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## Kanjurmarg: Mumbai's only suburb where convenience and affordability blend perfectly

By Lucy Roychoudhury, Director-Sales & Marketing, Runwal Group  
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***Backed by factors such as green open spaces, self-sufficient social infrastructure, Kanjurmarg has turned into a coveted residential investment destination in Mumbai.***



Surrounded by Mumbai's steeply priced localities, Kanjurmarg has been winning brownie points for offering consumers an option of fulfilling their dream of owning a home in the city. The suburb has emerged as one of the most-preferred destinations to buy a home.

This rapidly growing locality boasts of green open surroundings in the heart of the city while housing some excellent residential projects and offering all social and civic conveniences in close proximity. One of the biggest highlights of the location is its excellent connectivity to the entire city and the ease of commute it offers. A stone's throw away from Powai, the starting point of JVLR which is a vital link between eastern and western suburbs as well as Eastern and Western Express Highways, Kanjurmarg provides easy access to several locations. It provides quick connectivity to South Mumbai via Eastern Freeway and to BKC & Airport via SCLR. Rail connectivity is provided by the Kanjurmarg and adjoining Bhandup suburban rail stations. With the recently approved Metro Line to Lokhandwala from Kanjurmarg, SEEPZ, BKC and Western suburbs will be even closer.

It is also close to all social infrastructure with vibrant shopping & entertainment destinations like the R City Mall, Home Center, D Mart, Big Cinemas and Galleria Powai being in the vicinity. Renowned educational institutions like IIT Bombay, Bombay Scottish, Podar International School, St. Francis Xavier High School make the suburb very attractive for families looking to invest in homes. Proximity to healthcare facilities like the Fortis and Hiranandani hospitals and to 5-star hotels like Renaissance and Radisson Blu make Kanjurmarg even more desirable as a place to reside at.

While lifestyle is on one side, Kanjurmarg is also a flourishing 'business district' with several corporate houses and business establishments located in the area. Office campuses such as iThink, DS Business Galleria, and several other commercial developments are examples of this. Apart from these, easy connectivity to SEEPZ, MIDC and the IT Parks at Vikhroli & Powai make Kanjurmarg a great location to live close to one's workplace.

Courtesy this superb infrastructure, Kanjurmarg has become a realty hotspot with projects by numerous leading developers like Runwal Group, Lodha, Mahindra Lifespaces, RNA, Ajmera, Gundecha and many more.

But what can be described as Kanjurmarg's strongest appeal is the fact that today it is known to offer one of the best confluences of sophistication as well as affordability. The neighbouring Powai with its rates of over Rs. 35,000 psf is now almost beyond the budgets of most home-buyers. Kanjurmarg with its attractive range of approx. Rs. 12,000 psf to Rs.15,000 psf offers them the choice of a quality home in the heart of the city with uncongested surroundings and most importantly within their budget.

Furthermore, housing experts swear by the fact that the suburb is also one of the fastest appreciating markets in the city and promises a high return on investments. Kanjurmarg is now set for a rapid price escalation like Powai and Ghatkopar. The area also offers attractive rental returns to investors. Well developed location, reasonable prices, excellent connectivity and quality housing projects have all led to a spurt in the growth potential of this suburb.