

TOI HOMES
THE TIMES OF INDIA GROUP

 **ashiana**

aa ro ham

Curated Kid Centric Residences

SECTOR 80, GURUGRAM

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH
December 2025

CURRENT
₹2.99 Cr* for 3BHK + 2T

CAGR
8-12%*

FEATURING
6 Towers, 542 Units

PAYMENT PLAN
CLP, 20 X 5

POSSESSION
February 2031

2030 EXPECTED
₹4.53 Cr* for 3BHK + 2T


XIRR*
14%*

PLOT SIZE
10.8 Acres

HOMELoAN
Available



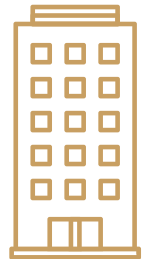
[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)

Why TOI recommends?

Ideal for: End-users and long-term investors seeking disciplined appreciation, lifestyle upgrade and downside protection over speculative price surges.



Ashiana's strong delivery track record and focused end-user positioning create better construction quality, community stability, and long-term resale confidence compared to investor-heavy projects in the corridor.



Well-sized 3 & 4 BHK layouts with efficient carpet-to-saleable ratios enhance liveability, supporting sustained demand and pricing durability rather than short-term trading momentum.



Sector 80's improving NH-48 connectivity, proximity to IMT Manesar, and growing social infrastructure strengthen organic demand drivers, reducing volatility and supporting steady appreciation.

Recommended Configurations

BUY FOR END USE

4 BHK

1919 sq ft

BUY TO SELL

3 BHK

1569 sq ft variant

BUY TO RENT

3 BHK

1341 sq ft

CONFIGURATION	BUILD UP AREA (SQ FT)	PRICE
3 BHK + 2T	1341*	₹2.99 – ₹3.08 Cr
3 BHK + 3T	1569*	₹3.46 – ₹3.56 Cr
3 BHK + 3T	1589*	₹3.38 – ₹3.51 Cr
4 BHK +4T	1919*	₹4.08 – ₹4.19 Cr

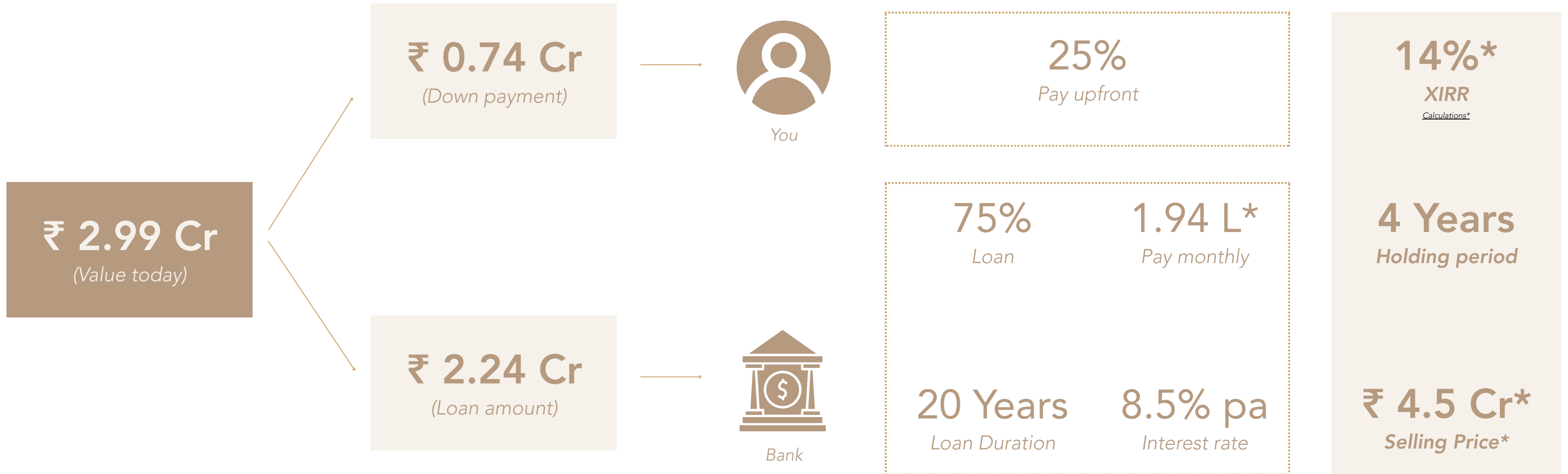
Ashiana Aaroham offers spacious 3 and 4 BHK family residences in Sector 80, with efficient carpet-to-balcony ratios and a pricing band that positions it as a mid-premium, end-user driven development in New Gurgaon.

Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20 × 5	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years
CLP	Linked to construction stages	Risk-averse buyers	Lower risk, linked with construction

Investment Highlights

CALCULATED FOR A 3 BHK UNIT MEASURING ON BUILD UP AREA OF 1,341 SQ. FT




A capital-efficient entry into New Gurgaon's maturing Sector 80, offering mid-teen leveraged returns driven by strong end-user demand and disciplined pricing.

Disclaimer*

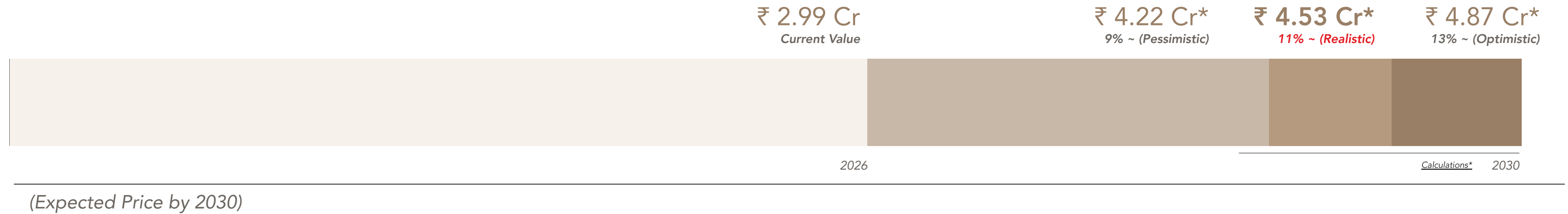
[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+91-700-54-700-55)

 [Chat!](#)

How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING ON BUILD UP AREA OF 1,341 SQ. FT



With an expected 11%* CAGR over 4 years, the property's current value of ₹3.59 Cr is projected to grow to ₹4.53 Cr* by 2030, appreciating by an estimated ₹1.54 Cr*.

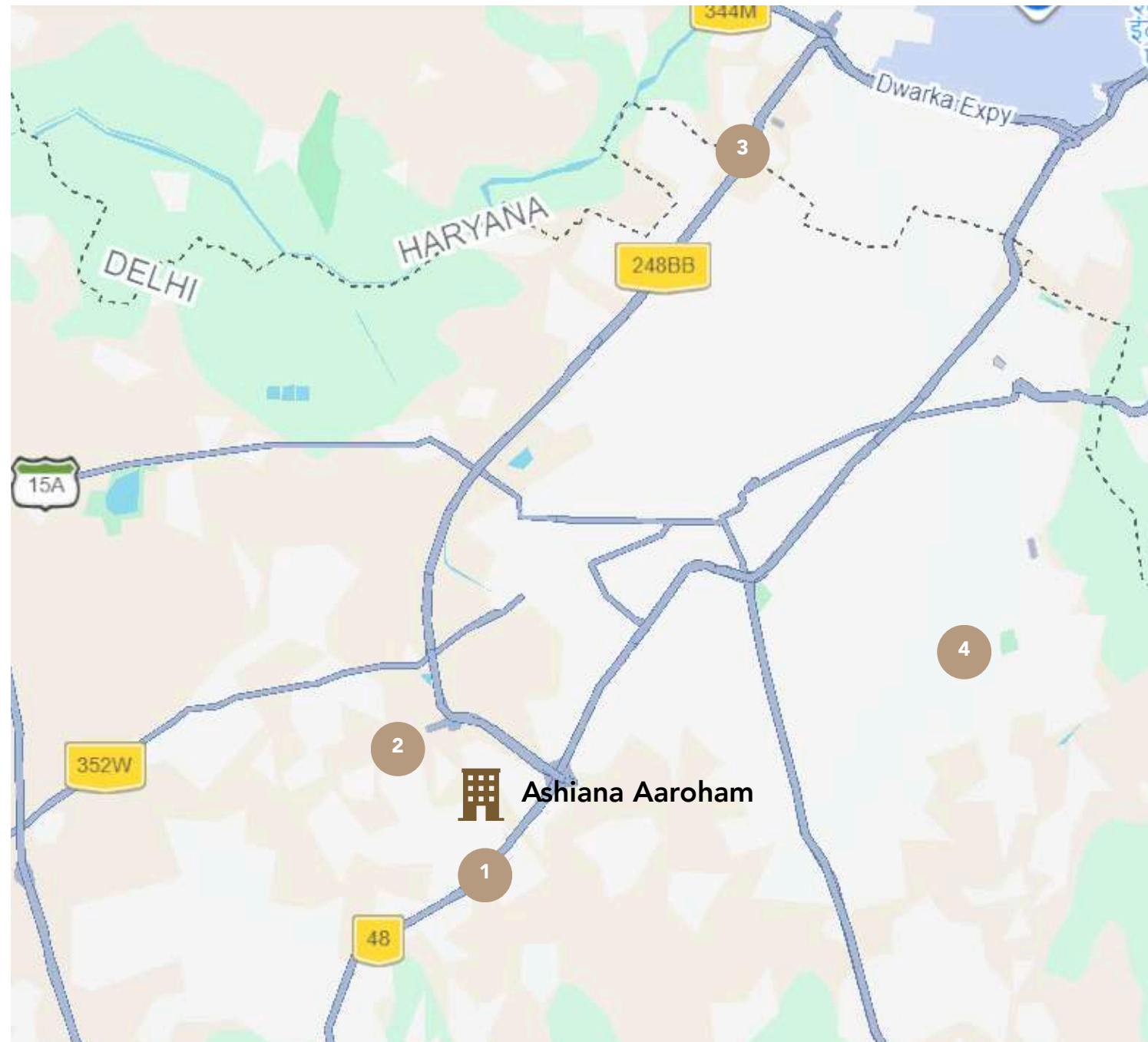
Disclaimer*

[Book your consultation now!](#)

+91 - 700 - 54 - 700 - 55

[Chat!](#)

Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 DLF The Primus (Sector 82A)	2014-15	₹9,000-₹10,000	₹18,000-₹22,000
2 Emaar Serenity Hills (Sector 86)	2023-24	₹20,000+	₹23,000-₹25,000
3 M3M Crown	2023-24	₹17,000 - ₹19,000	₹18,500 - ₹21,000
4 Emaar Digihomes (Extended Belt)	2022-23	₹15,000 - ₹16,000	₹18,000 - ₹20,000
Ashiana Aaroham	2024-25	₹26,800	₹26,800 (Launch)

HISTORIC METRICS

8 - 11%
Long-Term CAGR
(20 Years)

9 - 14%
Recent YoY Price Growth
(5 Years)

40 - 70%
Avg. Price Increase
(5 Years)

Sector 80 forms part of the NH-48 growth corridor in New Gurgaon, characterised by end-user driven demand, expanding residential supply, and improving connectivity to employment hubs like IMT Manesar and Cyber City. Price appreciation has been steady rather than speculative, supporting stable medium-term investment visibility

Disclaimer*

[Book your consultation now!](#)

+91 - 700 - 54 - 700 - 55

[Chat!](#)


Similar Projects


Project	Ashiana Aaroham	M3M Golf Hills	Conscient Parq	Emaar Serenity Hills	DLF The Camellias
Developer	Ashiana Housing	M3M India	Conscient Infrastructure	Emaar India	DLF
Location / Micromarket	Sector 80, Gurugram	Sector 79, Gurugram	Sector 80, Gurugram	Sector 86, Gurugram (NH-48)	Sector 42, Gurugram
Total Area (acres)	10.8	Large	~5-7	~25-26	~17
Launch Date	2025	2019-22 (phased)	2024	2023-24	2013
Handover Timeline	2031	Delivered	-	2028-30	Delivered
Launch Price (₹/sq ft)	₹2.99 Cr (Total Price)	₹15,500-₹16,000	₹15,000-₹15,500	₹20,000+	₹22,500
Current Price (₹/sq ft)	₹2.99 Cr (Total Price)	₹15,800-₹16,500+	₹14,500-₹15,500*	₹23,000-₹25,000	₹90,000-₹180,000+
CAGR Since Launch (%)	New Launch	~8-10%	New Launch	~10-12%	~12-14%
Expected Price (₹/sq ft)	₹4.53 Cr* (Total Price)	₹18,000+	₹17,000+	₹25,000+	₹130,000+
Project Density	Medium	Medium	Medium	Low-Medium	Low
Clubhouse	Family-focused clubhouse	Golf-themed clubhouse	Community clubhouse	~75,000 sq ft lifestyle clubhouse	Large luxury clubhouse
Ideal For	Family buyers	Family buyers & investors	Budget/end-users	Luxury buyers	Luxury end-users
Key USP / Highlights	Spacious carpet & balcony areas, highway connectivity	Established golf-themed township	Value-oriented layouts	Large land parcel & premium positioning	Prestigious address & strong resale

[Disclaimer*](#)

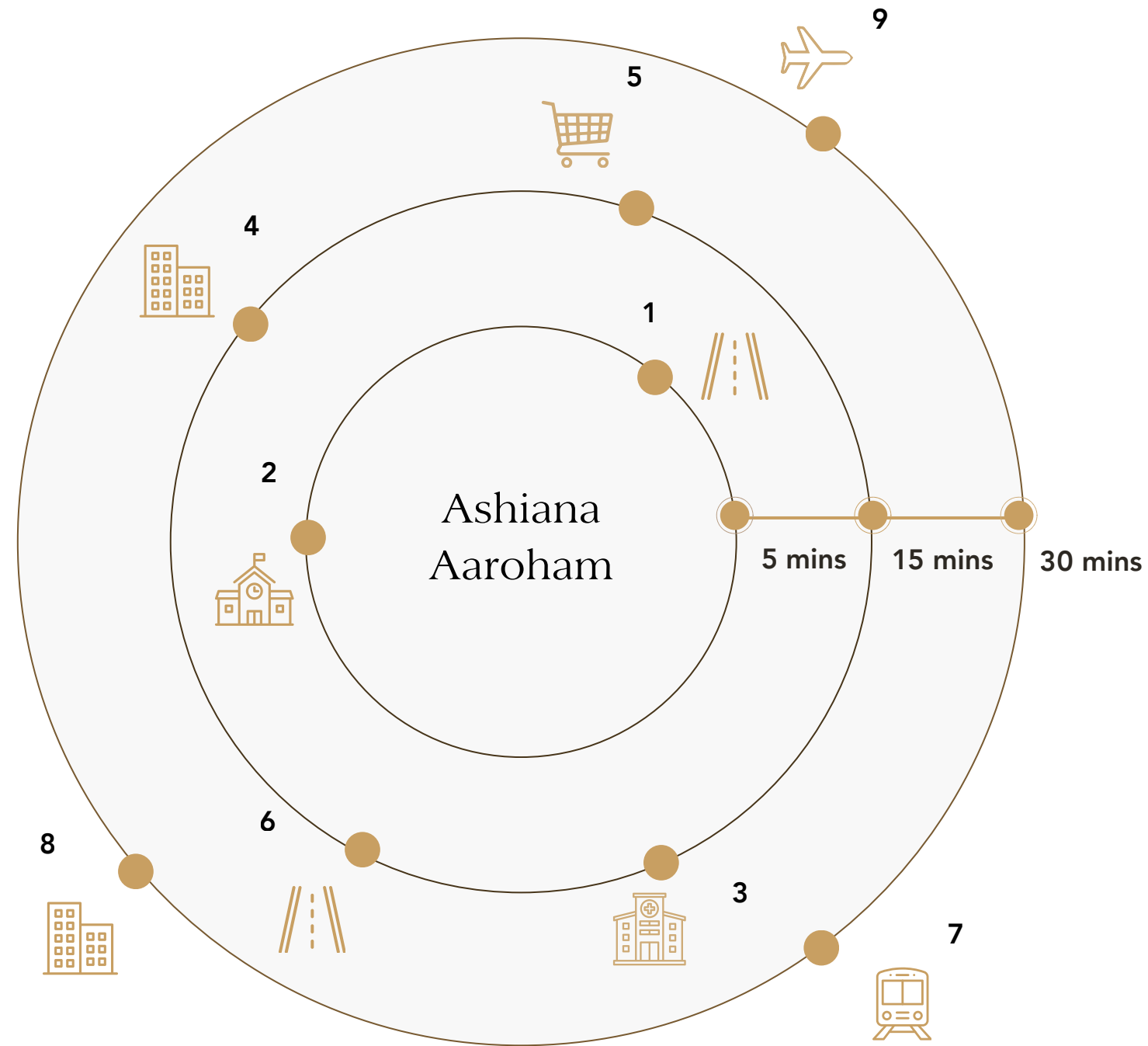
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)

Facilities Nearby



1	NH-48 (Delhi-Jaipur Highway)	1 Km
2	MatriKiran High School	2.5 Km
3	Aarvy Healthcare Super Speciality Hospital	4 Km
4	IMT Manesar	5.5 Km
5	Sapphire 83 Mall	6 Km
6	Southern Peripheral Road (SPR)	7 Km
7	Millennium City Centre Metro	9 Km
8	DLF Cyber City	14 Km
9	IGI Airport	20 Km



Project Scorecard

Parameter	Rating
Micro-Market Growth Potential	★★★★★
Developer Credibility	★★★★☆
Location Advantage	★★★★☆
Configuration Depth	★★★★☆
Pricing Discipline	★★★★☆
Investment Stability	★★★★☆

Ashiana Aaroham is a well-balanced, end-user driven project in Sector 80 offering steady appreciation potential, strong connectivity, and stable investment fundamentals rather than aggressive speculative upside.


Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Manageable
NH-48 Traffic Dependency	Low	Medium	Moderate
Pricing Sensitivity	Medium	Low	Controlled
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Low	Stable
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Balanced

Risks are primarily corridor-supply and market-cycle related rather than structural, with strong highway connectivity and end-user demand supporting downside protection.

Disclaimer*

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)



Strategic NH-48 connectivity with strong access to IMT Manesar, SPR, and key employment hubs



End-user driven micro-market, reducing speculative volatility compared to investor-heavy corridors



Spacious carpet areas with large balconies, supporting family-centric living



3BHK configuration liquidity, offering better resale flexibility over larger formats





Stable leveraged return potential, delivering mid-teen IRR under conservative growth assumptions

Connect with us!

Consult Our Certified Industry Experts


Mr. Pradeep Phalswal 


 +91 - 83680 - 39021

 pradeep.phalswal@toihomes.com




Mr. Shubham Khandelwal 

 +91 - 78519 - 20640

 shubham.khandelwal@toihomes.com



Book your consultation now!

 +91 - 700 - 54 - 700 - 55

 Chat!

Important Links

[BUILDER BROCHURE](#)

[MASTER PLAN](#)

TOI HOMES
THE TIMES OF INDIA GROUP


Bennett & Coleman
THE TIMES OF INDIA


India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 contact@toihomes.com

 [The Times of India Building, Sector 16, Film City, Noida](#)

[Book your consultation now!](#)

 [+91 - 700 - 54 - 700 - 55](tel:+917005470055)

 [Chat!](#)

About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India’s media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.



Disclaimer

The information presented by **TOI Homes**, part of **The Times of India Group**, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.