

TOI HOMES
THE TIMES OF INDIA GROUP



SOBHA ARANYA

SECTOR 80, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
April 2024

CURRENT
₹14,400 / Sq. Feet*

CAGR
8-12%*

FEATURING
5 Towers, 524 Units

PAYMENT PLAN
CLP

POSSESSION
December 2030

2030 EXPECTED
₹21,860 / Sq. Feet*

XIRR*
14 %*


PLOT SIZE
31 Acres

HOMELoAN
Available



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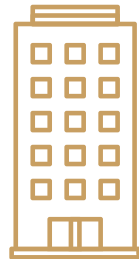
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Why TOI recommends?

Ideal for: End-users and long-term investors seeking spacious living, low-density environments, and stable appreciation in a mature New Gurugram micro-market.



Sobha Aranya's low-density design, large floor plates, and limited residences per floor align well with Sector 80's end-user-led demand profile.



At ₹14,400 PSF, pricing is competitive within the luxury segment, leaving room for quality-led appreciation without speculative excess.



Sector 80 offers predictable, demand-driven appreciation supported by NH-48 connectivity, established neighbourhoods, and improving infrastructure visibility.

Recommended Configurations

BUY FOR END USE

Tower 2 & Tower 3
4 BHK + DH

BUY TO SELL

Tower 4 & 5
3 BHK + MU

BUY TO RENT

Tower 4 & 5
3 BHK + MU

CONFIGURATION	SUPER AREA (SQ FT)	INDICATIVE PRICE @ ₹14,400 PSF
Tower 4 & 5 – Nose Wing (3 BHK + MU)	2,836	₹4.08 Cr*
Tower 4 & 5 – Wing 3 (4 BHK + DH)	3,532	₹5.09 Cr*
Tower 4 & 5 – Wing 2 (4 BHK + DH)	3,595	₹5.18 Cr*
Tower 3 – Wing 2 (4 BHK + DH)	3,691	₹5.32 Cr*
Tower 2 – Wing 1 (4 BHK + DH)	3,761	₹5.41 Cr*
Tower 2 – Wing 2 (4 BHK + DH)	4,240	₹6.11 Cr*
Tower 3 – Wing 1 (4 BHK + DH)	4,285	₹6.17 Cr*

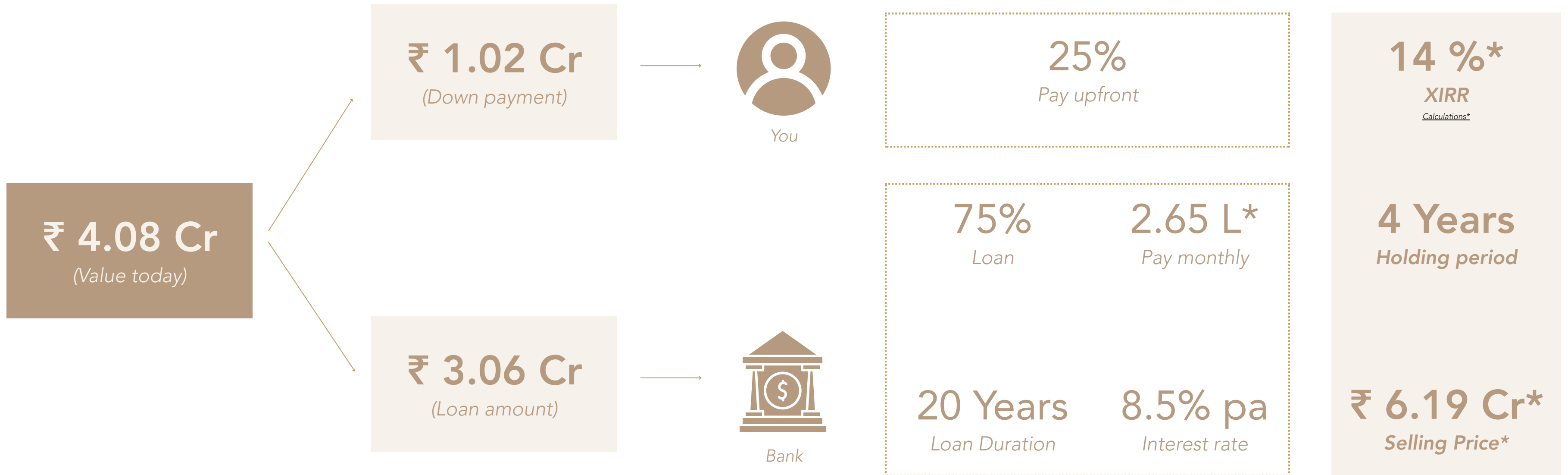
Sobha Aranya is planned as a low-density luxury development with differentiated tower layouts. Tower 2 and Tower 3 are designed with just two residences per floor, offering enhanced privacy and exclusivity, while Towers 4 & 5 feature three residences per floor, balancing spacious layouts with improved availability. This tower-wise planning supports both premium end-use living and configuration-led investment selection.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments spread across key construction milestones from booking to possession	End-users and long-term holders	Cash outflow aligned with construction progress, lower interest burden, reduced execution risk

Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 2,836 SQ. FT




The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.

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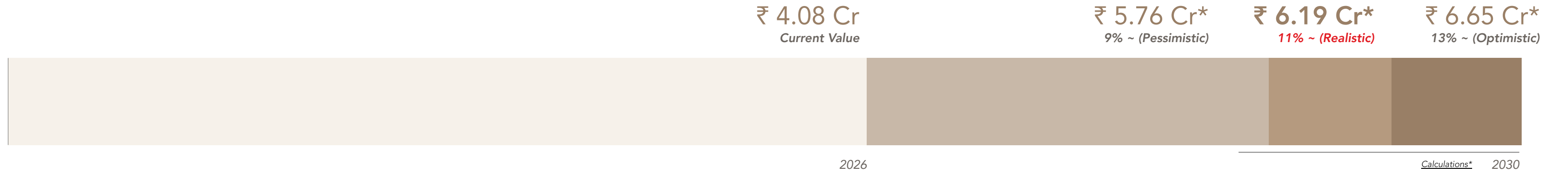
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,836 SQ. FT



(Expected Price by 2030)



With an expected **11%* CAGR** over 4 years, the property's **current value of ₹4.08 Cr** is projected to grow to **₹6.19Cr* by 2030**, appreciating by an estimated **₹2.11 Cr***.

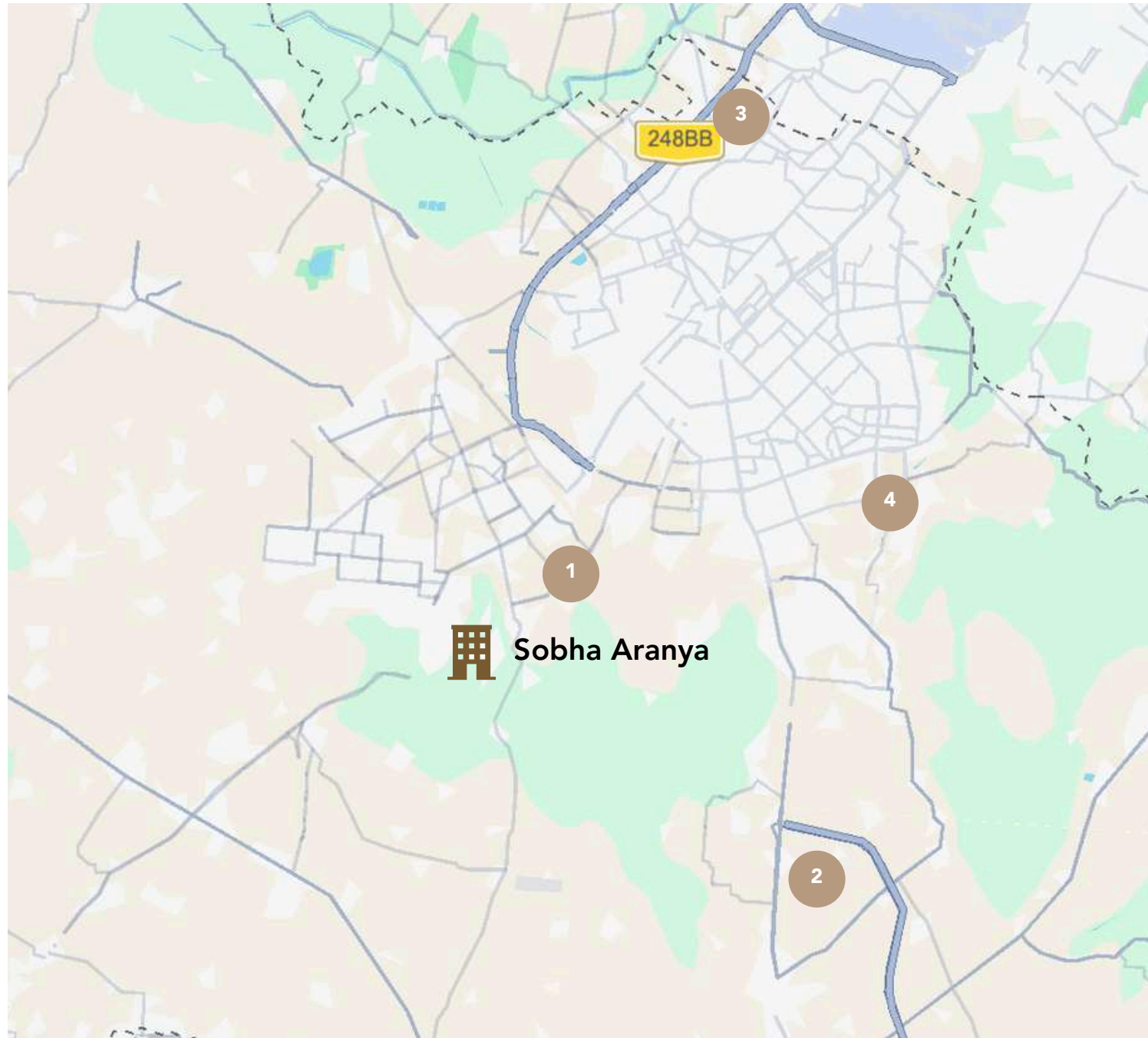
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Nearby Projects



PROJECT	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 DLF Privana South	2023-24	₹22,000+	₹24,000 – ₹27,000
2 Central Park Flower Valley (Towers)	2016-18	₹11,000 – ₹13,000	₹18,000 – ₹22,000
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
Sobha Aranya	2024-25	₹14,400	₹14,400 (launch)

HISTORIC METRICS

8 - 10%*

Long-Term CAGR
(20 Years)

9 - 12%*

Recent YoY Price Growth
(5 Years)

40 - 70%*

Avg. Price Increase
(5 Years)

Sector 80 represents a stable, end-user-anchored micro-market where price appreciation is gradual, quality-driven, and supported by long-term livability rather than speculative momentum.

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Similar Projects


Project	Sobha Aranya	DLF Privana South	Central Park Flower Valley	M3M Crown	Emaar Digihomes Phase 2
Developer	Sobha Limited	DLF	Central Park	M3M India	Emaar India
Micromarket / Location	Sector 80, NH-48	Sector 77, SPR	Sohna Road	Sector 111, Dwarka Exp.	Sector 62, Golf Course Ext.
Total Area (acres)	31	~25	~500+ (township)	~16	~7-8
Launch Date	2024-25	2023-24	Phased (2016 onwards)	2023-24	2022-23
Handover Timeline	2030	2027-28	Delivered / Near-complete	2028-29	2026-27
Launch Price (₹/sq ft)	₹14,400	₹22,000+	₹11,000 – ₹13,000	₹17,000 – ₹19,000	₹15,000 – ₹16,000
Current Price (₹/sq ft)	₹14,400 (launch)	₹24,000 – ₹27,000	₹18,000 – ₹22,000	₹18,500 – ₹21,000	₹18,000 – ₹20,000
CAGR Since Launch (%)	New Launch	~10-12%	~12-14%	New / Early	~11-13%
Expected Price (₹/sq ft)	₹20,000+	₹30,000+	₹26,000+	₹24,000+	₹24,000+
Clubhouse	Premium lifestyle clubhouse	Luxury clubhouse	Multiple clubs	Grand central clubhouse	Lifestyle clubhouse
Project Density (units/acre)	Very Low	Low	Medium	Medium	Medium
Ideal For	Premium end-users	Ultra-luxury buyers	Long-term end-users	Upgrade buyers	Professional families
Key USP / Highlights	2-3 residences per floor, large layouts	DLF luxury positioning	Integrated township living	Modern luxury amenities	Smart homes & connectivity

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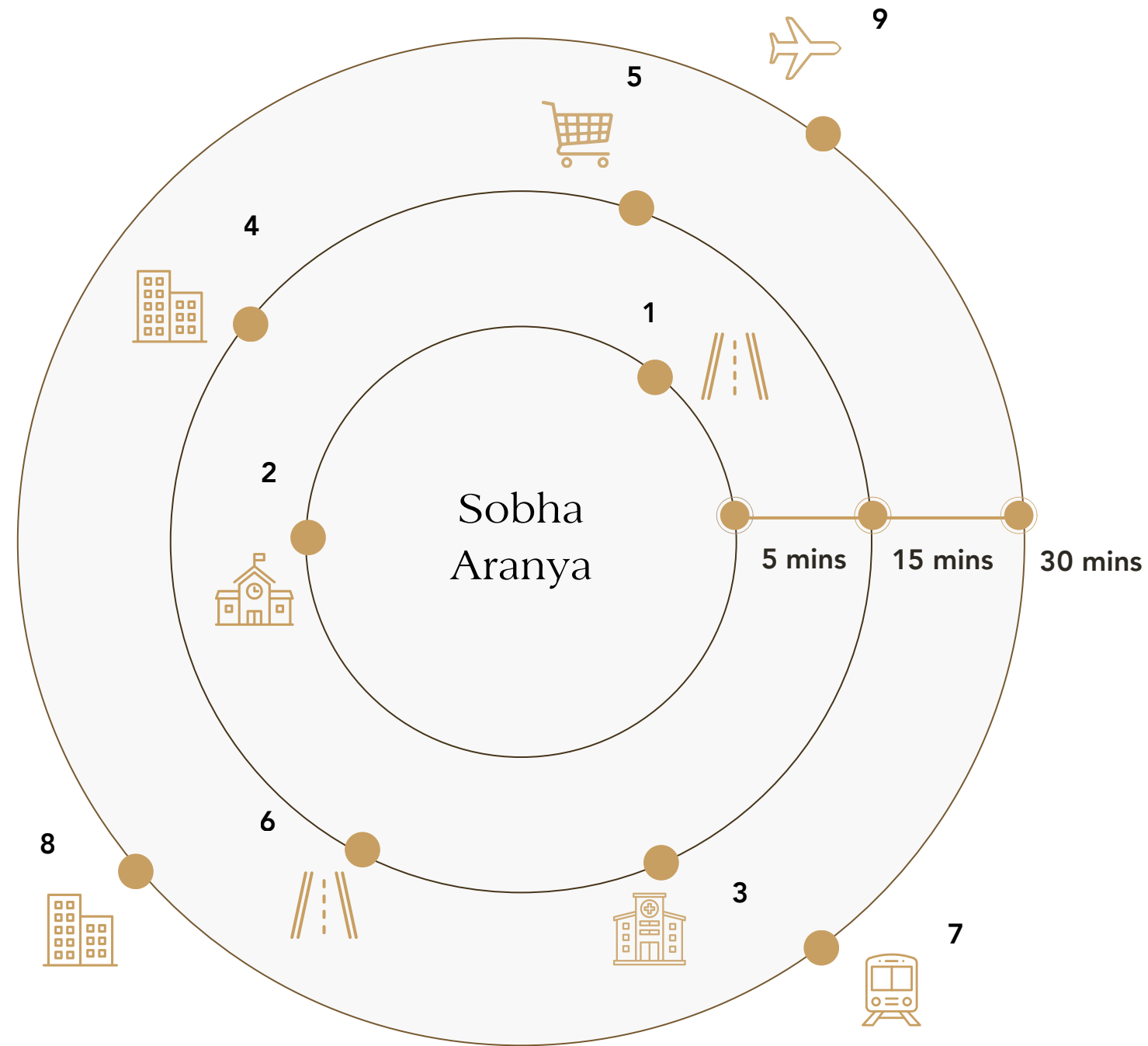
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	Dwarka Expressway	1 Km
2	Euro International School	2.5 Km
3	Aarvy Healthcare Super Speciality Hospital	4 Km
4	Dwarka Sector 21 Metro	5.5 Km
5	Conscient One Mall	6 Km
6	Udyog Vihar	7 Km
7	IGI Airport	9 Km
8	DLF Cyber City	12 Km
9	Gurgaon Railway Station	20 Km



Mall



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Connectivity

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Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★★
Product Planning & Density	★★★★★
Configuration Quality	★★★★☆
Pricing Positioning	★★★★☆

Sobha Aranya scores highly on execution quality, low-density planning, and end-user appeal. The project is positioned for stable, quality-led appreciation within a mature New Gurugram micro-market, making it suitable for buyers prioritising long-term confidence over short-term volatility.


Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Micro-Market Saturation	Medium	Low	Manageable
Pricing Sensitivity	Low	Low	Controlled
Liquidity Risk	Low	Medium	Stable
Execution & Delivery Risk	Medium	Very low	Assured
Interest Rate Volatility	Medium	Medium	Balanced
Rental Yield Volatility	Very low	Low	Growing

Risks in Sobha Aranya are primarily timing and market-cycle related rather than structural, with strong execution quality, low-density planning, and end-user demand helping contain downside risk over a 4-year horizon.

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Low-density planning with just 2–3 residences per floor, enhancing privacy and long-term desirability



Strong developer credibility, with Sobha's execution quality reducing delivery and asset-quality risk



Spacious configurations with large 3 & 4 BHK layouts suited for premium end-user demand



Established Sector 80 micro-market, benefiting from NH-48 connectivity and improving social infrastructure




Disciplined pricing, aligned to product quality rather than speculative premium




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