



TOI HOMES
THE TIMES OF INDIA GROUP

 **ashiana**

aaroham
Curated Kid Centric Residences

SECTOR 80, GURUGRAM

Project Report

Includes

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

Overview

LAUNCH
December 2025

CURRENT
₹2.99 Cr* *for 3BHK + 2T*

CAGR
8-12%*

FEATURING
6 Towers, 542 Units

PAYMENT PLAN
CLP, 20 X 5

POSSESSION
February 2031

2030 EXPECTED
₹4.53 Cr* *for 3BHK + 2T*

XIRR*
14%*

PLOT SIZE
10.8 Acres

HOMELOAN
Available



Disclaimer*

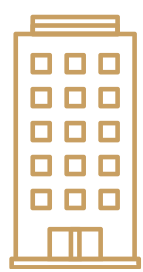
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Why TOI recommends?

Ideal for: End-users and long-term investors seeking disciplined appreciation, lifestyle upgrade and downside protection over speculative price surges.



Ashiana’s strong delivery track record and focused end-user positioning create better construction quality, community stability, and long-term resale confidence compared to investor-heavy projects in the corridor.



Well-sized 3 & 4 BHK layouts with efficient carpet-to-saleable ratios enhance liveability, supporting sustained demand and pricing durability rather than short-term trading momentum.



Sector 80’s improving NH-48 connectivity, proximity to IMT Manesar, and growing social infrastructure strengthen organic demand drivers, reducing volatility and supporting steady appreciation.

Recommended Configurations

BUY FOR END USE

4 BHK
1919 sq ft

BUY TO SELL

3 BHK
1569 sq ft

BUY TO RENT

3 BHK
1341 sq ft

CONFIGURATION	BUILD UP AREA (SQ FT)	PRICE
3 BHK + 2T	1341*	₹2.99 – ₹3.08 Cr
3 BHK + 3T	1569*	₹3.46 – ₹3.56 Cr
3 BHK + 3T	1589*	₹3.38 – ₹3.51 Cr
4 BHK +4T	1919*	₹4.08 – ₹4.19 Cr

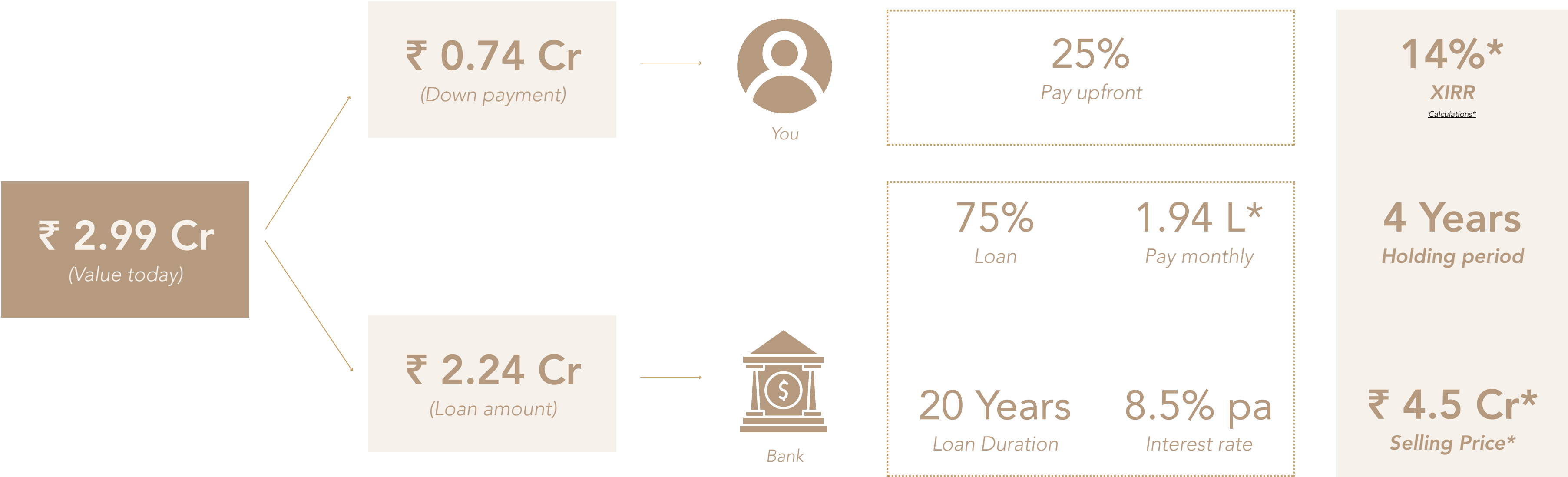
Ashiana Aaroham offers spacious 3 and 4 BHK family residences in Sector 80, with efficient carpet-to-balcony ratios and a pricing band that positions it as a mid-premium, end-user driven development in New Gurgaon.

Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
20 × 5	20% yearly for 5 years	Regular income earners	Gradual wealth creation over years
CLP	Linked to construction stages	Risk-averse buyers	Lower risk, linked with construction

Investment Highlights

CALCULATED FOR A 3 BHK UNIT MEASURING ON BUILD UP AREA OF 1,341 SQ. FT



A capital-efficient entry into New Gurgaon’s maturing Sector 80, offering mid-teen leveraged returns driven by strong end-user demand and disciplined pricing.

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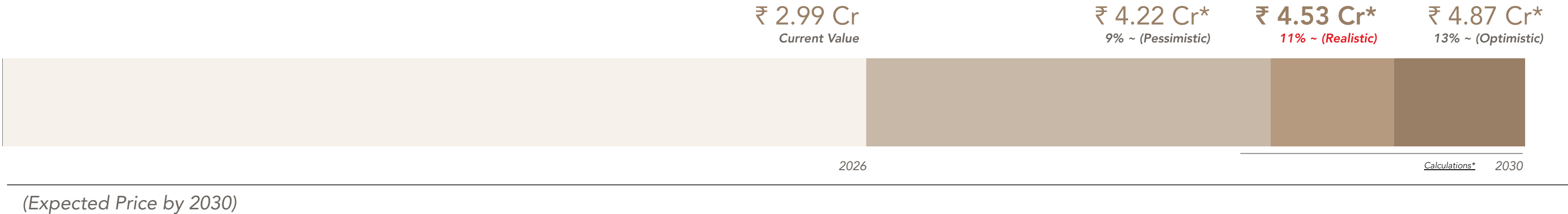
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How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING ON BUILD UP AREA OF 1,341 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.99 Cr** is projected to grow to **₹4.53 Cr* by 2030**, appreciating by an estimated **₹1.54 Cr***.

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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE	CURRENT PRICE
1 DLF The Primus (Sector 82A)	2014–15	₹1.80 Cr	₹3.96 Cr
2 Emaar Serenity Hills (Sector 86)	2023–24	₹5.60 Cr	₹7.00 Cr
3 M3M Crown	2023–24	₹3.14 Cr	₹3.47 Cr
4 Emaar Digihomes (Extended Belt)	2022–23	₹2.40 Cr	₹3.00 Cr
Ashiana Aaroham	2024–25	₹2.99 – ₹3.08 Cr	₹2.99 – ₹3.08 Cr

HISTORIC METRICS

8 - 11%

Long-Term CAGR
(20 Years)

9 - 14%

Recent YoY Price Growth
(5 Years)

40 - 70%

Avg. Price Increase
(5 Years)

Sector 80 forms part of the NH-48 growth corridor in New Gurgaon, characterised by end-user driven demand, expanding residential supply, and improving connectivity to employment hubs like IMT Manesar and Cyber City. Price appreciation has been steady rather than speculative, supporting stable medium-term investment visibility

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Similar Projects

Project	Ashiana Aaroham	M3M Golf Hills	Conscient Parq	Emaar Serenity Hills	DLF The Camellias
Developer	Ashiana Housing	M3M India	Conscient Infrastructure	Emaar India	DLF
Location / Micromarket	Sector 80, Gurugram	Sector 79, Gurugram	Sector 80, Gurugram	Sector 86, Gurugram (NH-48)	Sector 42, Gurugram
Total Area (acres)	10.8	Large	~5–7	~25–26	~17
Launch Date	2025	2019–22 (phased)	2024	2023–24	2013
Handover Timeline	2031	Delivered	–	2028–30	Delivered
Launch Price	₹2.99 Cr	₹2.64 Cr	₹2.17 Cr	₹5.60 Cr	₹16.88 Cr
Current Price	₹2.99 Cr	₹2.72 Cr	₹2.24 Cr	₹7.00 Cr	₹135 Cr
CAGR Since Launch (%)	New Launch	~8–10%	New Launch	~10–12%	~12–14%
Expected Price	₹4.53 Cr*	₹2.97 Cr	₹2.38 Cr	₹10.20 Cr	₹150 Cr
Project Density	Medium	Medium	Medium	Low–Medium	Low
Clubhouse	Family-focused clubhouse	Golf-themed clubhouse	Community clubhouse	~75,000 sq ft lifestyle clubhouse	Large luxury clubhouse
Ideal For	Family buyers	Family buyers & investors	Budget/end-users	Luxury buyers	Luxury end-users
Key USP / Highlights	Spacious carpet & balcony areas, highway connectivity	Established golf-themed township	Value-oriented layouts	Large land parcel & premium positioning	Prestigious address & strong resale

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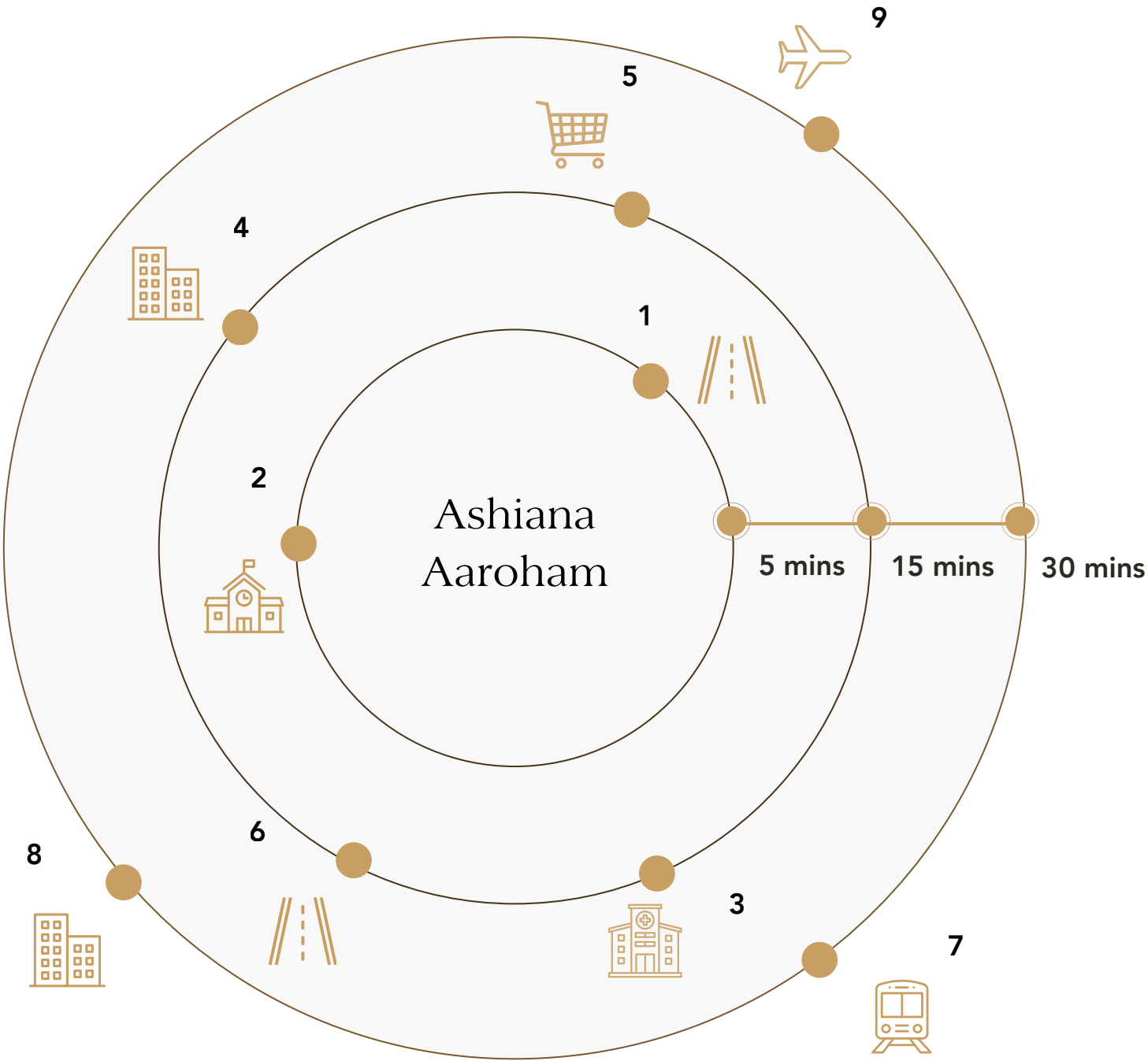
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		NH-48 (Delhi–Jaipur Highway)	1 Km
2		MatriKiran High School	2.5 Km
3		Aarvy Healthcare Super Speciality Hospital	4 Km
4		IMT Manesar	5.5 Km
5		Sapphire 83 Mall	6 Km
6		Southern Peripheral Road (SPR)	7 Km
7		Millennium City Centre Metro	9 Km
8		DLF Cyber City	14 Km
9		IGI Airport	20 Km

- 
Mall
- 
Hospitals
- 
Schools
- 
Office Hub
- 
Airport
- 
Rail / Metro
- 
Connectivity

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New Delhi, Delhi, India

1986

ESTABLISHED
YEAR

₹3.4K Cr

MARKET
CAPITALIZATION

55+

TOTAL PROJECTS
DELIVERED

10.74 M+

SQUARE FEET AREA
DEVELOPED

40+

YEARS OF REAL
ESTATE LEGACY

Flagship Projects

amarah umang

aaroham
Curated Kid Centric Residences

nirmay malhar

Rating Matrix

Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



Project Scorecard

Parameter	Rating
Micro-Market Growth Potential	★ ★ ★ ★ ★
Developer Credibility	★ ★ ★ ★ ★
Location Advantage	★ ★ ★ ★ ★
Configuration Depth	★ ★ ★ ★ ★
Pricing Discipline	★ ★ ★ ★ ★
Investment Stability	★ ★ ★ ★ ★

Ashiana Aaroham is a well-balanced, end-user driven project in Sector 80 offering steady appreciation potential, strong connectivity, and stable investment fundamentals rather than aggressive speculative upside.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Manageable
NH-48 Traffic Dependency	Low	Medium	Moderate
Pricing Sensitivity	Medium	Low	Controlled
Liquidity During Construction	Medium	Medium	Stable
Execution & Delivery Risk	Low	Low	Stable
Interest Rate Risk	Medium	Medium	Balanced
Rental Yield Volatility	Medium	Medium	Balanced

Risks are primarily corridor-supply and market-cycle related rather than structural, with strong highway connectivity and end-user demand supporting downside protection.

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Strategic NH-48 connectivity with strong access to IMT Manesar, SPR, and key employment hubs



End-user driven micro-market, reducing speculative volatility compared to investor-heavy corridors



Spacious carpet areas with large balconies, supporting family-centric living



3BHK configuration liquidity, offering better resale flexibility over larger formats



Stable leveraged return potential, delivering mid-teen IRR under conservative growth assumptions

Connect with us!

Consult Our Certified Industry Experts

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 ₹250+ Cr worth of homes advised & transacted.

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