



PALM BEACH ROAD

Navi Mumbai's Most Premium
Waterfront Corridor

Palm Beach Road continues to stand out as one of Navi Mumbai's most aspirational and premium residential corridors. Stretching from Vashi – Sanpada – Nerul – Seawoods – CBD Belapur, it is the city's cleanest, widest, and most scenic arterial road. The corridor offers a unique combination of creek-facing towers, premium high-rises, strong connectivity, low congestion, and controlled supply, making it one of the most stable real estate markets in the region.

Palm Beach Road Offers Premium Living, but Availability Remains Limited and Pricing Continues to Climb

On-Palm-Beach vs Off-Palm-Beach:

Properties directly on Palm Beach Road offer unmatched creek views but come with scarce availability and higher pricing. Off-Palm-Beach pockets provide more options at relatively moderate prices.

Limited Supply on Palm Beach:

Very few new towers are coming up along the main belt, leading to sustained demand and firm pricing.



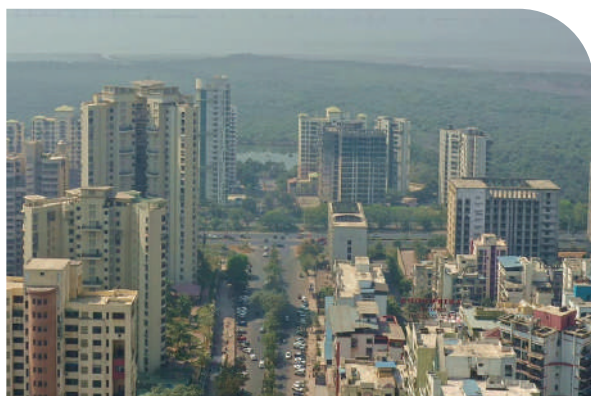
High Demand, Low Availability:

Sea-facing towers and ultra-luxury segments on Palm Beach witness extremely low inventory and fast absorption.



Off-Palm-Beach Market Growing:

Nodes like Nerul, Seawoods, and Sanpada offer more supply, mid-to-premium projects, and wider budget options



Location Advantage:

The corridor connects Vashi–Sanpada–Nerul–Seawoods –Belapur with the cleanest, widest 6-lane road in Navi Mumbai.

Steady Appreciation:

Palm Beach Road remains one of the few markets in Navi Mumbai where prices have remained stable even in down cycles.

Premium Buyer Profile:

Most buyers are NRIs, CXOs, and long-term end users looking for premium living and strong resale value.



“Palm Beach Road continues to be Navi Mumbai’s most aspirational residential stretch, offering unmatched connectivity and premium lifestyle. Low availability and strong demand make it a highly resilient investment pocket.”

Nilesh Manek
Senior Real Estate Advisor

Palm Beach Road's Strategic Positioning Ensures Long-Term Value, but Future Growth Hinges on Infrastructure Expansion



Waterfront Advantage:

Sea-facing and creek-facing towers enjoy a permanent premium due to unmatched views and restricted land supply.

Prime Urban Connectivity:

Quick access to Vashi, Seawoods Grand Central, Juinagar, Nerul, and Belapur boosts demand across segments.

Premium Urban Layout:

Wide roads, cleaner environment, and controlled development make Palm Beach one of Navi Mumbai's most organised residential belts.

Investor Confidence:

Despite high ticket sizes, Palm Beach continues to attract long-term investors due to stable appreciation patterns.

Growth Timeline:

With the proposed Palm Beach Road Extension and metro linkages under planning, the belt is poised for the next appreciation cycle.

What's On Ground Now?

Traffic Efficiency:

Palm Beach Road's 6-lane layout ensures seamless movement compared to crowded internal roads in nearby nodes.

Metro Impact Pending:

Though metro connectivity is proposed, official timelines remain unclear.

Extension Project Awaited:

The Palm Beach Road extension towards Kharghar–Taloja will significantly boost corridor connectivity once initiated.

Commercial Boost:

Seawoods Grand Central (NSE IT Park + Mall) acts as the largest commercial anchor for the corridor.



What's the Current Development Status of Palm Beach Road?

Palm Beach Road has a mix of ready premium towers, older landmark societies, and upcoming mid-to-high-end developments in adjoining pockets like Seawoods and Nerul. New launches by leading developers are limited along the main belt but growing Off-Palm-Beach.

Ready projects on the main Palm Beach belt enjoy strong occupancy, while upcoming towers Off-Palm-Beach are in various stages of completion. Demand remains high due to the corridor's premium positioning, stable rental returns, and superior lifestyle ecosystem.

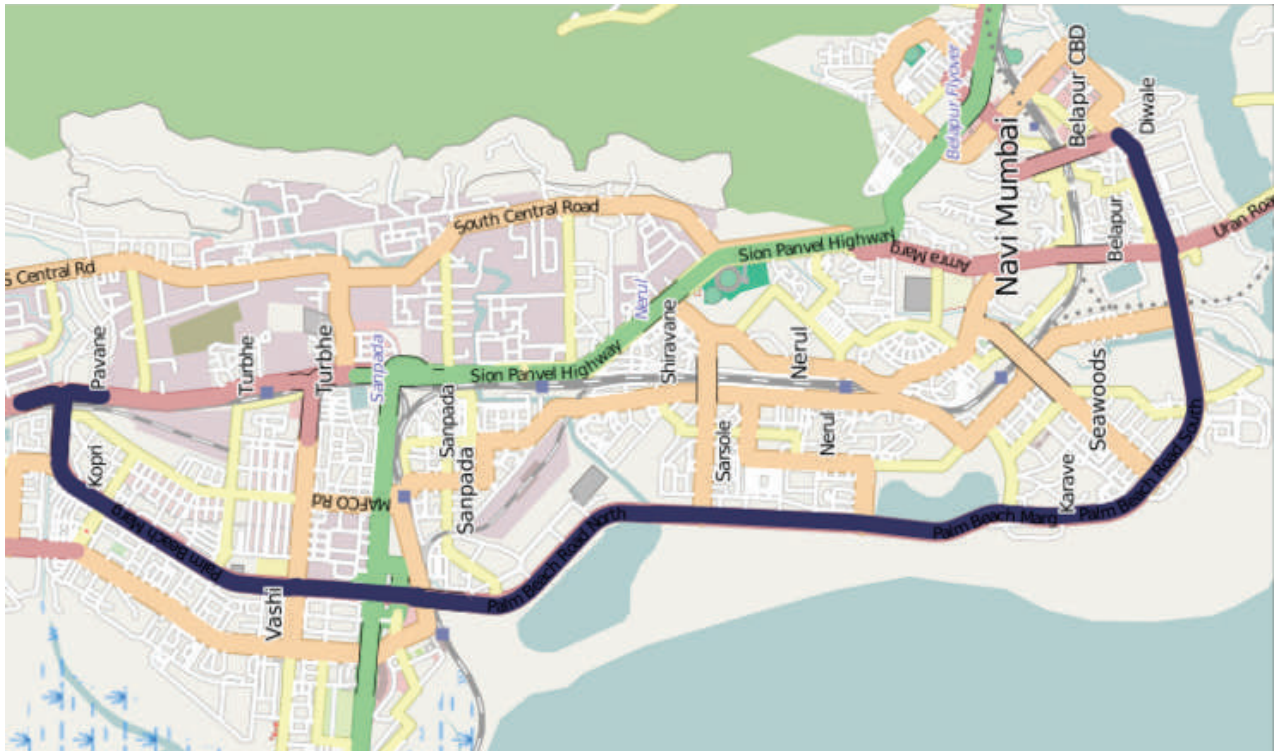




“Palm Beach Road is maturing into an elite residential corridor with strong infrastructure and premium developments. With new projects coming up in Seawoods and Nerul, the stretch will continue to attract both end users and investors.”

Shokin Jain
Real Estate Advisor

Palm Beach Road Map & Micro-Market Breakdown



Key Micro-Areas on Palm Beach Road

Vashi – Sector 28–30

- Established towers, strong rental market
- Corporate presence drives demand

Sanpada – Sector 13–17

- Balanced mid-to-premium supply
- Higher absorption due to connectivity

Nerul – Sector 40–50

- Popular for family buyers, schools, parks
- High resale activity

Key Micro-Areas on Palm Beach Road

Seawoods – Sector 44–48

- The most premium micro-market
- Seawoods Grand Central boosts commercial demand

CBD Belapur – Sector 14–15

- Administrative & corporate hub
- Limited residential supply but high value

Insight:

Palm Beach Road behaves like a linear premium corridor — each micro-pocket has a different demand driver, but the entire belt benefits from connectivity and urban planning.

Flip Side / Observed Market Feedback

While Palm Beach Road offers a beautiful panoramic creek view and remains one of Navi Mumbai's most premium micro-markets, some feedback indicates concerns regarding heavy vehicular noise due to continuous traffic movement. This noise impact may further increase after the commencement of operations at the new Navi Mumbai International Airport. Consequently, some buyers and tenants in units directly facing Palm Beach Road may have reservations while making their choice.

What Is the Investment Opportunity on Palm Beach Road?



“Palm Beach Road remains one of Navi Mumbai’s most stable and high-value markets. With limited availability along the main belt and strong demand across Seawoods and Nerul, we expect steady price appreciation over the next 12–18 months.”

Aman Singh
Regional Manager,
Reva Homes

Current Property Prices Palm Beach Road

New Launches	Per sq. ft. rate on CA
Godrej Eternal Palms	40000 - 50000
Delta Palm Beach	30000 - 35000
One Akshar (Azora & Almos)	40000 - 50000
9 PBR (Tower B & C)	30000-35000
Gami Avant	30000-35000
Metricon The Gateway	30000-38000
L&T Seawoods Residences Phase I	35000 - 45000
Satyam Bellagio / Altura	30000-35000
Juhi Empressa	30000-32000

Premium	Per sq. ft. rate on CA
Bhumiraj Hermitage	35000- 40000
Bhumiraj Retreat	22000 - 28000
Sagar Darshan CHS	30000-35000
Progressive Highness	25000 - 30000
Palm Amore	35000 - 50000
Palm Springs	15000 - 20000
Progressive Sea Lounge	30000-40000
Paradise Sai Pride	30000-40000

Ultra-Luxury Segment	Per sq. ft. rate on CA
Sea Queen	25000 - 28000
Seawoods Estates	30000 - 40000
NRI Complex Phase 1 & 2 (Seawoods)	30000 - 40000
Platinum Tower	30000 - 40000
Simran Palace	25000 - 30000
Wadhwa Palm Beach Residency	35000 - 40000

Note- This valuation involves a combination of old and new properties. The estimated prices are subject to variation depending on the building's maintenance condition and the current market situation, based on available market feedback.

List of Popular New Launches in Palm Beach Road



Adani 9 PBR



Delta New Palm Beach



Gami Palm Amore



Godrej Bayview



Kamdhenu Vogue

What's Driving Palm Beach Road's Next Growth Story?

Palm Beach Road Extension (Belapur → Kharghar)

- Will decongest peak traffic
- Improve airport connectivity (Ulwe–Dronagiri side)
- Unlock new residential pockets
Impact: Property appreciation expected once execution begins

Seawoods Grand Central Expansion

- More corporate leasing
- Higher rental demand
- Spillover effect on Off-Palm-Beach pockets

Metro Connectivity Boost

- Proposed Nerul–Uran extension
- Planned Airport Metro–CBD link
Impact: Will strengthen long-term mobility & rental demand

Corporate Migration from Mumbai to Navi Mumbai

- Lower rentals
- Better infrastructure
- Improved work-life balance

Lifestyle Upgradation

- Cafés, premium stores, wellness centers growing across the belt
- Improved street design & coastal environment

Palm Beach Road is transforming into a balanced residential–commercial ecosystem, making it future-ready for 2026–2030 demand cycles.





ABOUT US

Creative Proptech is a forward-thinking real estate analytics and valuation firm focused on delivering data-driven insights, smart tools, and innovative solutions for the property ecosystem. With a blend of domain expertise and technology, we aim to empower better decision-making, enhance transparency, and support stakeholders across the real estate value chain.

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