

REAL ESTATE INVESTMENT OPPORTUNITIES

ULWE

TALOJA

PUSHPAK NAGAR



Ulwe, Talaja, and Pushpak Nagar have emerged as prominent real estate hubs witnessing a remarkable property price growth of approximately **48%** between 2018 and 2024. Let's dive into what's driving this transformation.



1 ULWE



Ulwe is a fast-emerging real estate hotspot in the Navi Mumbai region. Known for its strategic location, the area is witnessing rapid growth due to infrastructural developments like the Navi Mumbai International Airport and the MTHL (Atal Setu). With excellent connectivity to Mumbai and proximity to the JNPT port, Ulwe is set to become a prime destination for homebuyers and investors alike.





ULWE REAL ESTATE IMPACT POINTS

1 Navi Mumbai International Airport

The upcoming Navi Mumbai International Airport is set to transform connectivity and drive exponential growth in Ulwe's real estate market.

2 Mumbai Trans Harbour Link (MTHL)

The MTHL connects Ulwe to South Mumbai in just 20 minutes, drastically improving accessibility and making Ulwe a prime real estate hub.

3 Leading Developers

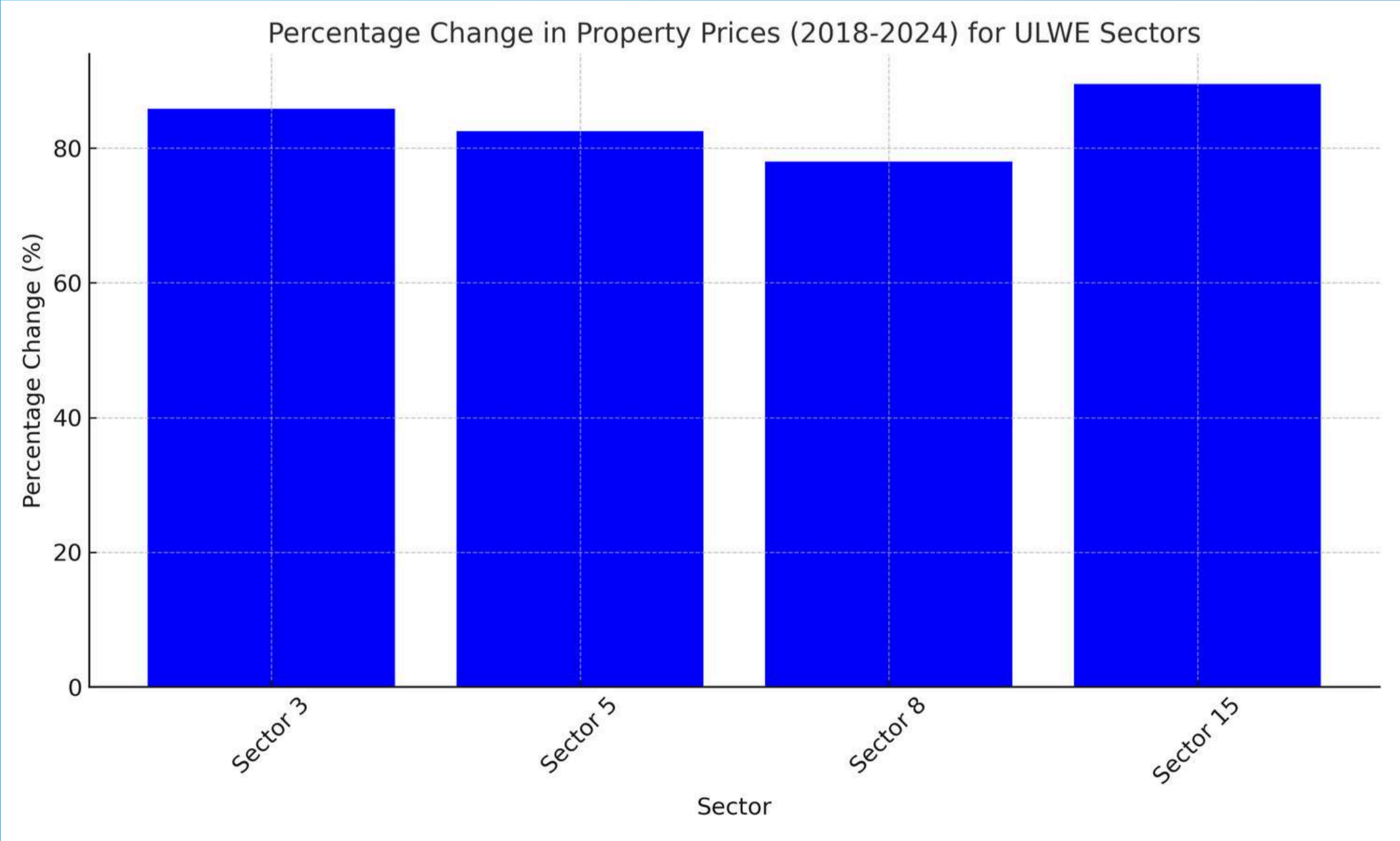
Top real estate developers are investing in Ulwe, bringing in premium residential and commercial projects to cater to the region's growing appeal.



Ulwe has experienced consistent property price growth between 2018 and 2024, with key sectors like 5 and 15 showing significant appreciation. Sector 5 leads with rates increasing from ₹6,000–₹7,500 in 2018 to ₹10,500–₹11,500 in 2024, reflecting strong demand and infrastructural advancements. The proximity to Navi Mumbai International Airport and ongoing developments make Ulwe a highly promising real estate destination.



The data highlights the percentage change in property prices for selected sectors in Ulwe from 2018 to 2024. Sector 15 shows the highest percentage change, exceeding 85%, followed closely by Sector 5 with a similar increase. Sectors 8 and 8B also recorded strong growth, each achieving over 80% appreciation. Sector 3, while slightly lower, remains significant, reflecting consistent demand across these areas. This data indicates a steady upward trend in property values in Ulwe over the analyzed period.



Projected Property Price Appreciation

Analyzing historical data and growth trends in Ulwe, property prices are projected to grow by 12-15% annually in the coming years. This projection is driven by several factors, including the upcoming Navi Mumbai International Airport, the Mumbai Trans Harbour Link (MTHL) enhancing connectivity to South Mumbai, and the continued development of commercial hubs in Navi Mumbai.

These infrastructural advancements and Ulwe's strategic location position it as a high-potential market for real estate investment, with sustained price appreciation expected over the long term.



12-15 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

2

TALOJA



With the Navi Mumbai Metro Line 1 and the upcoming Navi Mumbai International Airport, Taloja is emerging as one of the fastest-growing hubs in the region.

Renowned residential projects such as Sai Sun City and Lodha Crown are reshaping the skyline of Taloja. These projects offer modern homes with premium amenities at affordable prices, catering to the needs of both families and professionals. Additionally, Taloja's proximity to the Mumbai-Pune Expressway and other infrastructural developments adds to its allure.





TALOJA REAL ESTATE IMPACT POINTS

1 Navi Mumbai Metro Line 1

The metro provides seamless connectivity to Kharghar, Belapur, and other major hubs, reducing commute times and driving real estate demand.

2 Navi Mumbai International Airport

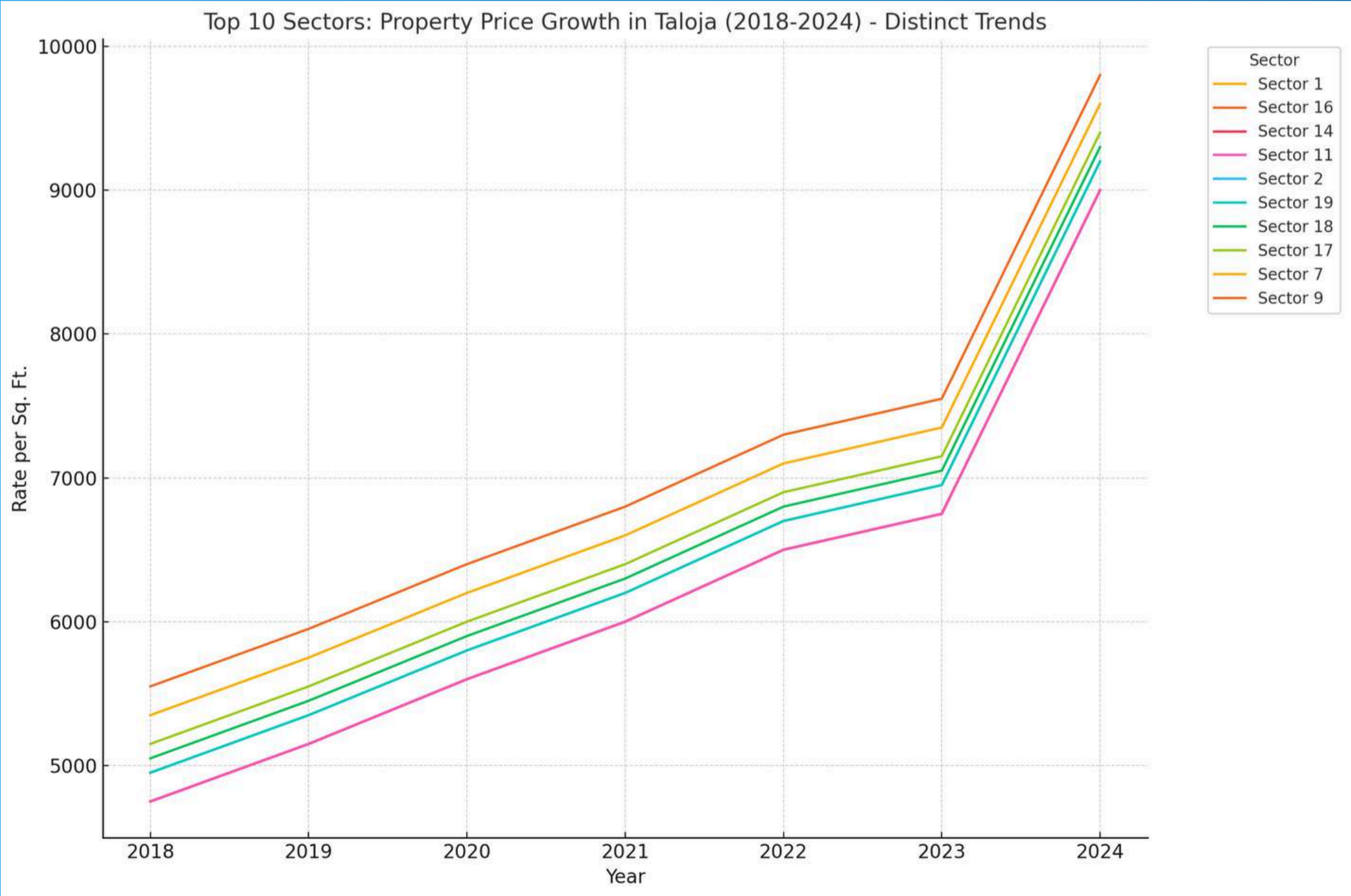
Proximity to this upcoming airport enhances Taloja's connectivity to global and domestic destinations, boosting its attractiveness for investors and homebuyers.

3 Renowned Townships

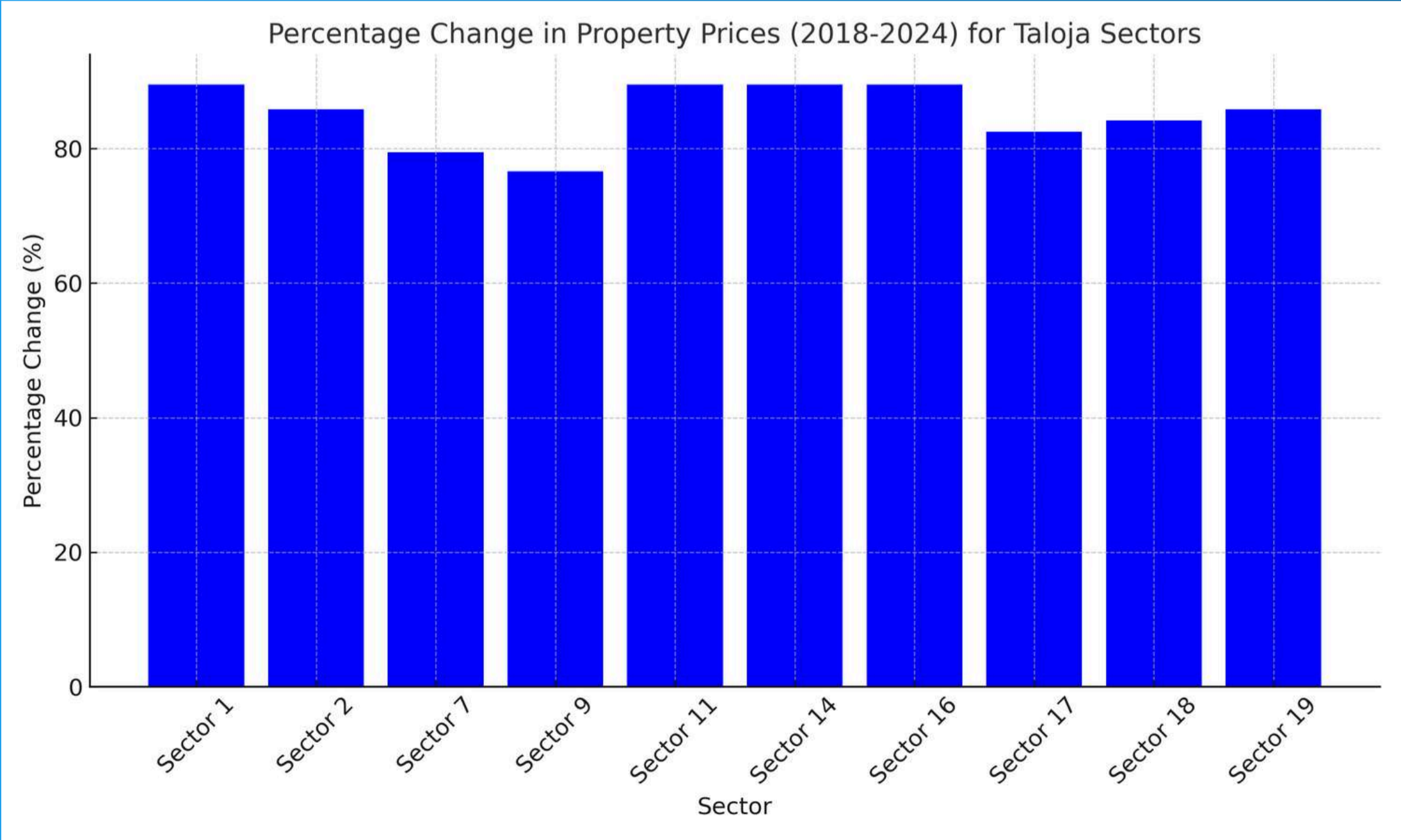
Iconic residential projects such as Sai Sun City, Lodha Crown offer modern homes with premium amenities, making Taloja a thriving real estate destination.



The data highlights consistent growth in property prices across Taloja’s top-performing sectors from 2018 to 2024. Sector 16 leads with the highest appreciation, reaching nearly ₹10,000 per sq. ft. by 2024. Sector 14 closely follows, demonstrating a sharp rise from approximately ₹6,000 per sq. ft. in 2018 to ₹9,500 per sq. ft. in 2024. Sectors 11, 19, and 17 also show significant upward trends, with property prices steadily climbing each year. This upward trajectory reflects increasing demand and substantial development in these localities, making them key contributors to Taloja's overall real estate growth



The graph highlights substantial percentage changes in property prices across Taloja’s sectors from 2018 to 2024. Sector 16 shows the most significant growth, exceeding 80%, followed closely by Sector 14 and Sector 11, both demonstrating robust increases in property values. Sectors 19 and 17 also exhibit steady growth, maintaining over 70% appreciation. This data reflects consistent demand and ongoing development across these sectors, driven by improved infrastructure such as metro connectivity and road networks. The uniformity in growth across sectors highlights Taloja’s emergence as a prime location for real estate investment with long-term potential.



Projected Property Price Appreciation

Analyzing the data from Taloja, property prices have shown steady growth from 2018 to 2024, with key sectors like 16, 14, and 11 leading the appreciation. Sector 16, for instance, has consistently recorded strong year-on-year growth, with property prices nearing ₹10,000 per sq. ft. by 2024. The uniform growth pattern across most sectors reflects a balanced demand fueled by its strategic location near Navi Mumbai.

Infrastructure developments, such as expanding road connectivity and upcoming metro projects, are key contributors to this growth. These enhancements not only improve accessibility but also make Taloja a preferred choice for real estate investments, with a projected annual growth rate of 10-14%.



10-14 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

3

PUSHPAK NAGAR



Pushpak Nagar is rapidly emerging as a prime real estate destination in Navi Mumbai, driven by its proximity to the upcoming Navi Mumbai International Airport. Strategically located near major road networks like NH-348 and the JNPT Port Connectivity Road, the area offers seamless access to Panvel, Kharghar, and Mumbai.

With property prices witnessing steady growth, particularly in sectors offering residential and commercial opportunities, Pushpak Nagar is attracting significant interest from homebuyers and investors. The region's planned development by CIDCO ensures modern infrastructure, making it a hub for sustainable urban living and future-ready investments.





PUSHPAK NAGAR REAL ESTATE IMPACT POINTS

1 Navi Mumbai International Airport

Located close to the upcoming Navi Mumbai International Airport, Pushpak Nagar is set to benefit immensely from enhanced connectivity and increased demand, making it a key real estate hotspot.

2 Mumbai Trans Harbour Link (MTHL)

The MTHL will connect Pushpak Nagar to South Mumbai in just 20 minutes, drastically improving commute times and boosting the area's appeal for residential and commercial investments.

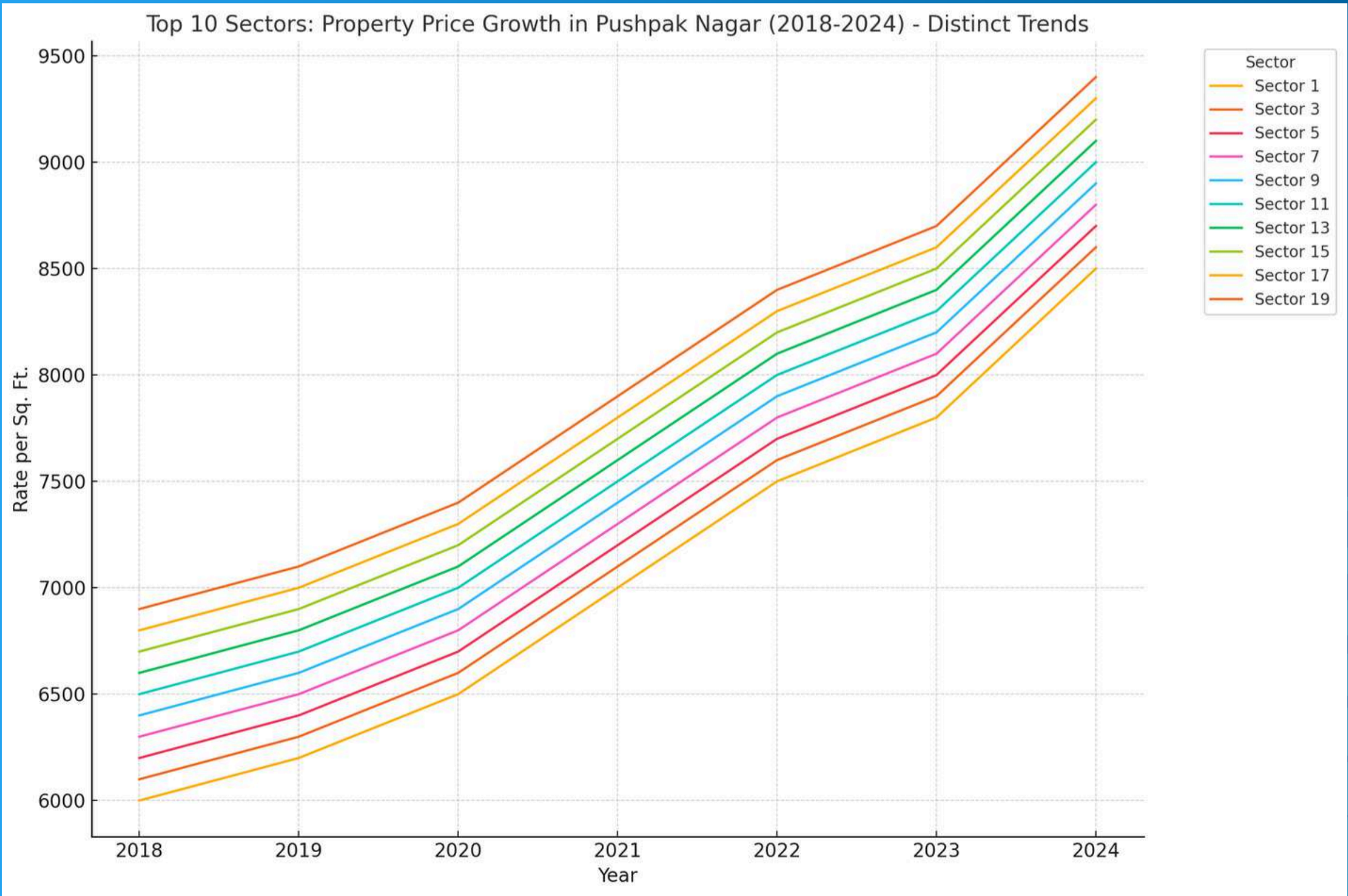
3 Fast-Paced Residential Development

With CIDCO's planned infrastructure, Pushpak Nagar is witnessing rapid residential development, offering a mix of affordable and premium housing options, attracting homebuyers and investors alike.



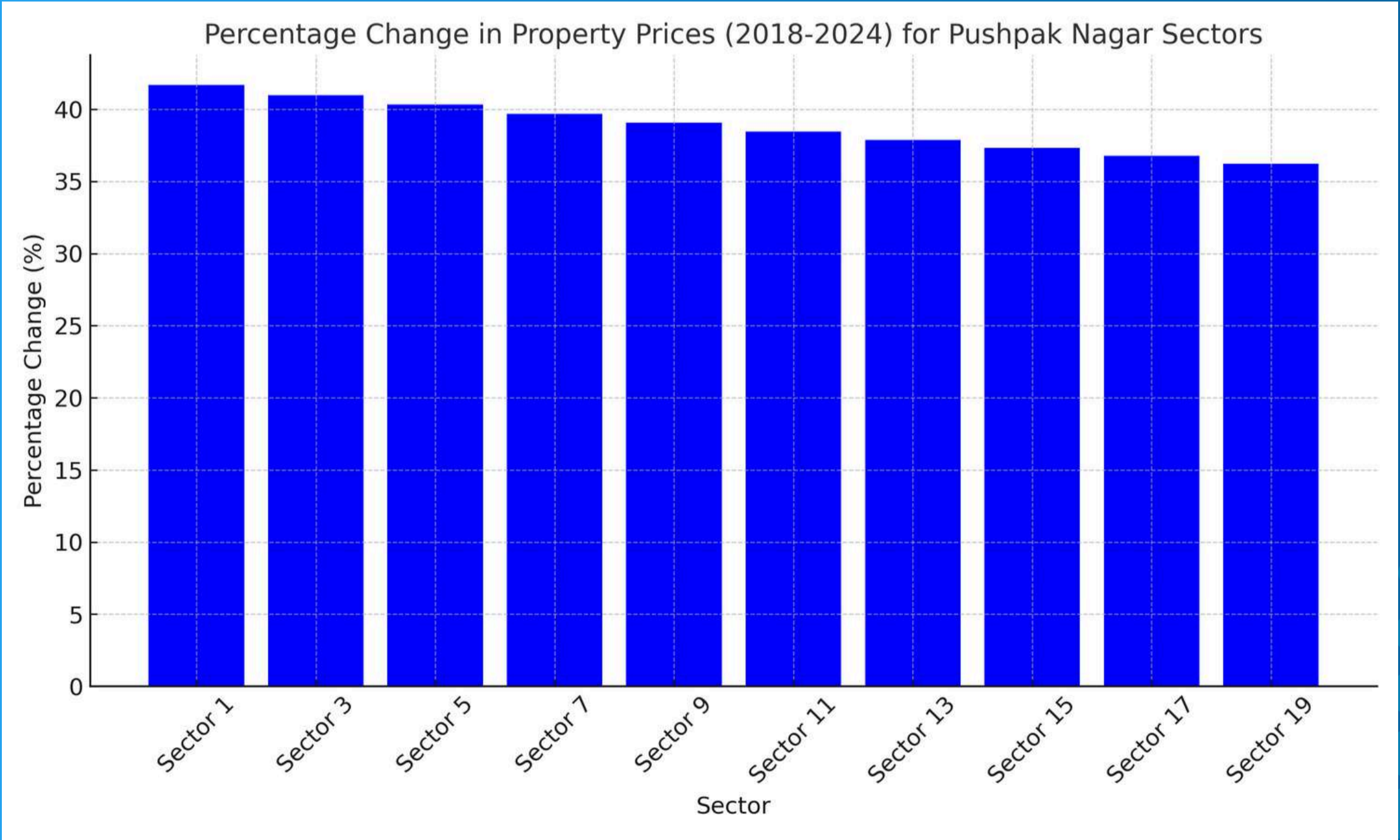
The real estate market in Pushpak Nagar has witnessed steady growth from 2018 to 2024, as reflected in the graph. Sectors like 1, 3, and 13 demonstrate significant upward trends, with property prices increasing consistently from around ₹6,000 per sq. ft. in 2018 to over ₹9,000 per sq. ft. in 2024.

Sector 7 has shown one of the most notable price escalations, indicating strong buyer demand and investment activity. Other sectors, such as 15 and 19, have maintained a uniform growth pattern, showcasing the balanced development across the locality.



The chart illustrates consistent property price appreciation across key sectors in Pushpak Nagar from 2018 to 2024. Sectors such as 3, 7, and 13 lead the growth with percentage increases exceeding 35%, showcasing their rising demand among investors and homebuyers. Sector 19 and Sector 15 also demonstrate steady upward trends, reflecting balanced growth across the locality.

This positive trajectory is fueled by proximity to the Navi Mumbai International Airport and infrastructure advancements like the Mumbai Trans Harbour Link (MTHL).



Projected Property Price Appreciation

Based on current trends and infrastructure advancements, property prices in Pushpak Nagar are projected to grow by 15-18% annually. This robust growth is driven by its proximity to the Navi Mumbai International Airport and the Mumbai Trans Harbour Link (MTHL), which will provide seamless connectivity to South Mumbai in under 20 minutes.

Additionally, the region's planned urban infrastructure and rapid residential development are attracting significant investor interest. With its strategic location and consistent demand, Pushpak Nagar is poised to deliver substantial returns, making it a top choice for real estate investments in the coming years.



15-18 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



Ulwe, Talaja, and Pushpak Nagar offer exceptional investment potential with strategic connectivity, rising property values, and robust infrastructure development, making them ideal for future-focused investments.





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