

Dwarka Expressway Emerges as Real Estate Hotspot with 32% Price Surge Amid Soaring Demand for Luxury Living

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Gurugram's Dwarka Expressway has swiftly transitioned from a development corridor to one of the most sought-after residential destinations in the National Capital Region (NCR). Property prices along the expressway have surged by as much as 40%, rising from Rs. 12,500 per sq. ft. at the launch of key projects to over Rs. 17,500 per sq. ft. today.



Dwarka Expressway Representation image

This sharp rise reflects a broader trend seen across Delhi-NCR, which currently leads India's booming [real estate](#) market. According to a recent report by CREDAI, Colliers, and Liases Foras, Delhi-NCR recorded the highest annual housing price growth among the top eight cities, with a 31% year-on-year increase in Q4 2024. This far outpaced the national average of 10%, followed by Bengaluru at 23%.

The surge in Dwarka Expressway's [real estate](#) value is underpinned by major infrastructural progress, strategic location advantages, and a growing demand for premium lifestyle housing among both Indian and NRI buyers.

A key driver of the region's transformation is its enhanced connectivity. The expressway serves as a vital link connecting Delhi, the Indira Gandhi International Airport, NH-8, and Gurugram's commercial districts. As the expressway nears completion and with metro connectivity on the horizon, the area is poised for [sustained growth](#) in high-end real estate development.

Additionally, buyer preferences have evolved significantly.

Modern homebuyers are not just looking for a house-they are investing in a lifestyle. Spacious homes, cutting-edge amenities, and community-driven living are now priorities, pushing developers to deliver projects that go beyond traditional offerings.

Prominent developers such as [Ganga Realty](#), Signature Global, DLF, M3M and Trehan Group are leading the charge, redefining luxury living along the corridor. Ganga Realty's flagship project, [Nandaka](#), has emerged as a standout with its eco-conscious design, lush green spaces, and top-tier features tailored to urban lifestyles.

Mr. Vikas Garg, [Joint Managing Director](#), Ganga Realty said, *"The transformation of Dwarka Expressway into a premium real estate destination is a reflection of both visionary infrastructure planning and rising consumer aspirations. At Ganga Realty, we are focused on delivering projects like Nandaka that embody [sustainable luxury](#), combining modern living with environmental consciousness. This corridor is not just witnessing growth-it's shaping the future of NCR's residential landscape."*

Mr. Neeraj K Mishra, Executive Director of Ganga Realty, stated, *"Dwarka Expressway has transitioned from a growth corridor to a goldmine of opportunity. With its strategic location, expanding infrastructure, and surge in [luxury housing](#) demand, it represents the future of urban living. At Ganga Realty, we are committed to creating spaces that reflect modern aspirations while remaining rooted in sustainable living. Nandaka is a testament to that vision."*

Mr. Saransh Trehan, Managing Director, Trehan Group, said, *"Dwarka Expressway's emergence as a luxury hotspot is driven by a potent mix of connectivity, planned urban development, and discerning homebuyers who seek value beyond square footage. The area's evolution underscores a shift toward integrated, experience-driven housing-something we at Trehan*

Group have always prioritized. This is a pivotal moment for [real estate](#) in the region.

Other luxury developments, such as [Signature Global's](#) high-rise projects with sky lounges and premium retail zones, and Krisumi's architecturally refined, community-centric townships, are further enhancing the region's appeal.

