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THE TIMES OF INDIA GROUP



# SOBHA ALTUS

**SECTOR 106, GURUGRAM**

## Project Report

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### Includes

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

# Overview

**LAUNCH**  
June 2026

**CURRENT**  
₹21,000 / Sq. Feet\*

**CAGR**  
8-12%\*

**FEATURING**  
2 Towers, 208 Units

**PAYMENT PLAN**  
CLP

**POSSESSION**  
December 2030

**2030 EXPECTED**  
₹31,879 / Sq. Feet\*

**XIRR\***  
14 %\*


**PLOT SIZE**  
5.51 Acres

**HOMELoAN**  
Available



Disclaimer\*

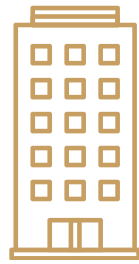
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# Why TOI recommends?

**Ideal for:** End-users and long-term investors seeking quality-led appreciation, lifestyle upgrades and stability over speculative price spikes.



*Sobha's in-house construction model delivers superior structural quality, finish consistency, and long-term maintenance performance compared to peer developers on Dwarka Expressway.*



*3,000+ sq ft layouts, multi-utility planning, and private terrace options create real product differentiation, supporting premium pricing durability over time.*



*Unlike high-churn sectors, Sector 106 has limited new low-density launches and a strong end-user profile, improving resale quality and reducing speculative volatility.*

## Recommended Configurations

### BUY FOR END USE

4 BHK + Multi-Utility /  
Terrace variants

### BUY TO SELL

3 BHK  
(3,044–3,137 sq ft)

### BUY TO RENT

3 BHK / Large Studio

CONFIGURATION	SUPER AREA (SQ FT)	INDICATIVE PRICE @ ₹21,000 PSF
<b>1 Bed Studio</b>	677 – 755	₹1.42 – ₹1.59 Cr
<b>3 BHK</b>	3,044 – 3,137	₹6.39 – ₹6.59 Cr
<b>3 BHK + Multi-Utility Room</b>	3,230 – 3,298	₹6.78 – ₹6.93 Cr
<b>3 BHK + Multi-Utility + Private Terrace</b>	3,399 – 3,537	₹7.14 – ₹7.43 Cr
<b>4 BHK + Multi-Utility Room</b>	3,914 – 4,008	₹8.22 – ₹8.42 Cr
<b>4 BHK + Multi-Utility + Private Terrace</b>	4,077	₹8.56 Cr

*Sobha Altus offers a wide spectrum of premium residences, from compact studios to expansive 4 BHK homes with private terraces. The configuration mix caters to both end-users seeking spacious living and investors targeting liquidity-friendly layouts, with pricing aligned to the project's luxury positioning along Dwarka Expressway.*

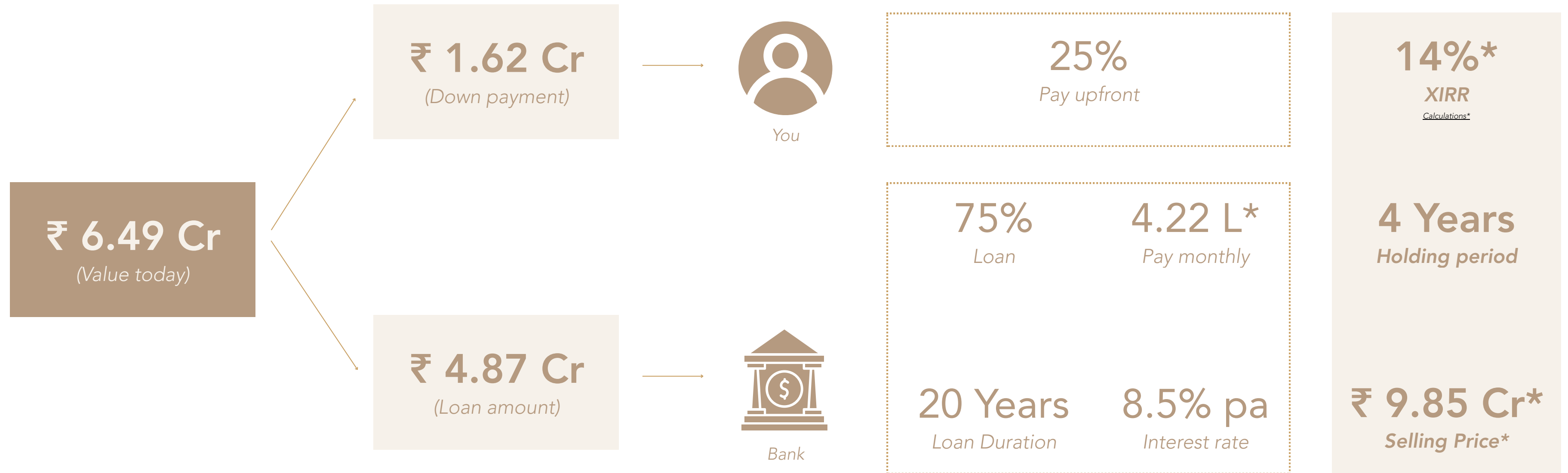
# Payment Plans

PAYMENT MILESTONE	PAYMENT (%)
On Allotment (Payable within 30 days from Booking date, Less Booking Amount Already Paid)	10% of BSP
2 months from date of booking (Payable within 60 days from Booking date)	5% of BSP
3 months from date of booking (Payable within 90 days from Booking date)	5% of BSP
4 months from date of booking (Payable within 120 days from Booking date)	10% of BSP
On completion of Fifth Roof Slab or 31st July 2026 (whichever is later)	10% of BSP
On completion of Fourteenth Floor Roof Slab or 28th February 2027 (whichever is later)	15% of BSP
On completion of Terrace Roof Slab or 31st Oct 2027 (whichever is later)	15% of BSP
On completion of Internal Flooring or 30th June 2028* (whichever is later)	15% of BSP
On Application of Occupancy Certificate (OC)	10% of BSP
On Offer of Possession	5% of BSP

*This construction-linked plan balances initial installments with major structural milestones, such as the 14th floor and terrace slabs. The units range from luxury 1-bed studios to expansive 4 BHKs with private terraces. Final payments are only due upon OC application and possession.*

# Investment Highlights

CALCULATED FOR A 3 BHK (NO TERRACE) UNIT MEASURING ON AVERAGE 3,090 SQ. FT



*Sobha Altus delivers mid-teen leveraged returns under conservative assumptions.  
Returns are driven by asset quality + corridor consolidation, not aggressive pricing arbitrage.*

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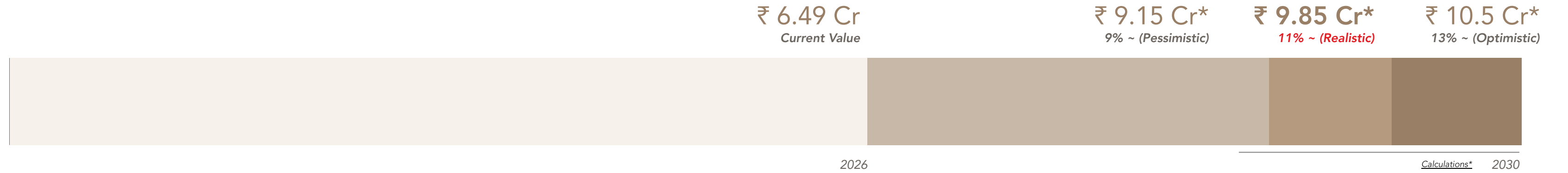
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# How your property could grow by 2030

CALCULATED FOR A 3 BHK (NO TERRACE) UNIT MEASURING ON AVERAGE 3,090 SQ. FT



(Expected Price by 2030)



With an expected 11%\* CAGR over 4 years, the property's current value of ₹6.49 Cr is projected to grow to ₹9.8 Cr\* by 2030, appreciating by an estimated ₹3.36 Cr\*.

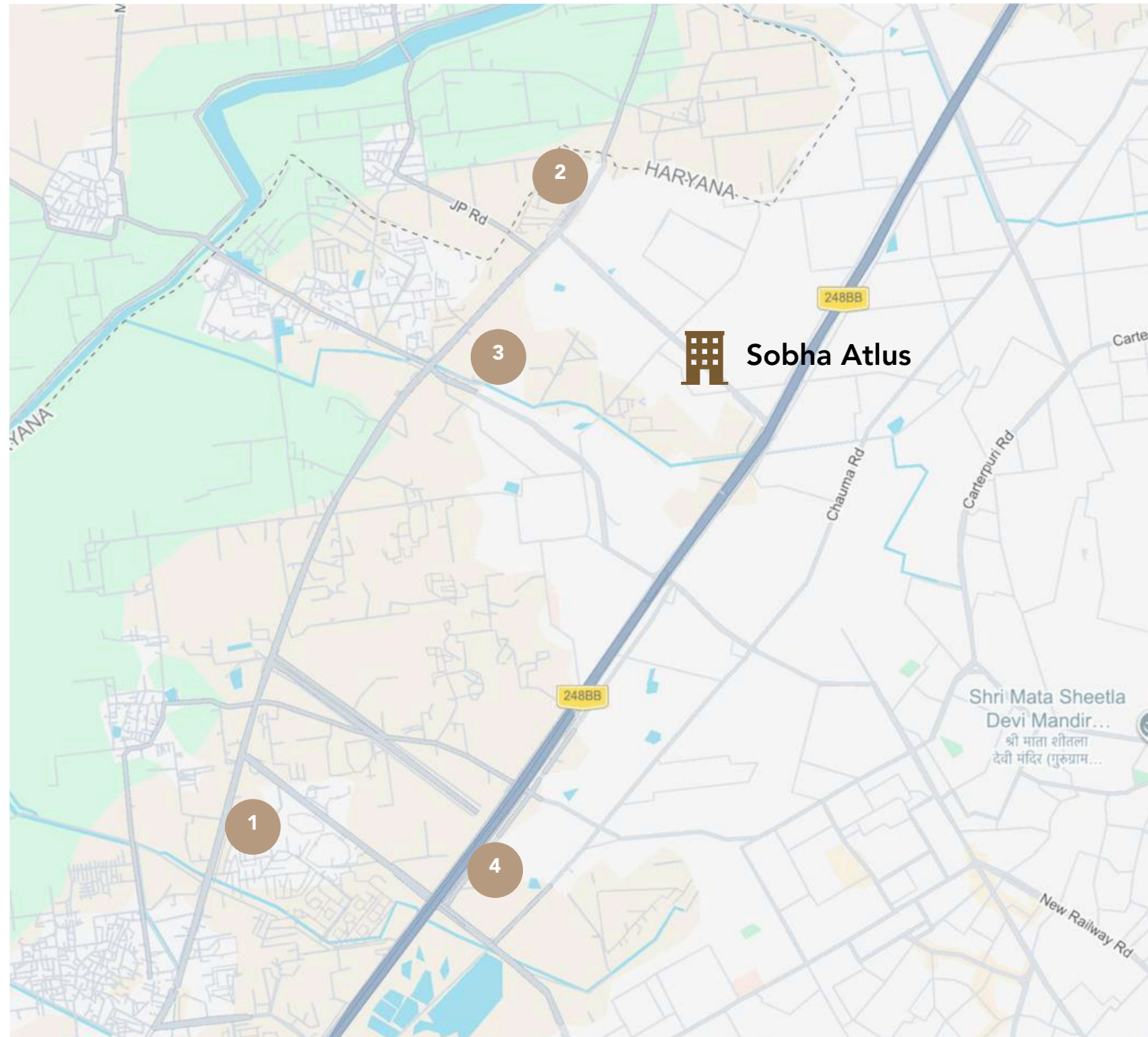
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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Emaar Imperial Gardens (Sector 102)	2018-19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
2 Sobha City (Sector 108)	2015-16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3 Godrej Meridien (Sector 106)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4 ATS Triumph (Sector 104)	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
Sobha Altus (Sector 106)	2024-25	₹21,000	₹21,000 – ₹21,500

## HISTORIC METRICS

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

**10 - 18%**  
Recent YoY Price Growth  
(5 Years)

**40 - 80%**  
Avg. Price Increase  
(5 Years)

Sector 106 on the Dwarka Expressway is a maturing residential micro-market with established communities and improving connectivity. Price trends across comparable projects indicate steady, quality-led appreciation rather than speculative growth, aligning Sobha Altus with a stable long-term investment profile.

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# Similar Projects


Project	Sobha Altus	Sobha City	Emaar Imperial Gardens	ATS Triumph	Godrej Meridien
Developer	Sobha Limited	Sobha Limited	Emaar India	ATS Infrastructure	Godrej Properties
Micromarket / Location	Sector 106, Dwarka Exp.	Sector 108, Dwarka Exp.	Sector 102, Dwarka Exp.	Sector 104, Dwarka Exp.	Sector 106, Dwarka Exp.
Total Area (acres)	5.51	~39	~12	~12	~14
Launch Date	2024–25	2015–16	2018–19	2017–18	2023–24
Handover Timeline	2030	Delivered	Delivered	Delivered	2028–29
Launch Price (₹/sq ft)	~₹21,000	~₹7,500–₹9,000	~₹10,500–₹11,500	~₹8,000–₹9,000	~₹18,000–₹20,000
Current Price (₹/sq ft)	~₹21,000 (launch)	₹22,000 – ₹25,000	₹24,000 – ₹29,000	₹24,000 – ₹27,000	₹20,000 – ₹23,000
CAGR Since Launch (%)	New Launch	~12–14%	~11–13%	~13–15%	New / Early
Expected Price (₹/sq ft)	~₹31,879	₹28,000+	₹32,000+	₹30,000+	₹25,000+
Clubhouse	Premium lifestyle club	~60,000+ sq ft	Lifestyle clubhouse	Central clubhouse	Premium clubhouse
Project Density (units/acre)	Low	Low	Medium	Medium	Medium
Ideal For	Premium end-users, long-term investors	Family end-users	Brand-focused buyers	Upgrade buyers	Premium corridor buyers
Key USP / Highlights	Low density, large layouts, Sobha build quality	Large township, mature ecosystem	Brand premium, strong resale	Strong resale liquidity	Brand-led premium positioning

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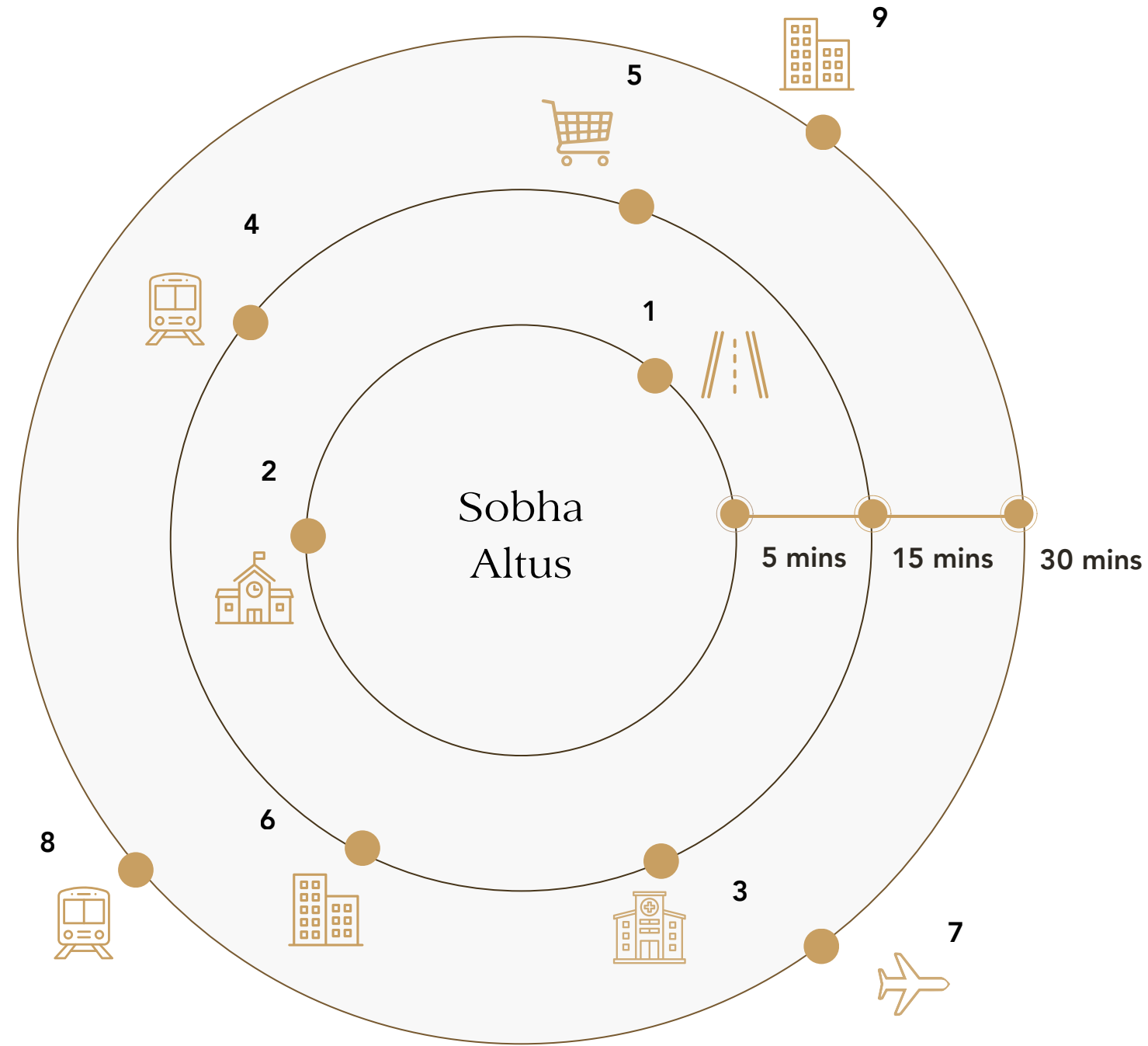
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



1	Dwarka Expressway	0.6 Km
2	Delhi Public School, Sector 102	2.5 Km
3	Manipal Hospital, Dwarka	5 Km
4	Dwarka Sector 21 Metro	9 Km
5	Vegas Mall, Dwarka	11 Km
6	Udyog Vihar	11 Km
7	IGI Airport	13 Km
8	Gurgaon Railway Station	19 Km
9	DLF Cyber City	21 Km



Mall



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Rail / Metro



Connectivity

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# Project Scorecard

Parameter	Rating
Product Quality & Planning	★★★★★
Developer Credibility	★★★★★
Location Advantage	★★★★☆
Configuration Depth	★★★★☆
Pricing Discipline	★★★★☆
Investment Stability	★★★★☆

*Sobha Altus stands out for its product quality, low-density planning and brand-led execution. While Dwarka Expressway remains in its consolidation phase, the project offers a balanced risk–return profile suited for premium end-users and medium-term investors.*


# Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Low	Medium	Manageable
Infrastructure Maturity Risk	Medium	Low	Manageable
Pricing Sensitivity	Medium	Low	Contained
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Very low	Assured
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Medium	Low	Balanced

*Risks in Sobha Altus are primarily corridor-maturity and timing-related rather than structural. Strong developer execution, premium product differentiation and improving infrastructure help contain downside risk within a 4-year investment horizon.*

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*Premium product quality with low-density planning, large floor plates and Sobha's signature construction standards*



*Strong developer credibility, reducing execution and asset-quality risk compared to typical corridor launches*



*Wide configuration mix from studios to expansive 4 BHK residences, supporting diverse buyer demand*



*Prime Sector 106 positioning along Dwarka Expressway with improving airport and CBD connectivity*





*Limited comparable luxury supply, supporting long-term resale and upgrade demand*

# Connect with us!

Consult Our Certified Industry Experts


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