

vanced construction stage which will connect Dwarka Expressway with Southern Peripheral Road and ensure the Ring Road of Gurugram is ready from both sides. This will provide huge boost and relief to all residential and commercial developments across this road," says Raheja.

### NEW GURGAON

New Gurugram is evolving as a self-sustainable micro-market. Major developers such as DLF, Bestech, Vatika and Godrej are coming up with their projects in the region. It has a well developed retail infrastructure and commercial sector. As per Ankit Kansal, founder and MD, 360 Realtors, property prices are currently manageable, as a 3-BHK will cost around ₹1 crore and a 2-BHK can be purchased for around ₹70-80 lakh.

New Gurgaon offers a range of residential properties at rates more affordable than neighbouring Gurugram. Situated between Gurugram and Manesar in Haryana, the area is fast emerging as an alternate real estate option for property seekers from Gurugram and beyond. "Being the micro market it also scores high with end users due to a steady supply of ready-to-move-in properties and near completion projects. This micro-market also offers several ready-to-move-in properties which has created a healthy market for rental properties. The average quoted rent for a 2-BHK apartment here is quoted between ₹12,000-₹17,000 per month. Moreover, there is steady demand for rental options in New Gurgaon from the scores of corporate offices located in the vicinity and Gurugram," informs Santhosh Kumar, vice chairman, Anarock Property Consultants.

### DWARKA EXPRESSWAY

Dwarka Expressway or DXP, continues to be one of the major residential destinations in the Delhi-NCR. Located between the crossroads of Delhi & Gurugram, DXP is a major real estate catchment in the region. Besides a residential hub, the region is also evolving into a major commercial catchment as IT hubs are being deployed across sector 89, 113 & 114. "In the last 12 months,



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average property prices have eased out to the tune of 2.5 per cent. DXP has a range of properties ranging from INR 5,000 per sq.ft. to ₹9,000 per sq.ft. In the last 12 months, transactions have moved up significantly by around 63 per cent," adds Kansal.

Buyers as well as developers are jostling to get a fair share of pie in this area. "The main reason behind the heightened expectations and interest is good connectivity that this expressway will provide. The areas

will get good connectivity with proposed Diplomatic Enclave and the current metro corridor. One can easily say that the areas which will fall in the periphery of this expressway will become the posh areas," avers Rajat Goel, joint managing director, MRG World.

Price appreciation, however, is not the sole attraction of these locations. Other parameters such as growing job opportunities, infrastructure growth along with surge in social amenities, etc. have played a crucial role in compiling the list.

Proposed in Gurugram-Manesar Master Plan 2021, Dwarka Expressway is a 29.1-km long highway connecting Dwarka in Delhi to Gurugram in Haryana. "It spans about 18.1km in Gurugram, while the remaining 11km is in Delhi. Also known as Northern Peripheral Road (NPR), it is an eight-lane controlled-access highway that is expected to improve the connectivity quotient between Delhi and Gurugram significantly," adds Kumar.

Being caught in long-drawn legal battles, the project is already running nine years behind schedule. To expedite its completion, the government gave it a National Highway status in 2016. Currently, the work for three of the four phases has started and is expected to be completed by end of 2020.

