



The Dholera Opportunity

An Investor's Guide to 104+ New Residential & Commercial Projects in Ahmedabad's Future-Forward City

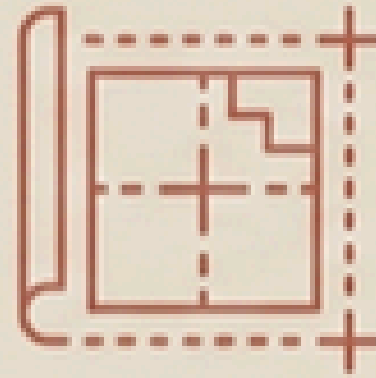


The Dholera Market in Brief



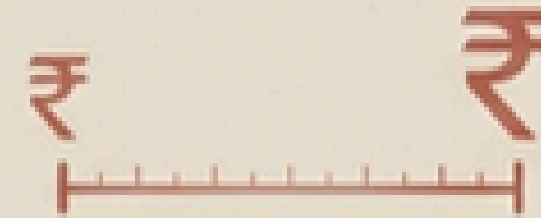
Vibrant Market

Over 104 new projects are currently active, signaling strong development and investor interest.



Plot-Centric Development

The market is overwhelmingly dominated by residential plot offerings, indicating a focus on long-term land appreciation and customized construction.



Broad Investment Spectrum

Opportunities range from an accessible entry point of ₹4 Lakhs (Sarovar Residency) to premium investments exceeding ₹2 Crores (Mayur Evana).

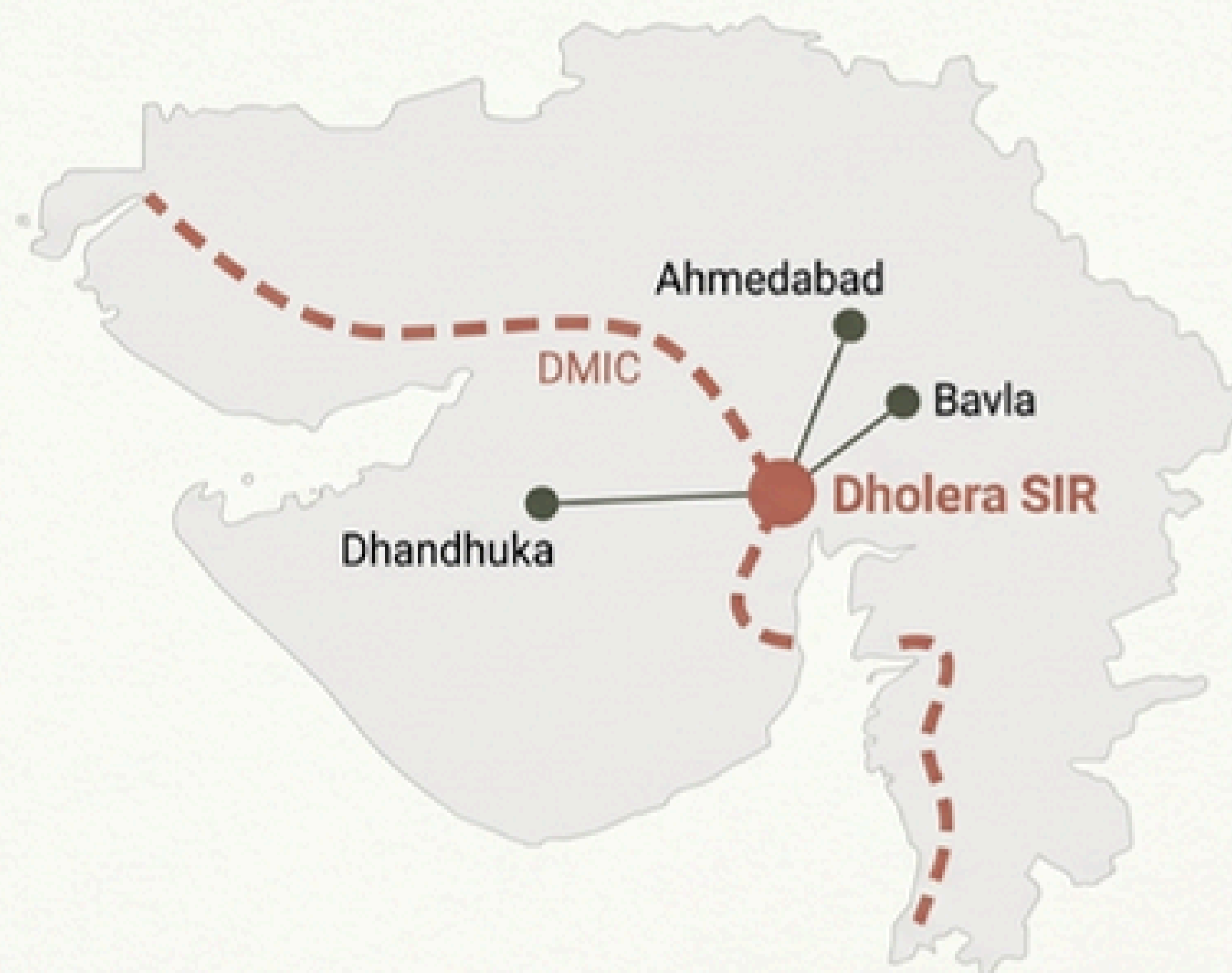


Strategic Location

As India's first greenfield smart city within the Delhi-Mumbai Industrial Corridor, Dholera is poised for significant future growth.

A Strategic Hub for Growth

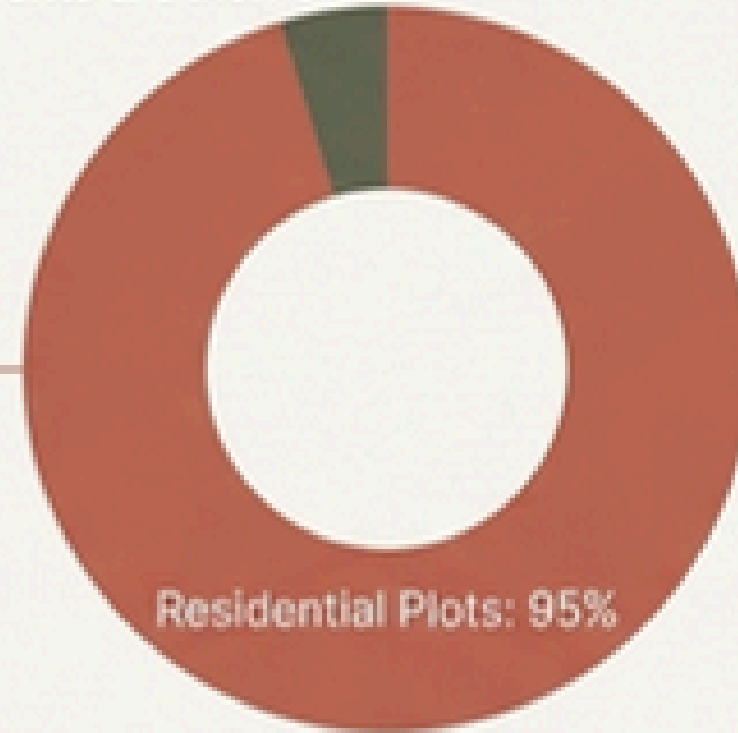
Nestled within the Delhi-Mumbai Industrial Corridor, Dholera is India's first greenfield smart city. Its state-of-the-art infrastructure, focus on sustainability, and planned economic zones make it one of the most promising real estate investment destinations in the country. The proximity to key industrial and transport nodes like Ahmedabad, Dhandhuka, and Bavla solidifies its long-term value proposition.



Market Snapshot: A Look at the 104+ New Projects

Property Type Breakdown

Apartments & Other: 5%



Residential Plots: 95%

Residential plots form the core of the Dholera market, representing a primary focus on land investment.

This includes rare apartment offerings like Greentech Residency's 3BHKs.

Project Status Breakdown

Ongoing Projects



53%

Ready to Move

47%

A healthy mix of ready and under-construction projects offers diverse entry points for both immediate and long-term investment strategies.

Build Your Vision: The Dominance of Plot Investments

The prevalence of residential plots allows investors to benefit directly from land appreciation while offering the flexibility to build bespoke homes or villas. Projects in Dholera cater to every ambition, from compact, efficient plots to expansive estates for luxury development.

Mayur Kalp

Orchid Villa Greens

Angel Riveria

Aerovista Dholera

The Power Players: Who is Building Dholera?

A diverse mix of established and specialized developers are active in Dholera. Notable players with multiple projects are leading the charge, ensuring quality and vision for the city's development.

MIRRIKH INFRATECH PVT LTD

Leading Developer with 5 Projects

- Mayur Kalp
- Mayur Evana
- Mayur Aerocity
- Mayur Greenz II
- plus one other from their portfolio

Also Featuring

- | | |
|---------------------------------|-----------------------------|
| • Nestoria Group | • Shivgan Infratech LLP |
| • SCRJ Group | • Goyal and Company |
| • Dholera SIR Infra Development | • HN Safal Infra Developers |

On-the-Ground Intelligence: Top Real Estate Agents

For invaluable local knowledge, market insights, and negotiation support, connecting with a verified property expert in Dholera is essential. These professionals can guide you through the intricacies of the local market.



Dholera Smart Properties



Mirrikh Infratech



Samyak Buildcon



LLB INFRA DHOLERA



Nestoria Buildcon Pvt. Ltd.



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