TOI HOMES
THE TIMES OF INDIA GROUP

CENTRAL PARK

SELENE

SECTOR 32, GURUGRAM

Project Report

Includes

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

HARERA/GGM/964/696/2025/67

Overview

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LAUNCH Jul 2025	CURRENT ₹23,500 / Sq. Feet	CAGR 8-12%*	FEATURING 1 Tower, 353 Units	PAYMENT PLAN CLP
POSSESSION Jun 2030	2030 EXPECTED ₹35,674/ Sq. Feet	XIRR* 14 %*	PLOT SIZE 3.81 Acres	HOMELOAN Available

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Why TOI recommends?

Ideal for: Investors seeking managed rental income and yield-driven assets, along with end-users looking for hospitality-led premium living within a township ecosystem.

Central Park Selene is a hospitality-led serviced residence development offering fully managed units, premium specifications, and a strong focus on rental efficiency, making it a differentiated investment product.

Backed by Central Park's established rental management ecosystem and limited competition in branded serviced residences, the project offers a structured yield opportunity with long-term appreciation potential.

Located within Flower Valley, Sohna, the project benefits from improving connectivity via Sohna Elevated Road and NH-48, supporting future demand from both tenants and investors.

Recommended Configurations

BUY FOR END USE
1 BHK Suite
1773 sq ft

BUY TO SELL
Large Studio
1307 sq ft

BUY TO RENT
Studio Suite
1101 sq ft

Configurations

BHK	SUPER AREA (SQ/FT)	PRICE SQ/FT	PRICE
Luxury Studio (Type A7)	1037	₹ 23,500	₹ 2.43 Cr
Studio Suite (Type A1)	1101	₹ 23,500	₹ 2.58 Cr
Large Studio	1307	₹ 23,500	₹ 3.07 Cr
1 BHK Suite	1773	₹ 23,500	₹ 4.16 Cr
1 BHK Luxe Suite	1959	₹ 23,500	₹ 4.60 Cr
2 BHK Luxe Suite	3654	₹ 23,500	₹ 8.58 Cr

The project offers a curated mix of luxury studios and serviced suites, designed for efficient layouts, premium finishes, and rental-ready configurations. With standardized pricing and a focus on hospitality-led living, it caters to both investors and end-users seeking a blend of yield potential and lifestyle convenience.

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INNVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession	End-users & long-term investors	Lower execution risk, cash outflow aligned with project progress, reduced interest burden

The project follows a construction-linked payment plan, aligning cash outflows with development progress. This structure enhances capital efficiency and reduces upfront risk, making it well-suited for investors seeking disciplined capital deployment alongside long-term rental yield potential.

Investment Highlights

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CALCULATED FOR A LUXURY STUDIO MEASURING 1,037 SQ. FT

₹ 2.43 Cr
(Value today)

₹ 60.92 L
(Down payment)

You

25%
Pay upfront

₹ 1.82 Cr
(Loan amount)

Bank

75%
Loan

1.58 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 3.69 Cr*
Selling Price*

With a 75% loan structure, Central Park Selene delivers a ~14% true XIRR over a 4-year horizon, balancing capital efficiency with lower leverage risk.

Disclaimer*

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How your property could grow by 2030

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Calculated for a Luxury Studio measuring 1,037 SQ. FT

(Expected Price by 2030)

₹ 2.43 Cr
(Current Value)

₹ 23,500 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 3.69 Cr*
(Realistic Value by 2030)

₹ 35,674 PSF*
(Realistic Value by 2030)

₹ 1.26 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.43 Cr** is projected to grow to **₹3.69 Cr* by 2030**, generating an estimated **₹1.26 Cr* profit.***

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Nearby Projects

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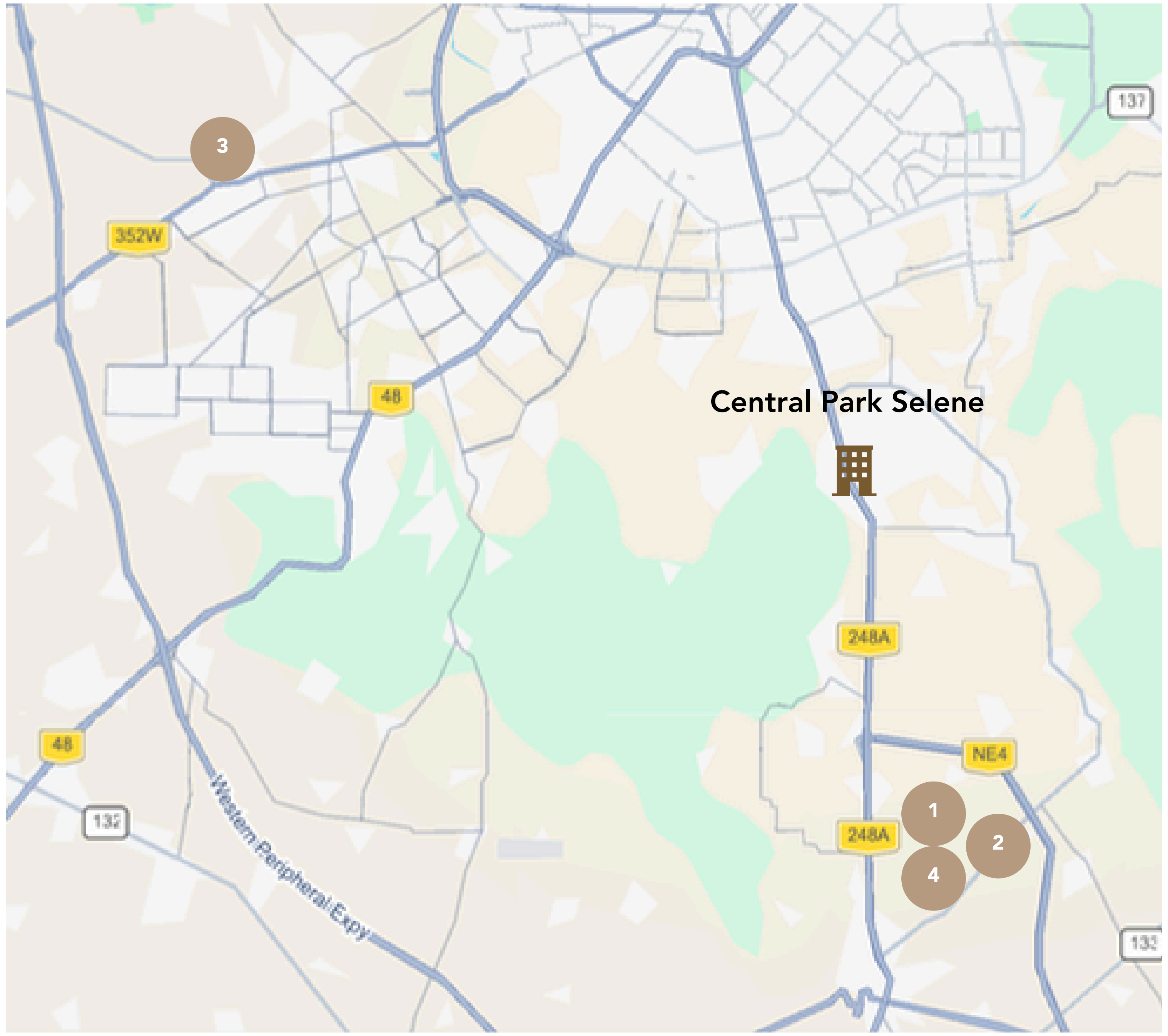

	PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*
1	**Central Park Aqua Front Towers**	2021–22	₹9,500–₹11,000	₹14,000–₹17,000
2	**Central Park Cerise Suites**	2019–20	₹7,500–₹9,000	₹12,000–₹15,000
3	**ROF Insignia Park**	2020–21	₹5,500–₹6,500	₹9,000–₹12,000
4	**Central Park Bignonia Towers**	2017–18	₹5,500–₹6,500	₹9,000–₹12,000
	Central Park Selene	2025	**₹23,500**	**₹23,500**

HISTORIC METRICS

10% – 13%
Long-Term CAGR
(20 Years)

12% – 18%
Recent YoY Price Growth
(5 Years)

~60% – 90%
Avg. Price Increase
(5 Years)

The Sector 32–35 Sohna micro-market shows a clear progression from mid-segment residential pricing to premium branded developments, with Central Park Selene establishing a new pricing benchmark driven by its serviced luxury positioning within an otherwise evolving residential cluster.

Similar Projects

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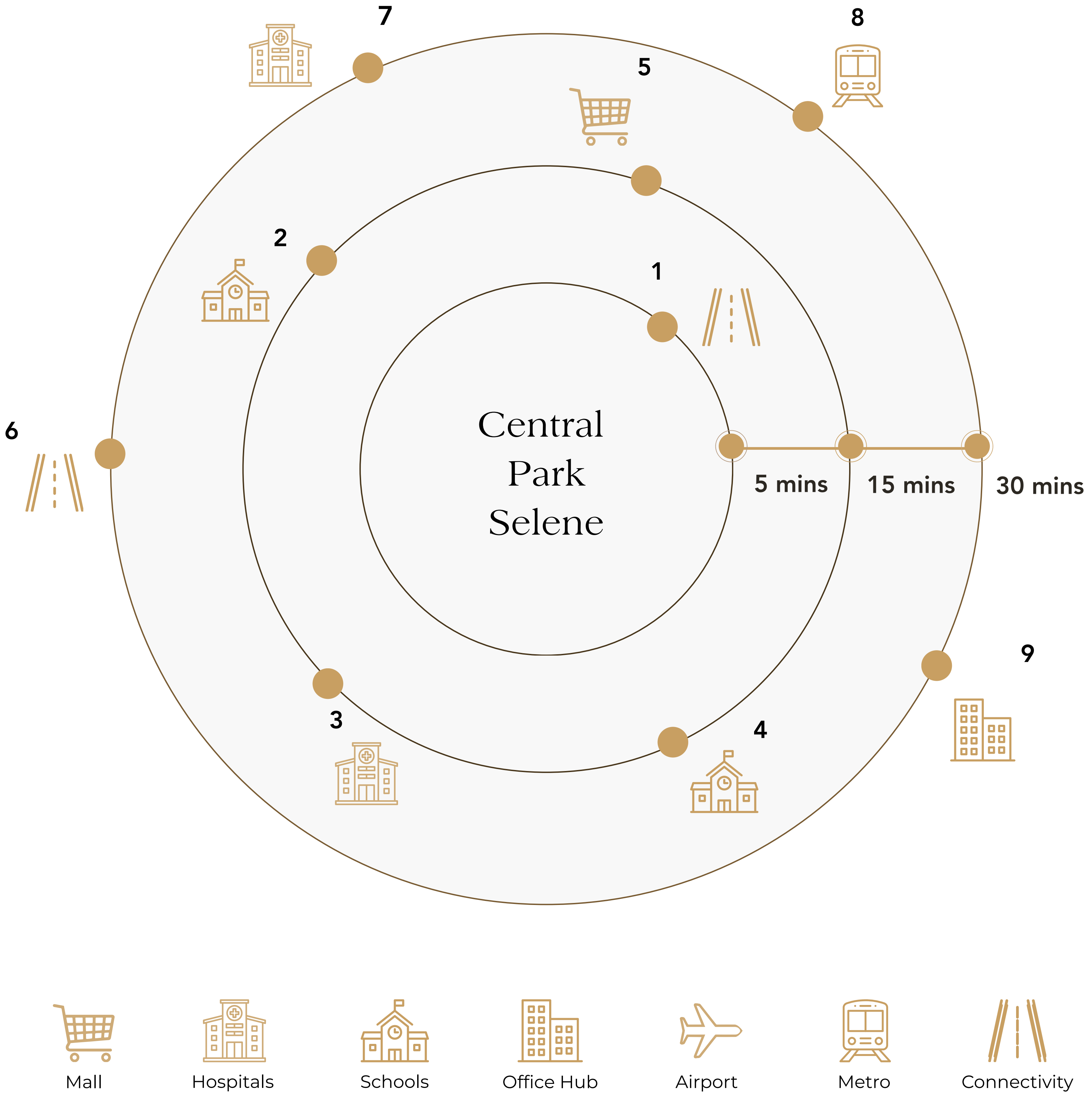
Project	Central Park Selene	Lemon Tree Premier Residences	The Room Central Park	Vatika Serviced Apartments	Emaar Hospitality Residences
Developer	Central Park	Lemon Tree Hotels	Central Park	Vatika Group	Emaar
Micromarket / Location	Sector 32 Sohna	Sector 29 Gurgaon	Sector 48 Gurgaon	Sector 49 Gurgaon	Sector 65 Gurgaon
Total Area (acres)	3.81 acres	~2–3 acres	~4 acres	~3 acres	~5–7 acres
Launch Date	2025	2018–20	2019–21	2015–18	2022–23
Handover Timeline	2030	Delivered	Delivered	Delivered	2027–28
Launch Price (₹/sq ft)	₹23,500	₹14K–16K	₹12K–14K	₹10K–12K	₹18K–20K
Current Price (₹/sq ft)	₹23,500	₹18K–22K	₹16K–20K	₹14K–18K	₹22K–28K
CAGR Since Launch (%)	New Launch	~8–10%	~9–11%	~7–9%	~10–12%
Expected Price (₹/sq ft)	₹35,674	₹22K–25K	₹20K–24K	₹18K–22K	₹28K–35K
Clubhouse Size	Resort-style township amenities	Hotel amenities	Premium clubhouse	Standard clubhouse	Branded luxury clubhouse
Project Density (units/acre)	Low–Medium	Medium	Medium	Medium	Low
Ideal For	Investors + rental yield buyers	Rental investors	Rental investors	Budget investors	HNIs
Key USP / Highlights	Township + managed rental ecosystem	Hotel-branded rentals	Proven rental model	Affordable entry	Global brand premium

Disclaimer*

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

Facilities Nearby



1	Sohna Elevated Road (Delhi–Mumbai Expressway)	1.5 Km
2	GD Goenka World School	4 Km
3	Sohna Civil Hospital	4.5 Km
4	KR Mangalam University	7 Km
5	Westin Sohna Resort & Spa	9 Km
6	Golf Course Extension Road	10 Km
7	Medanta – The Medicity	18 Km
8	Huda City Centre Metro Station	20 Km
9	DLF Cyber City	22 Km

Builder Profile

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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	25+	14+	5.5 M+	8+
ESTABLISHED YEAR	YEARS OF REAL ESTATE LEGACY	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

CENTRAL PARK® FLOWER VALLEY

SKY VILLAS SECTOR 104 DWARKA EXPRESSWAY

CENTRAL PARK® THE ORCHARD

Rating Matrix

	Poor	Bad	Acceptable	Good	Excellent
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	★★★★☆

Central Park Selene scores well on product differentiation and investment flexibility, driven by its serviced apartment format and township ecosystem. While location maturity is still evolving, the project offers strong rental potential and long-term growth within South Gurgaon.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Liquidity / exit timing	Medium	Medium	Watchful
Regulatory & tax changes	Low	Low	Stable
Rental income stability	Medium	Low	Stable
Developer & asset quality	Very low	Very low	Strong
Currency movement (for NRIs)	Low	Low	Manageable
Opportunity cost of capital	Medium	Low	Balanced

Overall risk remains controlled, supported by strong developer credibility and a differentiated serviced residence model. While liquidity and rental variability require monitoring, most structural risks remain low, with capital allocation considerations driven more by pricing and exit timelines than execution concerns.

Strengths

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Hospitality-led serviced living concept with managed rentals, offering a differentiated investment + lifestyle product

Backed by Central Park's proven serviced residence portfolio, reducing execution and operational risk

Premium amenities & clubhouse infrastructure comparable to luxury resorts, enhancing tenant appeal and occupancy potential

Strategic connectivity via Sohna Elevated Road & NH-48, supporting future price appreciation and accessibility

ntegrated rental management ecosystem ensures operational convenience and enhances tenant retention

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Connect with us!

Consult Our Certified Industry Experts

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₹250+ Cr worth of homes advised & transacted.

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Important Links

BUILDER BROCHURE

FLOOR PLANS

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