

TOI HOMES
THE TIMES OF INDIA GROUP



ESTATE 361

SECTOR 36A, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH

December 2025

CURRENT

₹24,000/ Sq. Feet*

CAGR

8-12%*

FEATURING

6 Towers, 380 Units

PAYMENT PLAN

20:20:20:40

POSSESSION

August 2033

2030 EXPECTED

₹36,433/ Sq. Feet*

XIRR*

14%*

PLOT SIZE

18.23 Acres

HOMELOAN

Available



Disclaimer*

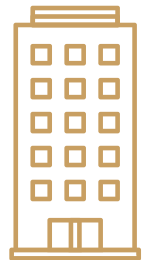
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Why TOI recommends?

Ideal for: Premium end-users and long-term investors seeking wellness-focused luxury living with strong appreciation potential in an emerging premium corridor.



Estate 361 is a differentiated luxury development designed around wellness, open greens and low-density living, offering a refined residential experience focused on long-term livability.



Backed by Max Estates' strong premium positioning and institutional-quality execution, the project offers a relatively stable and high-confidence luxury investment profile.



Located in Sector 36A with strong connectivity to Dwarka Expressway and NH-48, the project benefits from improving infrastructure, rising luxury demand and long-term micro-market growth potential.

Recommended Configurations

BUY FOR END USE

2 BHK

1687 sq ft

BUY TO SELL

2 BHK

1565 sq ft

BUY TO RENT

2 BHK

1565 sq ft



CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
1.5 BHK	1,144	₹ 24,000*	₹ 2.74 Cr*
2 BHK	1,565	₹ 24,000*	₹ 3.75 Cr*
2 BHK Loft	1,687	₹ 24,000*	₹ 4.04 Cr*

Estate 361 offers efficiently planned 1.5 & 2 BHK luxury residences with wellness-focused design and premium specifications, catering to modern urban buyers seeking long-term livability and lifestyle-driven value appreciation.

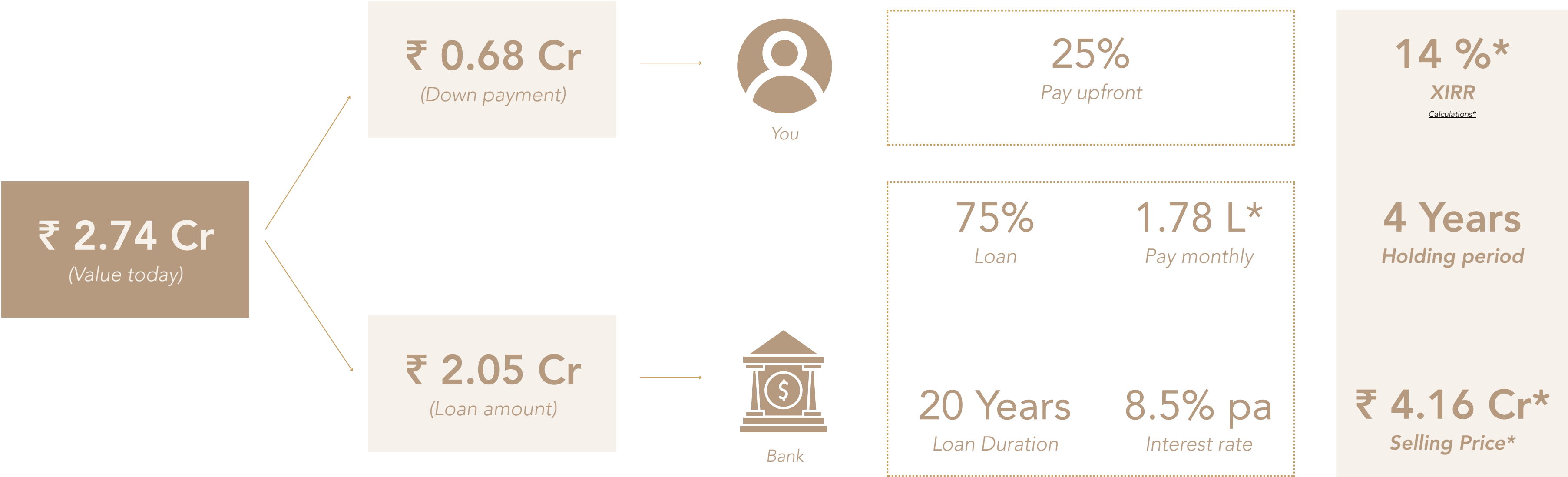
Payment Plan

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
On Casting of G Floor Slab / 24 Months	20%
On Casting of 20th Floor Slab	20%
On Installation of Doors & Windows	20%
Application of OC	15%
Possession	5%

A 20:20:20:40 payment option enables buyers to align capital deployment with project progress, balancing liquidity comfort with structured participation in long-term property appreciation.

Investment Highlights

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT



With a relatively lower entry ticket and wellness-led premium positioning, Estate 361 offers an attractive leveraged investment opportunity with strong long-term appreciation potential in an emerging luxury micro-market.

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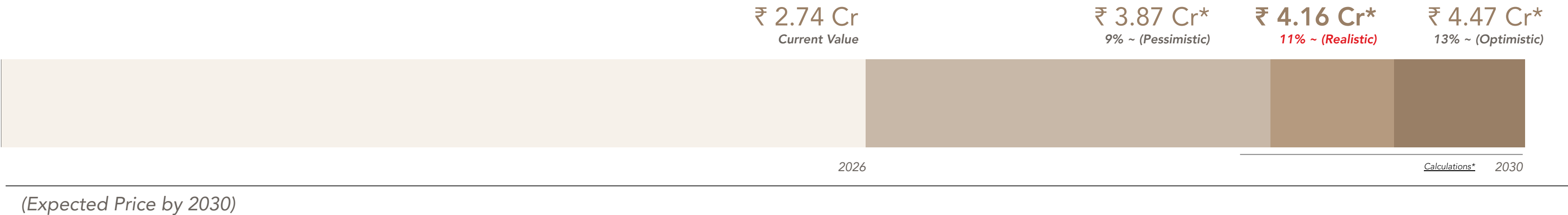
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How your property could grow by 2030

CALCULATED FOR 1.5 BHK UNIT MEASURING 1,144 SQ. FT



With an expected 11%* CAGR over 4 years, the property's current value of ₹2.74 Cr is projected to grow to ₹4.16 Cr* by 2030, appreciating by an estimated ₹1.42 Cr*.

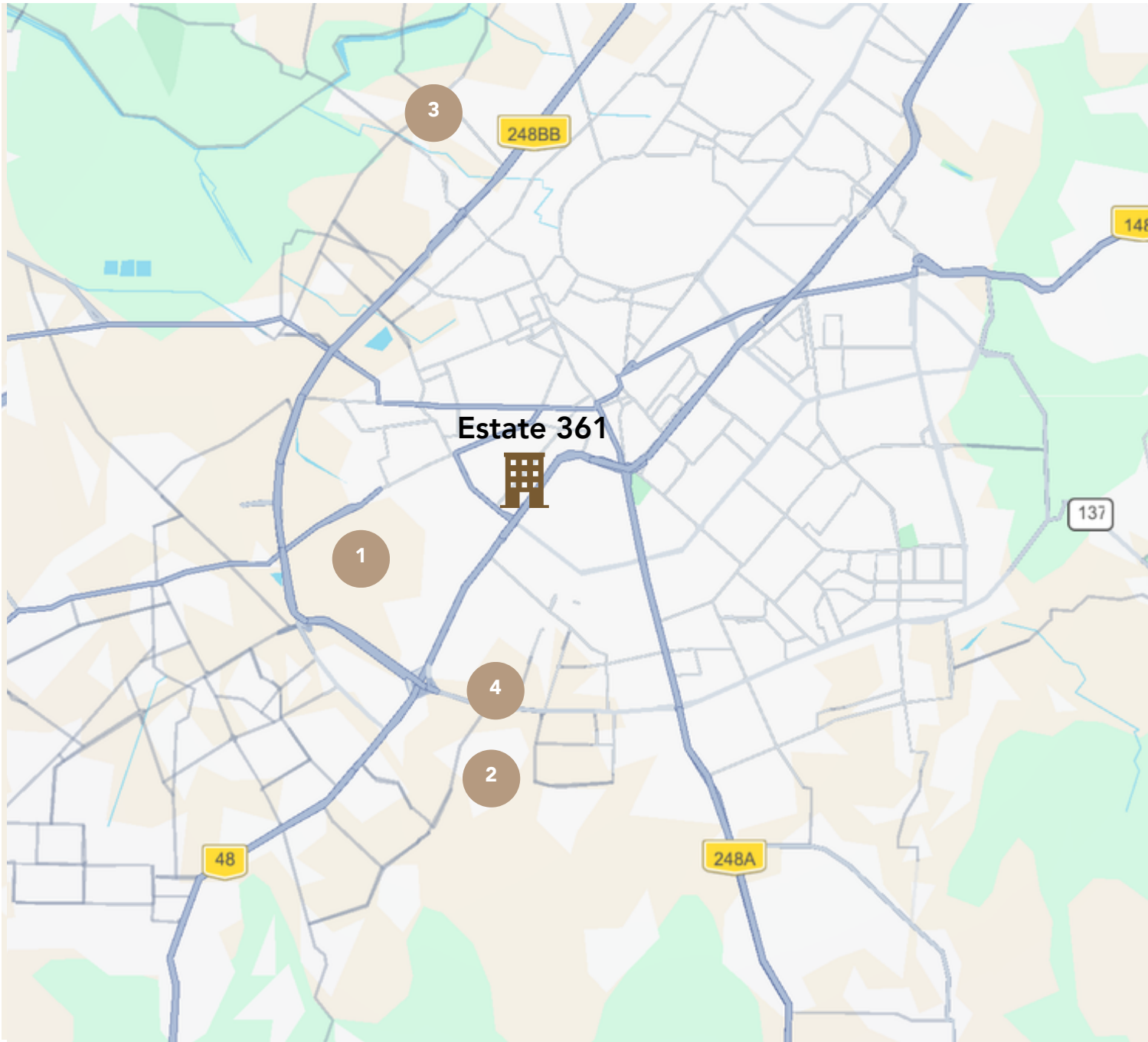
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Krisumi Waterside Residences	2024	₹22,000 – ₹25,000	₹25,000 – ₹30,000
2 DLF Privana South	2024	₹17,000 – ₹18,500	₹20,000 – ₹23,000
3 Godrej Vrikshya	2024–25	₹19,000 – ₹20,000	₹20,000 – ₹22,000
4 Whiteland The Aspen	2023–24	₹14,000 – ₹16,000	₹16,000 – ₹18,000
Estate 361	2025	₹24,000	₹24,000

HISTORIC METRICS

9 - 12%*
Long-Term CAGR
(20 Years)

15 - 22%*
Recent YoY Price Growth
(5 Years)

90 - 120%*
Avg. Price Increase
(5 Years)

Sector 36A is emerging as a premium residential hub along Dwarka Expressway, driven by improving infrastructure, NH-48 connectivity and rising luxury development activity. Estate 361 is positioned as a niche premium lifestyle offering with strong wellness-led planning and long-term appreciation potential.

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Similar Projects

Project	Estate 361	Krisumi Waterside Residences	DLF Privana South	Godrej Vrikshya	Whiteland The Aspen
Developer	Max Estates	Krisumi Corporation	DLF	Godrej Properties	Whiteland Corporation
Location	Sector 36A, Gurgaon	Sector 36A, Gurgaon	Sector 77, Gurgaon	Sector 103, Dwarka Exp.	Sector 76, Gurgaon
Project Type	Premium wellness-led residences	Indo-Japanese luxury residences	Luxury high-rise residences	Premium luxury residences	Luxury residences
Launch Year	2025	2024	2024	2024–25	2023–24
Handover Timeline	2033	~2029	~2029	~2029–30	~2028–29
Launch Price (₹/sq ft)	₹24,000	₹22,000 – ₹25,000	₹17,000 – ₹18,500	₹19,000 – ₹20,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	₹24,000	₹25,000 – ₹30,000	₹20,000 – ₹23,000	₹20,000 – ₹22,000	₹16,000 – ₹18,000
CAGR (Since Launch)	Early Stage	~10–14%	~10–14%	New Launch	~8–10%
Project Density	Medium	Low	Low	Medium	Medium
Clubhouse	Premium clubhouse	Luxury clubhouse	Large premium clubhouse	Premium clubhouse	Lifestyle clubhouse
Ideal For	Wellness-focused premium buyers	Luxury end-users	Premium family buyers	Upgrade buyers	Luxury investors
Key USP / Highlights	Wellness-led ecosystem + nature focus	Japanese design philosophy	DLF brand + township scale	Strong brand + connectivity	Spacious luxury layouts

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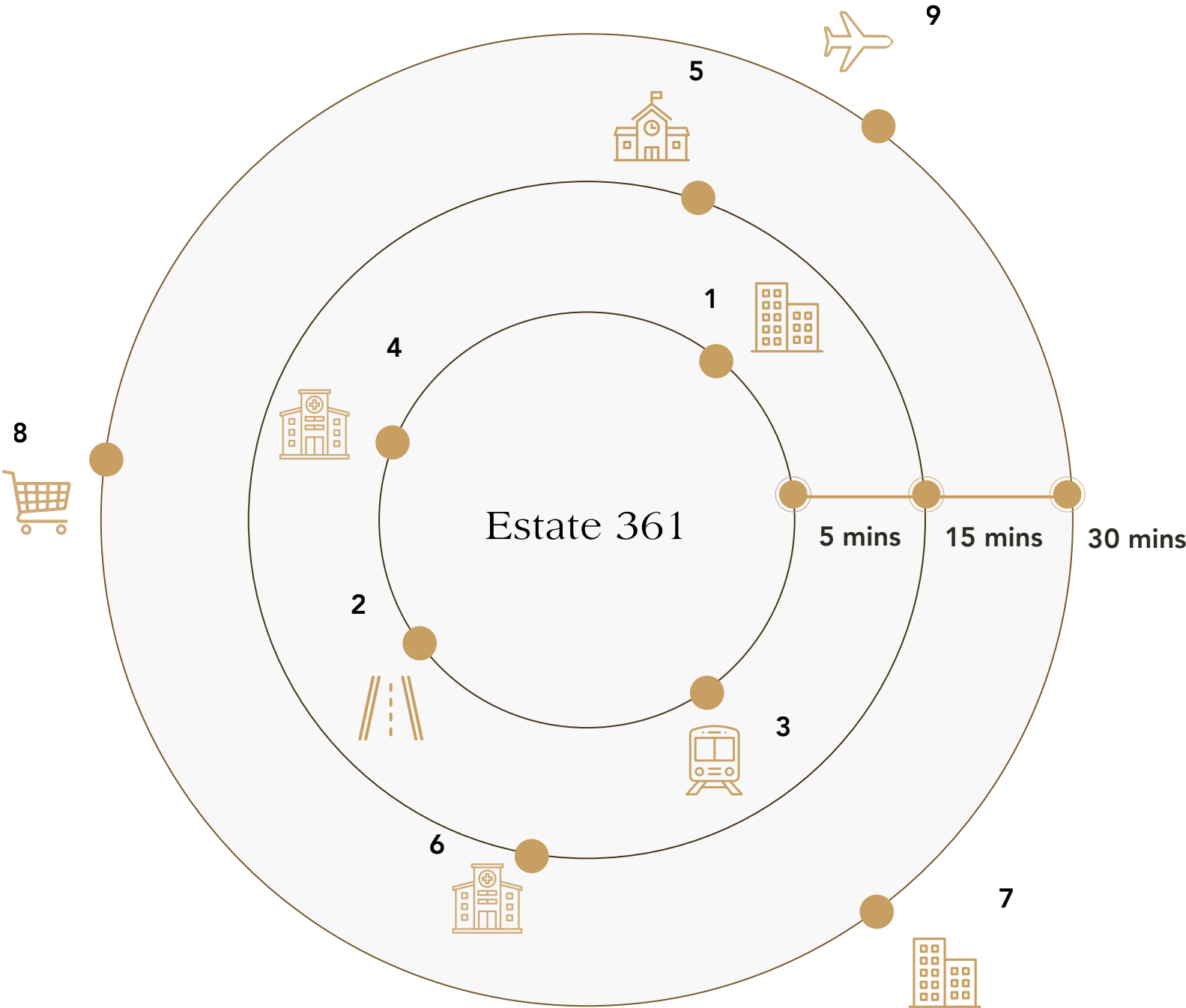
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		Planned Global City	1 Km
2		Dwarka Expressway	3 Km
3		Proposed Delhi Metro Station	3 Km
4		Genesis Hospital	3 Km
5		N.S.P School	4 Km
6		Aarvy Hospital	5 Km
7		DLF Cyber City	20 Km
8		Ambience Mall	20 Km
9		IGI Airport	24 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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Max Estates Limited is the real estate development arm of the Max Group, focused on creating premium residential communities and Grade A commercial spaces across Delhi-NCR.

Max Towers, L-20, Plot No. C-001/A/1, Sector 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301

1982

ESTABLISHED
YEAR

4

CITIES OF
OPERATION

10+

TOTAL PROJECTS

7 M+

SQUARE FEET AREA
DEVELOPED

40+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects

ESTATE

361

ESTATE

105



Rating Matrix

Brand Equity



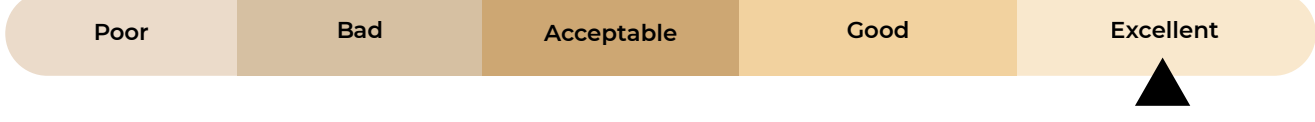
Delivery Record



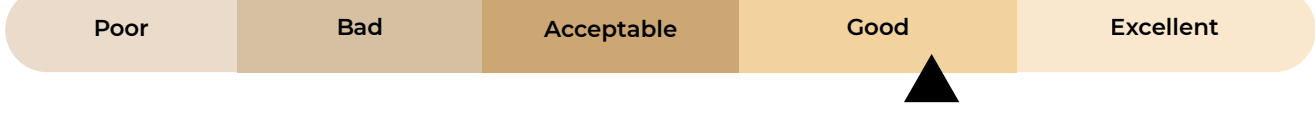
Financial Strength



Project Quality



Pricing Power



Project Scorecard

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

Estate 361 stands out through wellness-led planning, premium developer credibility and strategic connectivity, positioning it as a differentiated luxury offering with strong long-term appreciation potential.

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	Medium	Stable
Execution & Delivery Risk	Low	Low	Strong
Interest Rate Volatility	Low	Medium	Manageable
Rental Yield Volatility	Low	Medium	Stable

Estate 361 maintains a low-to-moderate risk profile supported by strong developer credibility, differentiated product positioning and improving corridor fundamentals, with key considerations centered around premium pricing and holding horizon.

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Designed around wellness, open greens and nature-centric living, creating a differentiated premium residential experience.



Backed by Max Estates, known for institutional-quality execution and premium lifestyle-focused developments.



Located in Sector 36A with seamless access to Dwarka Expressway, NH-48 and major commercial hubs across Gurgaon and Delhi.



Spacious layouts, lower density and curated community planning enhance exclusivity and long-term end-user appeal.



Focus on wellness amenities, landscaped greens and community-centric spaces supports long-term residential demand.

Connect with us!

Consult Our Certified Industry Experts

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 300+ families guided to the right home.

Mr. Shubham Khandelwal 

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 ₹250+ Cr worth of homes advised & transacted.

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Important Links

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[MASTER PLAN](#)

[FLOOR PLANS](#)



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