

Discovering Pune's Untapped Potential

Welcome to our July newsletter, where we uncover exciting investment prospects in Pune's peripheral areas. As Pune experiences rapid urban expansion, these emerging regions offer untapped potential and long-term growth opportunities for real estate investors. Join us as we delve into the promising investment landscape in Pune's peripheral areas and discover the hidden gems that await.



Introduction

Exploring Promising Investment Opportunities in Pune's Peripheral Areas.

Pune's peripheral areas have witnessed remarkable growth in recent years, establishing themselves as promising investment destinations. Over the past year, property prices in the peripheral areas of Pune have experienced steady growth. On average, property prices have appreciated by 8% to 12% in these areas, indicating a positive market trend.

The demand for affordable housing has been a key driver of property price growth.

As more homebuyers and investors seek affordable options outside the city centre, peripheral areas have gained popularity, leading to an upward trajectory in property prices.

The affordability factor, coupled with improved connectivity and infrastructure, has fueled the demand from both end-users and investors.

Let's delve into the growth trends observed in these areas based on historical data and explore the market outlook for the future.

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Overview of Pune's Peripheral Areas

Exploring Promising Investment Opportunities in Peripheral Areas.

Pune's peripheral areas have emerged as attractive investment destinations due to the Growth Trends and Market Outlook.

Here is a complete overview of Pune's Peripheral Areas on the basis of property price trends, development activities, demand and population growth and economic prospects.

Positive Property Price Trends:

- Over the past year, property prices in the peripheral areas of Pune have experienced steady growth. On average, property prices have appreciated up to 10% in these areas, indicating a positive market trend.
- The demand for affordable housing has been a key driver of property price growth.

Development Activities:

- The peripheral areas of Pune have witnessed significant development activities, including the construction of residential complexes, commercial centres, and infrastructure projects.
- The government's focus on improving connectivity and infrastructure in these areas has attracted developers and investors, resulting in the establishment of new projects and amenities.
- The construction of roads, flyovers, and metro rail lines has enhanced accessibility, making these areas more attractive for residents and businesses.

Demand and Population Growth:

- The demand for housing in Pune's peripheral areas has been consistently increasing. The affordability factor, coupled with improved connectivity and infrastructure, has fueled the demand from both end-users and investors.
- The projected population growth in Pune's peripheral areas is another significant driver of the real estate market. As more people migrate to the city for employment and other opportunities, the demand for housing is expected to rise further.

Economic Prospects:

- Pune's peripheral areas are witnessing a surge in economic activities, with the establishment of IT parks, industrial hubs, and commercial complexes.
- The presence of multinational companies, educational institutions, and healthcare facilities in these areas has contributed to job creation and economic growth.
- The thriving economy in Pune's peripheral areas is likely to have a positive impact on the real estate market, attracting more investors and driving property prices.

Pune: Investment Potential Analysis

According to real estate market reports, the city's peripheral regions such as Hinjewadi, Wagholi, Ambegaon, and Hadapsar have witnessed a significant increase in residential sales. For instance, between 2018-23, Hinjewadi recorded a 30% year-on-year growth in property prices driven by the presence of IT parks and a surge in employment opportunities. Similarly, areas like Wagholi and Hadapsar have experienced a rise in demand due to their proximity to key commercial hubs and the presence of reputed educational institutions.

Investment potential analysis of Pune's peripheral areas reveals a promising outlook for investors. One of the primary factors driving investment interest is affordability. The affordability factor also plays a crucial role, as property prices in these areas are generally 20-30% lower compared to prime locations within the city. This affordability factor creates opportunities for higher rental yields and potential capital appreciation in the long term.

Peripheral Area	Location	Population (2022)	Average Property Price (2022)	Average Rental Yield (2022)	Annual Price Growth (2022)
Hinjewadi	Western Pune	50,000	INR 6,500/sq. ft.	4%	4.6%
Wagholi	Eastern Pune	40,000	INR 5,000/sq.ft.	4.5%	10%
Ambegaon	Outskirts	30,000	INR 6,000/sq.ft.	5%	8.3%
Undri	Outskirts	35,000	INR 5,500/sq ft	4.5%	9%
Talegaon	Scenic beauty	45,000	INR 4,100/sq.ft.	5.5%	9%
Lohegaon	Near Airport	25,000	INR 6,000/sq.ft.	4.2%	8.3%
Pirangut	Outskirts	20,000	INR 4,200/sq.ft.	5.2%	7.1%
Moshi	Northern Pune	30,000	INR 5,500/sq.ft.	4.8%	5.4%
Chakan	Industrial hub	40,000	INR 4000/sq.ft.	4.3%	12.5%
Alandi	Historical significance	25,000	INR 4400/sq.ft.	5.3%	10%

Table: Annual Rental Yield & Annual Price Growth Pune Peripheral Areas

Pune: Investment Potential Analysis

Investors are drawn to the peripheral areas of Pune due to their affordability. According to market reports, property prices in these regions are lower compared to prime locations within the city. For instance, in 2023, the average property price in Hinjewadi, a prominent peripheral area is around INR 6,500-6,800 per square foot, whereas in the city centre, it averaged around INR 8,000-9,000 per square foot. This affordability factor makes it appealing for homebuyers and presents an opportunity for investors to enter the market at a relatively lower cost and potentially earn higher returns.

The availability of land in Pune's peripheral areas further adds to their investment potential. Data from the Maharashtra Real Estate Regulatory Authority (MahaRERA) reveals a significant number of ongoing and upcoming residential and commercial projects in these regions. This availability of land and the scope for new developments present an opportunity for investors to participate in projects that align with their investment goals, whether it's residential apartments, commercial office spaces, or mixed-use developments.

Proximity to major employment hubs is a crucial factor driving the investment appeal of Pune's peripheral areas. For instance, Hinjewadi, often referred to as Pune's IT hub, hosts several renowned IT and tech companies. According to industry reports, it employs over 200,000 professionals, attracting both local and migrant employees.

This employment concentration contributes to a strong demand for housing in the area, making it an ideal investment opportunity. Similarly, areas like Hadapsar and Magarpatta City have become significant employment centers, with the presence of IT parks and commercial complexes, creating a similar demand for housing and commercial spaces.



The ongoing infrastructure projects in Pune's peripheral areas are notable contributors to their investment potential. The Pune Ring Road project, aimed at improving connectivity, is an essential infrastructure development. It is expected to provide seamless connectivity between various peripheral areas and the city center, reducing travel time and enhancing accessibility. Additionally, the proposed extension of the metro network into the peripheral areas, as per the Pune Metro Rail Corporation's plans, will significantly enhance public transportation and further boost the attractiveness of these locations for investors.

The affordability factor, availability of land for development, proximity to major employment hubs, and ongoing infrastructure projects make these areas attractive for real estate investment.

Top Peripheral Areas in Pune

Pune's peripheral areas offer a unique combination of affordability, connectivity, and future growth potential. These areas are witnessing significant development and infrastructure initiatives, making them appealing for both homebuyers and investors. Whether you are looking for residential properties or commercial ventures, Pune's peripheral areas provide a diverse range of options to suit various investment goals and preferences.

Investing in Pune's peripheral areas can offer several advantages. The areas often feature lower property prices compared to the city center, making them more affordable for investors.

Additionally, with the expanding transportation networks and improved connectivity, these areas offer easy access to the city's major hubs and business districts. This accessibility, coupled with the potential for future infrastructural development, makes Pune's peripheral areas an attractive proposition for long-term investments.

Moreover, the peripheral areas of Pune are witnessing a surge in demand due to the growing population and increasing urbanization.

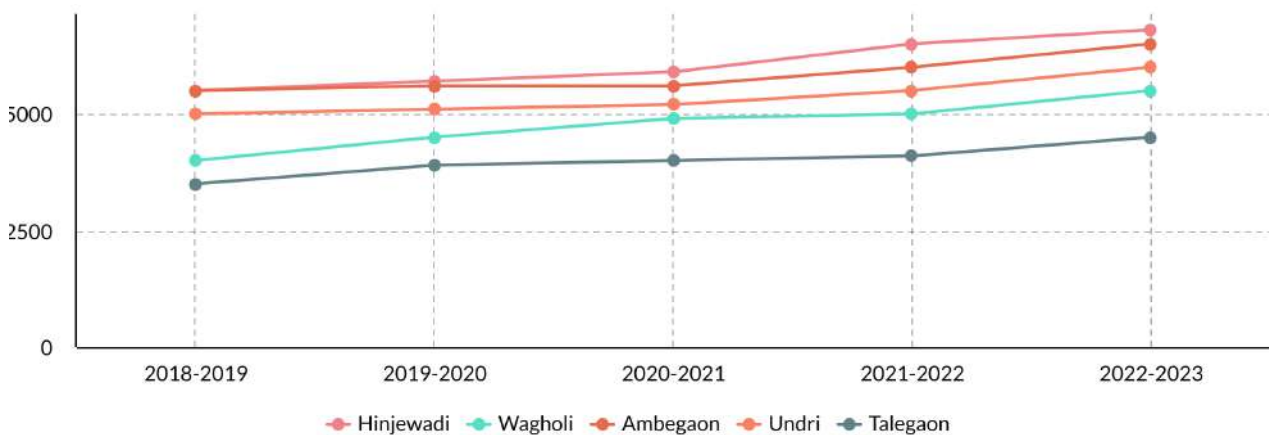
Peripheral Area	Location	Key Features	Investment Prospects
Hinjewadi	Western Pune	IT hub, multinational companies, IT parks	High demand for housing from the IT workforce
Wagholi	Eastern Pune	Proximity to commercial zones, educational institutions	Emerging residential and investment hotspot
Ambegaon	Outskirts	Infrastructural development, upcoming ring road	Promising growth potential due to upcoming infrastructure projects
Undri	Outskirts	Serene environment, proximity to established areas	Offers a peaceful lifestyle while being connected to urban amenities
Talegaon	Scenic beauty	Affordable housing options, good connectivity	Emerging destination for both homebuyers and investors

Table: Top Peripheral Areas in Pune 2023

Price Trends: Pune Peripheral Areas

- Overall, the average rates per sq.ft. for flats, shops, and offices have shown an upward trend in the given localities.
- Across all localities, the prices for flats have generally witnessed appreciation over the years.
- The rates for shops and offices have also shown an overall positive trend, although with minor fluctuations.
- From 2018-2019 to 2022-2023, the average rates per sq.ft. for flats have increased by approximately 20% to 36% in different localities.
- Similarly, the rates for shops have seen an approximate appreciation of 20% to 60%, while the rates for offices have experienced an increase of around 5% to 30% during the same period.
- These trends indicate a growing demand and value appreciation in the real estate market in these peripheral areas of Pune.
- Hinjewadi has consistently shown higher average rates per sq.ft. compared to other localities, indicating its popularity and demand in the real estate market.
- The rates for shops in Wagholi have experienced significant appreciation, indicating the commercial viability and potential for business growth in the area.
- Undri has shown relatively moderate appreciation in property prices compared to other localities, indicating a balanced market with steady demand and supply.
- Overall, the property price appreciation in these peripheral areas of Pune reflects the positive development and increasing desirability of these regions, making them promising investment options for both residential and commercial properties.

Property Price Trends In Pune Peripheral Areas 2018-2023



Price Trends: Pune Peripheral Areas

Prices Per Sq. ft.

Loaction	Residential	Commercial Shops	Office
Hinjewadi			
2018-2019	5000-5500	15000-15500	8000-8500
2019-2020	5500-5700	15500-16000	8500-8800
2020-2021	5700-5900	16500-16900	9000-9200
2021-2122	6000-6500	17000-17500	8800-9000
2022-2023	6500-6800	18000-18500	9400-9600
Wagholi			
2018-2019	3500-4000	10000-12000	6500-7000
2019-2020	4000-4500	12000-13500	7000-7500
2020-2021	4500-4900	13500-14100	7500-7600
2021-2022	4800-5000	14100-14500	7600-7800
2022-2023	5000-5500	15000-16000	8000-8500
Ambegaon Bk			
2018-2019	5000-5500	15000-15200	8500-9000
2019-2020	5500-5600	15500-16000	9000-9500
2020-2021	5500-5600	16200-16800	9500-9800
2021-2022	5800-6000	16800-17800	9800-10000
2022-2023	6000-6500	18000-19200	10000-10500
Undri			
2018-2019	4500-5000	15000-16000	7500-7800
2019-2020	5000-5100	16000-16500	7800-7900
2020-2021	5100-5200	16500-17500	7900-8200
2021-2022	5200-5500	17500-18000	8200-8500
2022-2023	5500-6000	18500-20000	8500-9000

Investment Scope: Pune Peripheral Areas

Hinjewadi

Situated in western Pune, Hinjewadi has emerged as a prominent IT hub. The average property price in Hinjewadi stands at INR 6,500-6800/sq. ft. (2022-2023), making it a prime location for real estate investments.



30%

Residential Properties in Hinjewadi have seen an increase of approximately 30% from 2018-2019 to 2022-2023.



20%

Commercial Properties in Hinjewadi have experienced an increase of around 20% from 2018-2019 to 2022-2023.

Wagholi

Situated in eastern Pune, Wagholi is a rapidly developing residential and investment hotspot. The average property price in Wagholi is INR 3500-4000/sq. ft. (2022-23), making it an affordable choice for homebuyers and investors.



40%

Residential Properties in Wagholi have witnessed an increase of approximately 40% from 2018-2019 to 2022-2023.



50%

The average rates per sq.ft. for shops in Wagholi have seen an increase of around 50% from 2018-2019 to 2022-2023.

Ambegaon

Ambegaon is located on the outskirts of Pune and is experiencing notable infrastructural development. Ambegaon boasts an average property price of INR 6000-6500/sq. ft. (2022-23), making it an affordable investment option.



20%

Residential Properties in Ambegaon has experienced an increase of approximately 20% from 2018-2019 to 2022-2023



30%

Commercial shops in Ambegaon Bk have seen an increase of around 30% from 2018-2019 to 2022-2023.

Undri

Undri is situated on the outskirts of Pune, offering a peaceful and serene environment. Undri has an average property price of INR 5500-6000/sq. ft. (2022-23), making it an affordable and promising investment option.



33%

Residential Properties in Undri have seen an increase of approximately 33% from 2018-2019 to 2022-2023.



7%

The average rates per sq.ft. for shops in Undri have experienced an increase of around 7% from 2018-2019 to 2022-2023.

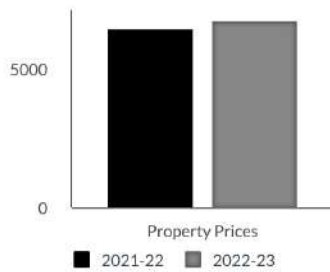
Property Price Appreciation

The peripheral areas of Pune have witnessed notable property price appreciation in recent years, making them attractive for real estate investment. These areas, including Hinjewadi, Wagholi, Ambegaon Bk, Undri, and Talegaon, offer a combination of affordability and growth potential.

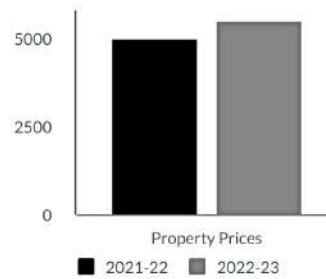
Hinjewadi, known for its IT parks and employment opportunities, has experienced consistent property price appreciation. Similarly, Wagholi, situated on the eastern side of Pune, has become a sought-after location for affordable residential properties with significant appreciation in prices.

Ambegaon, and Undri have also shown promising appreciation in property prices, driven by factors such as improved infrastructure and proximity to educational institutions and commercial centers.

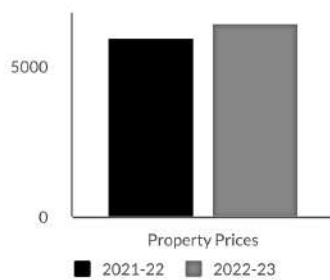
Overall, the peripheral areas of Pune present opportunities for both homebuyers and investors seeking affordable options with the potential for future value appreciation.



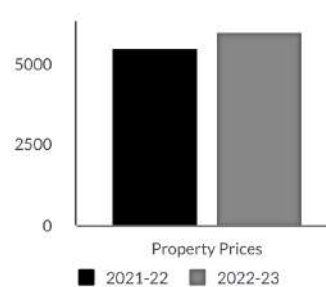
Hinjewadi
4.6%



Wagholi
10%



Ambegaon
8.3%



Undri
9%

Key Takeaways

- Pune's peripheral areas have experienced steady growth in property prices, with an average appreciation of 8% to 12% over the past year.
- The demand for affordable housing has been a key driver of property price growth in these areas.
- Improved connectivity and infrastructure in the peripheral areas have fueled the demand from both homebuyers and investors.
- Hinjewadi, Wagholi, Ambegaon, and Hadapsar are some of the promising investment destinations in Pune's peripheral areas.
- These areas have witnessed significant development activities, including the construction of residential complexes, commercial centres, and infrastructure projects.
- The projected population growth in the peripheral areas indicates a rising demand for housing in the future.
- Pune's peripheral areas are experiencing a surge in economic activities with the establishment of IT parks, industrial hubs, and commercial complexes.
- The ongoing infrastructure projects, such as the Pune Ring Road and metro network extension, are enhancing connectivity and making the areas more attractive for investors.
- Property prices in the peripheral areas are generally 20-30% lower compared to prime locations within the city, making them affordable and attractive for investors.
- The availability of land for development, proximity to major employment hubs, and affordability factor contribute to the investment potential of Pune's peripheral areas.

Creative PropTech

Creative PropTech Pvt Ltd is a leading realty wealth management company with expertise in real estate research, advisory and end-to-end valuation services. Over the years, we have explored the most innovative ways to provide scalable solutions to our esteemed lenders, corporates, investors and private equity partner with our multi-faceted think tank of industry experts that include engineers, economists, financial planners and actuaries.

We are prowess in the field of risk assessment, credit underwriting, analytics, data science and valuation with a research base approach that enables us to deliver profound and radical solutions in real estate valuations services. We have the expertise to underwrite and value both tangible and intangible assets such as immovable properties, plants, machinery, brand, equity, business, goodwill or patents. We have built the fully Automated Valuation Software PropValue to offer an accurate and quick property valuation.

Our realty wealth management services offer a range of investment solutions that suffice the financial needs of businesses and individuals. Our Wealth Management Services emphasise the simple, reliable and transparent approach while offering financial solutions to meet the modern-day demands of organisations and professionals.

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