

**TOI HOMES**  
THE TIMES OF INDIA GROUP



# SOBHA CRESCENT

**SECTOR 63A, GURUGRAM**

## Project Report

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### Includes

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

# Overview

**LAUNCH**  
Apr 2026

**POSSESSION**  
Oct 2033

**CURRENT**  
₹23,999 / Sq. Feet\*

**2030 EXPECTED**  
₹36,432 / Sq. Feet\*

**CAGR**  
11%\*

**XIRR\***  
14%\*

**FEATURING**  
4 Towers, 600 Units

**PLOT SIZE**  
12 Acres


**PAYMENT PLAN**  
CLP

**HOMELoAN**  
Available



Disclaimer\*

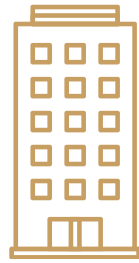
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# Why TOI recommends?

**Ideal for:** End-users seeking high-quality premium living and investors looking for stable, low-risk capital appreciation in a mature luxury micro-market.



*Sobha Crescent is a premium residential development with well-planned layouts, superior construction quality and a focus on long-term durability, designed to deliver a refined and reliable living experience.*



*Backed by strong developer credibility, consistent delivery track record and a mature demand ecosystem, the project offers a stable and predictable growth profile with lower execution risk.*



*Located on Golf Course Extension Road, the project benefits from excellent connectivity, established social infrastructure and sustained end-user demand, supporting long-term livability and resale strength.*

## Recommended Configurations

### BUY FOR END USE

4 BHK  
2966 sq ft

### BUY TO SELL

4 BHK  
2669 sq ft

### BUY TO RENT

3 BHK  
2277 sq ft

# Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
<b>3 BHK</b>	2,277	₹ 23,999*	₹ 5.46 Cr*
<b>4 BHK</b>	2,669	₹ 23,999*	₹ 6.40 Cr*
<b>4 BHK + DH Grande</b>	2,966	₹ 23,999*	₹ 7.11 Cr*


*Sobha Crescent 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
<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

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

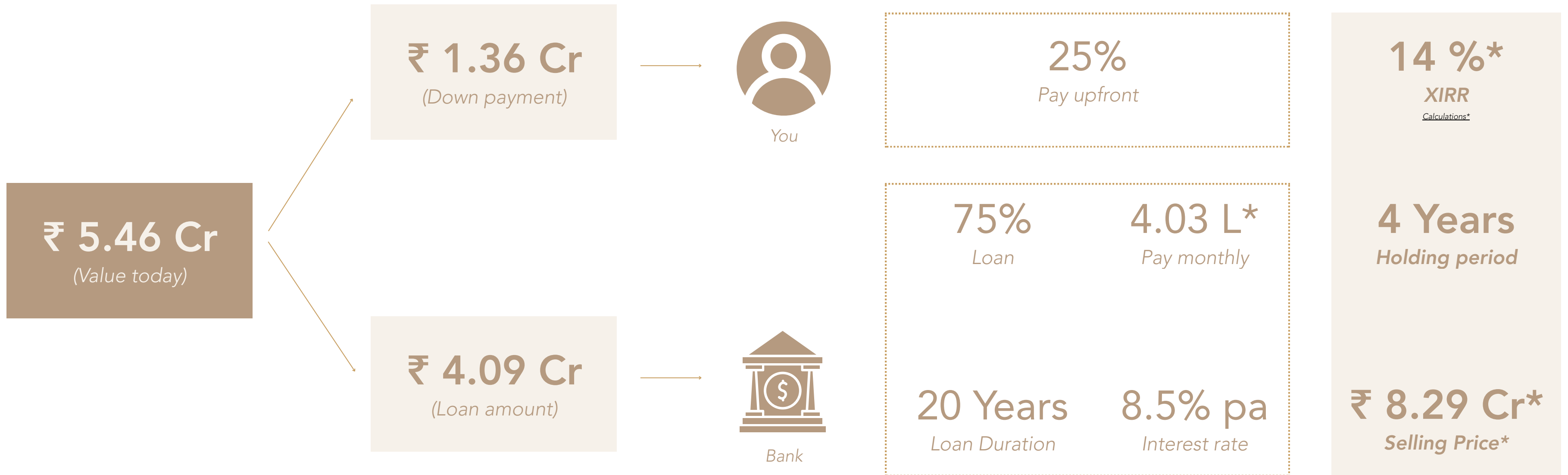
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# Investment Highlights


CALCULATED FOR 3BHK UNIT MEASURING 2,277 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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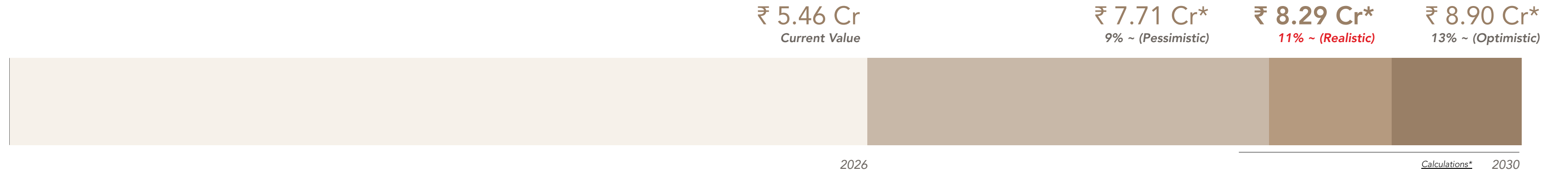
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# How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 2,277 SQ. FT



(Expected Price by 2030)



With an expected **11%\* CAGR** over **4 years**, the property's **current value of ₹5.46 Cr** is projected to grow to **₹8.29 Cr\* by 2030**, appreciating by an estimated **₹2.83 Cr\***.

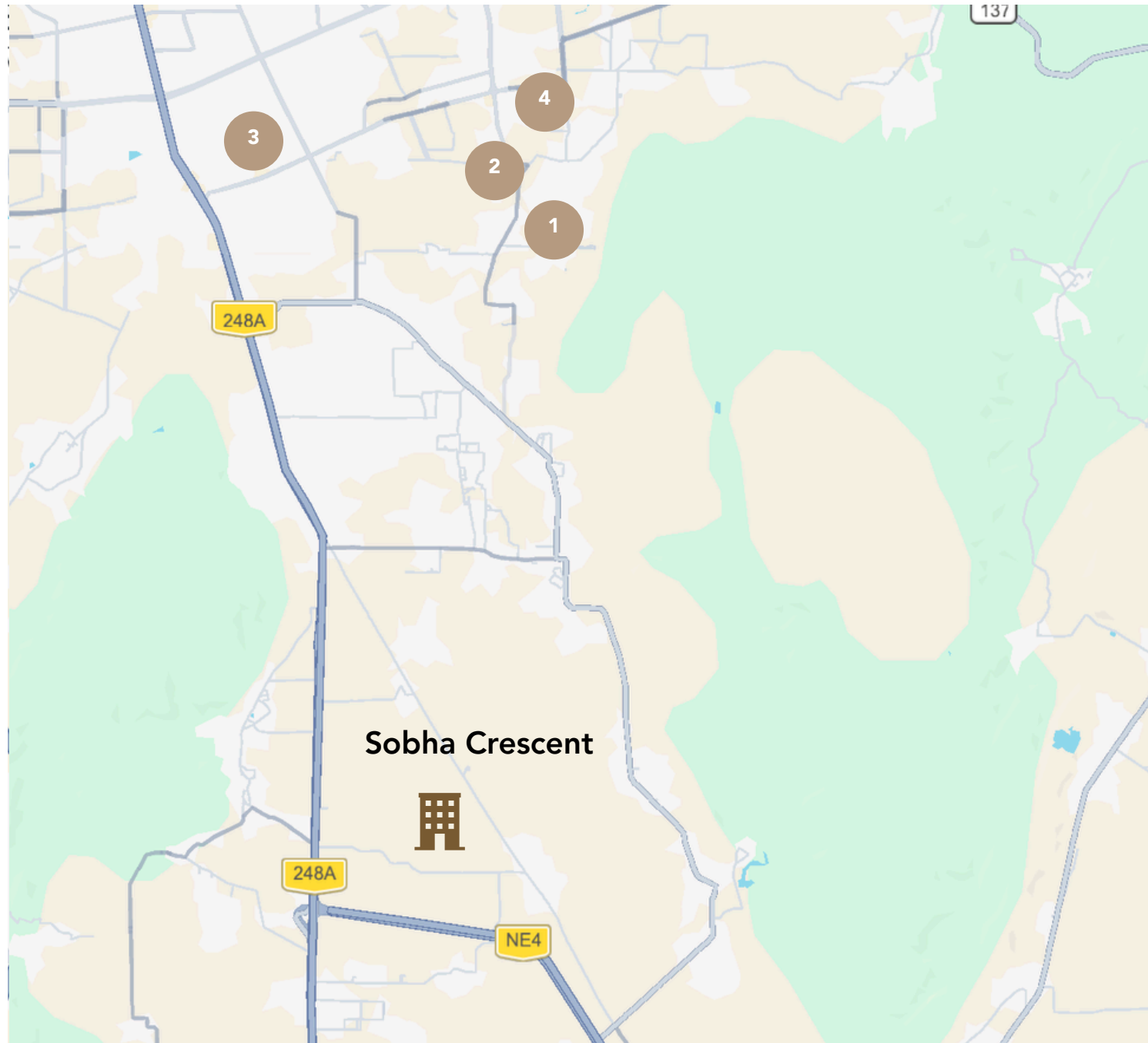
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# Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 TARC Ishva (Sector 63A)	2024-25	₹30,000+	₹32,000 – ₹36,000
2 DLF The Arbour (Sector 63)	2023	₹22,000 – ₹24,000	₹28,000 – ₹32,000
3 Smartworld Edition (Sector 66)	2023-24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
4 Emaar Urban Oasis (Sector 62)	2022-23	₹13,000 – ₹14,000	₹16,000 – ₹18,000
Sobha Crescent	2024-25	₹21,800	₹21,800

## HISTORIC METRICS

**10 - 13%\***  
Long-Term CAGR  
(20 Years)

**12 - 18%\***  
Recent YoY Price Growth  
(5 Years)

**80 - 120%\***  
Avg. Price Increase  
(5 Years)

Golf Course Extension Road is a mature, high-value micro-market driven by strong connectivity, corporate presence and consistent end-user demand. Sobha Crescent enters as a premium luxury offering, positioned below ultra-luxury projects but supported by strong brand credibility and a proven appreciation corridor.

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# Similar Projects


Project	Sobha Crescent	TARC Ishva	DLF The Arbour	Smartworld The Edition	Emaar Urban Oasis
Developer	Sobha Limited	TARC Limited	DLF	Smartworld	Emaar India
Location	Sector 63A, Gurugram	Sector 63A (GCRE)	Sector 63 (GCRE)	Sector 66 (GCRE)	Sector 62 (GCRE)
Project Type	Premium luxury residences	Ultra-luxury low-density	Luxury high-rise	Premium high-rise	Premium high-rise
Launch Year	2026	2024–25	2023	2023–24	2022–23
Handover Timeline	2033	~2028–31	~2027	~2028–29	~2027–28
Launch Price (₹/sq ft)	₹23,999	₹30,000+	~₹17,500–₹24,000	₹18,000 – ₹20,000	₹13,000 – ₹14,000
Current Price (₹/sq ft)	₹23,999	₹32,000 – ₹36,000	₹28,000 – ₹32,000	₹20,000 – ₹23,000	₹16,000 – ₹18,000
CAGR Since Launch (%)	New Launch	New Launch	~10–12%	~8–10%	~10–12%
Project Density	Low–Medium	Low	Medium	Medium	Medium
Clubhouse	Premium lifestyle clubhouse	Large luxury clubhouse	~1.25 lakh sq ft clubhouse	Premium clubhouse	Community clubhouse
Ideal For	Premium end-users, investors	UHNI buyers	Luxury end-users	Upgrade buyers	Family buyers
Key USP / Highlights	Sobha quality + premium layouts	Low-density ultra-luxury	Strong brand + scale	Modern design-led product	Value luxury positioning

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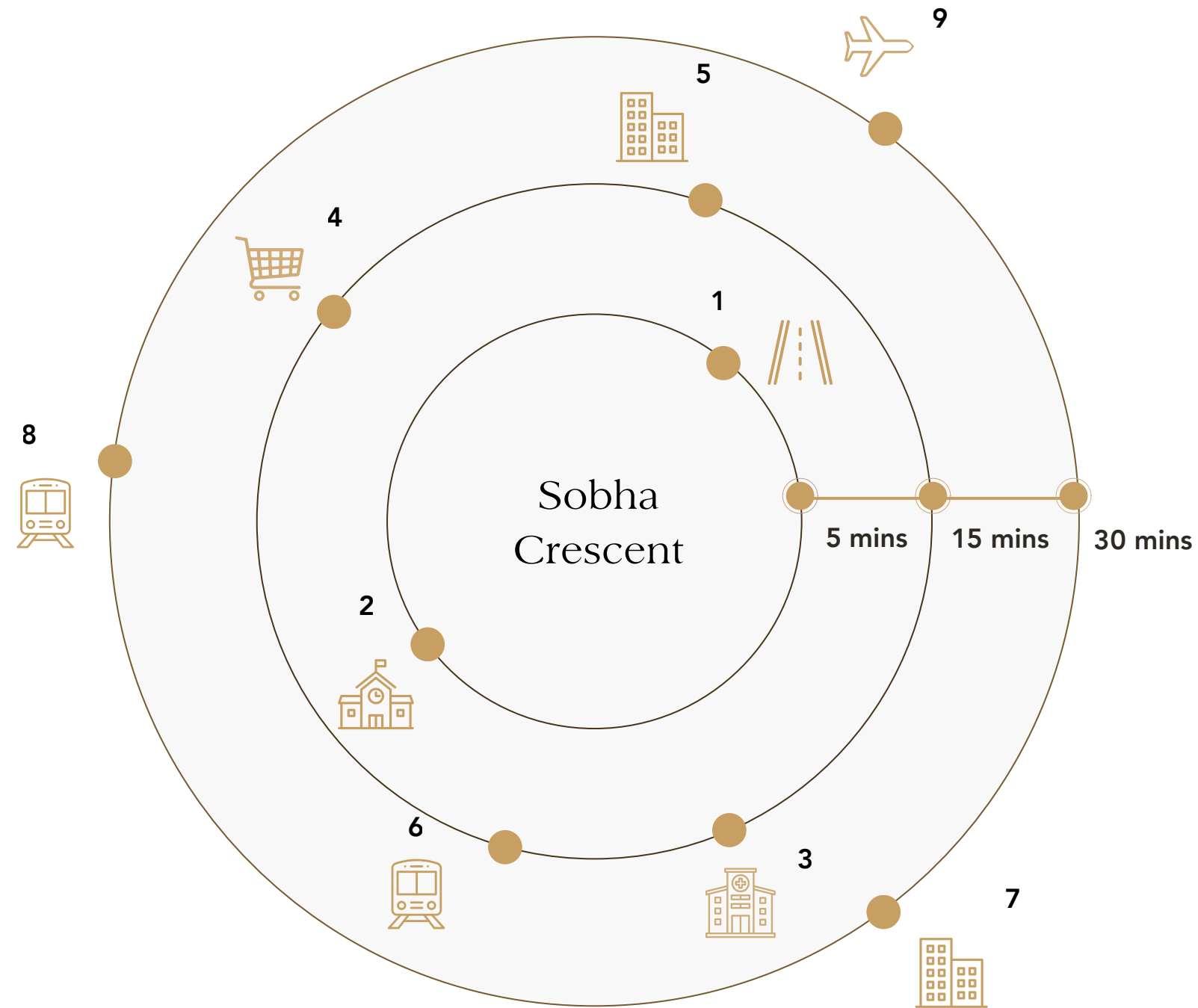
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



1	Golf Course Road	0.6 Km
2	Heritage Xperiential Learning School	2.5 Km
3	Artemis Hospital	4 Km
4	WorldMark Gurgaon	5 Km
5	AIPL Business Club	6 Km
6	Sector 55-56 Rapid Metro	8 Km
7	DLF Cyber City	14 Km
8	Gurgaon Railway Station	16 Km
9	IGI Airport	18 Km



Mall



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# Builder Profile



A premium real-estate developer in India, known for its backward-integrated model (in-house manufacturing + construction + design) and presence in multiple states, delivering residential, commercial and township projects.

Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru – 560103, Karnataka, India

1995

ESTABLISHED  
YEAR

₹16K Cr

MARKET  
CAPITALIZATION

160+

TOTAL PROJECTS  
DELIVERED

148 M+

SQUARE FEET AREA  
DEVELOPED

12+

STATES OF  
OPERATION

## Flagship Projects

SOBHA  
NEOPOLIS

SOBHA  
AURUM  
Sector 36, Greater Noida

BROOKLYN TOWERS  
— TOWNPARK —

SOBHA  
ELYSIA | SOBHA  
CITY

## 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	★★★★★

*Sobha Crescent combines best-in-class construction quality with a prime location, offering a highly stable luxury investment with strong liquidity and long-term value appreciation.*


# Property Risk Matrix

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

*Sobha Crescent carries a low-risk profile driven by strong developer credibility and a mature micro-market, with most risks limited to premium pricing dynamics rather than execution or structural concerns.*

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*Located in one of Gurgaon's most established luxury corridors with seamless connectivity to Golf Course Road, SPR and major business hubs.*



*Sobha's in-house construction capabilities ensure superior build quality, finish and long-term durability — a key differentiator in the premium segment.*



*Backed by a proven track record of timely delivery and high customer trust, supporting resale value and investment security.*



*GCRE offers established infrastructure, social amenities and consistent end-user demand, reducing execution and absorption risks.*





*Priced below ultra-luxury developments while offering strong quality, making it attractive for both end-users and investors.*

# 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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