

Outlook

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TOP 26

Properties to Invest in 2026

This special feature curates standout projects across key locations, spotlighting high-potential investment opportunities for the year ahead.

Compiled by: **Kausar Firdausi**

An Outlook Brand Solution Initiative

2026: A Defining Real Estate Year

This year marks a shift to value-driven growth, led by quality, governance, design-led development, and sustained long-term confidence.



TOP STOREY
Kausar Firdausi

Having stepped into 2026, India's real estate sector stands at a defining juncture. The post-pandemic surge has evolved into a disciplined, value-driven growth cycle, with stakeholders prioritising quality, governance, sustainability, and long-term asset creation over volume and speculation. Industry leaders increasingly view 2026 as a year of consolidation, diversification, and design-led development, supported by urbanisation, infrastructure expansion, rising incomes, and demographic shifts.

This evolution is being reinforced by developers who anticipate a more sophisticated expression of urban living as economic fundamentals align with large-scale infrastructure development. Aakash Ohri, Joint MD and CBO, DLF Homes, describes 2026 as a defining phase, noting that despite some market caution, high-quality projects will continue to outperform broader trends. He expects the momentum of 2025 to carry forward, driven by luxury-led demand, sustained NRI participation, and high-potential corridors such as Gurugram, Mumbai, Hyderabad, and

"Despite some market caution, high-quality projects will continue to outperform broader trends.

The momentum of 2025 to carry forward, driven by luxury-led demand, sustained NRI participation, and high-potential corridors such as Gurugram, Mumbai, Hyderabad, and Bengaluru."

AAKASH OHRI
Joint MD and CBO, DLF Homes

Bengaluru. Ohri also foresees new formats gaining prominence, including senior living, vacation homes, and ultra-luxury developments, supported by favourable government policies, infrastructure upgrades, and deeper public-private partnerships.

Amid this momentum, the NCR has been pivotal, with Noida emerging as a fast-evolving market. Improved connectivity, expanding infrastructure and a strengthening economic base have boosted its appeal among end-users and long-term investors, says Robin Mangla, President, M3M India.

Echoing the shift from volume to value, Rishabh Periwal, Senior Vice President, Pioneer Urban Land & Infrastructure, emphasises that 2026 will mark a clear pivot toward quality-led development. According to him, sustainable planning, integrated townships, advanced technologies, and timely delivery will emerge as non-negotiable benchmarks shaping the sector's next phase of growth.

Alongside this shift, affordability remains relevant, but premium and luxury housing continues to see sustained demand from a more discerning buyer base. Madhusudhan G, CMD, Sumadhura Group, notes that premium and luxury homes are consolidating leadership in southern markets such as Bengaluru and Hyderabad, driven by rising incomes, evolving lifestyles, and steady NRI investments.

Luxury housing is being redefined, says Sarveshaa SB, CMD, Bhadra Group, with a shift toward holistic developments that integrate design excellence, sustainability, and smart technologies. As buyer aspirations mature, demand is rising for integrated townships and mixed-use communities that blend lifestyle, connectivity, and wellness, building on 2025's momentum and reinforcing residential real estate's role in India's growth story.

Adding further perspective, Anuj

"Growth in 2026 will be led by discerning buyers who prioritise product quality, readiness, and trust, while both domestic and global capital will favour developers with strong governance and disciplined balance sheets."

ASHISH PURAVANKARA
MD, Puravankara Limited

Mehta, Director & CEO, The Dhuleva Group, notes that both mid-income and premium housing are benefiting from buyers' rising aspirations for a better quality of life, supported by disciplined project launches and timely execution. In the Mumbai Metropolitan Region, Aakash Patel, MD, Atul Projects, highlights the growing appeal of integrated live-work-play environments, with improving connectivity across corridors such as Mulund and Navi Mumbai emerging as long-term demand drivers.

As capital becomes more selective, developer credibility is increasingly decisive. Ashish Puravankara, MD, Puravankara Limited, observes that growth in 2026 will be led by discerning buyers who prioritise product quality, readiness, and trust, while both domestic and global capital will favour developers with strong governance and disciplined balance sheets. At the premium end, Rajat Khandelwal, Group CEO, Tribeca Developers, adds that branded residences are entering the mainstream, as buyers seek long-term value backed by strong developer pedigree and professional management.

In summary, Indian real estate in 2026 is no longer about speed, but about quality — where success depends on aligning design with demand, governance with growth, and ambition with accountability.



24K Manor Pune

Set amidst nature yet seamlessly connected to the city, these residences offer expansive amenities and a refined expression of luxury living.



Designed for those who value refined luxury, privacy, and a close connection with nature, 24K Manor is part of Kolte-Patil's prestigious 24K portfolio. Located at 24K Province, Pimple Nilakh, the development offers residences with uninterrupted forest views, creating a serene and timeless living experience. Thoughtfully planned 3, 4, and 4.5 BHK homes overlook greenery and city skylines, featuring generous layouts, large windows, and all-season decks. Premium finishes and curated materials add understated

sophistication to everyday living. Spread across nearly three acres, 24K Manor features 30+ bi-level lifestyle amenities. Highlights include an infinity-edge pool, aqua gym, yoga deck, secret garden, reflexology path, party lawn, and outdoor lounges, complemented by indoor facilities such as a mini theatre, squash court, gym, spa, library, business centre, banquet hall, guest rooms, children's areas, and exclusive tower clubs. Strategically located, the project enjoys excellent connectivity to

Developer: Kolte-Patil Developers Ltd.
Type of Project: Residential
Location: Pimple Nilakh, Pune
Configuration: 3, 4 & 4.5 Bed Choicest Residences

USPs:

- 3 high-rising towers with 30+ Bi-level amenities
- Spacious, well-ventilated residences with premium finishes
- Curated lifestyle amenities focused on wellness and leisure
- Infinity edge swimming pool surrounded by sun loungers and lush landscaping
- Prime location with excellent connectivity

Possession: June 2028
Price: ₹3.37 Cr. onwards
Current Status: Under Construction

Baner, Wakad, Balewadi, and Hinjawadi, ensuring effortless access to key urban conveniences. At 24K Manor, luxury goes beyond space, offering uninterrupted views, thoughtfully curated amenities, and a refined lifestyle defined by balance, prestige, comfort, and lasting value.

Advait Gurugram

A refined, future-ready senior living address within the city's evolving luxury residential landscape.

Advait by Pioneer JK Senior Living, a joint venture between Pioneer Urban and JK Urbanscapes, offers senior-focused luxury living where thoughtful design, integrated healthcare, and everyday comfort seamlessly converge. True to its Sanskrit name, Advait embodies individuality, dignity, and a lifestyle that gracefully adapts to evolving life stages.

Located in Nirvana Country, Sector 50, Gurugram, the project enjoys a serene and prestigious address along Golf Course Extension Road, with easy access to healthcare, retail, and urban conveniences. Spread across 2.6 acres, Advait comprises two elegantly planned blocks with a limited number of residences, fostering openness, privacy, and a close-knit, welcoming

Developer: Pioneer JK Senior Living LLP (A JV of Pioneer Urban Land & Infrastructure Ltd. and JK Urbanscapes Developers Ltd.)
Type of Project: Luxury Senior Living
Location: Sector-50, Nirvana Country, Golf Course Extension Road, Gurugram
Configuration: 2 BHK + Caretaker Room

USPs:

- Senior-focused luxury living concept
- Prime central Gurugram location
- Integrated healthcare & safety framework
- Wellness-first, car-free planning
- Hospitality-grade amenities & services

Possession: Expected early 2027
Price: 3.5 Cr. onwards
Current Status: Super structure complete



community.

Wellness is central to Advait's design, featuring car-free grounds, enhanced air quality, senior-friendly specifications, panic alarms, and heat-pump hot water systems. A dedicated healthcare ecosystem, professionally managed by Fortis, ensures reliable and timely medical support.

A 35,000 sq.ft. clubhouse anchors social life, offering wellness, recreation, and dining, complemented by 24/7 facility management and concierge services. Advait is a refined, future-ready senior living address within Gurugram's evolving luxury residential landscape.

The images used in this special feature are mostly artistic renditions.



Amaryllis New Delhi

A legacy of bespoke luxury living, elevated above the heart of the city.

Defined by distinction and timeless luxury, The Amaryllis reimagines living for connoisseurs of refinement. Nestled in the heart of the city, it stands apart where legacy evolves into excellence. Each residence is designed as a canvas for individual expression, enabling homeowners to curate spaces reflecting personal vision, lifestyle, and taste. Ownership here extends beyond a home to something rare and enduring.

Spread across a 40-acre estate, The Amaryllis features Delhi's largest

Developer: Unity Group
Type of Project: Ultra-luxury residential
Location: Central Delhi
Configuration: 3, 4, 5 BHK Bespoke Apartments and Skyvilla Condominiums

- USPs**
- 40 acres of ultra luxury property
 - Iconic Tower by Versace Homes
 - Centrally located
 - Skywalk and limited skyvilla condominiums
 - Elite clubhouse

Price: 7.61 Cr. onwards
Possession: Started
Current Status: Ready for fit out



BHADRA Landmark, # 95 Bengaluru

The city's tallest address redefining sky living through design, connectivity, Vaastu, privacy and future value.

BHADRA Landmark is redefining Bengaluru's skyline as the city's tallest residential tower, signalling a shift towards design-led urban living. Located in the auspicious Kubera Moole of southwest Bengaluru, the project offers 100% Vaastu-compliant sky residences supported by over 69 lifestyle amenities, delivering comfort, privacy, balance, and refined everyday living.

Connectivity reinforces its leadership. Kengeri Metro Station is at the doorstep, with MG Road reachable in 30 minutes and Whitefield within an hour. The NICE Corridor offers swift access to Hosur and Bannerghatta roads, while Kanakapura, Magadi, and



Tumkur roads connect seamlessly. The Bengaluru-Mysuru Expressway runs alongside the project, placing Mysuru just 90 minutes away, supported by the Outer Ring Road and service roads. Southwest Bengaluru continues to perform strongly, with rental yields near 4.2% and steady capital appreciation. Infrastructure upgrades,

Developer: BHADRA Group
Type of Project: Residential
Location: Kengeri, Mysore Road, Bengaluru
Configuration: 3 BHK Spacious Residences

- USPs:**
- The tallest residential address in the city
 - 100% Vaastu-promised sky residences
 - Next to Kengeri Metro Station
 - At the junction of 13 arterial roads
 - AI City, Bidadi just 20 mins away

Possession: 2029
Price: 3 Cr. onwards
Current Status: In EOI phase

including the Purple Line extension, STRR, and growth around AI City in Bidadi, enhance long-term value.

Currently in its pre-launch phase with Expressions of Interest open, BHADRA Landmark, # 95, presents a rare opportunity to invest in a future-ready address defined by scale, connectivity, and aspiration.

BPTP Amstoria Verti-Greens & GAIA Residences Gurugram

An integrated community blending contemporary architecture, wellness amenities, and thoughtfully designed urban living.



BPTP Amstoria Verti-Greens, including GAIA Residences, is a residential development in Sector 102 on the Dwarka Expressway, Gurugram. Conceived as an integrated community, it combines contemporary architecture, wellness-driven amenities, and thoughtfully planned homes for balanced urban living. The towers feature refined glass-and-metal façades that enhance daylight, ventilation, and spatial openness while giving the project a distinct identity. Planning prioritises design clarity, functionality and everyday comfort.

A defining element is the inclusion of three sky gardens in each tower. These include a co-working sky garden for work and meetings, a tranquillity lounge

Developer: BPTP Ltd.
Project Type: Residential
Location: Sector 102, Dwarka Expressway, Gurugram
Configuration: 2 & 3 BHK Apartments

- USPs:**
- Three sky gardens in every tower
 - Approx. 1.75 lakh sq.ft. of integrated clubhouse & landscaped spaces
 - Seven high-speed lifts per tower
 - Dedicated indoor sports zone
 - IGBC Platinum pre-certified design
 - Seismic Zone V-compliant construction

Possession: December 2032
Price: ₹3.47 Cr. onwards
Status: New Launch



with quiet seating and library-style spaces, and a yoga and meditation deck dedicated to relaxation and wellness. Positioned within the towers, these elevated zones encourage regular use across age groups.

The 2 and 3 BHK apartments offer efficient layouts, generous natural light, and balconies extending living spaces outdoors, with emphasis on privacy and ease of movement. Amenities span wellness, sports, recreation, and social interaction, including spa facilities, fitness zones, indoor sports areas, landscaped spaces, clubs, and dedicated children's zones.

BHIVE Premium Bellandur Bengaluru

A premium campus workspace delivering flexibility, connectivity, and work-life harmony for global enterprises.

BHIVE Premium Bellandur marks the launch of BHIVE's first upcoming premium centre on the Outer Ring Road, Bellandur. Developed under a FOCO (Franchise Owned, Company Operated) model, the property presents a strong investment opportunity. Open for site visits and occupier discussions, the centre offers flexible seating, dedicated floors, and fully managed office solutions ready for occupancy.

Located within the city's most active Global Capability Centre corridor, BHIVE Premium Bellandur is a campus-led workspace designed for large enterprises and high-growth global teams. Positioned along the Outer Ring Road, home to leading IT parks, R&D hubs, and GCCs, it enjoys excellent road connectivity and sits just 650 metres from the upcoming Blue Line metro. Seamless access to Sarjapur Road, HSR Layout, and key residential hubs enhances workforce convenience and



long-term operational efficiency.

The integrated campus experience sets the project apart. Open coworking zones, private lounges, deluxe cabins, meeting rooms, and managed offices are complemented by a professional reception and flexible layouts enabling enterprise customisation.

Amenities elevate everyday productivity, including a rooftop cafeteria, pickleball court, indoor games, pool tables, day-pass zones, and shower rooms onsite.



Type of Project: Coworking & Managed Offices
Location: Bellandur, Outer Ring Road, Bengaluru
Configuration: 1 lakh sq.ft. with 2000+ seats

- USPs:**
- GCC ready workspace in the GCC corridor of the city
 - Metro proximity for easy commute
 - Workspace with fitness amenities
 - 24/7 x 365 access including holidays
 - Campus-led workspace to provide a complete elevated lifestyle at work

Possession: January 2026
Price: Starts from ₹10,000/seat
Current Status: Project ongoing



Central Vista

Panchkula

Premium plotted development amidst Shivalik views, central greens, and thoughtfully planned township comforts.



The layout ensures plots benefit from open sightlines, surrounding greenery, and proximity to the central landscape, creating a balanced and serene living environment. Landscaped streets and internal pathways enhance walkability and daily usability.

Developer: Trident Realty
Type of Project: Premium Residential Plotted Development
Location: Trident Hills, Sector 4, PKUC, Pinjore, Panchkula, Haryana
Configuration: Plots starting from 310 sq. yds.

- USPs:**
- 1.25 Acre* Central Landscaped Area
 - Well-manicured park, jogging track, yoga pavilion, pickleball and half-basketball court
 - Outdoor Gym
 - Reflexology path, open air theatre & play steps
 - Kids' play area

Possession: As per RERA timelines
Price: On request
Current Status: Launched

As part of Trident Hills, residents also enjoy access to township-wide infrastructure, planned connectivity, and essential services. Central Vista reflects a holistic planning approach that seamlessly integrates nature, recreation, and everyday living requirements.

Estate 361

Gurugram

Forest living residences designed for wellness, balance and community across generations in the millennium city.

Estate 361 is a LiveWell residential community by Max Estates, with its Senior Living Residences managed by Antara Senior Living. Spread across 18.23 acres, the premium development is envisioned around the rare-first principle, 'A Forest in Your Backyard', anchored by 2,50,000 sq.ft. of expansive greens. Rooted in Max Estates' LiveWell philosophy, the community places nature and biophilia-driven wellness at its core.

The forest landscape features over 1,000 native plants and 50+ species curated for Gurugram's climate, creating a restorative environment that is especially meaningful for senior residents, given nature's proven benefits on cognitive and emotional well-being. Complementing this are 70,000 sq. ft. of terrace greens at The Hub, the community clubhouse, extending calm into the built form.

Designed for 'Many habits, one habitat', Estate 361 offers 2,00,000 sq.ft. of amenities across age groups, including a comprehensive sports block, indoor pool, fitness zones, and children's learning spaces. Sunlit homes with wraparound balconies overlook lush greens, while thoughtfully planned outdoor spaces invite residents to move, pause, and unwind — away from the city's pace.



Developer: Max Estates
Type of Project: LiveWell Experience (Residential Community)
Location: Sector 36A, Gurugram, Haryana
Configuration: 3 Bedroom, 4 Bedroom and Sky Villas (Penthouses)

- USPs:**
- An 18.23-acre LiveWell community designed for diverse lifestyles
 - Forest-led living with 2,50,000+ sq. ft. of greens
 - 2,00,000+ sq. ft. of amenities with clubhouse and sports facilities
 - Prime Sector 36A location on Dwarka Expressway, Gurugram
 - IGBC Platinum pre-certified sustainable development

Possession: 2033
Price: ₹6.65 Cr. onwards
Current Status: Launched

Eldeco Whispers of Wonder

Yamuna Expressway

Luxury 3 BR air-conditioned homes with rare corner layouts, skylit spaces, clubhouse and prime connectivity.

A premium residential offering in the NCR's fastest-growing corridor, Eldeco Whispers of Wonder is strategically located on the Yamuna Expressway, Greater Noida — an emerging destination with strong future growth potential. The development offers spacious 3 BR air-conditioned homes, including rare three-sides-open corner residences that ensure enhanced privacy, abundant natural light, and cross-ventilation for calm living.

Designed by globally renowned architects ARCOP, the project draws inspiration from Le Corbusier's Radiant City concept. Three iconic towers — Solace, Salome, and Serenity — rise as elegant expressions of luxury and harmony, each featuring a grand entrance that delivers exclusivity and seamless arrival.

Thoughtful planning allows sunlight

Developer: Eldeco Group
Type of Project: Residential
Location: Sector 22D, Yamuna Expressway
Configuration: 3 BR Air-Conditioned Homes

- USPs:**
- 3 sides-open-corner homes
 - Clubhouse with world-class amenities like swimming pool, gym, yoga, kid's play area, etc.
 - High-quality architecture, natural light, ventilation and layouts tailored for modern family living
 - Strategic Location — a rapidly developing realty corridor of NCR with strong future growth potential
 - Proximity to Noida International Airport (Jewar), Semicon / Electronics Manufacturing Hub, Film City, Buddh International Circuit

Possession: July 2030
Price: ₹1.55 Cr. onwards
Current Status: Under Construction



and natural breezes through well-designed doors, windows, and balconies, integrating nature into everyday life. A dedicated clubhouse enhances the lifestyle with world-class amenities including a swimming pool, gym, yoga spaces, and children's play areas. The project also benefits from proximity to key infrastructure such as the Noida International Airport at Jewar, the upcoming Semicon and Electronics Manufacturing Hub, Film City, and the Buddh International Circuit, positioning it as a future-ready address defined by connectivity and enduring value.

Lodha Cullinan

Mumbai

An exclusive Versova address offering expansive living, timeless design, privacy, and refined luxury.

Set within the prestigious neighbourhood of Versova, Lodha Cullinan emerges as a rare residential landmark celebrating expansive living, discretion, and understated indulgence. Designed for the discerning few, it blends timeless art deco elegance with contemporary expectations, delivering a refined lifestyle experience.

Envisioned as an enclave of elevated living, exclusivity lies at the heart of Lodha Cullinan's design philosophy. With just 41 expansive residences, it offers a level of privacy seldom found in Mumbai. The 4 and 5 bed homes feature generous proportions and intuitive planning, with

4-bed residences spanning over 4,000 sq.ft. and complemented by more than 300 sq.ft. of private terrace space.

Landscape design is curated by STX Landscape Architects, while interiors are crafted by Design Wilkes, whose portfolio includes Ritz-Carlton, Fairmont, Mandarin Oriental, and Taj Hotels. Amenities are spread across two levels, anchored by a curated clubhouse focused on leisure and wellness. This is further elevated by Lodha's signature in-house hospitality, delivered by experts from leading global hotels, creating a living experience defined by quiet luxury, discernment, and achievement.



Developer: Lodha Developers
Type of Project: Residential
Location: Dr. Ashok Chopra Marg, Versova, Mumbai
Configuration: 4 & 5 Bed Residences and Penthouses

- USPs:**
- Palatial 4 and 5 bed homes (4,000+ sq.ft.), only 41 residences with private decks
 - Two-level clubhouse with 7-star wellness and leisure amenities
 - Designed by globally acclaimed partners, including STX and Design Wilkes
 - Contemporary Art Deco façade with gilded accents, geometric detailing, and elegant curves

Launched: January 2024
Possession: December 2026
Price: On Request
Current Status: Under Construction

M3M Jacob & Co. Residences

Noida

Design-led and meticulously detailed, each home embodies the brand's iconic aesthetic and global legacy.

M3M Jacob & Co. Residences marks the debut of branded residences in India's real estate market. Developed by M3M India across six acres in Noida's Central Business District, the project responds to growing demand from Indian and global investors for internationally branded, limited-edition luxury assets.

The development offers a curated collection of 4 and 5 bed residences, priced between ₹14 crore and ₹25 crore. Design-



led and meticulously detailed, each home reflects Jacob & Co.'s distinctive aesthetic, translating the brand's global legacy into a residential experience. Limited inventory across phases reinforces scarcity, a key driver of long-term value. Strategically located with seamless connectivity to Delhi, Noida's business corridors, and the upcoming Jewar International Airport, the project is well positioned to benefit from infrastructure-led growth. As branded residences gain traction as a distinct investment category,

Developer: M3M India
Project Type: Ultra-luxury residential apartments
Location: Sector 97, Noida
Configuration: 4 & 5 bed residences

Key USPs:

- India's first Jacob & Co.-branded residences
- Premium, design-led architecture
- Panoramic views
- World-class amenities, including sky lounge, temperature-controlled pool, and concierge-led lifestyle services
- Excellent expressway connectivity
- Spread across approximately 6 acres with four towers

Price Range: ₹14–25 Cr.
Launch Year: 2025
Possession: 2030
Current Status: Under construction

M3M Jacob & Co. Residences stands out for its debut status, controlled supply, and strong appreciation potential heading into 2026.



Meraki Samsara (WB)

Limited homes amid expansive nature, offering peaceful, private living with a deeply personal feel.

Imagine a place where life slows down with calm surroundings, fresh air, and unhurried family moments define everyday living. That is the essence of Meraki. Spread across 45 acres in Samsara and centred around a serene 7-acre lake, Meraki offers a refreshing sense of tranquillity from the moment you arrive. With nearly 80 percent open space, it provides unbelievable open space to walk, breathe, reflect and recharge all just an

hour away from the city. Meraki features only 62 exclusive villas. Each sits on a spacious plot with ample spacing for privacy, while large windows ensure abundant natural light, ventilation, and airy interiors.

Life here unfolds at a gentle pace. Morning walk by the lake, playful afternoons with children, and quiet evenings on landscaped lawns become daily rituals. Amenities such as the badminton court, amphitheatre,

Developer: Purti Homes
Type of Project: Villa Project with internationally branded resort in the same complex
Location: Samsara, on Durgapur Expressway
Configuration: 4 & 6 BHK Villas

USPs:

- 62 pool villas on 45 acres estate
- 7 acres of man-made lake
- Land area of each villa ranges between 8,280 sq.ft. - 15,840 sq.ft.
- 80% open space
- An hour's drive from the city (55 mins from Kolkata airport)

Possession: 31st December 2027
Price: 4 BHK starts ₹4.16 Cr., 6 BHK starts ₹6.21 Cr.
Current Status: Villa (40% complete), Resort (45% complete)

yoga zones, encourage togetherness without urban noise or stress. What sets Meraki apart is its ability to disconnect from the city life while still being so close to the city.

Makuta Nirvana

Hyderabad

A 7-acre gated community offering low-density living across eight thoughtfully designed towers

Located in Patancheru, West Hyderabad, Makuta Nirvana enjoys strong connectivity through the Outer Ring Road, offering easy access to the Financial District, Gachibowli, Hitech City, and the airport. With the upcoming Metro Rail extension and established schools, hospitals, markets, and daily conveniences, Patancheru offers a ready lifestyle with long-term growth potential.

While many developers overlooked this

micro-market, Makuta Developers identified its hidden value early. As nearby corridors became overvalued with higher densities and shrinking home sizes, Makuta envisioned a more open and balanced residential environment, supported by the adjacent Makuta Aruna Arcade, a predominantly retail-focused development bringing everyday conveniences within walking distance.

Spread across 7 acres, Makuta Nirvana is a fully gated community with 8 towers and G+14 floors, planned for low-density living.

Makuta Nirvana promotes vibrant living through a strong focus on corner homes that maximise natural light, ventilation and privacy. Nearly 45% of the project comprises corner units, with 1,972 sq.ft. 3 BHK homes across Blocks A to G featuring three wide balconies that create bright, airy interiors and a seamless connection to the outdoors.



Developer: Makuta Developers
Project Type: Fully Gated Residential Community
Location: Patancheru, West Hyderabad
Configuration: 2 BHK and 3 BHK Residences

USPs:

- Low-density living with an average of only 8 flats per floor
- Nearly 45% of the residences are corner homes
- 18-foot-wide corridors across all floors
- A thoughtfully curated ecosystem of 108 amenities – Miyawaki forest, hydroponic farming zone, infinity reflexology walk, rock-climbing wall
- A 50,000 sq.ft. grand clubhouse

Possession: December 2026
Price: ₹5,400 per sq.ft.
Construction Status:

- Blocks A, B, C, D: 5th floor work completed
- Blocks E, F, G, H: 13th floor work completed

Purva Silversky emerges as a distinguished residential address where thoughtful design, contemporary living, and elevated experiences redefine premium lifestyles. Located in Electronic City, one of Bengaluru's fastest-growing corridors, the project enjoys excellent connectivity to major tech parks, corporate hubs, educational institutions, and arterial roads, ensuring everyday convenience.

The development reflects a pursuit of balance, blending the city's dynamic energy with a calm, carefully crafted living environment. Every detail is designed to deliver spaciousness, comfort, and understated sophistication.

Purva Silversky offers expansive 3 and 4 BHK residences, along with select duplexes and penthouses for discerning homeowners. Homes are planned to maximise natural light, seamless movement, and intelligent spatial flexibility, while premium finishes create interiors that feel timeless and refined.

Wellbeing lies at the core of the project's philosophy, with amenities curated around balance in motion, nature, leisure, creativity, wellness, and daily living. Landscaped gardens, wellness zones, recreational areas, sky-life experiences, and community spaces support holistic living. Purva Silversky is more

Purva Silversky

Bengaluru

The development reflects a pursuit of balance, blending the city's dynamic energy with a crafted living environment.



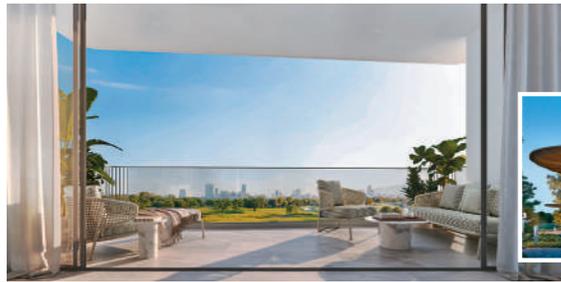
than a residence, offering an elevated lifestyle rooted in purpose, harmony, and balance in Bengaluru's most coveted neighbourhood.

Developer: Puravankara Limited
Type of Project: Multistorey apartments, select duplexes and penthouses
Location: Hebbagodi, Electronic City, Bengaluru
Configuration: 3 & 4 BHK Apartments

USPs:

- Low-density by design, Purva Silversky offers just four residences per floor
- Smart layouts with 270-degree expansive views
- A landmark 17,700 sq ft clubhouse, bringing together leisure, recreation, and community spaces for everyday indulgence
- Amenities curated around a holistic philosophy of balance in motion, nature, leisure, creativity, and wellness for everyday living
- Strategically located in Electronic City, one of Bengaluru's fastest-growing IT corridors

Possession: July 2030
Price: ₹12,500+ per sq.ft.
Current Status: New Launch



Rustomjee Balmoral Golf Links Mumbai

Luxury 4 BHK residences with golf-course views, premium amenities, and unmatched city connectivity

Rustomjee Balmoral Golf Links is an ultra-premium residential development by Rustomjee Group, located in Chembur, Mumbai. Spread across 4.2 acres of freehold land, it is a luxury gated community thoughtfully blending refined architecture, lush landscapes, and urban convenience. A

defining highlight is its direct frontage and expansive views of the Bombay Presidency Golf Club, offering residents rare openness, greenery, and a serene city escape.

The development features thoughtfully planned 4 BHK residences with spacious layouts designed for modern family living. Homes ensure privacy while welcoming abundant natural light and uninterrupted golf course vistas. International design expertise shapes the project, with architecture by Hafeez Contractor, interiors by Patty Mak, and expansive themed landscapes by COEN Design International, Singapore.

A comprehensive range of amenities enhances everyday living, including a clubhouse, swimming and children's pools, fitness and yoga spaces, landscaped gardens, and dedicated play areas.

Developer: Rustomjee Group
Type of Project: Luxury Residential (Gated Community)
Location: Chembur, Mumbai
Configuration: 4 Bed Residences

USPs:

- Premium 4.2 acre gated estate with a view of the city's largest golf course
- Designed by renowned architect Hafeez Contractor, landscape architect COEN Design, Singapore & Interior design by Patty Mak, Singapore
- Expansive 4 bed homes with sundecks
- 71% open space planned in the layout with thoughtfully designed recreation avenues
- 1.2 acres of central landscaped area with world-class clubhouse

Possession: April 2030
Price: ₹9.43 Cr. onwards
Current Status: Newly launched

Excellent connectivity to BKC, Eastern Express Highway, Eastern Freeway, and major transit hubs makes it a distinctive address combining luxury, tranquillity, and city convenience for discerning homebuyers.

Shapoorji Pallonji The Dualis Gurugram

A landmark address blending legacy, luxury living, seamless connectivity, and curated lifestyle offerings.



Developer: Shapoorji Pallonji Real Estate
Type of Project: Residential
Location: Sector 46, Gurugram
Configuration: 3 BHK + S, 4 BHK + S

USPs:

- Very well connected to all the major hubs of the city
- Offers more than 60 lifestyle amenities -- temperature-controlled swimming pool, state-of-the-art gym, clubhouse, banquet hall, badminton court, a pet park, play area for kids, etc.
- Tie ups with internationally recognised brands for services offered to the residents

Possession: 5 years
Price: ₹6.85 Cr. onwards
Current Status: Under construction

Shapoorji Pallonji The Dualis is a landmark luxury residential development in Sector 46, Gurugram, designed to offer a refined lifestyle supported by a strong legacy and thoughtful planning. Strategically located near IFFCO Chowk, the project enjoys seamless connectivity to Golf Course Road, Golf Course Extension Road, Southern Peripheral Road, NH-8, and Sohna Road. Its central location places residents close to major business districts, healthcare facilities, educational institutions, retail destinations, and social hubs within a

convenient three-kilometre radius, making it ideal for contemporary urban living.

The Dualis delivers an elevated lifestyle through spacious, intelligently planned residences that prioritise comfort, privacy, and expansive views. Large room sizes, wrap-around decks overlooking the skyline, and dedicated spaces for domestic help reflect a design philosophy rooted in luxury and functionality. The project offers over 60 curated lifestyle amenities, spanning indoor and open-air spaces that promote wellness, recreation, fitness, and community engagement.

A defining highlight is its association with reputed service brands. Residents benefit from concierge services by Quintessentially, fitness management by Thinkrooters, healthcare support from Fortis Hospitals, and vehicle care by Bosch Car Care nationwide.

Signature Global Sarvam at DXP Estate Gurugram

Wellness-focused residences with curated amenities, sustainable design, and a serene, modern lifestyle.

Developer: Signature Global (India) Ltd.
Type of Project: Residential
Location: Dwarka Expressway, Sector 37D, Gurugram
Configuration: 3 & 4 BHK Apartments

USPs:

- Every aspect of the project adheres to traditional vastu guidelines
- Spaces harmonised with natural energies and the five elements of nature
- An ideal combination of location, price, and apartment size
- The 1.5 lakh sq.ft. Club Anandam offers a thoughtfully-curated mix of fitness, wellness, sports, dance, and music, and delivering a holistic living experience
- The club brings together leading wellness and lifestyle brands.

Possession: December 2032
Price: ₹16,950 per sq.ft. onwards
Current Status: Newly launched



Sarvam at DXP Estate by Signature Global is a premium wellness-focused residential project on Dwarka Expressway, Gurugram, offering 3 and 4 BHK apartments across 11 towers. Designed by Hafeez Contractor with landscaped spaces by Sanju Bose, the fully vastu-compliant project harmonises the five elements, promoting balance and vitality. Spread over 13.56 acres, it features 40+ amenities for wellness, recreation, and community living. Sarvam integrates fitness, leisure,



and holistic therapies for a modern, health-focused lifestyle.

With Ileseum Clubs as its clubhouse partner, Sarvam further elevates the wellness experience by bringing together an exceptional mix of renowned fitness, wellness, and lifestyle brands. Residents will have access to curated offerings from Tagda Raho and Fitrr for holistic fitness, Climb Up for adventure and strength training, Suresh Wadkar's Ajivasan Music Academy and Tiger Shroff's Matrix Dance Academy for creative and performing arts, Tattva Wellness for rejuvenation therapies, and the Michael Phelps Swimming Academy for world-class aquatic training.

This thoughtfully curated ecosystem ensures a comprehensive wellness-led lifestyle, seamlessly integrating physical fitness, mental well-being, creativity, and leisure within the community.

Signature by Lotus Developers Mumbai

A landmark commercial address blending exclusivity, flexibility, luxury amenities, and skyline-defining workspace design.

Signature by Lotus Developers is an iconic commercial development set to redefine premium workspaces in Mumbai. Designed as a landmark addition to the suburban skyline, the project offers exclusive 2,500 sq.ft. office spaces, with only four offices per floor — ensuring privacy, efficiency, and a sense of exclusivity. A distinctive central core layout creates lush garden terraces at every level, bringing natural light, openness, and greenery into the workplace.

Each office features a private lobby, delivering the rare experience of owning an entire floor, along with a dedicated deck that opens to expansive, uninterrupted views. The development is enriched with



state-of-the-art amenities including a private theatre, nap pods, a fully equipped gymnasium, gaming zone, spa and salon, poker room and a CCD Express coffee shop, thoughtfully curated to enhance productivity and work-life balance. Two dedicated amenity floors further elevate everyday working experiences. Gaming zone, spa and salon, poker room

Crowning the project are two ultra-premium penthouse offices with double-

Developer: Sri Lotus Developers
Type of Project: Commercial
Location: Andheri West, Mumbai
Configuration: 2500 sq.ft offices, 4 on each floor.

USPs:

- Contemporary amenities like private theatre, nap pods, fully equipped gymnasium, CCD express coffee shop
- Unique layout where each office gets its private lobby
- Each office gets a beautiful deck with unparalleled views
- Two state-of-the-art penthouse offices with double-height lobbies and private elevator access
- Flexible layout, with possibility to combine 1, 2, 3 or all 4 offices

Possession: Ready
Price: On Request
Current Status: Ready and Operational

height lobbies and private elevator access, reserved for industry leaders. With flexible layouts allowing offices to be combined, Signature by Lotus Developers offers a truly future-ready commercial address.



Sobha Inizio Mumbai

PNC Menon's vision comes alive in the city, with unmatched quality and impeccable construction standards.

Sobha's maiden venture in Mumbai is a refined expression of modernity shaped by global design influences. Its architecture blends contemporary aesthetics with unmatched sophistication. Located on Jerbai Wadia Road in Parel, the project offers 2 and 3 bed luxury residences ranging from 847 to 1,224 sq.ft.

The address ensures strong connectivity to both international airports, BKC, Lower Parel, Coastal Road, Eastern Freeway, and the Eastern and Western Express Highways. Rising 64 storeys, Sobha Inizio

redefines skyline living with panoramic views of the Arabian Sea, mangroves, flamingos, and the iconic Atal Setu.

Exclusive clubhouse amenities and outdoor indulgences include a fitness centre, rooftop pool, spa, salon, wellness spaces, and more. The sleek façade is complemented by marble-finished arrival areas, elegant living rooms, and expansive balconies enhancing light and ventilation.

Sobha Inizio will be crafted with the world-class standards championed by Sobha in its 576+ projects across 27

Developer: Sobha Ltd.
Type of Project: Residential Gated Community
Location: Parel, Mumbai
Configuration: 2 & 3BHK Luxury Apartments

- USPs:**
- Prime South Mumbai location, near Worli, BKC, and key business & lifestyle avenues
 - Infrastructure developments and enhanced connectivity to all major commercial hubs
 - Luxury high-rise residences with panoramic sea & city views
 - Sobha's signature quality, engineering excellence, and attention to detail
 - Curated amenities for all ages, including rooftop pool and sky lounge

Possession: 31st March 2034
Price: ₹4.86 Cr. onwards
Current Status: New Launch

cities. Its legacy of three decades, 256+ coveted awards, industry-first backward integration model, and 1456 quality checks per home will ensure unmatched excellence and durability for residents.

Developer: Eldeco Group
Type of Project: Residential
Location: Sirmaur, Himachal Pradesh
Configuration: 3/4/5 BR Luxury Villas

- USPs:**
- Located just 90 minutes from Chandigarh
 - Gated community perched at 6000 feet elevation
 - Low density living with only three villas per acre
 - Private garden and private heated pool overlooking the valley
 - Kitchen garden, barbecue pods and bay windows

Possession: June 2027
Price: ₹7.25 Cr. onwards
Current Status: Under Construction

Terra Grande presents luxurious 3, 4, and 5 BR villas in Sirmaur, Himachal Pradesh, a short drive from Chandigarh. Set at an elevation of nearly 6,000 feet, the development offers a refined hill retreat amid the scenic Sirmaur ranges, combining upscale living with the restorative calm of nature. With average AQI levels generally



Terra Grande Sirmaur (HP)

A refined hill retreat blending upscale living with nature's restorative calm.

below 20, residents enjoy clean air and a peaceful, wellness-oriented lifestyle.

Each villa is thoughtfully designed to balance expansive common areas with private lounges, creating homes that feel elegant yet intimate. Earthquake-resistant construction ensures safety and structural strength without compromising luxury. A low-density plan of just three villas per acre enhances privacy, openness, and tranquillity.

Lifestyle amenities centre around a



well-appointed clubhouse featuring an infinity pool, restaurants, walking trails, fitness centre, library, medical centre, play courts, and children's areas. Located approximately 90 minutes from Chandigarh, Terra Grande offers easy access to urban hubs while retaining its serene hilltop character. Proximity to Kasauli adds cultural charm, scenic beauty, and leisurely experiences, making Terra Grande a rare blend of luxury, nature, and comfort.

Sumadhura Capitol Residences Bengaluru

An exclusive luxury development blending bespoke architecture, world-class amenities, and serene living.

Developer: Sumadhura Group
Type of Project: Luxury Residential
Location: Whitefield, Near ITPL, Bengaluru
Configuration: Spacious 3 & 4 BHK

- USPs:**
- Proximity to leading tech parks, malls, hospitals, and global schools with multiple commute options around
 - 77% open spaces with lush landscaping
 - 22 ft. long patio sized balcony providing cross-ventilation and natural light
 - 60+ lifestyle amenities & a grand clubhouse
 - Dedicated co-working spaces within the community

Possession: End of 2027
Price: ₹2.7 Cr. onwards
Current Status: Under Construction

Located in the heart of Whitefield near ITPL, Bengaluru's fastest-growing urban corridor, Sumadhura Capitol Residences emerges as a distinguished address within one of the city's most dynamic hubs. This exclusive luxury residential development seamlessly blends bespoke architecture, world-class amenities, and a calm, refined living environment.

Its location offers a clear advantage. Just 180 metres from Kadugodi Metro Station and minutes from ITPL, global technology parks, premium malls, healthcare centres, and international schools, Capitol Residences places everyday convenience firmly within reach.

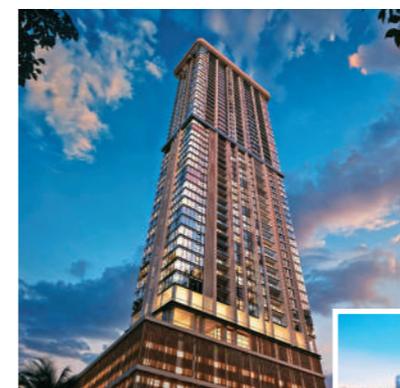
Designed with precision, the luxurious 3 and 4 BHK homes redefine urban living. Signature 22-foot-long patio-style balconies enhance cross-ventilation and invite abundant natural light. With 77% open spaces, landscaped greens, and pedestrian-friendly pathways, the project creates a calm urban retreat. Thoughtfully planned towers ensure privacy, airflow, and sweeping city views.

A grand clubhouse with over 60 curated amenities, including fitness zones, co-working spaces, jogging tracks, and gardens, anchors the community. Backed by Sumadhura Group's three-decade legacy of trust and quality, Capitol Residences delivers lasting lifestyle value.



The Edge Mumbai

Luxury living redefined through soaring spaces, seamless connectivity and the city's panoramic skyline views.



The Edge is a luxury residential development by Tribeca Developers, in partnership with the Tejukaya Group, located at Parel in South Mumbai, an established residential and commercial

precinct. The project enjoys proximity to Lower Parel's business hubs and lifestyle destinations, while offering seamless access to South Mumbai via Babasaheb Ambedkar Marg. Its adjacency to the Sewri-Worli Connector enhances connectivity, ensuring smooth travel to the western suburbs and the Trans Harbour corridor. The presence of key community infrastructure nearby, including a Jain mandir and Jain upashray, adds cultural convenience.

The development is distinguished by its emphasis on scale and spatial design. Signature double-height living rooms, soaring up to 23 feet, create openness rarely found in high-rise residences. Select Uber Luxe homes further elevate this experience with expansive, column-free living spaces featuring 22-foot-wide spans and uninterrupted skyline views.

Homes are thoughtfully planned to maximise natural light, privacy, and functionality, with corner master bedrooms, elongated windows, and private decks in larger residences. Amenities are centred within The Edge Club and extend to a serene rooftop retreat overlooking Mumbai's skyline.

Developer: Tribeca Developers and Tejukaya Group
Type of Project: Branded Luxury Residential
Location: Parel (near Lower Parel), South Mumbai
Configuration: Large-format 3 & 4 BHK residences (with select Uber Luxe / Sky Mansions)

- USPs:**
- Double-height living rooms upto 22 feet — a rare offering in high-rise developments
 - Grand double-height entrance and drop-off, elevating the arrival experience
 - Select uber luxe homes with column-free living rooms and upto 20-foot-wide spans offering uninterrupted city views
 - Most residences feature corner master bedrooms and bathrooms with elongated windows for privacy and views
 - The Edge Club spans multiple levels with curated rooftop amenities for a complete lifestyle offering.

Price: ₹6.5 Cr. onwards
Possession: By 2030
Current Status: Under Development

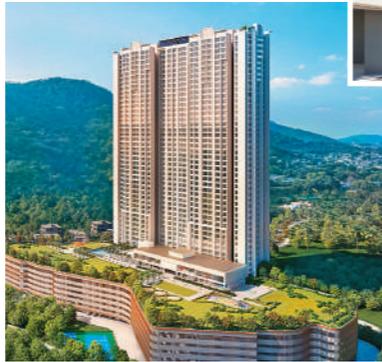
The Hillfront at Mulund Hills

Mumbai

A perfect balance of hillside serenity, seamless connectivity and contemporary urban living.

The Hillfront at Mulund Hills by Atul Projects Pvt. Ltd. is a premium residential development in the green, well-established neighbourhood of Mulund West, Mumbai. Backed by over five decades of expertise and trust, Atul Projects brings a strong legacy of real estate development rooted in long-term value creation. Spread across a 9.6-acre freehold land parcel, the project blends nature, connectivity, and contemporary city living. Located near the Mulund hills and supported by robust social infrastructure, it offers a balance between hillside tranquillity and urban convenience.

A key highlight is the successfully delivered Billabong School within the same land parcel, reflecting the project's integrated planning. The development features a 47-storey residential tower, with Phase I



comprising Wings A and B, offering well-planned 2 BHK and 3 BHK residences with efficient layouts and generous carpet areas.

Connectivity is a major advantage, with access to GMLR, LBS Marg, and the Eastern Express Highway, while Metro Line 4 will further enhance accessibility. With 60+ lifestyle amenities and landscaped open spaces, The Hillfront emerges as a future-ready, community-centric residential destination.



Developer: Atul Projects
Project Type: Residential
Location: Mulund West, Mumbai
Configuration: 2 & 3 Bed Residences

- USPs:**
- First & fastest access to Goregaon-Mulund Link Road (GMLR)
 - Panoramic hill views with green surroundings
 - 60+ lifestyle amenities for all age groups
 - Sky Deck Residences with Jodi options available
 - 5-decade brand legacy & trust

Possession: December 2030
Pricing: ₹1.79 Cr. onwards
Construction Status:
Tower A - 2 levels of basement, ground floor completed
Tower B - RCC work upto 20th floor completed

Trump Towers

Noida

Iconic branded living where global prestige meets prime connectivity at the city's heart.

Trump Towers, situated in Sector 94, Central Noida, is a prominent branded residential project in the National Capital Region (NCR). This prestigious development is a result of a collaboration between M3M India, The Trump Organization, and Tribeca Developers.

The development offers 4-bed residences and Penthouse, designed to combine large-format layouts, naturally illuminated interiors, and a strong sense of exclusivity. Every curve, contour, and proportion at Trump is designed with intent, to command presence and define distinction.

The soaring double-height volumes, commanding perspectives and masterful planning create an experience that transcends space. Built on precision, powered by vision, and defined by



stature: this is architecture elevated to art.

The location boasts excellent connectivity, situated strategically near iconic landmarks like Akshardham Temple, Mahamaya Flyover, and the Noida-Greater Noida Expressway. This ensures easy access to transportation,

Developer: M3M India
Project Type: Ultra-luxury Residential Apartments
Location: Sector 94, Noida
Configuration: 4-bed Residences & Penthouse

- USPs:**
- Trump's iconic glass façade
 - Entrance lobby and family lounge
 - Two-to-a-core apartments with private lift
 - 100+ amenities available
 - 3-side open apartments with panoramic views

Price: ₹17 Cr. onwards
Launch Year: 2025
Possession: 2030
Current Status: Under Construction

with major roads, bus stops, and metro stations in close proximity, making commuting a breeze.

As demand for globally branded, well-located luxury homes continues to strengthen, Trump Towers Noida remains a stable long-term investment proposition heading into 2026.

The Icon Faridabad

A future-ready mixed-use landmark blending luxury living, retail vibrancy, hospitality, and investment value.



services, and curated dining spaces.

The project features luxury retail, entertainment zones, and premium alfresco dining. Phase 2 will introduce a premium hotel tower with international-style suites for business and long-stay guests. The retail mix includes brands such as Apple, Samsung, Vivo, LOOKS, Geetanjali, Blue Tokai, Honey & Dough, The Chocolate Room, Fredo Bakehouse, ColorPlus, Raymond, Park Avenue, Linen Club, Metro Shoes, and Mochi, enhancing destination appeal and long-term investment value.

Developer: Bhumika Realty
Type of Project: Mixed-use development (Residential + Retail + Hospitality)
Location: Faridabad
Configuration: 3 BHK + Study with staff accommodation (Low-density - 88 premium units)

- USPs:**
- Low-density luxury development with only 88 residences
 - 30,000+ sq. ft. grand clubhouse with extensive lifestyle amenities
 - Integrated luxury retail, entertainment, and premium dining with alfresco options
 - Dedicated premium hotel tower in Phase 2 with internationally styled suites
 - Strong appreciation potential driven by Faridabad's infrastructure growth and expressway connectivity

Possession: Total construction timeline: 4 years and 3 months
Price:
• Residential: ₹15,500/sq.ft.
• Retail: Leasing at ₹200-250/sq.ft. (ground floor)
Current Status: Newly launched

Woods @ Shamshabad Hyderabad

India's first forest-led plotted ecosystem, blending sustainable, luxury, wellness and ownership that restores land.



farm plots ranging from 1,800 to 5,000 square yards. The landscape features over 150 tree species, including 44 mature trees transplanted from Hyderabad's old Secretariat, lending instant maturity and heritage. The presence of more than 110 bird species

underscores its ecological success.

Enhancing the setting, the project delivers a boutique, resort-style lifestyle with curated amenities such as suites, spa and sauna,

yoga and meditation zones, sports courts, swimming pool, restaurant, banquet hall, and open lawns—promoting wellness and tranquility.

The project enjoys excellent connectivity, located 22 minutes from RGI Airport, 32 minutes from Gandipet, 34 minutes from the Financial District, 49 minutes from Madhapur, and 60 minutes from Secunderabad.

Woods @ Shamshabad by Stonecraft Group is a thoughtfully crafted, sustainable plotted community that reimagines luxury living through a deep connection with nature. Built on the philosophy that green is a way of life, it enables bespoke homes within a flourishing forest, anchored by an expansive 18-acre Miyawaki forest.

Developed on regenerated barren land, the community offers 60 premium

Developer: Stonecraft Group
Type of Project: Sustainable plotted development with farm plots and forest-integrated living
Location: Shamshabad, Hyderabad
Configuration: Premium farm plots (1,800 to 5,000 sq.yards)

- USPs:**
- One of the world's largest Miyawaki forests integrated within a residential community
 - 18 acres of dense Miyawaki afforestation with over 150 tree species
 - 140 plus bird species recorded, creating a thriving natural ecosystem
 - Club-like boutique resort amenities including spa, yoga, meditation, and banquet spaces
 - Forest-first planning that prioritises mental and physical well-being over conventional development

Possession: 90% Completed
Price: 2 Cr. onwards
Current Status: Active Development