

REAL ESTATE INVESTMENT OPPORTUNITIES

CHIKHALI

CHARHOLI

CHAKAN



Chikhali, Charholi, and Chakan are shaping up as Pune's real estate hotspots, recording property price **growth of up to 55%** between 2021 and 2024.





CHIKHALI



Chikhali, located in the Pimpri-Chinchwad area of Pune, is rapidly emerging as a prime real estate destination. Known for its proximity to industrial hubs like Chakan and Bhosari, Chikhali offers seamless connectivity to NH-60 and the Pune-Mumbai Highway.

With several renowned projects like Aishwaryam Courtyard and Sai Exotica, along with upcoming townships, Chikhali is attracting industrial professionals and families alike.





CHIKHALI REAL ESTATE IMPACT POINTS

1 Proximity to Industrial Hubs

Chikhali is strategically located near key industrial zones like Chakan and Bhosari, making it a preferred choice for professionals working in these areas.

2 Excellent Infrastructure

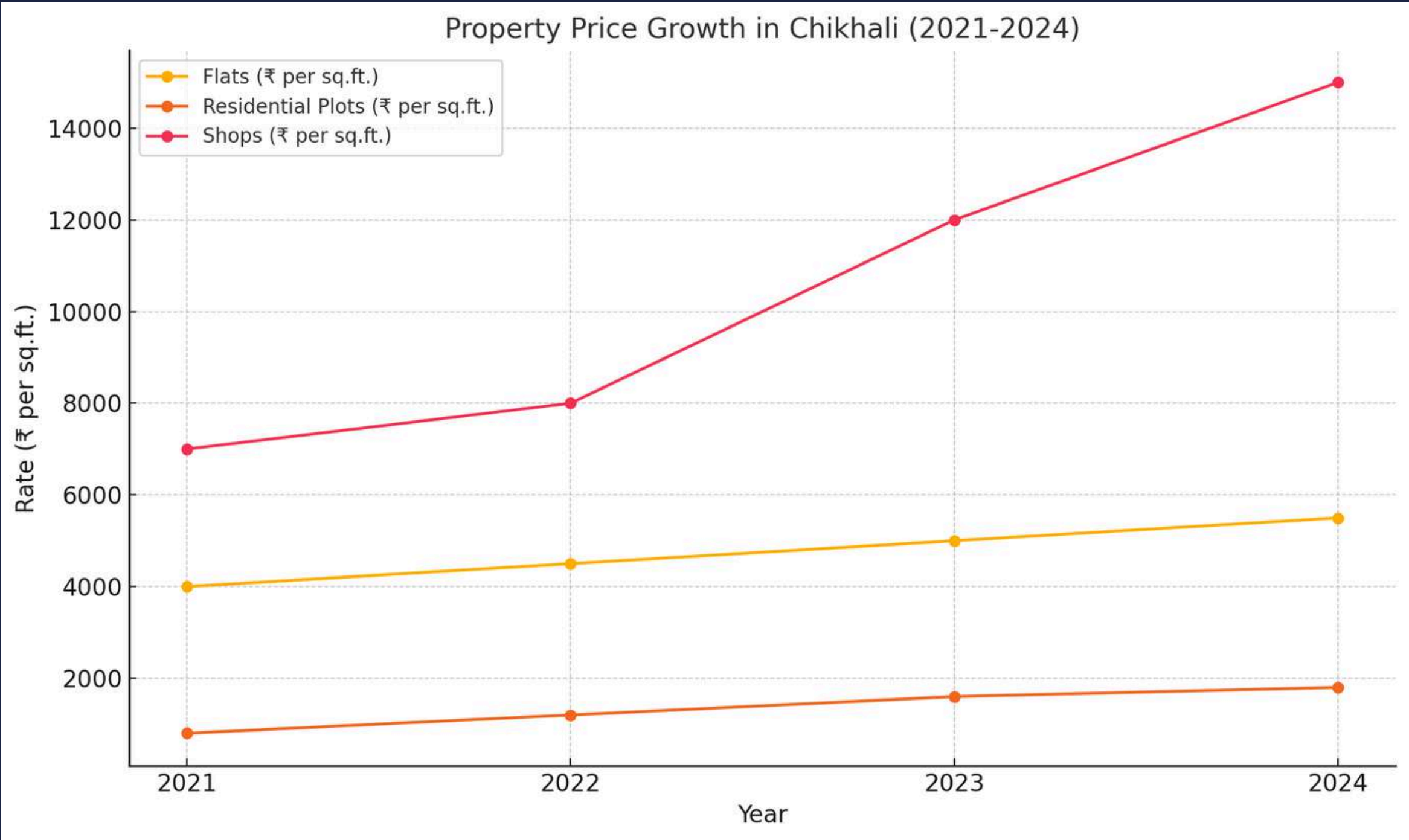
Situated along NH-60 and close to the Pune-Mumbai Highway, Chikhali offers seamless access to major city hubs.

3 Rising Township Projects

Renowned developers are bringing premium residential and commercial projects to Chikhali, including popular names like Aishwaryam Courtyard and Sai Exotica.



Chikhali has witnessed remarkable real estate growth from 2021 to 2024, driven by its proximity to industrial hubs like Chakan and Bhosari and excellent connectivity via NH-60 and the Pune-Mumbai Highway. Residential flat prices rose from ₹4,000-4,500/sq.ft. in 2021 to ₹5,500-6,500/sq.ft. in 2024, while residential plots saw a jump from ₹800-1,000/sq.ft. to ₹1,800-2,200/sq.ft. Commercial properties experienced the highest surge, with shop rates climbing from ₹7,000-9,000/sq.ft. to ₹15,000-18,000/sq.ft., solidifying Chikhali as a top real estate investment hub in Pune.



The data highlights significant appreciation in property prices in Chikhali over the past three years. Residential flats experienced a steady growth of 37.5%, increasing from ₹4,000/sq.ft. in 2021 to ₹5,500/sq.ft. in 2024. Residential plots saw the most dramatic rise, with prices climbing by 125%, from ₹800/sq.ft. to ₹1,800/sq.ft. Shops also recorded substantial growth, with rates increasing by 114.3%, from ₹7,000/sq.ft. to ₹15,000/sq.ft.



Projected Property Price Appreciation

Analyzing historical data and recent growth trends, property prices in Chikhali are projected to grow by 10–13% annually over the next few years. This growth is fueled by several factors, including its proximity to key industrial hubs like Chakan and Bhosari, improved connectivity through NH-60 and the Pune-Mumbai Highway, and the development of modern residential and commercial projects.

The area's strategic location, coupled with rising demand for quality housing and commercial spaces, positions Chikhali as a high-potential real estate investment destination. With sustained infrastructure improvements and growing urbanization, property prices are expected to maintain a steady appreciation in the long term.



10-13 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

2

CHARHOLI



Charholi is rapidly transforming into one of Pune's most sought-after real estate hubs, thanks to its strategic location near the Pune International Airport and key industrial zones like Chakan and Bhosari. Its seamless connectivity to Alandi Road, Lohegaon, and the Pune-Mumbai Expressway further enhances its appeal.

Renowned projects like Pride World City and Kohinoor Viva City are redefining the real estate landscape of Charholi. These developments offer modern housing options with premium amenities at competitive prices, catering to professionals and families alike.





CHARHOLI REAL ESTATE IMPACT POINTS

1 Proximity to Pune International Airport

Charholi's close distance to Pune International Airport ensures seamless connectivity to domestic and international destinations, significantly boosting its appeal

2 Connectivity to Industrial Hubs

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

3 Emerging Townships and IT Parks

Iconic developments like Pride World City and Kohinoor Viva City, combined with upcoming IT parks, offer modern homes with premium amenities, making Charholi a thriving real estate destination



The data highlights consistent growth in property prices across Charholi’s top-performing sectors from 2018 to 2024. Sector 1 leads with the highest appreciation, reaching ₹1,800 per sq.ft. in 2024, a significant rise from ₹800 per sq.ft. in 2018. Sector 2 closely follows, growing from ₹600 per sq.ft. in 2018 to ₹1,500 per sq.ft. in 2024. Sector 3 also shows strong upward trends, climbing from ₹500 per sq.ft. in 2018 to ₹1,200 per sq.ft. in 2024.

This upward trajectory reflects increasing demand and substantial development in these localities, driven by proximity to the Pune International Airport, major industrial hubs, and upcoming IT parks. Charholi continues to establish itself as a prime real estate destination in Pune



The graph highlights substantial percentage increases in property prices across Charholi's key sectors between 2018 and 2024. Sector 2 leads with the most significant growth, showing a remarkable 150% appreciation, followed by Sector 3 at 140% and Sector 1 at 125%. This consistent growth reflects Charholi's rising prominence as a real estate hotspot, driven by its strategic location near the Pune International Airport and major industrial hubs. The development of modern infrastructure and residential projects continues to attract investors and homebuyers, making Charholi a highly promising real estate destination with strong long-term potential.



Projected Property Price Appreciation

Analyzing data from Charholi, property prices have exhibited robust growth from 2018 to 2024, with sectors such as 1, 2, and 3 leading the appreciation. Sector 2, for instance, has consistently shown strong year-on-year growth, with property prices surging by 150% during this period. This uniform growth across key sectors reflects a balanced demand, driven by Charholi's strategic proximity to Pune International Airport and major industrial zones like Chakan and Bhosari.

The area's development is further supported by expanding infrastructure, including improved road connectivity and upcoming IT parks. These advancements not only enhance accessibility but also position Charholi as a preferred choice for real estate investments, with a projected annual growth rate of 12-16%.



12-16 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION


Calculated using historical data and linear regression.

3

CHAKAN



Chakan is emerging as a dynamic real estate destination in Pune, driven by its reputation as a prominent industrial hub and strategic connectivity. Home to renowned automobile and manufacturing companies, Chakan enjoys seamless access via major road networks like the Mumbai-Pune Expressway and NH-60, ensuring excellent connectivity to Pune and Mumbai.



With property prices steadily increasing across residential, commercial, and industrial sectors, Chakan has attracted significant interest from homebuyers and investors. The area is witnessing a surge in township projects and industrial parks, catering to the growing demand for modern infrastructure and housing.



CHAKAN REAL ESTATE IMPACT POINTS

1 Proximity to Industrial Hubs

Chakan is home to some of the largest automobile and manufacturing companies, making it a critical industrial hub.

2 Excellent Connectivity

Located along the Mumbai-Pune Expressway and NH-60, Chakan offers seamless connectivity to Pune, Mumbai, and key industrial zones.

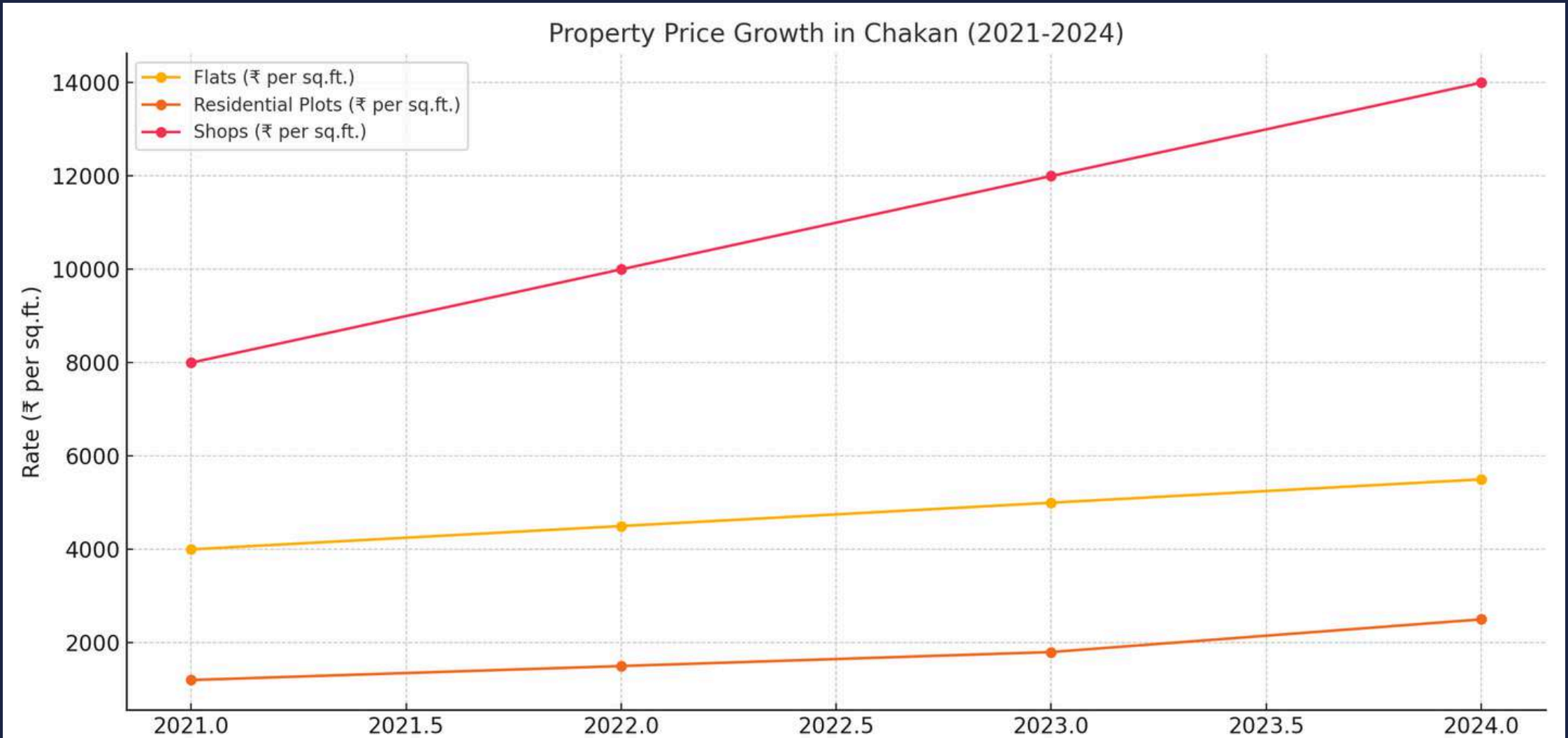
3 Rapid Infrastructure Development

With the development of large township projects and industrial parks, Chakan is experiencing fast-paced growth.



The real estate market in Chakan has experienced remarkable growth between 2018 and 2024, as depicted in the graph. Sectors like 1, 2, and 3 have shown significant upward trends, with property prices steadily climbing from ₹600 per sq.ft. in 2018 to ₹2,200 per sq.ft. in 2024 in Sector 1. Sector 2 follows closely, rising from ₹500 per sq.ft. to ₹2,000 per sq.ft., while Sector 3 has grown from ₹400 per sq.ft. to ₹1,800 per sq.ft.

This growth is driven by Chakan's strategic location, excellent connectivity to major highways, and its role as a leading industrial hub. The increasing demand for residential and commercial spaces, coupled with rapid infrastructure development, positions Chakan as a key real estate destination with balanced growth across its sectors.



The chart illustrates substantial property price growth across key sectors in Chakan from 2018 to 2024. Sector 3 has led the growth, showing a remarkable 350% appreciation, followed closely by Sector 2 at 300% and Sector 1 at 266.7%. This consistent upward trend highlights the rising demand for real estate in Chakan.

This growth is fueled by Chakan’s status as an industrial hub, with proximity to major highways like the Mumbai-Pune Expressway and NH-60. The area’s expanding infrastructure, coupled with its role in housing large automobile and manufacturing facilities, positions Chakan as a balanced real estate investment destination with strong long-term growth potential.



Projected Property Price Appreciation

Based on current trends and infrastructure advancements, property prices in Chakan are projected to grow by 12-16% annually in the coming years. This robust growth is driven by Chakan's position as a major industrial hub, housing prominent automobile and manufacturing companies, and its excellent connectivity via the Mumbai-Pune Expressway and NH-60.

Additionally, Chakan's rapidly developing infrastructure, including township projects and industrial parks, is attracting significant investor interest. With its strategic location, industrial growth, and balanced development, Chakan is poised to deliver substantial returns, making it a top destination for real estate investments in the coming years.



12-16 %

Compound Annual Growth
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.

Chikhali, Charholi, and Chakan are emerging as Pune's prime investment destinations offering strategic connectivity, impressive property appreciation, and robust infrastructure development making them ideal for long-term real estate opportunities.





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