

# Outlook

Initiative



## 24 TOP PROPERTIES TO INVEST IN 2024

This special edition showcases a collection of exclusive projects handpicked from diverse locations, offering enticing investment prospects for this year.



# The stage set for an optimistic outlook in 2024

*As we step into the new year, the real estate industry envisions a future where more aspiring homeowners can turn their dreams of luxurious living and premium lifestyles into a tangible reality.*



**TOP STOREY**  
**Kausar Firdausi**

As looking forward to 2024, industry experts and stakeholders anticipate a continuation of the strong homebuying sentiment witnessed in 2023, with affordability being complemented by factors such as health & safety, community living, and smart home technologies. The momentum towards housing, especially luxury segment, is poised to persist into 2024. "Evolving preferences shaped by the pandemic, coupled with the growing number of high-net-worth individuals, are expected to sustain the demand for upscale properties," affirms Mayank Ruia, founder & CEO, MAIA Estates.

The Indian real estate is one of the most rapidly evolving and booming sectors of the Indian economy. With increasing urbanisation and rising incomes, India's housing market has flourished in recent years and has become a significant contributor to the economy. "Projections indicate a ₹65,000 crore market by 2024, contributing 13% to the GDP by 2025," informs Avneesh Sood, director, Eros Group.

Anshuman Magazine, chairman & CEO - India, South-East Asia, Middle East & Africa, CBRE is of the view that backed by strong demand across key sectors, the year 2024 looks highly promising for the Indian

realty sector, driven by a growing number of individuals channelling savings into investment avenues wealth and enhance lifestyles. The surge in demand for high-value residential properties signifies a robust upward trajectory in the housing market.

For 2024, Dr. Niranjana Hiranandani, chairman, NAREDCO National, anticipates that the surge in demand will result in a 10-12% increase in property prices, along with a snowball distribution of commercial and retail space. "To navigate the evolving landscape of the country's realty market, investors, developers, and homebuyers will closely monitor this key development at macro and global levels," envisions Dr. Hiranandani.

Magazine further updates, "In the office segment, a strong supply pipeline from key cities like Bengaluru, Hyderabad, and Delhi-NCR is set to sustain flight-to-quality absorption, with hybrid working models becoming the norm, indicating a positive business expansion outlook. Similarly, the retail sector also expects continued leasing strength, fuelled by robust consumer spending."

For Venkatesh Gopalakrishnan, director group promoter's office, MD & CEO, Shapoorji Pallonji Real Estate (SPRE), the year

2024 holds potential for those exploring emerging locations, innovative projects, and untapped geographical landscapes within the real estate sector.

Parvinder Singh, CEO, Trident Realty believes, "The ascent of tier 2 cities and luxury housing are not just trends but fundamental swings that will navigate the sector towards new horizons, contributing significantly to India's growth story."

Mazhar Syed, director, AsmitA India Realty points out that in 2024 and beyond, technology integration, particularly in proptech (property technology), will streamline transactions, improve customer experiences, and change property management. The increased emphasis on green building principles is expected to strengthen sustainability.

Besides metros, C J Singh, COO, Wave City says that tier 2,3 and 4 cities will also witness a steady rise of integrated townships featuring smart and sustainable homes and greater application of AI for security and safety. Connectivity, amenities, futuristic investment choices, growth of urban infrastructure, more employment, ingress of NRI investors and new technological shifts are expected to drive 2024.

**"2024 looks highly promising for the Indian realty sector, driven by a growing number of individuals channelling savings into investment avenues wealth and enhance lifestyles."**

**- Anshuman Magazine,**  
Chairman & CEO - India, South-East Asia, Middle East & Africa, CBRE

Innovation is set to soar in 2024, with drone technology, digital twin and tech-led methodologies playing a pivotal role in construction. "Navigating these headwinds and adapting to the evolving landscape will be crucial for Indian real estate to maintain its impressive trajectory in 2024. By embracing tech-led innovation and prioritising sustainability, the Indian real estate sector is poised for continued growth and success in 2024 and beyond," concludes Harkunwar Singh, CEO & Co-founder, Novatr.

# 24K Altura Pune

The project reshapes the city's luxury landscape and redefines the standards of elevated living with lavish interiors, bespoke designs, and immaculately crafted spaces



**Developer:** Kolte-Patil Developers Ltd. (KPDL)

**Type of Project:** Residential

**Location:** Baner, Pune

**Configuration:** 3 & 4 Bed residences

**USPs:**

- » Only 2 minutes away from the Mumbai-Bengaluru Highway
- » Offers a breath-taking panoramic view of Pune's western region
- » Surrounded by rich biodiversity in the nearby region
- » Nestled amidst a lush environment

**Launched in:** June 2023

**Possession:** March 2028

**Price:** ₹1.67 cr. onwards

**Current Status:** Excavation completed



Nestled in the heart of Baner, Pune, '24K Altura' epitomises the perfect confluence of natural beauty and meticulously planned urban infrastructure. This premium project stands as a testament to KPDL's legacy, which spans over three decades and encompasses iconic landmarks. 24K Altura offers residences adorned with lavish interiors, bespoke designs, and immaculately crafted spaces. The dwellings are equipped with contemporary luxuries that redefine the standards of elevated living. Conveniently positioned just two minutes away from the Mumbai-Bengaluru Highway,



residents are treated to panoramic views of Pune's western region and the rich biodiversity of the nearby surroundings.

The outdoor spaces of 24K Altura are as enchanting as the interiors, with a meticulously landscaped expanse featuring soothing shades of green, vast open areas, tranquil waterbodies, and value-added smart features. This project is poised to not only redefine high-end luxury living but also uplift the spirits of those who call it home.

Beyond the physical attributes, 24K Altura invites residents to savour the best of both worlds – fostering a sense of community while surrounded by the grandeur of open spaces. This harmonious environment encourages like-minded individuals to engage in social interactions, embrace environmental awareness, and unwind amidst the idyllic nature that envelops the project in an aura of positive vibes.



# Amaryllis New Delhi

The high-end residential project is set to become the highly coveted high-rise development and an iconic address sought after by many within the city's landscape.

Situated at the heart of Delhi in Karol Bagh, only 3.9 kms from Connaught Place, The Amaryllis has been conceptualised to offer luxury lifestyle with latest amenities and facilities which one can think of. Covering an expanse of 40 acres, the high-end project is set to become the highly coveted high-rise development and an iconic address sought after by many within

the city's landscape.

The residences at the project are custom-crafted, offering residents the freedom to design their dream homes according to their personal preferences and desires. The entire project is planned to be developed in different phases, with the first phase already delivered and fully occupied. It's a gated community with multi-tier security system to

ensure complete safety to the residents.

The apartments are offered in various sizes to suit requirements of most people. Living at The Amaryllis one can enjoy unparalleled views of the surrounding greens of the Delhi Ridge as well as Lutyen's Delhi. The Phase 2 is G+32 storeyed and offers 4, 5, 6 BHK apartments with sizes ranging from 2618 sq.ft. to 5236 sq.ft. At the sky villa, one can have a panoramic view of the city's skyline to relish spaciousness.



**Developer:** Unity Group

**Type of Project:** Ultra-luxury residential

**Location:** Central Delhi

**Configuration:** 4, 5, 6 BHK apartments & sky villa condominiums

**USPs:**

- » 40-acre gated community living
- » One-kilometre-long Skywalk at 20th floor with a jogging track
- » Double-height entrance lobby
- » Incredible clubhouse
- » 80% green space

**Launched in:** January 2016

**Possession:** Phase 1 delivered

**Current Status:** Other phases are under construction

# Ananda Nilayam Hyderabad

*It's a place where one can live life to the fullest, surrounded by comfort, convenience, and a vibrant community.*



**Developer:** Vasavi Group  
**Type of Project:** Residential  
**Location:** LB Nagar, Hyderabad  
**Configuration:** 2, 3 & 4 BHK apartments and sky villas

**USPs:**

- » Skywalk to the metro station
- » 72% of open space
- » Well-equipped clubhouse
- » Serene gardens with a lake
- » Shimmering swimming pool

**Launched in:** January 2023  
**Possession:** June 2027  
**Price:** ₹7,000/sq.ft. onwards  
**Current Status:** Stilt level

If you're seeking a home that seamlessly blends urban connectivity with natural tranquility, look no further than Ananda Nilayam. This residential development has

been envisioned to usher a new era in upscale living in India, by offering a unique blend of convenience, comfort and indulgence. Ananda Nilayam is Vasavi Group's abode of happy living, redefining luxury living in L.B. Nagar. This gated community is carefully designed to elevate every aspect of your life.

Just 0.1 km from the L.B. Nagar metro station, commuting is a breeze. Stay connected to the city's pulse with easy access to renowned hospitals, educational institutions, IT parks, and lifestyle hubs.

Immerse yourself in the picturesque landscapes and idyllic atmosphere that Ananda Nilayam offers. Find your peace in the beautifully landscaped gardens, unwind by the serene lake, and breathe in the fresh air that surrounds your home.

Choose from a variety of spacious and

luxurious apartments, from compact 2 BHKs to expansive 4 BHKs and sky villas. Each residence is designed with meticulous attention to detail, ensuring a life of modern comfort and elegance.

Ananda Nilayam boasts an extensive list of amenities that cater to your every need and desire.



# Anant Raj Estate Gurugram

*The high-end integrated township provides residents with a fusion of opulence, modern amenities, and a prime location in one of the millennium city's most coveted areas.*

Anant Raj Estate is an integrated township development spans across a sprawling 200-acre area and offers an exquisite mix of 3 and 4 BHK floors, 200 to 750 sq.yds plots along with 160 sq.yds to 180 sq.yds plots in DDJY scheme named The Ashok Estate.

Additionally, the project comprises an extensive range of villas constructed on 300 sq.yds. to 500 sq.yds. parcel of land with variants available in the form of raw structured villas and finished villas.

The residences at Anant Raj Estate have been thoughtfully designed to provide residents with a luxurious and comfortable living experience. The project boasts of several amenities, including a swimming pool, a gym, a children's play area, fine dining restaurants, business centre, and sports arenas, in the state-of-the-art club named 'The Estate Club', spanning over 1.5 lakh sq.ft. over an area of 2 acres. Another sports club, over an additional area of 2.60 acres, is also being developed.

Sector 63A enjoys excellent connectivity



to other parts of Gurugram and Delhi, with major roads such as Golf Course Road, Golf Course Extension Road and Sohna Road in close proximity.

The integrated township is also committed to promoting sustainable living by incorporating various green features such as rainwater harvesting, sewage treatment plant, and solar water heating system, among others.

The prices of low-rise floors start from 2.25 cr. to 3.5 cr., while the villas and mansions ranges between 6.5 cr. and 11 cr., ultra-luxe apartments start from 6.75 cr. and plots from 4.5 cr.



**Developer:** Anant Raj Limited  
**Type of Project:** Integrated township  
**Location:** Sector 63A, Golf Course Extension Road  
**Configuration:** 3&4 BHK floors, plots, ultra-luxe apartments, villas and mansions

**USPs:**

- » Gated Township with 100% security and featuring a state-of-the-art club facility
- » Close proximity to healthcare, schools, workspaces, retail, and entertainment
- » 24/7 power backup for uninterrupted convenience

**Launched in:** 2013  
**Possession:** Going on since 2016 in phases and pockets.  
**Price:** Floors start from 2.25 cr., mansions and villas from 6.5 cr., apartments from 6.5 cr. and plots from 4.5 cr.  
**Current Status:** Most part ready to move



**A**smitA Grand Maison, the ongoing smart residential project from AsmitA India Realty, is a true masterpiece. The project is not just a smart apartment offering 1 & 2 BHK, it's a canvas for your dreams and aspirations. Experience the luxury of space with the largest carpet area in the region. An address which offers room to breathe, grow and truly make your home your own. Embrace the seamless integration of technology and comfort with in-built smart-free appliances which transform your daily routine into a hassle-free experience.

Indulge in a world of 35+ amenities which go beyond the ordinary. Whether your children need a secure space to play or your grandparents seek a place to socialise, AsmitA Grand Maison has thought of everything. Maintain your fitness in its state-of-the-art gymnasium, find serenity in the prayer room during silent hours, and immerse yourself in a lifestyle that caters to your every need.

Nestled in the thriving hotspot of Mira Road, AsmitA Grand Maison in Naya Nagar is poised to become the preferred destination for discerning homebuyers. With demand on the rise, this locale is not

## AsmitA Grand Maison Mumbai

*This residential project is not just offering 1 & 2 BHK smart apartments, it's a canvas for your dreams and aspirations with 35+ modern amenities.*

just a neighbourhood, it's an investment in your future. Secure your place in a community which understands and anticipates your needs.

Driven by a vision to revitalise Mira Road's growing communities, AsmitA Group is committed to improving essential public infrastructure such as hospitals, schools, colleges, roads, and other vital facilities.



**Developer:** AsmitA India Realty  
**Type of Project:** Smart apartments  
**Location:** Naya Nagar, Mira Road, Mumbai  
**Configuration:** 1 BHK (487 sq.ft. – 493 sq.ft.), 2 BHK (702 sq.ft. – 728 sq.ft.)

### USPs:

- ❖ Largest carpet area in Naya Nagar, Mira Road
- ❖ In-built free smart appliances
- ❖ 35+ modern amenities
- ❖ Fibre-to-the-home connectivity
- ❖ Private Prayer Room

**Launched in:** 2022  
**Possession:** By the end of 2027  
**Price:** ₹96 lakh onwards  
**Current Status:** Under construction

## Assetz Canvas & Cove Bengaluru

*This lakeside haven is more than just apartments, it's an invitation to embrace a life infused with tranquillity, luxury and endless possibilities.*

**A**ssetz Canvas & Cove offers a lifestyle that transcends the ordinary, inviting you to rediscover peace and reconnect with yourself and your loved ones.

Canvas & Cove is not just an address, it's an escape from the city's chaos. Picture yourself strolling along the landscaped pathways bordering the lake, the gentle rhythm of water cascading into the swimming pool echoing in your ears. Every corner of this haven whispers tranquillity, inviting you to reconnect with nature and yourself.

Sleek, spacious apartments bathed in natural light offer breathtaking lake views

that become an integral part of your living experience. The open-plan layouts seamlessly blend living, dining and kitchen spaces, making it the perfect canvas for creating lasting memories with loved ones.

From recreational activities to social events, the project offers endless possibilities



for enriching your life. Challenge yourself at the state-of-the-art gym, or engage in friendly competition on the badminton court or host a memorable gathering in the elegantly designed clubhouse.

The prime location offers easy access to the best of Bengaluru, from renowned educational institutions and healthcare facilities to vibrant shopping hubs and entertainment options. Begur Road and Hosur Main Road provide seamless connectivity to the city's pulse, ensuring you're never far from the action.



**Developer:** Assetz Property Group  
**Type of Project:** Lakeside apartments  
**Location:** Off Hosur Main Road, South Bengaluru  
**Configuration:** 2 & 3 BHK Apartments

### USPs:

- ❖ 17-acre development
- ❖ On the 137-acre Begur lakefront
- ❖ 85% open space
- ❖ 70% floor plan efficiency
- ❖ Carbon healing homes

**Launched in:** October 2023 (Phase 1B)  
**Possession:** April 2027 (Phase 1B)  
**Price:** ₹1 cr. onwards  
**Current Status:** Open for bookings



as the splendid party lawn, the versatile multipurpose court and the skating rink. Assetz Soho & Sky is a testament to the developer's commitment to sustainable practices. It incorporates eco-friendly features such as rainwater harvesting systems, energy efficient lights in common areas, and extensive landscaping, ensuring a harmonious coexistence with the environment.

## Assetz Soho & Sky Bengaluru

*Every apartment of this luxury project is meticulously crafted to offer residents a spacious haven, allowing them to unwind and embrace the tranquillity of their surroundings.*

Nestled amidst the energy and verve of North Bengaluru, Assetz Soho & Sky emerges as an epitome of luxury and tranquillity inspired by the renowned Soho neighbourhood of New York City. This community offers an exclusive enclave of thoughtfully designed homes, composed to harmoniously blend natural beauty with architectural aesthetics.

Every apartment at Soho & Sky is meticulously crafted to offer residents a spacious haven, allowing them to unwind

and embrace the tranquillity of their surroundings. It offers a selection of grand 3 BHK and 4 BHK layouts, ranging from 2015 sq.ft. to 2799 sq.ft.

The project offers a comprehensive array of amenities designed to cater to every aspect of residents' lives. A state-of-the-art clubhouse serves as the social hub of the community, featuring a swimming pool, gymnasium, indoor games room, and a banquet area for hosting events and gatherings. Residents can also enjoy outdoor amenities such



**Developer:** Assetz Property Group

**Type of Project:** Luxury apartments

**Location:** Off Hebbal, North Bengaluru

**Configuration:** 3 & 4 BHK apartments

**USPs:**

- » 4.5-acre development
- » 75% open space
- » 70% floor plan efficiency
- » Carbon healing homes
- » International standard clubhouse

**Launched in:** March 2022

**Possession:** September 2026

**Price:** ₹2.04 cr. onwards

**Current Status:** Open for bookings

## Casagrاند Cloud9 Chennai

*This contemporary-styled, ultra-luxurious high-rise community promises an unparalleled living experience, embodying opulence in every aspect.*



**Developer:** Casagrاند

**Type of Project:** Contemporary styled high-rise community

**Location:** Sholingnallur Main Road, Chennai

**Configuration:** 2, 3, & 4 BHK apartments and 4 BHK floor villas

**USPs:**

- » 70+ world-class amenities
- » A fully equipped clubhouse with five-star interiors
- » Uninterrupted visual connectivity
- » Floor villas have exclusive jacuzzi in the balcony

**Launched in:** May 2023

**Possession:** 24 months

**Price:** ₹93 lakhs onwards

**Current Status:** Under construction



luxury housing category – Pinnacle. This contemporary-styled, ultra-luxurious high-rise community spans across 4.8 acres and promises an unparalleled living experience, embodying opulence in every aspect.

Located bang on Sholingnallur main road, Casagrاند Cloud9 enjoys proximity to an upcoming metro station and is surrounded by renowned educational institutions, IT/ITes, hospitals, and malls.

Comprising 331 meticulously designed premium apartments, including 2, 3, and 4 BHK configurations, and distinctive 4 BHK floor villas, the project boasts 70+ world-class amenities.

The jewel in the property's crown is its exclusive opulent floor villas, featuring mud rooms, expansive formal and informal living and dining spaces, private jacuzzis on balconies, and more, providing residents with the epitome of a luxurious lifestyle.

Casagrاند Cloud9 focuses on five key design elements: light, ventilation, privacy, scenic views, and Vaastu compliance. Its architectural magnificence is complemented by a contemporary elevation, beautiful façade, dynamic lighting, and a grand entrance arch with water features.

Casagrاند Cloud9 not only offers homes but an exquisite lifestyle that combines luxury, convenience, and tranquillity in one sophisticated package.

Nestled in the vibrant locale of Sholingnallur, Casagrاند Cloud9 emerges as the epitome of luxury within Casagrاند's distinguished ultra-



## Emaar Business District Gurugram

*This commercial plotted development is typically designed to accommodate businesses that want to operate both a retail storefront and an office space in a thriving location.*

A unique commercial plotted development that combines commercial space for both retail shops and office use, Emaar Business District is designed to accommodate businesses that want to operate both a retail storefront and an office space in a thriving location.

While SCO plotted development concept have become very popular across regions, however, Emaar is one of the few reputed developers who have carved a niche in the SCO space through the EBD concept and launched a chain of EBDs across various prominent locations in Gurugram. Emaar India has the highest share of branded SCO

plots in Gurugram with 7 EBDs. The latest launch is EBD 65NXT, with plans for another early this year.

These plots are typically situated in existing or promising commercial and business districts of the millennial city, allowing businesses to tap into a larger customer base and benefit from the surrounding economic development and the resultant potential.

The development is well-connected to all the major highways as well as business and residential hubs, making it an attractive choice for businesses looking for a central location.

Emaar Business District is equipped with



**Developer:** Emaar India

**Type of Project:** Commercial

**Location:** Gurugram

**Configuration:** Shop cum office plots

### USPs:

- ❖ Located in the upcoming growth hubs of Gurugram
- ❖ Well-connected to all the major highways
- ❖ Equipped with a range of amenities
- ❖ Adequate parking facilities

**Launched in:** 2020

**Possession:** As per RERA

**Price:** On request

**Current Status:** Under construction

a range of amenities such as power backup, water features, gathering plaza, seating lounges, utilities, etc which cater to the needs of the customers and employees within the complex.



**Developer:** Hiranandani Group

**Type of Project:** Luxury residential

**Location:** Hiranandani Gardens, Powai

**Configuration:** 3 & 4 BHK

### USPs:

- ❖ European classic elevation
- ❖ Opulent & efficient space designed
- ❖ Roof top recreational amenities
- ❖ Designated premium clubhouse
- ❖ ESG friendly development

**Launched in:** October 2023

**Possession:** December 2026

**Price:** Ranges between ₹5 cr. and ₹10 cr.

**Current Status:** Under construction

Empress Hill, at Hiranandani Gardens, Powai sets a new benchmark in contemporary living, offering residents a truly exceptional lifestyle with its grand scale and impeccable design. The project consists of 330 residential units spread across four staturesque towers to be developed spanning 3.3 lakh square feet. The project features swanky 3 and 4 bedroom residences that offer splendid city views. Luxury residences at Empress Hill ranges between ₹5 crore and ₹10 crore of value for carpet area that spans out to

## Empress Hill Powai

*This luxury project sets a new benchmark in contemporary living, offering residents a truly exceptional lifestyle with its grand scale and impeccable design.*



1100 to 1600 sq.ft. of opulent space.

Hiranandani Group, a pioneer in developing unique integrated townships, has curated explicitly defined spacious homes at Empress Hill which boast thoughtful layouts auguring well in terms of their multifunctionality and utilitarian value. Homebuyers will experience sheer opulence and grandeur living with advertently crafted palatial homes, truly reflecting the Hiranandani commitment to delivering par excellence.



The Empress Hill project will become a cohesion of wellness infused ecosystems well-knitted in a green utopian township that validates a holistic lifestyle. The residents will enjoy an array of 40+ plush recreational and entertainment amenities that aim to uplift the physical, mental and emotional wellbeing.

# Gulshan Dynasty Noida

*A testament to opulence and grandeur, this low-density project stands as the pinnacle of ultra-luxury living in this part of the NCR.*



**Developer:** Gulshan Group  
**Type of Project:** Ultra-luxury residential project  
**Location:** Sector-144, Noida-Greater Noida Expressway, Noida

- USPs:**
- » Art deco-inspired architecture
  - » 76% green, open, construction-free area
  - » Low-density living with only 204 units in 5.8 acres
  - » Hydroponic farming for a farm-to-fork experience
  - » Platinum-rated green building affiliation from IGBC

**Launched in:** November 2019  
**Possession:** November 2024  
**Price:** ₹8.51 crore onwards  
**Current Status:** Possession soon

**G**ulshan Dynasty, a testament to opulence and grandeur, stands as the pinnacle of ultra-luxury living in Noida. Developed by Gulshan Group,



this residential project draws inspiration from the concept of dynasties, symbolising power, lordship, and sovereignty. The art deco architecture gracing the building façade emphasises the top and bottom of each tower, creating a play of light that enhances the overall luxury theme.

Each unit, with a built-up area of 4,700 sq.ft., spread across 198 apartments and six duplexes, offers a unique living experience. The carpet area to super built-up area ratio is set at 59%, ensuring spacious and well-designed units.

A 28,000 sq.ft. club equipped with all

facilities and amenities of international standard. Two swimming pools, rooftop kitchen garden, guest rooms, a mini-theatre, and various outdoor recreational spaces make Gulshan Dynasty a haven of luxury. The project also boasts sustainable design features, earning it the NCR's first Platinum IGBC certificate.

Aesthetic form, function and construction are meticulously considered, providing residents with state-of-the-art amenities, vast green spaces, and an unparalleled living experience in Gulshan Dynasty.



# Kalpataru Aria Karjat

*With simple pleasures, exquisite luxuries and the pinnacle of hillside living, this plotted development is a blissful sanctum of solace.*



**N**estled amidst the million-year old Sahyadris and mere 90-minutes from Mumbai, Karjat wonderfully blends green landscapes, pristine waterfalls, historic forts & caves, and thrilling outdoor activities. Now, imagine immersing yourself in this natural haven while indulging in a luxurious lifestyle. Sounds surreal? Welcome to Kalpataru Aria, a gated plotted development spanning over 80 acres.

Hafeez Contractor along with Green Space Alliance have conceived this exceptional living environment, where every resident is surrounded by panoramic hills in all

directions. There are also 30+ thoughtfully curated amenity zones, including a grand commercial health club spread across 4+ acres with a pool, banquet hall & various sports courts to fruit orchards, Miyawaki forest, and an expansive fitness park.

The plots are accompanied by seamless infrastructure, well-planned stormwater drainage and roads. Furthermore, the project prioritises sustainability with preservation of flora, rainwater recharge pits, and organic waste composting.

Additionally, Karjat is also undergoing significant infrastructure development due

to its proximity to Navi Mumbai International Airport, Reliance SEZ & Mumbai Trans Harbour Link.

Because of all these reasons & more, the first phase of Kalpataru Aria was a resounding success. The new phase of luxurious serviced land plots is an extraordinary opportunity to embrace this natural haven while reveling in a life of luxury.



**Developer:** Kalpataru Ltd.  
**Type of Project:** Luxurious gated plotted development  
**Location:** Karjat, Maharashtra  
**Configuration:** Luxurious serviced land plots & hillside townhouses

- USPs:**
- » Only 90 mins. from Mumbai
  - » Nestled amidst the UNESCO Heritage site of Western Ghats
  - » A well-planned 80+ acre gated community designed by Hafeez Contractor
  - » 30+ amenity zones including a 4+ acre commercial health club
  - » 3 km. from Karjat main town
  - » A picturesque holiday destination with great growth potential

**Launched in:** 2022  
**Possession:** 2024 onwards  
**Price:** ₹48 lakhs onwards  
**Current Status:** Under construction





**Developer:** Ganga Realty  
**Type of Project:** Ultra-luxury residential project  
**Location:** Sector 84, Gurugram  
**Configuration:** Apartments

**USPs:**

- ✦ 2 apartments per floor
- ✦ 3.6 m floor to floor height
- ✦ A fine representation of Exemplary Architecture
- ✦ A world-class business club with rooftop and an open terrace gym

**Launched in:** October 2023  
**Possession:** February 2028  
**Price:** ₹14,000/sq.ft.  
**Current Status:** Newly launched

**N**andaka 84 embodies the qualities of classic and heavenly residences exemplifying the concept of luxurious liveability matched with the ideals of purity. The project underlines the positive advantages of maintaining a symbiotic relationship with nature which helps in more ways than one can count on mental, physical, and spiritual levels.

Offering a mix of tranquil, nature-friendly, and high-tech attributes, this uber-luxury project by Ganga Realty is emblematic of outstanding construction workmanship and

## Nandaka 84 Gurugram

*The ultra-luxury project with a salubrious set of high-end amenities underlines the pleasures of owning a home abode where one feels relaxed, calm, rejuvenated, and replenished.*



architectural detailing. Nandaka 84 offers a refreshing and rejuvenating set of high-end amenities that are consonant with the ideals of pure living enshrined in the credos of Ganga Realty. The project comprises wholesome and nurturing green spaces



like Miyawaki Garden, Herb Garden, Birds' Zone (Sanctuary), Meditation Zone, Jogging Track, Pottery Barn, Fragrance Garden, and Panchtatva Pathway to increase interactions between nature and humans solidifying the benefits of living close to nature or making nature a part of our everyday activities. Nandaka 84 provides rare-to-find and novel initiatives such as a First-in-class Terrace lounge with an Observatory deck, a Business zone, and a sports court. In a never-ending array of features, the uber-luxury project also offers top-notch recreational facilities such as a world-class Business Club with a Rooftop, an Open Terrace Gym, a Medical Room, a Business Lounge with Desktop Stations, Kids' Laboratory, Moon Deck, Prayer Room, Floating Cabana, Infinity Pool and Snorkeling Pool, Outdoor Grills with Open-air Dining, Mini Theatre, Tuck Shop, Children's Gym, Yoga Room, Kids' Mania, Spa & Salon, Virtual Golf Simulator and a Gaming Zone.

## Navraj Low Rise Gurugram

*This living abode isn't just a break of day; it's the dawn of a lifestyle, a life that cherishes comfort, revels in opulence, and basks in the glory of unmatched luxury.*



**N**avraj Low Rise is the living abode where luxury meets the break of day in a symphony of opulence and refinement. Derived from its namesake, Navraj Low Rise homes are more than just residences; they are an embodiment of lavish living, a canvas painted with extravagance and sophistication.

At Navraj Low Rise, luxury isn't just a notion, it's a lifestyle meticulously curated to

exceed the expectations of the discerning few. Each home stands as a testament to grandeur, adorned with double-height ceilings that elevate the very essence of space, grace, and airiness. Step into these abodes, and be greeted by interiors that are not just stylish, but a blend of artistry and comfort, an ode to indulgence.

The centrepiece of this realm is the ritzy clubhouse, an oasis of exclusivity where

residents indulge in a plethora of amenities designed to cater to their every whim. From rejuvenating spas to state-of-the-art fitness centres, every corner of the project beckons you to immerse yourself in the lap of luxury.

The amenities here are not just an offering, they are an experience, a symphony of elegance and convenience. Each facility, from the indulgent spa to the artsy interiors, is tailored to cater to the needs of a niche few who understand and appreciate the finer nuances of luxury living.



**Developer:** Navraj Group  
**Type of Project:** Residential  
**Location:** Dwarka Expressway, 37 D Sector  
**Configuration:** 3 BHK + servant & 4 BHK + servant

**USPs:**

- ✦ Towering double-height ceilings
- ✦ Aesthetic and expansive homes
- ✦ Beautifully crafted artistic fixtures
- ✦ Intricately designed meticulous façade
- ✦ Awe-inspiring outdoors

**Launched in:** August 2023  
**Possession:** Before schedule  
**Price:** ₹8250/sq.ft. (when launched), ₹11250/sq.ft. (now)

**Current Status:** Construction in full swing

# Nikoo Homes V Bengaluru

*Gardens Come with Homes at this high-rise residential development redefining luxury living within Bhartiya City.*



**B**hartiya Urban introduces Nikoo Homes V, a pinnacle in residential luxury nestled within the vibrant Bhartiya City in Bengaluru. Beyond luxurious apartments, Nikoo Homes V is a celebration of breathtaking gardens designed to elevate the overall living experience. Thoughtfully curated spaces provide peaceful retreats for residents, promoting both physical and mental well-being.

The development seamlessly blends

contemporary design and living, offering a diverse array of meticulously designed apartments, intelligently crafted for living, relaxation, and entertainment, ranging from studios to 4 BHK and loft configurations.

Residents of Nikoo Homes V enjoy premier amenities, including the exclusive Black Swan Club, a refreshing swimming pool, fitness centre, lush gardens, children's play areas, and diverse sports facilities. Each feature contributes to an elevated lifestyle,



**Developer:** Bhartiya Urban Pvt. Ltd.

**Type of Project:** High-rise residential

**Location:** Bhartiya City, Thanisandra Main Road, Bengaluru North

**Configuration:** Studio, 1 bed, 2 bed, 2 bed+study, 3 bed, 3 bed+study, 4 bed with staff and 3 bed loft

**USPs:**

- ❖ The exclusive Black Swan Club
- ❖ Located within Bhartiya City
- ❖ Thoughtfully curated gardens
- ❖ Homes for every family type

**Launched in:** November 2023

**Possession:** Phase 1 in 2029, Phase 2 in 2030

**Price:** ₹50 lakh onwards

**Current Status:** Excavation in progress

prioritising overall well-being and comfort.

This high-rise development aligns with Bhartiya City's commitment to sustainability, featuring extensive green spaces, landscaped gardens, and eco-friendly practices, creating a joyful living environment. Strategically positioned within Bhartiya City, it offers convenient access to schools, hospitals, shopping centres, and major transportation networks, fostering a connected lifestyle within a serene and well-planned community.

# Oceanz By Danube Dubai

*With infinity 360-degree ocean views, this luxurious project embodies a lifestyle that seamlessly merges architectural elegance with Italian interiors and furnishings by Tonino Lamborghini Casa.*



**Developer:** Danube Properties

**Type of Project:** Luxurious apartments

**Location:** Dubai Maritime City

**Configuration:** Studio, 1-BR, 2-BR and 3-BR apartments

**USPs:**

- ❖ Dubai Maritime City
- ❖ 1% payment plan
- ❖ 360-degree ocean view
- ❖ 40+ amenities
- ❖ Furnishings by Tonino Lamborghini Casa

**Launched in:** 2023

**Possession:** First quarter of 2027

**Price:** ₹2.42 crore onwards

**D**anube Properties launched the ₹5600-crore project 'Oceanz', which offers infinity 360-degree ocean views and embodies a lifestyle that seamlessly merges architectural elegance with Italian interiors and luxury furnishings by Tonino



Lamborghini Casa. The luxurious project will add an infinity swimming pool to the signature offering of 40+ amenities of Danube Properties.

The project comes as investor demand continues to drive the growth of Dubai's real estate market, which has seen 60,440 real estate transactions worth Dh 177.3 billion recorded in the first six months of 2023.

When completed in the first quarter of 2027, Oceanz will deliver 1,250 residential units, including studio apartments, 1-bedroom, 2-bedroom and 3-bedroom apartments, and a few retail stores.

In terms of the number of units and



development value, Oceanz is Danube Properties' largest project, and the first on the Arabian Gulf coast overlooking a large body of water. Due to its location, facilities, and amenities, apartments at Oceanz will see value appreciation and command a higher rental income for homebuyers in the coming years.

Prices of residential units start here at ₹2.42 crore for a studio apartment, making them an attractive proposition for homebuyers and investors. All Danube Properties' homes come with a trend-setting 1 percent monthly payment plan following the initial deposits, making home acquisition more affordable and attractive.

# Rustomjee Crown Mumbai

Nestled in the heart of South Mumbai, this residential project presents 3, 4, and 5-bedroom lavish residences aimed to redefine luxury.



Nestled in the heart of Mumbai's upscale southern neighbourhood, Prabhadevi, Rustomjee Crown is South Mumbai's finest gated estate. Designed by the noted architect Hafeez Contractor, it is spread across 5.75 acres and features three towers that are built to world-class specifications. The project presents 3, 4, and 5-bedroom lavish residences aimed to redefine luxury. The high-rise Towers A and

B (68-storey each) and Tower C (67-storey) provide breath-taking views of the Arabian Sea and Bandra Worli Sea Link.

Each aspect of this project has been thoughtfully designed. The entrance lobby soars to double height for a great arrival experience. The floor lobby is spacious enough to ensure that no two homes face each other for maximum privacy. Each of the 3, 4 and 5-bed residences come with



**Developer:** Rustomjee Group

**Type of Project:** Luxury residential project

**Location:** Prabhadevi, Mumbai

**Configuration:** 3, 4 & 5 bedroom residences

### USPs:

- » 60+ amenities
- » 5.75-acre project
- » 2.52 acres of landscaped podium
- » A well-connected location in the heart of South Mumbai

**Possession:** OC of Tower A partly received

**Current Status:** Towers B and C are under construction

fully openable floor-to-ceiling windows to capitalise on the stunning views of the city and the exceptional sea views.

With over 60 amenities spread over 2.52 acres of landscaped podium, such as seven swimming pools – for kids, adults, all-weather temperature-controlled pool, amphitheatre, kids' play area, sunken court, floating lounge, ball room, cinema, and much more. For sports lovers, there is a badminton court, a squash court, and a multi-play court in addition to an indoor games room.

# Siddha Sky Mumbai

In the bustling Sion NX, this residential masterpiece is reshaping the city's skyline and setting a new standard for luxury living.



**Developer:** Siddha-Sejal Group

**Type of Project:** Residential & retail space

**Location:** Sion NX, Mumbai

**Configuration:** 2 & 3 BHK (along with a Jodi-flat option)

### USPs:

- » Mumbai's first Rooftop Skywalk
- » 4+ acres of open green spaces
- » 22,000 sq.ft. Resident's Club
- » Location & connectivity
- » 60+ amenities and many more

**Launched in:** November 2021

**Possession:** Phase-1 in December 2025

**Current Status:** Phase 1 - nearing completion, Phase 2 - under construction

In the heart of Mumbai, Siddha Sky is a residential masterpiece, reshaping the city's skyline and setting a new standard for luxury living. This architectural marvel introduces Mumbai to its first Rooftop Skywalk in a residential project. This project



comprises five towers soaring 40-storey high, seamlessly interconnected by a Rooftop Skywalk - 400 feet above the ground.

The defining feature of Siddha Sky, the Rooftop Skywalk, is a multifaceted oasis in the sky, inviting residents to revel in its offerings. A jogging track meanders through the clouds, providing an elevated fitness experience, while meticulously designed lawn seating areas offer serene spots for relaxation. The skywalk will have 25+ amenities.

The project is spread across 6.5 acres with



over 4 acres of verdant open green spaces and a 22,000 sq.ft. club with 60+ amenities for the residents to enjoy.

The strategic location of the project in the bustling Sion NX area places it at the epicentre of connectivity and accessibility. With proximity to the Eastern Expressway, Freeway, and the upcoming 32-km metro 4 corridor connecting it to Thane, residents enjoy seamless travel options. Moreover, the Mumbai Trans Harbour Link (MTHL), soon to open, promises to reduce travel time to Navi Mumbai significantly.

## REAL ESTATE



# SOBHA Neopolis Bengaluru

*Luxury township crafted with Greek mainland & island architectural elements such as bevelled pediments, majestic columns & arches, Santorini-inspired blues & whites, and distinctive domes.*

The architectural achievements of Ancient Greeks still captivate the world. Inspired by these wonders is SOBHA Neopolis, luxury abodes crafted with Greek mainland & island architectural elements.

This upscale gated community spans over 25 acres, boasting an impressive 78% dedicated exclusively to open areas. Each of the 19 residential towers have 18 floors and

double-height entrance lounges. Opulent homes are thoughtfully designed, and built with world-class quality. Each of the 4BHK apartments features a double-height garden with pergolas, for organic farming.

SOBHA Neopolis has three Santorini-styled clubhouses spread across 77,850 sq.ft. – which is more than the size of a typical football field. Residents can indulge in more than 65 amenities that are thoughtfully



**Developer:** SOBHA Limited  
**Type of Project:** Residential  
**Location:** Panathur, Off Marathahalli-ORR  
**Configuration:** 1, 3 & 4 BHK apartments

### USPs:

- » Located in close proximity to the IT hub of ORR
- » Gated community spread across 25+ acres
- » 78% open space with landscaping & amenities
- » Three grand clubhouses spanning 77,850 sq.ft.
- » 65+ amenities for all age groups

**Launched in:** October 2023

**Possession:** Phase-wise, Dec 2028 onwards

**Price:** ₹90 lakh onwards

**Current Status:** Construction in progress

designed for all age groups, from toddlers to seniors. These indoor & outdoor indulgences are categorised into four distinct zones. They can pursue their interests at the Recreational Zone, embrace nature and enjoy celebrations at Park & Plaza, follow a healthy and wholesome lifestyle at Active Zone, and discover safe & diverse activities at Kids' Zone.

With a plethora of luxury features, SOBHA Neopolis is an attractive investment option for homebuyers who can look forward to a Mediterranean vacation for life.



**Developer:** TARC Limited  
**Type of Project:** Residential  
**Location:** Main Bijwasan Road, Opp. Pushpanjali Farms, New Delhi  
**Configuration:** Configuration: 3 & 4 BHK apartments

### USPs:

- » An unparalleled exclusive New Delhi address
- » Over 6500 square meters of extensive amenities
- » All-season indoor & outdoor swimming pool
- » Tailored concierge services offering bespoke experiences
- » A mere 15-minute from the IGI Airport

**Launched in:** 2022

**Possession:** Slated for 2026

**Price:** ₹6 crore onwards

**Current Status:** Construction is in full swing.

# TARC Tripundra New Delhi

*The project is unfolding as envisioned, set to offer an abode of luxury that caters to every whim of its esteemed residents.*



TARC Tripundra has emerged as a paragon of luxury living in New Delhi, meticulously designed for those who seek an exclusive lifestyle. Developed by TARC Limited, this prestigious project is more than a home. It's a retreat for the discerning, blending opulence with the tranquility of an urban sanctuary.

Occupying a prime location on Main Bijwasan Road, opposite Pushpanjali Farms,

TARC Tripundra offers unmatched connectivity coupled with serene vistas. Just a 15-minute drive from the Indira Gandhi International Airport, this residential marvel is the embodiment of convenience and grandeur.

The project is abuzz with activity, clearly indicating that TARC Limited is not only building homes but crafting a legacy of upscale living. With 70% of the apartments already sold, TARC Tripundra is swiftly becoming the most

sought-after address in New Delhi.

TARC Tripundra stands as a testament to TARC Limited's commitment to quality and excellence. The project is unfolding as envisioned, set to offer an abode of luxury that caters to every whim of its esteemed residents. Here, every detail is a stroke of craftsmanship, every amenity a mark of luxury, and every service a signature of the tailored lifestyle that TARC Tripundra promises.

# Terra By BPTP Gurugram

*This group housing project beckons with an array of ready-to-move-in 3 and 4 BHK premium floors, promising an unparalleled living experience.*

**T**erra by BPTP stands as the pinnacle of opulence, an enclave of supreme luxury sprawling across a vast 10.33-acre landscape nestled in Sector-37D of Gurugram. This group housing project beckons with its array of ready-to-move-in 3 and 4 BHK premium floors, promising an unparalleled living experience.

Terra sets itself apart through its forward-thinking approach to technology, positioning itself as the quintessence of a complete and integrated lifestyle experience within the Delhi-NCR region.

Nestled in the prime location of Sector 37D, Terra enjoys proximity to key landmarks such as Euro International School, Signature Hospital, Dwarka Expressway, and DPG Institute of Technology, making it an ideal choice for a home. This exceptional development presents an impressive array of essential amenities, solidifying its position as

an immensely coveted residential haven.

Terra's amenities redefine luxury, encompassing a sculpture garden, pool party deck, book reading club, indoor art gallery, public meeting room, resident-exclusive event space, inhale and exhale lounge, meditation area, amphitheatre, gymnasium, wonderland park, swimming pool, half basketball court, playroom, jungle trail, and an extensive array of additional offerings.

Residents gain exclusive access to a lavish clubhouse, offering world-class lifestyle and wellness amenities.



**Developer:** BPTP

**Type of Project:** Group housing

**Location:** 37D, Gurugram

**Configuration:** 4 BHK apartments

**USPs:**

- ❖ State-of-the-art clubhouse
- ❖ Secured gated community
- ❖ Manicured greens
- ❖ 5000+ family residing in vicinity
- ❖ Tailored fitness spaces for enthusiasts

**Price:** ₹2.41 crore

**Current Status:** Ready to move in

# The Valley Gardens Panchkula

*The development of independent floors combines a truly international lifestyle with the joys of being close to nature, in the foothills of the Shivaliks, with stunning views of the Morni Hills.*



**Developer:** DLF LTD.

**Type of Project:** Independent floors

**Location:** Panchkula, Haryana

**Configuration:** 3BHK + study (sold out) & 4BHK + study independent floors

**USPs:**

- ❖ Nestled in the foothills of the Shivaliks
- ❖ 10 minutes from Chandigarh, three hours from Shimla
- ❖ Designed by the eminent architect Hafeez Contractor
- ❖ The landscaping is designed by M/s MPFP, New York

**Launched in:** August 2022

**Possession:** From October 2026

**Price:** ₹3.35 cr. onwards

**Current Status:** Under construction

**T**he Valley Gardens combines a truly international lifestyle with the joys of being close to nature. It is nestled in the foothills of the Shivaliks, with stunning views of the Morni Hills and the Shivalik range. Spread over 34 acres, a limited collection of only 424 luxury independent floors, The Valley Gardens adds to the existing

175-acre site of The Valley, a highly sought-after residential development in Panchkula and home to over 1,400 families. The Valley Gardens offers residences with 4 bedrooms and a study, on independent floors, with a uniform plot size of 500 sq. yards.

With a contemporary classical façade and two large balconies for every unit, residences

at The Valley Gardens will come with stilt parking and four floors, and a sizeable basement with dedicated parking, as well as a storage area for each unit.

The location is enviable, with excellent access to NH-22, situated 10 minutes from Chandigarh and three hours from Shimla. Panchkula is linked to Ambala – Shimla by NH-22 and NH-21. The Valley Gardens, located on the Zirakpur – Panchkula – Kalka Highway, will have a direct access from NH-22 with an upcoming 45 meters road.



**Developer:** Tulip Infratech

**Type of Project:** Ultra-luxury, high-rise residences

**Location:** Golf Course Road, Gurugram

**Configuration:** 3,4,5 BHK apartments and penthouses

**USPs:**

- » 450 ft. building height, a skyhub interconnecting three towers
- » Close proximity to the Rapid Metro Station, IGI Airport
- » Private elevators that open in every residence
- » Lavish tower lobbies with dedicated concierge service
- » Zero vehicle movement on the ground level

**Launched in:** 2022

**Possession:** 2028

**Price:** ₹7 cr. onwards

**Current Status:** Under construction

In the heart of Gurugram, Tulip Monsella is a new landmark of luxury redefining urban living. Nestled on the bustling Golf Course Road, Sector 53, Tulip Monsella enjoys a strategic location that offers both tranquility and connectivity. Its proximity to the Rapid Metro Station, major hospitals, commercial hubs, and the Indira Gandhi International Airport makes it an ideal residence for those

## Tulip Monsella Gurugram

*This ultra-luxury project promises to be a beacon of modern living, where every detail is crafted with care, and every amenity is designed for excellence.*



who value convenience and accessibility.

Tulip Monsella offers a range of ultra-luxury 3, 4, and 5 BHK apartments and penthouses. Each home is a masterpiece of design, offering expansive living spaces that range from 2874 to 4500 sq.ft. With state-of-the-art interiors, these residences are designed to cater to the highest standards of living.

The project boasts a sprawling clubhouse featuring opulent interiors, designed to offer unparalleled recreational and wellness experiences with amenities such as fine

dining, bar, lounges, theatre, spa, gym & more. The zero-vehicle movement on the ground level, 3-level basement parking, and the use of golf carts within the premises underscore a commitment to safety and environmental sustainability.

The architectural brilliance of Tulip Monsella is evident in its innovative design and construction. The project features a unique 450 ft high skyhub connecting three towers, making it one of the tallest and most distinctive developments in the city.



**Developer:** Trident Realty

**Type of Project:** Premium independent residences

**Location:** Trident Hills, Zirakpur-Kalka Highway, Pinjore, Panchkula, Haryana

**Configuration:** 4-BHK low-rise independent residences

**USPs:**

- » One residence per floor with 4-tier security
- » Contemporary louver architecture
- » Exquisite terrace area & dedicated basement space.
- » Grand reception lobby with visitors waiting area.

**Launched in:** October 2023

**Possession:** As per RERA

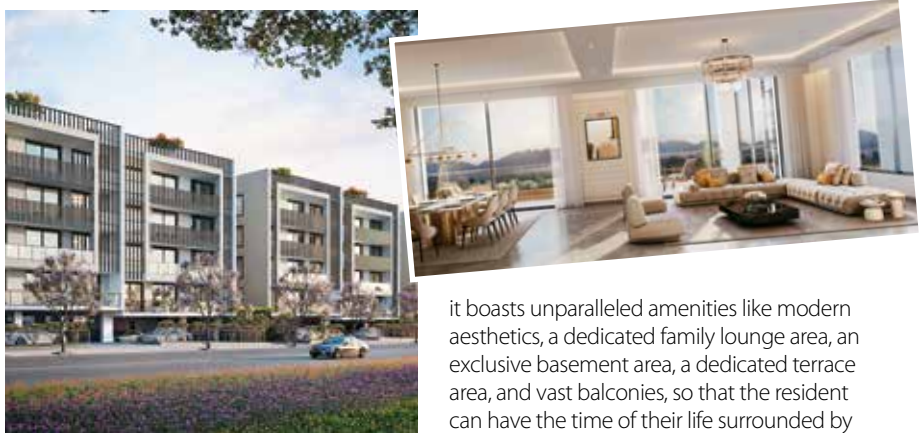
**Price:** ₹2.22 cr. onwards

**Current Status:** Under construction

Nestled near the lush greenery and panoramic views of the Shivaliks, Windsong Residences offers an extravagant living experience. This low-rise development is part of the integrated township, Trident Hills, and is the allure with its extraordinary, limited-edition living experience designed for total comfort, privacy, and security. The spaciousness of the apartments of 4-BHK with 360 & 545 sq. yds. plot area is one of the key features that sets it apart, providing a refreshing atmosphere and a sense of grandeur. Surrounded by

## Windsong Residences Panchkula

*This low-rise development is part of the integrated township, Trident Hills, and is the allure with its limited-edition living experience designed for total comfort, privacy, and security.*



lush greenery and offering breathtaking panoramic views, it is an ideal choice for modern homebuyers seeking luxury living in a peaceful environment with 4-tier security.

With modern architecture and state-of-the-art amenities, the project is the perfect community for those seeking exclusivity, tranquility, and security in a well-crafted living space. With one residence on one floor,

it boasts unparalleled amenities like modern aesthetics, a dedicated family lounge area, an exclusive basement area, a dedicated terrace area, and vast balconies, so that the resident can have the time of their life surrounded by their near and dear ones.

The premium louvre design offers excellent cross-ventilation, natural sunlight, contemporary architecture, and privacy. These meticulously designed premium residences with high-end features and specifications are tailored to those seeking a holistic lifestyle surrounded by serene surroundings where upscale living blends in with the untouched beauty of nature.