

GHODBUNDER ROAD, THANE THE NEW INVESTMENT HOTSPOT

Explore Real Estate Investment
Opportunities In Regions Around
Ghodbunder Road, Thane.

WHY GHODBUNDER ROAD IS THANE'S REAL ESTATE HOTSPOT?



Upcoming Metro Line, advent of leading developers, comparatively affordable prices driving demand for Ghodbunder Road

Ghodbunder Road has rapidly transformed into a coveted real estate hub, primarily driven by its strategic location and continuous infrastructure upgrades. This key corridor seamlessly connects the Eastern and Western Express Highways, enhancing accessibility and reducing commute times. The forthcoming Metro Line 4 promises to further bolster connectivity, making the area even more attractive to homebuyers.

Over the past five years, property prices on Ghodbunder Road have surged by an impressive 15-20%, supported by the development of wide roads, green spaces, and top-tier amenities like shopping malls, reputable schools, and healthcare facilities. These factors, coupled with robust rental yields, underscore Ghodbunder Road's appeal as a premier investment destination, as highlighted by real estate experts.

INFRASTRUCTURE BOOST IN THE GHODBUNDER ROAD



METRO LINE 4 & METRO LINE 4A

Metro Line 4 will be operated between Kasarvadavali at Ghodbunder Road, Thane to Wadala in Mumbai. Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaikmukh area.



THANE - GHODBUNDER ELEVATED CORRIDOR

This 4.4 km elevated road will connect NH-3 and the Western Express Highway NH-8, improving traffic flow and reducing travel time.



THANE - BORIVALI UNDERGROUND TUNNEL

A 10.20-km tunnel through Sanjay Gandhi National Park, reducing travel time between Thane and Borivali to just 15 minutes.

Key infrastructure developments, such as the upcoming Metro Line 4, which connects Bhakti Park (Wadala) to Kasarvadavali, and its extension Line 4A from Kasarvadavali to Gaimukh, are poised to further enhance connectivity. These metro lines will significantly reduce travel times to major parts of Mumbai, making Ghodbunder Road even more appealing for residents and investors alike.

Additionally, the proposed Borivali Tunnel, which aims to connect Thane with Borivali in just 10 minutes, will drastically improve accessibility. Ongoing road widening projects are also set to alleviate traffic congestion, making daily commutes smoother and more efficient. This combination of improved connectivity, infrastructure enhancements, and lifestyle benefits ensures that investors will see continued growth in property values, making Ghodbunder Road a prime investment destination.

WHAT INVESTORS LIKELY TO GET IN GHODBUNDER?



Strategic Location and Infrastructure Boost Will Lead to 25-30% Property Price Growth Over Next Five Years.

Investors looking at Ghodbunder Road can anticipate substantial returns, with property appreciation rates projected between 25-30% following the completion of major infrastructure projects like Metro Lines 4 and 4A. Also, the higher demand of the western mumbai region i.e from Borivali, Kandivali, Malad, Goregaon has shifted to Ghodbunder Road due to comparatively lower property prices.

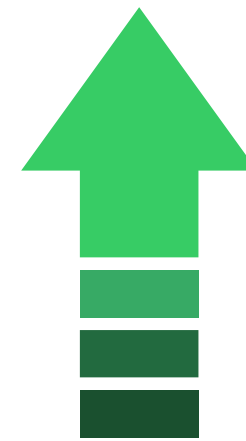
The working professionals have preferred Ghodbunder Road as it enables access to the corporate hubs in Thane and Western Mumbai.

This improved accessibility is expected to drive up demand, resulting in excellent rental yields and robust property value appreciation. Now is the ideal time to invest in Ghodbunder Road, as more developers are recognizing its potential and contributing to its transformation into a prime residential hub.

The localities in Ghodbunder Road belt such as [Patlipada](#), [Kasarvadavli](#), [Gaimukh](#), [Dongripada](#), [Manpada](#), [Waghbil](#) and [Kevsar](#) will witness maximum property price appreciation in the upcoming years.

PATLIPADA

Patlipada, located strategically along Ghodbunder Road in Thane, Maharashtra, has emerged as a prime residential area due to its excellent connectivity to major highways, reputed schools, hospitals, and shopping complexes. From 2018 to 2024, property prices in Patlipada have consistently risen, with minimum prices increasing from INR 11,500 to INR 14,500 per square foot and maximum prices from INR 12,000 to INR 15,000 per square foot. This steady growth indicates a robust real estate market. Looking ahead, based on historical data and linear regression analysis, property prices in Patlipada are projected to appreciate by 20-25% from 2024 to 2030, reinforcing its appeal as a lucrative investment destination.

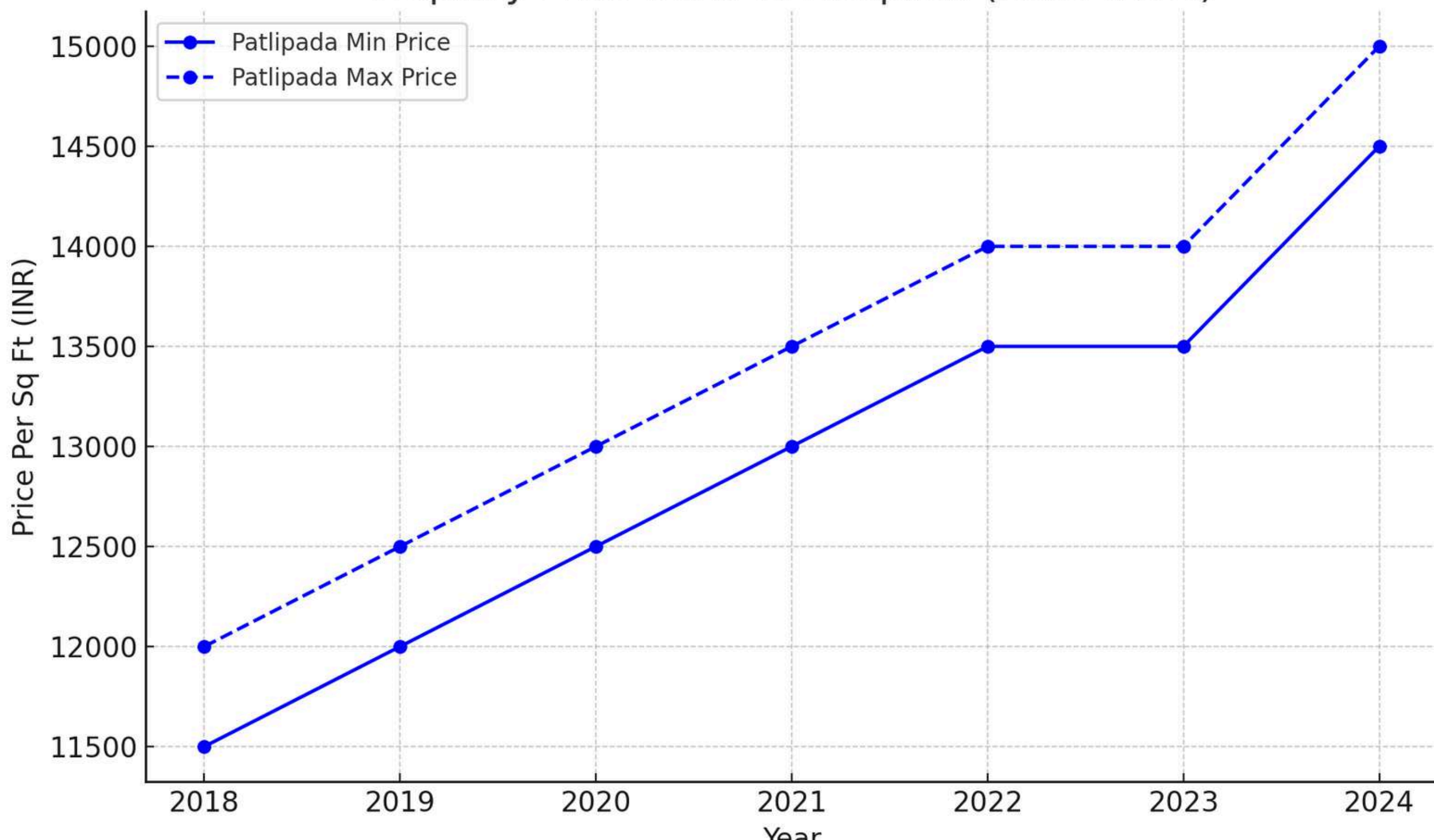


20-25 %
For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

Property Price Trend in Patlipada (2018-2024)



KASARVADAVLI

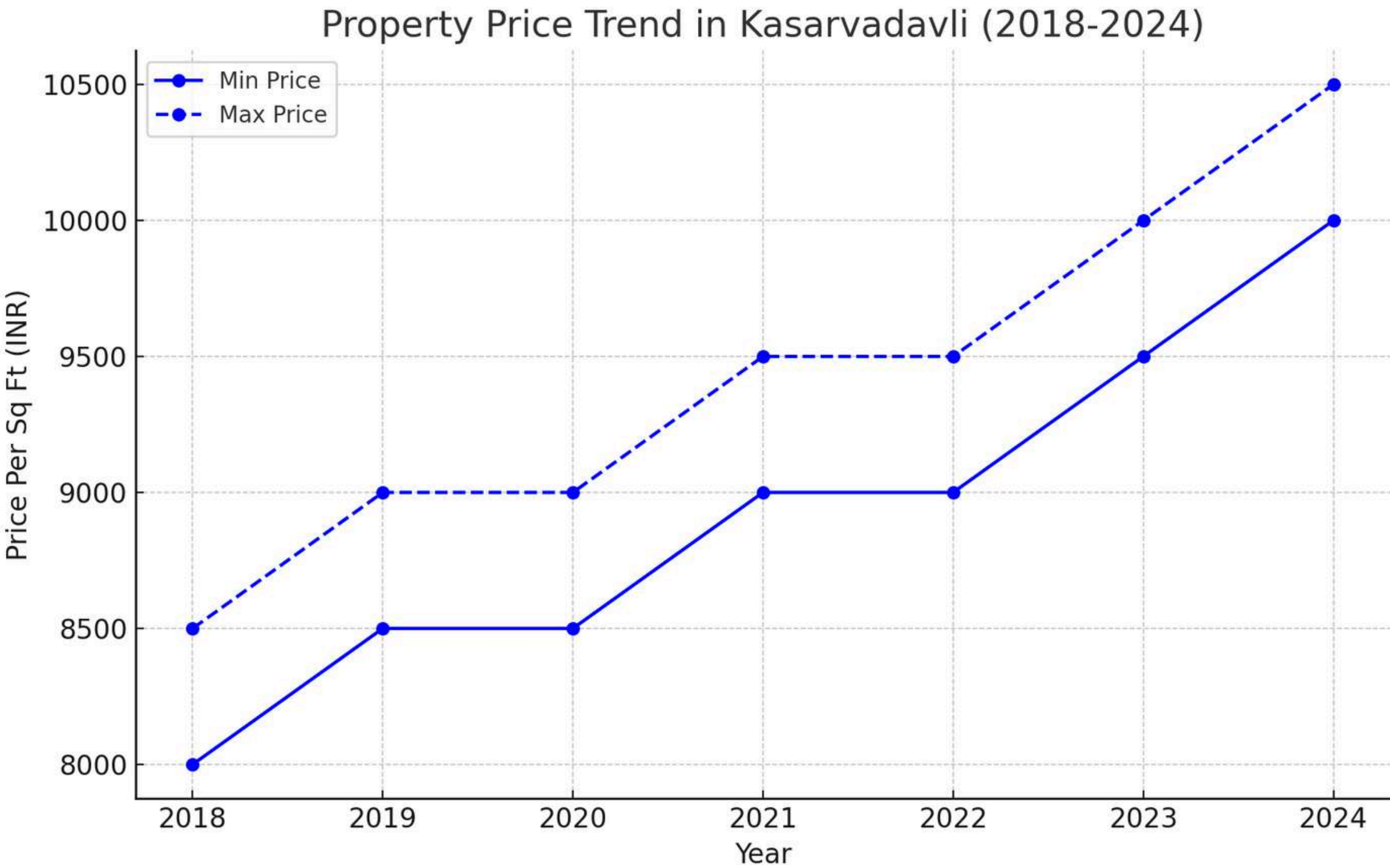
Kasarvadavli, located along the bustling Ghodbunder Road in Thane, is a desirable residential hub poised to grow exponentially from the upcoming metro station. From 2018 to 2024, property prices in Kasarvadavli have steadily increased, with minimum prices rising from INR 8,000 to INR 10,000 per square foot and maximum prices from INR 8,500 to INR 10,500 per square foot. This steady growth indicates a robust real estate market. Looking ahead, based on historical data and linear regression analysis, property prices in Kasarvadavli are projected to appreciate by 20-25% from 2024 to 2030, reinforcing its appeal as a lucrative investment destination.



20-25 %
For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



GAIMUKH

Gaimukh, situated along the Ghodbunder Road in Thane, has become an increasingly attractive residential area due to its strategic location. From 2018 to 2024, property prices in Gaimukh have shown a significant upward trend, with minimum prices increasing from INR 7,000 to INR 10,000 per square foot and maximum prices from INR 7,500 to INR 10,500 per square foot. This consistent growth underscores the area's robust real estate market. Based on historical data and linear regression analysis, property prices in Gaimukh are projected to appreciate by 25-30% from 2024 to 2030, highlighting its potential as a promising investment destination.

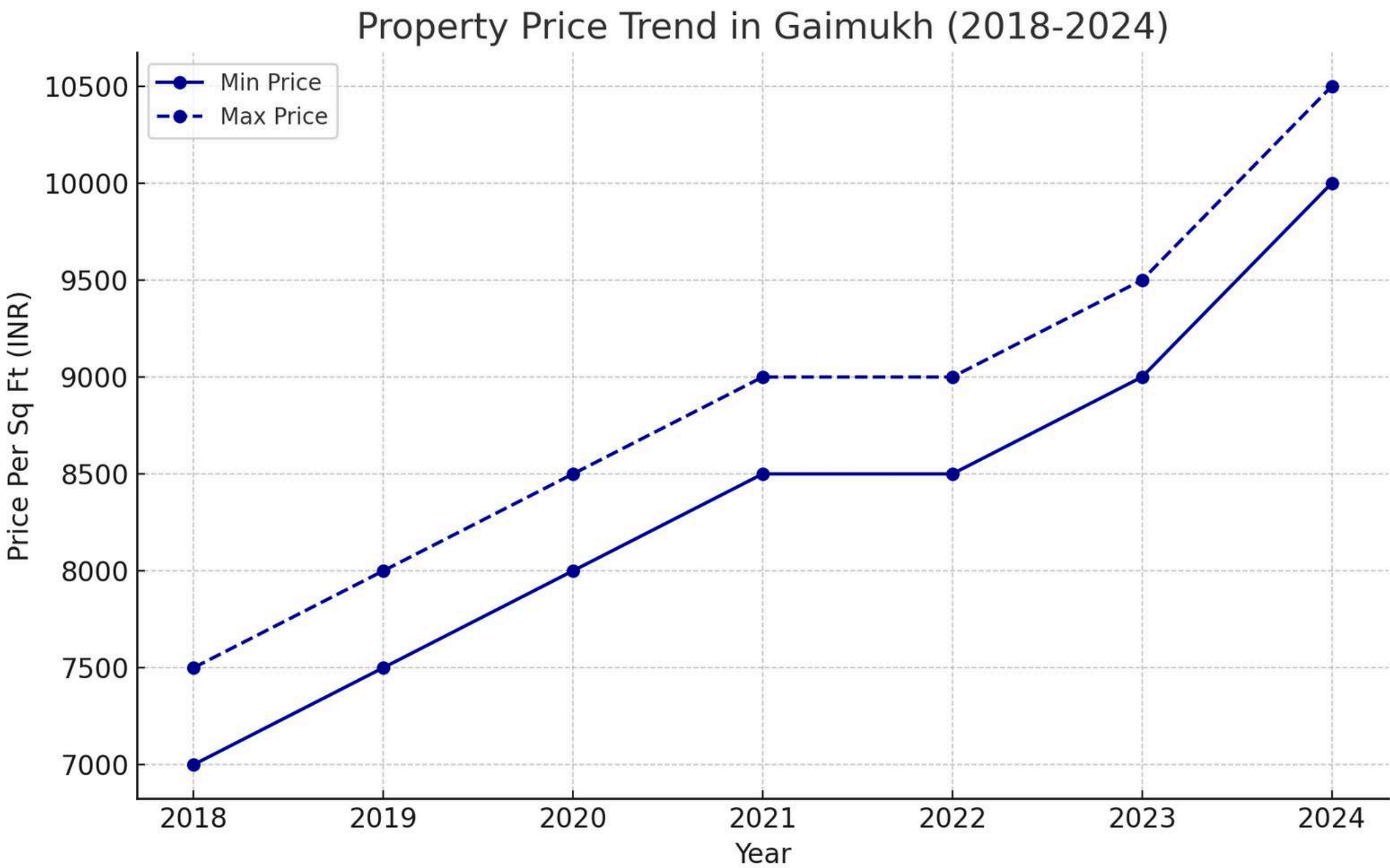


25-30 %

For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



DONGRIPADA

Dongripada has garnered attention as a promising residential locality. From 2018 to 2024, property prices in Dongripada have consistently increased, with minimum prices rising from INR 7,500 to INR 10,000 per square foot and maximum prices from INR 8,000 to INR 10,500 per square foot. This steady growth indicates a robust real estate market. Looking forward, based on historical data and linear regression analysis, property prices in Dongripada are projected to appreciate by 15-20% from 2024 to 2030, reinforcing its attractiveness as a lucrative investment destination.

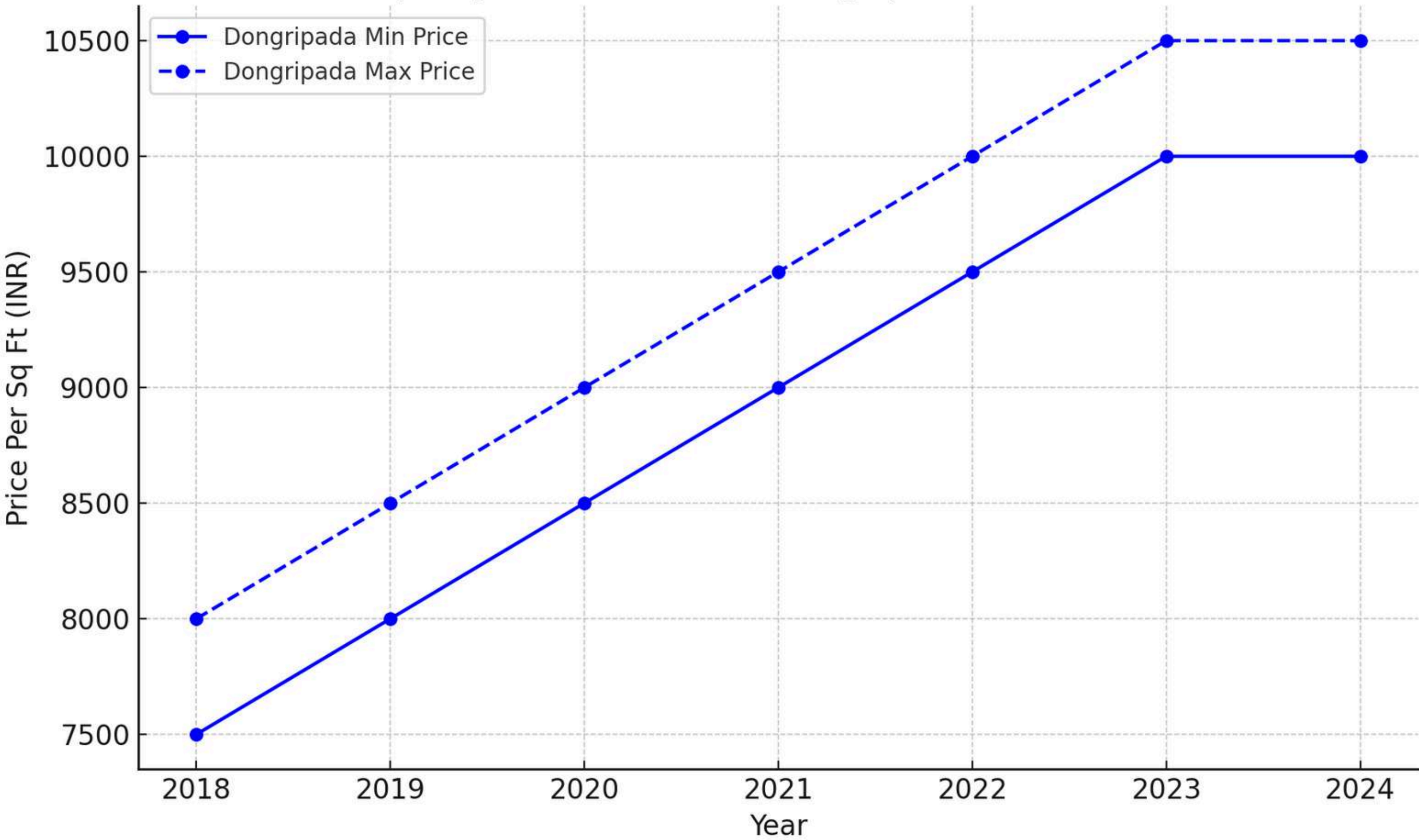


15-20%
For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

Property Price Trend in Dongripada (2018-2024)



MANPADA

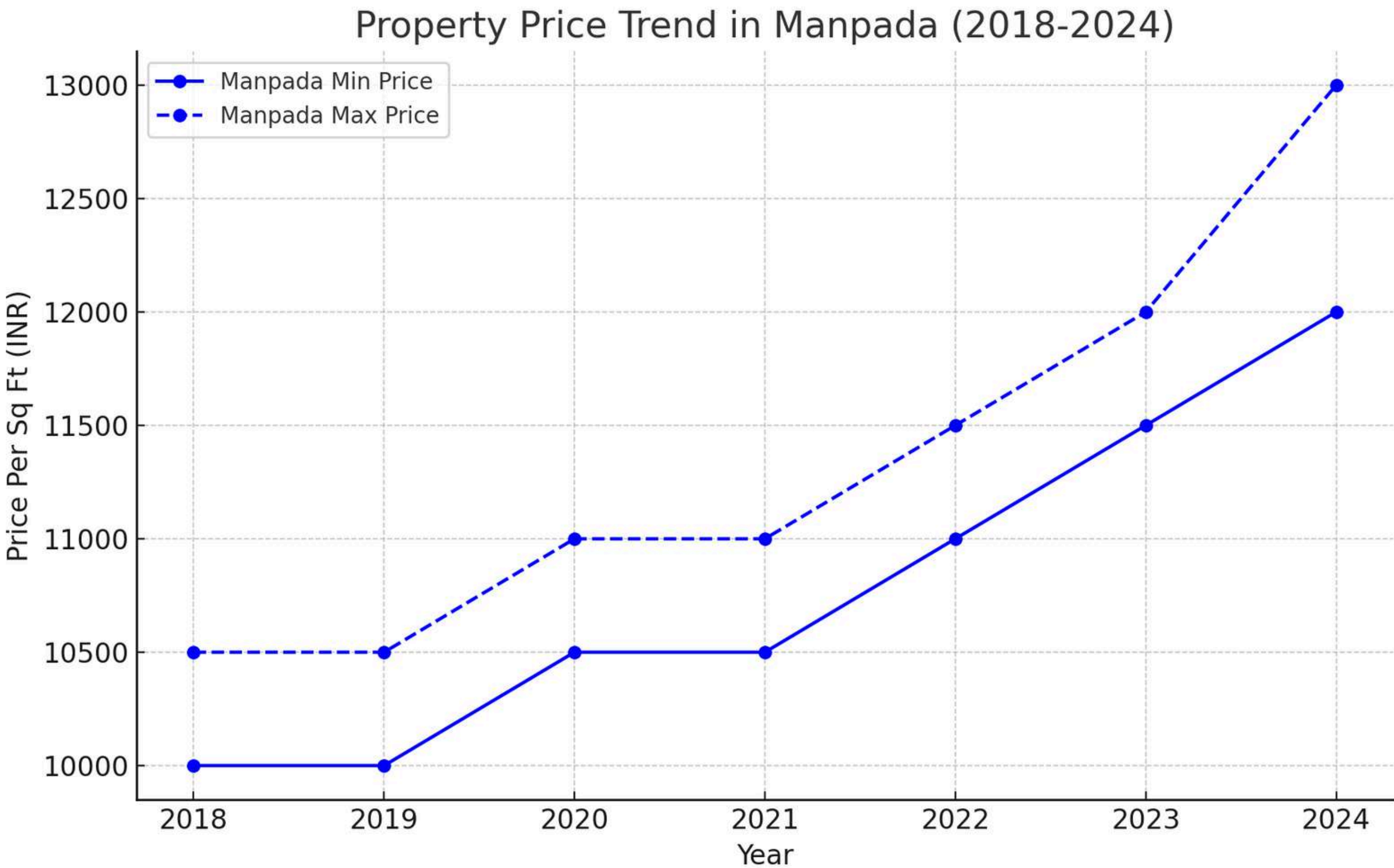
Manpada is also one of the most trending locality for residential and commercial real estate. From 2018 to 2024, property prices in Manpada have shown a significant upward trend, with minimum prices increasing from INR 10,000 to INR 12,000 per square foot and maximum prices from INR 10,500 to INR 13,000 per square foot. This consistent growth underscores the area's strong real estate market. Based on historical data and linear regression analysis, property prices in Manpada are projected to appreciate by 20-25% from 2024 to 2030, highlighting its potential as a promising investment destination.



20-25 %
For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



WAGHBIL

Waghbil has excellent connectivity and accessibility to social infrastructure. From 2018 to 2024, property prices in Waghbil have shown a consistent upward trend, with minimum prices increasing from INR 9,000 to INR 10,500 per square foot and maximum prices from INR 9,500 to INR 11,500 per square foot. This steady growth highlights the area's robust real estate market. Based on historical data and linear regression analysis, property prices in Waghbil are projected to appreciate by 15-20% from 2024 to 2030, reinforcing its potential as a lucrative investment destination.

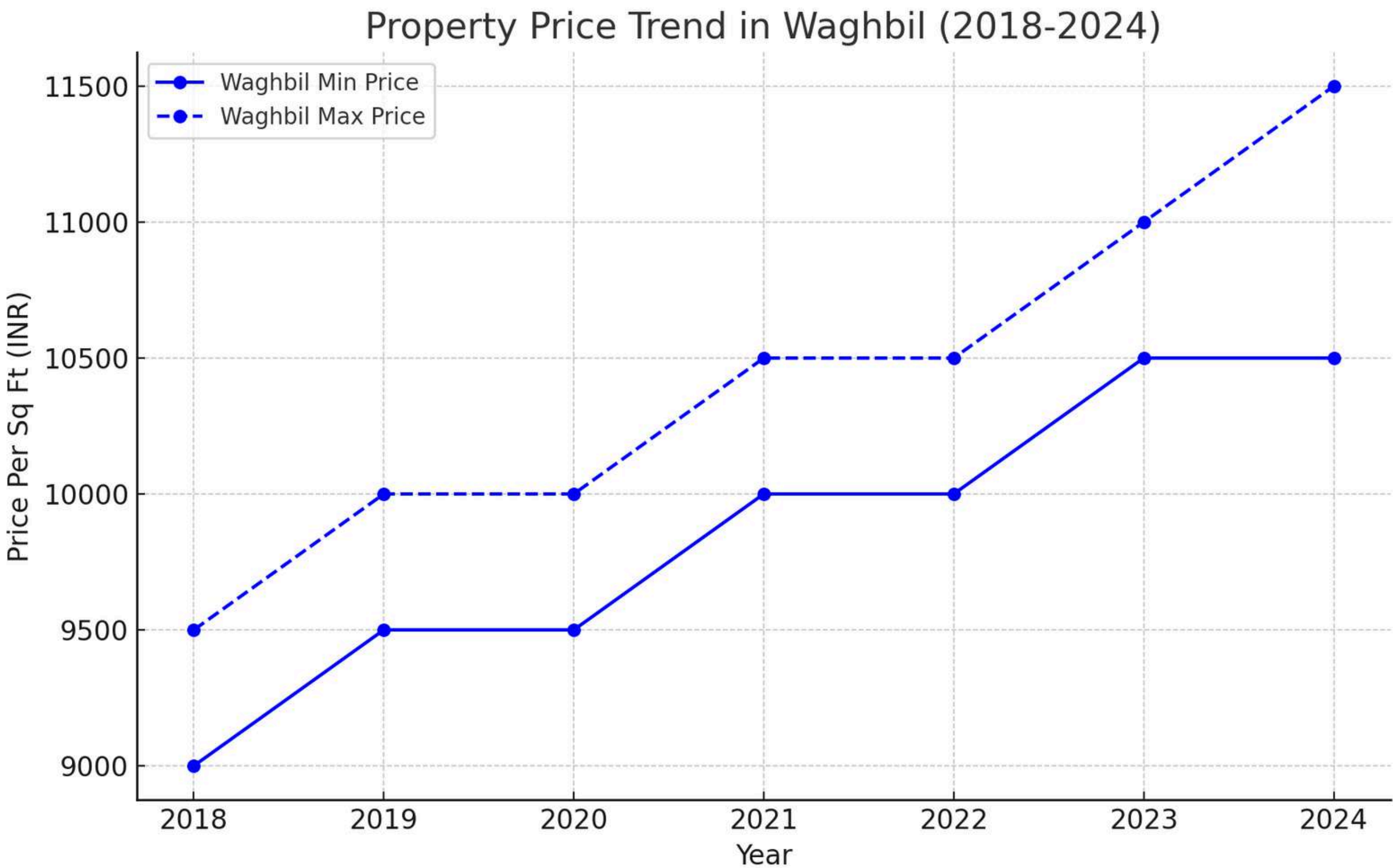


15-20%

For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



KAVESAR

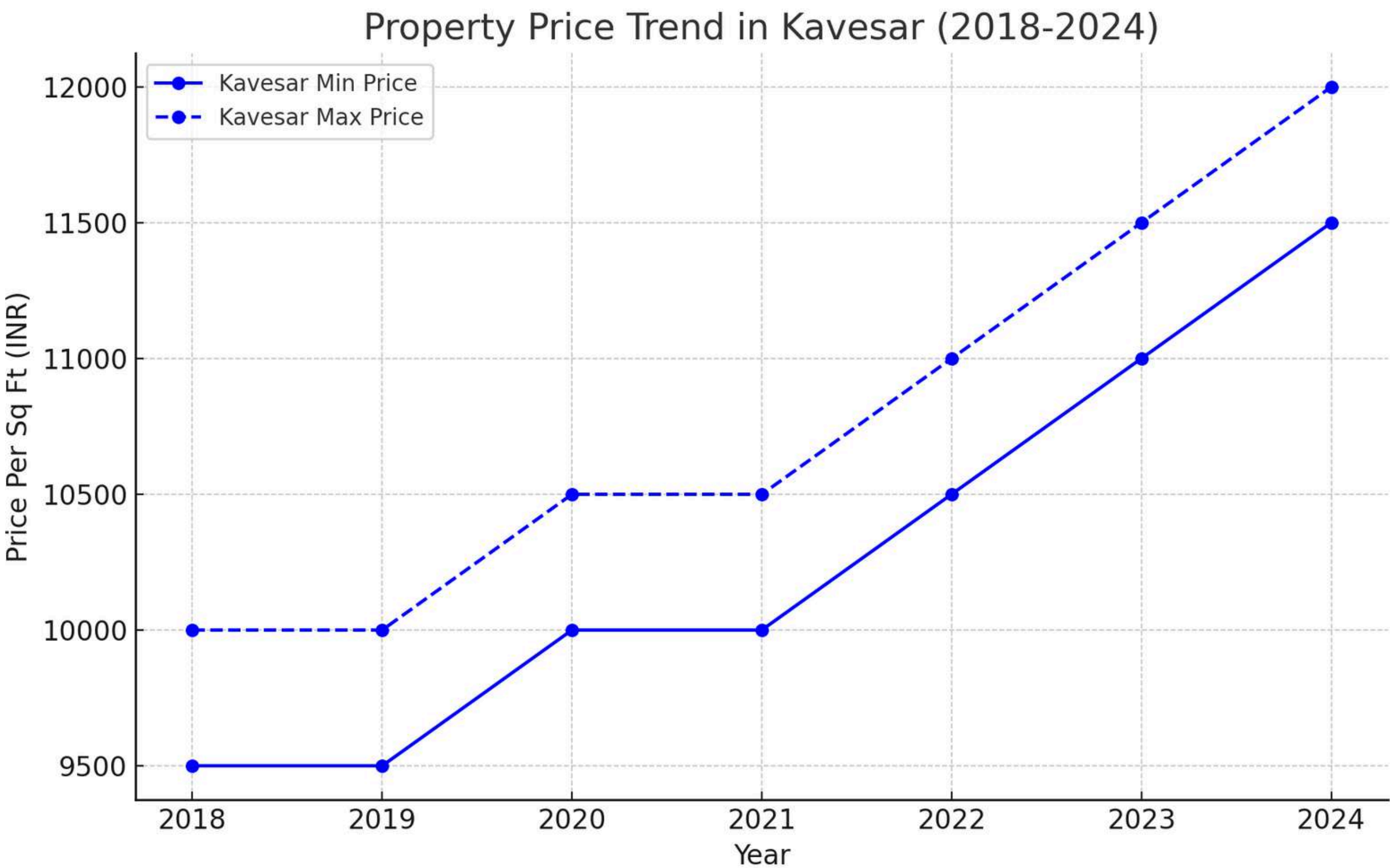
Kavesar has emerged as a better option for residential property investment. From 2018 to 2024, property prices in Kavesar have steadily increased, with minimum prices rising from INR 9,500 to INR 11,500 per square foot and maximum prices from INR 10,000 to INR 12,000 per square foot. This consistent growth underscores the area's robust real estate market. Based on historical data and linear regression analysis, property prices in Kavesar are projected to appreciate by 15-20% from 2024 to 2030, highlighting its potential as a promising investment destination.



15-20 %
For 2025-2030

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



CONCLUSION

Investing in Ghodbunder Road, Thane is promising, with property values set to rise by 25-30% between 2025-2030 due to upcoming infrastructure projects. Enhanced connectivity from Metro Lines 4 and 4A will drive demand. Now is the ideal time to invest, as the area is poised for significant gains.



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