



FOLLOWING NEWS ABOUT AREA'S INCLUSION IN THE CORPORATION LIMITS, REALTY PRICES HAVE SEEN AN UPHILL TREND

AREAWATCH



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QUICK BYTE

PROXIMITY TO JOB HUBS HAS HELPED THE LOCALITY MAINTAIN ITS POSITION AS A SOUGHT-AFTER DESTINATION, ESPECIALLY AMONG INVESTORS WHO BANK ON THE LOCATION VALUE

or more for spacious villas, apartments and independent houses. The branching of IT/ITeS campuses across Pune city has facilitated the movement of employees who double up as prospective home seekers eventually. Mundhwa benefits not only because of its closeness to Koregaon Park; IT facilities at Magarpatta, Hadapsar, Kharadi and Kalyani Nagar have an equal contribution in converging tenant crowd from all these areas.

Physical infrastructure gets a boost through the Mumbai-Pune Highway and Sinhagad Road. This makes Mundhwa accessible from Mumbai, Goa, Solapur and Kolhapur.

Considering the growth of most IT destinations, it is not surprising that branded developers have been planning on entering the Mundhwa market. More so, the success story of areas such as Wagholi in East Pune and the way fringe areas have caught buyers' attention, Mundhwa definitely has an edge over all these. Additionally, in comparison to Koregaon, Mundhwa can boast the benefit of relatively af-

fordable prices, to the tune of Rs 4,000- Rs 6,000 per sq ft less than the former. Isn't that a deal?

Where there is a teeming crowd, as residents perhaps you may not be able to enjoy the view of an empty road. Power cuts and erratic water supply have also been an area of concern. As per official sources, Pune Municipal Corporation (PMC's) superintendent engineer reportedly said that the municipal corporation has just 10 per cent of remaining work and that too because of problems due to land acquisition.

Civic issues may have restricted Mundhwa from being a preferred locality in Pune but the proximity to job hubs has maintained its position as a sought-after destination, especially among investors who bank on the location value.

Mundhwa comes across as a 'not-to-be-missed' locality which buyers should at least explore before short-listing their property location.

— Sneha Sharon Mammen (Magicbricks Bureau)

Mundhwa making it big

The locality has been thriving with a teeming crowd of young buyers as well as tenants

Mundhwa has benefited hugely, thanks to its near neighbours, Koregaon Park and Kharadi. The area has been thriving with a teeming crowd of young buyers and tenants. Popularly branded as 'Koregaon Annexe' by local developers, realty prices have seen an uphill trend owing to the latest news about the locality's inclusion in the corporation limits. All this and more has led to the locality to feature in the list of highest yield grossing locality. Meaning, if you have invested here, you could probably be earning better than the others as a landlord.

While you invest anywhere between Rs 4,000- Rs 6,500 per sq ft for a property in Mundhwa, rental values can range between Rs 7,000 for a 1BHK to Rs 40,000



FAST FACT

MUNDHWA HAS FEATURED IN THE LIST OF HIGHEST YIELD GROSSING LOCALE, WHICH MEANS IF ONE INVESTS HERE, ONE COULD PROBABLY EARN BETTER THAN OTHERS AS A LANDLORD

LOCALITIES Pashan-Sus Road Snapshot

Home in your budget

- Upto Rs 20 lakh: 17%
- Rs 20-40 lakh: 4%
- Rs 40-60 lakh: 23%
- Rs 60-100 lakh: 55%
- Over Rs 1 crore: 1%

Properties worth Rs 60 lakh to Rs 1 crore recorded 55 per cent availability followed by properties worth Rs 40-60 lakh with 23 per cent availability. Properties worth Rs 20-40 lakh noted four per cent availability.

BHK wise supply

- 1-BHK: 15%
- 2-BHK: 60%
- 3-BHK: 22%
- 4-BHK & above: 3%

The locality witnessed maximum availability of 60 per cent for 2BHK units followed by 3BHK and 1BHK category with 22 and 15 per cent availability. While 4BHK and above category stood at 3 per cent.

Key Takeaways

- Commercial drivers, educational institutions and IT Parks such as the Rajiv Gandhi Infotech Park in Hinjewadi drive the realty along Pashan-Sus Road
- Apartments of 1 to 3BHK configurations are available. Many prominent developers from Pune are active in the area. Property values range from Rs 3,500-5,500 per sq ft in this locality
- This area is close to the hills and the Sus River. The locality is pleasant and unlike an urban concrete jungle
- Traffic congestions are relatively less along this road compared to other parts of the city
- Investors expect a healthy appreciation in the coming two years while most of the end-users are IT professionals with an average annual income of Rs 12 lakh and above.
- Well-connected to Mumbai and main Pune city, social and civic amenities facilitate a comfortable lifestyle along the Pashan-Sus Road.

Rating & Review of Pashan-Sus Road, Pune

4.5 Rating (4,512)

Environment: ★★★★★, Connectivity: ★★★★★, Places of Interest: ★★★★★, Health: ★★★★★, Public Transport: ★★★★★, Schools: ★★★★★, Safety: ★★★★★, Cleanliness: ★★★★★, Hospitals: ★★★★★, Greenness: ★★★★★, Traffic: ★★★★★

Locality Recommended For: Families, Professionals, IT Professionals, Students

The above locality ratings are given by Magicbricks on the basis of existing social and physical infrastructure in Pashan-Sus Road.

Property Values

- Capital Value: Min (Rs/sq ft) 6,310, Max (Rs/sq ft) 13,000
- Rental Value: Min (Rs/month) 7,700, Max (Rs/month) 16,500

Pashan-Sus Road	2013	2014	2015
Capital (₹ lakh)	5,500-6,500	6,150-7,150	6,310-7,720
Rental (₹ monthly)	12,000-15,000	12,500-15,500	13,000-16,500

Locality Snapshots

- Schools: 3+
- Colleges: 1+
- Hospitals: 4+
- Restaurants: 1+
- Banks: 1+
- Super Markets: 3+

Distance: Airport 23 km, Railway Station 15 km

Resident's Review

Pashan-Sus Road is a comfortable residential area with all the basic necessities available within reach right from plumber, electricians, markets and fruits to provisions, etc. Laxmi K. Wadkar

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Baner Extension Mhalunge Riviera

Next to TreeHouse High School

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