

REAL ESTATE INVESTMENT OPPORTUNITIES

KALYAN

DOMBIVLI

SHILPHATA



Kalyan, Dombivli, and Shilphata have experienced real estate growth with an average property price appreciation of approximately **42.31% between 2018 and 2024. Let's explore...**



1

KALYAN



Kalyan is a rapidly growing urban hub within the Mumbai Metropolitan Region (MMR). It has seen significant real estate growth in recent years. The area is poised to benefit from major infrastructural developments such as the completion of Metro Line 5, connecting Kalyan to Thane and Bhiwandi, and new road projects like the Kalyan Ring Road and Airoli-Katai Naka bridge.





KALYAN REAL ESTATE IMPACT POINTS

1 Metro Line 5

Kalyan is a rapidly growing urban hub within the Mumbai Metropolitan Region (MMR).

2 Airoli-Katai Naka Bridge

Expected to drastically reduce travel time between Kalyan, Dombivli, and Navi Mumbai by up to 30 minutes.

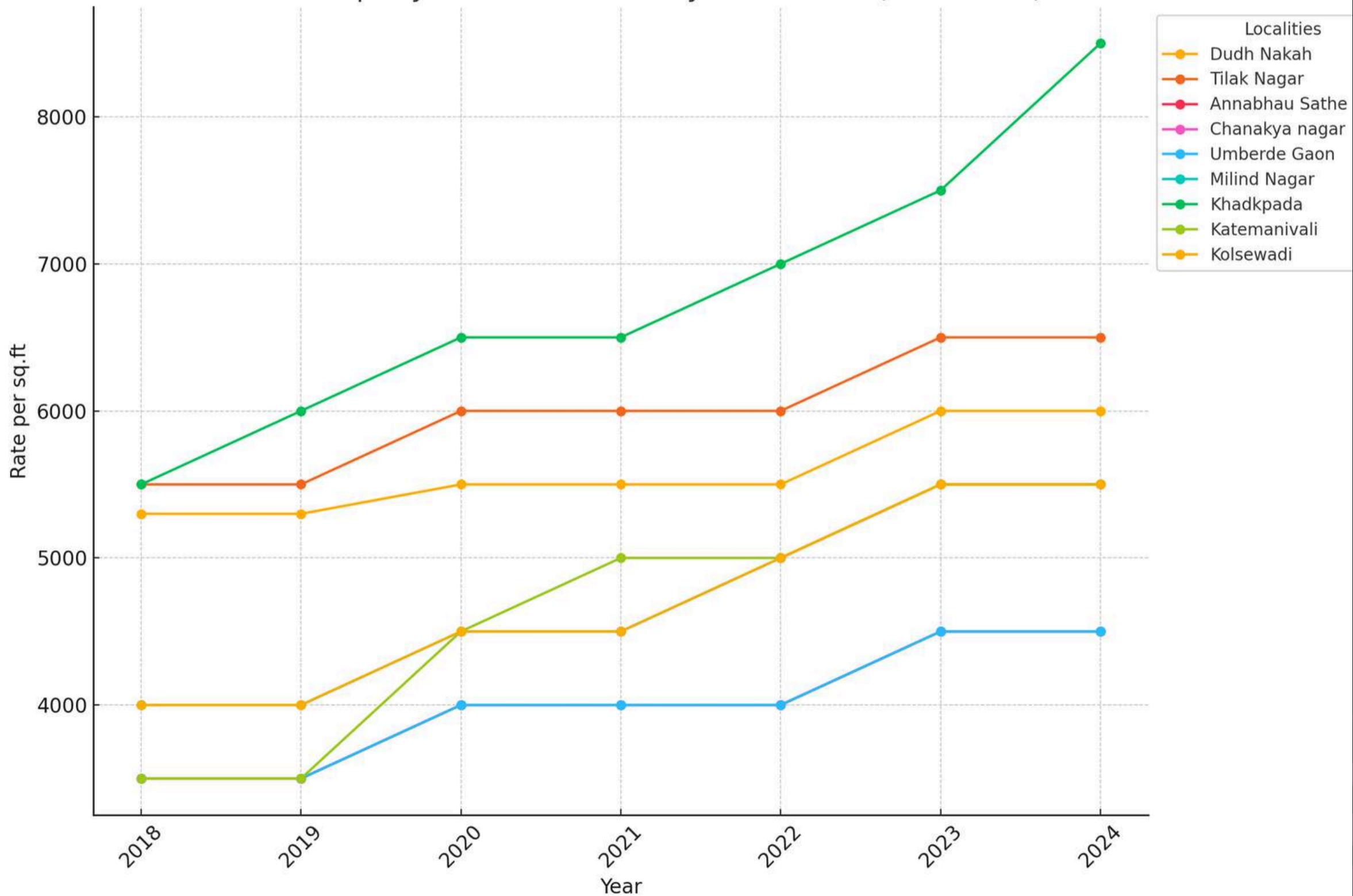
3 Leading Developers

Reputed developers are investing in Kalyan's growth, offering new residential and commercial projects, further raising its real estate profile.

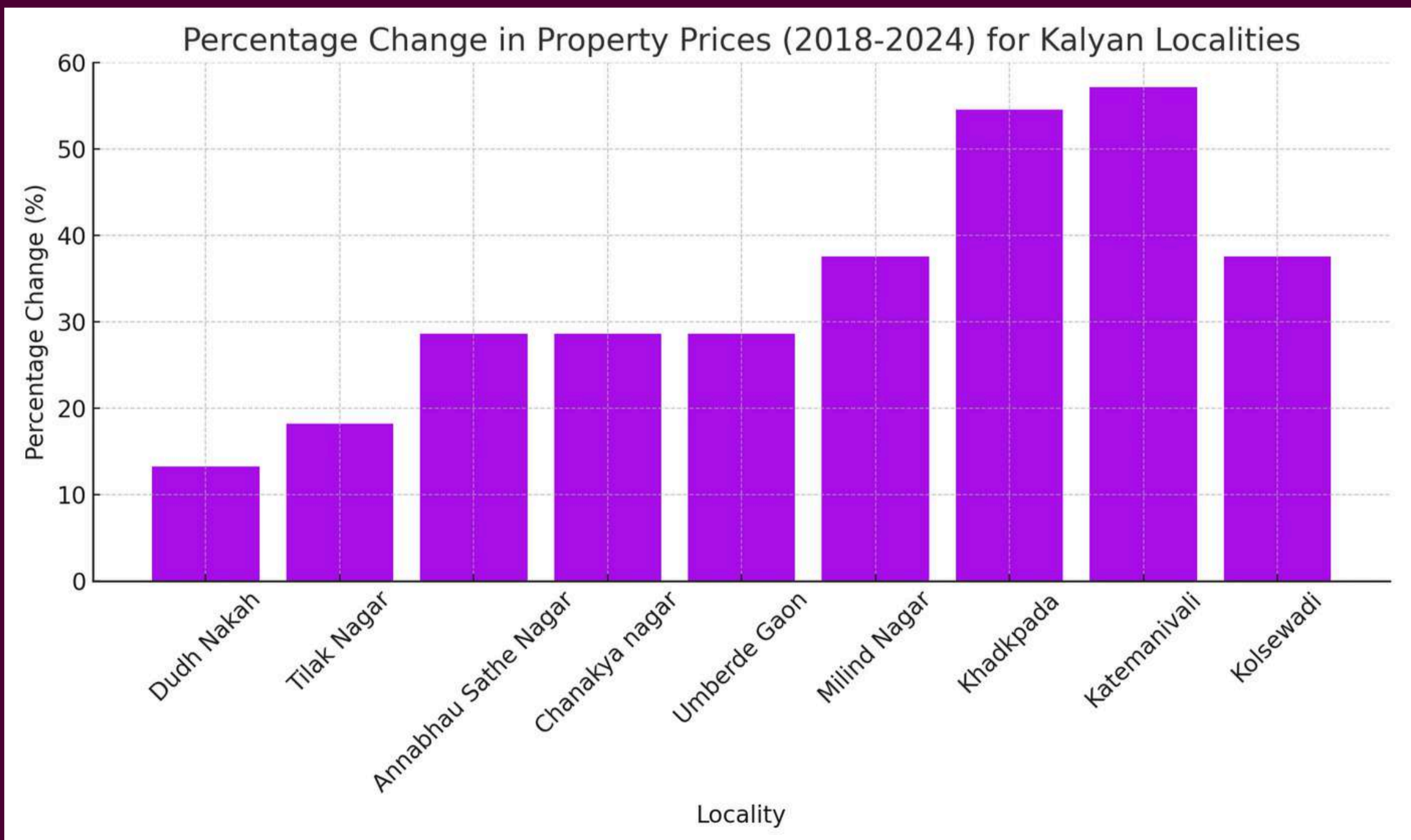


Based on the data, Kalyan's real estate market has shown steady growth from 2018 to 2024, with Khadkpada leading the appreciation by over 50%. This upward trend highlights Kalyan as a prime area for property investment, offering increasing returns over the years.

Trend of Property Price Growth in Kalyan Localities (2018-2024)



The data illustrates significant property price appreciation across Kalyan's localities from 2018 to 2024, with some areas like Khadkpada and Katemanivali showing increases of over 50%. This steady growth highlights Kalyan's potential as a growing real estate market, driven by infrastructure development and increased connectivity making it an attractive option for long-term property investments.



Projected Property Price Appreciation

Based on historical data and ongoing infrastructure development, property prices in Kalyan are projected to rise by 12-15% annually. Key factors driving this growth include the completion of major infrastructure projects like the Airoli-Katai Naka Freeway, which will significantly reduce travel time between Kalyan, Navi Mumbai, and Mumbai.

With improved connectivity and increased investment, the area's property market is poised for sustained appreciation in the coming years.



12-15 %

Compound Annual Growth Rates (CAGR)

PREDICTED PRICE APPRECIATION

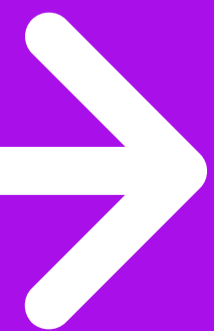
Calculated using historical data and linear regression.



DOMBIVLI



Key infrastructure projects like the Mankoli-Dombivli Bridge and Metro Line 12 are transforming Dombivli's connectivity, reducing commute times and spurring real estate demand. Residential developments such as Runwal Garden City, a 250-acre township with over 250 amenities, are attracting homebuyers. Proximity to the upcoming Airoli-Katai Naka Tunnel and Navi Mumbai International Airport further boosts Dombivli's appeal as a prime residential hub





Dombivli REAL ESTATE IMPACT POINTS

1 Mankoli-Dombivli Bridge

IT will reduce commute times to Thane, Mumbai, and Bhiwandi, significantly increasing demand for residential properties

2 Metro Line 12

This extension will enhance connectivity between Dombivli and major hubs in Navi Mumbai, attracting both homebuyers and investors

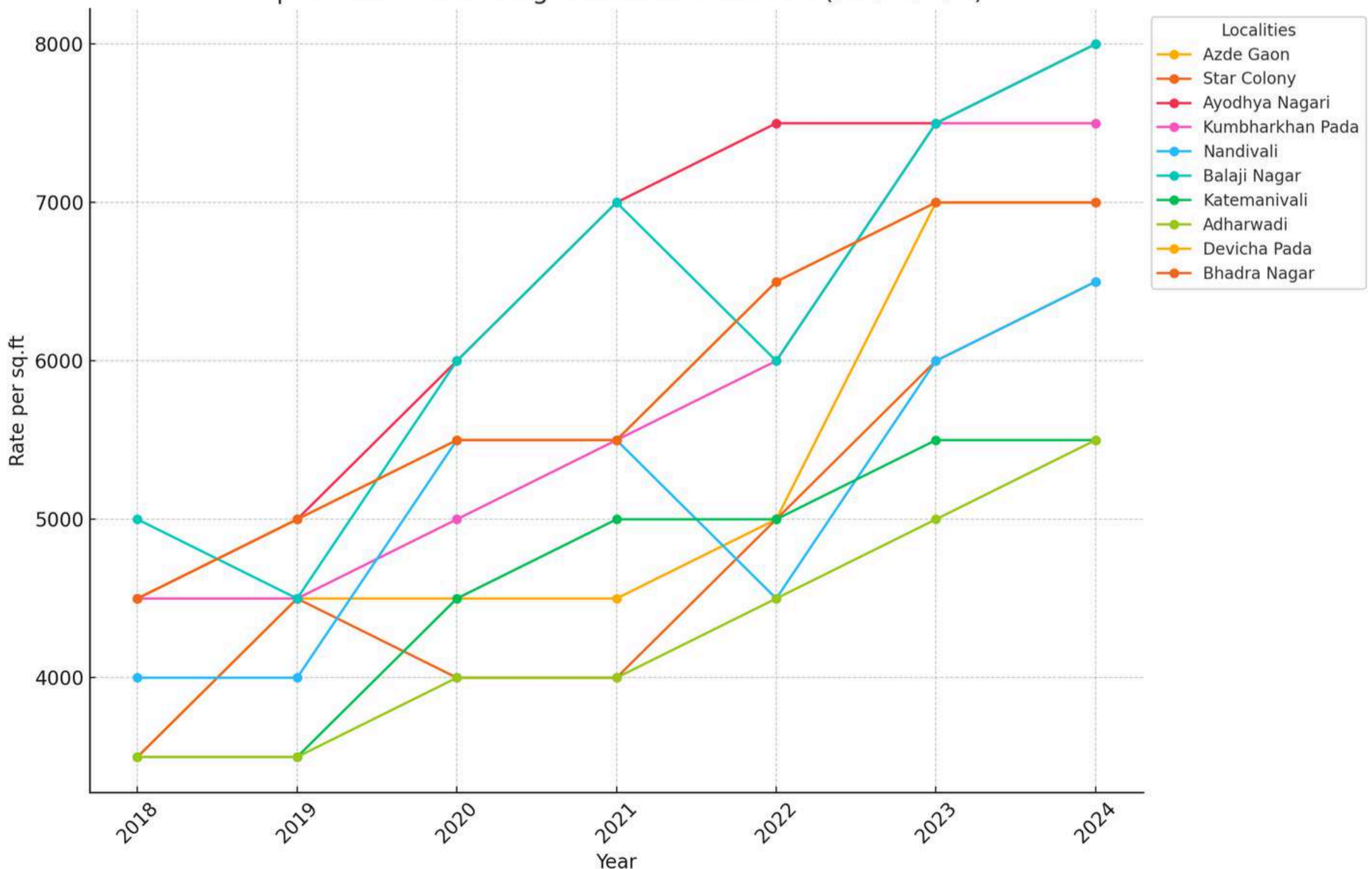
3 Runwal Garden City

A 250-acre township with 50+ amenities, this mega project is elevating Dombivli as a key residential destination

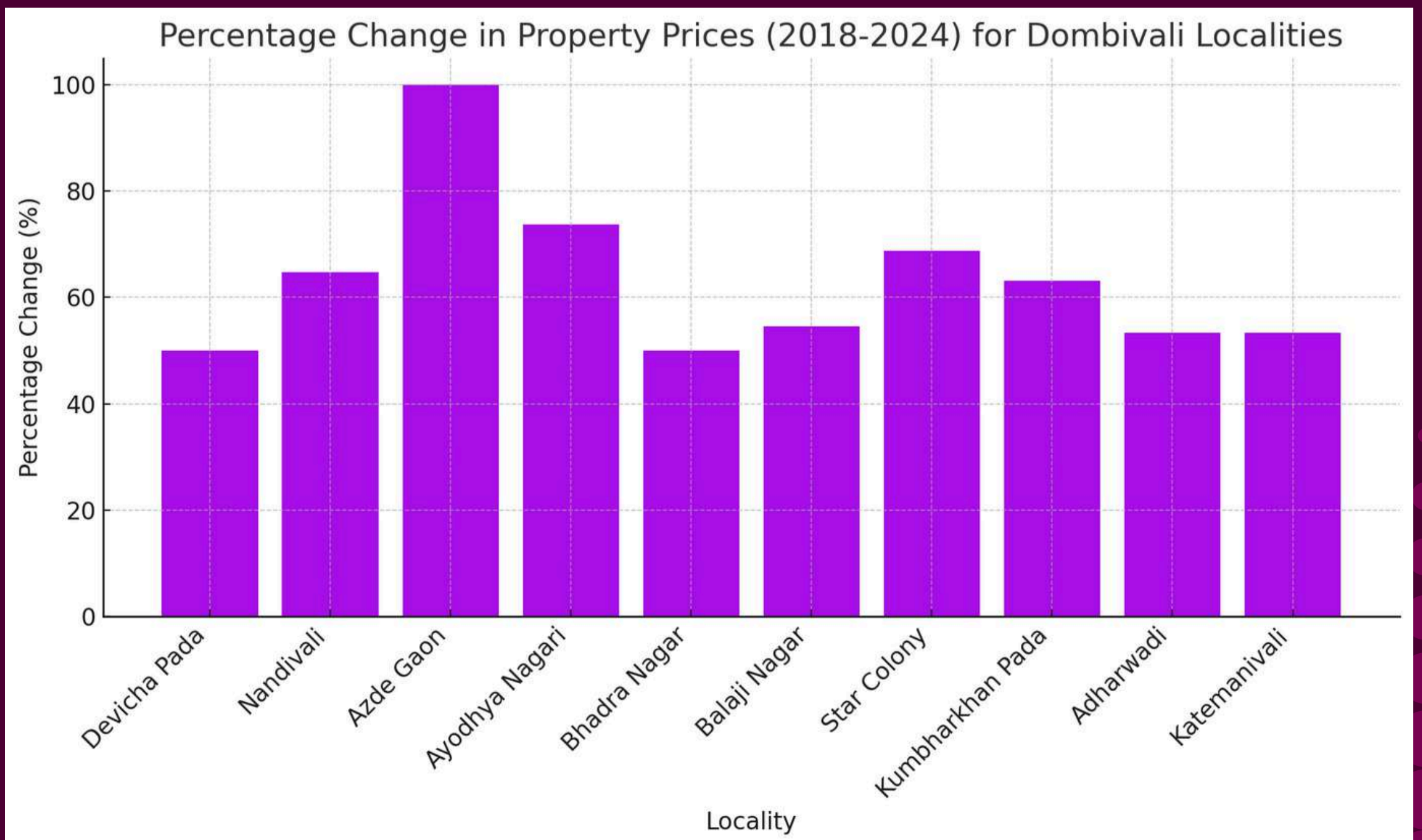


Based on the data, Dombivli's real estate market has shown consistent growth from 2018 to 2024. Ayodhya Nagari and Azde Gaon lead the market with significant appreciation, reflecting an upward trend in property values. This growth highlights Dombivli as a strong investment hub, offering high returns across various localities, with an overall rise in property prices driven by increasing demand and urban development.

Top 10 Best Performing Dombivli Localities (2018-2024)



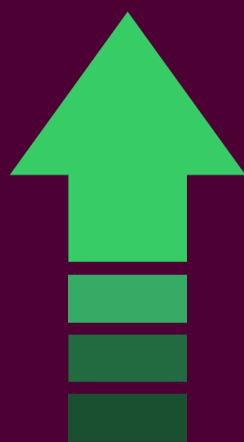
The data highlights substantial property price appreciation in Dombivli's localities from 2018 to 2024, with locations such as Azde Gaon and Ayodhya Nagari witnessing increases of over 70%. This notable rise reflects the area's growing demand, enhanced by improving infrastructure and connectivity. As Dombivli continues to evolve, it offers attractive opportunities for long-term real estate investments, supported by strong market growth and development.



Projected Property Price Appreciation

Based on historical data and ongoing infrastructure development, property prices in Dombivli are projected to rise by 10-14% annually. Key factors driving this growth include the expansion of connectivity and infrastructure projects like the upcoming Metro line, which will drastically reduce commute times to Mumbai and Navi Mumbai.

With improving accessibility and continued investment, Dombivli's real estate market is set for steady appreciation in the coming years, making it a highly attractive destination for both homebuyers and investors.



10-14 %

Compound Annual Growth Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

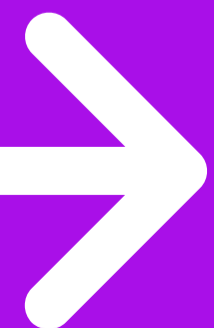


3

SHILPHATA



Positioned at the intersection of major highways like NH-48 and SH-76, Shilphata offers excellent connectivity to Thane, Kalyan, and Navi Mumbai, making it an attractive destination for homebuyers and investors. Major developers like Lodha Group and Godrej Properties are already capitalizing on this growth, offering a mix of affordable and premium housing projects. With property prices seeing an annual increase of around 9-10%, Shilphata is emerging as a key real estate hub, poised for substantial growth in the coming years.





Shilphata REAL ESTATE IMPACT POINTS

1 Airoli-Katai Naka Tunnel

It will drastically reduce travel times between Shilphata, Thane, and Navi Mumbai, boosting real estate demand

2 NH-48 and SH-76 Connectivity

Shilphata's strategic location offers easy access to key highways, making it a desirable residential area for homebuyers and investors

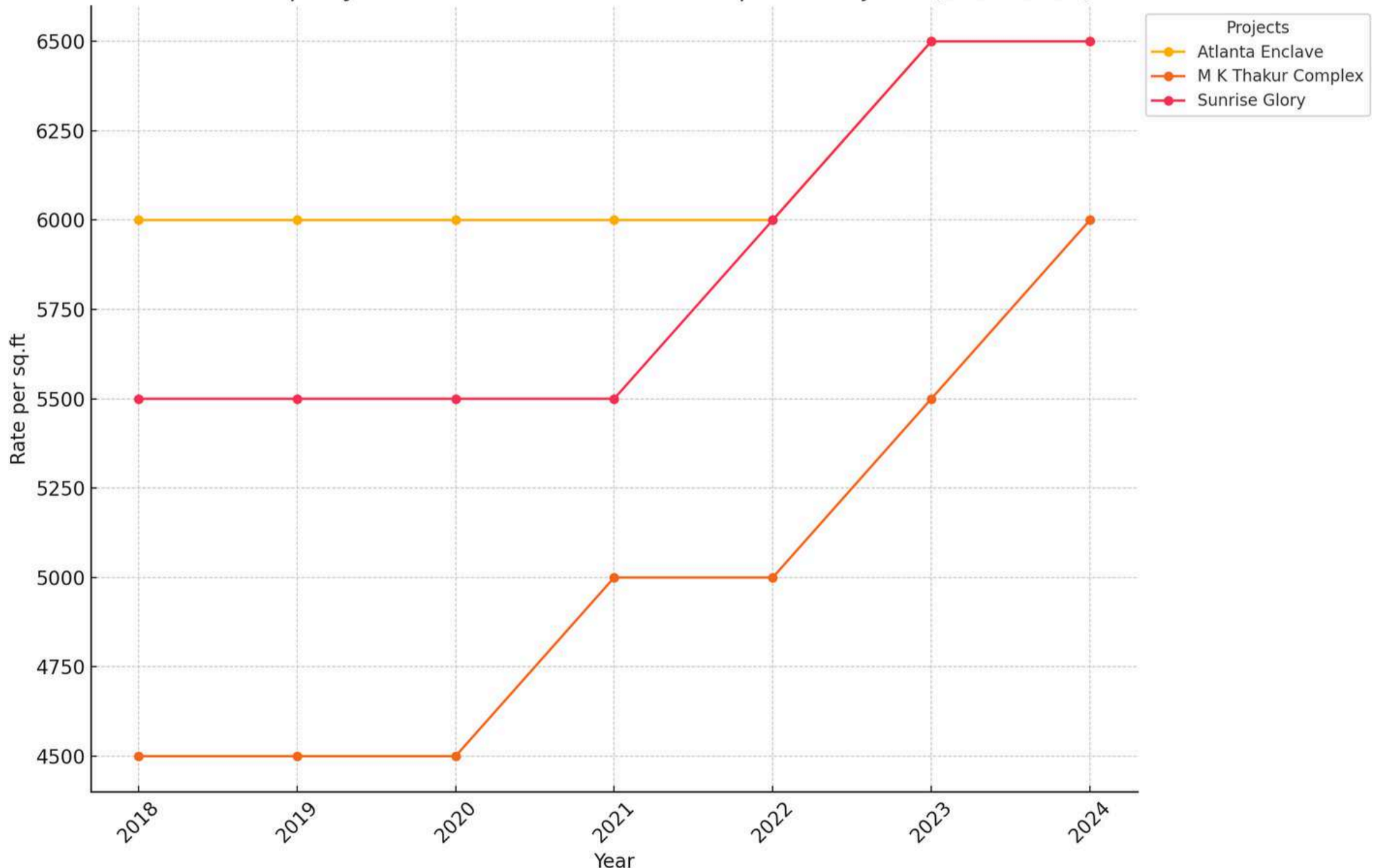
3 Major Developers

Prominent developers like Lodha and Godrej are driving growth in Shilphata with a mix of affordable and premium housing projects

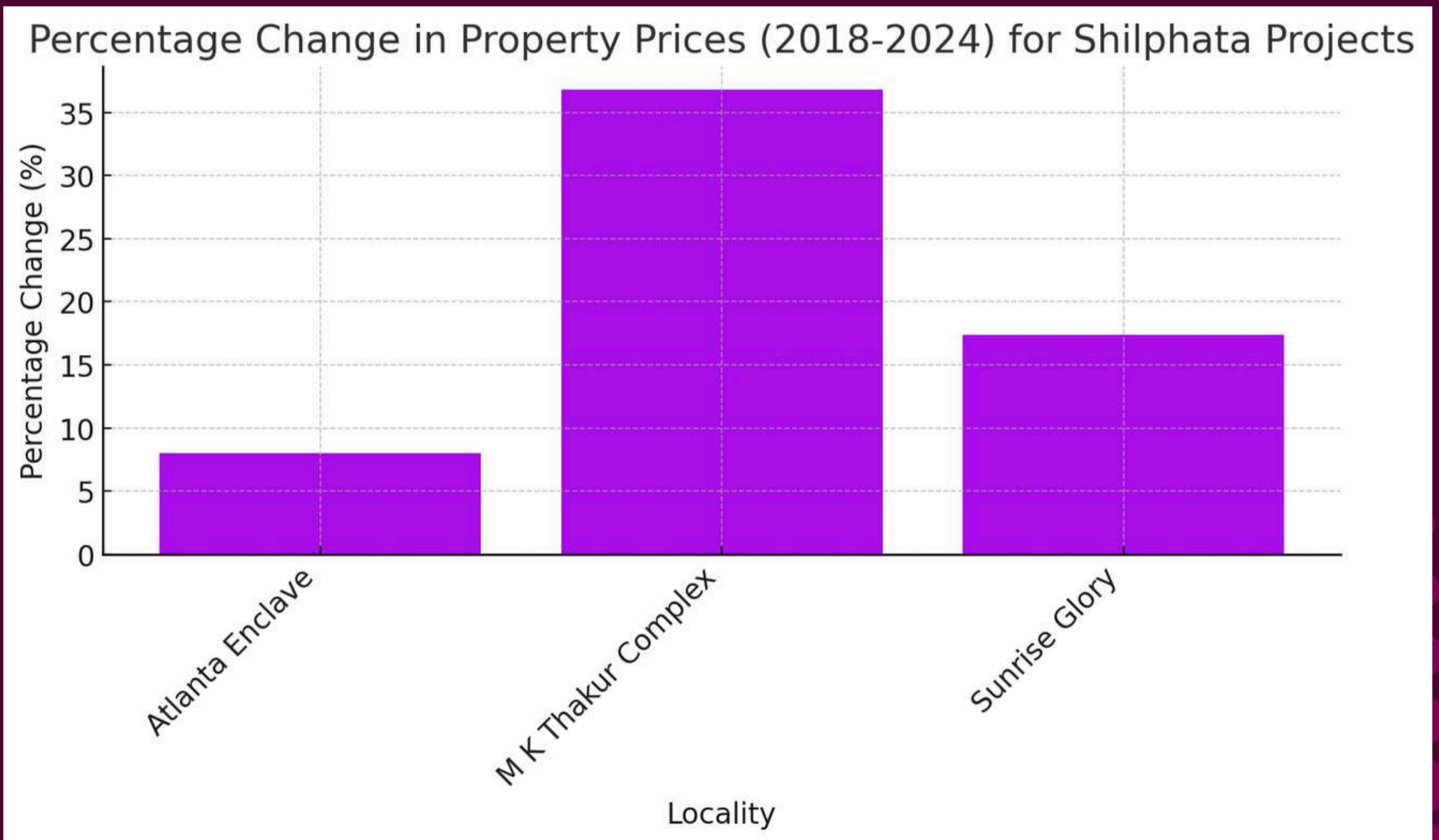


The real estate market in Shilphata has experienced moderate growth between 2018 and 2024, with M K Thakur Complex showing the most notable price appreciation. While other projects like Atlanta Enclave and Sunrise Glory have shown steady increases, the overall trend indicates a positive trajectory in property values, making Shilphata a promising area for future investments as development continues to enhance its appeal.

Trend of Property Price Growth in Selected Shilphata Projects (2018-2024)



The chart highlights property price growth across key Shilphata projects from 2018 to 2024, with M K Thakur Complex leading the way at over 35% appreciation. Sunrise Glory and Atlanta Enclave also show steady growth, indicating Shilphata's emerging potential as a growing investment destination. With ongoing infrastructure improvements and increasing demand, Shilphata offers promising opportunities for long-term property investments.



Projected Property Price Appreciation

Based on current trends and infrastructure advancements, property prices in Shilphata are projected to grow by 8-12% annually. Major factors contributing to this growth include new road networks and proximity to key economic hubs like Navi Mumbai and Thane, enhancing the area's overall accessibility.

With ongoing development and increasing interest from investors, Shilphata is poised for sustained growth, making it a promising location for future property investments.



08-12 %

Compound Annual Growth Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



Kalyan, Dombivli, and Shilphata offer strong investment potential with consistent growth, improved connectivity, and rising property values. These areas are prime choices for long-term returns and future-ready investments.





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