

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 Expressway  
Basis 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

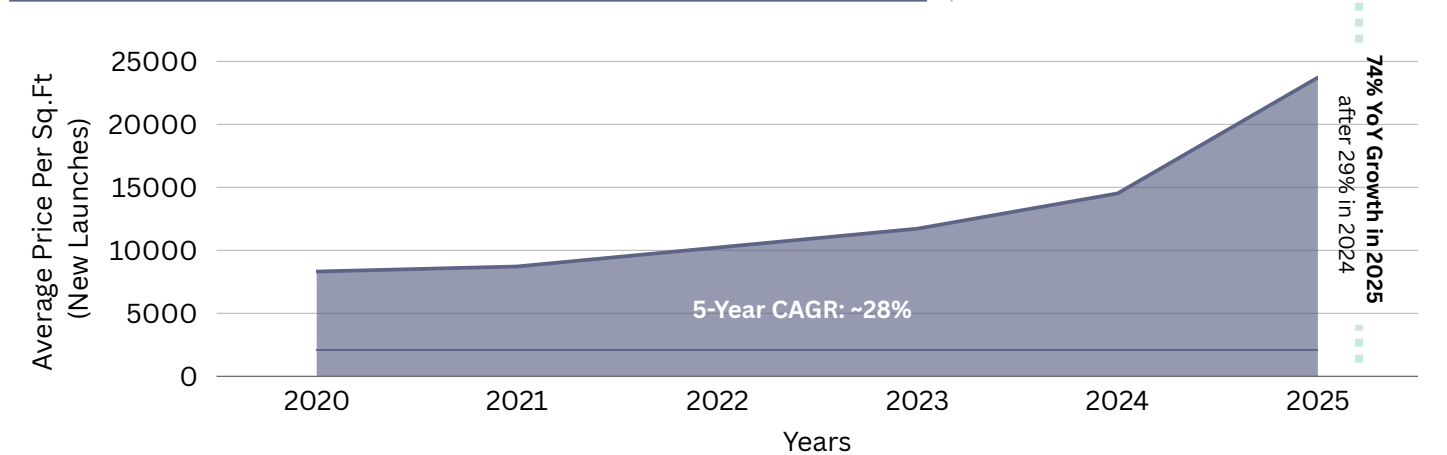
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Dwarka Expressway has evolved from a peripheral corridor into one of NCR's most aspirational residential hubs. A 3.5x surge in property values over just five years, supported by a 28% annual growth rate, highlights the corridor's infrastructure-led 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

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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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