

# REAL ESTATE INVESTMENT OPPORTUNITIES

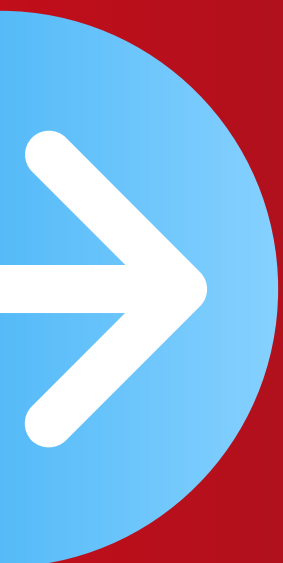
**ALANDI**

**BHOSARI**

**MOSHI**



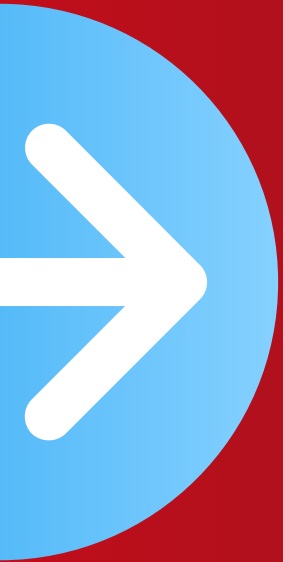
**Alandi, Bhosari, and Moshi**  
are emerging as Pune's real  
estate hotspots, recording  
property price growth of up  
to **60%** between 2021 and  
2024.



# 1 Alandi



Alandi, known as the Land of Saints, is rapidly transforming into a prime real estate destination in Pune. Famous for the Shri Dnyaneshwar Maharaj Samadhi and situated on the banks of the Indrayani River, Alandi offers a unique mix of spirituality and urban development.



With its proximity to the Mumbai-Pune Nashik Highway and connectivity via the Four Lane Palkhi Marg, Alandi ensures seamless access to nearby industrial and residential hubs. The area is witnessing remarkable growth, driven by its strategic location and new municipal council initiatives, making it an attractive choice for investors and families alike.



# ALANDI REAL ESTATE IMPACT POINTS

## 1 Proximity to Religious Landmarks

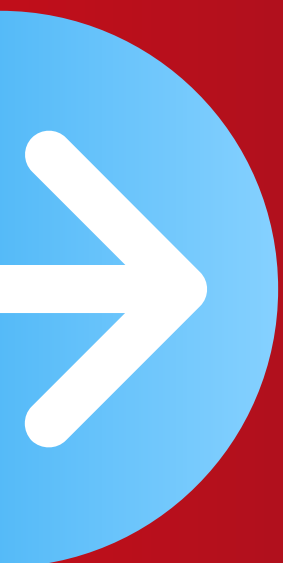
Alandi is home to the Shri Dnyaneshwar Maharaj Samadhi, attracting devotees and cultural tourists throughout the year.

## 2 Strategic Connectivity

With its location on the Mumbai-Pune Nashik Highway and access via the Four Lane Palkhi Marg, Alandi enjoys seamless connectivity to Pune, industrial hubs, and other key areas.

## 3 Rapid Infrastructure Development

The formation of its own municipal council has boosted infrastructure growth in Alandi, promoting both residential and commercial real estate development. This makes the area highly attractive for investors and families alike.

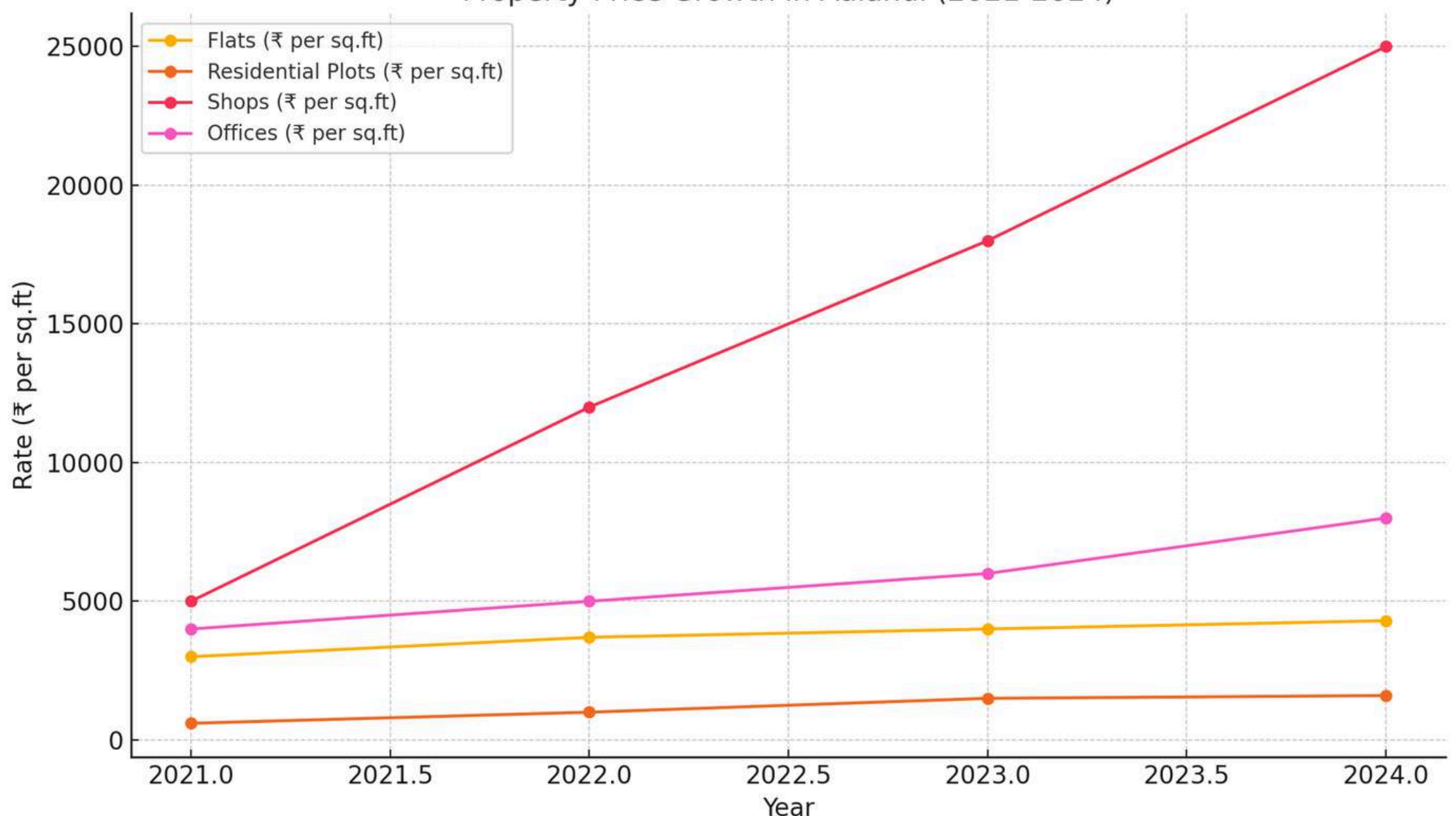




Alandi has shown consistent real estate growth from 2021 to 2024, fueled by its cultural significance, connectivity to major highways, and development of residential and commercial projects.

- Residential flat prices increased from ₹3,000-₹3,500/sq.ft in 2021 to ₹4,300-₹4,600/sq.ft in 2024.
- Residential plots saw a surge from ₹600-₹800/sq.ft in 2021 to ₹1,600-₹1,800/sq.ft in 2024.
- Commercial properties also saw significant growth, with shop rates jumping from ₹5,000-₹6,000/sq.ft in 2021 to ₹25,000-₹30,000/sq.ft in 2024.
- Office spaces experienced steady growth, reaching ₹8,000-₹9,000/sq.ft in 2024.

Property Price Growth in Aalandi (2021-2024)

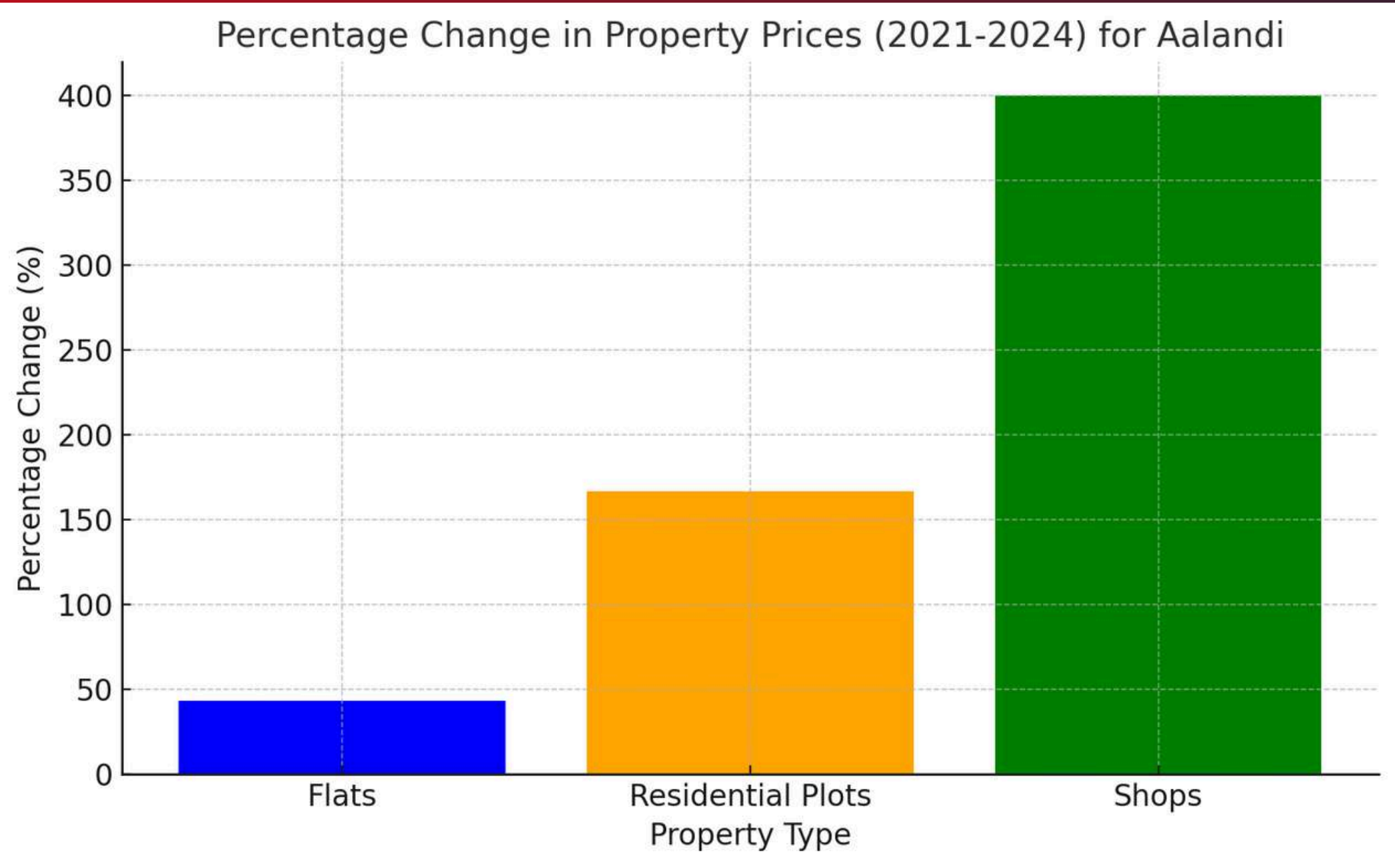


The unit rates are mentioned in SBUA (Super Built-Up Area) / Saleable area



The data highlights a significant appreciation in property prices in Alandi over the past three years:

- Flats experienced a steady growth of 43.3%, with prices increasing from ₹3,000/sq.ft in 2021 to ₹4,300/sq.ft in 2024.
- Residential plots saw a dramatic rise of 166.7%, with prices climbing from ₹600/sq.ft to ₹1,600/sq.ft.
- Shops recorded the most substantial growth, with rates skyrocketing by 400%, increasing from ₹5,000/sq.ft in 2021 to ₹25,000/sq.ft in 2024.





# Projected Property Price Appreciation

Analyzing historical data and recent growth trends, property prices in Alandi are projected to grow by 8-12% annually over the next few years. This growth is fueled by several factors, including its cultural significance, proximity to Pune, and excellent connectivity via the Four Lane Palkhi Marg and Mumbai-Pune-Nashik Highway. The development of modern infrastructure and the increasing demand for residential and commercial spaces have further strengthened Alandi's position as a promising real estate destination.

With its strategic location and rising demand for quality housing and commercial properties, Alandi is emerging as a high-potential real estate investment hub. Sustained infrastructure improvements and ongoing urbanization are expected to drive steady appreciation in property values, making Alandi an attractive option for long-term investments.



## 8-12 %

Compound Annual Growth  
Rates (CAGR)

PREDICTED PRICE APPRECIATION

Calculated using historical data and linear regression.



# BHOSARI



Bhosari is rapidly emerging as one of Pune's key real estate hubs, thanks to its strategic location within the Pune Metropolitan Region. Its seamless connectivity to major highways like the Old Mumbai-Pune Highway and the Four Lane Corridor of Nashik Highway has made it a hotspot for residential and commercial developments

The area is home to notable projects such as Jai Ganesh Samrajya, Sukhwani Empire, and ICC Devi Infotech Park, which are redefining the landscape of Bhosari. These developments offer modern housing options and commercial spaces at competitive rates, catering to a diverse range of buyers and investors.





# BHOSARI REAL ESTATE IMPACT POINTS

## 1 Growing Industrial Hub

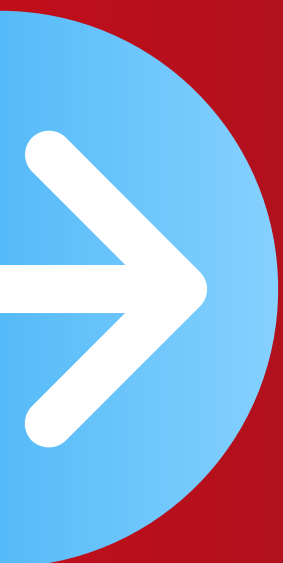
Bhosari, as one of the oldest MIDC areas in Pune, benefits from its strategic location near industrial zones. Its connection to PCMC and the Old Mumbai-Pune Highway boosts its appeal among professionals and businesses.

## 2 Excellent Connectivity

Seamless access to the Old Mumbai-Pune Highway and the Four Lane Nashik Highway Corridor enhances Bhosari's connectivity to key destinations, making it an ideal location for residential and commercial investments.

## 3 Emerging Townships and IT Parks

Iconic projects like Jai Ganesh Samrajya, Sukhwani Empire, and ICC Devi Infotech Park are transforming Bhosari into a thriving real estate hub. These developments offer premium housing and modern commercial spaces, catering to the evolving needs of investors and residents.



The data highlights consistent growth in property prices across Bhosari from 2021 to 2024:

- Residential plots saw significant appreciation, growing from ₹3,000/sq.ft in 2021 to ₹5,000/sq.ft in 2024.
- Flats experienced steady growth, increasing from ₹4,500/sq.ft in 2021 to ₹7,000/sq.ft in 2024.
- Shops recorded robust growth, rising from ₹8,000/sq.ft in 2021 to ₹15,000/sq.ft in 2024.

This upward trajectory reflects increasing demand for residential and commercial properties, driven by Bhosari's strategic location, connectivity to major highways, and proximity to industrial hubs. With its growing infrastructure and strong market potential, Bhosari continues to establish itself as a key real estate investment destination in Pune

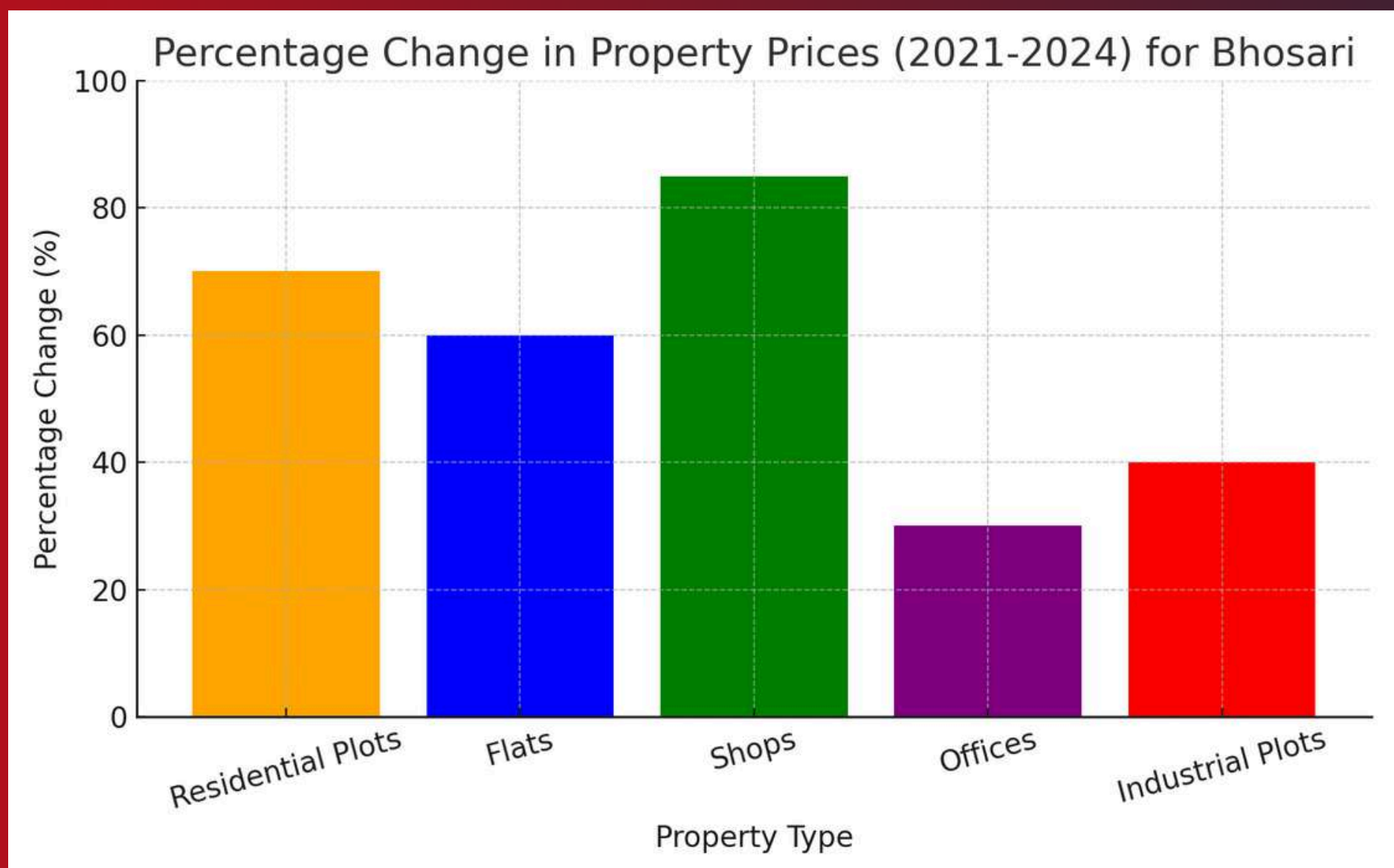


The unit rates are mentioned in SBUA (Super Built-Up Area) / Saleable area



The graph highlights significant percentage increases in property prices across Bhosari's real estate market between 2021 and 2024:

- Residential Plots recorded a steady appreciation of 66.7%, rising from ₹3,000/sq.ft to ₹5,000/sq.ft.
- Flats saw an increase of 55.6%, growing from ₹4,500/sq.ft to ₹7,000/sq.ft.
- Shops demonstrated the highest growth at 87.5%, surging from ₹8,000/sq.ft to ₹15,000/sq.ft.
- Offices registered moderate growth of 25%, with rates increasing from ₹8,000/sq.ft to ₹10,000/sq.ft.
- Industrial plots in Bhosari have seen a significant rise in rates, with an increase from ₹3000-3800 per sq. ft. to ₹5000-7000 per sq. ft., reflecting a growth of up to 40% over recent periods.





# Projected Property Price Appreciation

Analyzing data from Bhosari, property prices have exhibited significant growth from 2021 to 2024, with all property types showing consistent year-on-year appreciation. Residential plots, for instance, have grown by 66.7%, while flats have appreciated by 55.6%. Shops have recorded the highest growth at 87.5%, showcasing the robust demand for commercial spaces during this period.

This consistent upward trajectory reflects a balanced demand, driven by Bhosari's strategic location near major industrial hubs and excellent connectivity through the Old Mumbai-Pune Highway and the Four Lane Corridor of Nashik Highway. The area's appeal is further strengthened by fast-developing infrastructure and prominent projects like Jai Ganesh Samrajya, ICC Devi Infotech Park, and Kohinoor World Tower



## 12-15 %

Compound Annual Growth  
Rates (CAGR)

**PREDICTED PRICE APPRECIATION**

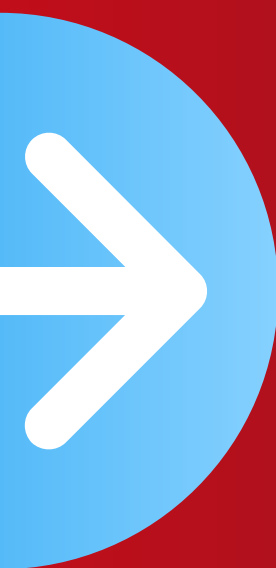
Calculated using historical data and linear regression.



# 3 MOSHI



Moshi is rapidly establishing itself as a thriving real estate destination in Pune, driven by its strategic location on the Pune-Nashik Highway and proximity to industrial hubs like Chakan and Bhosari. This area benefits from seamless connectivity to major cities, making it an attractive location for both residential and commercial developments.



With steady growth in property prices across residential, commercial, and industrial sectors, Moshi has drawn significant interest from investors and homebuyers. Iconic projects like Spine Mall, Spine City, and River Front have redefined Moshi's landscape, offering premium amenities and a modern lifestyle.



# MOSHI REAL ESTATE IMPACT POINTS

## 1 Proximity to Industrial Hubs

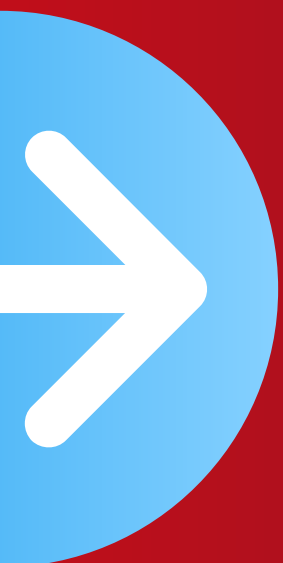
Strategically located near key industrial zones like Chakan and Bhosari, Moshi attracts professionals and businesses, making it a preferred choice for real estate investments.

## 2 Excellent Connectivity

Situated on the Pune-Nashik Highway, Moshi offers seamless access to Pune, Mumbai, and other major cities, boosting its appeal as a residential and commercial hub.

## 3 Rapid Infrastructure Development

Iconic developments like Spine Mall, Spine City, and River Front have transformed Moshi, offering modern housing options and premium amenities to meet the growing demand for infrastructure and housing.





The real estate market in Moshi has shown remarkable growth between 2021 and 2024:

- **Residential Plots:** Prices steadily increased from ₹7,000/sq.ft in 2021 to ₹10,000/sq.ft in 2024.
- **Flats:** Rates grew from ₹4,500/sq.ft in 2021 to ₹6,500/sq.ft in 2024.
- **Shops:** The most significant appreciation was seen, with prices rising from ₹12,000/sq.ft in 2021 to ₹22,000/sq.ft in 2024.
- **Offices:** Rates climbed from ₹7,000/sq.ft in 2021 to ₹10,000/sq.ft in 2024.

This growth highlights Moshi's strategic importance, driven by its proximity to industrial hubs, excellent connectivity, and ongoing infrastructure development. These factors position Moshi as a high-potential destination for real estate investments.



The unit rates are mentioned in SBUA (Super Built-Up Area) / Saleable area



The chart illustrates substantial property price growth across Moshi's key sectors between 2021 and 2024:

- Residential Plots: Experienced a growth of 42.9%, increasing from ₹7,000/sq.ft to ₹10,000/sq.ft.
- Flats: Recorded a growth of 44.4%, with prices rising from ₹4,500/sq.ft to ₹6,500/sq.ft.
- Shops: Showed the highest appreciation at 83.3%, surging from ₹12,000/sq.ft to ₹22,000/sq.ft.
- Offices: Achieved a growth of 42.9%, increasing from ₹7,000/sq.ft to ₹10,000/sq.ft.

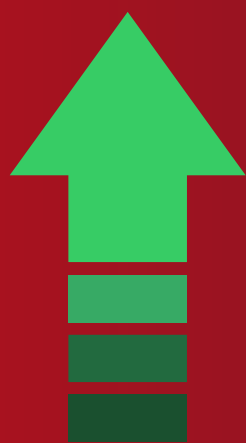
This remarkable growth highlights Moshi's prominence as a dynamic real estate destination. The area's strategic location near the Pune-Nashik Highway, its proximity to industrial hubs like Bhosari and Chakan, and the rapid development of infrastructure and residential projects have contributed significantly to its growing demand.





# Projected Property Price Appreciation

Based on current trends and infrastructure developments, property prices in Moshi are projected to grow by 10–14% annually in the coming years. This robust growth is driven by Moshi's strategic location on the Pune-Nashik Highway, its proximity to key industrial hubs like Bhosari and Chakan, and its excellent connectivity to Pune and other major cities. Additionally, Moshi's rapidly expanding infrastructure, including prominent township projects and industrial parks, is attracting significant interest from investors. With iconic developments such as Spine Mall and River Front reshaping the real estate landscape, Moshi offers a blend of modern housing and commercial opportunities. With its strategic location, growing infrastructure, and balanced development, Moshi is set to deliver promising returns, making it a top destination for real estate investments in the coming years.



## 10-14 %

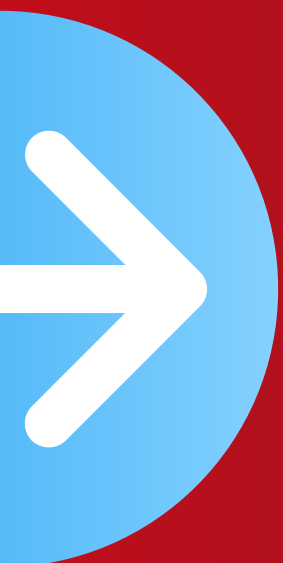
Compound Annual Growth  
Rates (CAGR)

**PREDICTED PRICE APPRECIATION**

Calculated using historical data and linear regression.



**Moshi, Bhosari, and Alandi** are emerging as Pune's prime investment destinations, offering strategic connectivity, impressive property appreciation, and robust infrastructure development. With their proximity to industrial hubs, modern township projects, these localities present ideal opportunities for long-term real estate investments.







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