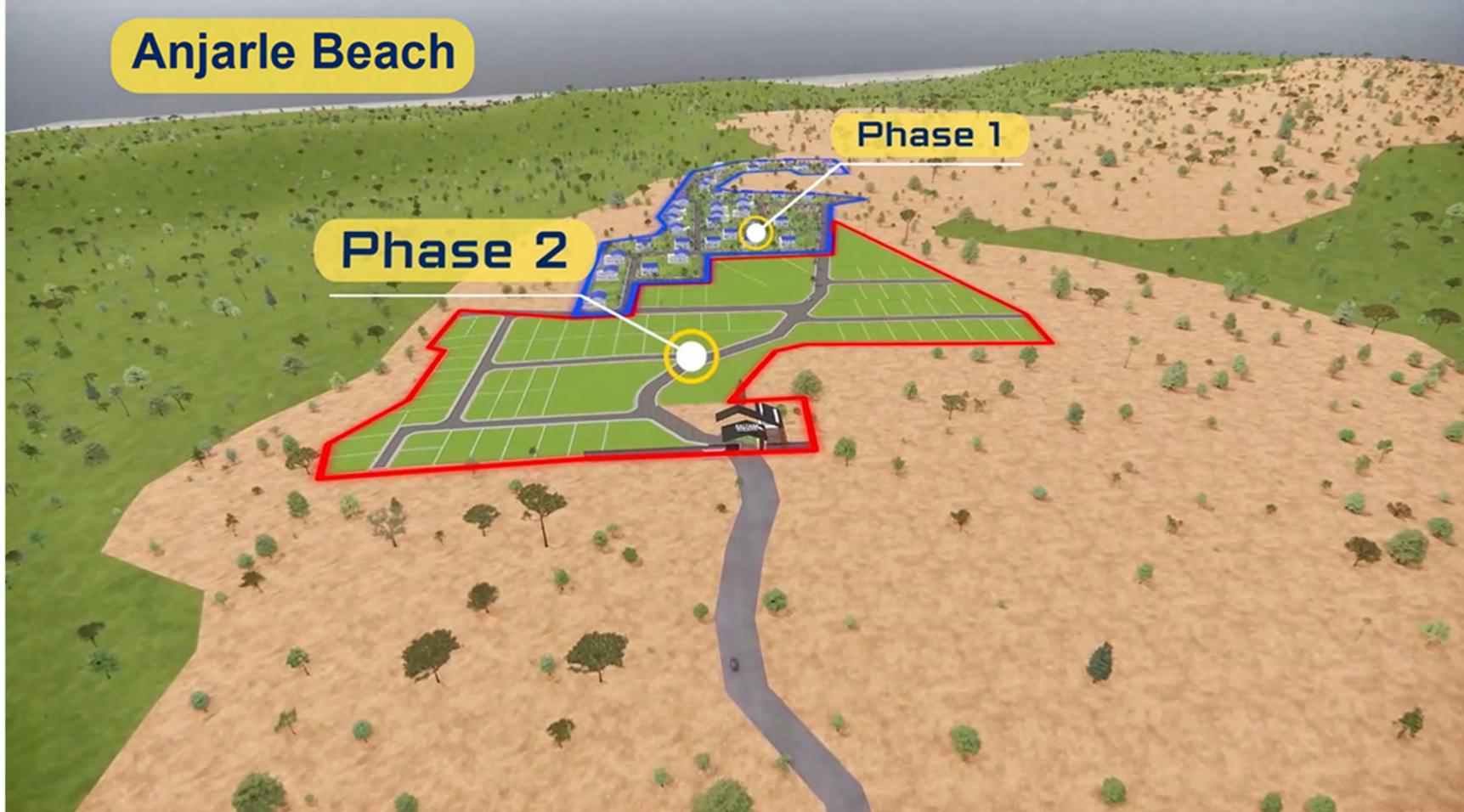
Journey of the project

Sr.No.	Development Tasks	Timelines	Work Completion (in %)	Sales (in %)	Appreciation (in %)
1 st Year					
1)	Surveying & Demarcation of plots	15 Days			
2)	Boundary wall construction	3 Months	35%	25%	25%
3)	MEP lines laying	2 Months 15 Days			
4)	Road Construction	6 Months			
2 nd Year					
5)	Pavers & Jamba stone laying	2 Months	35%	50%	60%
6)	Club house, Viewing deck & Open space development	10 Months			
3 rd Year					
7)	Civil works (U.G water tank, Septic tank)	6 Months	35%	25%	25%
8)	Street lights & DB Boards	2 Months			
9)	Water & electrical line connection to individual plots	1 Months			
10)	Road Construction	3 Months			

Zaltana Oceanic



Anjarle Beach



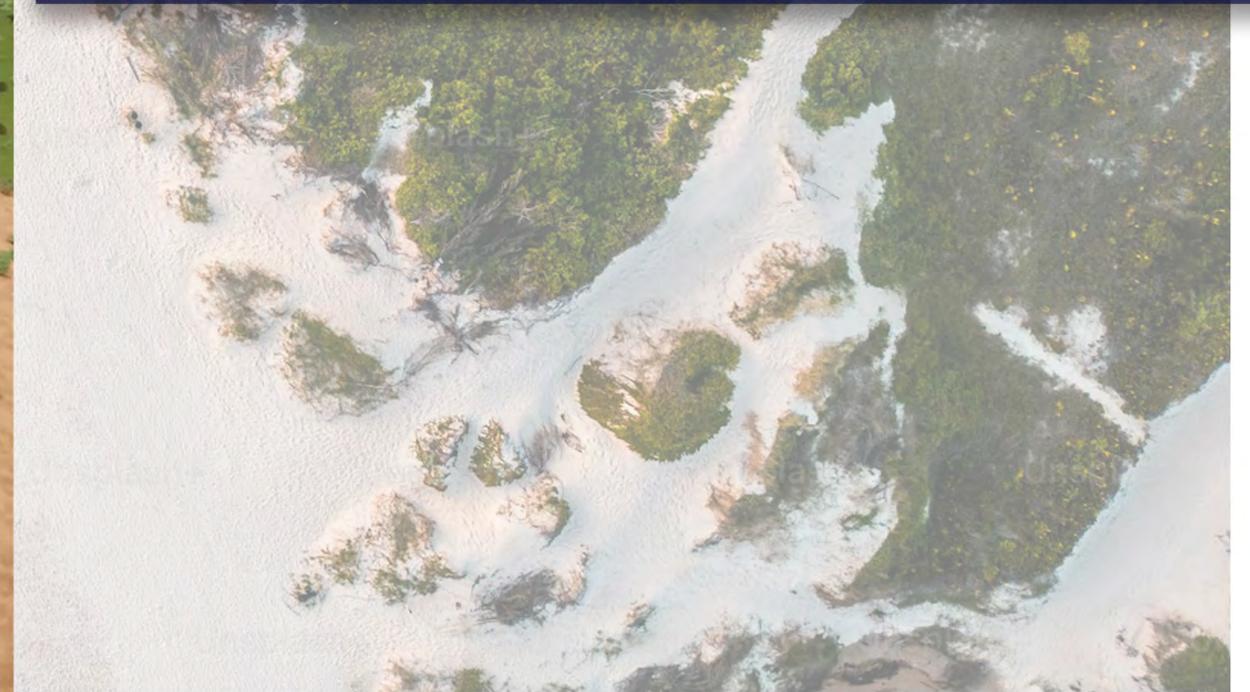
Reasons to buy plot at Zaltana Oceanic

Ownership of a stable appreciating Developed Land.

Entry price value of land cost compared to the other developer projects in the vicinity.

Standard revenue generation through income villas.

As Dapoli is becoming the fast growing tourist destination with its pristine beaches & luxury resorts developers like Abindhan Lodha are in dapoli making it a landmark destination, even in current scenario the land prices at Zaltana Oceanic is base price compared to other offer at nearby locations, in future with all the development happening the land prices will appreciate at a steady pace to make your investment profitable and more revenue generating.



Open Spaces & Facilities will be provided in Zaltana Oceanic

(Artistic representation subject to change)



View point deck with 3 levels with a clear view of anjarle beach from the site.

Beautiful Landscape development with gazebos and pathways in the open spaces for your morning walk or run.





For more details on project
Contact:

ZaltanaOceanic@landexchange.in

8411881184

8600002991

www.landexchange.in/ZaltanaOceanic/