

TIMES PROPERTY

Upping the connectivity quotient

With opening of new loops, the real estate market along the Dwarka Expressway will get a fresh boost

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It had been one of the most discussed topics for realty stakeholders, but at the developers' insistence or intermediaries' insistence has been eagerly awaiting the completion and opening of the loops that connect Dwarka Expressway seamlessly. Now with some announcements and formal opening expectations finally reality along the expressway is all set to get a boost in the air.

Dwarka Expressway has seen almost real estate developments over the past few years of real estate in the stretch between Anandpur as the completion time is nearing and new loops are getting ready.

The completion of Dwarka Expressway is expected to significantly impact the real estate market in Gurgaon in terms of both demand and price realisation. The expressway's inauguration will cater to multiple business scenarios connecting business hubs, Corporate and Lifestyle regions, thereby triggering a positive response in real estate products in the area. The advantage of having between New Delhi and Dwarka Expressway will create down volatility in the market. In the price point of properties in the area is anticipated to appreciate significantly in the range of 20 to 30 per cent from the current levels," shares, Venu Sridhar, CEO, Suncorreal Developers.

Talking about the same, Sudhanshu Misra, MD, Royal Crown Builders, says, "The new developments at Dwarka Expressway will catalyse economic growth, social innovation, and improved lifestyle. Real estate investments in areas such as sector 132, will see residential and commercial developments sprouting up, offer a solid foundation for future appreciation and generate consistent with a secure and exciting living experience.

Adding further and talking on the developments, Mohit Mittal, managing director, Krowns Commercial, declares, "The progress and improvements in the direct segment of the 14 km long expressway is a crucial step towards seamless connectivity with Del-

hi and other areas of Gurgaon. The completion of the expressway will not only benefit the developers and the buyers but will also give a new feel of hope to the real estate market of Gurgaon." The developments around Dwarka Expressway are a lot of residential and commercial projects which will see a high rate of appreciation because of seamless connectivity of that area.

Rohini Prasad, director, Chaitanya Real Estate, says, "With its strategic location and seamless connectivity, Dwarka Expressway is fast becoming the go-to destination for those looking to invest in a property that offers a blend of modernity and affordability. In recent years, this city has experienced a surge in demand for housing and commercial spaces, and this expressway is a piece of the growing puzzle."

"With the strategic proximity to the IT hubs, industries, corporations, and multinational companies, it will attract foreign investments and further Gurgaon's standing as the top choice for investors in the Delhi NCR region," says Geeta Shukla, managing director, Urban Group. She further says, "It is a crucial step to open the loop of Dwarka Expressway in a real estate market that is currently in progress. This transformative step will redefine the real estate landscape, opening a world of possibilities for residential development in various such new locations. Suncorreal

The demand for residential properties along the Dwarka Expressway has become robust, resulting in increased sales and higher price tags. Millennial homebuyers are seeking an elevated lifestyle in this thriving locale.



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Prashant Aggarwal, founder and CEO, Suncorreal Global India Ltd says, "A great light for the Dwarka Expressway is becoming a reality. It will provide a boost of anticipation and response in both the real estate market and individuals. The evolution in local prices further demonstrates the region's potential. Investing real estate in this area and during commercial demand is expected to be positive in the growing market. Developers are actively constructing new apartments, commercial developments, and other projects.

"With stable market and appreciation in the real estate market, it is expected to be a positive trend for the city. At this time, various investors, both local and foreign, are looking to invest in the Dwarka Expressway project. The opening of the Dwarka Expressway will further propel the real estate market and we expect Gurgaon to witness price appreciation between 20 to 30 per cent in real estate along the Dwarka Expressway corridor."

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The inauguration of the Dwarka Expressway's Gurgaon section by Prime Minister Narendra Modi in June is set to elevate the region's prospects," declares Prayag Khatia, CEO, Urban Group.

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