

LAND IS LIMITED  
AND PRECIOUS

CLAIM YOUR PIECE, TODAY!

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Dapoli  
HILLS

CLEAR TITLE NA BUNGALOW PLOTS  
AT TADIL, DAPOLI

...

# Dapoli HILLS



In The Heart Of Konkan



# Welcome to Dapoli Hills

## The ultimate hill station near the shore

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"High on the hill, where the breeze plays,  
Lies Dapoli Hills, where dreams find their ways.  
Above the sea, with views so grand,  
A heaven of peace, sculpted by nature's hand.  
From Eco Essentials to Prime Vista's delight,  
Discover your sanctuary, where your heart takes flight.  
Invest in this bliss, where the hills kiss the shore,  
At Dapoli Hills, find tranquility and more."



Based on  
the foundation of

- TRUTH
- TRUST
- TRANSPARENCY



# Nature is the Utmost Form of Luxury







# Actual View of the Landscape

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# Dapoli HILLS

Dapoli Hills offers luxury and exclusivity in the peaceful landscapes of the Konkan region's Ratnagiri District. Surrounded by green hills and beautiful scenery, this project is a great investment opportunity. With premium bungalow plots on offer, Dapoli Hills promises a quiet retreat in the lap of nature. Many well-known real estate portals have rated and reviewed Dapoli as the hottest investment destination in Maharashtra.

## COLLECTOR SANCITIONED BUNGALOW NA PLOTS — Your Affordable Gateway to Serenity —

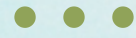
AMIDST  
NATURE

HIGH  
APPRECIATION

AMPLE  
AMENITIES

EXCLUSIVE  
INVESTMENT

WELL-PLANNED  
LAYOUT



# Actual Views From Site

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# Key Project Features

115+ ACRES | 612 PLOTS

## INVEST SMART, PAY LESS

Perched atop a serene hill, about **1,000 feet above sea the level** and just **9 km from the mesmerizing coastline**, Dapoli Hills offers a truly unique living experience. This is where the tranquility of the hill station meets the refreshing sea breeze, creating an unparalleled sanctuary for those seeking both peace and proximity to nature's wonders.



CLEAR TITLE  
NA PLOTS



UNIQUE  
LOCATION



DIVERSE  
OFFERINGS



VIBRANT  
COMMUNITY

# Prime Vista Retreat

2,500 SQ. FT. STARTING FROM ₹10.59L\* (ALL INCL.)

Experience the pinnacle of luxury and convenience with our Prime Vista Retreat. Located in a premium spot, this clear title land offers a suite of high-end amenities. From a decorated entrance gate to full utility connections, plantation, and exclusive clubhouse membership, this product is designed for those who demand the best.

₹399 PER SQ. FT.

VALUE INVESTMENT PRICING (VIP)

## WHO SHOULD BUY THESE PLOTS? THESE PLOTS ARE IDEAL FOR

- **HIGH-END INVESTORS:** Individuals or families with a higher budget looking for a premium real estate experience with extensive amenities.
- **LUXURY HOME BUILDERS:** Those who want to build a luxurious, well-equipped home in a prime location.
- **BUSINESS PROFESSIONALS:** Professionals looking for a prestigious property investment that offers both convenience and status.
- **ECO-CONSCIOUS BUYERS:** Buyers who value sustainability and want a property with plantation and other eco-friendly features.
- **FREQUENT VISITORS:** People who frequently visit Dapoli and desire a fully-equipped, luxurious retreat with clubhouse membership for leisure and recreation.



CLEAR TITLE NA  
PREMIUM  
LOCATION LAND



SECURE WALL  
COMPOUND  
(RED CHIRA 3 FT. H)



WELL-  
MAINTAINED  
ROAD ACCESS



WATER  
CONNECTION  
INCLUDED



ELECTRICITY  
CONNECTION  
INCLUDED



LUSH  
GREEN  
PLANTATION



DECORATED  
ENTRANCE  
GATE



EXCLUSIVE  
CLUB HOUSE  
MEMBERSHIP



EPITOME OF  
LUXURY &  
CONVENIENCE

# Why is Dapoli the Heaven on Earth?



## THE MINI MAHABALESHWAR & GOA BEFORE THE GOA!

Nestled in the picturesque district of Ratnagiri, Maharashtra, Dapoli is a hidden gem that offers a perfect blend of natural beauty, serene environment, and promising investment opportunities. Known for its lush greenery, pristine beaches, and a unique hill station experience by the sea, Dapoli is rapidly emerging as a sought-after destination for discerning investors and home buyers.

AN INVESTOR'S PARADISE



AFFORDABLE LUXURY



HIGH APPRECIATION



DIVERSE INVESTMENT OPTIONS

NATURAL BEAUTY & PLEASANT CLIMATE

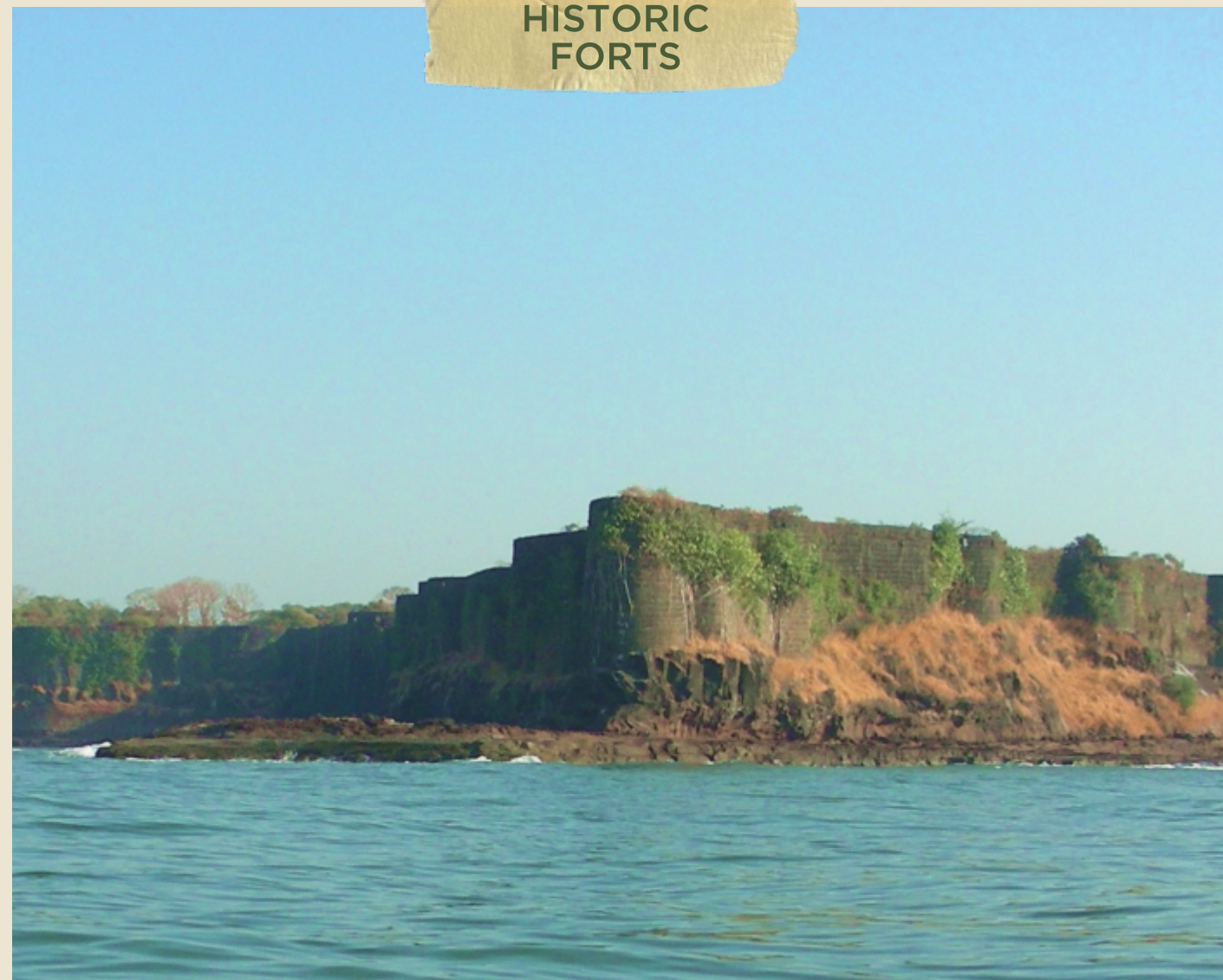
SCENIC & STRATEGIC LOCATION

TOURISM & GROWTH POTENTIAL

SEASIDE SERENITY

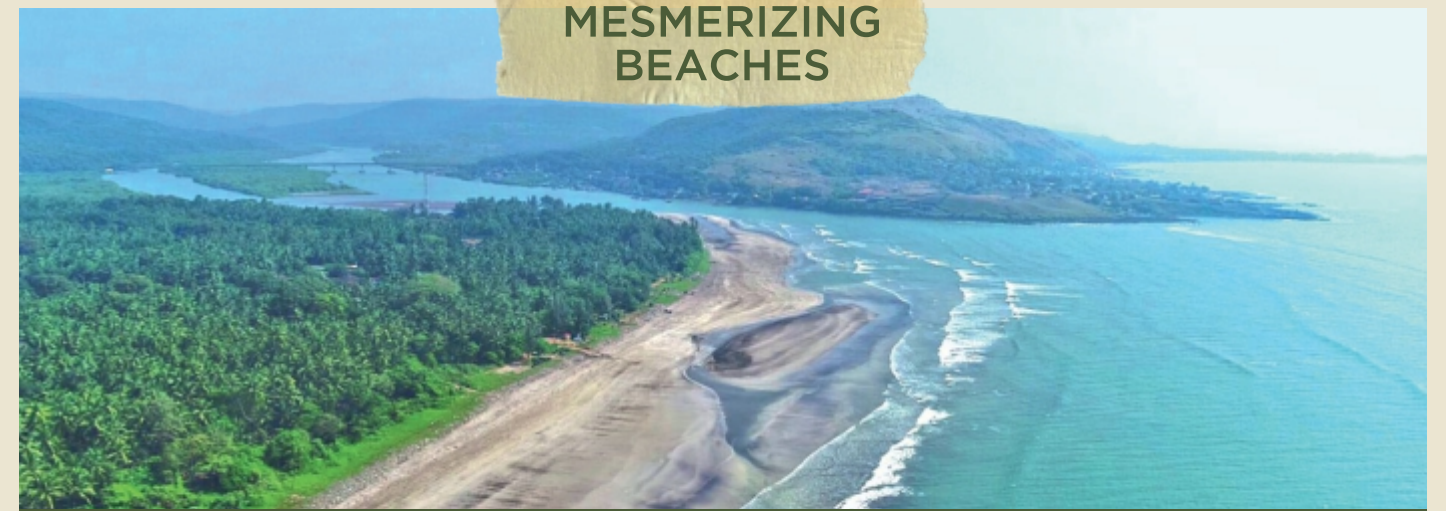
EMERGING INFRASTRUCTURE

HISTORIC FORTS

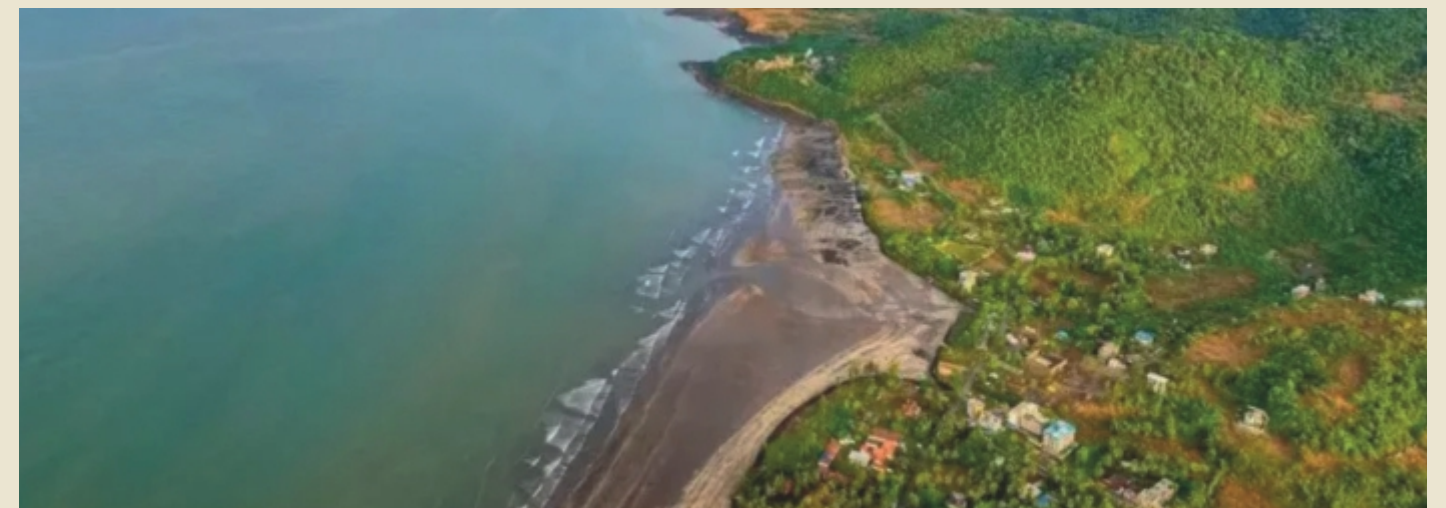


SUVARNADURG FORT AT HARNAI BEACH

MESMERIZING BEACHES



ANJARLE BEACH



MURUD BEACH



# Government Recognitions

## 01

### Six Laning of Mumbai - Goa Highway (NH-17) & The Sagari Mahamarg (Coastal Highway)

Work has already been commenced from Sawantwadi for the Six Lane Mumbai - Sawantwadi Expressway planned by the Government.

The Sagari Mahamarg (Coastal Highway) route passes through various districts of Maharashtra's such as Sindhudurg District, Ratnagiri District, Raigad District. This route is in our site vicinity.

## 02

### RAIL : The Sanction of CST to Roha

Rail Connectivity: CST to Roha Line Sanctioned Local rail connectivity from Mumbai would be extended to Mangaon and Mahad, because of which Dapoli connectivity would be much easier via Mahad Railway Station, which is just 45 km. Also, this will ease the congestion of road traffic for people travelling from Mumbai to Mahad.

## 03

### New International Airport @Panvel

The upcoming International Airport is again good news for NRI investors looking for owning a dream villa at the nearest coastline i.e. Dapoli. Property prices will reflect a huge impact because of this development.

## 04

### Tamhini Ghat Road Widening

Pune to Mangaon Road from Tamhini Ghat is going to be a 4-lane tar road from the existing 2-lane tar road. The Tamhini Ghat is also getting a Tunnel Section, cutting the travel distance by 24 km and commute time by 45 minutes.





# Ample Amenities for Your Retreat





Temple



Net Cricket Area



Basketball Court



Volleyball Court



Mini Football Ground



Amphitheatre



Club House



Party Area



Nana Nani Park



Open Gym





# Attractions Nearby

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Scuba Diving  
at Ladghar Beach



Seagulls  
at Anjarle Beach



Dolphins  
at Karde Beach



Parasailing  
at Murud Beach



Hot Water Springs  
at Unhavare



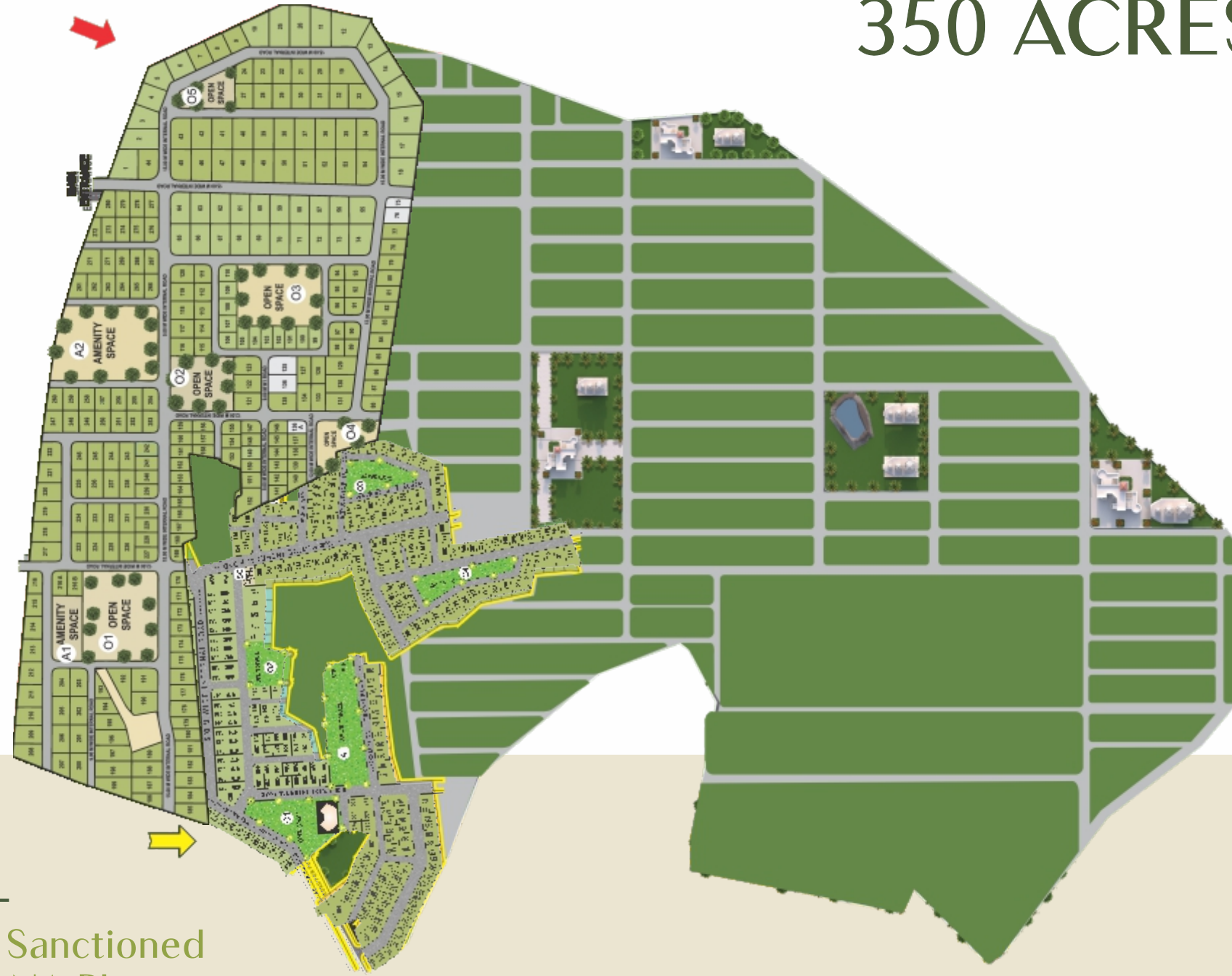
Kadyavarcha Ganpati  
Temple



Trekking at  
Forts

PHASE 1-  
Collector Sanctioned  
NA Plots

Overall Development  
350 ACRES



PHASE 1 AMENITIES

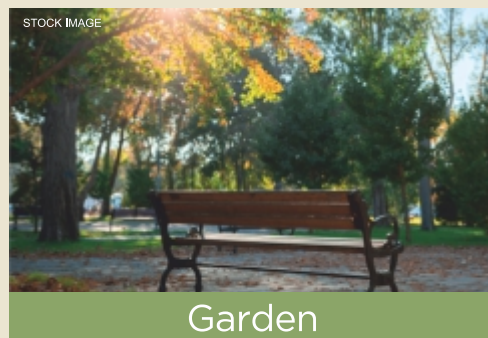
- : Outdoor Sports Area
- : Children's Play Area
- : Nana Nani Park & Gazebo
- : Garden
- : Machan & Garden
- A1 : Amenity Space
- A2 : Centralized Club House with Swimming Pool

PHASE 2 AMENITIES

- : Valley View Garden with Amphitheater
- : Temple
- : Garden
- : Garden
- A1 : Party Lawn
- T1 : Transformer
- SO : Society Office

Note: The layout development outside the Red and Yellow Boundary marked above is not a part of the current project or current project offering under the name and style as 'Dapoli Hills', developers do not take any responsibility for the same. The development outside the Red and Yellow Boundary including the Club Houses, etc. is subject to the actual development of the subsequent phases of the development plan. The outside development is suggestive and indicative only and is subject to cancellation/change without any prior intimation.

PHASE 2 -  
Collector Sanctioned  
Bungalow NA Plots



# Phase 1 Layout

78 ACRES



Collector Sanctioned  
NA Plots



Get Your Separate 7/12  
Extract Immediately

TYPES	RATES
PRIME VISTA RETREAT	399

- O1 : Outdoor Sports Area
- O2 : Children's Play Area
- O3 : Nana Nani Park & Gazebo
- O4 : Garden
- O5 : Machan & Garden
- A1 : Amenity Space
- A2 : Centralized Club House with Swimming Pool

# Phase 2 Layout

37 ACRES



## Collector Sanctioned Bungalow NA Plots

### Immediate Possession

TYPES	RATES
PRIME VISTA RETREAT	399

- O1 : Valley View Garden with Amphitheater
- O2 : Temple
- O3 : Garden
- O4 : Garden

- A1 : Party Lawn
- T1 : Transformer
- SO : Society Office



Plot No.	Area in Sq. Ft.
1	12745
2	12798
3	10441
4	9989
5	9784
6	9558
7	7879
8	7879
9	7933
10	12583
11	13660
12	17868
13	11916
14	12142
15	13972
16	15382
17	11830
18	12949
19	12368
20	8267
21	8267
22	8267
23	8267
24	7007
25	14219
26	14790
27	7879
28	8267
29	8267
30	8267
31	8267
32	8267
33	10646
34	11141
35	11195
36	11195
37	11195
38	11195
39	11195
40	11195
41	11195
42	11195
43	11065
44	10430
45	10958
46	11291
47	11464
48	11636
49	11797
50	11980
51	12142
52	12314
53	12486
54	12411
55	12206
56	9494
57	9677
58	9838
59	10011
60	10172
61	10344
62	10516
63	10689
64	10689
65	10635
66	10764

Plot No.	Area in Sq. Ft.
67	10764
68	10764
69	10764
70	10764
71	10764
72	10764
73	10764
74	12163
77	6857
78	6824
79	6792
80	6728
81	6588
82	6469
83	6340
84	6211
85	6082
86	5952
87	5823
88	5533
89	4166
90	4618
91	5565
92	6275
93	6092
94	4198
95	4736
96	4607
97	4607
98	4736
99	5134
100	4790
101	4790
102	4790
103	4790
104	4779
105	4779
106	5221
107	5350
108	5350
109	5350
110	5221
111	5414
112	5543
113	5543
114	5543
115	5533
116	7567
117	7567
118	7567
119	7567
120	7427
121	8514
122	8643
123	8514
127	6781
128	6781
129	9774
130	9063
131	8278
133	6781
134	6781
135	8902
137	4316
138	4316
139	4316

Plot No.	Area in Sq. Ft.
140	5242
141	4273
142	4306
143	4306
144	4316
145	4316
146	4219
147	4338
148	4435
149	4435
150	4435
151	5285
152	10021
153	5996
154	4725
155	4596
156	4284
157	4919
158	4133
159	4316
160	4919
161	4682
162	4349
163	4607
164	4855
165	5102
166	5490
167	5597
168	4381
169	3337
170	4252
171	4844
172	5307
173	5856
174	6222
175	6674
176	7007
177	7513
178	7944
179	5791
180	5587
181	7255
182	7718
183	8105
184	8493
185	8966
186	6135
187	8600
188	8600
189	7503
190	10043
191	10678
192	10527
193	4446
194	5576
195	7739
196	9063
197	9903
198	10258
199	10538
200	8956
201	8816
202	8816
203	8687
204	8687
205	8816

Plot No.	Area in Sq. Ft.
206	8816
207	6792
208	9257
209	8783
210	8288
211	9634
212	8859
213	8084
214	7320
215	6545
216	5683
216A	6448
216B	6545
217	10506
218	10344
219	9677
220	8945
221	8202
222	7384
223	7998
224	8051
225	8062
226	8062
227	5780
228	5845
229	5845
230	5759
231	8062
232	8062
233	8062
234	7965
235	7653
236	7739
237	7739
238	7739
239	5511
240	5608
241	5608
242	5522
243	7739
244	7739
245	7739
246	7653
247	7115
248	6071
249	6071
250	6071
251	6071
252	6071
253	5985
254	6146
255	6265
256	6265
257	6265
258	6265
259	6265
260	6125
261	6964
262	6125
263	6135
264	6135
265	6135
266	6039
267	6071
268	6135
269	6135

Plot No.	Area in Sq. Ft.
270	6135
271	9957
272	5102
273	6135
274	6135
275	6135
276	6039
277	6318
278	6458
279	6545
280	7804



# Phase One

# Phase Two

Plot No.	Area in Sq. Ft.
1	4742
2	2332
3	2321
4	2310
5	2303
6	2314
7	2311
8	2315
9	2319
10	2324
11	2328
12	2332
13	2336
14	2341
15	2345
16	2351
17	2358
18	2365
19	2372
20	2379
21	2387
22	2394
23	2401
24	3278
25	2485
26	2415
27	2415
28	2415
29	2495
30	2497
31	2500
32	2506
33	2510
34	3169
35	3087
36	4642
37	2436
38	2436
39	2436
40	2436
41	2436
42	2436
43	2436
44	2436
45	2436
46	2436
47	2793
48	2793
49	2436
50	2436
51	2436
52	2436
53	2436
54	2436
55	2436
56	2436
57	2436
58	3469
59	4011
60	2436
61	2436
62	2436
63	2436
64	2436
65	2436
66	2436

Plot No.	Area in Sq. Ft.
67	2364
68	2436
69	2793
70	2793
71	2436
72	2436
73	2436
74	2436
75	2436
76	2436
77	2436
78	2436
79	2436
80	2322
81	2280
82	2051
83	2114
84	2114
85	2114
86	2114
87	2051
88	2051
89	2645
90	2278
91	2279
92	2279
93	2279
94	2279
95	2279
96	2519
97	2475
98	1938
99	1996
100	1996
101	1996
102	2576
103	2022
104	1937
105	1937
106	1996
107	1996
108	2521
109	2607
110	1996
111	3579
112	2214
113	1996
114	2211
115	2935
116	2183
117	2581
118	3317
119	4436
120	4726
121	4957
122	5090
124	2633
125	2604
126	3195
127	2240
128	2105
129	2576
130	5077
131	2716
132	3069
133	3442

Plot No.	Area in Sq. Ft.
134	2712
135	2760
136	2712
137	4240
138	2763
139	2307
140	3829
141	3038
142	2700
143	2715
148	3481
149	2909
150	2920
151	2920
152	2920
153	2920
154	2920
155	4427
156	3568
157	2918
158	2918
159	2918
160	2918
161	2918
162	3787
163	4206
164	2918
165	2918
166	2918
167	2918
168	2918
169	2663
170	2671
171	2172
172	2206
173	3027
174	3027
175	3027
176	3025
177	2962
178	3226
179	3119
180	3118
181	3504
182	2753
183	2593
184	2593
185	2593
186	2578
187	2545
188	3095
189	3095
190	2579
191	3035
192	3173
193	3195
194	2681
195	2876
196	2881
197	2879
198	3494
199	2684
200	2166
201	2152
202	2141
203	2133

Plot No.	Area in Sq. Ft.
204	2147
205	2158
206	2159
207	2158
208	2155
209	2152
210	2148
211	2146
212	2475
213	4997
214	3988
215	3756
216	3533
217	3583
218	3335
219	3947
220	2968
221	2968
222	2968
223	3048
224	4096
225	4423
226	4355
227	3264
228	2961
229	2961
230	3001
231	3194
232	3088
233	3094
234	3094
235	3104
236	2838
237	3163
238	3247
239	2505
240	3091
241	2397
242	2259
243	2259
244	2660
245	2834
246	2699
247	3093
248	4028
249	4362
250	4567
251	4558
252	4505
253	4178
254	3835
255	3505
256	3180
257	4529
258	3738
259	3102
260	2924
261	2882
262	285

# A Location no Less than Heaven

**Site Address:** Post Village Tadil, Taluka-Dapoli, Dist-Ratnagiri, MH - 415712, India

## Connectivity

Pune	190 Km
Mumbai	220 Km
Mahabaleshwar	100 Km
Satara	150 Km
Kolhapur	250 Km
Khed Railway Station	40 Km

## Popular Spots

Kadyavarcha Ganpati	30 Min
Anjarle Beach	32 Min
Harnai Beach	41 Min
Suvarnadurg Fort	41 Min
Murud Beach	50 Min
Karde Beach	55 Min
Ladghar Beach	1hr 6 Min



LOCATION



## NEARBY BEACHES

-  Anjarle
-  Harnai
-  Murud
-  Karde





A Project By

VIAA...  
VISION

## THE BRAND BEHIND THE VISION

The Viaa Vision stands as a beacon of innovation and excellence in real estate development, driven by a rich legacy of craftsmanship and visionary leadership. With a commitment to creating iconic landmarks that blend seamlessly with their surroundings, Viaa Vision pioneers sustainable and community-centric projects.

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12+ YEARS OF  
EXPERTISE

15+ PROJECTS  
COMPLETED

1,100+ HAPPY  
CUSTOMERS

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A Project By

VIAA...  
VISION

#### Site Address:

Post Village Tadil, Taluka-Dapoli,  
Dist-Ratnagiri, MH - 415712, India

9766390577 / 9766395077 / 7722059991

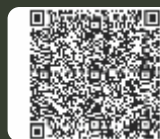
sales@dapolihills.in | www.dapolihills.in

#### CORPORATE ADDRESSES

**PUNE:** Vial Vision, La Ventana, First Floor, Office No. 115. NIBM Road, Kondhwa, Pune 411048

**MUMBAI:** Vial Vision, High Street Mall, First Floor, Office No. FB-29, Kapurbawdi, Thane West - 400607

**NIGDI:** Vial Vision, Vision Plus, S. No. 17/5 A & B, Shop No. 16, Ground Floor, Old Pune-Mumbai Highway, Nigdi - Dehuroad, Pune - 411044



Registration No.  
P52800018488

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