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## New Gurgaon: Beyond borders

New Gurgaon has emerged as a top-notch real estate destination for investors

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New Gurgaon, which falls on the southern side of Dwarka Expressway, is increasingly being preferred by the investors – both residential and commercial. A report by Knight Frank (Residential Investment Advisory Report 2016) has identified New Gurgaon along with Golf Course Extension Road, as one of the top ten residential destinations in India from an investment point of view.

Owing to its strategic location between Delhi and Manesar adjacent to NH-48, good connectivity, and future infrastructural growth, New Gurgaon is emerging as a preferred residential hub in NCR.

Pushpendra Singh, managing director, JMS Group, says, "New Gurgaon is emerging as a realty hotspot in Delhi-NCR due to the complete ecosystem of projects it offers like retail, residential, and commercial. Additionally, its convenient proximity to key transportation hubs, such as Delhi's IGI airport, Huda City Centre metro station, and New Delhi railway station and excellent connectivity to prominent roads like Golf Course Extension Road, Gurgaon-Sohna Road, NH-8, Southern Peripheral Road, Multi-Utility Corridor, Central Peripheral Road, and SPR Extension Road and KMP Expressway have further bolstered its appeal. The area's strategic location, well-planned physical and social infrastructure, and competitive pricing have collectively made it one of the most sought-after micro-markets in the region. Recent initiatives, including the proposed metro rail connectivity in



Manesar, the upcoming Rapid Rail project, and the relocation of the Kherki Daula toll plaza, along with the emergence of SPR, KMP Expressway, Dwarka Expressway, and the upcoming cloverleaf flyover, are expected to support the continued growth of this micro-market. Seamless connectivity with other areas of Gurgaon, New Delhi, and surrounding regions has positioned New Gurgaon as an ideal choice for both end-users and investors."

Shveta Jain, managing director, residential services, Savills India, says, "The area is accessible with important places such as Cyber City, Ambience Mall, Cyber Hub, Huda City Centre metro station, etc. Situated beyond the second toll plaza on NH-8 this region extends on both sides of the highway. Since New Gurgaon was planned before it was executed hence internal roads are broader and well connected. The area comprises several developing sectors from Sector 76 to 95 and has robust social infrastructure due to the presence of educational institutions, hotels, and restaurants."

### Many Advantages

Talking about the major advantages of the locality, Singh says, "The region provides a peaceful and serene environment away from the hustle and bustle of the city center. It offers a perfect blend of urban amenities and green spaces, allowing residents to enjoy a harmonious and balanced lifestyle. With diversified industries not limited to hospitality, healthcare, retail, banking, education, and many others joining the bandwagon, adds to its charm. The locality offers a tranquil and calm atmosphere, providing an escape from the busy city centre. Over time, New Gurgaon will continue experiencing consistent growth in property values, thanks to its advantageous position and continuous infrastructure enhancements. This presents an enticing prospect for investors to make long-term profitable investments."

New Gurgaon enjoys direct connectivity with NH-48 and is a 25-minute-drive away from the Indira Gandhi International Airport. This road has bolstered real estate prospects of the micro-market connecting prime retail and corporate hubs of Gurgaon. Additionally, New Gurgaon enjoys proximity to workplaces on Sohna Road (12-15 km), Udyog Vihar (20-22 km) and Cyber City (22-23 km) and IMT Manesar. In the near future, with Dwarka Expressway becoming operational, reaching New Gurgaon via Dwarka Expressway will be seamless. This would also offer connectivity to Indira Gandhi International Airport, Diplomatic enclave Dwarka and West Delhi.

Recent infrastructural developments like the opening of Manesar-Kundli portion of the KMP Expressway have strengthened New Gurgaon's connectivity with Punjab, Himachal Pradesh, and northern parts of Haryana.

Shalin Raina, managing director, residential services, Cushman & Wakefield, maintains, "New Gurgaon is broadly a term coined for areas / sectors beyond the Kherki Daula toll on the outskirts of the millennium city. This micro-market is one of the two identified growth corridors for residential projects in Gurgaon, the other being Dwarka Expressway. The key drivers which make this micro market an emerging hub for residential projects are affordability, good connectivity and infrastructure development."

The upcoming Delhi-Gurgaon SNB RRTS Corridor will make the connectivity in the area even easier and will also boost infrastructure development in the area by not only providing logistical support but also saving time and making it an easy commute.

