

northern hills



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northern hills

neworld
Life At The Top

Paradise.
Unlocked.



Where the land rises gently into forested hills,
And the air carries the scent of rain-soaked earth
This is not a place you visit.
It's a place that returns you to yourself.
Where architecture listens to the land.
Homes open to a dance of light and breeze,
Gardens stretch into green infinity,
And silence isn't empty - it's rich.
There are no grand arrivals here,
Only slow discoveries.
A path that curves unexpectedly.
A view that takes your breath, gently.
A sense of belonging, without effort.
Come home to

Northern Hills



WELCOME TO NORTHERN HILLS

Set amidst lush, elevated terrain, Northern Hills is a refined tropical development that redefines luxury living in nature’s embrace. Thoughtfully masterplanned and seamlessly integrated with its surroundings, this is a destination for those seeking stillness, sophistication and oneness with nature and a slower rhythm—one inspired by the land and shaped by design.

Prime Tropical Location

Serene hillside region with year-round greenery, natural elevation, and excellent climate comfort.

Curated Amenities

Forest lounges, wellness pavilions, luxurious clubhouse infinity pools, jungle trails, and open-air cafés and much more.

Low Density Living

Spacious planning ensures privacy, peace, and a sense of openness.

Sustainable by Design

Native landscaping, eco-sensitive materials, and water-conscious planning.

Architectural Integration

Designed to blend with terrain, optimizing light, ventilation, and views.

Climate Responsive Comfort

Passive cooling, shaded walkways, and naturally ventilated interiors.

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live at the top

In an era defined by shifting urban dynamics, climate consciousness, and a renewed focus on land-based investing, **Northern Hills** emerges as a standout offering. Nestled in the lush landscape of **Malgaon, Maharashtra**, just minutes from the **Goa border and MOPA International Airport**, upto **51-acre premium villa-plotted development** by **Newworld Developers** is poised to become the new benchmark in long-term real estate value creation.

Location

20 mins from MOPA Airport; 5 mins from Goa border; on Goa-Mumbai Expressway

Plot Size

Spread upto 51 acres of NA-zoned land

FSI

Build More, Earn More: Our elevated FSI gives you the flexibility to construct maximum area, add value to your property, and increase your long-term rental or resale potential.

Topography

Elevated land with lush green hills and valley views

Amenities

Clubhouse, commercial zone, nature parks, spa, retail & more

Legal Status

Freehold, NA-sanctioned, high floor-area ratio

Future Growth Catalysts

Aerocity, Film City, 6-lane link roads, highway access, hospitality boom

Developer Vision

To deliver timely possession at the committed and highest quality.

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A vertical photograph of a tropical beach. In the foreground, there are dark, silty rocks or sand. The water is a calm, light blue-green. In the background, a person is walking along the shoreline. Lush green palm trees and other tropical vegetation line the beach. The overall atmosphere is serene and natural.

Ino Ne We Co Go

Northern Hills lies at the intersection of **two powerful real estate engines: North Goa's tourism-led economy and Sindhudurg's infrastructure-fueled land corridor**. The government's focus on infrastructure, investment incentives, and regulatory streamlining in this region is mirroring what happened in areas like **Navi Mumbai** and **Whitefield (Bangalore)** a decade ago – both of which saw land values **multiply in 10 years**.

Unlike most coastal belt land parcels – where **less FSI** is permitted due to eco-sensitive zoning – Northern Hills is a rare outlier. It enjoys **maximum permitted coverage** on clean, developable, NA land, legally sanctioned.

The **MOPA International Airport** is not just a transit point. It is the fulcrum of a transformation that includes proposed:

- **2,132-acre Aerocity** (hotels, convention centers, offices, parks)
- **International cricket stadium** in Dhargal
- **Film City** and media training institute
- **Special tourism and agro zones** in Sindhudurg and North Goa

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at the crossroads
of culture,
connectivity,
and capital growth

An aerial photograph of a vibrant green landscape. The terrain is characterized by smooth, undulating hills and valleys, creating a sense of organic flow. Several mature, rounded trees are scattered across the slopes, their dark green foliage contrasting with the lighter green of the surrounding vegetation. The lighting is bright and even, highlighting the textures of the grass and the contours of the land.

Nestled at the confluence of **Goa's booming tourism economy** and **Maharashtra's infrastructure renaissance**, **Malgaon** is strategically located to capture the best of both worlds. Positioned just **5 minutes from the Goa border** and **20 minutes from the MOPA International Airport**, Northern Hills stands at a point of rare convergence:

- Proximity to Goa's cultural, commercial, and touristic energy
- Access to Maharashtra's fast-developing land banking and infrastructure policies
- Direct connectivity to regional and national highways
- Eco-conscious, elevated terrain ideal for wellness, recreation, and long-term living

Landmark	Travel Time (Approx)	Mode of Access
MOPA International Airport	20 min - 5	6-lane highway
Goa Border	min - 20-	Local arterial road
Mapusa City (North Goa Hub)	25 min	Goa-Mumbai Expressway
Arambol Beach	20-25	Coastal highways + Expressway
Thivim Railway Station	min - 10	NH-66 Expressway
Sawantwadi Town (Sindhudurg)	min - 15	SH-124 + Link roads
Proposed Sindhudurg Greenfield Airport	min - 40- 45 min	State highway

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MOPA International Airport

- Operational since December 2022
- Built under a PPP model with GMR Group
- Equipped for international and domestic connectivity
- ₹2,870 crore Phase 1 investment; will handle 13.1M passengers annually by 2045

Goa–Mumbai Expressway (NH-66)

- The newly upgraded NH-66 six-lane highway
- Connects Mumbai, Panaji, Karwar, and southern Maharashtra through Malgaon
- Full Goa – Sindhudurg - Mumbai highway connectivity to be completed by 2025

Plugged Into India's New Western Corridor

MOPA Link Road & Elevated Corridor (Por vorim)

- 5.15-km elevated expressway connecting Panjim to MOPA route
- ₹641 crore investment
- Reduces airport access time by 30–40%

Proposed Konkan Coast Tourist Ring

- Highway ring connecting North Goa, Sawantwadi, Vengurla, and Devgad
- Part of Maharashtra Coastal Development Initiative
- Designed to promote coastal villa living and second home investments

Existing and Upcoming Connectivity

As per the recent survey MOPA airport's operationalization has led to a **230% increase in land transaction volume** in the North Goa–Sindhudurg corridor in the last 18 months. With **remote work, wellness living, and climate migration trends**, plotted developments in well-connected locations are now **preferred over vertical apartments** for long-term wealth preservation.



Airport Feature	MOPA	Dabolim (Old Airport)
Year Built	2022	1955
Operating Model	PPP (GMR)	Military-run (Indian Navy)
Land Capacity	2,132 acres	1700 acres *Approx
Night Landings Allowed	Yes	No, after 11:30 PM
Cargo & Freight Terminal	Yes (In Construction)	No
Connectivity Infrastructure	New expressways, Aero city	Limited

MOPA is not an alternative – IT IS THE FUTURE. And Northern Hills is its closest premium residential landmark.

Malgaon is no longer a “fringe zone” to Goa — it is the **next urbanized lifestyle and investment cluster** being shaped by policy, infrastructure, and macroeconomic momentum. With premium land zoning, topographic advantage, and access to two state ecosystems.

- Higher build potential
- Stronger capital appreciation triggers
- Better long-term infrastructure pipeline

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nightlife as a value- added amenity

Goa's nightlife ecosystem is India's most evolved, with a global cultural imprint. The area surrounding Malgaon has transformed into a hub for boutique nightlife experiences:

Iconic names within reach: Thalassa, Antares, Olive, Artjuna, and Titlie draw elite clientele and host seasonal events, creating high seasonal demand for rentals.

Music tourism integration: With festivals like Sunburn, Hilltop, and Supersonic, the area becomes a music pilgrimage zone.

Lifestyle migration: Digital nomads and the post-pandemic work-from-anywhere tribe increasingly choose North Goa for its vibrant yet balanced energy.

Insight: A 2024 CBRE report notes that properties within 10 km of active nightlife clusters in Goa command 25–30% higher rental yields.





Entertainment Capital: Casinos as Economic Engines & Lifestyle Multipliers

A legalized gaming hub

Goa is one of only three states in India where casinos are legal, with a robust framework that supports both offshore and onshore gaming. Malgaon, strategically placed near the casino belt along the Mandovi and Zuari rivers, offers easy access to:

- Big Daddy • Deltin Royale
- Casino Pride • Strike Casino

Casino Offering	Strategic Benefit to Residents/Investors
Luxury dining + shows	Social engagement and high-end lifestyle
MICE tourism	Influx of business-leisure travelers
Weekend footfall	High short-term rental demand
Job creation	Sustains local micro-economy

Casinos and Property Value Correlation

An analysis of real estate data from 2019–2024 shows:

Metric	Near Casino Zones	Non-Casino Coastal Zones
Avg. Rental Yield (Premium)	7.2%	5.3%
Year-on-Year Price Appreciation	11.4%	7.8%
Average Occupancy (Airbnb)	71%	59%

Why it matters

Malgaon, with its triangulated access to beaches, casinos, and nightlife, becomes a triple-bonus lifestyle zone - ideal for:

- High net worth individuals
- Experience-seeking millennial families
- Remote professionals
- Tourism-linked real estate investors

Investment boom: With casino gaming revenues growing at **13.7% CAGR (FICCI-EY 2024)**, allied real estate investments in proximity are projected to outperform standard luxury realty by **18–22% over 5 years**.

Northern Hills, by contrast, benefits from:

- This allows owners to build larger villas, second homes, or wellness stays — and monetize them legally via long-term or short-term rentals.

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live true

The Trust, Track Record, and

Transformational Thinking Behind Northern Hills

Newworld Developers:

Newworld Developers is a bold new force in India's real estate ecosystem—an innovation-driven development firm backed by the legacy, trust, and expansive network of a stalwart business house. Newworld was established to cater to a fast-evolving, design-conscious, and investment-savvy new generation of homebuyers and investors who are seeking experiences, not just square footage.

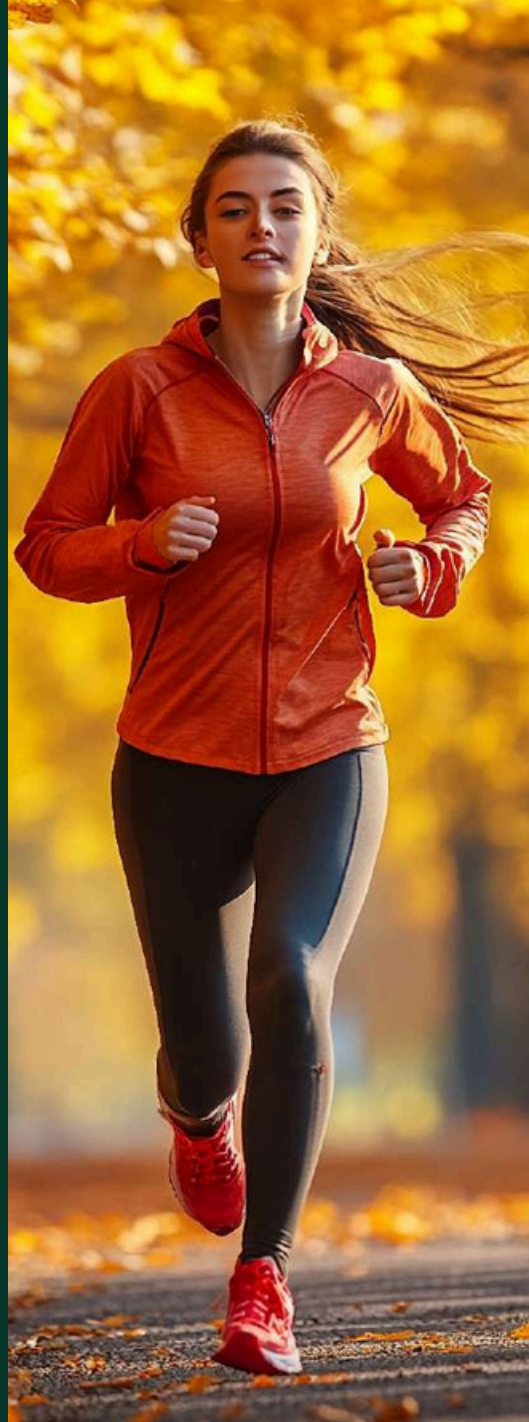
Backed by Vision. Built for the Future.

Newworld Developers brings credibility and institutional strength to every project it launches. The company blends creative architecture with strategic land acquisition, premium location selection, and a marketing-first approach—making it both a visionary developer and a smart investment engine.

What Sets Newworld Apart:

- **Institutional Backing:** 15+ years of Strength and experience
- **Design-First Thinking:** A focus on aesthetics, wellness, and lifestyle integration
- **Next-Gen Locations:** Entry into under-supplied, high-growth belts before the mainstream catches on
- **Marketing-Led Approach:** Strategic brand-building and storytelling to elevate each project

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The Philosophy: Design With Nature, Not Over It

Unlike high-rise cities or copy-paste townships, Northern Hills is built on a singular premise:

“To create a human-scaled, nature-integrated community that inspires active, soulful living.”

Here, masterplanning is not just about plots - it's about space between them. Every trail, every water element, every community pavilion is planned to **activate the in-between spaces** — creating pockets of beauty, utility, and togetherness.

live more
everyday

A Community That Breathes With the Land



The Green Story

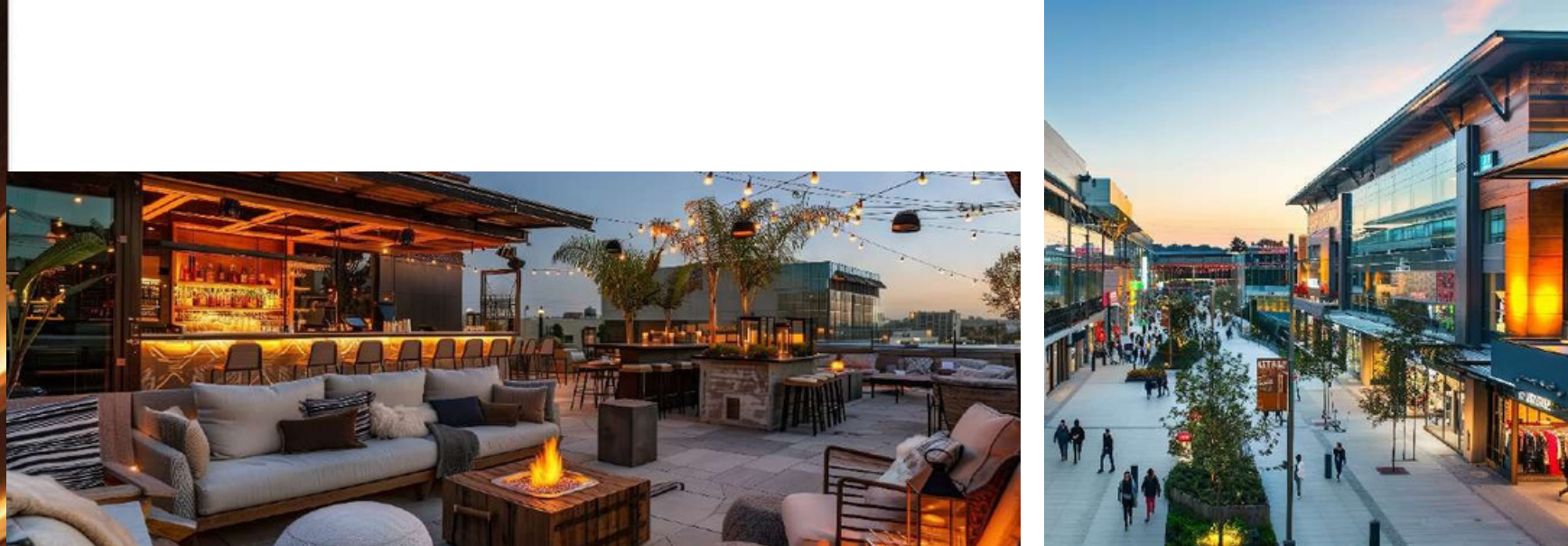
Central Park Features:

- # Private Living Meets Shared Lifestyles

Plot-Integrated Amenities:

Wellness	Stone spa pods, forest sauna clusters, meditation halls
Fitness	Outdoor gyms, cycling loops,
Family	Splash park, children's discovery trail, kids play parks
Pets	Pet café + leash-free zone + training tracks
Community	Community bonfire plaza, weekly farmer market deck, picnic areas
Security	RFID gates, CCTV commons, motion-light paths





Positioned at the **entry edge of the development** (for easy access by outsiders too), this **mixed-use zone** is designed to support both residents and passersby.

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