

Outlook

initiative

TOP 25 Properties to Invest in 2025

This special edition features a curated selection of exclusive properties from various locations, presenting compelling investment opportunities for the year.

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Ushering in a new era of growth in 2025



TOP STOREY
Kausar Firdausi

Looking ahead to 2025, the outlook for the real estate sector remains optimistic, driven by sustained demand across various segments. A key focus will be on balancing demand and supply, particularly in the housing and commercial sectors. While funding and policy challenges persist, 2024 has established a robust foundation for growth, with the adoption of smart technologies and a strong emphasis on sustainable, energy-efficient developments redefining how homes and communities are designed and experienced.

According to a recent Anarock

Capital report, real estate developers raised ₹1,281 crore through qualified institutional placements in 2024 and plan to launch 253 million square feet of housing over the next five years, highlighting the sector's resilience and potential. This strong momentum is expected to continue in 2025.

A Cushman & Wakefield report projects that luxury housing will maintain its upward trajectory, supported by

Luxury housing will maintain its upward trajectory, supported by increasing HNI numbers, infrastructure advancements and shifting buyer preferences.

Cushman & Wakefield report

increasing HNI numbers, infrastructure advancements, and shifting buyer preferences. Demand for mid-segment luxury housing priced above ₹2 crore is also rising, appealing to aspirational millennials. Projects emphasising wellness amenities, such as air purification systems and meditation spaces, are set to gain further traction.

Anshuman Magazine, Chairman & CEO, CBRE for India, South-East Asia, the Middle East, and Africa, anticipates new milestones for the real estate sector in 2025. "As employee experience gains importance, occupiers will continue prioritising 'flight to quality' relocations and upgrades. Corporates are expected to prefer modern, green-certified office developments aligned with net-zero goals," says Magazine. This trend is likely to fuel demand for high-quality, sustainable spaces within integrated tech parks, focusing on well-being and flexibility.

With India's resilient economy at the forefront, strong market dynamics are expected to sustain momentum across all asset classes, setting the stage for a new growth story in 2025.

The images used in this special feature are mostly artistic renditions.



Alphacorp Sky1 Gurugram

This project redefines luxury and sustainability with soaring 27 storeys into the region's skyline.



Certification from the Indian Green Building Council (IGBC), emphasising its commitment to a greener future. From vertical gardens and solar-powered common areas to water recycling systems that reuse over 80% of water for landscaping, Alphacorp Sky1 embodies sustainability. Materials like GreenPro-certified products and FSC-certified wood enhance opulent living with environmental consciousness. Recognised at the 16th Realty+ Conclave & Excellence Awards 2024 - North, it won accolades for 'Ultra-Luxury Lifestyle Project of the Year' and 'Most Environment-Friendly Residential Space - North'.

Conveniently located near NH 48, 32nd Avenue, and Google Headquarters, it offers 30+ amenities, including an infinity pool, clubhouse, gym, yoga garden, kids' play area, reflexology path, tennis court, skating rink, pet lawn and business centre. Experience a serene and exclusive lifestyle at Alphacorp Sky1.

Developer: Alphacorp Development Pvt. Ltd.
Type of Project: Ultra-luxury, High-rise Apartments
Location: Sector 15, Part 2, Gurugram
Configuration: 3 BHK + Utility + Servant

- USPs:**
- Tallest tower in the vicinity
 - Low-density project offering unique vertical gardens along the elevation
 - IGBC's Gold Pre-Certification
 - Winner of 2 awards - 'Ultra-Luxury Lifestyle Project of the Year' & 'Most Environment Friendly Residential Space - North' at 16th Realty+ Conclave & Excellence Awards 2024 - North
 - 2 minutes away from NH48 & 32nd Avenue

Launched in: July 2024
Possession: 2028
Price: ₹5 crore onwards
Current Status: Under Construction

Ashar Merac Thane

This iconic development is a proud symbol of growth, ambition, and a deep-rooted connection to the region's evolving skyline.



Developer: Ashar Group
Type of Project: Residential
Location: Shreenagar, Mulund-Thane Corridor
Configuration: 1, 2 & 3 BHK Residences

- USPs:**
- Temperature 2 degrees cooler than LBS Marg & GB Road
 - Over 1,10,000 sq.ft. of premium amenities in Phase 1
 - Spacious 1, 2 & 3-bedroom residences with expansive decks
 - Situated in the Mulund-Thane Corridor, just 3 km from Thane and 5 km from Mulund station
 - Largest podium garden in the neighbourhood

Launched in: July 2024
Possession: 2028
Current Status: Under Construction

Nestled in Shreenagar, at the vibrant Mulund-Thane Corridor (MTC), Ashar Merac is a landmark development that reflects the Ashar Group's legacy of excellence and innovation. Returning to the neighbourhood where it began with Ashar Estate in 2001, this project symbolises growth, ambition, and a lasting connection to Thane's dynamic skyline.

Shreenagar, at the Mulund-Thane corridor, has evolved into a vibrant residential hub within the Mumbai Metropolitan Region (MMR), fuelled by growth in Mumbai's

suburbs. Amidst this transformation, Ashar Merac stands as a game-changer. Spanning 4 acres of 11-acre gated community, its first phase offers over 2,000 thoughtfully designed 1, 2, and 3-bedroom homes with stunning views of Yogi Hills and Sanjay Gandhi National Park.

The development boasts world-class amenities, spanning 1,10,000 sq. ft. across four distinct zones: The Oasis, with a swimming pool and lush spaces; The Savannah, with serene gardens and jogging tracks; The Nest on the 20th floor, featuring premium facilities like a yoga studio and star-gazing deck; and The Club, a lively hub for residents' social and recreational activities. Launched in June 2024, Ashar Merac sold 500 units in just five weeks, showcasing its unmatched appeal. More than a residence, Ashar Merac is where heritage meets modern living—a home to thrive.

Developer: Assetz Property Group
Type of Project: Signature Residences
Location: On Whitefield Main Road, Bengaluru
Configuration: 3 & 4 BHKs

- USPs:**
- Grand lobbies that make an unforgettable first impression
 - Upto 202 sq.ft. large living balconies
 - 75% carpet area efficiency
 - Immersive biophilic experience.

Launched in: March 2024
Possession: June 2028
Price: ₹4.28 crore onwards
Current Status: Under construction

Assetz 66 & Shibui by Assetz Property Group is a boutique residential masterpiece that blends modern luxury with Japanese-inspired aesthetics. Rooted in the philosophy of Shibui, which embraces simplicity and depth, it offers a tranquil, refined lifestyle enriched by timeless beauty, meticulous craftsmanship, and unparalleled attention to detail.

Situated on Bengaluru's iconic Whitefield Main Road, this is more



Assetz 66 & Shibui Bengaluru

Part of the coveted Black Series by Assetz, these signature residences are a collection of ultra-premium homes that redefine sophistication.



than just an address - it's the address. With world-class IT hubs, esteemed international schools, and an array of dining and entertainment options just moments away, the location perfectly balances connectivity and convenience. Part of Assetz's exclusive Black Series, these 3 and 4 BHK signature residences epitomise sophistication. A striking black clay tile façade, Italian marble flooring, chevron-patterned wooden finishes, and

handpicked design elements showcase exceptional craftsmanship. Expansive balconies, upto 202 sq.ft., offer the rare luxury of outdoor living in a city where space is premium.

The project seamlessly integrates lush green spaces with premium sports and leisure amenities, including a temperature-controlled pool, tennis courts, and an outdoor gym, creating abundant opportunities to relax, play, and rejuvenate.

Bhadra Landmark # 95 Bengaluru

These vastu-compliant luxury homes boast world-class amenities and unmatched connectivity, located right next to Kengeri Metro Station.

Bhadra Landmark #95 epitomises modern residential design, blending vastu principles with contemporary architecture. Located in Kengeri, it offers excellent connectivity to Bengaluru's IT hubs, educational institutions, healthcare centres, and retail destinations. The expanding Bengaluru metro and robust road infrastructure further elevate Kengeri's appeal as a prime residential hub.

The 3 BHK apartments range from 1,700 to 2,000 sq.ft., providing ample space for comfortable family living. Meticulously designed, each home combines functionality with elegance, maximising natural light and ventilation for a serene atmosphere. Fully vastu-compliant, these residences offer harmony and positivity, appealing to discerning buyers.

Bhadra Landmark #95 redefines residential living with world-class amenities. Landscaped gardens and green spaces offer tranquility, while fitness centres, recreational areas, and children's play zones

cater to diverse lifestyles. A clubhouse for gatherings and 24/7 gated security ensure comfort and safety.

In its pre-launch phase, the project offers competitive pricing, making it a prime investment as Kengeri's urbanisation drives demand for premium housing. While RERA registration is pending, buyers are assured transparency and legal safeguards. With a prime location, innovative design, and exceptional amenities, this BHADRA Group development is a true investment in modern living.



Developer: BHADRA Group
Type of Project: Residential
Location: Kengeri, Mysore Road, Bengaluru
Configuration: 3 BHK spacious residences

- USPs:**
- Excellent connectivity
 - Thoughtfully designed vastu-compliant homes
 - World-class amenities
 - A clubhouse and dedicated children's play areas
 - Security with 24/7 surveillance

Launched in: 4th quarter of 2024
Price: ₹1.69 crore onwards
Current Status: Pre-launch phase



Canvas Pune

Designed to maximise space and natural light, these premium residences provide the perfect canvas for residents to craft their life stories.

Canvas is a masterpiece of modern living, crafted by renowned architect Hafeez Contractor. Rising 35 habitable floors across four towers, it is united by a spectacular sky bridge at ~120 meters, offering a "top of the world" experience. Spread across 6+ acres, its innovative Tetris-themed landscape design creates seamless spaces that foster interaction while maintaining private sanctuaries. The ~2-acre podium hosts over 50+ thoughtfully curated

amenities, nurturing physical well-being and social connections.

The residences at Canvas offer 3 BHK configurations (~1,330 to 1,500 sq.ft.) and 4 BHK homes (~1,700+ sq.ft.), each designed to maximise space and natural light, providing the perfect canvas for residents to craft their life stories.

Canvas offers a wealth of amenities to suit diverse lifestyles, including a sports paradise with padel tennis, pickleball and cricket practice nets, a co-working



Developer: Kolte-Patil Developers Ltd.
Type of Project: 3 & 4 BHK Premium Residences
Location: Life Republic by Kolte Patil, near Hinjawadi, Pune
Configuration: Spacious 3 & 4 BHK Premium Residences

- USPs:**
- ~25 to 32 feet-long viewing deck for each apartment
 - East-west layouts
 - 50+ exquisite amenities
 - ~38m long infinity edge lap swimming pool
 - Two master suites in each unit

Launched in: August 2024
Possession: December 2029
Price: ₹1.35 crore onwards
Current Status: Under Construction

area, fitness plaza, and social pods. Outdoor features like an infinity edge lap pool, floating cabanas, and a bonfire court enhance the living experience. Located within the visionary 400+ acre Life Republic township, Canvas is part of a thriving, sustainable community, offering access to world-class education, healthcare, and verdant spaces, ensuring every aspect of life flourishes in harmony.

Birla Niyara Mumbai

The project is a canvas where luxury meets purpose, creating a living experience that is both refined and meaningful.

Birla Niyara is a flagship luxury residential project by Birla Estates located in Worli, South Mumbai and is an integrated development spread across 14 acres being developed in phases. The project is a canvas where luxury meets purpose, creating a living experience that is both refined and meaningful.

Silas at Birla Niyara is the new signature tower with bespoke 4 & 5 BHK is designed to encapsulate the grandeur of its surroundings offering breath-taking vistas that elevate living experience to unparalleled heights. Centrally located and well-connected, Birla Niyara offers seamless access to



the airport, major highways, metro stations, and key commercial hubs like Nariman Point and BKC. Surrounded by top schools, hospitals, corporate hubs, malls, and fine dining, it embodies the Lifedesigned® philosophy, blending meticulous design with a sustainable ethos to enrich lives.

At its heart, Silas at Birla Niyara introduces an exotic lifestyle with palatial residences, elegant facades, and triple-height lobbies that redefine grandeur.

Developer: Birla Estates
Type of Project: Residential
Location: Century Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai
Configuration: On Request

- USPs:**
- One of the largest integrated developments, spread across 14 acres
 - Three exquisite clubhouses – Hive (social club), BE-FIT (sports club) & Playpen (kids club)
 - LifeDesigned® homes with best-in-class services and futuristic amenities
 - A lush green avenue, bridging all residential towers
 - Enjoys strategic location

Launched in: March 2024
Possession: A per RERA guidelines
Price: On Request
Current Status: Under Construction

Spacious balconies and decks invite serene moments, while its location in Worli provides unmatched exclusivity.

The lush green avenue, the high line, connects the residential towers, offering a tranquil escape with amenities that cater to refined tastes.

Edmont Aurelia Mumbai

Meticulously designed residences with breathtaking views, this is a landmark of elegance and modernity in Kandivali West.

Soaring 51 storeys, Edmont Aurelia is a landmark of elegance and modernity in Kandivali West. With seamless access to transport links, shopping hubs, and essential services, it offers a premium lifestyle in a well-connected neighbourhood, making it an ideal choice for discerning homeowners.

Edmont features meticulously designed 2 and 3-bedroom residences with breathtaking views of the Sanjay Gandhi National Park, Vipassana Pagoda, and lush greenery. Each home blends aesthetic appeal with functional design, complemented by 25+ lifestyle amenities, including state-of-the-art fitness facilities, serene swimming

pools, tranquil gardens, and dynamic recreational spaces for holistic living.

The project embodies excellence, with architecture by SSA Architects, sustainable solutions by Integrated, green spaces by Metadesign India, and innovative structural designs by Gokani Consultant.

Another marquee project, Sheth Avalon, is set on 5.5 acres of verdant landscapes near Viviana Mall. It offers 3, 4, and 5-bedroom residences designed by renowned names like Sussanne Khan,



Developer: Ashwin Sheth Group
Type of Project: Luxury Residential
Location: Kandivali West
Configuration: 2 & 3 Bed Residences

- USPs:**
- 51-storey skyscraper
 - Over 25+ lifestyle amenities
 - Spacious living decks on all configurations
 - Kitchen with utility space
 - Vastu-compliant apartments

Launched in: November 2023
Possession: August 2029
Price: ₹2.25 crore onwards
Current Status: Under Development

ZZ Architects, and Coopers Hills. From expansive layouts to high-end interiors, Avalon redefines luxury living with refined elegance and everyday functionality.

Both Edmont and Sheth Avalon reflect the Ashwin Sheth Group's vision of merging quality, creativity, and purpose in every project.

Estate 360 Gurugram

Designed with generational needs in mind, the project unites people through thoughtful design, diverse amenities, and shared spaces for all ages, cultures, and lifestyles.

Located in Sector 36A, at the confluence of Dwarka Expressway and Central Peripheral Road (CPR), Estate 360 connects you to key destinations in Gurugram and Delhi. Created with a profound understanding of generational needs, Estate 360 brings people together through intentional design, amenities and shared spaces catering to different age groups, cultures and lifestyles. Two of our six residences offer dedicated senior living residences managed by Antara Senior Living. Imagined in partnership with the world's leading architecture, landscaping and interior design firms, Estate 360 is



rooted in thoughtful design practices and the philosophy of biophilia to nurture physical, emotional, social and environmental well-being.

The use of brick and terracotta across our facades lends warmth and character, while patterns inspired by the Indian craft of jaali work enable ventilation and controlled daylighting.

Evoking the feeling of an idyllic countryside, the project is designed to bring you closer to nature at every step, with over 700 trees across 33 different species. Lush meadows, scenic follies and a winding lake with a bridge meet you as you traverse the estate.

The project's intergenerational

Developer: Max Estates Limited
Type of Project: Intergenerational Residential Community
Location: Sector 36A, Gurugram
Configuration: 3 BR, 3 BR+, 4 BR and Sky Villa

- USPs:**
- IGBC Platinum Pre-Certified
 - Indian inspired modern architecture with countryside themed landscape
 - Car free ground living & underground vehicular
 - System for your children's safety
 - Convenience retail at the community plaza

Launched in: August 2024
Possession: Q3 2030
Price: ₹5 crore onwards
Current Status: Under construction

living concept ensures residents access primary healthcare managed by Antara, including lifecare suites, clinical rooms, physiotherapy, and a consulting doctor. The sports block features tennis courts, badminton courts, and a cricket pitch. As an IGBC Platinum Pre-certified project, it incorporates sustainable, climate-conscious designs for future-ready living.



Golden Willows Navi Mumbai

This harmonious union of luxury and serenity creates a unique living experience that's hard to find elsewhere.

In the heart of Panvel, Golden Willows redefines luxury living with its modern architecture seamlessly blending into the natural beauty of its surroundings. Spanning 5.2 acres, it offers a tranquil oasis amidst urban bustle, with 50%

Developer: Hiranandani Communities
Type of Project: Residential
Location: Hiranandani Fortune City, Panvel, Navi Mumbai
Configuration: 2, 3, & 4 BHK Residences

- USPs:**
- 50% open space (5.2 acres) for a refreshing, green environment
 - 70+ new-age amenities to cater to your lifestyle needs
 - Nine distinct utopian zones designed to inspire a sense of community and well-being

Launched in: April 2023 (Phase-wise)
Possession: Phase 1 in 2028, Phase 2 in 2029 and Phase 3 in 2030
Price: ₹1.30 crore onwards
Current Status: Under Construction



open spaces and 70+ new-age amenities across nine distinct utopian zones designed to enrich every aspect of life.

The project offers luxurious 2, 3, and 4 BHK residences with world-class architecture and thoughtfully landscaped gardens. Its prime location ensures exceptional connectivity, with proximity to the Atal Setu (Mumbai Trans Harbour Link) connecting Mumbai to Navi Mumbai, the upcoming Navi Mumbai International Airport, and the proposed Panvel railway terminus for effortless travel options.

Golden Willows is part of the integrated township, Hiranandani Fortune City, which features a functional health centre, the Hiranandani Trust School, a 200-year-old Shiva temple, Hakone Go-karting, and a retail arcade with restaurants, grocery stores, pharmacies, and banks. Adding to its appeal is the Yotta Data Centre Park, Asia's largest data centre.

Investing in Golden Willows means choosing a lifestyle that combines luxury, convenience, and community. With its meticulous design and exceptional amenities, it offers a living experience that's truly unparalleled.

Developer: Godrej Properties Ltd.
Type of Project: Residential
Location: Sector 43, Golf Course Road
Configuration: 3&4 BHK Residences

- USPs:**
- Exclusive community of 248 residences
 - Blues & Greens inspired landscape
 - The Crystal Club
 - Designed by DP Architects and STX Landscape Architects, Singapore

Launched in: October 2024
Possession: September 2031
Price: On Request
Current Status: Under Construction

Golf Course Road in Gurugram is one of the most prestigious addresses in Delhi-NCR, where luxury meets convenience. With easy access to business hubs, top schools, fine dining, and more, it offers a lifestyle unlike any other. At the heart of this coveted location lies Godrej Miraya, a residence designed for those who have achieved excellence in every aspect of life. Comprising three iconic towers, Godrej Miraya offers an exclusive community of just



Godrej Miraya Gurugram

At the heart of Golf Course Road lies this project designed for those who have achieved excellence in every aspect of life.

248 residences, reflecting a life of ambition and accomplishment.

The 3 and 4 BHK luxury homes feature sleek, contemporary designs and meticulously crafted interiors. The spacious layouts, state-of-the-art amenities, and expansive living areas speak to a life well-lived. Designed not just for living, but for living well, these homes effortlessly blend natural elements like lush greenery and reflective water bodies with luxurious

interiors, creating a tranquil, harmonious environment.

Godrej Miraya is more than a home; it's an investment in legacy. Offering lasting value in a dynamic market, it promises growth, success, and a future of unparalleled living. A space where achievements are celebrated, aspirations honoured, and luxury meets legacy - crafted for those who demand the extraordinary.



Gurukripa, a premium residential project by Inspira Realty, is nestled in the upscale Sindhi Society, Chembur, Mumbai. It blends modern amenities, seamless connectivity, and tranquil living spaces, making it an ideal choice for homebuyers and investors.

Offering 1, 2, and 2.5 BHK residences, Gurukripa enjoys Chembur's strategic location, providing excellent connectivity to Bandra-Kurla Complex (BKC), Navi Mumbai, and South Mumbai via the Eastern Freeway, Sion-Panvel Highway, and Eastern Express Highway. Public transport options, including the monorail and railway, further enhance accessibility. Chembur's rapid growth and robust infrastructure position Gurukripa as a promising investment with long-term appreciation potential.

Spread across 0.85 acres, the project features two 18-storey wings with 98 thoughtfully designed units. Amenities include a gym, indoor games room, guest rooms, cricket pitch, open-air cinema, kids' play area, landscaped gardens, a multipurpose hall, and podium car parking. Sustainable features like rainwater harvesting complement the luxurious offerings.

Surrounded by premier schools,

Gurukripa Mumbai

Nestled in Chembur, the project is designed to offer a perfect balance of modern amenities, exceptional connectivity and serene living spaces.



Developer: Inspira Realty
Type of Project: Residential
Location: Sindhi Society, Chembur, Mumbai
Configuration: 1, 2 & 2.5 BHK Residences

- USPs:**
- Podium surface car parking
 - Double-height entrance lobby
 - Centrally located in a premium location
 - Proximity to top schools, hospitals, parks, shopping malls, etc.
 - Various lifestyle amenities for all ages

Launched in: March 2023
Possession: September 2026
Price: ₹1.27 crore onwards
Current Status: Wing A: All slabs complete; Wing B: 18th slab complete

hospitals, and shopping hubs, Gurukripa ensures unmatched convenience

Inspira Realty's commitment to quality is reflected in this flagship project, making it a gateway to a lifestyle of comfort, growth, and superior returns - an exceptional real estate opportunity in Mumbai. Apart from Chembur, Inspira Realty is also developing projects across Bandra, Vile Parle, Malad and Borivali.



Joyville Celestia

Pune

This urban development spread over 200 acres with a perfect blend of proposed residential, commercial, educational, healthcare, and retail spaces.



naturopathy centre and 5-tier security, further enhancing the sense of safety and well-being.

Joyville Celestia's strategic location provides excellent connectivity

Joyville Celestia in Hadapsar Annexe, situated along the Pune-Solapur highway, is a thoughtfully planned urban development spanning 200 acres. This integrated township offers a harmonious blend of residential, commercial, educational, healthcare, and retail spaces, catering to every lifestyle need within a single vibrant community.

The project is meticulously designed to focus on holistic wellness, addressing physical, social, emotional, environmental, intellectual, spiritual, and financial well-being. Its standout features include 40+ wellness-inspired amenities, a grand clubhouse, and a pedestrian-friendly vehicular-free podium, ensuring a safe and serene living environment. Over 75% of the development is dedicated to green and open spaces, offering a tranquil escape from urban chaos. Residents can also benefit from a

Developer: Joyville by Shapoorji Pallonji
Type of Project: Residential
Location: Hadapsar Annexe, Pune-Solapur Highway
Configuration: 2 & 3 BHKs and Duplexes

USPs:

- 40+ wellness-inspired amenities
- A grand clubhouse
- Over 75% area dedicated to greens and open spaces
- 5-tier security
- A vehicular free podium

Launched in: November 2023
Possession: March 2028
Price: ₹68 lakh onwards
Current Status: Under Construction

to Pune's key social and commercial hubs, making it an attractive choice for homebuyers and investors alike. Whether as a home or an investment, the development promises not only exceptional returns but also a joyful, well-rounded lifestyle, making it one of the most sought-after projects in the region.

Mahindra Vista Mumbai

India's first net zero waste and energy residential project, it sets a new standard for sustainable living.



Mahindra Vista, India's first net zero waste and energy residential project, sets a new standard for sustainable living. Powered by renewable energy, it will save 18 lakh kWh of energy -enough to power 212 homes - and divert 8 lakh kg of waste from landfills, equivalent to 786 truckloads.

The development features advanced water conservation systems, including low-flow fixtures, wastewater reuse, and efficient irrigation, reducing water

consumption by 53%. A dense urban forest with over 1,000 indigenous trees boosts local biodiversity.

As part of Mahindra Group's goal to achieve carbon neutrality by 2040, Vista is a key step toward building Net Zero structures by 2030. Spanning 7.74 acres, it features 3.5 acres of landscaped greens, a biophilic-roof clubhouse, and a colonnade pathway leading to an infinity-edge pool, blending luxury with sustainability.

The 1 BHK to 4 BHK residences feature

Developer: Mahindra Lifespaces
Type of Project: Residential
Location: Kandivali East, Mumbai
Configuration: 1BHK – 4 BHK,

USPs:

- Efficient layout with maximum personal space for usage
- State-of-the-art 28,000 sq.ft. of 'biophilic roof' clubhouse
- India's first net zero waste and energy homes

Launched in: February 2024
Possession: December 2029
Price: ₹2.08 crore onwards
Current Status: Under construction

climate-responsive design to maximise natural light and ventilation, seamlessly integrating with the environment. Located in Kandivali East, Mumbai, Vista offers excellent connectivity, panoramic views of Sanjay Gandhi National Park, and a peaceful retreat from city life.

The first phase sold over ₹800 crore worth of inventory in just three days, making Mahindra Vista a future-ready investment.



Megaleio Hyderabad

This architectural marvel redefines contemporary living, blending exquisite design, world-class amenities, and an aura of sophistication.



Step into the epitome of luxury living with Navanaami Megaleio, a masterpiece of opulence and elegance at TGSPA Junction, Hyderabad. This architectural marvel redefines contemporary living, blending exquisite design, world-class amenities, and an aura of sophistication. More than just a residence, Megaleio offers a lifestyle that resonates with grandeur.

Strategically located near the Outer Ring Road (ORR), Megaleio ensures seamless connectivity to Hyderabad's business hubs, entertainment zones, and top institutions. The Financial District is 10 minutes away, Rajiv Gandhi International Airport 20 minutes, and key destinations like Banjara Hills and Sreenidhi

International School are within easy reach, all amid a serene green setting.

Spread over 4.1 acres, Megaleio's two iconic 50-storey towers redefine the skyline with ultra-luxurious 4 and 5 BHK residences ranging from 8,888 to 11,111 sq.ft. Boasting 80% open spaces, it blends architectural brilliance with nature, offering tranquility and grandeur.

Highlights include 360° views, 12-foot ceilings, a grand double-height lobby and

Developer: Navanaami Projects Pvt. Ltd.
Type of Project: Residential project
Location: TGSPA Appa Junction, Hyderabad
Configuration: 4 & 5 BHK Uber Luxury Residences

USPs:

- 270° open views for each flat
- The iconic highrise stands as a welcoming gateway into the city
- Exceptional 12-foot ceiling height for a spacious feel
- Surrounded by lush greenery and serene water bodies
- 1.5 lakh sq.ft. of amenities provide a luxurious feel right in your home

Launched in: May 2024
Possession: December 2027
Price: ₹10.5 crore onwards
Current Status: Cellar 1 in progress.

over 1.5 lakh sq.ft. of amenities capped by a rooftop infinity pool with stunning city and green vistas. Navanaami Megaleio blends beauty, comfort and elegance, making it Hyderabad's most coveted address and a true symbol of modernity and tranquility.

Migsun Lucknow Central Lucknow

This high street commercial project is set to become the city's key business hub, offering high footfall and promising returns for investors.

Migsun Lucknow Central, situated on Shaheed Path, is a landmark project by Migsun Group, redefining retail, business, and leisure in Lucknow. Strategically positioned, it combines luxury, functionality, and world-class architecture to deliver an unparalleled experience for businesses.

Its prime location ensures excellent connectivity to transportation hubs, educational institutions, and major landmarks, making it ideal for both commercial and residential purposes. The project features a mix of retail shops, food courts, office spaces, and studio apartments, catering to diverse needs.

Migsun Central also boasts state-of-the-art business suites tailored for professionals, entrepreneurs, and startups, providing a sophisticated work environment. Spread across 4 million sq. meters in a smart eco-township, it incorporates green features like STP and rainwater harvesting, alongside paved

walking tracks and open spaces for tranquility.

Amenities include a modern clubhouse, swimming pool, gymnasium, landscaped gardens, 24/7 security, and power backup, ensuring comfort and convenience. Building on the success of Migsun Janpath, this project is set to become Lucknow's central business hub, offering high footfall and promising returns for investors.

Migsun Central is not just a project, it's a futuristic urban destination where luxury meets convenience.



Developer: Migsun Group
Type of Project: High Street Commercial
Location: Shushant Golf City, Sultan Road, Pocket 1, Sector A, Lucknow
Configuration: Retail Shop, Food Court and Business Suites

USPs:

- Adjacent to Medanta Hospital and on Shaheed Path
- Catering to a wide audience
- Premium positioning
- Vibrant and lively commercial space
- Perfect for healthcare professionals, retailers, and F&B businesses

Launched in: February 2024
Possession: January 2029
Current Status: Under Construction

Purva Orient Grand Bengaluru

For those aspiring to live in the lap of luxury in Bengaluru, the project offers a world-class address that redefines modern urban living.



Nestled in the heart of Bengaluru on Lalbagh Road, Purva Orient Grand by Puravankara epitomises the pinnacle of luxury and exclusivity. As part of the developer's 'WorldHome Collection', the project blends cutting-edge design, elite craftsmanship, and future-forward innovations to deliver an unparalleled living experience.

Orient Grand enjoys a strategic location amidst Bengaluru's most iconic landmarks. It offers proximity to Lalbagh Botanical Garden, Cubbon Park, UB City Mall, and several elite educational institutions, making it a coveted address for families and professionals alike.

Designed by renowned Singapore architect Andy Fisher, Purva Orient Grand features a striking facade blending modernity with nature. Highlights include a grand double-

Developer: Puravankara Limited
Type of Project: Luxury apartments
Location: Lalbagh Road, Bengaluru
Configuration: 3 & 4 BHK

- USPs:**
- ➔ Designed by internationally acclaimed architects and planners
 - ➔ Amenities focused on a luxury experience.
 - ➔ Integrated technology beyond home automation
 - ➔ Elite luxury and craftsmanship
 - ➔ No common walls

Launched in: June 2021
Possession: June 2027
Price: ₹5.5 crore onwards
Current Status: Under construction



height entrance lobby and the artistic rooftop clubhouse, 'The Rose and Cypress', offering an infinity pool with Lalbagh views, a fitness studio, spa, and dining spaces like 'The Vault' and 'The Dovecote Lounge'. Amenities extend to landscaped gardens, a mini-golf course, a koi pond, and a Louboutin-inspired stairway. 'The Larder Room', an open pantry, serves as a shared space for light cooking and gatherings. With eco-conscious practices, smart technologies, and premium fittings from brands like Grohe, Kohler, and Schindler, the project ensures sophistication and durability.

Rustomjee Belle Vie Kasara Hills

The premium 88 acres plotted development provides the freedom to design your dream home in a secure, serene environment.

Rustomjee Belle Vie at Kasara Hills marks a milestone as Rustomjee ventures into plotted developments, offering thoughtfully designed villa plots. As a preferred asset class, land becomes even more compelling with Belle Vie, ensuring hassle-free ownership with no worries about paperwork, permissions and utilities. This development offers the freedom to create your dream home in a safe and tranquil setting.

Spanning 88 acres, Belle Vie is a gated community offering villa plots ranging from 2,000 to 7,000 sq.ft., ideal for building elegant, comfortable homes amidst nature. Kasara's reputation as a weekend retreat enhances its appeal, making it a good investment opportunity. Strategically located near the Mumbai-Nashik Highway, Kasara Railway Station, and Samruddhi Expressway, it is just 98 km from Mumbai and 79 km from Thane, making it perfect for urban dwellers seeking a second home or a solid investment.

Belle Vie boasts world-class amenities, including a clubhouse, swimming pool, hobby gardens, and extensive green spaces covering 40% of the area. Sustainable features like rainwater harvesting, stormwater management, and an afforestation program with over 20,000 plants enrich the ecosystem. With underground utilities, paved roads, advanced security, and scenic nature trails, Belle Vie promises "A Beautiful Life" rooted in luxury, connectivity, and natural harmony.



Developer: Rustomjee Group
Type of Project: Premium Villa Plots
Location: Kasara Hills, Maharashtra
Configuration: Villa plots ranging from 2,000 sq.ft. to 7,000 sq.ft.

- USPs:**
- ➔ 2 hrs drive from Mumbai
 - ➔ Spread across 88 acres of scenic hilltop terrain with Sahyadri mountain view
 - ➔ 40% area dedicated to open space
 - ➔ Over 20,000 plants have been planted
 - ➔ Comprehensive clubhouse with resort style investment

Launched in: August 2024
Possession: 15 months post-booking
Price: ₹62 lakh onwards
Current Status: Phase 1 launched with 253 plots



Sobha Elysia GIFT City

Experience a global lifestyle in GIFT City, with meticulously crafted residences and world-class amenities.

Gujarat International Finance Tec-City (GIFT City) is India's first operational greenfield smart city. Envisioned by PM Narendra Modi, it competes with global financial hubs like New York, London, and Dubai; and is highly ranked in the Global Financial Centres Index.

Sobha Elysia is one of the few luxury developments in GIFT City. With unmatched quality, modern facade, and curated amenities, the project has redefined luxury community living in India. As Sobha's final offering in GIFT City, it is the last opportunity for discerning

buyers to own homes crafted with global standards. Engineered with high-performance glass, cascading bay windows, and curved edges, the towers offer optimal comfort throughout the year and exemplify architectural excellence. Configurations include 3BHK, 3BHK with home office, 4BHK, 4BHK with home office, and limited-edition 4BHK duplexes. Residents can experience opulent living with aesthetically designed spaces, floor-to-ceiling windows offering panoramic views, and more.

Developer: SOBHA Limited
Type of Project: Residential
Location: GIFT City, Gujarat
Configuration: 3BHK and 4BHK with and without home office, 4 BHK duplexes

- USPs:**
- ➔ In the heart of India's first operational greenfield smart city
 - ➔ International living in the community of like-minded professionals
 - ➔ Sky Lounge on the 18th floor
 - ➔ Clubhouse spread across 20,000 sq.ft.
 - ➔ Lap & Leisure Pool

Launched in: April 2024
Possession: December 2030
Price: ₹2.5 crore onwards
Current Status: Open for bookings

This is one of the few projects in Gujarat to offer ample amenities for all age groups – such as swimming pools, serenity cove, exclusive clubhouse with gym, kids' zone, hall, mini-theatre, badminton court, and more. Ideal for NRIs, expats, and HNIs, Sobha Elysia offers an international lifestyle in GIFT City, Gujarat.

Sumadhura Palais Royale Hyderabad

Designed for the discerning few, the project offers an unparalleled lifestyle where dreams are elevated, and excellence is a shared legacy.

Nestled in Hyderabad's Financial District, Sumadhura Palais Royale redefines luxury living, blending modern elegance with cutting-edge technology to create an extraordinary sanctuary. Strategically located between the vibrant Hitec City and emerging Neopolis, this landmark offers an enviable address balancing urban energy with serene, low-density living.

Spread across 7.35 acres, Palais Royale boasts a single high-rise tower with three wings, maximising space, light, and panoramic views. Its 523 exquisitely crafted residences, ranging from 3,800 to 6,610 sq.ft., feature expansive layouts

filled with natural light and sweeping vistas, exuding sophistication and comfort. With over 85% landscaped areas, seamlessly integrating biophilic designs for a tranquil environment. At its heart lies an 85,000 sq.ft. floating clubhouse, Hyderabad's first branded clubhouse, offering global-standard sporting, fitness, leisure, and lifestyle experiences. Advanced features like cloud kitchens, digital grocery stores, and evaporative cooling systems ensure unmatched convenience while prioritising sustainability. Palais Royale's three-layered lobbies provide serene spaces for relaxation

Developer: Sumadhura Group
Type of Project: Uber Luxury Residential
Location: Financial District, Hyderabad
Configuration: 4 & 5 Bed Residences

- USPs:**
- ➔ Located in one of the most prime locations in Hyderabad
 - ➔ Hyderabad's first branded clubhouse
 - ➔ Comprises a wide array of luxurious amenities and biophilic designs
 - ➔ Inspired by a unique blend of nature and technology

Launched in: July 2024
Possession: December 2029
Current Status: Under Construction

and reflection, while its amenities and architectural brilliance embody Sumadhura's vision of luxury. More than a residence, Palais Royale is a visionary community, elevating fine living to a new pinnacle of elegance and ambition.





Supreme Boulevard Mumbai

An elevated lifestyle awaits with four towers, 30+ comforts in Chembur.

Supreme Boulevard, a luxurious four-tower residential project by Supreme Universal, offers seven-star resort-life comforts in the heart of Chembur. Spread across 5 acres, this gated community features over 30 resort-inspired comforts, including parks, wellness zones, and relaxation areas.

The project offers 2, 3, and 4-bedroom urban resort residences with modern layouts designed for space and natural light. Residents can enjoy breathtaking views, jog on a dedicated



track, and unwind in landscaped gardens.

Supreme Boulevard provides a holistic lifestyle, with amenities such as an amphitheatre for entertainment, 'paddle and pickle' courts for active recreation, a badminton court, a fitness centre, a relaxing spa, a rejuvenating jacuzzi and a banquet hall for celebrations, all designed to support physical, mental, and social well-being.

Safety is ensured with a three-tier security system, high-speed elevators, and an inclusive, accessible design. The

Developer: Supreme Universal
Type of Project: Residential
Location: Chembur, Mumbai
Configuration: 2, 3 & 4 Bed Urban Resort Residences

USPs:

- 30+ resort life comforts
- 360-degree connectivity
- Largest floor plate in the micro-market
- Tallest tower in the neighbourhood
- 600+ trees

Launched in: October 2024
Current Status: Under Construction

property boasts 360-degree connectivity, providing seamless access to BKC, the Eastern Freeway, and the upcoming Navi Mumbai International Airport, perfectly blending urban convenience with suburban tranquillity.

As the largest gated community in Chembur, Supreme Boulevard is poised to elevate the local real estate market. More than just a home, it's an investment in a future of luxurious living and a vibrant community, perfect for families and working professionals.

Terra Grande Sirmaur

The luxury villas offer a serene retreat in the picturesque Kasauli hills, combining upscale living with the tranquility of nature.

Terra Grande offers luxurious 3/4/5 BHK villas in Sirmaur, Himachal Pradesh, a short drive away from Dharampur. Nestled at an elevation of 6,000 feet, Terra Grande provides a serene retreat amidst the picturesque Kasauli hills, blending upscale living with the tranquility of nature.

Each villa is meticulously designed, balancing public spaces with private lounges, ensuring a harmonious living experience that celebrates every corner of the home. Constructed with earthquake-resistant technology, Terra Grande emphasises safety without compromising on luxury. Adopting a low-density approach, with only three villas per acre, the project ensures spaciousness and tranquility for its residents.

Terra Grande offers a luxurious clubhouse, infinity pool, restaurants, walking trails, medical centre, play courts, kids' area, library, and fitness centre, providing ample opportunities for relaxation and recreation in

Developer: Eldeco Group
Type of Project: Luxury Villas
Location: Sirmaur, Himachal Pradesh
Configuration: 3/4/5 BHK Villas

USPs:

- Located just 90 minutes from Chandigarh
- Only three villas per acre
- Sunny valley views
- Private garden and private swimming pool
- Expansive sports and common amenities

Launched in: December 2023
Possession: June 2027
Price: ₹6.70 crore onwards
Current Status: Under Construction



a serene environment. Terra Grande is ideally located just 90 minutes from Chandigarh city, offering easy access to major hubs while preserving its peaceful hilltop setting. Residents can enjoy the cultural and natural beauty of nearby Kasauli, known for its charming lanes, artistic stores, and tranquil views, all while relishing the serene, luxurious lifestyle at Terra Grande.

TARC Ishva Gurugram

These thoughtfully designed homes break free from traditional constraints, blending modernity with nature's rhythm.

In Gurugram's vibrant Sector 63A, TARC Ishva redefines luxury living as a transformative experience. This visionary development transcends conventional housing, offering a sanctuary of refinement, innovation and sustainability.

At TARC Ishva, every residence embodies a revolutionary four-side open concept, ensuring abundant natural light, cross-ventilation and breathtaking views. This unique design seamlessly merges urban convenience with natural serenity, fostering well-being and tranquility. These thoughtfully designed homes break free from traditional constraints, blending modernity with nature's rhythm. Emphasising privacy and openness, the 'Own Your Core' philosophy transforms each home into a personal retreat amidst the bustling city.

Developer: TARC Limited
Type of Project: Residential
Location: 63A, Gurugram
Configuration: 3 & 4 BHK Apartments

USPs:

- Four-side open residences offering abundant natural light and ventilation
- Own your own core, ensuring personalised living spaces
- Perfect square apartments inspired by the timeless Golden Ratio for aesthetic harmony
- Column-free corners for expansive and unobstructed views
- Majority of open green area for serene living amidst nature

Launched in: September 2024
Possession: 2029
Price: ₹8.50 crore onwards
Current Status: Under Construction



Inspired by the Golden Ratio, TARC Ishva's residences are crafted as perfect squares, exemplifying architectural precision and aesthetic harmony. Prioritising green spaces, most of the development is dedicated to lush landscapes, offering a refreshing respite from urban life.

Scheduled for possession in 2029, TARC Ishva invites discerning buyers to invest in a lifestyle of elegance and innovation. The ready-to-experience sales gallery and show apartment provide a tangible preview, showcasing meticulously curated interiors that blend functionality with grandeur. TARC Ishva isn't just a residence — it's a statement of aspiration and sophistication in the heart of Gurugram.



The Aspen Gurugram

The project redefines modern living with its impeccable design, premium amenities and strategic location.

Step into a world of elegance and opportunity with The Aspen by Whiteland Corporation, a stunning high-rise residential development in Sector 76, Gurugram. This thoughtfully crafted community spans 13 acres and offers 619 exquisitely designed apartments across nine towers, including the quintessential Aspen Iconic. The project offers a mix of 3 & 4 bedroom apartments, along with opulent penthouses catering to discerning buyers.

Strategically located, The Aspen offers seamless connectivity to major hubs like

SPR, NH-48, Dwarka Expressway, Cyber City, IGI Airport, and the upcoming metro. With nearby landmarks, healthcare and essential services, it promises high appreciation and modern living.

The residences feature spacious layouts with a 2-to-2 core design, thoughtfully crafted to offer both privacy and elegance. The amenities at The Aspen go beyond the ordinary, offering resort-style living with features such as three exclusive clubhouses.

Sustainability is at the core of The Aspen, with IGBC Platinum certification

Developer: Whiteland Corporation
Type of Project: High-rise Floors
Location: Sector 76, Gurugram
Configuration: 3 & 4 BHK Apartments and Penthouses

USPs:

- Seamless connectivity to major hubs like SPR, NH-48, Dwarka Expressway, Cyber City and IGI Airport
- Spacious layouts with a 2-to-2 core design
- Three exclusive clubhouses
- IGBC Platinum certification

Possession: December 2030
Price: ₹17250 psf (+ PLC, GST, IFMS)
Current Status: Under Construction

in place, it's set to promote a healthy, future-ready lifestyle.

The Aspen redefines modern living with its impeccable design, premium amenities, and strategic location, making it an unparalleled choice for both investors and homeowners. Embrace a lifestyle of sophistication and long-term value at The Aspen.

The Edge Mumbai

A blend of contemporary elegance and the city's architectural heritage, this high-rise development exemplifies refined living.



attention to detail, featuring bespoke interiors, soaring ceilings and thoughtfully curated textures. Located on BR Ambedkar Road, it offers seamless connectivity to commercial hubs, cultural landmarks and leisure destinations like Kamala Mills and Phoenix Palladium. Residents enjoy breathtaking panoramic views of the Arabian Sea, Mahalaxmi Racecourse, and the South Mumbai skyline, perfectly balancing convenience and exclusivity.

The project offers 2- and 3-bedroom apartments with flexible layouts, 11-foot ceilings, floor-to-ceiling windows, and private decks. Exclusive Jodi residences provide expansive, column-free spaces for grander living.

Amenities include a fitness centre, infinity pools, landscaped gardens and a children's play area. The rooftop features a sky-bridge, infinity gym and an Instagram-worthy swing.

Selling out at launch, The Edge has attracted an elite gentry, showcasing Tribeca's commitment to creating iconic, trophy properties that epitomise innovation and luxury in Mumbai.

Developer: Tribeca Developers & Tejukaya Corp Pvt. Ltd.

Type of Project: Luxury High-rise

Location: Lalbaug, Parel

Configuration: 2, 3 & Jodi

USPs:

- Timeless glass façade with iconic straight-line design
- One of the largest amenities programme in the micro-market
- One of the largest entrance lobbies in Mumbai
- A rooftop featuring South Mumbai's first sky-bridge connecting the two towers

Launched in: 2024

Possession: 2030

Price: ₹7+ crore onwards

Current Status: Under Development



The Edge is a luxury residential landmark in the heart of Parel, Mumbai. Developed by Tribeca in collaboration with Tejukaya, this project redefines luxury living with innovative design, superior

craftsmanship, and striking architecture. A blend of contemporary elegance and Mumbai's architectural heritage, The Edge exemplifies refined living.

Every residence reflects meticulous

The Omaxe State New Delhi

This mixed-use development seamlessly integrates sports, shopping, hospitality, social activities, and dining into a single, world-class destination.



Developer: Omaxe Group

Type of Project: Mixed-use

Location: Sector 19B, Dwarka, New Delhi

Configuration: Retail shops, anchor stores, a large food court, cafés, clubs, bars, drive-throughs, and an event's arena.

USPs:

- India's first 5-in-1 destination
- ICC and FIFA-standard cricket-cum-football stadium
- Delhi's premier invite-only sports and leisure club
- 4.2 km of hybrid retail
- Luxury hotel with 148 keys

Launched in: September 2024

Possession: December 2027

Current Status: Under Construction

The Omaxe State in Sector 19B, Dwarka, New Delhi, is a landmark project by Omaxe Group, redefining urban living with a seamless blend of sports, shopping, hospitality, leisure, and dining. Spread over 50.4 acres with an investment of ₹2,500 crore, it offers unmatched connectivity, just 15 minutes from IGI Airport, UER 2, Yashbhoomi, Diplomatic Enclave, Golf Course, and Gurgaon.

At its heart is India's first integrated 5-in-1 concept, featuring a world-class cricket-cum-football stadium built to ICC and FIFA standards. With a seating capacity of 30,000, it marks Delhi's first cricket stadium in 140 years, complemented by Olympic-sized

swimming pools and international-standard courts for tennis, badminton, squash, and basketball.

The project offers Delhi's first air-conditioned high-street retail across 4.2 km with road-facing shops, catering to over 30 lakh residents within a 10 km radius. A 75,000 sq.ft. E-Sports arena, along with a sprawling 5 lakh sq.ft. F&B zone featuring 40+ dining options, adds a cutting-edge, dynamic experience.

The luxury hotel, with 148 rooms and grand banquets, is ideal for weddings and conferences. With 11 entrances and 2,200+ ECS parking, The Omaxe State is Dwarka's premier destination for modern luxury.