

SOBHA CRESCENT

Project Report

INCLUDES



Configurations
Available



Location
Analysis



Investment
Highlights



Payment
Plans



Comparative
Projects



Micro - Market
Analysis



SECTOR 63A, GURUGRAM

HARERA/GGM/1054/786/2026/26

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 April 2026	POSSESSION October 2030	CURRENT ₹23,999 / Sq. Feet*	2030 EXPECTED ₹36,432 / Sq. Feet*	XIRR* 23%*
CAGR 16.3%*	FEATURING 4 Towers, 600 Units	PLOT SIZE 12 Acres	PAYMENT PLAN CLP	HOMELOAN Available



Why **TOI** Recommends?

IDEAL FOR:

End-users seeking high-quality premium living and investors looking for stable, low-risk capital appreciation in a mature luxury micro-market.



Sobha Crescent is a premium residential development with well-planned layouts, superior construction quality and a focus on long-term durability, designed to deliver a refined and reliable living experience.



Backed by strong developer credibility, consistent delivery track record and a mature demand ecosystem, the project offers a stable and predictable growth profile with lower execution risk.



Located on Golf Course Extension Road, the project benefits from excellent connectivity, established social infrastructure and sustained end-user demand, supporting long-term livability and resale strength.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE

4 BHK + DH Grande
2966 sq ft

BUY TO SELL

4 BHK
2669 sq ft

BUY TO RENT

3 BHK
2277 sq ft



Master Plan Overview

Land Area
12 Acres

Density
50 units

Open Spaces
75%

Clubhouse Density
32

Total No. of Units
600

Total No. of Towers
4

Access Road Width
60 m

Clubhouse Area
100,000 sq. ft.



Sobha Crescent blends low-density planning, expansive green spaces, and signature Sobha craftsmanship to create an exclusive luxury address with enduring investment appeal.



Unit Plan Overview

Type	Efficiency
3 BHK	55.8%
Saleable Area	Carpet Area
2277 sq.ft.	1270 sq.ft.
Floor to Ceiling	Utility Space
3.3 meters	Available
Master Bedroom	Living/Dining Room
11'6" × 15'9"	22'0" × 15'9"
No. of Balconies	Balcony Area
3 + Utility	Approx. 180 sq.ft.*



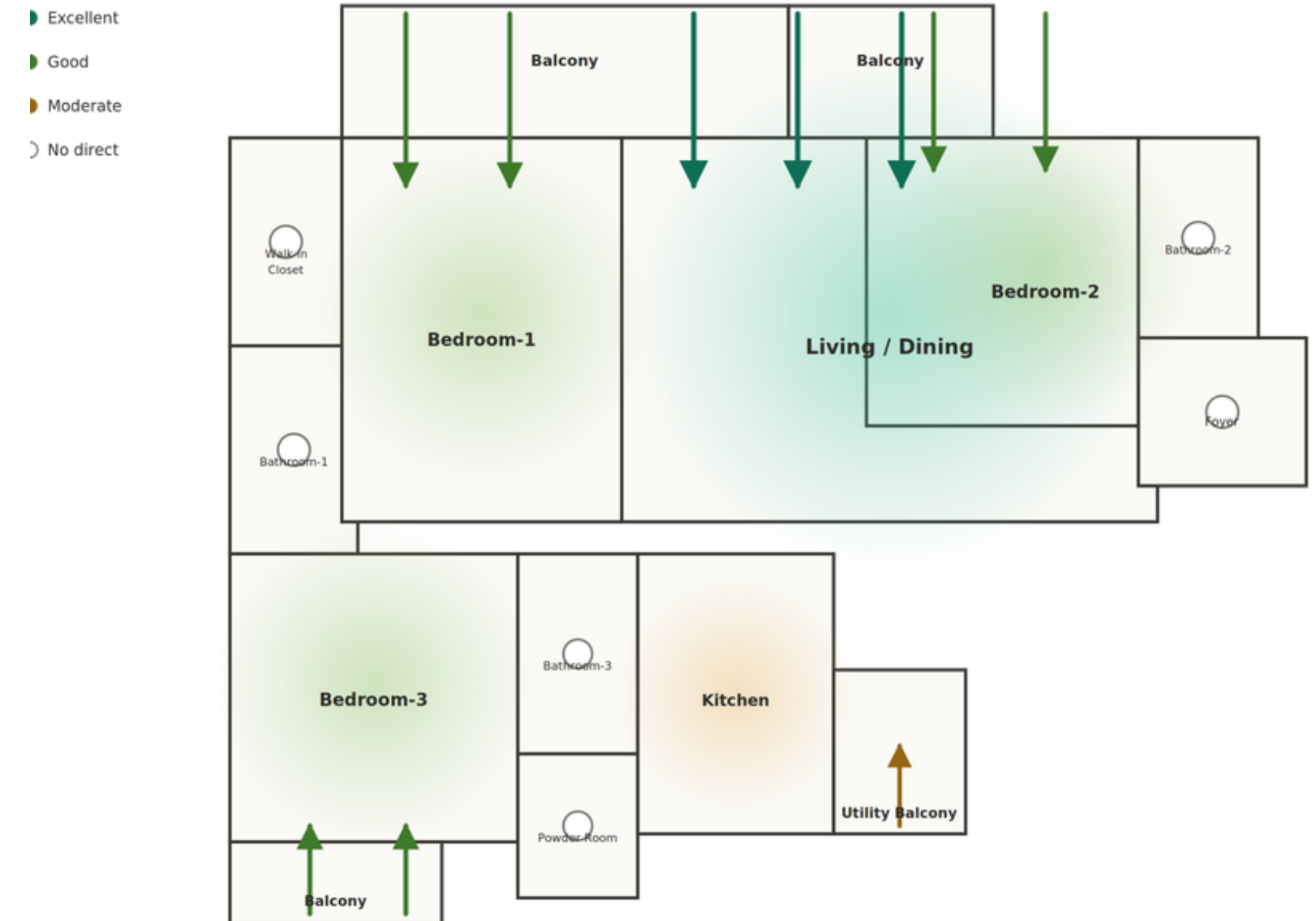
The Residence Grande layout prioritizes expansive living spaces, three private balconies, and an integrated utility design, delivering a refined balance of functionality, privacy, and luxury.

Lighting Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2,277 SQ. FT

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1. Living and Dining sits beneath the widest balcony frontage in the unit, receiving the strongest and most consistent natural light across the full top face.
2. Bedroom-1 and Bedroom-2 each open onto their own dedicated balcony along the same top face, ensuring direct daylight into every primary bedroom.
3. Bedroom-3 has its own independent balcony on the bottom face, keeping all three bedrooms naturally lit.
4. The Kitchen receives natural light through the Utility Balcony opening, resulting in moderate illumination.

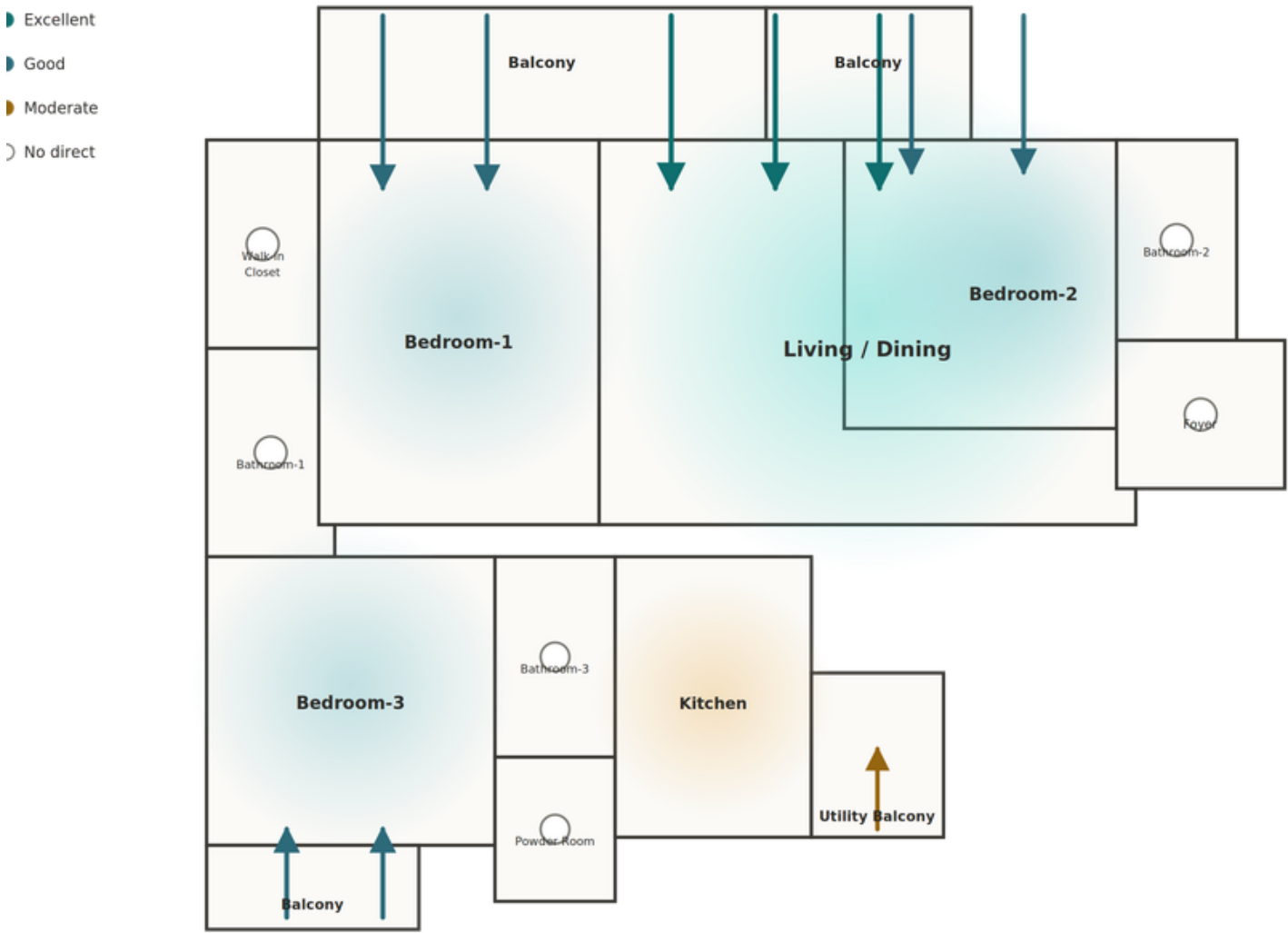


Sobha Crescent's layout wraps balconies across two faces of the unit, ensuring every bedroom and the primary living space open onto a dedicated external opening while service zones are efficiently consolidated at the interior core.

Ventilation Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2,277 SQ. FT

- 1.The Living and Dining draws the most air, the widest single balcony opening in the unit.h.
- 2.Bedroom-1 and Bedroom-2 each ventilate through their own independent balcony on the top face.
- 3.Bedroom-3's balcony on the bottom face creates a genuine two-sided airflow path across the full depth of the unit, with air entering from the top and exiting through the bottom.
- 4.Kitchen ventilates through the Utility Balcony. Walk-in Closet, all three Bathrooms, Powder Room and Foyer rely on exhaust, standard for enclosed service zones.

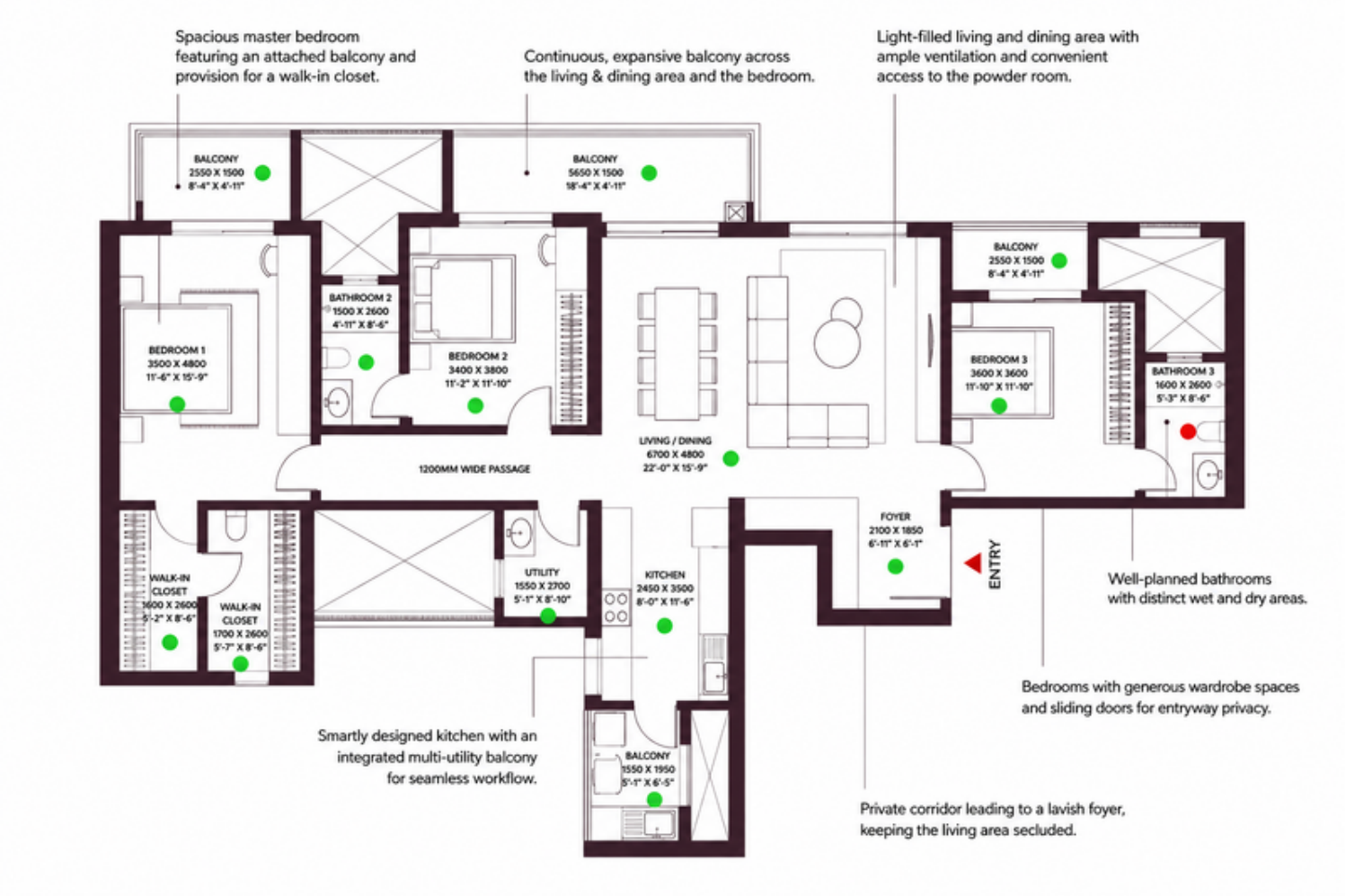


Sobha Crescent's dual-face balcony arrangement creates a natural cross-ventilation path through the full depth of the unit.

Vaastu Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2277 SQ. FT

ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	West	East/West/West
Bedroom	East/ West/ Northwest	West, Northwest, East, Southwest
Kitchen	South	South
Balcony	Northwest	North, Northeast, Northwest
Dressing Room	West	West
Utility	South	South
Dining Room	Northeast	Northeast



A well-balanced Vastu profile with several key spaces aligned to their recommended directions, complemented by an efficient floor plan that promotes harmony, comfort, and functional living.



Specifications of Construction



Kitchen

Premium Modular Kitchen
RAK or equivalent finishes with provision for premium appliances.



Windows & Doors

Aluminium/UPVC & Toughened Glass
Engineered timber-framed doors with aluminium/UPVC glazed windows for durability and thermal efficiency.



Lifts

High-Speed Passenger Lifts
Three lifts per tower (Tower Z) and four lifts per tower (Tower D), including fire lift provision where applicable.



Wall Finish

Premium Interior Finish
Jotun or equivalent emulsion paint with premium quality wall finishes.



Flooring

Vitrified & Ceramic Tiles
Premium vitrified flooring in living and bedrooms with anti-skid ceramic tiles in wet areas.



Bathrooms

Premium Steel & Designer Fixtures
High-quality sanitary fittings with durable steel fixtures and elegant finishes.



Air Conditioning

Air Conditioning Provision
Provision as per builder specifications.



Water Storage

Centralized Water Storage System
Underground and overhead water storage with continuous supply infrastructure.

3 & 4 BHK

Luxury Residences

3 BHK

Super Area - **2277 Sq. ft.**
Price per Sq. ft. - **₹ 23,999**
Indicative Price - **₹ 5.46 Cr***

4 BHK

Super Area - **2,669 Sq. ft.**
Price per Sq. ft. - **₹ 23,999**
Indicative Price - **₹ 6.40 Cr***

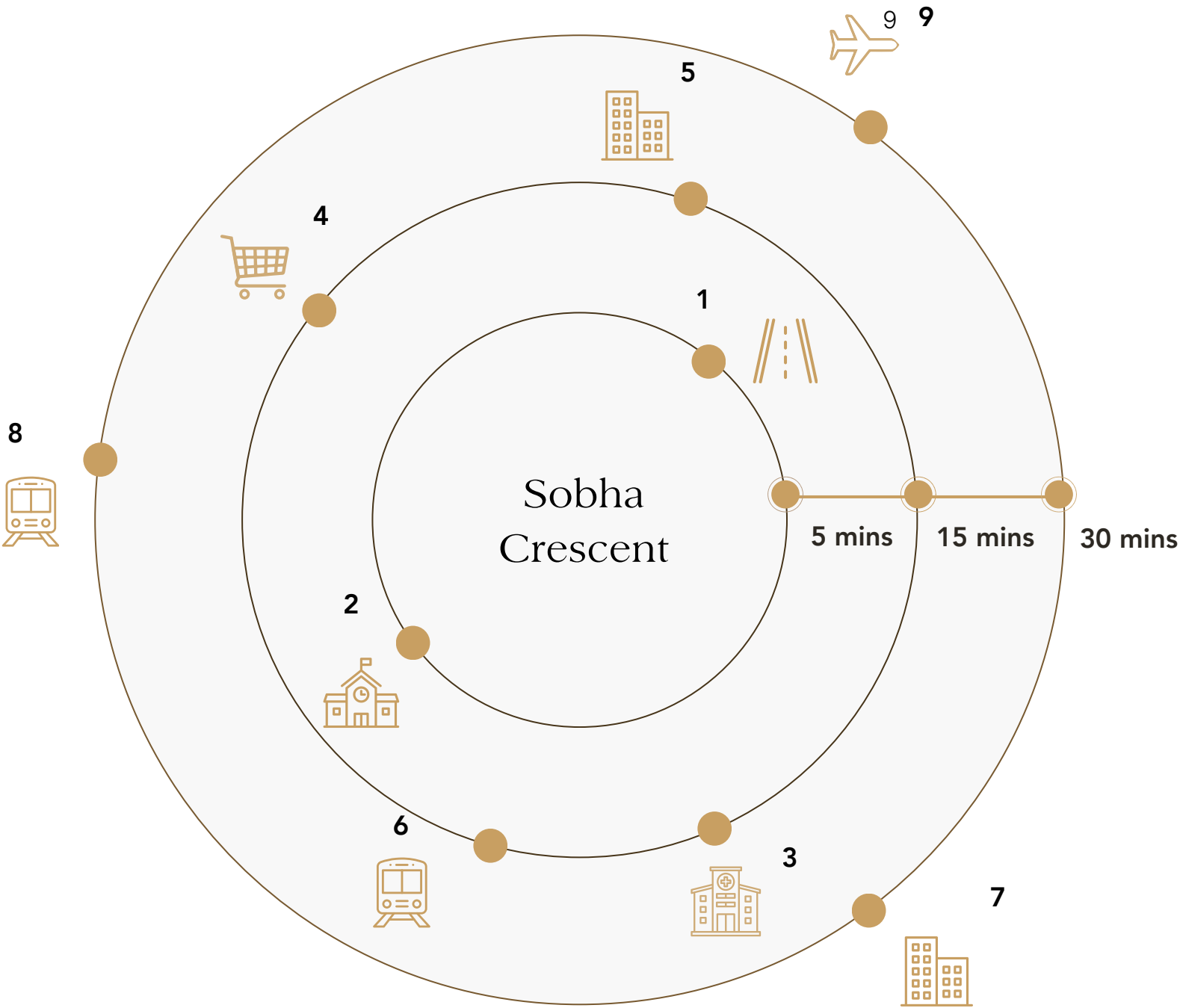
4 BHK + DH Grande

Super Area - **2,966 Sq. ft.**
Price per Sq. ft. - **₹ 23,999**
Indicative Price - **₹ 7.11 Cr***

Sobha Crescent offers a premium configuration mix with large-format 3 & 4 BHK residences, where higher ticket sizes are aligned with ultra-luxury positioning —supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.

Facilities Nearby

1	 Golf Course Road	0.6 Km
2	 Heritage Xperiential Learning School	2.5 Km
3	 Artemis Hospital	4 Km
4	 WorldMark Gurgaon	5 Km
5	 AIPL Business Club	6 Km
6	 Sector 55-56 Rapid Metro	8 Km
7	 DLF Cyber City	14 Km
8	 Gurgaon Railway Station	16 Km
9	 IGI Airport	18 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity



Nearby Projects - Map View

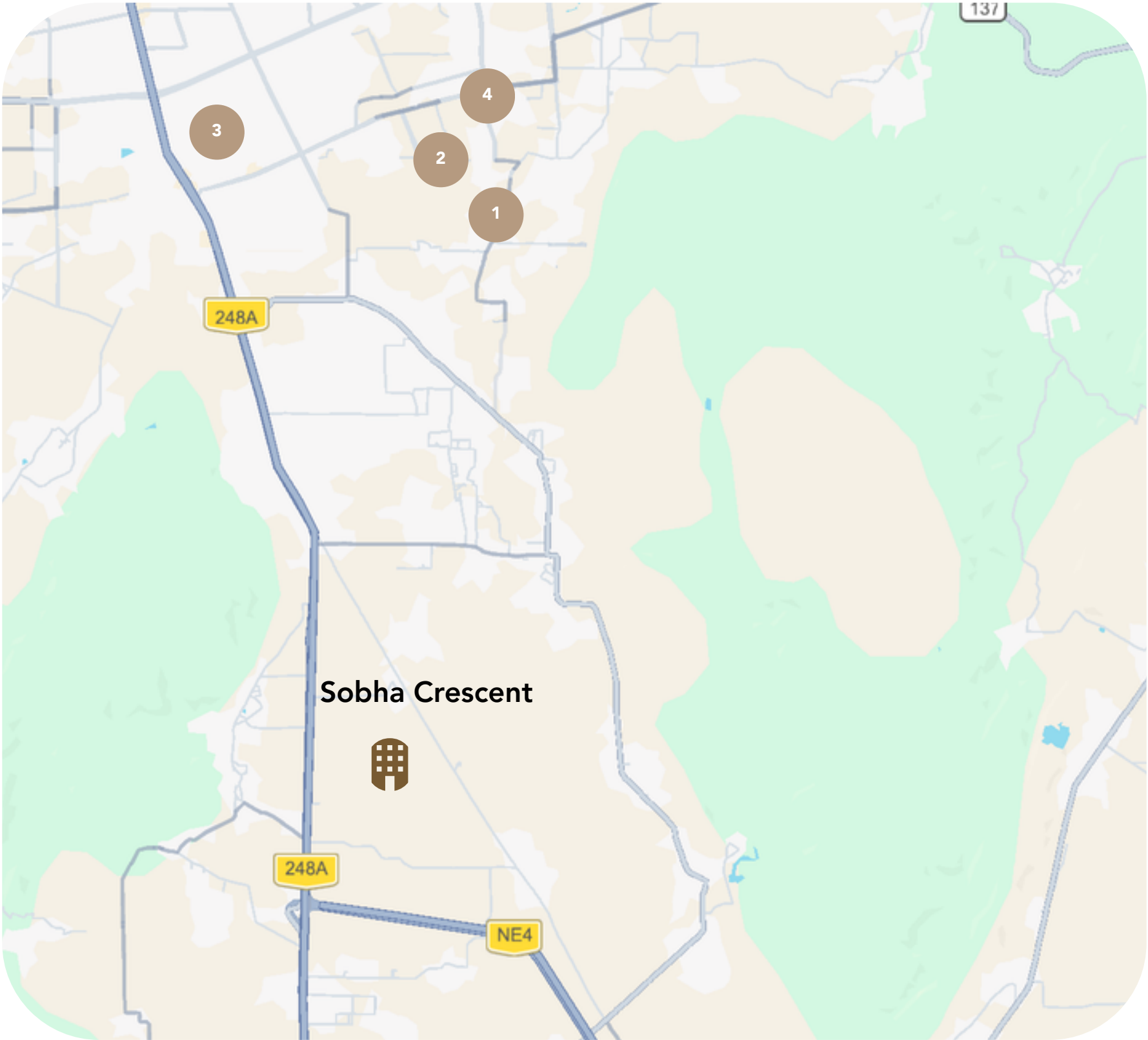
- 1

TARC Ishva
- 2

DLF The Arbour
- 3

Smartworld Edition
- 4

Emaar Urban Oasis
- Sobha Crescent**



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)	TOTAL GROWTH %	YOY GROWTH (CAGR %)
TARC Ishva	2024-25	₹22,500-24,500	₹25,000-27,000	10.6%	6%
DLF The Arbour	2023-24	₹17,000-18,000	₹27,000-29,000	60%	18.73%
Smartworld Edition	2024-25	₹18,000-19,500	₹21,000-23,000	17.3%	9.66%
Emaar Urban Oasis	2023-24	₹12,000-13,500	₹20,000-22,000	64.7%	20%
Sobha Crescent	2024	₹21,800	₹24,500-27,000	18.1%	11.89%

METRICS

AVERAGE TOTAL
GROWTH

34.2%

MICRO MARKET CAGR

13.26*

DISCOUNT PERCENTAGE

25%*

Sobha Crescent is positioned within one of Golf Course Extension Road's fastest-appreciating luxury corridors, benefiting from premium peer developments, strong capital appreciation, and sustained end-user demand.



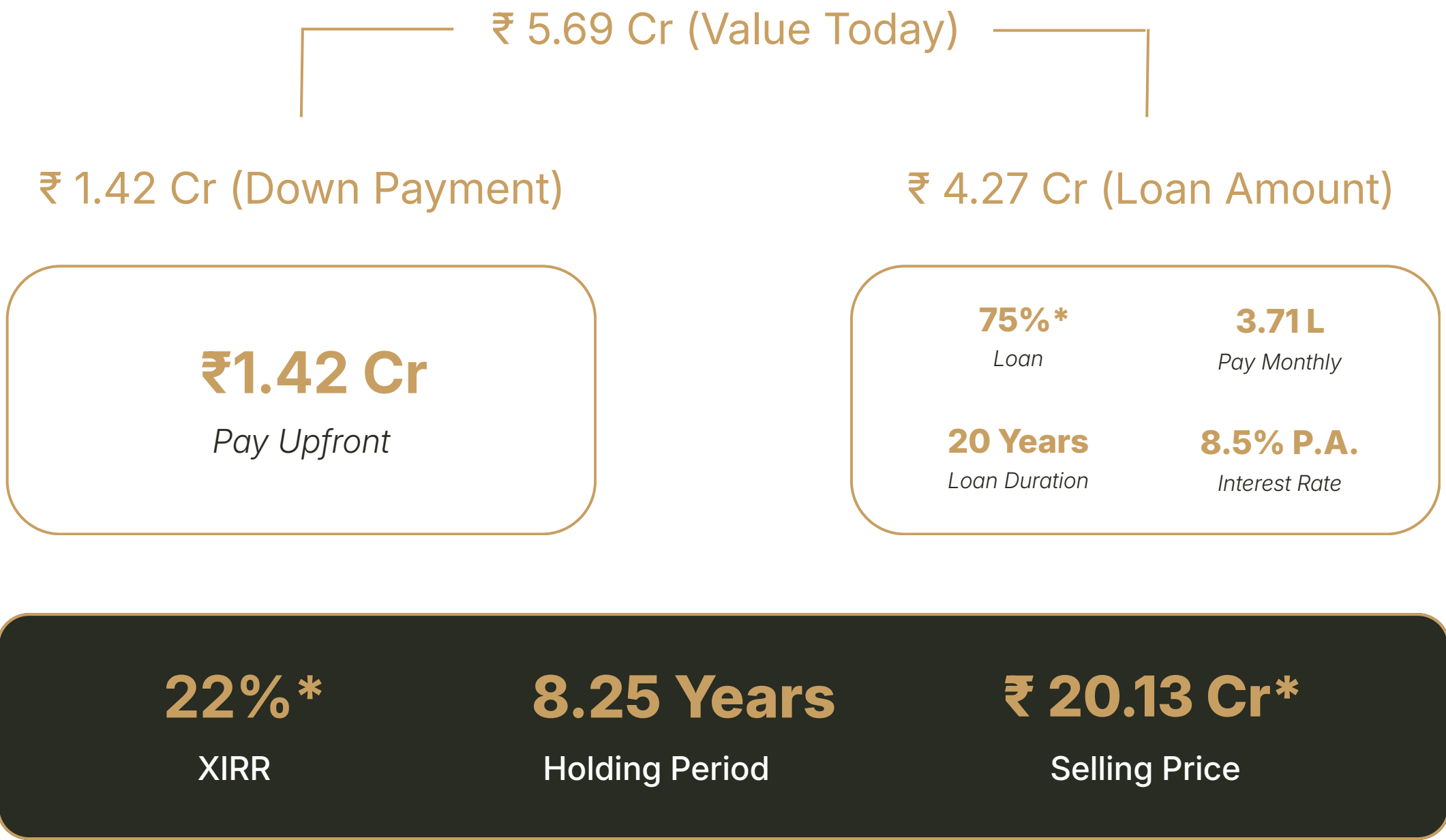
Payment Plans

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	10%
Within 240 Days	10%
Completion of Super Structure (40 Months*)	30%
Completion of Internal Plaster (45 Months*)	25%
Application of OC	15%
Receipt of OC	10%
Possession	5%

Sobha Crescent's Construction Linked Payment Plan aligns buyer outflows with construction progress, offering a structured and transparent payment schedule while balancing liquidity through staged milestones.



Investment Highlights

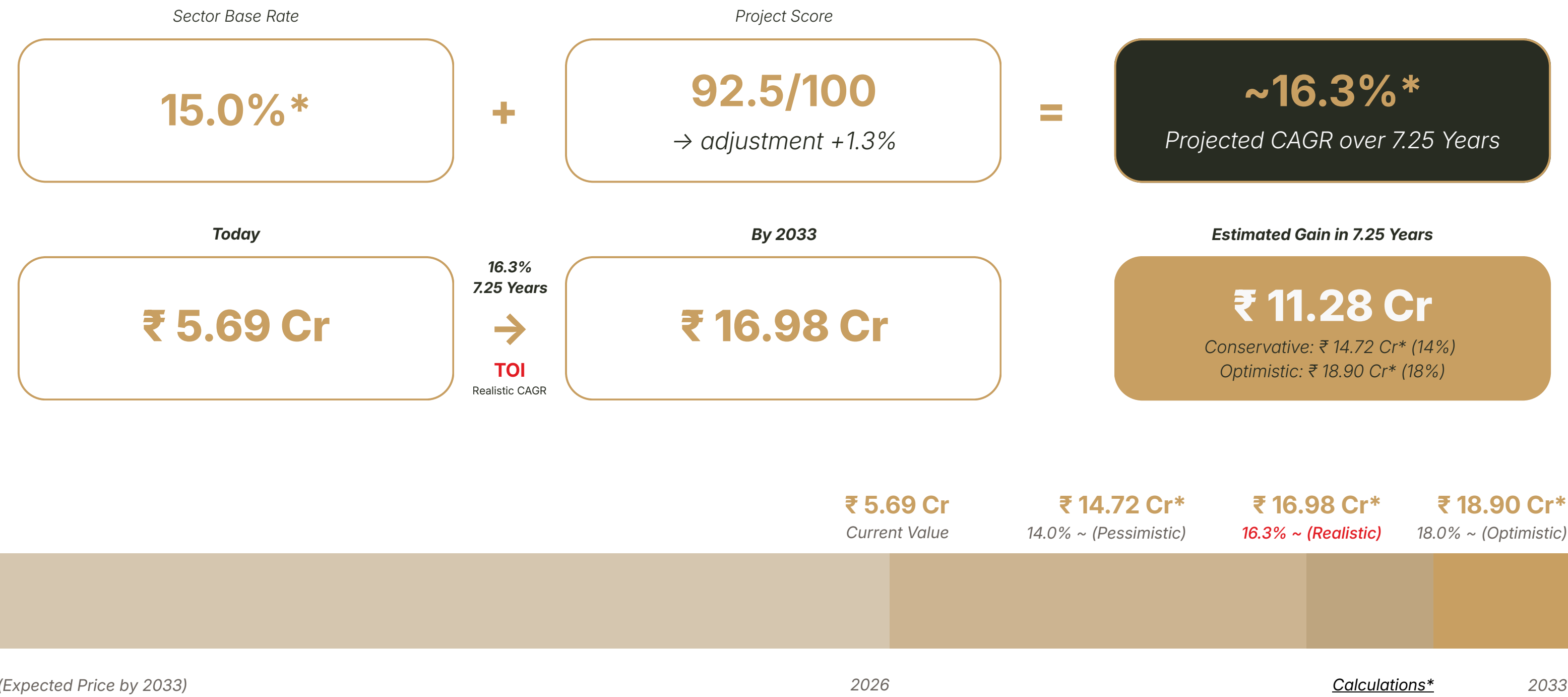


Backed by excellent connectivity to Bengaluru's major employment hubs, Sobha Crescent combines premium lifestyle appeal with strong long-term capital appreciation and rental demand potential.

CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD Metro: 8 Km (Sector 55-56 Rapid Metro) Airport: 18 Km (IGI Airport) Road: 0.6 km (Golf Course Road)	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: 65 Months (Jul 2026 → Dec 2031) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation Level: DPR Stage Sector 56–Pachgaon Metro Corridor	20	20
Micro-market CAGR 15.0% → Adjustment 1.3 % → Final CAGR 16.3%	Total Score: 92.5/100	

How your Property could Grow by 2033



Rental Yield Potential

POSSESSION YEAR PRICE: ₹ 16.98 CR

RENTAL YIELD : 3.1%*

POSSESSION DATE: 28-OCT-2033

Conservative (2.6%)

Annual Rent

₹ 44.14 L

Monthly Rent

₹ 3.68 L

Base (3.1%)

Annual Rent

₹ 52.62 L

Monthly Rent

₹ 4.39 L

Optimistic (3.6%)

Annual Rent

₹ 61.11 L

Monthly Rent

₹ 5.09 L

*Calculations**

By possession in 2033, the property's value is projected to grow from ₹5.69 Cr to ₹16.98 Cr, with an estimated monthly rental income of ₹4.39 L (₹52.62 L annually) at a 3.1% rental yield - creating a compelling opportunity for both capital appreciation and passive income.



Similar Projects

PROJECT	SOBHA CRESCENT	TARC ISHVA	DLF THE ARBOUR	SMARTWORLD EDITION	EMAAR URBAN OASIS
Developer	Sobha Limited	TARC Ltd.	DLF Ltd.	Smartworld Developers	Emaar India
Location	Sector 63A, Golf Course Extension Road, Gurugram	Sector 63A, Gurugram	Sector 63, Gurugram	Sector 66, Gurugram	Sector 62, Gurugram
Project Type	Luxury High-Rise Apartments	Ultra-Luxury High-Rise Apartments	Luxury High-Rise Apartments	Premium High-Rise Apartments	Premium High-Rise Apartments
Launch Year	2024	2024	2023	2024	2023
Handover Timeline	2033	2031	2028	2028	2028
Launch Price (₹/sq ft)	₹21,800	₹22,500–24,500	₹17,000–18,000	₹18,000–19,500	₹12,000–13,500
Current Price (₹/sq ft)	₹24,500–27,000	₹25,000–27,000	₹27,000–29,000	₹21,000–23,000	₹20,000–22,000
Project Density	~28	~25	~20	~27	~43
Clubhouse	~55,000 sq.ft. Luxury Clubhouse	Signature Clubhouse	Premium Clubhouse	Resort-style Clubhouse	Grand Clubhouse



Builder Profile



A premium real-estate developer in India, known for its backward-integrated model (in-house manufacturing + construction + design) and presence in multiple states, delivering residential, commercial and township projects.

 Sarjapur-Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru – 560103, Karnataka, India

1995

ESTABLISHED
YEAR

₹16K Cr

MARKET
CAPITALIZATION

160+

TOTAL PROJECTS
DELIVERED

148 M+

SQUARE FEET AREA
DEVELOPED

12+

STATES OF
OPERATION

Flagship Projects



Rating Matrix

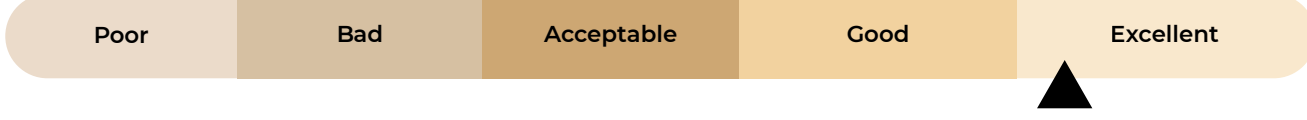
Brand Equity



Delivery Record



Financial Strength



Project Quality



Pricing Power



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Nearby Projects

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

Calculations*

Sobha Crescent benefits from strong developer credibility and long-term growth prospects, with balanced pricing and connectivity supporting its overall investment appeal.



Property Risk Matrix

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

Calculations*

While infrastructure execution may influence short-term timelines, Sobha Crescent maintains a balanced overall risk profile supported by strong developer credibility and favourable market fundamentals.



Strengths



Located in one of Gurgaon's most established luxury corridors with seamless connectivity to Golf Course Road, SPR and major business hubs.



Sobha's in-house construction capabilities ensure superior build quality, finish and long-term durability — a key differentiator in the premium segment.



Backed by a proven track record of timely delivery and high customer trust, supporting resale value and investment security.



GCRE offers established infrastructure, social amenities and consistent end-user demand, reducing execution and absorption risks.



Priced below ultra-luxury developments while offering strong quality, making it attractive for both end-users and investors.

Why Buyers Trust **TOI HOMES**

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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