

TOI HOMES
THE TIMES OF INDIA GROUP



Tonino Lamborghini

SECTOR 71, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH April 2026	CURRENT ₹24,000/ Sq. Feet*	CAGR 8-12%*	FEATURING 5 Towers, 812 Units	PAYMENT PLAN CLP, 25×4
POSSESSION January 2033	2030 EXPECTED ₹36,433/ Sq. Feet*	XIRR* 14%*	PLOT SIZE 12.4 Acres	HOMELOAN Available



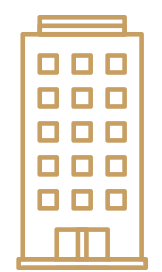
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Why TOI recommends?

Ideal for: UHNI buyers, luxury end-users and investors seeking branded residences with strong long-term appreciation potential in a rapidly growing premium corridor.



Tonino Lamborghini Residences is a niche ultra-luxury development that combines international lifestyle branding, premium specifications and design-led living to create a highly differentiated residential offering.



Backed by the strong growth trajectory of SPR and limited supply of branded luxury residences in Gurgaon, the project offers exclusivity, aspirational value and long-term premium positioning.



Located in Sector 71 on SPR, the project benefits from strong connectivity to Golf Course Extension Road, NH-48 and key business hubs, supporting both livability and future resale demand.

Recommended Configurations

BUY FOR END USE

4.5 BHK
2720 sq ft

BUY TO SELL

3.5 BHK
2400 sq ft

BUY TO RENT

3 BHK
2050 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK	2050	₹ 24,000*	₹ 4.92 Cr*
3.5 BHK	2400	₹ 24,000*	₹ 5.76 Cr*
4.5 BHK	2720	₹ 24,000*	₹ 6.52 Cr*

The configuration details are tentative

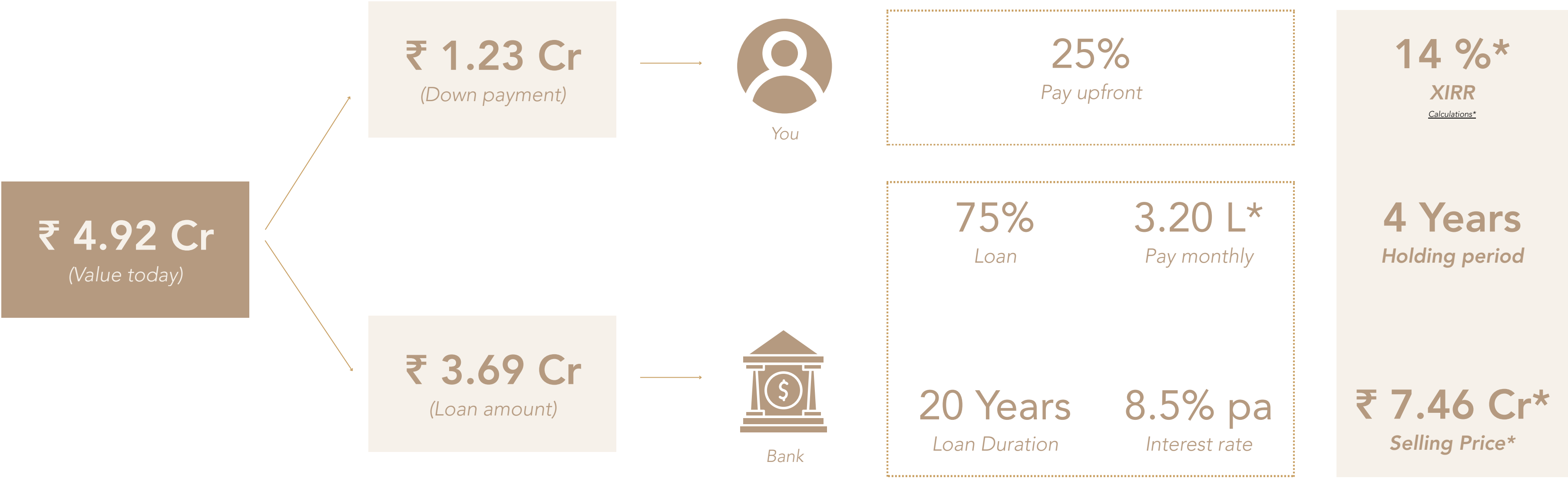
Tonino Lamborghini Residences offers spacious luxury 3 & 4 BHKs with premium pricing and branded lifestyle positioning, catering to high-end buyers seeking exclusivity, superior design and long-term capital appreciation potential.

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
25:25:25:25	25% at booking, 25% during construction, 25% at advanced construction stage and 25% at possession	Long-term investors and balanced buyers	Evenly phased capital deployment provides financial flexibility while maintaining exposure to appreciation through the project lifecycle

Multiple payment options offer buyers flexibility between construction-linked security and evenly phased capital deployment, catering to both end-users and long-term investors.

Investment Highlights

CALCULATED FOR 3 BHK UNIT MEASURING 2,050 SQ. FT



The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

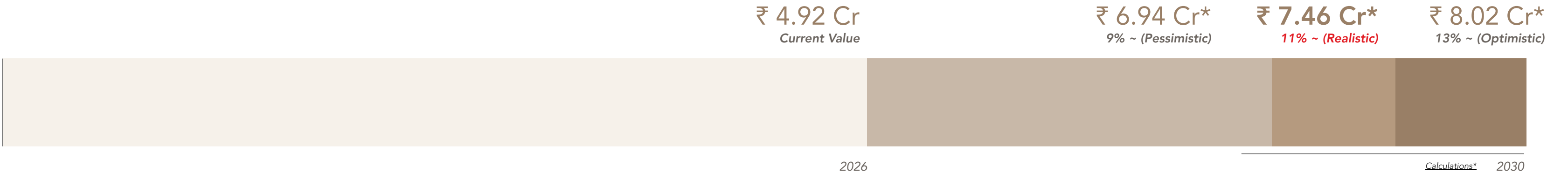
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How your property could grow by 2030

CALCULATED FOR 3 BHK UNIT MEASURING 2,050 SQ. FT



(Expected Price by 2030)



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹4.92Cr** is projected to grow to **₹7.46Cr* by 2030**, appreciating by an estimated **₹3.54 Cr***.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Signature Global Titanium SPR	2024-25	₹16,000 – ₹18,000	₹18,000 – ₹20,000
2 DLF Privana South	2024	₹17,000 – ₹18,500	₹20,000 – ₹23,000
3 M3M Escala	2020-22	₹9,000 – ₹11,000	₹14,000 – ₹17,000
4 Smartworld Sky Arc	2024-25	₹15,000 – ₹17,000	₹17,000 – ₹19,000
Tonino Lamborghini Residences	2026	₹24,000	₹24,000

HISTORIC METRICS

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

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

90 - 130%*
Avg. Price Increase
(5 Years)

Southern Peripheral Road has emerged as one of Gurgaon’s fastest-growing premium residential corridors, driven by infrastructure upgrades, corporate connectivity and rising luxury demand. Tonino Lamborghini Residences enters as a branded ultra-premium offering, positioned at the top end of the corridor with strong lifestyle differentiation and long-term appreciation potential.

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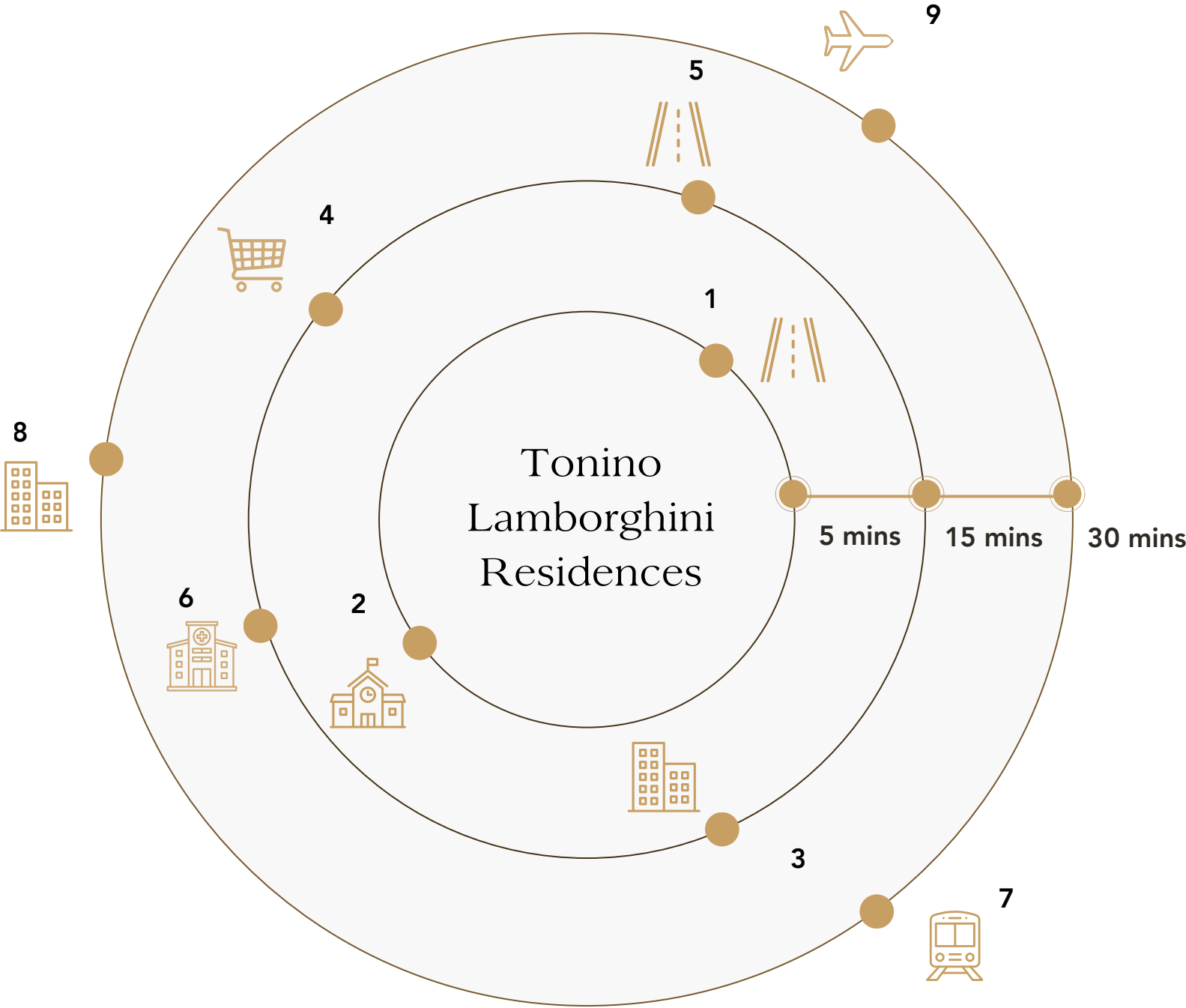
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Project	Tonino Lamborghini Residences	DLF Privana South	Signature Global Titanium SPR	Smartworld Sky Arc	Whiteland The Aspen
Developer	Signature Global	DLF	Signature Global	Smartworld	Whiteland Corporation
Location	Sector 71, Gurugram	Sector 77, SPR	Sector 71, SPR	Sector 69, SPR	Sector 76, SPR
Project Type	Branded ultra-luxury residences	Luxury high-rise residences	Premium luxury residences	Premium high-rise residences	Luxury residences
Launch Year	2026	2024	2024–25	2024–25	2023–24
Handover Timeline	2033	~2029	~2029	~2029–30	~2028–29
Launch Price (₹/sq ft)	₹24,000	₹17,000 – ₹18,500	₹16,000 – ₹18,000	₹15,000 – ₹17,000	₹14,000 – ₹16,000
Current Price (₹/sq ft)	₹24,000	₹20,000 – ₹23,000	₹18,000 – ₹20,000	₹17,000 – ₹19,000	₹16,000 – ₹18,000
CAGR (Since Launch)	New Launch	~10–14%	New Launch	New Launch	~8–10%
Project Density	Medium	Low	Medium	Medium	Medium
Clubhouse	Luxury branded clubhouse	Large premium clubhouse	Premium clubhouse	Modern clubhouse	Lifestyle clubhouse
Ideal For	UHNI / luxury lifestyle buyers	Premium end-users	Upgrade buyers	Luxury family buyers	Premium investors
Key USP / Highlights	Lamborghini-branded residences	DLF brand + large township ecosystem	SPR luxury positioning	Modern skyline architecture	Spacious luxury layouts

Disclaimer*

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

Facilities Nearby



1	 Southern Peripheral Road (SPR)	0.8 Km
2	 CD International School	2 Km
3	 DLF Corporate Greens	2.5 Km
4	 Airia Mall	4 Km
5	 Golf Course Extension Road	5 Km
6	 Medanta – The Medicity	7 Km
7	 Millennium City Centre Metro	12 Km
8	 Cyber City Gurgaon	17 Km
9	 IGI Airport	22 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



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Signature Global is a leading Delhi-NCR developer known for affordable, mid-income, and premium residential projects across key Gurugram corridors such as Dwarka Expressway, SPR, and New Gurgaon.

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2014

ESTABLISHED
YEAR

1K+

ACRES OF
LAND BANK

45+

TOTAL PROJECTS
DELIVERED

11 M+

SQUARE FEET AREA
DEVELOPED

12+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Titanium SPR



Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



Project Scorecard

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

Tonino Lamborghini Residences combines strong branded luxury differentiation with a high-growth SPR location, positioning it as a niche ultra-premium investment with strong long-term appreciation potential.

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

Tonino Lamborghini Residences maintains a relatively balanced luxury risk profile supported by strong branding and corridor growth, with key considerations centered around premium pricing and niche buyer positioning.

Disclaimer*



One of the few internationally branded residential developments in Gurgaon, offering strong aspirational and lifestyle-led differentiation.



Located in Sector 71 with seamless connectivity to Golf Course Extension Road, NH-48 and major commercial hubs.



Lamborghini-branded interiors, premium specifications and design-led architecture create a niche ultra-luxury offering.



SPR has emerged as one of Gurgaon's fastest-appreciating luxury corridors driven by infrastructure upgrades and premium residential demand.



Large clubhouse, curated amenities and luxury-focused planning enhance long-term end-user appeal.

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