

## New Gurgaon: Breaking New Ground

New Gurgaon has emerged as a new realty destination for homebuyers and investors alike

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New Gurgaon is increasingly preferred by the investors — both residential and commercial. New Gurgaon, which falls on the southern side of Dwarka Expressway, refers to the areas and sectors beyond the second toll plaza on NH-48, which are located on the highway on either side of it or which are accessible through it through internal sector roads. Accessibility and good existing connectivity are two plus points of the area. Upcoming infrastructural projects such as the DMIC, KMP Expressway and development of multiple centres of excellence as planned under the DMIC are likely. Experts and developers are of the view that the area holds tremendous potential for commercial as well as residential purposes.

Manoj Gaur, president, CREDAI NCR and CMD, Gaur's Group, says,

to Gurugram and Manesar both. It offers buyers all types of property classifications, especially ready-to-move-in apartments and independent floors are quite popular."

New Gurgaon is ably connected to various means of transport and metro lines and is supported by strong socio-commercial infrastructure. Robin Pahuja, director, ElitePRO, avers, "There has been a lot of buzz around New Gurgaon lately. It has been on the radar of new homebuyers who are choosing it as their home destination."

Ashwani Kumar from Pyramid Infratech, "New Gurgaon has certainly emerged as an efficient investing centre for both buyers and developers as the homebuyers are showing an interest in the projects developed here. Its connectivity to Delhi-NCR through NH-48 and Dwarka Expressway, and the availability of vast resources and amenities in the region."



Fuelled by good connectivity, tremendous upsurge in infrastructural development, New Gurgaon is fast emerging as a vibrant residential and commercial hub in the NCR. As the city of Gurgaon is growing, there is an ever-increasing pressure on the existing infrastructure. Since the pace of development has picked up at New Gurgaon, developers and real estate experts expect it to reach new heights of urbanisation

"New Gurgaon is a value-for-money proposition. It has emerged as one of the preferred options for buyers, both end-users as well as investors looking for residential and commercial properties in the vicinity of Gurugram." The recent improvement in connectivity, especially the opening up of the 22-km Sohna elevated road while reducing the commuting time, has also massively increased the realty prospects of the region.

Sanya Aeren, chief advisor, Marketing & Communication of Berkshire Hathaway HomeServices Orenda India, says, "With property prices seeing an imminent increase in nearby regions like Gurugram, New Gurgaon's real estate prices are relatively affordable and share close accessibility

New Gurgaon hosts several ready-to-move-in apartments, allowing buyers to access well-designed setups that make their lives easier. Outlining the importance of New Gurgaon, Pradeep Aggarwal, founder and chairman, Signature Global, says, "Fuelled by good connectivity, tremendous upsurge in infrastructural development, New Gurgaon is fast emerging as a vibrant residential and commercial hub in the NCR." On future growth prospects of New Gurgaon, Aggarwal notes, "As the city of Gurgaon is growing, there is an ever-increasing pressure on the existing infrastructure." Since the pace of development has picked up at New Gurgaon, experts expect it to reach new heights of urbanisation.

Manoj Gaur, president, CREDAI NCR and CMD, Gaur's Group, says, "New Gurgaon is a value-for-money proposition. It has emerged as one of the preferred options for buyers, both end-users as well as investors looking for residential and commercial properties in the vicinity of Gurugram." The recent improvement in connectivity, especially the opening up of the 22-km Sohna elevated road while reducing the commuting time, has also massively increased the realty prospects of the region.