DWARKA EXPRESSWAY



A Mountainous Climb: Dwarka Expressway Prices Surge Over 3.5x in Five Years

Backed by rapid infrastructure growth and strong investor traction, Dwarka Expressway is emerging as a high-growth residential and investment hub in Delhi-NCR.

Dwarka Expressway, connecting Delhi and Gurugram, has firmly established itself as one of NCR's most vibrant and fast-appreciating real estate corridors in 2025. The 29-km, 16-lane access-controlled expressway has greatly improved connectivity to IGI Airport, Dwarka sub-city, and Gurugram's major business hubs, driving strong end-user and investor interest. Supported by large-scale infrastructure projects such as the Yashobhoomi Convention Centre, redevelopment of Bijwasan Railway Station, and the upcoming HUDA City Centre-Cyber City metro link with a dedicated spur, the corridor is evolving into a fully integrated urban ecosystem.

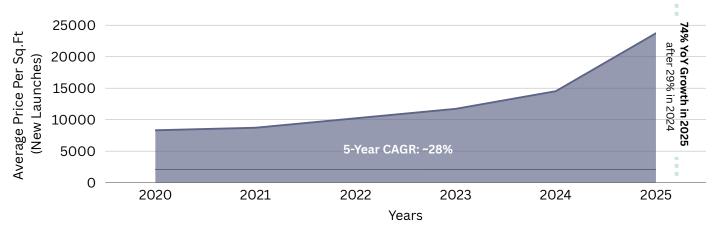
As of 2025 year-to-date, the expressway hosts around 115 active residential projects, with 28 new launches contributing nearly 14,000 units. The market is dominated by 3-4 BHK premium apartments priced between ₹1.8 crore and ₹3.5 crore, catering primarily to mid- and upper-income buyers. A balanced buyer mix of 60% end-users and 40% investors, along with sustained launches from M3M, Elan, Godrej, Central Park, BPTP, Signature Global, and DLF, continues to reinforce confidence and long-term growth prospects.

Top Projects in Dwarka ExpresswayBasis New Supply Data (RERA) as of YTD 2025

Rank	Name of Projects	BHK Configuration Offered	Ticket Size Range
1	Whiteland Urban Resort	3/4 BHK	₹6.88 Cr - 11.58 Cr
2	Smart World One DXP	2/3/4 BHK	₹3.17 Cr - 7.03 Cr
3	Signature Global Twin Tower DXP	3/4 BHK	₹5.83 Cr - 8.33 Cr
4	Emaar Urban Ascent	3/4 BHK	₹3.79 Cr - 5.51 Cr

Dwarka Expressway has evolved from a peripheral corridor into one of NCR's most aspirational residential hubs. A 3.5x surge in property values over just five years, supported by a 28% annual growth rate, highlights the corridor's infrastructure-led transformation and sustained buyer confidence. This growth underscores how Dwarka Expressway has matured into a long-term investment destination and a key catalyst of NCR's next phase of real estate expansion.

Rajat Likhyani Principal Partner Square Yards



Average property prices have risen over 3.5 times in the past five years, climbing from around ₹6,300 per sq.ft. in 2020 to approximately ₹21,700–₹24,000 per sq.ft. in 2025. This sharp upswing, translating to a 28% annual growth rate, underscores the corridor's rapid evolution from an emerging micro-market into one of NCR's most coveted residential destinations.

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