

# RISHIKESH

## WHERE SPIRITUALITY MEETS OPPORTUNITY

## SPIRITUAL HEART OF INDIA

### Spiritual Capital

Ancient city with deep spiritual roots.

### Investor's Paradise

Growing interest from NRIs, HNIs, developers.

### Unique Appeal

Combines heritage and modern growth.

A destination where spiritual legacy meets modern-day opportunity. In the next few minutes, we'll explore how Rishikesh is becoming a goldmine for premium real estate, wellness tourism, and conscious investing."

# SPIRITUAL TOURISM GROWTH

## Global Yoga Hub

Attracts over 500,000 tourists annually for yoga and meditation retreats.

## Cultural Festivals

Hosts Keswick Mela and International Yoga Festival, boosting local economy.

## Sustainable Tourism

Focus on eco-friendly accommodations and spiritual experiences.

**25M+**  
**ANNUAL**  
**VISITORS**



# STRATEGIC LOCATION ADVANTAGES:

**5–6 hours from  
Delhi NCR**



**Entry to Char  
Dham Yatra**



**30 mins from Jolly  
Grant Airport**



**Upcoming tunnels,  
expressways, and  
rail projects**

# STRONG RENTAL INCOME POTENTIAL

8-12%

70%

## Annual Rental Yields

Consistent returns higher than many metro cities in India.

## Occupancy Rate

Tourism-driven demand ensures high year-round property occupancy.



## Airbnb Demand

Rising globally and locally



## Rental Rates

₹5,000–₹25,000/day potential



## ROI

7-12% from rentals



# REAL ESTATE GROWTH POTENTIAL



## Scarcity of Ganga-facing land

Drives high appreciation



## New 5-star brands entering market

Taj and Hyatt presence growing



## Plot price growth:

30-50% in 3 years

# INFRASTRUCTURE DEVELOPMENT BOOM

## Investment

₹1,700+ Cr in road & rail

## Airport Expansion

Jolly Grant capacity increase

## Road Widening

Neelkanth Road upgrade ongoing

## Smart Zones

Eco-tourism and modern townships

## Utility Improvements

Enhanced water supply, electricity, and waste management systems.



# PEACEFUL & HEALTHY LIVING

-  **Clean Environment**  
Pure air, wellness lifestyle
-  **Remote Work**  
Properties equipped for work
-  **Popular With**  
Digital nomads, retirees



## WHO IS INVESTING IN RISHIKESH?

### HNIs

Delhi NCR-based high-net-worth individuals

### NRIs

Seeking legacy and holiday homes

### Wellness Brands

Yoga schools and retreat centres

### Foreign Settlers

Long-term residents & investors



# TOP INVESTMENT LOCATIONS

- **Tapovan:** Cafes, scenic Ganga views
- **Neelkanth Road:** Premium luxury plots
- **Shivpuri:** Adventure and tourism hub
- **Devprayag Road:** Modern gated communities