

TOI HOMES
THE TIMES OF INDIA GROUP

EXPERION



THE TRILLION

SECTOR 48, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
February 2025

CURRENT
₹21,800 / Sq. Feet*

CAGR
8-12%*

FEATURING
3 Towers, 540 Units

PAYMENT PLAN
CLP, 30:40:30

POSSESSION
December 2032

2030 EXPECTED
₹33,093 / Sq. Feet*

XIRR*
14 %*


PLOT SIZE
5.5 Acres

HOMELoAN
Available



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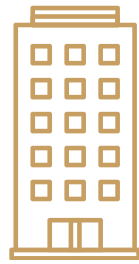
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Why TOI recommends?

Ideal for: End-users and HNIs seeking ultra-luxury living, low-density layouts, and long-term capital appreciation in an established Golf Course Extension micro-market.



Strong developer credibility and execution track record enhance buyer confidence and support premium resale positioning within Gurugram's luxury segment



Low-density, large-format residences (2,800–3,600 sq ft) cater to evolving HNI demand, improving long-term desirability and differentiation from high-density projects



Strategic Golf Course Extension Road location ensures connectivity to Cyber City, Sohna Road, and NH-48, strengthening end-user demand fundamentals

Recommended Configurations

BUY FOR END USE

4 BHK

3600 sq ft

BUY TO SELL

3 BHK

3000 sq ft

BUY TO RENT

3 BHK

2842 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK (Type 1)	2,842	₹ 21,800	₹ 6.19 Cr
3 BHK (Type 2)	3,000	₹ 22,500	₹ 6.75 Cr
4 BHK (Type 1)	3,529	₹ 23,000	₹ 8.11 Cr
4 BHK (Type 2)	3,600	₹ 23,500	₹ 8.46 Cr


Experion The Trillion offers a premium configuration mix with large-format 3 & 4 BHK residences, where higher ticket sizes are aligned with ultra-luxury positioning—supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.


Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management
30 : 40 : 30	30% booking, 40% construction, 30% possession	Balanced buyers	Staggered payments, moderate risk

The payment structure balances upfront commitment with construction-linked milestones, enabling capital efficiency while preserving flexibility and reducing holding risk during the development phase.

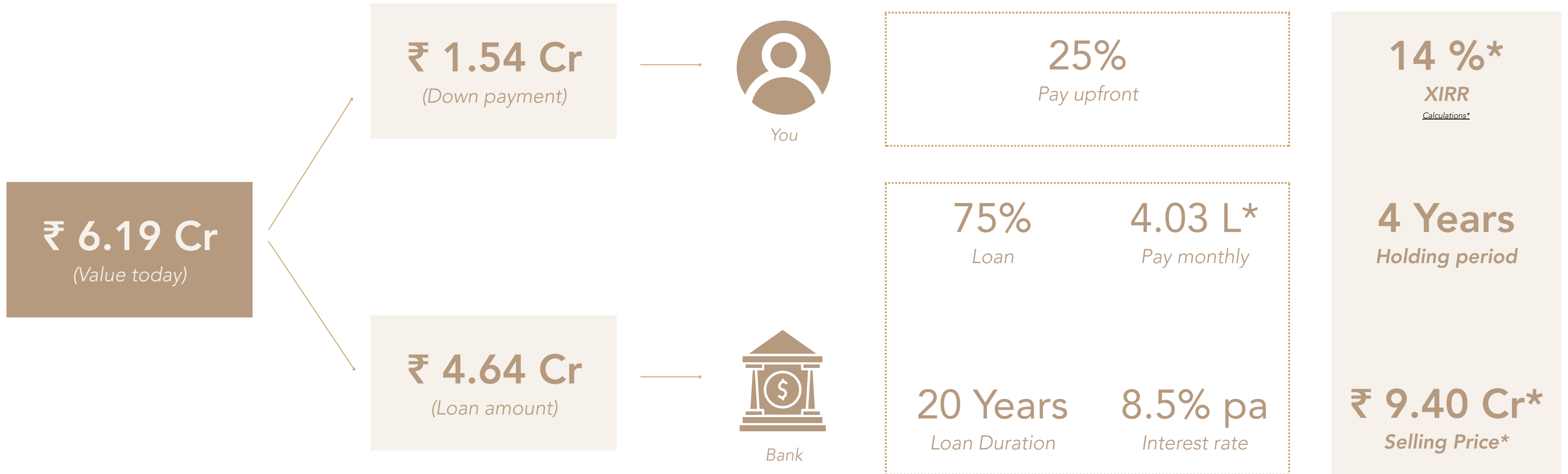
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Investment Highlights


CALCULATED FOR 3BHK UNIT MEASURING 2,842 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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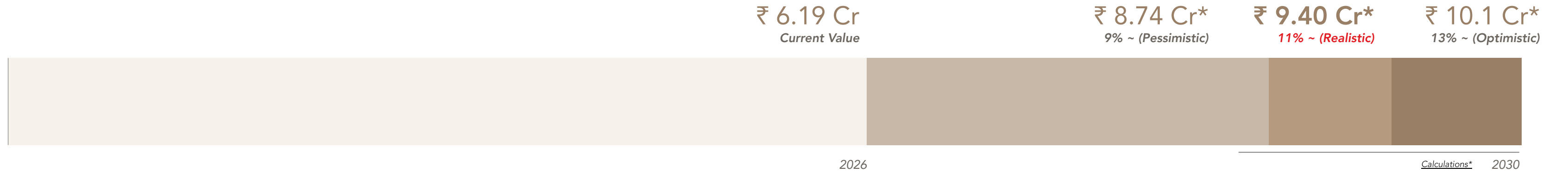
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,842 SQ. FT



(Expected Price by 2030)



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.19 Cr** is projected to grow to **₹9.40 Cr* by 2030**, appreciating by an estimated **₹3.21 Cr***.

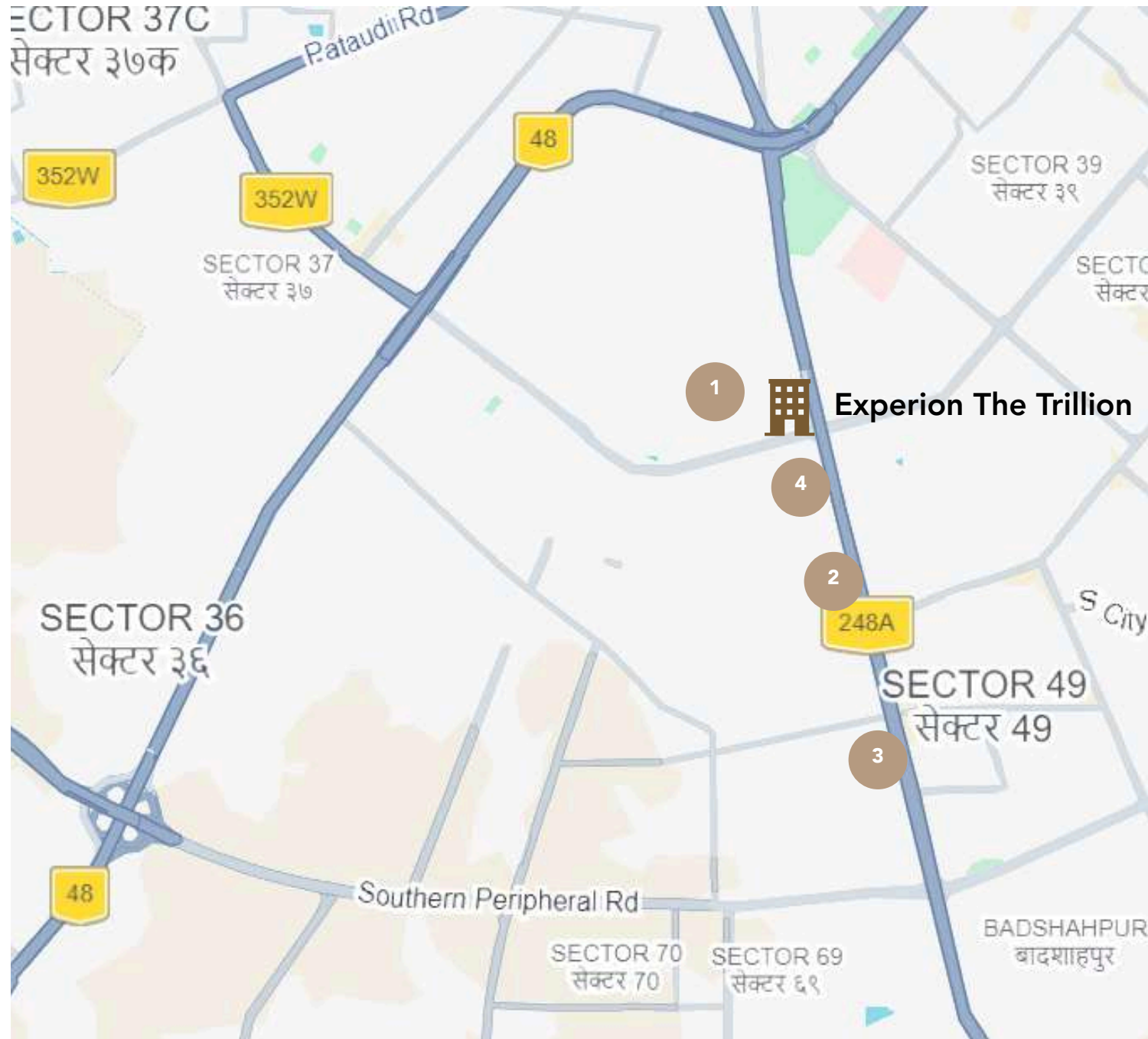
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Central Park Resorts (Sector 48)	2010-12	₹6,500-₹7,500	₹18,000-₹22,000
2 Vipul Greens (Sector 48)	2008-10	₹4,500-₹5,500	₹14,000-₹17,000
3 Bestech Park View City (Sector 48)	2010	₹5,500-₹6,500	₹15,000-₹18,000
4 Central Park Sky Villas (Sector 48)	2012-14	₹9,000-₹11,000	₹22,000-₹28,000
Experion The Trillion	2024-25	₹21,800	₹21,800

HISTORIC METRICS

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

8 - 12%*
Recent YoY Price Growth
(5 Years)

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

Sector 48 is a mature micro-market along Sohna Road with established residential density and strong social infrastructure. Price trends indicate steady end-user driven appreciation, positioning Experion The Trillion as a premium upgrade play within an already stabilized Gurgaon corridor rather than a speculative greenfield bet.

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Similar Projects


Project	Experion The Trillion	Central Park Sky Villas	Vipul Tatvam Villas	SS Hibiscus	Bestech Park View City
Developer	Experion Developers	Central Park	Vipul Group	SS Group	Bestech Group
Location	Sector 48, Gurugram	Sector 48, Gurugram	Sector 48, Gurugram	Sector 50, Gurugram	Sector 48, Gurugram
Project Type	Luxury High-Rise Residential	Ultra-Luxury Villas	Ultra-Luxury Villas	Premium Residential	Premium Residential
Launch Year	2025	2012–14	2013–15	2010–12	2010
Handover Timeline	2032	Delivered	Delivered	Delivered	Delivered
Launch Price (₹/sq ft)	₹21,800	₹9,000–₹11,000	₹8,500–₹10,000	₹7,000–₹8,000	₹5,500–₹6,500
Current Price (₹/sq ft)	₹21,800	₹22,000–₹28,000	₹20,000–₹26,000	₹16,000–₹20,000	₹15,000–₹18,000
CAGR Since Launch (%)	New Launch	~8–10%	~8–10%	~7–9%	~7–9%
Project Density	Low–Medium	Very Low	Very Low	Medium	Medium
Clubhouse	Premium lifestyle clubhouse	Resort-style clubhouse	Private villa clubhouse	Standard premium	Community clubhouse
Ideal For	Premium end-users, investors	HNIs, villa buyers	HNIs, luxury end-users	Family end-users	End-users & investors
Key USP / Highlights	Modern luxury high-rise, new-age amenities	Resort living villas	Independent luxury villas	Established community	Strong resale liquidity

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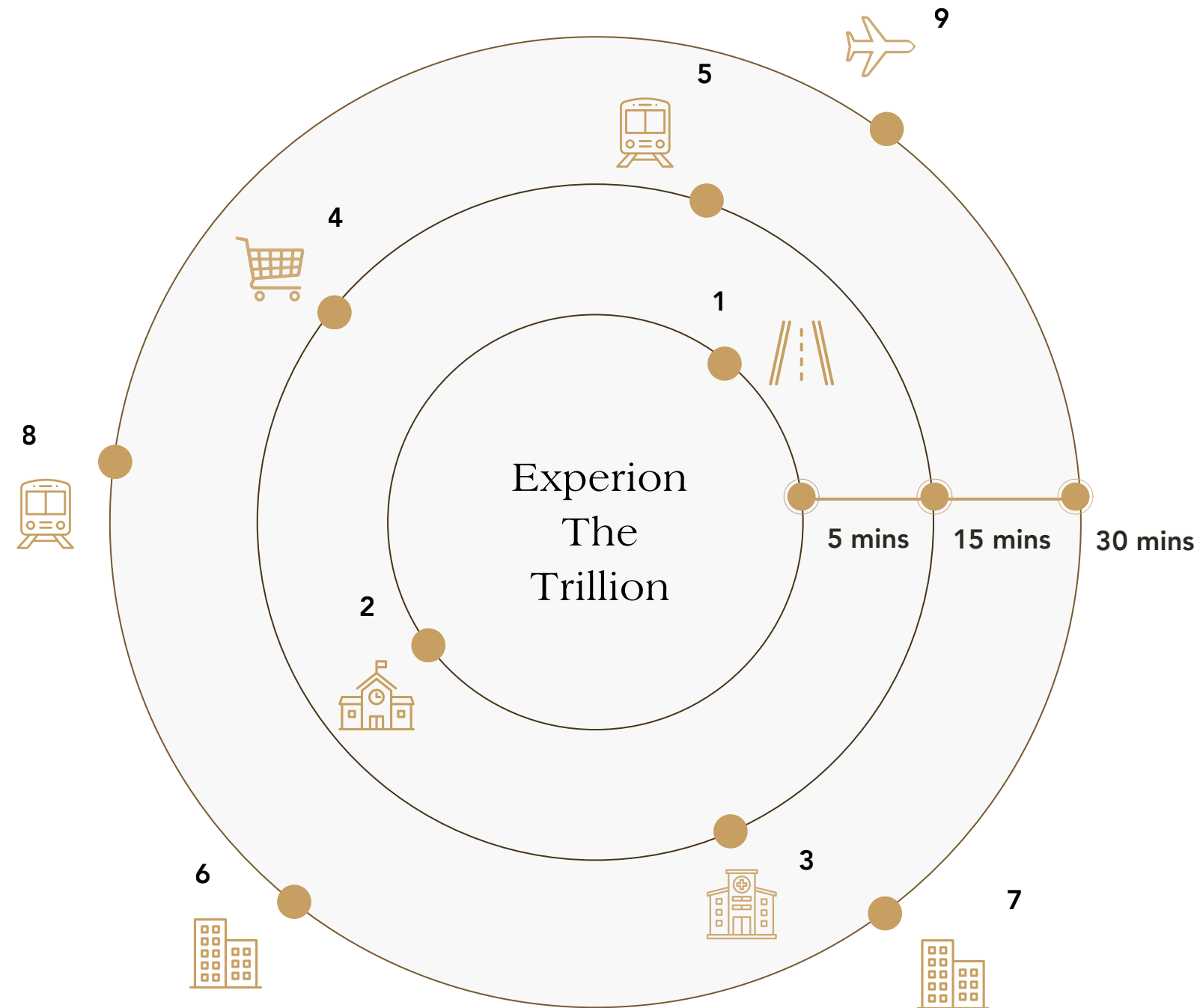
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	Golf Course Road	0.7 Km
2	The Shri Ram School Aravali	2.5 Km
3	Paras Hospital Gurgaon	4 Km
4	South Point Mall	5 Km
5	Sector 53-54 Rapid Metro	6 Km
6	Cyber City Gurgaon	10 Km
7	Udyog Vihar	12 Km
8	Gurgaon Railway Station	14 Km
9	IGI Airport	15 Km



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Experion Developers is a 100% FDI-funded real estate developer backed by Singapore-based Experion Holdings (AT Capital Group), with a growing portfolio of premium residential and township developments across India.

8th Floor, Wing B, Milestone Experion Centre, Sector 15 Part 2, Gurugram, Haryana-122001

2006

ESTABLISHED
YEAR

4+

CITIES OF
OPERATION

10+

TOTAL PROJECTS
DELIVERED

11 M+

SQUARE FEET AREA
DEVELOPED

20+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

Experion The Trillion scores high on micro-market maturity and product quality, supported by a stable end-user driven location in Sector 48. While it lacks the ultra-luxury premium of Golf Course Road assets, it offers a balanced risk-return profile with strong resale visibility and steady appreciation potential.


Property Risk Matrix


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

Experion The Trillion carries a moderate and well-balanced risk profile, supported by a mature Sector 48 micro-market and institutional developer backing, with key sensitivities linked to holding period and broader luxury market cycles rather than execution uncertainty.

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Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity



Situated in a fully mature micro-market with ready social infrastructure including schools, hospitals, retail hubs, and corporate catchment.



Offers modern luxury high-rise living with upgraded specifications and amenities, superior to legacy societies in the same sector.



Stable end-user driven demand reducing downside risk, unlike speculative micro-markets dependent on investor activity





Lower density and better planning compared to older projects, improving livability and long-term desirability.

Connect with us!

Consult Our Certified Industry Experts

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 300+ families guided to the right home.

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 ₹250+ Cr worth of homes advised & transacted.

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