TOI HOMES
THE TIMES OF INDIA GROUP

SELENE

Project Report

INCLUDES

- Configurations Available
- Location Analysis
- Investment Highlights
- Payment Plans
- Comparative Projects
- Micro - Market Analysis

SECTOR 102A, GURUGRAM

HARERA/GGM/1042/774/2026/14

We are

TOI HOMES

Built on the legacy and credibility of **The Times of India Group,** TOI Homes brings decades of trust, insight, and informed decision-making into the world of real estate. Through its ecosystem of influential brands, the Group has long shaped conversations and guided millions across India with clarity and reliability.

TOI Homes extends that same philosophy through a premium, research-backed real estate advisory experience, combining curated properties, market intelligence, and white-glove guidance tailored for discerning buyers and investors.

From luxury residences to investment opportunities, every recommendation is designed to simplify complex property decisions with transparency, confidence, and long-term value at its core. More than a brokerage, TOI Homes is your trusted real estate partner, delivering thoughtful guidance, personalised service, and a more refined ownership journey from discovery to decision.

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Project Snapshot

LAUNCH
Jul 2025

POSSESSION
Jun 2030

CURRENT
₹23,500 / Sq. Feet

2030 EXPECTED
₹35,674/ Sq. Feet

XIRR*
12%*

CAGR
9.5%*

FEATURING
1 Tower, 353 Units

PLOT SIZE
3.81 Acres

PAYMENT PLAN
CLP

HOMELOAN
Available

Why TOI Recommends?

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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

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Studio, 1 & 2 BHK

Luxury Residences

Luxury Studio

Super Area - **1,037 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 2.43 Cr**

Studio Suite

Super Area - **1,101 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 2.58 Cr**

Large Studio

Super Area - **1,307 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 3.07 Cr***

1 BHK Suite

Super Area - **1,773 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 4.16 Cr**

1 BHK Luxe Suite

Super Area - **1,959 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 4.60 Cr**

2 BHK Luxe Suite

Super Area - **3,654 Sq. ft.**
Price per Sq. ft. - **₹ 23,500**
Indicative Price - **₹ 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.

Master Plan Overview

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Land Area
3.81 Acres

Total No. of Units
353

Density
92.7

Total No. of Towers
1

Open Spaces
Within 500-acre Flower Valley Township

Access Road Width
60 m

Clubhouse Density
170

Clubhouse Area
60,000 sq. ft.

Central Park Selene is a premium serviced-residence tower within the 500-acre Flower Valley township, offering low-density planning, hospitality-led living, a 60,000 sq.ft. clubhouse, and direct access to the Gurugram–Sohna Elevated Corridor, creating strong long-term lifestyle and investment appeal.

Unit Plan Overview

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Type
Luxury Studio

Efficiency
91%

Saleable Area
1,037 sq.ft.

Carpet Area
947 sq.ft.

Floor to Ceiling
3.2 meters

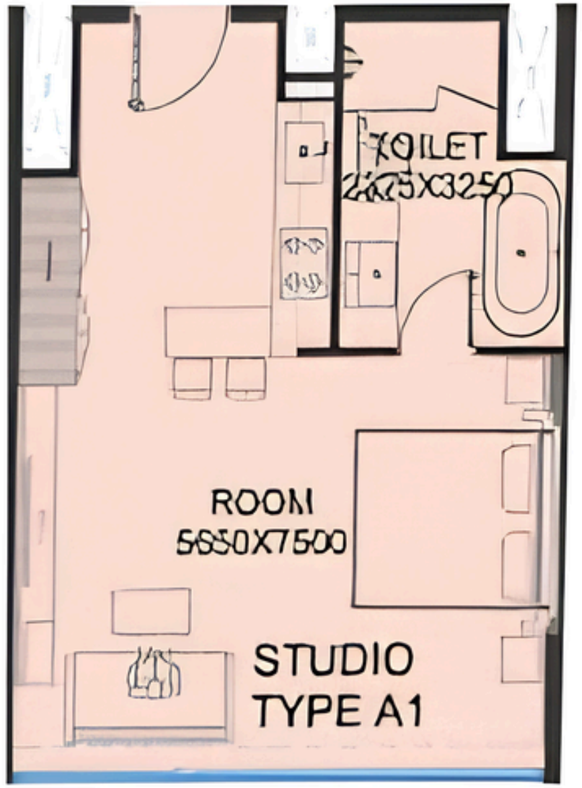
Utility Space
Available

Master Bedroom
14'6" × 12'6"

Living/Dining Room
24'0" × 15'0"

No. of Balconies
2 + Utility

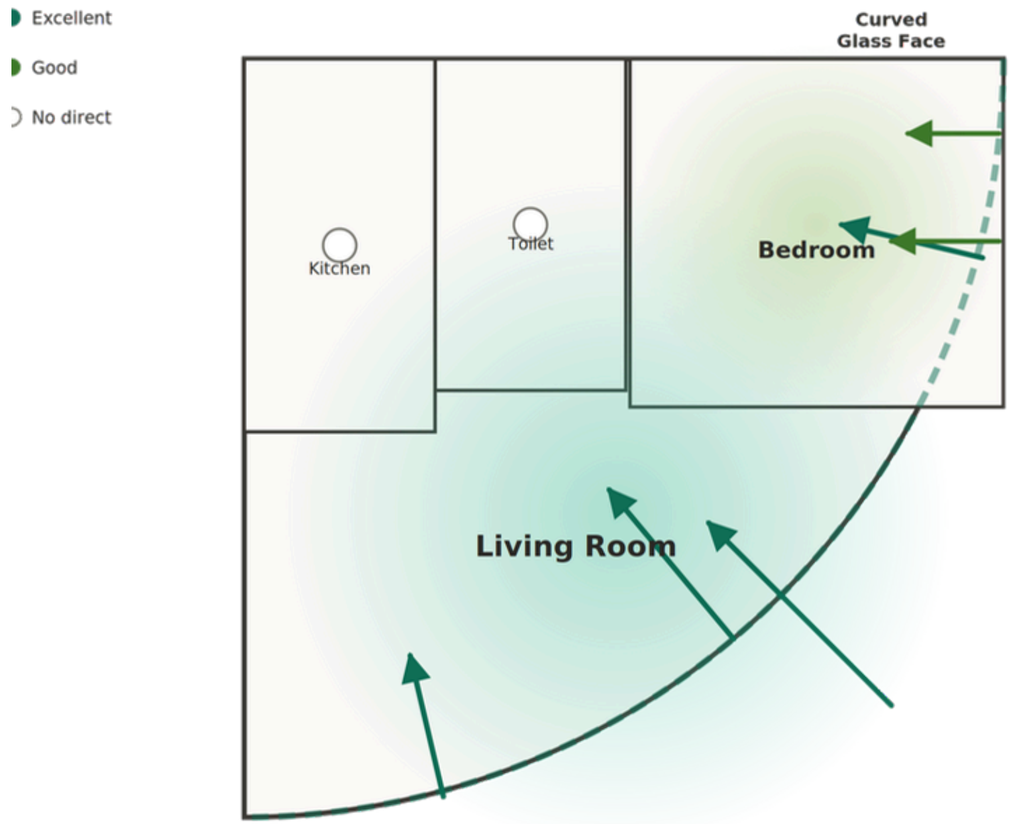
Balcony Area
250 sq.ft.



Central Park Selene offers spacious residences with expansive living areas, premium specifications, and large balconies overlooking landscaped greens. Located in Sector 48, Gurugram, the project combines luxury living with seamless connectivity to Golf Course Extension Road, NH-48, Sohna Road, and major business districts.

Lighting Analysis

DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT



1. The Living Room receives exceptional natural light across its full curved glass face — a 90° arc of glazing that no rectangular unit can match, flooding the primary living space from multiple angles simultaneously.

2. The Bedroom opens onto the upper section of the same curved face, receiving direct natural light through the arc's corner zone

3. Kitchen and Toilet are unlit by design, both positioned against the interior straight walls away from the curved face, standard for service zones in this layout..

1.

The 1BHK Type G1's curved glass façade is its defining daylight asset , wrapping 90° of glazing across the Living Room and Bedroom ensures dramatically more natural light per square foot than a standard rectangular unit of equivalent size.

Ventilation Analysis

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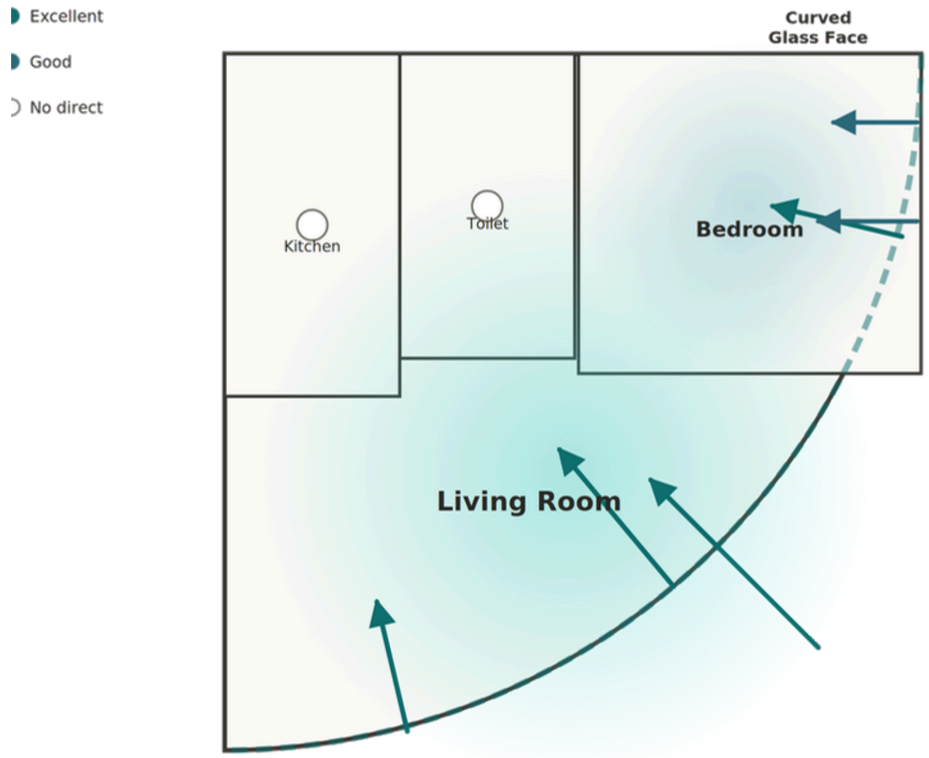
DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT



1. The curved glass face acts as a continuous ventilation inlet, allowing air to enter the Living Room from across the full arc rather than through a single fixed opening.

2. The Bedroom draws fresh air through the upper corner section of the same arc, keeping the sleeping zone independently ventilated.

3. The straight interior walls create a natural pressure differential — air enters along the curved face and moves toward the kitchen and toilet zone, which rely on mechanical exhaust as standard for enclosed service areas.

The 1BHK Type G1's quarter-circle layout creates a naturally guided airflow path , air enters through the broad curved face and moves diagonally across the unit toward the interior corner, giving the Living Room and Bedroom effective and continuous cross-ventilation.

Vaastu Analysis

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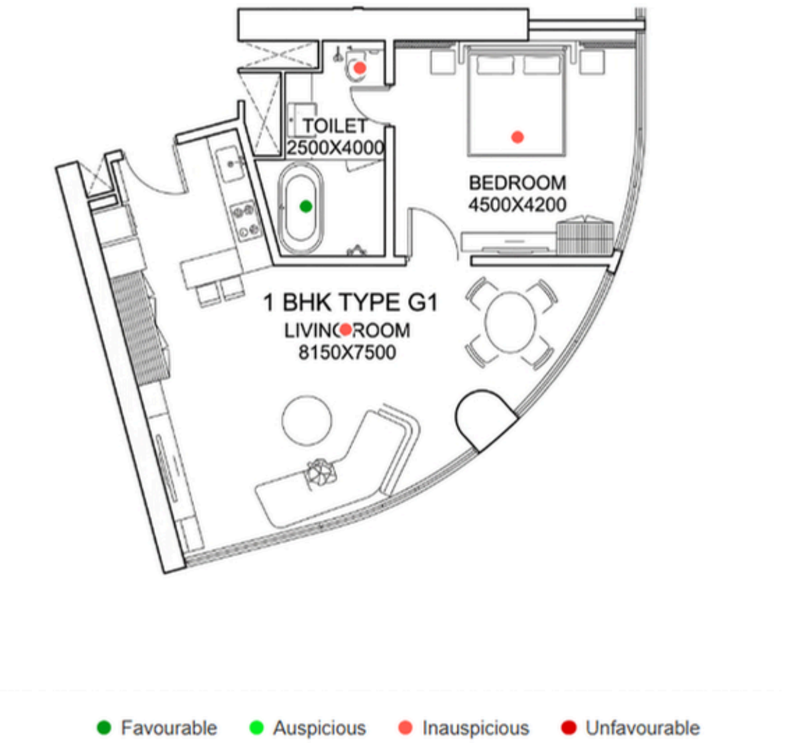
DESIGNED FOR 1 BHK UNIT MEASURING 1,929 SQ. FT

ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest/West	North, Northwest
Bedroom	Southwest (Master)	Northeast
Kitchen	Southeast	Not Available
Balcony	Northeast	Not Available
Dressing Room	Northwest	Not Available
Utility	Southeast/Northwest	Not Available



The unit exhibits limited Vastu compliance, with the living room, bedroom and one toilet located in less favourable directions. While one toilet is favourably positioned in the northwest, the overall layout shows notable deviations from standard Vastu principles.

Specifications of Construction

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Kitchen

High-quality designer ceramic tile flooring and wall finish
Premium sanitary fixtures with designer kitchen appliances

Windows & Doors

Hardwood door frames with premium door shutters
UPVC windows with toughened glass glazing

Lifts

Toshiba lifts
High-speed elevator system

Wall Finish

POP punning with plastic emulsion paint finish
White exterior finish with designer internal finish

Flooring

Italian marble flooring in living areas
Premium tiles or equivalent in designated spaces

Bathrooms

High-quality designer ceramic tiles with marble finish
Kohler/Parryware/Jaquar or equivalent sanitary fittings

Air Conditioning

Panasonic/Voltas or equivalent air conditioning system

Water Storage

Water storage provided (Yes)

Facilities Nearby

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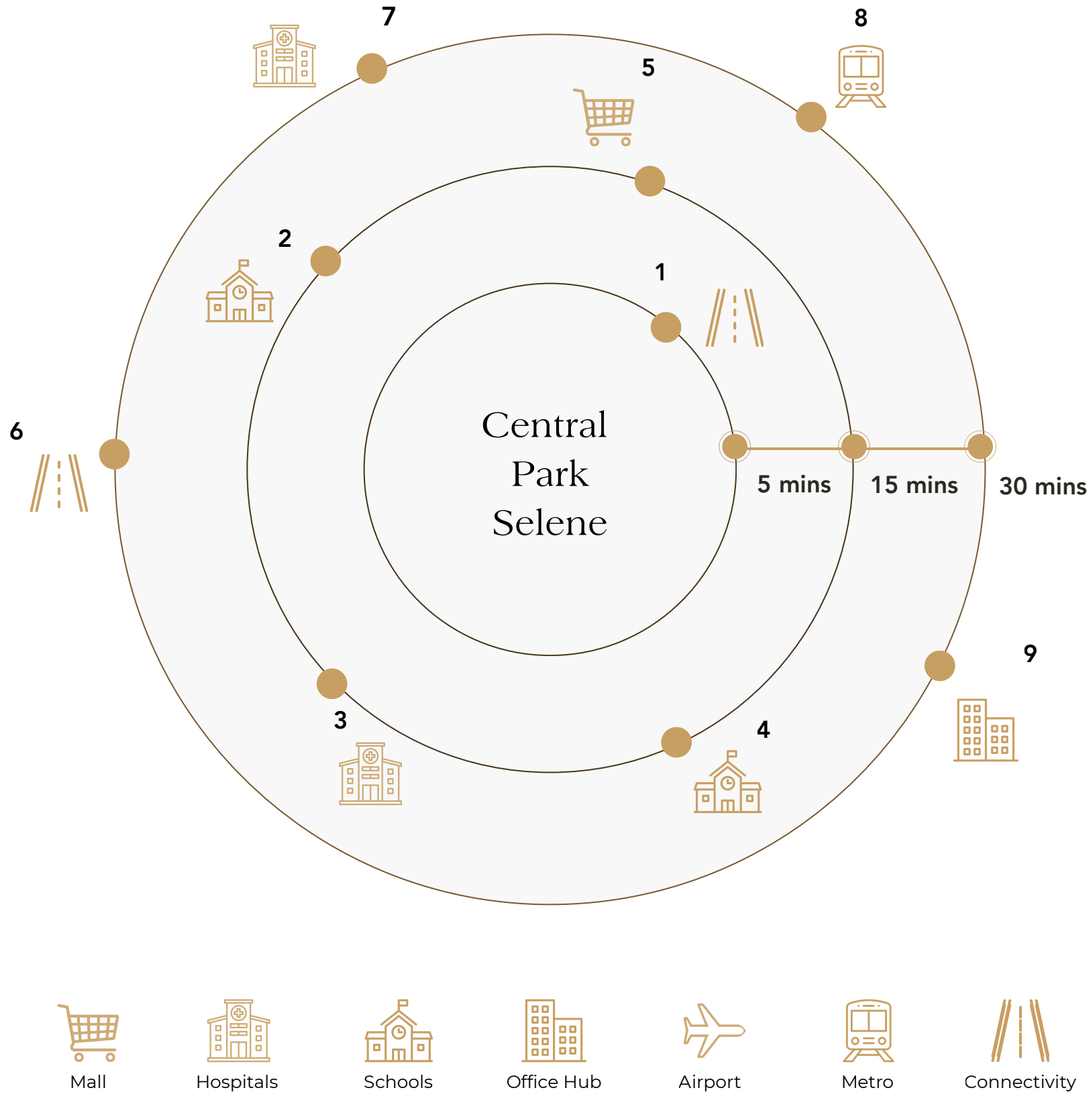
1	Sohna Elevated Road (Delhi–Mumbai Expressway)	1.5 Km
2	GD Goenka World School	4 Km
3	Sohna Civil Hospital	4.5 Km
4	KR Mangalam University	7 Km
5	Westin Sohna Resort & Spa	9 Km
6	Golf Course Extension Road	10 Km
7	Medanta – The Medicity	18 Km
8	Huda City Centre Metro Station	20 Km
9	DLF Cyber City	22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



Nearby Projects - Map View

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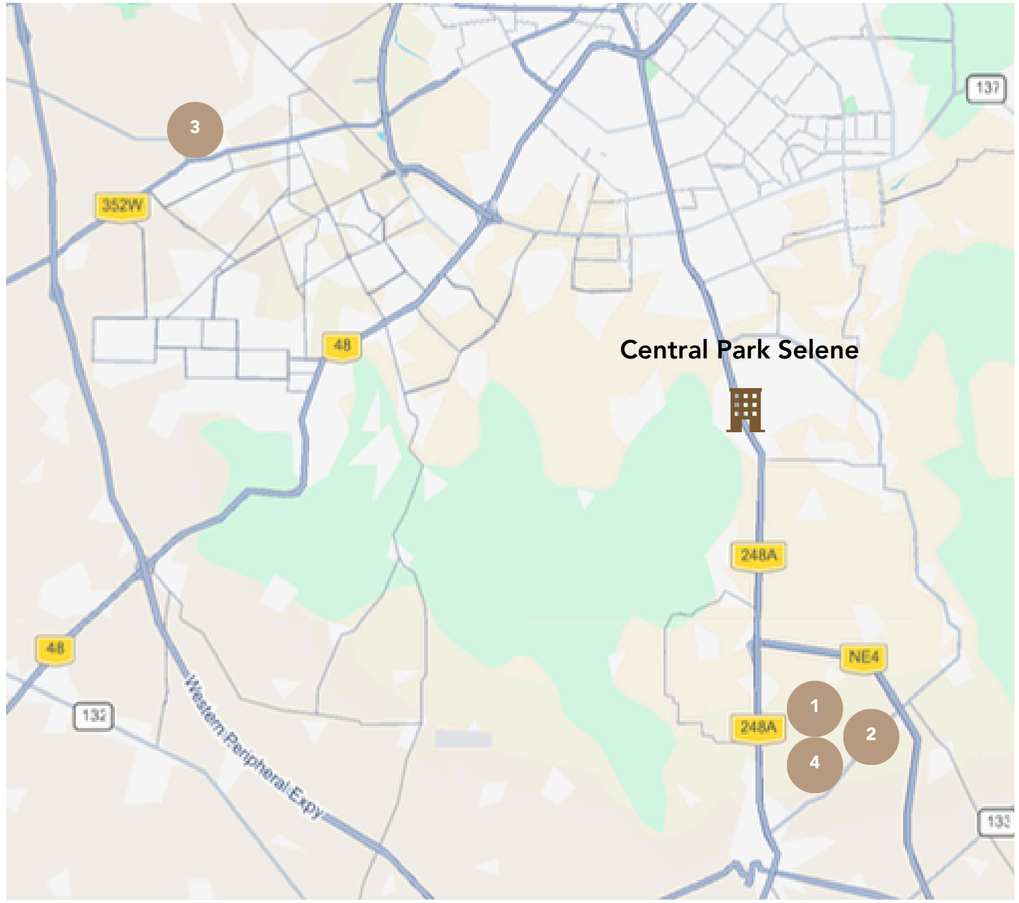
1. Central Park Aqua Front Towers
2. Central Park Cerise Suites
3. ROF Insignia Park
4. Central Park Bignonia Towers

Central Park Selene



Nearby Projects

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PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Central Park Aqua Front Towers	2021–22	₹9,500–₹11,000	₹14,000–₹17,000	0.51	0.26
Central Park Cerise Suites	2019–20	₹7,500–₹9,000	₹12,000–₹15,000	0.64	0.19
ROF Insignia Park	2020–21	₹5,500–₹6,500	₹9,000–₹12,000	0.75	0.36
Central Park Bignonia Towers	2017–18	₹5,500–₹6,500	₹9,000–₹12,000	0.75	0.22
Adani The Marq	2025	**₹23,500**	**₹23,500**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 14700

MICRO MARKET CAGR

20.5%*

DISCOUNT PERCENTAGE

26%*

Adani The Marq is positioned as a premium, low-density luxury development, benefiting from strong recent corridor growth while offering a more stable, end-user-driven appreciation profile going forward.

Payment Plans

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PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT 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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₹ 1.92 Cr
(Value Today)

₹ 48 lacs
(Down Payment)

25%*
Pay Upfront

₹ 1.44 Cr
(Loan Amount)

75%*
Loan

1.25 L*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

12%*	4.92 Years	₹ 3.06 Cr*
XIRR	Holding Period	Selling Price

*Calculations**

A 25:75 funding structure with a projected ~12% XIRR over a 4.92-year holding period makes this a balanced investment for long-term capital appreciation

CAGR Build-up: Parameter Basis

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	Project Score	Total Score
CONNECTIVITY - GOOD **Metro: 21 km** (Gurgaon Railway Staiton) **Airport: 27 km** (IGI Airport) **Highway: 1.5 km** (Sohna Elevated Road (Delhi–Mumbai Expressway)	22.5	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 47 Months** (Jul 2026 → Jun 2030) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: DPR** Bhondsi–Gurugram Railway Station Metro Corridor	20	20

Micro-market CAGR		Adjustment		Final CAGR
8.3%	→	**1.3%**	→	**9.5%**

Total Score: **92.5/100**

How your Property could Grow by 2030

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Sector Base Rate

8.3%*

+

Project Score

92.5/100
→ *adjustment +1.3%*

=

~9.5%*
Projected CAGR over 4.92 Years

Today

₹ 1.92 Cr

9.5%
4.92
Years

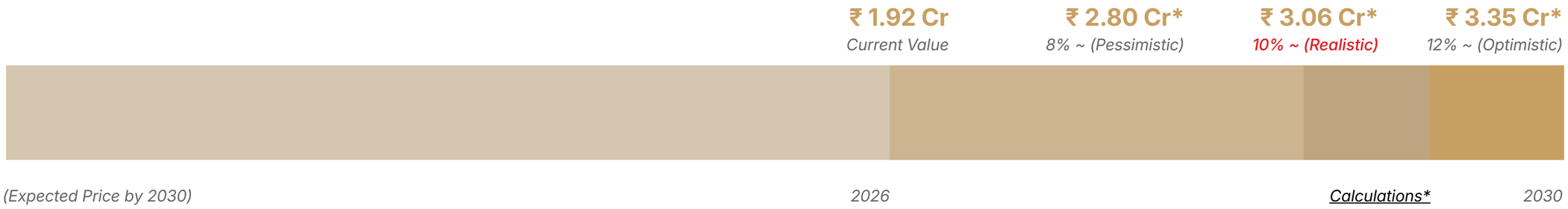
TOI
Realistic CAGR

By 2030

₹ 2.74 Cr

Estimated Gain in 4.92 Years

₹ 0.82 Cr
Conservative: ₹ 2.80 Cr (8%)*
Optimistic: ₹ 3.35 Cr (12%)*



Rental Yield Potential

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POSSESSION YEAR PRICE: ₹ 2.74 Cr

Rental yield : 4.0%*

Possession DATE: 29-Jun-2030

Pessimistic

Annual Rent

₹ 10.96 L

Monthly Rent

₹ 0.80 L

Realistic

Annual Rent

₹ 10.96 L

Monthly Rent

₹ 0.91 L

Optimistic

Annual Rent

₹ 12.33 L

Monthly Rent

₹ 1.03 L

*Calculations**

A projected rental yield at possession positions the asset for a balanced blend of passive income and long-term capital appreciation.

Similar Projects

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PROJECT	CENTRAL PARK SELENE	GODREJ VRIKSHYA	HERO HOMES THE PALATIAL	ELAN THE EMPEROR	WHITELAND WESTIN RESIDENCES
Developer	Central Park	Godrej Properties	Hero Realty	Elan Group	Whiteland Corporation
Location	Sector 102A, Dwarka Expressway	Sector 103, Dwarka Expressway	Sector 104, Dwarka Expressway	Sector 106, Dwarka Expressway	Sector 103, Dwarka Expressway
Project Area	~10.5 Acres	~15 Acres	~11 Acres	~30 Acres	~21 Acres
Launch Year	2025	2024	2024	2024	2024
Handover Timeline	~2030	~2031	~2029	~2030	~2029
Launch Price (₹/sq ft)	~₹18,500	~₹15,000	~₹13,500	~₹17,500	~₹18,500
Current Price (₹/sq ft)	~₹24,000	~₹19,000	~₹17,000	~₹22,500	~₹23,500
Project Density	~65 Units/Acre	~70 Units/Acre	~90 Units/Acre	~65 Units/Acre	~60 Units/Acre
Clubhouse	Resort-style Clubhouse	Luxury Clubhouse	Premium Clubhouse	Luxury Clubhouse	Resort-style Clubhouse

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

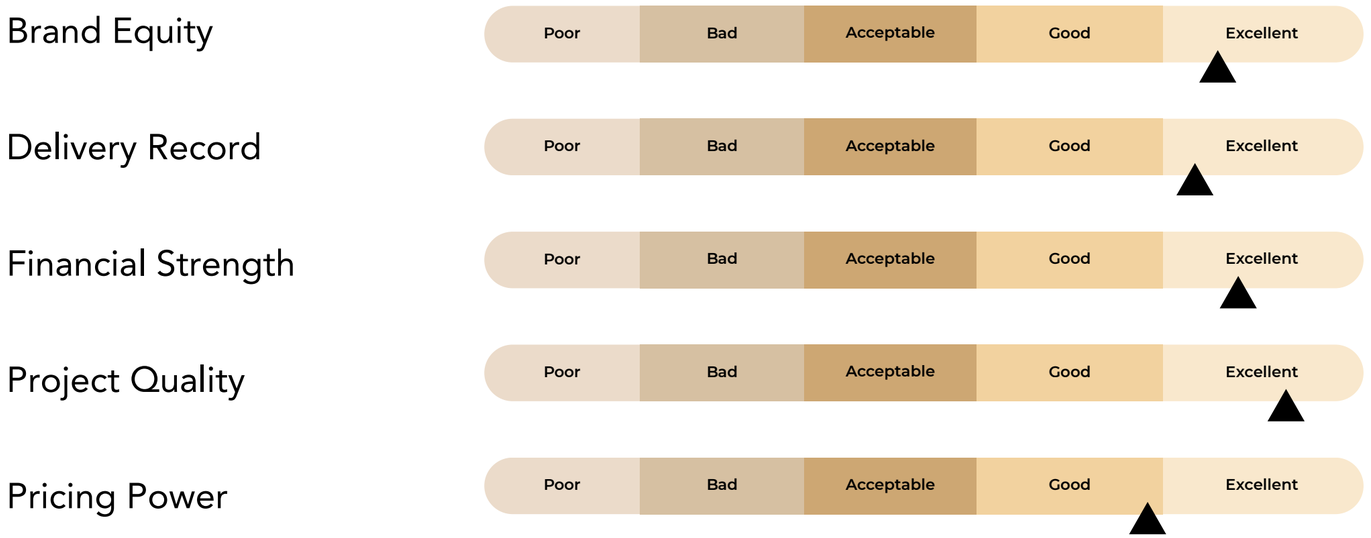
Flagship Projects

CENTRAL PARK® FLOWER VALLEY

SKY VILLAS SECTOR 104 DWARKA EXPRESSWAY

CENTRAL PARK® THE ORCHARD

Rating Matrix



Project Scorecard

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Parameter	Rating
Location & Connectivity	★★★★☆
Project Density / Livability	★★★★★
Developer Credibility	★★★★★
Pricing / Value Positioning	★★★☆☆
Growth Potential	★★★☆☆
Rental Yield	★★★★★

*Calculations**

Central Park Selene scores well on developer credibility, project quality and long-term value. Premium pricing is balanced by strong execution standards, making it suitable for investors with a medium- to long-term investment horizon.

Property Risk Matrix

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Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	High	Moderately High
Timeline Exposure Risk	Medium	Low	Low
Infrastructure Dependency Risk	Medium	Low	Low
Micromarket Risk	Medium	Medium	Moderate
Regulatory Risk	Low	Low	Minimal

Central Park Selene carries a moderate risk profile, supported by a strong developer track record and premium positioning. Construction, regulatory and execution risks remain relatively contained, while pricing and market risks require a medium-term investment horizon.

*Calculations**

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

Why Buyers Trust

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Dedicated Property Advisory

Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

Legal & Documentation Support

Transparent assistance across verification, agreements, registration, and compliance for a seamless transaction experience.

Mortgage & Financial Assistance

End-to-end support across financing, documentation, and lending solutions through trusted banking partners.

White-Glove Post-Sale Service

End-to-end post-purchase experience with personalized concierge, portfolio management, and long-term ownership support.

Curated Property Discovery

Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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Served 250+ Happy customers across Bangalore

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