

# Why choose ARIHANT AAKARSHAN, TALOJA.

Well, I'm here to clear all your confusion and doubts.

ARIHANT AAKARSHAN is an actual game-changer product introduced by Arihant Superstructures Pvt. Ltd. It's an integrated township project divided into 2 phases with 22 towers of 13 storeys & 18 types of lifestyle amenities. AAKARSHAN is located in a developing realm of Taloja phase 2 which is in close proximity to Upper Kharghar, Nav-Mumbai. Getting Kharghar as its neighboring locality, Taloja is becoming an important residential destination for metro & suburban residents. Most people are unaware of the fact that Taloja is an extension of the Kharghar node and governed by Panvel Municipal Corporation and developed by CIDCO. Being CIDCO developed region, Taloja residents enjoy 24x7 power and water supply, and the development of an overbridge connecting it with Kharghar has propelled growth stupendously. Other factors leading to the rise in capital value are metro stations, impending international airport, and comparatively affordable prices. Let me explain to you a few substantial parameters of this location.

**Price Capital Trend:** The average property price in Taloja is around INR 5000 – 6000 per sq. ft, Kharghar located around 9 km away has capital values in the range of INR 9000 – 10,000 per sq. ft. The average price of Taloja was around INR 4000 – 4500 in 2018 with Kharghar INR 8000 – 8500.

**Infrastructure & Connectivity:** Located on National Highway (NH) 4, Taloja has direct road connectivity to Sion-Panvel Highway, Panvel, and Dombivali-Kalyan which makes traveling to Mumbai, Pune, and Thane more convenient. Currently, three shuttle trains ply this route to and from Vasai, Diva & Panvel, since a railway station on this route already exists, it is inevitable that this route is converted to Mumbai suburban local route. Construction of phase 1 of Navi-Mumbai Metro between Belapur to Pendhar which further meets Taloja has been already built. Taloja is very close to the central park and Golf course of Kharghar which is a mere 5 km from Taloja.

**Rental Values:** Based on the location of the property its age and amenities, rental values in Taloja range between INR 5000 – 6000 per month for 1BHK & INR 7000 – 8000 for 2BHK apartments.

**Investment Potential:** The upcoming Navi-Mumbai International Airport, overbridge, and flyover to connect Kharghar-Taloja will not ease commuting time but will make the area investment centric with considerable potential for long-term appreciation. Also, the upcoming 2nd BKC (Bandra Kurla Complex) in Kharghar is a corporate hub spreading across 125 hectares that will help the locality to reach new heights.

Real-time analysis by  
**Gurwinder S Badesha**

