



**PENINSULA ESTATES**  
Alibaug, One

A Rare Kind of Life.



GENERATED USING AI



## South Bombay has Long Defined the City's Most Refined Way of Life.

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A legacy shaped by culture and quiet distinction.  
But legacies evolve.

Just across the water,  
that spirit finds more room to unfold.



## Alibaug.

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Close enough to stay connected,  
yet defined by space, calm, and openness  
the city no longer holds.

And here,  
life finds what it has been seeking.

REFERENCE IMAGE



The city gives you everything you once set out for.  
Access, opportunity, a certain pace of life.

For a while, it feels enough.

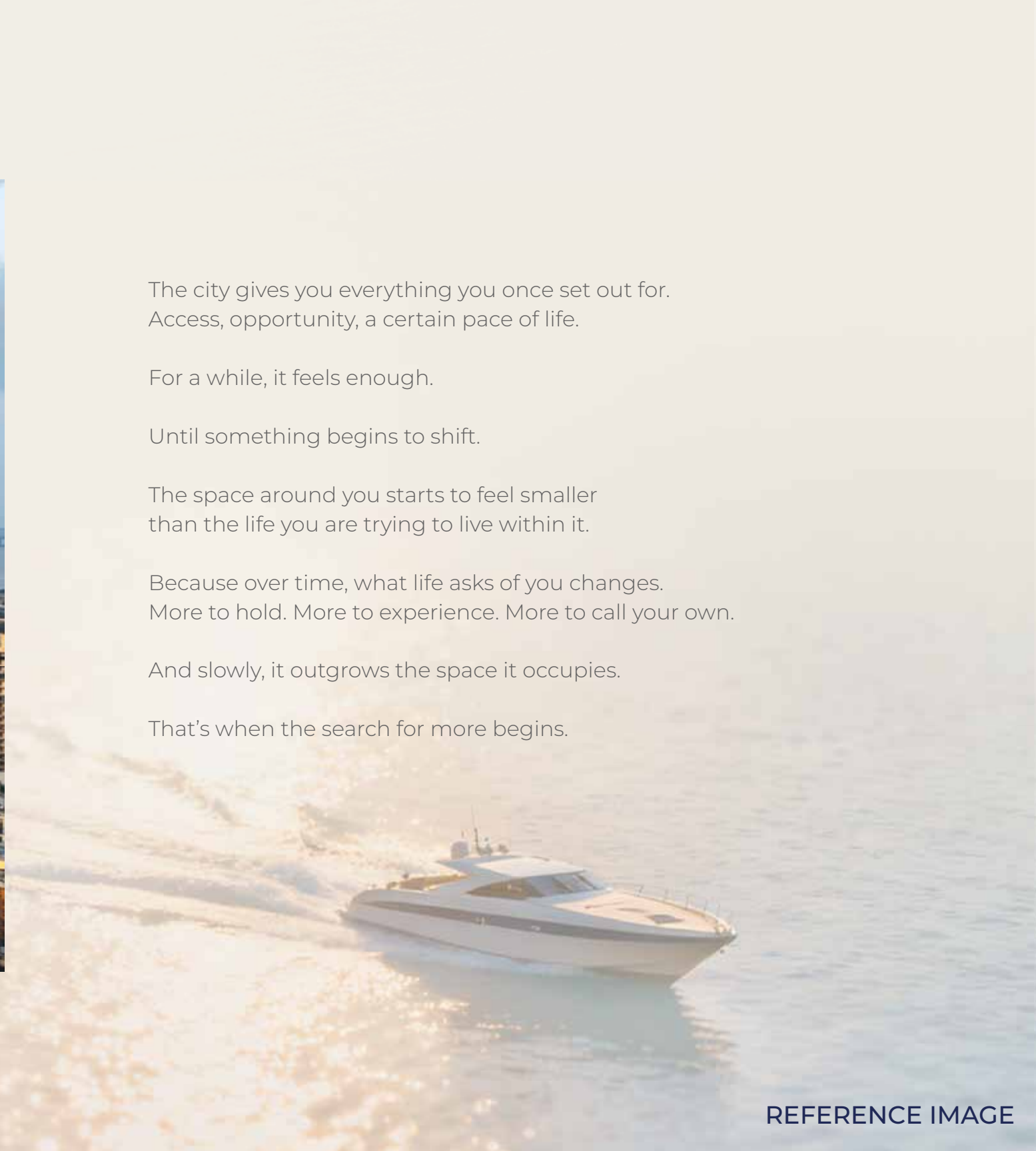
Until something begins to shift.

The space around you starts to feel smaller  
than the life you are trying to live within it.

Because over time, what life asks of you changes.  
More to hold. More to experience. More to call your own.

And slowly, it outgrows the space it occupies.

That's when the search for more begins.



# Real Estate Overview

## PRIME AND LUXURY DEVELOPMENTS (NORTH)

Due to being well accessible from Mumbai, this part has attracted **high-profile tourists** looking for premium experience in their vacation.

The area is **sparsely developed with low-rise residential developments**. The area also has very strong presence of villas and luxury villas which are professionally managed and are available on rent for visitors to cater to the HNIs visiting the area.

## DENSE SMALL RETAIL TYPE DEVELOPMENT (CENTER)

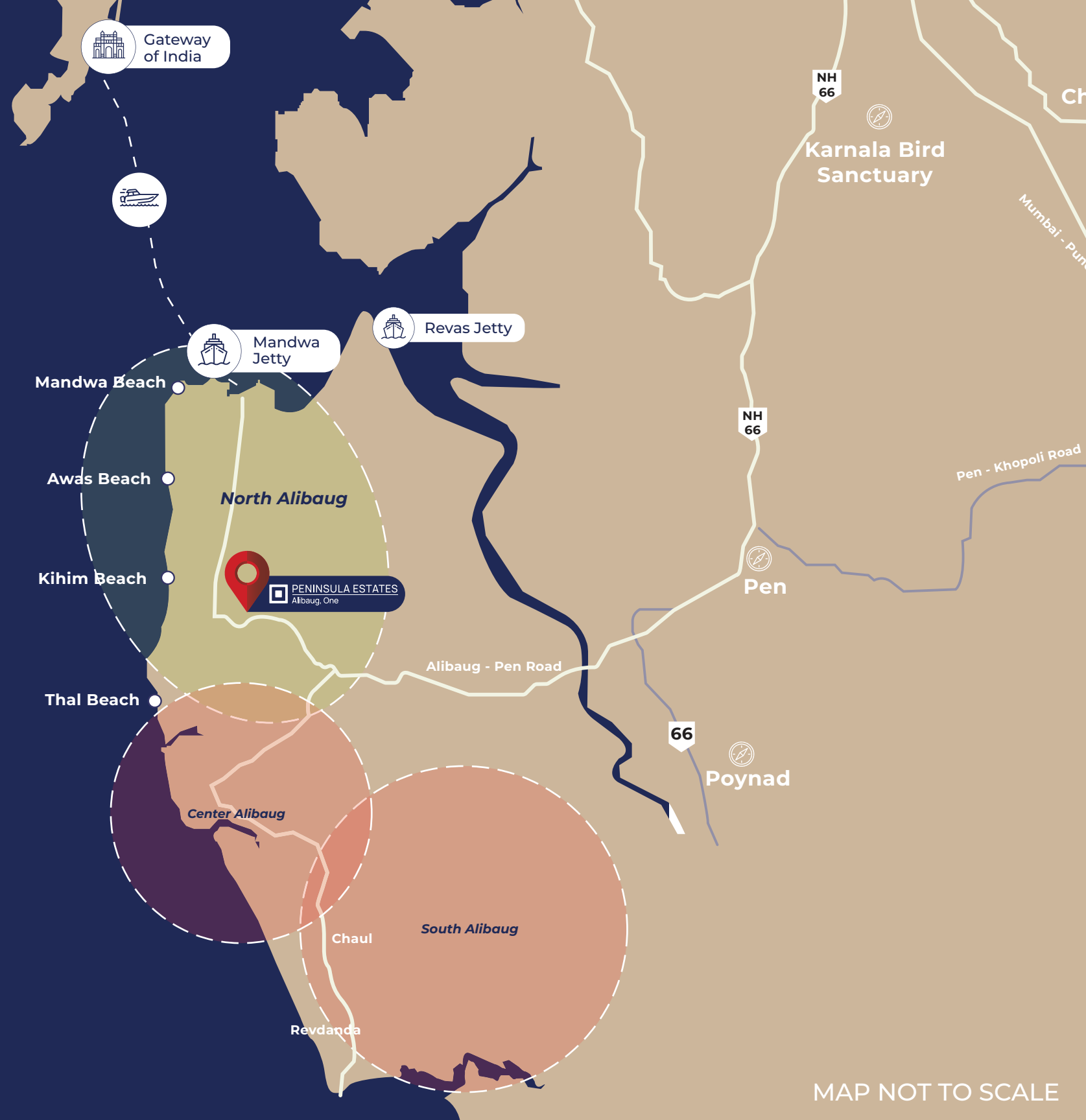
The main core of the town is densely developed with narrow internal lanes and **low-to-mid** rise buildings. Due to a robust tourist footfall, the streets are lined with a **variety of retail shops and outlets**, ranging from small stalls and exhibitions to large retail chain stores.

## AFFORDABLE DEVELOPMENT (SOUTH)

The area consists of residential developments intertwined with **affordable homestays and small-scale resorts**. This area is remote compared to other parts of Alibaug and hence, is preferred by overnight tourists.

The amount of retail shops and restaurants here maintain a balance between convenience of the residents and visitors without significantly disturbing the natural surroundings and serene atmosphere.

Source: Alibaug Market Research Report by Colliers International (India) Property Services Pvt. Ltd.

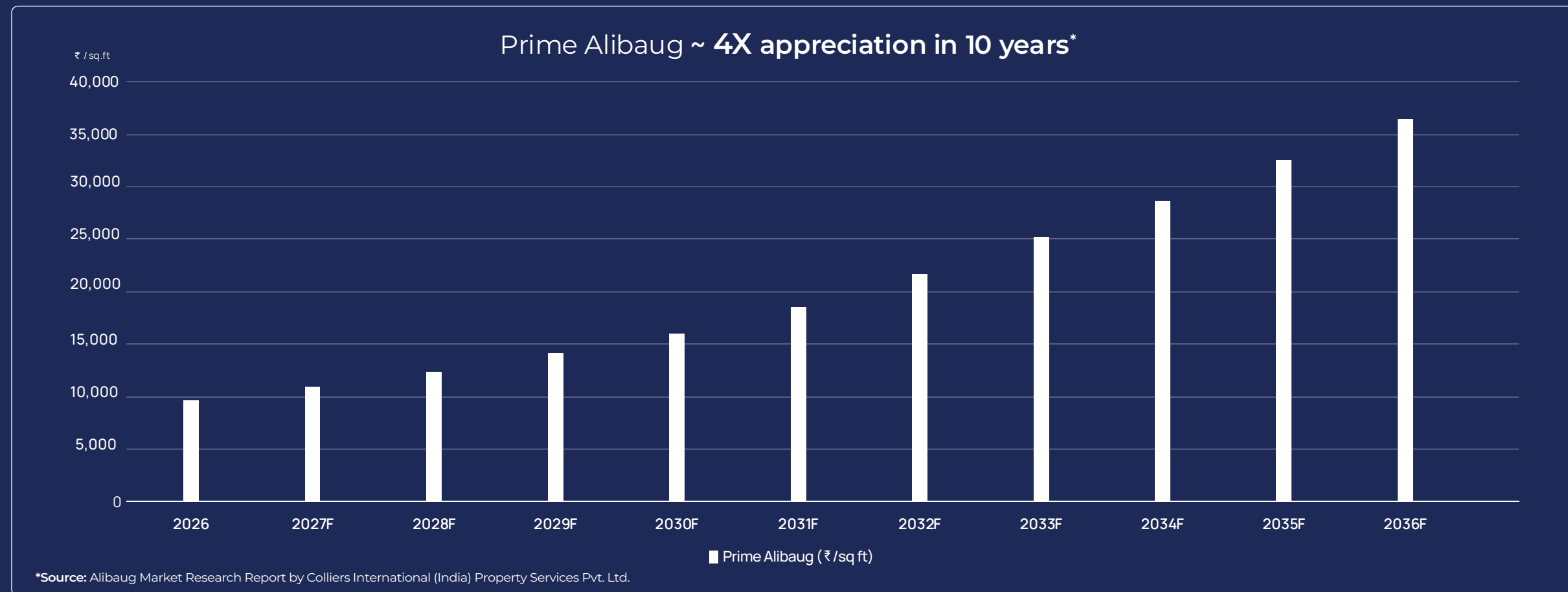




# Why You Should Invest in Alibaug, Now?

As global markets fluctuate and uncertainty grows, investors are turning towards tangible, stable assets - LAND. Today, Alibaug stands among the most promising land investment destinations near MMR. Early investments today could create long-term value for tomorrow.

## INFRASTRUCTURE DEVELOPMENT THAT WILL FUEL GROWTH



Infrastructure Creates **Connectivity**

Connectivity Creates **Growth**

Growth Creates **Appreciation**

# Alibaug's Rise is Driven by Infrastructure.



## SPEEDBOAT | RO-RO FERRY

Reach Alibaug from Mumbai by speedboat or enjoy a leisurely Ro-Ro ferry ride with your car.



## ATAL SETU

South Mumbai to Navi Mumbai in record time, redefining access to Alibaug.



## NAVI MUMBAI INTERNATIONAL AIRPORT

Bringing Alibaug within easy reach of national and global connectivity, driving sustained demand and long-term value.



## THE REVAS-KARANJA BRIDGE (UPCOMING)

A direct mainland connection that will transform access between Mumbai and Alibaug, which will further cut down the travel time by 30 minutes.



## VIRAR-ALIBAUG MULTIMODAL ROUTE (UPCOMING)

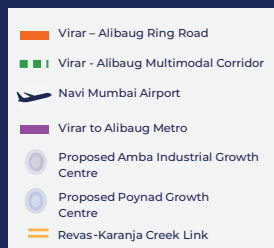
The 126 KM CORRIDOR strategic belt connecting ports, highways, and growth centers across the MMR.



## POYNAD AND AMBA GROWTH CENTRES (UPCOMING)

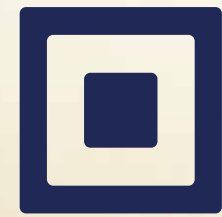
Future growth hubs envisioned to drive economic activity, infrastructure development, and long-term demand across the Alibaug region.

Source: Alibaug Market Research Report by Colliers International (India) Property Services Pvt. Ltd.



MAP NOT TO SCALE

Welcome to



**PENINSULA ESTATES**

Alibaug, One

A Rare Kind of Life.

Imagine a life that moves with you.

Where every corner, every horizon, every silence belongs to you,  
and life opens itself to your desires.

Where mornings awaken with endless possibility,  
and evenings arrive as invitations to pause, indulge, and revel in quiet  
grandeur.

A space shaped by imagination, responding to your intent and your evolving  
world. Growing with you, adapting with you, revealing experiences once  
thought beyond reach.

**Expanding. Evolving. Effortless.**

A life defined by your own rhythm and choices.  
A life that answers to no one but you.

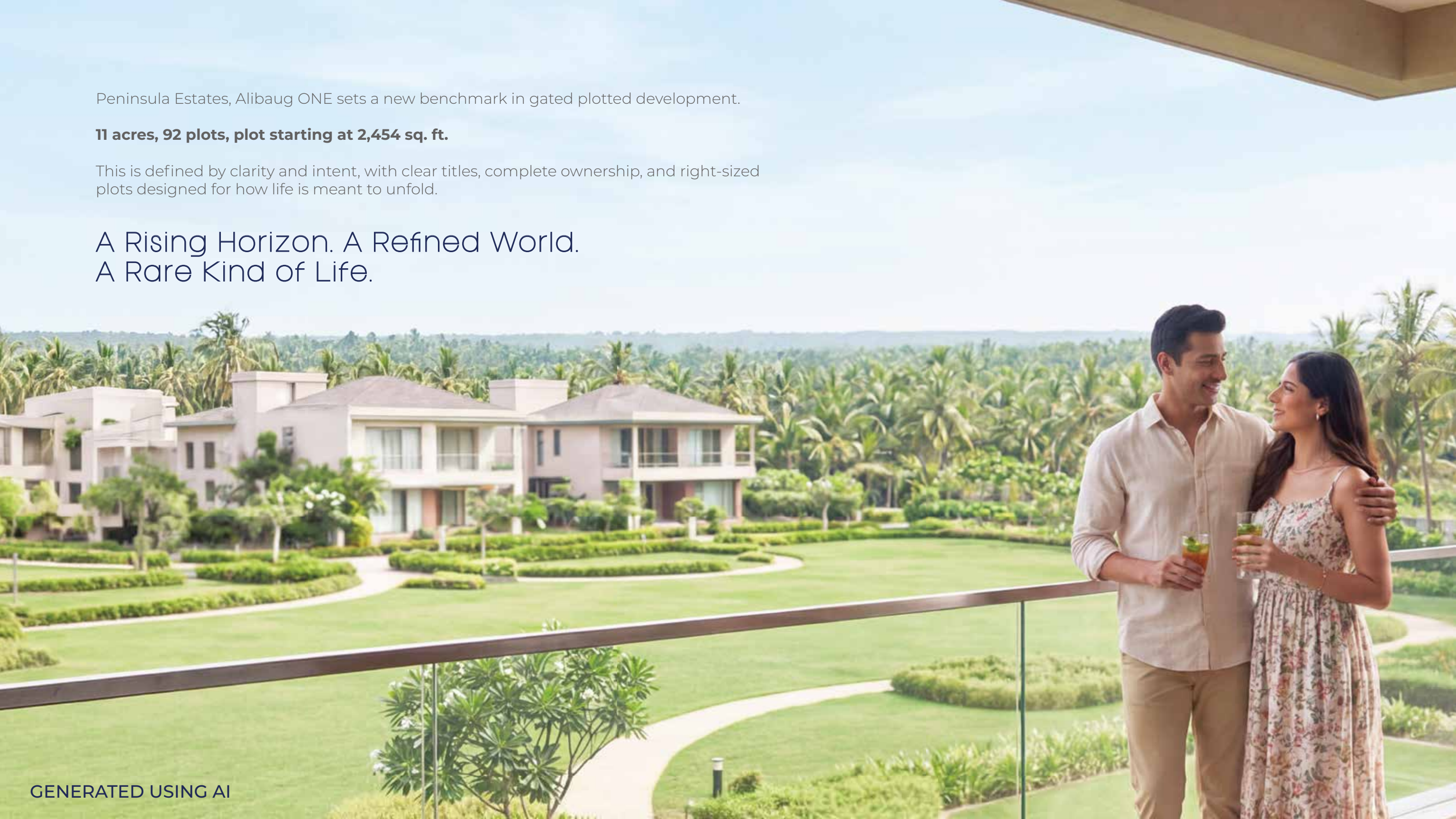


Peninsula Estates, Alibaug ONE sets a new benchmark in gated plotted development.

**11 acres, 92 plots, plot starting at 2,454 sq. ft.**

This is defined by clarity and intent, with clear titles, complete ownership, and right-sized plots designed for how life is meant to unfold.

A Rising Horizon. A Refined World.  
A Rare Kind of Life.



# Where Access Unlocks Value.



40 MINS FROM  
GATEWAY OF INDIA VIA SEA



85 MINS FROM  
ATAL SETU EXIT VIA ROAD



90 - 95 MINS FROM  
NAVI MUMBAI INTERNATIONAL AIRPORT

20 - 25 min

50 - 60 min

80 - 90 min

20 Mins

Awas

Zirad

Rewas Creek

Mandwa Jetty

PENINSULA ESTATES  
Alibaug, One

Poynad

Alibaug Town

Alibaug Beach

Akshi

Nagaon

MAP NOT TO SCALE

## Close to Everything. Far from Ordinary.

Located just **20 minutes** from **Mandwa Jetty**, within the Alibaug Crescent, the region's most connected and sought-after coastal corridor stretching from Mandwa to Rewas, Peninsula Estates, Alibaug ONE places you at the centre of **future growth, seamless access, and an evolving way of life.**

Supported by **growing infrastructure, refined hospitality, dining, and everyday conveniences**, Peninsula Estates, Alibaug ONE offers the rare advantage of feeling deeply connected to both future growth and the life you already live.





 **PENINSULA ESTATES**  
Alibaug, One

ARTIST'S IMPRESSION



92 Exclusive Plots



Nature Led Amenities



Exclusive Club Access



- Signature - Upto 2453 sq. ft.
- Prestige - 2454 - 3229 sq. ft.
- Majestic - 3230 - 4305 sq. ft.
- Imperial - More than 4306 sq. ft.

ARTIST'S IMPRESSIONS

## Signature Plots

Designed as a low-density gated community, Peninsula Estates Alibaug ONE brings together expansive villa plots, wide 18-metre internal roads, landscaped green spaces, and a thoughtfully curated Club Pavilion. Every element of the masterplan has been carefully considered to create a sense of openness, ease, and belonging - offering residents the rare privilege of space, privacy, and community in ONE of Mumbai's most promising growth corridors.

# Landscapes Designed with Intent.

Carefully curated green spaces bring openness and structure to the development. Every corner is planned to support privacy, comfort, and a well-balanced living environment.

## Community Spaces

- Camping Area / Stargazing Area
- Camping Deck
- Fire Pit

ARTIST'S IMPRESSION

## Wellness & Reflection

- Yoga/Meditation Area
- Hammock Swing Area
- Senior Citizen Corner
- Trellis
- Seating Area

ARTIST'S IMPRESSION



# Play & Adventure

- Kid's Play Area
- Treasure Hunt / Playground
- Pet Park
- Outdoor Croquet

ARTIST'S IMPRESSION



# Nature & Discovery

- Tree House
- Butterfly Garden
- Bird Bath
- Bird Hostel
- Nature Art Exploration
- Organic Farming
- Trail / Pathway
- Fruit Orchard

ARTIST'S IMPRESSION

# A Clubhouse Shaped Around Life

Exclusive Access. Elevated Experiences.

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At Peninsula Estates, Alibaug ONE; **Pavilion** brings together a thoughtfully curated collection of experiences designed exclusively for the community.

Combined with over 44,000 sq. ft. of amenities and green spaces, it creates a setting where life feels more connected, more active and more considered.

From wellness and recreation to dining, celebrations, and everyday moments of leisure, every space has been created to enrich the rhythm of life here.



# Pavilion

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Curated for moments that matter, from everyday indulgences to special occasions. A refined space that enhances the rhythm of community living.



## Arrival Experience

- Grand Reception Lobby
- Exclusive Club Parking & Drop-Off Portico



## Member Comfort

- Convenience Store
- Guest Restrooms



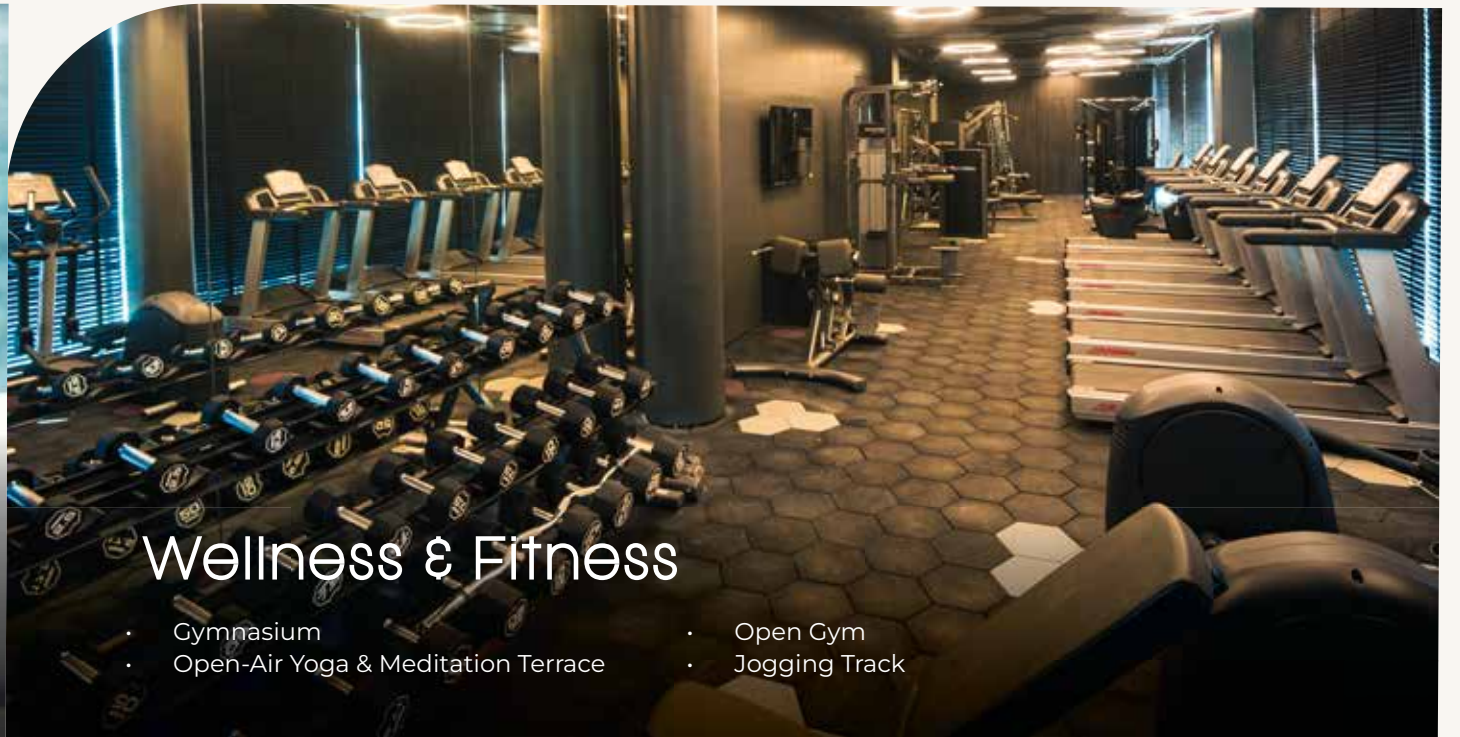
## Guest Hospitality

- Comfortable accommodations for family and visitors.
- Five Guest Rooms with Private Balconies.



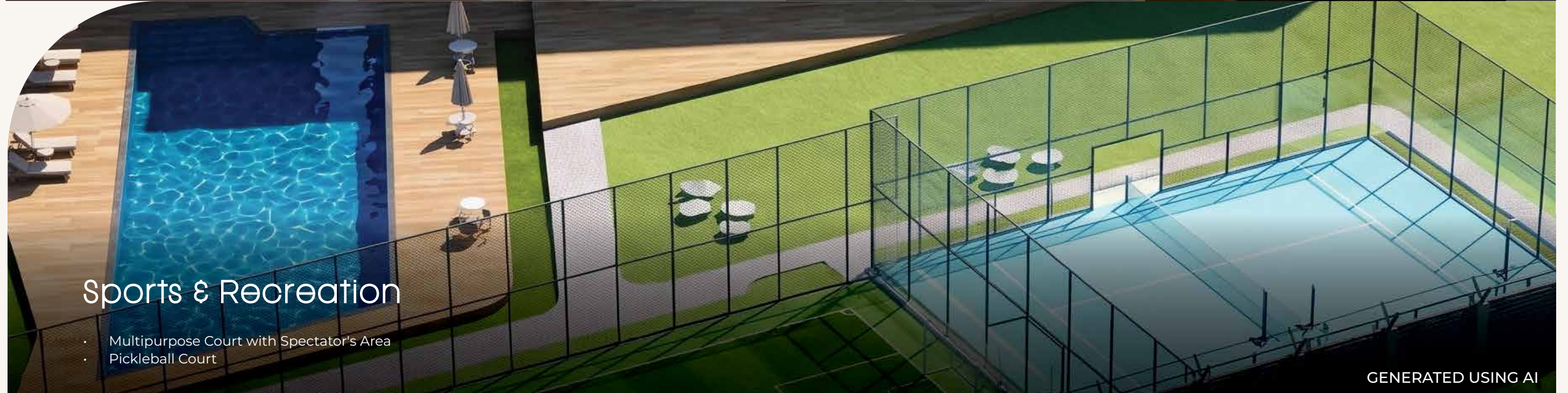
## Poolside Living

- Resort-Style Swimming Pool & Sun Deck
- Premium Poolside Changing, Shower & Locker Facilities



## Wellness & Fitness

- Gymnasium
- Open-Air Yoga & Meditation Terrace
- Open Gym
- Jogging Track



## Sports & Recreation

- Multipurpose Court with Spectator's Area
- Pickleball Court



## Celebration Spaces

- Two Multipurpose Banquet Halls  
(One Hall Designed to Function as a Banquet Hall and as a Game Room)
- Exclusive Pre-Function Foyer
- Catering Kitchen
- Event Lawn



## Utilities & Support

- Society Office / Club Office
- Housekeeping Room / Store Room

REFERENCE IMAGE



## Social Lounge

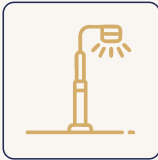
- Alfresco Dining Terrace with BBQ Pavilion
- Integrated Café & Reading Lounge

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# Smart Engineering and Infrastructure Amenities

Smart systems designed to simplify daily living while strengthening asset value.



Street Lights



Smart Water Management



Smart Energy Systems



Waste Management



Water Leakages Alarm



Fire Alarm



Motion Detector



Access Control at The Main Gate



Solar Lighting



Solar Water Heating With Heat Pump



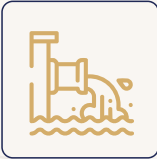
Sensor Based LED Lights With Motion Sensors



Fibre Optic Cable



CCTV



Sewage Treatment Plant



Cycle Track



Drip Irrigation

# Civic Infrastructure Specifications

Comprehensive infrastructure provisions designed to ensure secure, serviced, and future-ready plot ownership.

<b>Plot Demarcation</b>	Individual plots will be demarcated with 1'0" ft. -1'6" ft. high wall.
<b>Master Layout Compound wall</b>	Gated community with 6 ft. high compound wall+2 ft. high barbed wire on top of it.
<b>Electrical</b>	<p>Electrical supply from Substation till mini feeder pillar will be provided by owner cum developer. Provision of Hume pipes/conduits from mini feeder pillar to individual plot's tapping point will be provided by owner cum developer.</p> <p>Cable laying from mini feeder pillar to individual plots/metering units will be the responsibility of individual plot owner. The same will be allowed by owner cum developer after an approval being granted to the individual plot owner by MSEDCL as per his load requirement.</p> <p>Meter installation and sanctioning will be individual plot owner's responsibility.</p>
<b>Water Supply</b>	<p>Common U.G.T for entire layout will be provided by owner cum developer. Water supply line from U.G.T to the individual plot's tapping point will be provided by owner cum developer.</p>
<b>Sewer</b>	<p>Common S.T.P for entire layout will be provided by owner cum developer. Sewer line from S.T.P to the specific connection chamber serving a particular plot with its tapping point including end cap will be provided by owner cum developer. Internal routing from the individual plot's tapping point will be the responsibility of individual plot owner.</p>
<b>Storm Water Drainage</b>	<p>Individual plot's internal storm water network to be connected to the common storm water collection chamber by the individual plot owner. Storm water discharge from the common storm water collection network to the main external drain will be provided by owner cum developer.</p>
<b>Internal Road within Layout</b>	Internal roads in Trimix will be provided by owner cum developer.



GENERATED USING AI

Scan to Discover the Rare World of



**PENINSULA ESTATES**

Alibaug, One

Where every experience feels expansive, intentional, and deeply connected to its surroundings.



Scan the QR to See Every  
Detail Come Alive.

A Glimpse of What Your Plot Can Become.

G+1 Villa



ARTIST'S IMPRESSION

# G+1 Specifications

**Total Plot Area  
2454 SQ. FT.**

**Total Carpet Area  
2521 SQ. FT.**

+

**Total Open Area  
2295 SQ. FT.**

=

**Total Usable Area  
4816 SQ. FT.**

^Usable area generated by adding Bungalow carpet + Terrace + Parking + Front/Back/Side yards + Entrance porch



Ground Floor



First Floor



Terrace Floor

A Glimpse of What Your Plot Can Become.

G+2 Villa



ARTIST'S IMPRESSION

# G+2 Specifications

**Total Plot Area  
2454 SQ. FT.**

**Total Carpet Area  
3649 SQ. FT.**

+

**Total Open Area  
2259 SQ. FT.**

=

**Total Usable Area  
5908 SQ. FT.**

^Usable area generated by adding Bungalow carpet + Terrace + Parking + Front/Back/Side yards + Entrance porch



Ground Floor



First Floor



Second Floor



Terrace Floor

ARTIST'S IMPRESSION

“Land has always been the foundation of enduring wealth creation. At Peninsula Estates, our vision is to democratize land buying by bringing the trust, transparency, and professionalism of organised real estate to an asset class that is becoming increasingly relevant for the next generation of investors.”

- Rajeev Piramal



## A Gold Standard Opportunity

### Premium Coastal Investment Destination

- Established as Mumbai's leading second-home market
- Transitioning from niche HNI market to organized luxury developments
- Limited coastal land supply ensures long-term value

### High Appreciation and ROI Potential

- Prime Alibaug expected to see ~ **4X appreciation in 10 years\***
- Plot rates in Prime Alibaug expected to increase from ₹9,500/sq.ft in 2026 to ₹36,284/sq.ft by 2036
- Strong upside due to limited supply + rising demand

### Second Homes and Rental Income

- Managed villas generating ~7-11% rental yields
- Premium villas earning average of ₹30K+ per night during peak season
- Growing Airbnb market with expanding supply and demand

### 40-Minute Coastal Escape

- 40-45 mins via speed boat (Mandwa-South Mumbai).
- Improved road access via MTHL reducing travel time significantly
- Future boost from Navi Mumbai International Airport
- Connectivity transformation is a key trigger for demand growth.

### Luxury Demand and HNI Interest

- Surge in branded villa developments and gated communities
- Strong interest from celebrities, business owners and HNIs
- Shift toward wellness, nature-led luxury living

# Introducing *Peninsula Assist*

Your Land.  
Every Detail Taken Care Of.

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A dedicated service for Peninsula Estates plot owners - available whether you want to build, rent, resell, or simply have every detail looked after.



**Build**

Choose a design. Approve the cost. We handle permissions, construction, and handover - end to end.

**DESIGN · CONSTRUCTION · HANDOVER**



**Rent**

We manage your property completely - tenant sourcing, day-to-day operations, and maintenance. You receive the returns.

**TENANTS · MANAGEMENT · RETURNS**



**Resell**

Peninsula Assist acts as your broker - positioning and placing your plot or home with the right buyer, at the right time.

**ADVISORY · BROKERAGE · EXIT**



**Concierge**

For owners who want every detail looked after without any involvement - a fully managed estate experience, tailored to you.

**LIFESTYLE · CARE · ON YOUR TERMS**



REFERENCE IMAGES

### Tell Us Your Intent

Build, rent, resell, or hand it all over. That is the only decision you need to make.

### We Take It From There

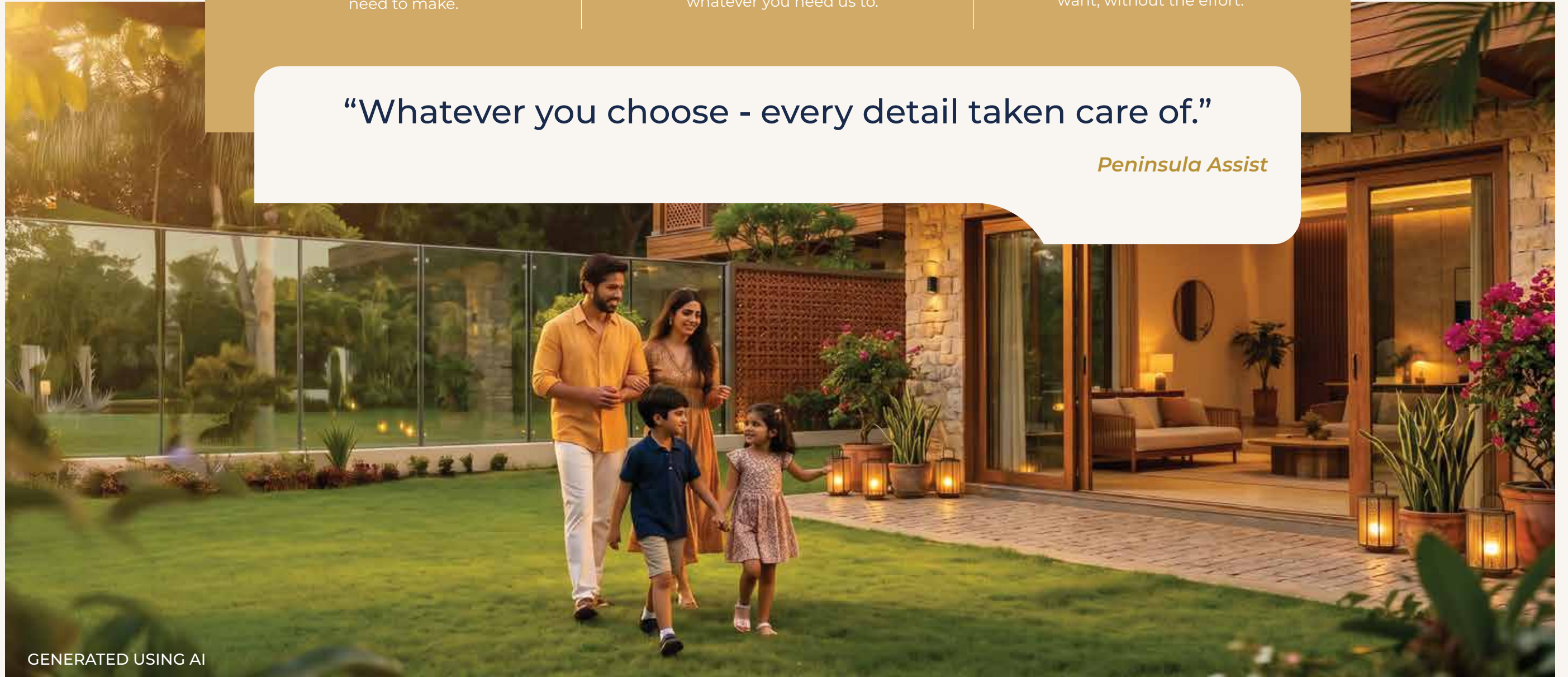
We present options, connect you with the right people, and manage whatever you need us to.

### Simply Own

A home built. Returns realised. A sale completed. An estate managed. The outcome you want, without the effort.

“Whatever you choose - every detail taken care of.”

*Peninsula Assist*



# ANNEXURE

# The Peninsula Estates Promise.

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## Clear Titles & Approvals

Hassle-free documentation, RERA registration, and transparent processes.



## Timely Project Delivery

Backed by a reputed developer with decades of credibility and delivery track record.



## Connectivity

Prime land parcel — well-connected, well-planned, and poised for appreciation.



## Internal Infrastructure

Roads, drainage, electricity, and amenities delivered upfront — unlike local layouts.



## Community of like-minded individuals

Part of larger gated developments ensuring security, lifestyle amenities, and long-term value.



# Peninsula Estates, Alibaug ONE vs. Non-Branded Plotted Developments

Not all plots are created equal.

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## Assured Quality and Compliance

Structured planning, regulatory approvals, and execution standards safeguard long-term value.



## Infrastructure Beyond Demarcation

Non-branded layouts often stop at marking plots, no internal roads, drainage, or utility provisions.



## Amenities and Community Living

Branded developments offer landscaped zones, clubhouses, and security, not just parcels of land.



## Location Disadvantage

Non-branded projects are typically in remote, less accessible pockets with limited growth visibility.

# Peninsula Estates, Alibaug ONE vs. Other Branded Plotted Developments

Not all branded developments are equal.

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## **Strategic Location Advantage**

A prime, well-connected, city-centric address, unlike larger projects in distant, still-maturing locations.



## **Thoughtful Layout Planning**

Designed for privacy, openness, and seamless movement not congested grids.



## **Generous Plot Dimensions**

Villa-scale plots planned for uncompromised home-building, not restricted formats.



## **Curated Low Density**

Balanced spacing that preserves calm, privacy, and naturally attracts a like-minded community

# Peninsula Estates, Alibaug ONE vs. Villas

Villas may be aspirational. Plots offer the same lifestyle but with greater control and efficiency.

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## Lower Entry Investment

Villas demand a high upfront premium. Plots offer a significantly lower ticket size, ideal for smart second-home buyers.



## Clear 7/12 Ownership

Direct land ownership recorded in your name on the 7/12 extract unlike structured villa formats



## Build on Your Timeline

Buy today. Build when ready. Plots offer design freedom and time flexibility that villas don't.



## Lower Maintenance

No structural upkeep, minimal maintenance, and lower property taxes, ensuring better long-term efficiency.

# Peninsula Estates, Alibaug ONE vs. Apartments

For a Mumbai buyer used to compact luxury living, plotted development offers a fundamentally stronger proposition.

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## 1/10<sup>th</sup> the Entry Cost

A premium Mumbai apartment demands massive capital for limited space. Plots offer ownership at nearly one-tenth of the investment, unlocking significantly greater value.



## Design Freedom vs. Fixed Layouts

Apartments confine you to predefined walls. A plot lets you design your home your way: floors, gardens, terraces, courtyards.



## True Land Ownership

Apartments offer a share certificate. Plots provide direct land ownership (7/12 in your name), an asset class that has historically appreciated more strongly.



## Future Flexibility

Build in phases, ONE level today, another later. Complete control to evolve with your family's needs.

# The Peninsula Estates Approach

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For **Peninsula Land**, plotted development has always begun with a larger vision for how land should be lived.

This philosophy has shaped a growing portfolio of plotted communities designed around planning, infrastructure, openness, and evolving lifestyles.

## A Proven Legacy Across Geographies



Today, this thinking comes together under Peninsula Estates, a dedicated plotted development platform built around clarity, structure, thoughtful planning, and clear-title ownership.

From infrastructure-led communities to transparent ownership and long-term value creation, Peninsula Estates reflects a more considered approach to plotted living.

# The Legacy of Peninsula Land

Peninsula Land Limited, part of the prestigious Ashok Piramal Group, is a pioneering real estate developer known for creating landmark developments that redefine urban skylines. With a diversified portfolio across residential, commercial, and retail assets, the company is recognised for delivering spaces that bring together design, innovation, and long-term value.

Today, Peninsula Land operates as an integrated real estate company guided by transparency, driven by innovation, and committed to sustainable development, creating new benchmarks for the future of urban living.

**25+**  
**YEARS**

**25+ Years**  
of proven experience in real estate development



**10.6 Million Sq. Ft.**  
of completed and delivered developments

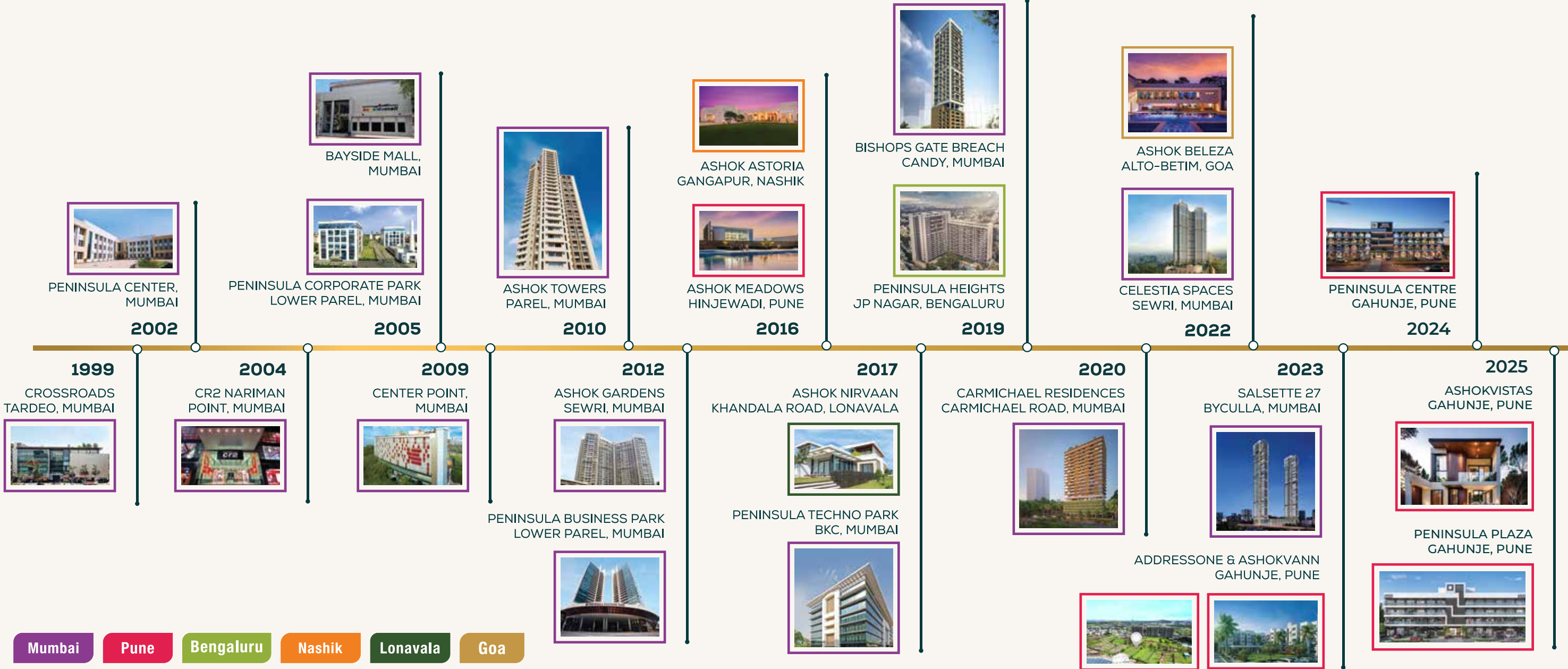


**1 Million Sq. Ft.**  
currently under development



# A Legacy Built

Brick By Brick | Floor By Floor | Tower By Tower.



- Mumbai
- Pune
- Bengaluru
- Nashik
- Lonavala
- Goa



For More Details: ☎ 70261 74040

🌐 [www.peninsulaestatesalibaugone.in](http://www.peninsulaestatesalibaugone.in)



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