

**TOI HOMES**  
THE TIMES OF INDIA GROUP



# DELPHINE

FIRST. FINEST. FOREVER.

**SECTOR 104, GURUGRAM**

# Project Report

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## Includes

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

# Overview

**LAUNCH**  
January 2025

**CURRENT**  
₹25,000 / Sq. Feet\*

**CAGR**  
8-12%\*

**FEATURING**  
6 Towers, 219 Units

**PAYMENT PLAN**  
CLP, Fexi

**POSSESSION**  
July 2032

**2030 EXPECTED**  
₹37,951 / Sq. Feet\*

**XIRR\***  
14 %\*


**PLOT SIZE**  
8.25 Acres

**HOMELoAN**  
Available



Disclaimer\*

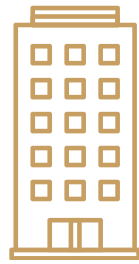
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# Why TOI recommends?

**Ideal for:** Luxury end-users and long-term investors seeking hospitality-style living in a fast-growing Dwarka Expressway micro-market.



*Developed by Central Park, known for delivering luxury residential communities with hospitality-driven lifestyle services and curated amenities.*



*Balanced luxury configuration mix from studios to 4 BHK residences provides flexibility across buyer segments, while disciplined payment structures and steady corridor growth support strong IRR potential without excessive speculative exposure.*



*Situated in Sector 104 along the Dwarka Expressway, benefiting from strong connectivity to Delhi, IGI Airport, and major Gurugram employment hubs.*

## Recommended Configurations

### BUY FOR END USE

4 BHK

5559 sq ft

### BUY TO SELL

3 BHK

4400 sq ft

### BUY TO RENT

3 BHK

4400 sq ft

# Configurations

CONFIGURATION	BUILT UP AREA (SQ FT)	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
<b>Studio Apt.</b>	980	1,048	₹ 28,000	₹ 2.93 Cr
<b>1 BHK Suite</b>	1,480	1,600	₹ 28,000	₹ 4.48 Cr
<b>3 BHK + S</b>	3,100	4,400	₹ 25,000	₹ 11 Cr
<b>4 BHK + S</b>	4,200	5,559	₹ 28,000	₹ 15.56 Cr


*Central Park Delphine offers a diversified configuration mix from premium studio apartments to expansive 4 BHK residences, catering to luxury end-users and investors seeking high-value living within the established Sohna Road micro-market.*


# Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
<b>CLP</b>	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management
<b>Flexi</b>	10–20% booking, 70–80% during construction milestones, balance on possession	Buyers seeking lower upfront commitment with flexible payment flow	Reduces immediate capital burden while aligning payments with construction progress, improving liquidity for investors

*A combination of CLP and Flexi payment options enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.*

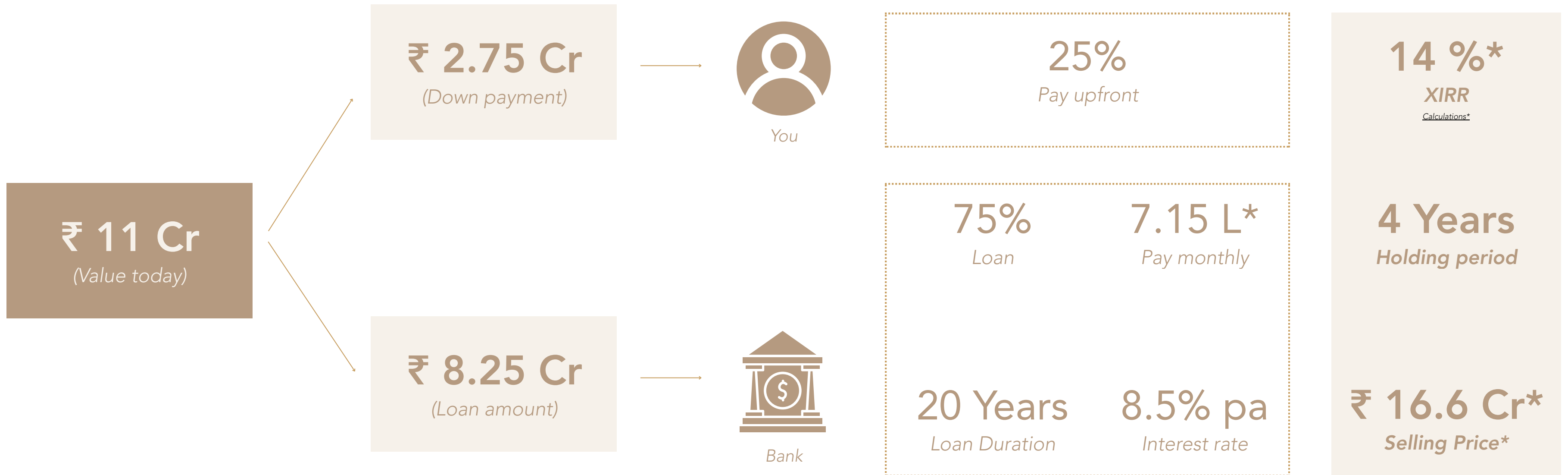
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# Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 4.400 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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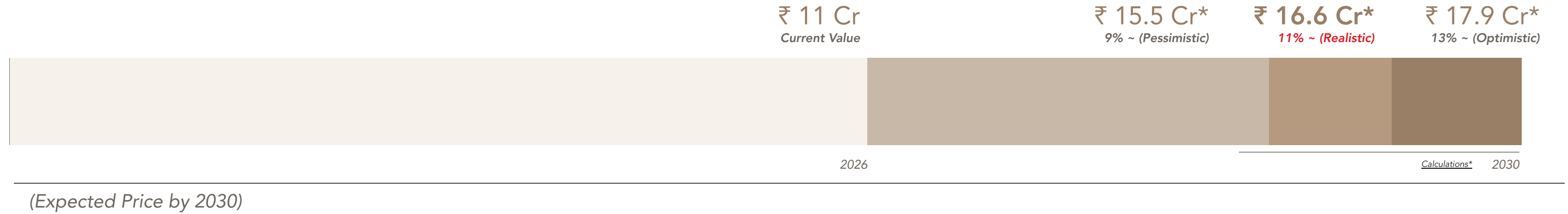
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# How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 4.400 SQ. FT



With an expected 11%\* CAGR over 4 years, the property's current value of ₹11Cr is projected to grow to ₹16.6 Cr\* by 2030, appreciating by an estimated ₹5.6 Cr\*.

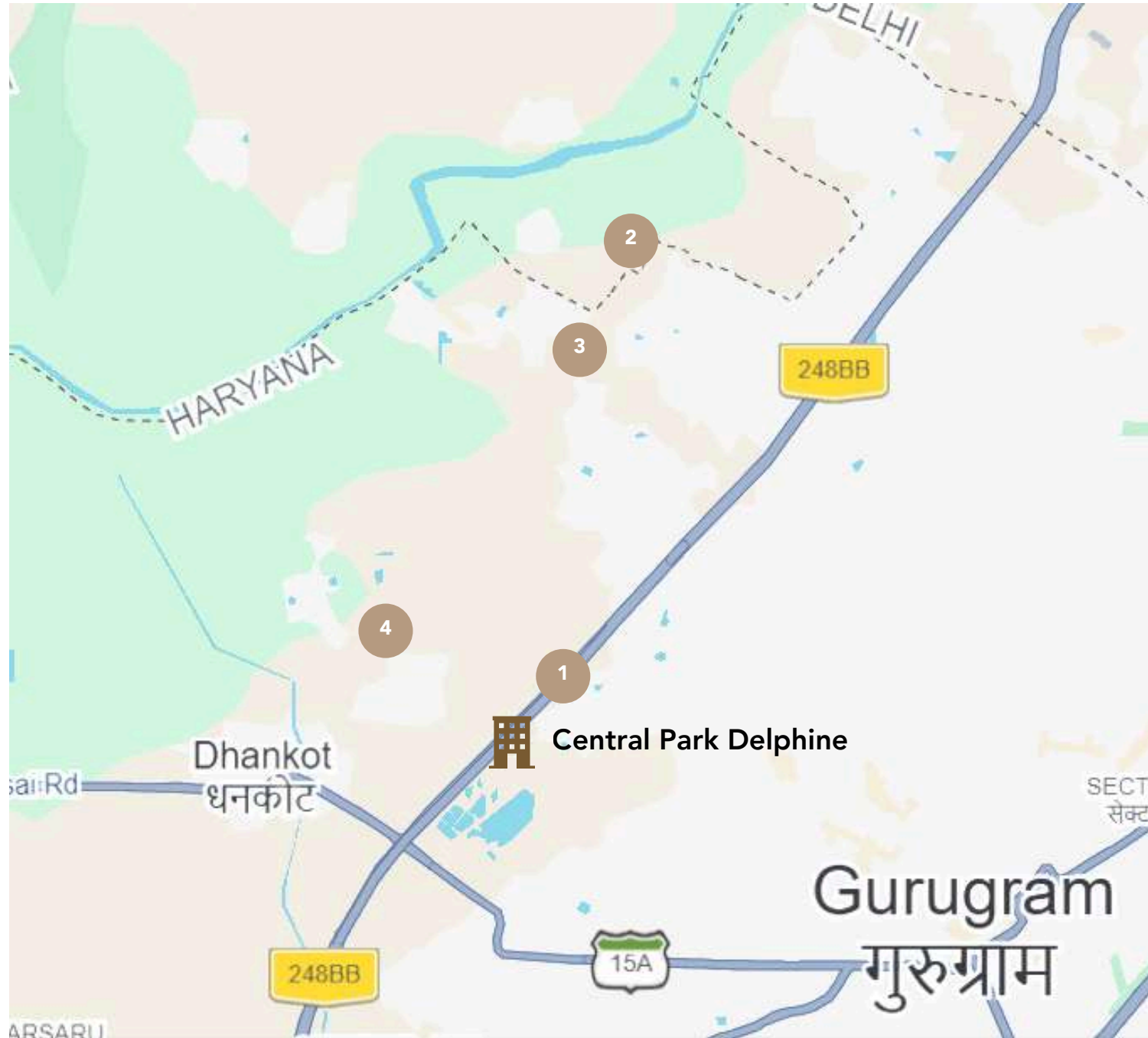
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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 <b>ATS Triumph (Sector 104)</b>	2017-18	₹8,000 – ₹9,000	₹24,000 – ₹27,000
2 <b>Sobha City (Sector 108)</b>	2015-16	₹7,000 – ₹9,000	₹22,000 – ₹25,000
3 <b>Godrej Meridien (Sector 106)</b>	2022-23	₹18,000 – ₹20,000	₹22,000 – ₹26,000
4 <b>Emaar Imperial Gardens (Sector 102)</b>	2018-19	₹10,500 – ₹11,500	₹24,000 – ₹29,000
<b>Central Park Delphine (Sector 104)</b>	2025	₹25,000	₹25,000

## HISTORIC METRICS

**8 - 12%\***

Long-Term CAGR  
(20 Years)

**10 - 15%\***

Recent YoY Price Growth  
(5 Years)

**45 - 70%\***

Avg. Price Increase  
(5 Years)

Sector 104 on the Dwarka Expressway is evolving into a premium residential corridor with strong infrastructure momentum and luxury housing demand, supporting steady appreciation potential for Central Park Delphine within Gurugram's expanding high-end micro-market.

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# Similar Projects


Project	Central Park Delphine	ATS Triumph	Puri Emerald Bay	Godrej Meridien	Sobha City
Developer	Central Park	ATS Infrastructure	Puri Constructions	Godrej Properties	Sobha Limited
Location	Sector 104, Gurugram	Sector 104, Gurugram	Sector 104, Gurugram	Sector 106, Gurugram	Sector 108, Gurugram
Project Type	Ultra-Luxury Residential	Premium Residential	Premium Residential	Luxury Residential	Large Township
Launch Year	2025	2017-18	2016-17	2022-23	2015-16
Handover Timeline	2032	Delivered	Delivered	Under Construction	Delivered
Launch Price (₹/sq ft)	₹25,000	₹8,000 – ₹9,000	₹7,500 – ₹9,000	₹18,000 – ₹20,000	₹7,000 – ₹9,000
Current Price (₹/sq ft)	₹25,000	₹24,000 – ₹27,000	₹18,000 – ₹22,000	₹22,000 – ₹26,000	₹22,000 – ₹25,000
CAGR (Since Launch)	New Launch	~13-15%	~9-11%	Early Stage	~12-14%
Project Density	Low	Medium	Medium	Low-Medium	Low
Clubhouse	Premium lifestyle clubhouse	~35,000 sq ft clubhouse	Premium clubhouse	Luxury clubhouse	~40,000 sq ft clubhouse
Ideal For	Luxury buyers & investors	End-users	Family buyers	Premium investors	End-users
Key USP / Highlights	Ultra-luxury serviced residences	ATS construction quality	Large green township	Modern luxury apartments	Low-density township living

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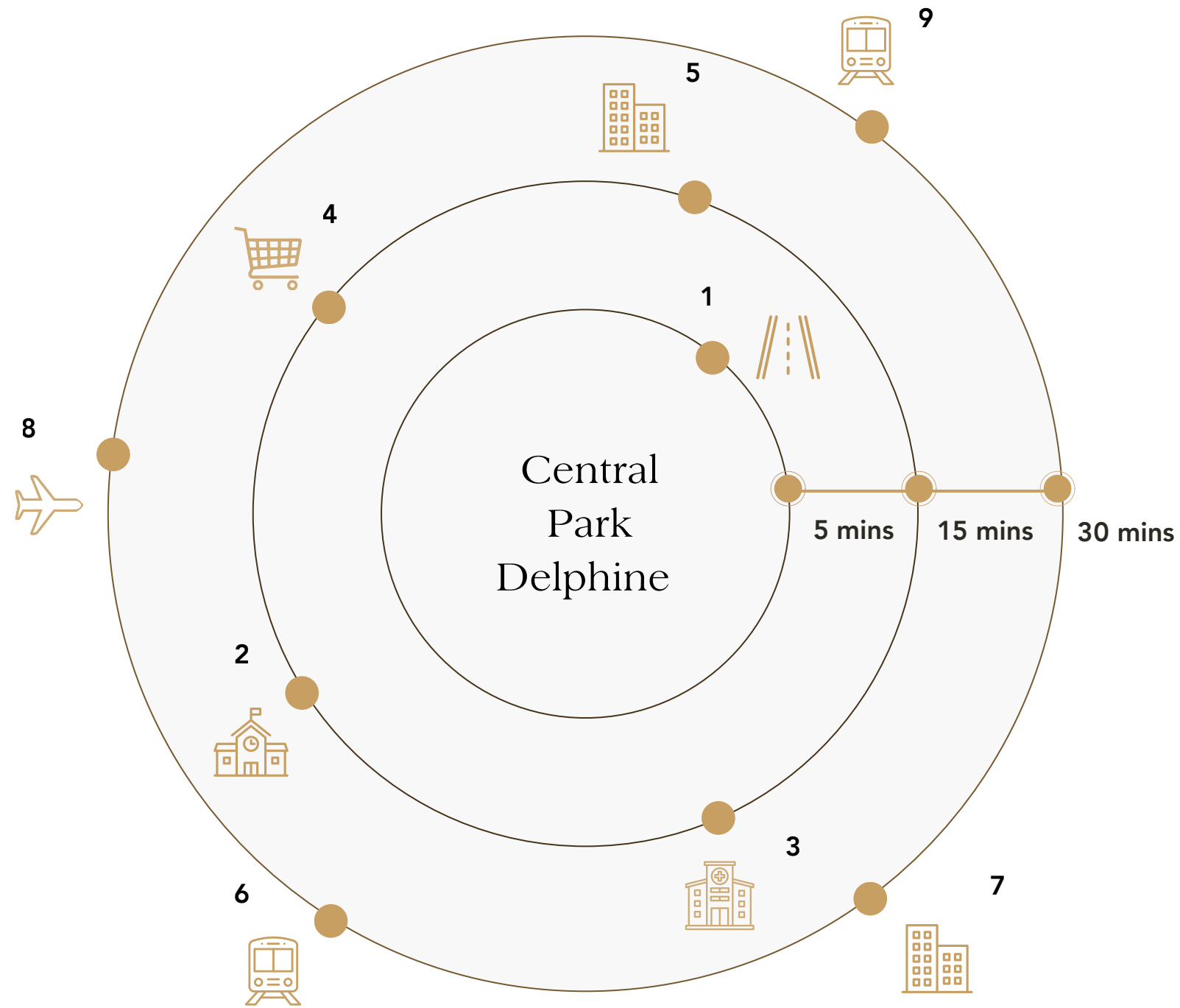
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



1	Dwarka Expressway	0.7 Km
2	Delhi Public School Sector 102	3 Km
3	Aarvy Healthcare Hospital	4 Km
4	Sapphire 83 Mall	5 Km
5	Udyog Vihar	9 Km
6	Dwarka Sector 21 Metro	9 Km
7	DLF Cyber City	14 Km
8	IGI Airport	14 Km
9	Gurugram Railway Station	16 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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# Builder Profile



Central Park is a Gurugram-based luxury real estate developer known for concept-based residential communities combining premium housing with hospitality-style living experiences.

 The Median, Central Park Resorts, Sector – 48, Gurugram, Haryana 122018

2001

ESTABLISHED  
YEAR

25+

YEARS OF REAL  
ESTATE LEGACY

14+

TOTAL PROJECTS  
DELIVERED

5.5 M+

SQUARE FEET AREA  
DEVELOPED

8+

CITIES OF  
OPERATION

## Flagship Projects



## Rating Matrix

Brand Equity



Delivery Record



Financial Strength




Project Quality



Pricing Power



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# Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★★
Developer Credibility	★★★★☆
Product Differentiation	★★★★☆
Growth Potential	★★★★★
Liquidity/ Exit Comfort	★★★★☆

*Central Park Delphine benefits from strong Dwarka Expressway connectivity and the premium positioning of Central Park, offering luxury-oriented residences in an emerging micro-market with steady long-term appreciation potential and moderate resale liquidity.*


# Property Risk Matrix


Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Controlled
Regulatory/ Policy Changes	Low	Low	Contained
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Medium	Low	Stable
Execution & Delivery Risk	Low	Low	Controlled
Interest Rate Volatility	Low	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Moderate

*The project carries a balanced risk profile supported by a strong developer brand and growing Dwarka Expressway micro-market, though premium ticket sizes may influence resale liquidity.*

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*Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.*



*Located on the rapidly developing Dwarka Expressway corridor, benefiting from strong connectivity to Delhi and key Gurugram employment hubs.*



*Part of a branded luxury ecosystem with curated lifestyle services and high-end amenities.*



*Spacious configurations designed for luxury end-users seeking larger homes and premium living environments.*





*Strong residential catchment from surrounding sectors supporting long-term demand.*

# Connect with us!

Consult Our Certified Industry Experts

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 pradeep.phalswal@toihomes.com



 300+ families guided to the right home.

Mr. Shubham Khandelwal 


 +91 - 78519 - 20640

 shubham.khandelwal@toihomes.com



 ₹250+ Cr worth of homes advised & transacted.

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