

Dwarka Expressway: A Trifecta of Opportunity Reshaping Delhi-NCR's Future

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Think of one of the fastest-growing real estate micro-markets in NCR in all probability, the name of Dwarka Expressway would first flash across your mind. Stretching between Delhi's Dwarka and Gurugram's Manesar, this eight-lane expressway has become the National Capital Region's (NCR) most explosive growth story, with property prices surging 58% year-on-year in Q4 2024. For developers, homebuyers, and housing finance companies (HFCs), it represents a rare alignment of opportunity.

The Numbers Behind the Boom

Data paints a staggering picture. According to Anarock's October 2024 Micro Market Report, average property prices along the expressway have risen 83% over the past 6.5 years, while PropEquity notes a 101% leap-from Rs. 8,630 to Rs.

17,357 per sq. ft.-between 2021 and mid-2024. Despite a 15% increase in housing supply (4,329 to 5,012 units annually), prices climbed 30% in 2024 alone, highlighting a demand-supply mismatch tilted firmly in favour of sellers. Over 26,800 [residential units have been launched](#) since 2018, accounting for 23% of Gurugram's total supply.



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This isn't just growth; it's a structural shift. Dwarka Expressway, riding high due to its proximity to Delhi and Gurugram, is rewriting the rules of urban development. Its emergence as a premium residential hub, backed by premium [developments from trusted](#) and reputed developers, has significantly enhanced the regions aspirational value and investment appeal," says **Ishaan Singh, Director, AIPL.**

Sandeep Chhillar, Founder and Chairman, Landmark Group, says, *"The catalyst behind Gurugram's breakout year lies in infrastructure, and Dwarka Expressway is a textbook case of how connectivity transforms value. The corridor is not just improving mobility but also elevating lifestyles. We're*

witnessing a dramatic shift in buyer preference towards large and premium homes, especially 3 and 4 BHKs, as affluent buyers seek more than just square footage. As revealed by CBRE, [luxury housing](#) sales in Delhi-NCR grew by 28% year-on-year in 2024, and Dwarka Expressway played a key role in this surge. This corridor will continue seeing portfolios aligned with these growth arteries, catering to the lifestyle needs in the future.”

“This 29-km corridor (19 km Gurugram section inaugurated as of now) is unlocking value for developers, homebuyers, and lenders alike. It has emerged as a corridor where infrastructural development, policy foresight, and relentless thrust to make it the best residential and commercial hubs have turned into a defining principle,” says **Rajjath Goel, Managing Director, MRG Group.**

Dr. Gautam Kanodia, Founder of KREEVA and Kanodia Group says, “Dwarka Expressway has emerged as a game changer for NCR’s [real estate](#) market. With enhanced connectivity to key [business](#) hubs and housing corridors, Dwarka Expressway has been propelling the growth of NCR’s real estate across housing and commercial segments. Driven by rapid infra upgrades, increased demand for quality living and high potential commercial projects, this stretch opens up the vast potential for integrated townships, luxury projects and commercial developments. The expressway is [setting benchmarks](#) for realty markets growth in Delhi-NCR by not only improving the connectivity across NCR but creating a new urban model redefining lifestyle, accessibility and value creation in NCR.

“Dwarka Expressway has emerged as one of NCR’s most strategic growth corridors, driven by infrastructure upgrades, proximity to Delhi, and a maturing buyer profile. For developers like us, it brings together location, policy push, and sustained buyer interest, enabling the creation of high-value residential ecosystems. The focus now is on delivering not just homes, but future-ready, aspirational addresses with

enduring financial and lifestyle returns,” says **Vishesh Rawat, VP & Head of Sales, Marketing, and CRM, M2K Group.**

“Gurugram’s luxury [real estate](#) market is experiencing an unprecedented boom, and the Dwarka Expressway is at the heart of this transformation, From an emerging corridor to a prime destination for premium housing, this region has seen exceptional appreciation in property values. The surge is driven by a trifecta of opportunity: strong demand from lifestyle-focused homebuyers, aggressive investments by developers, and strong [interest from financial](#) institutions. With Gurugram’s evolving social infrastructure and its appeal as a corporate hub, we anticipate continued growth, promising lucrative returns for investors and a sophisticated living environment for residents,” says **Dimple Bhardwaj, Head of Channel Sales & Marketing, at Better Choice Realtors Pvt Ltd.**

The crown jewel is the Rs. 1 lakh [crore Global](#) City project-a 1,000-acre smart hub near Sector 36B. With the first phase slated for completion starting in late 2025, its mix of commercial towers, luxury residences, and green spaces aims to mirror Dubai’s [Business](#) Bay.

Homebuyers: Connectivity Meets Convenience

For buyers, the expressway’s value proposition hinges on connectivity and future-proofing. The corridor’s upcoming infrastructure-a 16-lane highway, India’s widest tunnel (opening May 2025), and a proposed metro line-promises sub-30-minute commutes to Delhi, Gurugram, and the Indira Gandhi International Airport.

“Analysts argue the area’s aspirational branding-often likened to Singapore and Dubai-resonates with young professionals. Premium amenities like smart home tech, private parks, and concierge services now dominate new launches, with Knight Frank reporting a 31% YoY price jump in NCR’s luxury segment (early 2025),” says **Vikas Dua, Founder & Director at Chintamanis.**

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HFCs: Riding the Loan Wave

For housing finance companies, the corridor's price surge has been a boon. Higher property values mean larger loan portfolios, while the influx of high-income buyers reduces default risks. Almost all [financial institutions have reported](#) an uptick in loan applications for Dwarka Expressway properties in 2024, with average ticket sizes ranging from Rs. 1-3 crore.

Dwarka Expressway stands as a test case for India's urban ambitions. For stakeholders, the rewards are high. This isn't just a highway but a roadmap for [Indias premium housing](#) ambitions. With Rs. 1 lakh crore in active investments and 20,000 jobs expected from Global City alone, the trifecta of opportunity shows no sign of slowing.

