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## Demand up in posh sectors of Noida

A FEW SECTORS OF NOIDA HAVE GAINED PROMINENCE OWING TO THEIR GOOD CONNECTIVITY AND WELL-BUILT HOUSING PROJECTS. AS GOOD AS ANY POSH AREA OF THE NCR, THEY ARE NOW THE MOST SOUGHT AFTER DESTINATIONS. **AK TIWARY** WRITES



**W**ith world-class infrastructure and forthcoming mega projects like the Jewar international airport, and direct connectivity to Noida, Greater Noida, Yamuna Expressway, Dadri-Surajpur Road, Ghaziabad, and East Delhi, Sectors 44, 45, 46, and 47 of Noida are now the most-sought after real estate destinations in the NCR.

The region benefits mostly from the ready infrastructure which it possesses. There are ample commercial setups supporting daily needs along with other basic amenities. Prospects of the region are also very good because of the developments which are in the pipeline and lower population density of less than 500 people per hectare assigned in the Master Plan of Noida.

There is ample social and civic infrastructure present in the region with hospitals, schools, parks, etc.

Further, connectivity is enhanced

through bus services and Metro link in the vicinity. When one moves along the Dadri Main Road from Noida, Sectors like 40, 41, 42, 43, 46, 47, 48, and 49 are quite visible on both sides, which have been developed as low-density zones to aid quality habitation.

These sectors have been planned immaculately, keeping in mind all the needs of an average homebuyer. The Delhi NCR Metro rail network helps the locality to connect to Delhi and beyond with the Golf Course station, Wave City station, and the Botanical Garden station within a 5km radius of the locality. Sector 46 is surrounded by 3 major expressways – the Noida-Greater Noida Expressway, Yamuna Expressway and DND Flyway, which makes it easy for the residents to commute.

**Manoj Gaur**, MD of Gaursons India, says: “The region is close to the Noida Special Economic Zone (NSEZ), which is a great employment generator in Noi-

da and any place of employment drives the need for residential spaces. Hence, there is continuous demand from end users and people invest in these regions for rental gains.”

**Abhishek Trehan**, director of Trehan Irish, said: “Dadri Main Road is the direct link between Noida and Surajpur industrial area, moving forward to Dadri, which has the Inland Container Depot maintained by CCIL. In the years to come, when we have a fully developed DMIC, Dadri will be a prime industrial hub in the region, elevating demand for housing units.”

**Neeraj Gulati**, MD of Assotech Realty, said: “From the perspective of real estate, there is good scope for further price appreciation. Price trends, especially in Sectors 44, 45, 46, and 47 indicate appreciation in the last one year, whereas property prices in many other localities are depreciating. Rental market of the locality has grown, as the area is well connected to the commercial hubs.”

**Abhishek Trehan** adds: “If buying a property is status symbol then buying a premium property is a symbol of aspiration. Noida’s sectors like 44, 45, 46, 47 have some premium housing societies, but they are more affordable than any other regions.”

The prime factor for this locality gaining popularity is its connectivity with nearby cities and Delhi. Property types available in this locality are apartments and independent houses. Affordable luxurious apartments in these sectors are making the locality more desirable for homebuyers. Price appreciation is up to 25% over the last one-two years, market watchers said. Current property price ranges between Rs 4,700 psf and Rs 5,500 per psf, depending on the location.

There are innumerable projects here like Assotech Celeste Tower, NDA Gulmohar Green, SDS NRI Residency, East Sapphire, Express Green, Stellar Greens, Subhkamna Kartik Kunj, Prateek Stylom, IFI Green Avenue, Amrapali Sapphire, Gardenia Glory, and Omaxe Royal Residency. These projects offer thoughtfully constructed 2BHK and 3BHK apartments with basic amenities and comforts.

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