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# TIMES PROPERTY

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## Emerging hubs in Noida

**IF YOU TOO ARE LOOKING TO BUY A HOUSE IN THE NOIDA AND GREATER NOIDA REGIONS, HERE IS A LIST OF LOCATIONS THAT HAVE THE POTENTIAL TO REAP HEALTHY RETURNS!**

**N**oida continues to close the gap with Gurugram, in terms of office space absorption. The rising traction in the office sector has also trickled down to the residential real estate sector.

Experts say that areas like Sector 150, Noida Expressway (Sectors 142-149), Sectors 118-122, Central Noida (Sectors 74-78), and Noida Extension (also known as Greater Noida West) are some of the best areas for end users.

**Sector 150:** If we talk about one of the fastest emerging golf-themed residential zones along Noida-Greater Noida and Yamuna Expressway zone, the Sector 150, Noida, is the most preferred hotspot amongst homebuyers and investors.

As per the 99acres.com "Insite Report", property prices have gone up by around 6%, YoY, for the April-June quarter of 2021.

Top-notch developers like ATS Group, Ace Group, Antriksh India, Supertech, Godrej, Tata Housing, Godrej Properties, and Mahagun, Logix have launched their projects here. At present, the average capital values in Sector 150 hover around Rs 5,000-6,100 psqf.

**Noida Expressway**



**(Sectors 142 to 149):** The stretch between Sector-142 and Sector-149 along the Noida Expressway is considered one of the most peaceful and fastest emerging stretch of realty sectors, which connect Greater Noida to other regions of Delhi through the expressway.

This is a hub of several IT and financial companies like Global Logic, Indiamart, Xavient, NTT Data, and institutions like Amity.

**Central Noida, Sectors 74 to 79:** Newly developing areas like Sectors 74-79 of Central Noida are among the best residential choices for high-end to ultraluxury residential, as well as commercial, projects.

**Manoj Gaur**, MD of Gaur's Group, said: "The open and spacious apartments are catching the at-

tention of investors and have influenced demand in the recent past. Another key growth driver here is the proximity to Noida City Centre, Noida Special Economic Zone (NSEZ), and commercial hubs in Sectors 50, 51, and 34, which offers employment opportunities to professionals."

**Prashant Tiwari**, CMD of Prateek Group, says: "Opening of Aqua Metro line and the extension of the Blue line to Electronic City in Noida has triggered residential as well as rental demand in the area. We have projects here. Since it is close to FNG, DND Flyway, and Noida Expressway, commuting from here to other areas of Noida and Delhi is very easy."

"There has been a boom in commercial office space absorption with several MNCs opening offices in nearby locations. Some top employers in the area are Sify, Matrix, Oracle, InfoEdge, Genpact, KPMG, IndiaMart, and IBM. Property investment in these sectors is backed by robust rental demand," **Dheeraj Jain**, MD of Mahagun India, said.

—AK Tiwary

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